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, July 12, 2023

TOUR 2:45 PM

MEETING 4:00 PM

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

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

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

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

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 7/7/2023 is LOW. Wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW or MEDIUM. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION: The Commission will meet at the first location listed below (Item "A.2") for an on-site Tour of Inspection. The tour may include projects previously approved by the City and not on this agenda. Prior to the beginning of the tour, the

Commission may eliminate one or more on-site visits. The public is welcome to join the Commission on its tour. The Commission will return to the Council Chambers at 4:00 p.m., or as soon thereafter as possible.

A. 1. CALL TO ORDER AND ROLL CALL
2. DS 23-104 (Smith) - Northeast corner of San Carlos Street and 13th Avenue
3. DS 23-108 (Chadwick) - Scenic Road 2 northwest of 8th Avenue
4. DS 23-057 (Lim) - North Casanova Street 2 southeast of Palou Avenue

ROLL CALL

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: June 2023

ORDERS OF BUSINESS

PUBLIC HEARINGS

2. **AD 23-155 (Wandering Tours)**: Consideration of a Resolution making an Administrative Determination, AD 23-155 (Wandering Tours), that permits a walking tour of Wine Tasting Shops for no more than twelve (12) people, between the hours of 9 a.m. and 5 p.m., in the Central Commercial (CC) and Service Commercial (SC) Districts subject to the approval of a Business License only (no Use Permit required). APN 010-141-001-000.

3. **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, Archeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026.

4. **DS 23-104 (Smith)**: Consideration of a Track 1 Major Design Study referral for the demolition of a 127-square-foot carport and construction of a 250-square-foot detached garage in the front setback located at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) District. APN 010-163-009.

5. **DS 22-057 (Lim)**: Consideration of a Concept Design Study for a 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 1,767-square-foot, two-story single-family residence inclusive of a 270-square-foot attached garage in the Single-

Family Residential (R-1) District, Archeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN 010-225-003.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

6. Next Regular Meeting: August 9, 2023

ADJOURNMENT

7. PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

8. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

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

July 12, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Monthly Activity Report: June 2023

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

Executive Summary:

Recommendation:

Adopt the Monthly Activity Report for June 2023

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: June 2023 Monthly Report

Attachment 1

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	July 12, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

JUNE 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In June 2023, 33 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In June 2023, 5 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In June 2023, 59 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In June 2023, 12 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In June 2023, 7 new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In June 2023, 23 encroachment permit applications were received.

VI. YEAR-TO-DATE TRENDS

Table 1 includes the following June 2023 totals: planning and building permit applications, code compliance and transient rental compliance cases, and encroachments. June 2023 totals are provided alongside June 2022 totals for comparison.

Compared to the same time period in the year 2022, Table 1 denotes the following percentage changes in the year 2023:

- Planning Permit Applications – decrease of 3.47%
- Business License Applications – increase of 36.00%
- Building Permit Applications – increase of 24.90%
- Code Compliance Cases – decrease of 31.11%
- Transient Rental Cases – decrease of 5.00%
- Encroachment Permit Applications – increase of 7.94%

Table 1. Permit Application Totals

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS
2022 YTD Totals	202	25	253	135	20	126
2023 YTD Totals	195	34	316	93	19	136
YTD % Difference	-3.47%	+36.00%	+24.90%	-31.11%	-5.00%	+7.94%

Planning Permit Report

06/01/2023 - 06/30/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23194		Various interior and exterior amendments which include demolition of legal non-conforming cantilevered fireplace bump out, roofing replacement, hardie siding replacement, and door/window changes.	Fraser 2 NE of Camino Real	6/30/2023		In Review
23193		Preliminary Site Assessment	Casanova St 2 NW of 9th Ave	6/30/2023		In Review
23192		Install a new maximum-6-foot -high exterior fence along North property line at front garden, to match existing South property line fence in all details and materials: redwood grapestake pickets and pressure-treated structural lumber. This will provide both visual blocking of upcoming construction on the adjoining property to the North (The Pit) and public safety to prevent an accidental fall into the open excavation next door.	Dolores Street 5 SW of 5th Avenue	6/30/2023		Pending Assignment
23191		Remove fireplace and chimney; replace with French doors.	SW Corner of 12th & Dolores	6/30/2023		Pending Assignment
23190		Mills Act Contract Application. "Robert A. Stephenson House" Designer: Robert A. Stephenson; Style: Bay Area, Period of Significance 1949 (CBP #1876); Criteria #3: Currently listed in the Carmel Inventory of Historic Resources Database. Robert A. Stephenson also qualifies under Criteria #2 as being very active in the City of Carmel on the Planning Commission and City Council.	NE Corner of Forest Road & 8th Avenue	6/30/2023		In Review

23189		ASSOCIATED PERMIT BP 22-060. New 2-car garage to replace existing garage that was destroyed by a falling tree. The new garage is designed to look exactly like previously destroyed garage and is designed to match previous footprint as well.	3rd Avenue 1 SE of Monte Verde	6/27/2023		In Review
23188		Historic Evaluation	Ocean 3 NW of Dolores	7/27/2023		In Review
23187		Site assessment for addition.	Santa Rita Street 1 NE of 4th Avenue	6/27/2023		In Review
23186		Landscape Installation	NE Corner of Ocean & San Antonio Ave	7/3/2023		Pending Assignment
23185		Eaves reduced to 12" or 16" throughout. Remove east brow roof. Partially remove south rake. Wood lintel over entryway on east facade. Two (2) corbels to support south rake of primary suite lower roof line. Site coverage updated. New landscape plan. Demo ext. crawl space access well. Crawl access established in basement. 24 KW gas Generac back up generator in Zombiebox in south yard. Wood shutters at upstairs east window: stained to match front door.	San Carlos 7 SW of 13th	6/23/2023		In Review
23184		Removal and replacement of five (5) exterior divided tile French door sets. Two (2) at east face street side, and three (3) at west face deck side. Glass in the doors has faced and will be replaced in kind. No jambs or casing will be replaced.	Guadalupe 5 SW of Ocean	6/23/2023		Closed

23183		ASSOCIATED PERMIT BP 22-408. NEW DESIGN STUDY REQUEST: New retaining walls and landscaped courtyard. Plants and ground cover to match existing. SCOPE OF PLAN CHANGE #3: Replace all ADU windows and French doors to match approved house. Excavate 4 feet of sand at west side of ADU. Install 34 linear feet of 4' retaining walls to create a 140 S.F. landscaped courtyard at ADU lower floor.	Scenic 6 SE of Ocean Ave.	6/15/2023		In Review
23182		ASSOCIATED PERMIT BP 22-060. In kind repairs to window sills, and belly bands. Replacement of 1 wood window at bathroom. Replace garage door. All repairs to match existing colors, finishes and materials.	Casanova 5 SE of 13th	6/22/2023		In Review
23181		Historical Evaluation	2836 Santa Lucia Ave.	6/22/2023		In Review
23180		Track 2 Design Study application for the remodel of and addition to an existing 2-story residence with detached garage (demolish and re-build existing garage).	Monte Verde Street 3 SW of 13th Avenue	6/23/2023		In Review
23179		Pavement Study (Coring) for Pavement Rehabilitation Project	Santa Lucia Preserve (various streets)			Closed
23178		Installation of one non-illuminated wall letter set, one window sign, and one blade sign.	Ocean & Dolores	6/22/2023		In Review
23177		Installation of 2"x4"x3' retaining boards to level stepping stones (6 each). Dymondia to be planted in exposed soil.	Lincoln 2 NW of 9th	6/22/2023	6/22/2023	Approved
23176		Installation of mulch and landscaping in the public ROW.	26000 Junipero Ave	6/21/2023		In Review
23175		Installation of 274 SF of SoftLawn Ultra Luxury synthetic turf.	Torres 4 NE of 6th	6/21/2023		In Review
23174		Preliminary site assessment for removal of a rear deck and an addition of a primary bath and walk in closet and laundry room.	San Carlos 4 SW of 8th	6/20/2023		In Review

23173		This capital improvement project replaces approximately 1,000 feet of the most heavily-deteriorating and missing portions of railing along the Scenic Pathway.	Scenic Pathway between 9th and Martin Way	6/20/2023	6/23/2023	Approved
23172		Lot merger of lots 5 & 6 to construct a new SFR, two car garage, and detached ADU.	NE Corner of Sterling & Perry Newberry	6/16/2023		In Review
23171		Partial demolition of (e) house, full demolition of (e) garage and studio. Construction of a (n) two-story SFR with attached two car garage and detached ADU. New outdoor gas fire put, patio, generator, and hot tub. Existing retaining walls along the streets to remain. Existing west wall along Perry Newberry to remain to allow for enlargements of nonconforming building.	NE Corner of Sterling & Perry Newberry	6/16/2023		In Review
23170		Install Synthetic Turf Lawn	East btw 5th and 6th Torres			Closed
23169		Gas fire pit and stone seat	Monte Verde 3 SW of Ocean Ave	6/15/2023		In Review
23168		Replace wood sash with same in four (4) locations	NE Corner of Scenic & 11th	6/8/2023		In Review
23167		Repair of fire damaged structure. Minor layout changes to interior bath and kitchen locations. Pour concrete slab for existing basement area and replace wood interior retaining wall with concrete retaining wall. Minor changes to window and exterior door locations for proper egress in bedroom. Expand wood deck in rear yard area.	San Carlos 8 NE of 3rd	6/8/2023		In Review
23166		Historical evaluation of (e) SFR	NW Corner of Scenic & 8th	6/6/2023		In Review

23165		Replace existing bedroom window with sliding patio doors and add a window in a walk-in closet that will be converted using the 2nd bathroom protocol. Both window and sliding doors face the backyard. Add steps for the sliding patio doors. Add new porch light and replace the existing kitchen porch light to match.	SE Corner of Carpenter & 4th	6/5/2023		Closed
23164		Paint entire exterior of building including doors, awnings, and trim. Base color to be Coastal Beige, trim to be Havana Coffee	NE Corner of Ocean & Dolores	6/5/2023		In Review
23163	Design Study	80 square-foot basement addition (100 square feet not counted due to basement bonus) and 66 square-foot basement stairwell	Santa Rita 5 NW of Fourth	6/1/2023	6/9/2023	In Review
23162		Fence to be installed along north lot line. Fence will be black wire deer fence (small openings approx 2” x 3”) with wood posts. To match as close as possible to existing fence.	Torres 2 NE of 11th			In Review

Total Records: 33 7/7/2023

Business License Report

06/01/2023 - 06/30/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23034	New Business	Pawsh Portraits	Retail/Studio	West San Carlos between Ocean & 7th Avenues	6/30/2023		
23033	New Business	Gorjana	Fine jewelry sales	NE Corner of Ocean Avenue & Dolores Street	6/15/2023	6/30/2023	Approved
23032	Ownership Change	Cantinetta Luca	Full service restaurant	Dolores 5 NW of 7th	6/13/2023	6/22/2023	Approved
23031	New Business	She	Retail sales of women's clothing and accessories	Lincoln 2 SW of Ocean Ave	6/6/2023	6/22/2023	Approved
23030	New Business	Surround Art Gallery	Art Gallery	NW Corner of Mission & 7th	6/5/2023	6/30/2023	Approved

Total Records: 5

7/7/2023

Building Permit Report

06/01/2023 - 06/30/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230314	6/30/2023	6/30/2023	Upgrade power and main panel from 100 amp to 200 amp.	2,000		San Antonio 2 NW of 10th
230313	6/29/2023		Light modification of furniture, fixtures, and finishes to meet tenant's brand fit out. Work includes patching, painting of interior walls, new flooring, and changing of light fixtures in existing locations. New furniture and fixtures to be installed throughout.	0		Ocean 2 NE of Dolores
230312	6/29/2023	6/30/2023	Replace (E) Bath Tub w/ (N) Site Built Shower.	12,000		Mission 2 NE of 9th
230311	6/29/2023	6/29/2023	Demolition of shared wall between kitchen and bathroom up to 2' high remediate hazardous material and water damage.	3,939		Mission 4 NE of 5th #3S
230310	6/29/2023	6/29/2023	Tear off (e) composition roof & install CertainTeed Landmark TL shingles over 30 lb felt for class "A" assembly. Color to be "Mountain Timber".	20,000		SE Corner of Perry Newberry & Escolle Way
230309	6/29/2023		Repair/replace glass in failed Anderson windows. Leave existing windows and sash, replace glass in existing framing. Replace two failed skylights by removing and replacing with in-kind units. Repair interior wood and tile flooring.	0		11th 2 NW of Torres
230308	6/28/2023	6/28/2023	Install Leviton 47120-4x7 GY surge supressor at the boiler room sub-panel to protect all circuits	0		San Carlos between 9th and 10th
230307	6/27/2023		Remove and replace all dry-rotted siding and trim on exterior in preparation for paint. Replace all siding in-kind. Paint entirety of exterior. House siding to be painted Manor House Gray, window trim to be All White, shutters to be Off-Black, and doors to be Pitch Black.	0		Monte Verde 6 SW of 10th

230306	6/27/2023		CONSTRUCT NEW 1600 S.F. SINGLE FAMILY RESIDENCE WITH 200 S.F. DETACHED GARAGE. 2.5 BATH, 3 BEDROOM AND A 423 S.F. A.D.U. WITH I BATH AND KITCHEN.	0		NW Corner of 5th and Carpenter
230305	6/27/2023		CONSTRUCT NEW 1600 S.F. SINGLE FAMILY RESIDENCE WITH 200 S.F. DETACHED GARAGE. 2.5 BATH, 3 BEDROOM AND A 423 S.F. A.D.U. WITH I BATH AND KITCHEN.	0		NW Corner of 5th and Carpenter
230304	6/27/2023		CONSTRUCT NEW 1600 S.F. SINGLE FAMILY RESIDENCE WITH 200 S.F. DETACHED GARAGE. 2.5 BATH, 3 BEDROOM AND A 423 S.F. A.D.U. WITH I BATH AND KITCHEN.	1,000,000		NW Corner of 5th and Carpenter
230303	12/22/2022	2/23/2023	Tenant improvement for a new Retail store in an existing leased space. Rv01 - Issued 4/25/23 - Remove and replace all rear windows with 1/4" laminated glass (8 windows total)	790,350	Building	Carmel Plaza
230302	6/27/2023	7/7/2023	Remove existing brown comp shingles and replace with new Vista shingles in color Natural Wood.	36,970		Lincoln 6 SW of 3rd
230301	6/27/2023		Repair and partial replacement of the exterior porch wood decking, stairs, rails and porch supports of the subject historic house located on Monte Verde 2 SE of 5th Avenue in the Single Family (R-1) Residential Zoning District.	3,000		Monte Verde 2 SE 5th
230300	6/26/2023		PV roof mount 10.4kw 26 panels (N) battery x 3	41,000		NE Corner of San Antonio & Ocean
230299	6/23/2023	6/23/2023	Clean, prep, and paint stairway to match existing color as closely as possible.	0		Monte Verde 2 SE of Ocean
230298	6/23/2023	6/23/2023	Upgrade 125 amp electrical service panel in same location.	1,000		NW Corner of Santa Rita & 5th
230297	6/22/2023		Rebuilding existing garage after large tree destroyed it.	50,000		SW Corner of Monte Verde & 3rd

230296	6/21/2023	6/22/2023	Repaint the exterior and interiors of the restroom to match existing paint colors.	0		Junipero & Camino Del Monte
230295	6/21/2023	6/22/2023	Repaint the interior & exterior of the facility with the same existing colors	0		NW Corner of Junipero & Ocean
230294	6/21/2023	6/22/2023	Repaint the entire exterior of the restroom facility with the same color as existing. Facia will be painted new beige color.	0		NE Corner of Mission & 2nd
230293	6/21/2023	6/27/2023	Remove existing composition roofing and install new Landmark Solaris roofing in color "Heather Blend".	30,000		Junipero 2 SW of 2nd
230292	6/21/2023		Replace existing side fence section facing San Carlos St. Fence is conforming in height and will be replaced in-kind style and height. Fence ranges from 48" to 36" in height.	0		NE Corner of San Carlos & 12th
230291	6/21/2023		Emergency Permit to rebuild water damaged mechanical/utility room and adjacent water damaged walls. Damage caused by loos of PG&E electric service during March storms, causing control board on heating system to malfunction, creating excessive temperatures and creating pressure relief. Servpro was hired and failed to get mitigation permit	50,000		San Antonio 3 NW of 4th
230290	6/20/2023		Interior remodel of kitchen and bathrooms. Kitchen - new cabinet doors, counters, and plumbing fixtures. Bathrooms - remove and replace all fixtures, new tile, new plumbing, remove one door to bedroom.	45,000		Carmelo 2 NE of 4th
230289	6/20/2023		Remove two lower entry windows and shave edges to allow proper function of windows. Apply caulking to certain windows throughout home. Paint windows.	0		Camino Real 6 NE of Ocean
230288	6/20/2023	6/27/2023	Remove and replace 5 exterior divided light french door sets. Two at east face street side, three at west face deckside. Glass in the doors has failed and will be replaced in kind. No jambs or casings shall be removed or replaced. New doors to match in-kind.	0		Guadalupe 5 SW of Ocean

230287	6/20/2023		Replace and relocate 3/4" backflow device on property.	9,000		SW Corner of Lincoln & Ocean
230286	6/20/2023		Detached Accessory Dwelling Unit	125,000		Carpenter 3 NE of 3rd
230285	6/20/2023		Waterproofing repair at exterior entrance walkway.	44,500		Carmel Plaza, SW Corner of Ocean & Junipero, Carmel-By-The-Sea, CA 93921
230284	6/16/2023	6/20/2023	Exterior deck renovation. Remove and repair in kind, 2x6 redwood patio deck with pressure treated framing. CONDITION: Plan must be submitted for repair of foundation once walking surface is removed.	15,000		San Antonio 5 NE of Ocean
230283	6/15/2023		Bedroom and bathroom addition to existing residence.	200,000		Santa Rita 5 NW of 4th
230282	6/15/2023		Repair and replace roof damaged by City tree.	14,000		SE Corner of Mission & 9th
230281	6/14/2023	6/15/2023	Replace plumbing fixtures to upgrade for low flow ordinance. Replace bathroom vanity and kitchen countertops in same location. Repaint interior and exterior of home. Repair three sections of fence on east side of property due to storm damage.	0		NW Corner of Camino Real & 8th
230280	6/14/2023		Installation of a half-bath in existing office space. Install a new counter sink and water heater.	2,500		NW Corner of Mission & 8th
230279	6/14/2023	6/15/2023	Replace 42"x42" existing shower pan with new 42"x42" shower pan.	5,000		Guadalupe 4 NW of 2nd
230278	6/13/2023		Remodel of (e) SFR and 141 sf addition	538,617		Casanova 4 SW of 13th
230277	6/13/2023		Placement of temporary storage shed in yard where permanent garage is proposed to be placed. Temporary shed to be 10'x8'x8' and will be removed when permanent shed is constructed.	0		Crespi 5 SE of Mountain View

230276	6/13/2023		Reset existing stones in existing walkways and stairways that have come loose in new concrete. Rebuild stacked stone wall 16' x 12" to match existing. Remove & replace underlayment and reset existing driveway pavers.	0		Torres 2 SE of 9th
230275	6/13/2023	6/13/2023	Replace a section of cast iron sewer pipe through the foundation wall. Install 4" two-way clean out with pop off valve.	4,400		25800 Hatton Road
230274	6/13/2023	6/13/2023	Remove (e) shake roof and replace with new Watkins premium heavy cedar shakes in color Brown.	37,970		NW Corner of Mountain View & 8th
230273	6/9/2023	6/9/2023	Remove and replace partial roof due to tree damage. Wood shingles to be repaired.	8,000		San Carlos 2 NE of Vista
230272	6/9/2023	6/14/2023	Install a roof mounted 6.075kW solar PV system. 15 panels. No upgrade to main service panel.	30,725		SW Corner of San Carlos & 12th
230271	5/30/2023		Remodel of guest house bathroom.	180,000		NW Corner of Forest & Mountain View
230270	6/9/2023	6/21/2023	Installation of PV roof mounted system 5.460 kWs, 14 panels, 1 battery storage.	15,374		Junipero 4 NE of 3rd
230269	6/8/2023	6/8/2023	Remove existing roofing. Install class "A" composition Shingle, CertainTeed Landmark PRO in color "Weathered Wood".	16,985		SE Corner of San Antonio & 12th
230268	6/7/2023		REPAIR OF FIRE DAMAGED STRUCTURE. MINOR LAYOUT CHANGES TO INTERIOR BATH AND KITCHEN LOCATION. POUR CONCRETE SLAB FOR EXISTING BASEMENT AREA AND REPLACE WOOD INTERIOR RETAINING WALL WITH CONCRETE RETAINING WALL. MINOR CHANGES TO WINDOW AND EXTERIOR DOOR LOCATIONS FOR PROPER EGRESS IN BEDROOM. EXPAND WOOD DECK IN REAR YARD AREA.	200,000		San Carlos 8 NE of 3rd
230267	6/6/2023	6/7/2023	Detached garage only - Tear off existing roof and instal CertainTeed Presidential TL shake shingles over 15 lb felt in color "Autumn Blend".	7,000		Perry Newberry 3 SW of 4th

230266	6/6/2023	6/15/2023	Tear off existing wood shingle and reroof using CertainTeed Presidential TL in color Autumn Blend.	30,520		Dolores 5 SW of 8th
230265	6/6/2023		Replace deteriorated wood sash in-kind in four locations, install new flashing.	0		NE Corner of Scenic & 11th
230264	6/5/2023		Renovation including the relocation of kitchen, bedroom, bathroom, the addition of two skylights, the removal of one window, removal of one exterior door and addition of one exterior folding door, all on east side of house. Footprint of residence and guest house not to be modified.	400,000		Casanova 2 NE of 7th
230263	6/5/2023		1. Replace (e) non-compliant exit stair with new stairs connecting lower level to courtyard, courtyard to new exit to parking & street. 2. Replace (e) boys restroom with new all-gender restroom with isolation area. 3. Install new vertical lift connecting all levels, relocate former lift to lower levels to onnect midlevel and other areas. 4. Remove obsolete HVAC equipment, install new furnace for gym and lower activities area. 5. Remove (e) stair from dish room and install flooring over. Convert peninsula to demonstration culinary island with cook top and sink.	913,000		SW Corner of Torres & 4th
230262	6/5/2023	6/8/2023	Replace gas supply to tankless water heater on roof of restaurant.	2,500		Ocean 3 SW of Lincoln
230261	6/2/2023	6/2/2023	Remove existing roof and install new CertainTeed Presidential Shake TL in color Autumn Blend.	50,000		SW Corner of Carmelo & 2nd
230260	6/2/2023	6/2/2023	Replace old furnace with a new Bryant 96^ efficient 2-stage 80k BTU 4-ton furnace in same location. Furnace model: BRGF926TB48080V17	7,000		NW Corner of Guadalupe & Mountain View
230259	6/2/2023	6/20/2023	Remove sections of existing roofing. Install Class A Composition Shingle roofing to match existing installed material and color.	13,828		SE Corner of Carpenter & 5th
230258	6/2/2023	6/2/2023	Remove and replace water heater. Install new Bradford White 50 gallon R16 water heater.	3,000		Mission 2 NW of Santa Lucia

230257	6/2/2023	6/16/2023	Paint with intumescent paint, repair and replace two panes of a dual glazed window, install two downspouts, install fireproof vents, repair to gates, shutters, and plaster, and rebuild section of fence at NE corner of property.	40,000		Carmelo 4 SE of 9th
230256	6/1/2023	6/1/2023	Tear off (e) 30 year roof and install new CertainTeed Presidential roof to meet class "A" fire retardant requirements in color "	5,550		Casanova 5 SE of 4th

Total Records: 59

7/7/2023

Code Compliance Report

06/01/2023 - 06/30/2023

Case #	Case Type:	Status	Location	Problem Description	Date Received	Date Closed
23094	Short-term Rental	1st NOV sent	2nd 2 NW of Lopez	Transient Rental	6/23/2023	
23093	Short-term Rental	Potential STR identified	3069 Rio	Transient Rental	6/21/2023	
23092	Short-term Rental	1st NOV sent	Ocean and Del Mar	Transient Rental	6/21/2023	
23091	Short-term Rental	1st NOV sent	Dolores 3 SE of 8th	Transient Rental	6/22/2023	
23090	Health and Safety Code Violation		NEC Junipero and 5th	Unsanitary rooms	6/22/2023	
23089	Right of way Violation	Open	NWC Lobos and 2nd	POD and portable toilet in ROW	6/21/2023	
23088	Building Violation	Open	Mission 2 SW of 13th	Messy construction site	6/15/2023	
23087	Fire Code Violation	Open	San Antonio 2 NW of 2nd	Excessive vegetation	6/14/2023	
23086	Right of way Violation	Closed	SEC Guadalupe and 4th	Uncovered portable toilet in ROW	6/12/2023	6/16/2023
23085	Public Nuisance	Open	4th	Paint on public rocks	6/9/2023	
23084	Right of way Violation	Closed	Junipero NW of 8th	Moving truck blocking sidewalk	6/6/2023	6/6/2023

23073	Building Violation	Open	Ocean 2 NE of Dolores	Tenant improvements including but not limited to electrical, mechanical and drywall that would require a building permit be issued in order to confirm fire separations are maintained and new work is done to minimum standards..	6/29/2023	

Total Records: 12

7/7/2023

Transient Rental Report

01/01/2023 - 06/30/2023

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

Total Records: 19

7/7/2023

Encroachment Permit Report

06/01/2023 - 06/30/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230136	Temp Ench	6/30/2023	PG&E to trench and backfill all (5'x5' bellhole), PG&E to abandon existing gas service. PM# 35431960. Contact: PG&E (408) 478-1894	Lobos 3 SE of 3rd	6/30/2023	Issued
230135	Temp Ench	6/30/2023	PG&E to trench and backfill all (5'x5' bellhole), PG&E to abandon existing gas service. PM# 35441093. Contact: PG&E (408) 478-1894	24832 Carpenter St	6/30/2023	Issued
230134	Temp Ench	6/28/2023	Installation of utilities, trench across Mission and close road. Contact: Matthew DeMars (831) 250-3308	Mission 4 NE of 10th	6/30/2023	Issued
230133	Temp Ench	6/27/2023	Trenching across the sidewalk on Ocean Ave for PG&E underground work. Cleaning existing site walls on Ocean and rerouting.	NE Corner of San Antonio & Ocean		In Review
230132	Temp Ench	6/27/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Junipero 4 NW of 10th	6/29/2023	Issued
230131	Temp Ench	6/26/2023	Dig 5'x5' bell hole to connect gas to main. Contact: JD's Plumbing (831) 394-3100	NE Corner of San Antonio & Ocean		In Review
230130	Temp Ench	6/22/2023	Crew to install service pole to take the place of dead tree scheduled to be removed. CONDITION: NO NIGHT WORK AUTHORIZED. PM# 35294705. Contact: PG&E (831) 713-6019	San Carlos 2 NW of 2nd	6/27/2023	Issued

230129	Temp Ench	6/16/2023	Close sidewalk to accommodate for reroof project. Condition: "Sidewalk Closed Ahead" signs are required at the corners of the sidewalk. Contact: Scudder Roofing (831) 384-1500	Carmel Plaza	6/20/2023	Issued
230128	Temp Ench	6/15/2023	Existing CMU wall with stone veneer for the retaining wall facade.	Monterey 2 NE of 1st		In Review
230127	Temp Ench	6/15/2023	Excavate 3 4'x4' patches of damaged asphalt due to water service repair. 811# 2023050402478. Contact: West Valley Construction (408) 640-8913	San Carlos 40' South of 12th	6/16/2023	Issued
230126	Temp Ench	6/15/2023	Trench across street for PG&E to underground electrical and gas line. Contact: Mark Madison (831) 277-4931	Casanova 7 NW of Ocean	6/16/2023	Issued
230125	Temp Ench	6/15/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Lincoln 3 SE of 10th	6/15/2023	Issued
230124	Temp Ench	6/13/2023	Temporary lane closure for concrete trucks and pump to be located in one lane of Camino Del Monte, partially blocking traffic. Contact: Masterwork Builders (831) 901-9712	Camino Del Monte 4 NW of San Carlos	6/15/2023	Issued
230123	Temp Ench	6/13/2023	PG&E to replace overhead electrical equipment. PM # 35173124. Contact: PG&E (831) 713-6019	SE Corner Palou & 2nd	6/13/2023	Issued
230122	Temp Ench	6/13/2023	Service conductor removed from tree to a pole. PM# 35449072. Contact: PG&E (831) 713-6019	1st 2 NE of Torres	6/13/2023	Issued
230121						
230120	Temp Ench	6/8/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Mission 8 SE of 8th	6/8/2023	Issued
230119	Temp Ench	6/5/2023	Encroachment for staging work vehicle in City ROW. PM# 35440690. Contact:PG&E (831) 713-6019	2958 Franciscan Way	6/6/2023	Issued
230118	Temp Ench	6/2/2023	Set sheetrock on curb and stock materials on second floor work site. Contact: Christian Torrey (831) 915-8765	San Carlos 3 NE of 5th		In Review

230117	Temp Ench	6/2/2023	PG&E to complete gas maintenance, excavate a 4'x5' bellhole. Contact: PG&E (408) 510-1660	NE Corner of Santa Rita & 1st	6/30/2023	Issued
230116		6/2/2023	INSTALL 25' OF 4" SEWER DRAIN LINE 12' DDEP AND TAP IN A NEW 6X4 CLAY WYE	SW CORNER OF GAUADALUPE AND 4TH CARMEL	6/7/2023	Issued
230115	Temp Ench	6/2/2023	Restoration needed on private driveway, staging in public right of way. Contact: PG&E (831) 713-6019	2958 Franciscan Way	6/5/2023	Issued
230114	Temp Ench	6/1/2023	PG&E to complete gas maintenance, excavate 4'x5' bellhole. Sidewalk and lane closure. PM# 45760707. Contact: PG&E (408) 510-1660	Junipero 2 SW of 4th	6/7/2023	Issued

Total Records: 23

7/7/2023

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

July 12, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Suray Nathan, Assistant Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**AD 23-155 (Wandering Tours)**: Consideration of a Resolution making an Administrative Determination, AD 23-155 (Wandering Tours), that permits a walking tour of Wine Tasting Shops for no more than twelve (12) people, between the hours of 9 a.m. and 5 p.m., in the Central Commercial (CC) and Service Commercial (SC) Districts subject to the approval of a Business License only (no Use Permit required). APN 010-141-001-000.

Application: AD 23-155
APN: 010-141-001-000
Block:77
Lot:1 & 2
Location: SW Corner of Ocean & Mission Avenues
Applicant: Louise Bristow
Property Owner: Alan Porter

Executive Summary:

On June 14th, 2023, the Planning Commission discussed whether a Walking Tour of Wine Tasting Shops in the City is permissible, given the lack of clarity in our Codes regarding a Walking Tour of retail spaces. In a unanimous decision, the Commission determined that a walking tour of the wine-tasting shops is permissible and can be approved with only a business license as a walking tour business with additional Conditions of Approval to ensure the unique nature of this business did not pose any undue burdens or hazards. Staff is presenting the Resolution to memorialize the finding of the Commission, which requires a formal vote at a public hearing.

Recommendation:

Adopt a Resolution making an Administrative Determination, AD 23-155 (Wandering Tours), to allow the establishment of a business that provides walking tours of wine tasting shops in the CC and SC Districts with a conditionally approved Business License, BL 23-029 (Wandering Tours). APN 010-141-001.

Background and Project Description:

At the June 14, 2023, Planning Commission meeting, Staff presented the Consideration of an Administrative Determination (AD 23-155, Wandering Tours) regarding a business license application (BL 23-029, Wandering Tours) for the establishment of a walking tour of wine tasting shops in Carmel located in the Central Commercial (CC) & Service Commercial (SC) Zoning District. This type of use is not clearly regulated in the City's Zoning Code, nor does it fit squarely into the definition of a walking Tour in the Municipal Code. So, Staff asked the Planning Commission to make an Administrative Determination regarding:

1. Is a walking tour of commercial business (wine tasting shops) allowed?
2. If yes, can the use be approved with solely a business license like a typical walking tour, or are additional entitlements such as a Use Permit also required?
3. If a Use Permit is required, what would be the appropriate Use Classification under Chapter 17.14.030 of the City's Zoning code (Attachment D)?

Following deliberations, the Planning Commission voted unanimously 5 to 0, that a walking tour of the wine tasting shops is permissible and can be approved as a standard walking tour with a Business License, BL 23-029 (Wandering Tours), subject to additional Conditions of Approval.

Staff Analysis:

Carmel Municipal Code 17.52.030 states the Director shall have the power and responsibility to refer any decision to an appropriate higher level, including Planning Commission.

Therefore, the Resolution for an Administrative Determination is being presented to the Planning Commission to memorialize the findings of the Commission.

Walking tours are addressed in Chapter 15.36 of the City's municipal Code, and the Resolution adheres to the stipulations of this code section. The Resolution will also impose the City's Wine Tasting Policy restrictions through Conditions of Approval for the Business License for Wandering Tours.

The business "Wandering Tours" will conduct group tours of wine tasting shops consisting of no more than 12 people and visiting no more than three (3) stores with a route carefully chosen to showcase Carmel's artistic, architectural, and gastronomical points of interest between the three (3) tour stops. The tour will last approximately 3 hours, and fall within the allowed hours stipulated in Carmel's Code for 'Walking Tours,' which are Monday through Saturday from 9:00 am to 5:00 pm and on Sunday from 9:00 am to 2:00 pm. The visits to each Wine Tasting Shop will last approximately 30 minutes with two to three 2oz pours. The tasting experience at the Wine Tasting Shops will be prepared prior to the arrival of the participant, thus shortening the time spent in the tasting room. In between the visits to the tasting room, the guide will be educating the participant on the art, architecture, and gastronomical delights in Carmel, as well as educating them on the variety and history of the various types of wine produced in the vineyards and wineries in Monterey County. The Planning Commission was receptive to the proposal of the walking tour business and accepted that a walking tour of the wine tasting shops is permissible and can be approved with a Business License. The two (2) concerns of the Planning Commission were:

1. **City liability**: The applicant/owner(s) provide liability insurance to indemnify the City, and all tour guests sign a release and hold harmless waiver.
2. **Tour size**: A condition to limit the size of the group.

The Resolution includes the recommendation and findings the Planning Commission provided at the hearing on June 14, 2023, that includes, but is not limited to:

1. The applicant shall add that the City of Carmel-by-the-Sea, its elected officials, officers, agents, and employees are additionally insured under their insurance policy.
2. The applicant shall have all participants of the walking tour sign a release of waiver to 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, and in connection with the walking tour.
3. The walking tour participants shall be limited to 12 participants per tour.
4. The maximum serving size for the walking tour participants shall be 2 ounces per serving. Customers are not permitted to drink bottles of purchased wine in the store, and no wine tasting shall take place on public property.

Other Project Components:

Attachment A - Resolution
Attachment B – Project Description
Attachment C - CMC 5.36 Walking Tour Regulations
Attachment D - Wine Tasting Policy

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA) MAKING AN ADMINISTRATIVE DETERMINATION, AD 23-155 (WANDERING TOURS), TO ALLOW THE ESTABLISHMENT OF A BUSINESS THAT PROVIDES WALKING TOURS OF WINE TASTING SHOPS IN THE CC AND SC DISTRICTS WITH A CONDITIONALLY APPROVED BUSINESS LICENSE, BL 23-029 (WANDERING TOURS). APN 010-141-001

WHEREAS, on May 26, 2023, Louise Bristow ("Applicant") submitted an application requesting the approval of a Business License "BL 23-029, Wandering Tours" described herein ("Application"); and

WHEREAS, the Applicant is seeking approval of a Business License application for the establishment of a walking tour of wine tasting shops in Carmel-by-the-Sea as a permitted use in the Central Commercial (CC) and Service Commercial (SC) districts; and

WHEREAS, the business "Wandering Tours" will conduct group tours of wine tasting stores consisting of no more than 12 people and visiting no more than three (3) wine tasting shops with a route carefully chosen to showcase Carmel's artistic, architectural, and gastronomical points of interest between stops at the wine tasting shops; and

WHEREAS, a Business License is required per CMC 5.36.020, which requires all operators of commercial walking tours to obtain a business license authorizing business conduct within City limits and agree to comply with all standards for walking tours adopted by the City (Ord. 2005-03 § 1 (Exh. A). 2005); and

WHEREAS, CMC 17.52.030 states the Director shall have the power and responsibility to refer any decision to an appropriate higher level, including Planning Commission; and

WHEREAS, CMC 17.52.060.F; establishes the power and responsibility for the Planning Commission to interpret the meaning and intent of the City's land use code; and

WHEREAS, on June 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding providing a formal determination on whether a walking tour of wine tasting shop may be allowed in the Commercial Zoning Districts in Carmel, including without limitation, the information provided to the Planning Commission by City staff and through public testimony on the proposed business; and

WHEREAS, on June 14, 2023, the Planning Commission determined that a walking tour business to visit wine tasting shops was consistent with the definition of a "Walking Tour" in CMC 5.36, and could be approved with a Business License subject to Conditions of Approval; and

WHEREAS, on June 14, 2023, the Planning Commission found that the walking tour business to visit wine tasting shops is similar to guided food tours in Carmel-by-the-Sea; and

WHEREAS, on June 14, 2023, the Planning Commission enumerated that the business "Wandering Tours" is more than a visit to wine tasting shops as it also showcases the City's unique art, architecture, and restaurants; and

WHEREAS, on June 14, 2023, the Planning Commission directed the staff to return at the next Planning Commission hearing to memorialize the finding of the Commission via Resolution; and

WHEREAS, on June 30, 2023, a notice of the public hearing was published in compliance with State law (California Government Code 65091); and

WHEREAS, on July 12, 2023, the Planning Commission held a 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 Resolution to the walking tour business in accordance with CMC 5.36.020; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at its July 12, 2023 hearing, including, without limitation, the staff report submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, attachments, and testimony herein above set forth and used their independent 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 be found "not be a project" pursuant to section 15378 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 do hereby make the following findings and determinations regarding Walking Tours:

FINDINGS REQUIRED FOR WALKING TOURS (CMC 5.36)

For each of the required Walking Tour findings listed below, staff has indicated whether the plans submitted, or as recommended to be conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the Issues.

Municipal Code Findings	**YES**	**NO**
1. That the proposed use will not be in conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
4. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	

5. The application is consistent with the City's objective for walking tours to provide walking tour services to individuals or groups to transmit information associated with places & sites visited.	✓	

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Business License (BL 23-029, Wandering Tours) authorizes the establishment of a new Walking Tour business of wine tasting shops, consisting of no more than 12 people, visiting no more than three (3) wine tasting shops per tour, and the establishment of an office to conduct the logistics for the walking tour business in a 200-square-foot commercial tenant space in the Warren Building located on the Southwest corner of Ocean & Mission Street, in the Central Commercial (CC) District as depicted in the application, plans and associated documents submitted to the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	✓
2.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the Resolution of all such actions by the parties hereto.	✓
	SPECIAL CONDITIONS	
3.	The walking tour operator shall adhere to the hours stipulated in Carmel's Municipal Code 5.36 for 'Walking Tours' and not that of Wine Tasting Shops. a. Monday through Saturday, 9:00 am to 5:00 pm. b. Sunday, 9:00 am to 2:00 pm.	✓
4.	The total number of walking tour participants shall be limited to 12 participants per tour.	✓
5.	The meeting place for the walking tour participants shall be at the Sunset Center parking lot between Mission Street and San Carlos Street, with the entrance on 8th Avenue.	✓
6.	The office for the business "Wandering Tours' in the Central Commercial (CC) district shall not be used as a meeting place for the tour or storage facility for wine, but only to conduct the logistics for the walking tour operation.	✓
7.	The Applicant shall provide Liability Insurance, in the amount of $2,000,000 in combined single limit insurance for personal injury and/or property damage per	✓

	occurrence, and it is imperative that the additional insurance coverage be in the form of an "endorsement" using the following language: the City of Carmel-by-the-Sea; its elected officials, officers, agents, and employees as additionally insured under the policy.	
8.	The Applicant shall have all participants of each and every walking tour sign a release of waiver to 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, and in connection with the walking tour. The Applicant shall save the signed 'Release Form' for one (1) year and must furnish the 'Release Form' to the Planning & Building Department on request.	✓
9.	Prior to the approval of the Business License, the Applicant shall provide a sample 'Release Form' as described in COA No. 8 to Planning & Building Department for approval.	✓
10.	Tasting shall only involve traditional wine-based products such as still wines, sparkling wines, or Port-type products; no other alcoholic beverages are permitted to be tasted or purchased as part of these walking tours.	✓
11.	The maximum serving size of wine shall be 2 ounces per serving, consistent with the City's Wine Tasting Room Policy (Resolution 2015-020). Customers are not permitted to drink bottles of purchased wine in the store, and no wine tasting shall take place on public property or within a private courtyard.	✓

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of July 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary



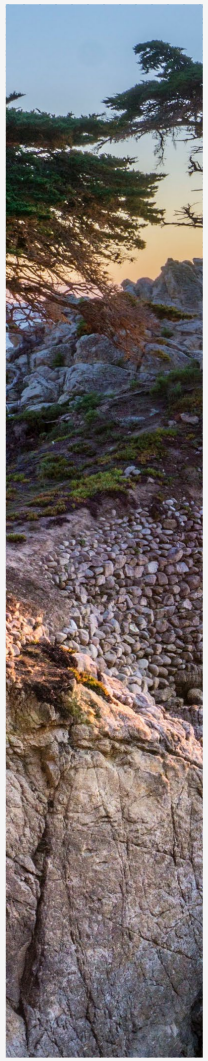
WANDERING TOURS

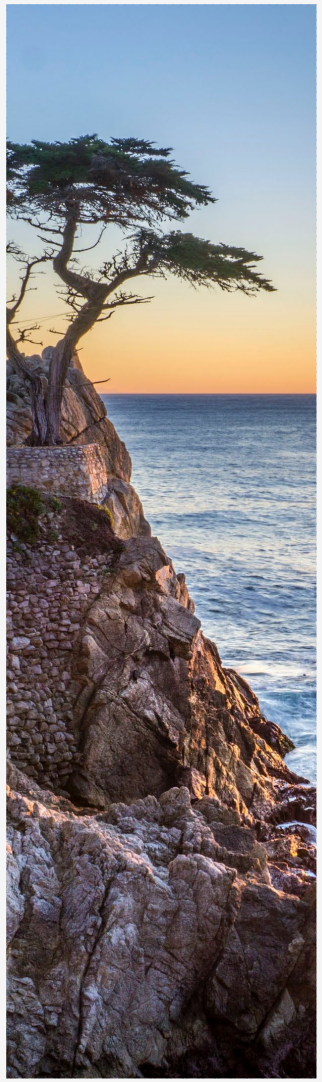
Wandering Tours will trace a path through the heart of Carmel on an unforgettable journey that will showcase the city's unique history, architecture and gastronomical elements.

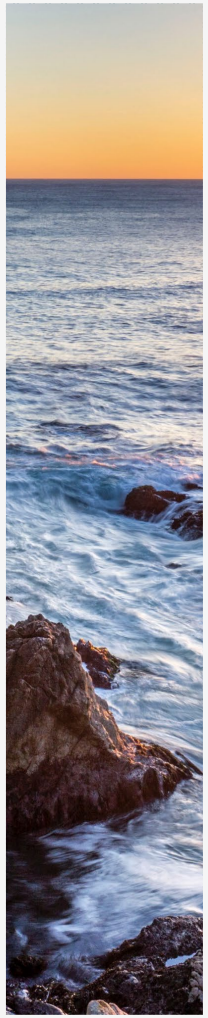
The route has been carefully chosen to reflect the rich tapestry of Carmel's history, not just as a gathering place for artists and creative minds, but as a world-class destination for food and wine offerings. As the small group meanders, there will be stories of the ancients, moderns, and in-between, weaving together stories that will engage, inform and educate our guests.

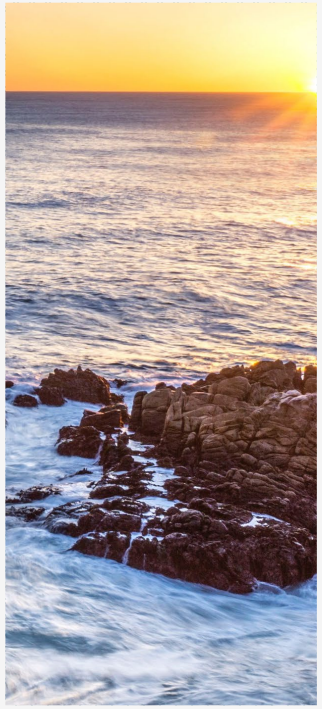
As we wander, we'll punctuate our route with short stops at three hand-selected tasting rooms to experience what we feel are the best wines that our beautiful and thoroughly unique region has to offer while learning about what makes Monterey County perfect for winemaking. Monterey County is regarded as one of the most important growing regions in California due to the diversity of soils, micro-climates and history, and its variety of various terroirs will be explored in depth to leave our guests better educated and aware of some of our favorite tasting rooms in town.











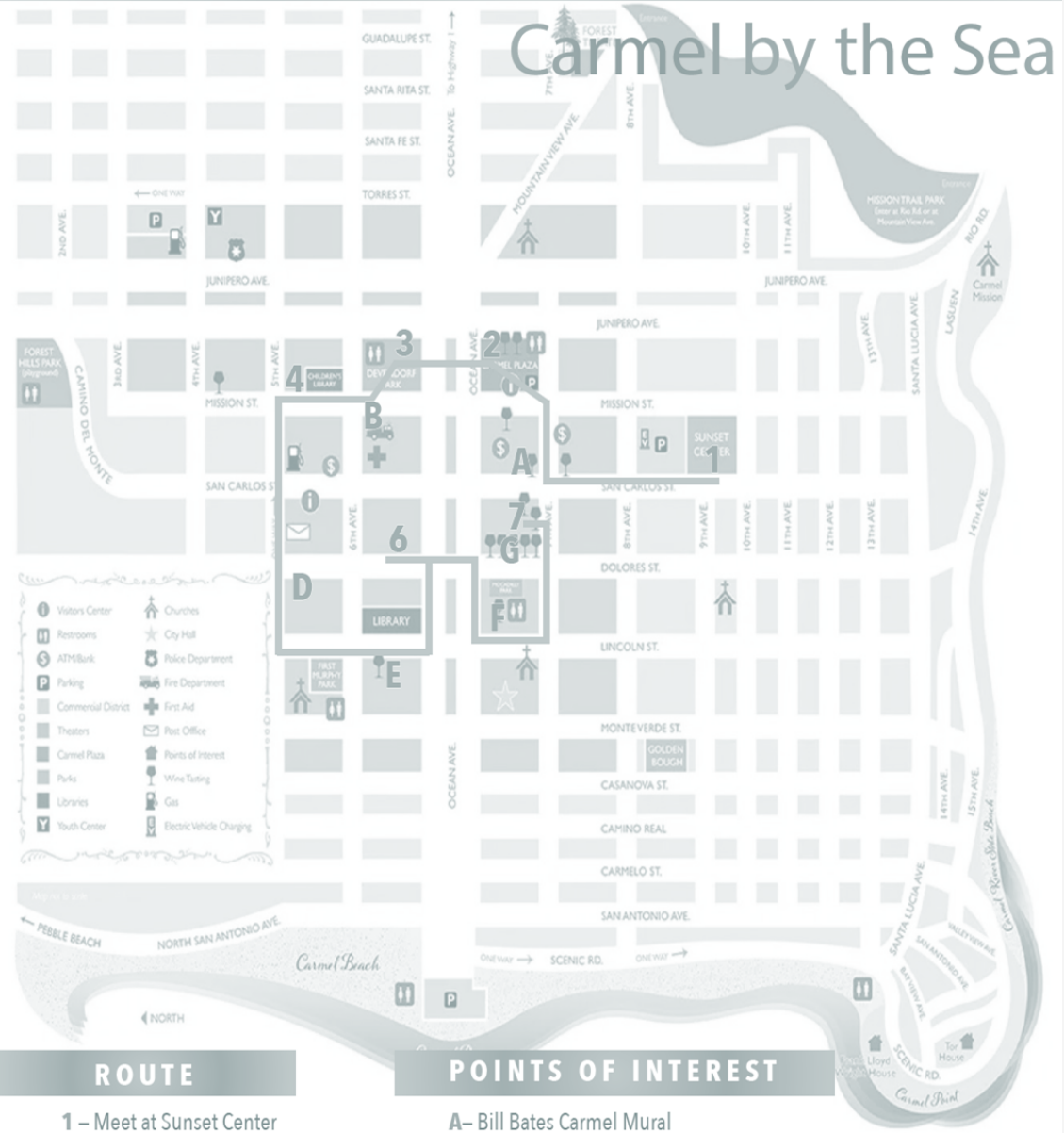
OUR CUSTOMER PITCH

Charming Carmel-by-the-Sea

Located on the Monterey Peninsula in California, Carmel-by-the-Sea is arguably one of the most scenic spots in the country. Known for our beaches, boutiques and galleries, it's a truly special destination. Our Wandering Tour will leave our guests equipped with insights and recommendations for making the most of their trip to this coastal gem.

Why choose Carmel Wandering Tours?

While guidebooks and websites might steer people in the right direction, there's nothing quite like experiencing Carmel through the eyes of a local. Our expert guides will bring the town's storied history to life. Going beyond the standard highlights, guests will explore what lies off the beaten path. And if guests are looking to make the most of their visit after the tour, our walking concierges will share our best recommendations for restaurants, bars, shopping, hiking and more!



ROUTE

1 – Meet at Sunset Center
2 – Carmel Plaza
3 – Devendorf Park
4 – Tasting Room
5 – Pine Inn
6 – Tasting Room
7 – Tasting Room

POINTS OF INTEREST

A– Bill Bates Carmel Mural
B – Carmel Shell Mural
C – Carmel Fire Station
D – Carmel Art Association
E – Pine Inn
F – Court of the Golden Bough
G – Tuck Box/Comstock Style

PLANNED ROUTE

Our route will see guests meeting at the Sunset Center before we make our way towards Carmel Plaza. We'll guide our group to Carmel Plaza to stroll through the array of shops, explaining some of the more unique tenants there to encourage return visits after the tour concludes.

We'll then head to Devendorf Park where we'll discuss the history of Frank Devendorf and Frank Powers, the founders of the city. From there we'll wander our first tasting room for around 20 minutes to sample two or three small pours as we explain the significance of the winemaking industry for Monterey County.

Onwards, we will head towards the Pine Inn, past the Post Office, Library and the old milk stand, where we'll recommend a quick pastry stop for those who are hungry. We then make our way to our second tasting room for another 20-minute stop to sample a couple of their latest releases and offer a bathroom break to our guests.

Upon leaving, we'll make our way past the Court of the Golden Bough, the historic Cypress Inn and Tuck Box, and then we finish up our route in the courtyard of our final tasting room to field any lingering questions.

Throughout the tour, our guide will be pointing out restaurants, boutiques and spots of interest to our guests to help round out their trip to Carmel.

TOUR DETAILS



BOOKINGS

Bookings must be made by guests in advance to allow for proper communication of tour details, parking information, weather considerations and specific restrictions.



DURATION

Our tour starts promptly at 1pm and lasts 2.5 - 3 hours (no Sunday tours). We will encourage guests to eat before joining us and our finish time allows sufficient turnaround before dinner reservations.



MEETING PLACE

Guests will meet their guide at the free parking lot on the north end of the Sunset Cultural Center. Our website will direct guests to alternate parking around town.



CHILDREN

While most of Carmel's businesses welcome children, this tour isn't recommended for children given the walking component.



DOGS

Dogs are welcome on our tours; guests will be reminded to ensure their pets are comfortable around humans and other dogs, and will need to bring their poop-bags!



CLOTHING

We recommend wearing comfortable clothing and flat shoes for walking. Our tours will happen rain or shine so our website will include a weather forecast link to prepare guests.

IMPORTANT CONSIDERATIONS



SAFETY

Guest safety throughout the tour will be a top priority for our team. Groups will be limited to a maximum of 12 people for manageability. Guests will be encouraged to wear flat shoes to help navigate Carmel's uneven sidewalks. Road crossings will be guided at designated intersections. Our group will be corralled such that they don't cause an obstruction to other pedestrian traffic or other activities.



PARKING

Guests will be directed to the free parking lot on the north end of the Sunset Cultural Center. We will also highlight the free all-day street parking on any of Carmel's streets south of 8th Avenue, along with parking at the main Sunset Center parking lot on San Carlos Street. We plan to make guests aware of Special Events that might limit parking abilities in certain spots via our confirmation emails following bookings.



FOOD AND DRINK

While our tour is punctuated by seated stops at three of Carmel's tasting rooms, this is not a wine tour. Each stop will provide just two to three tasting pours of local wines, with water. Our intention is to differentiate from the Carmel Food Tour by incorporating tasting room highlights, but our focus is on providing a balanced experience of education and fun for our guests.



MARKETING PLANS

Our professional backgrounds are in marketing and events, so a thoughtful and targeted marketing plan will be central to our business. Our website will be our activity hub for bookings and contact information, and we plan to utilize social media to amplify awareness of not only our own business, but also the businesses we highlight on our tours. Our aim is to be an ambassador for Carmel by highlighting the best it has to offer.

- WEBSITE
- INSTAGRAM
- FACEBOOK
- LINKEDIN
- LOCAL ADVERTISING



THANK YOU

Chapter 5.36
WALKING TOURS

Sections:

5.36.020 Permit Required – Applicability.

5.36.030 Time, Place and Manner Restrictions.

5.36.040 Exemptions.

5.36.050 Permit Submittals and Approvals.

5.36.060 Definitions.

5.36.020 Permit Required – Applicability.

Walking tours are prohibited except as provided in this chapter. All operators of commercial walking tours shall obtain a gross business license authorizing the conduct of business within City limits. Existing businesses operating without a license shall obtain one within 60 days of the effective date of the ordinance codified in this chapter or shall cease operations within City limits. The City Administrator or his/her designee is authorized to issue such licenses when the applicant meets the qualifications established in this chapter and agrees to comply with all standards for walking tours adopted by the City. (Ord. 2005-03 § 1 (Exh. A), 2005).

5.36.030 Time, Place and Manner Restrictions.

A. All walking tours shall be conducted only during the following hours:

1. Monday through Saturday, 9:00 am. to 5:00 p.m.

2. Sunday, 9:00 a.m. to 2:00 p.m.

B. No voice amplification systems (portable public address systems, bull horns, etc.) shall be used for any walking tour.

C. Walking tour guides/docents/tour operators shall at all times control the walking tour group so as to minimize interference with pedestrian and vehicular travel along the City's sidewalks and streets, respectively. At each point of interest where a group stops, the group shall be positioned to maintain a clear path of travel through the area for anyone not associated with the walking tour group. Walking tour groups shall not:

1. Stop or stand off the sidewalk (in the street) when a sidewalk exists. In no case shall a group stop or stand in an intersection.

2. Obstruct any driveway, marked parking space, street or roadway.

3. Obstruct the entrance to any residence, commercial establishment or public building.

4. Enter upon any private residential property in any land use district unless the tour operator has obtained the prior written permission of the property owner(s).

5. Cross any street except at intersections and using designated crosswalks when available.

Walking tour operators shall, by verbal or written means, inform tour participants of the City's regulations on tour group behavior, subsections (C)(1) through (C)(5) of this section, at the commencement of each tour.

D. No retail sales shall be conducted as a part of any walking tour except as allowed within any fixed place of business licensed for such use.

E. Except as provided in CMC 5.36.040, the maximum size of any walking tour group shall be limited to 21 persons, including the tour leader/docent.

F. Except as provided in CMC 5.36.040, walking tours shall be limited to routes located on or within the boundary identified in Figure 1 following this chapter. (Ord. 2005-03 § 1 (Exh. A), 2005).

5.36.040 Exemptions.

Any nonprofit organization or commercial walking tour operator, when conducting special-event walking tours not more often than four times per calendar year, is exempt from the standards of CMC 5.36.030(B) and (F). All other standards of that section shall apply equally to all walking tours. (Ord. 2005-03 § 1 (Exh. A), 2005).

5.36.050 Permit Submittals and Approvals.

Upon the filing of a complete application and fee, the City Administrator or the Administrator's designee shall take action to approve or deny the application and inform the applicant. Appeals of decisions on business licenses shall be as established elsewhere in this title. (Ord. 2005-03 § 1 (Exh. A), 2005).

5.36.060 Definitions.

A. "Commercial walking tour" means a walking tour for which a fee or other remuneration is charged. This definition excludes tours organized by nonprofit (501(c)3) organizations registered with the State and for which donations only are requested from tour participants.

B. “Walking tour” means any assembly of two or more persons led on foot, by a guide, docent or tour operator who represents or works for a business, organization or other entity, the purpose and/or activity of which, in whole or in part, is to provide walking tour services to individuals or groups, as a means of transmitting information associated with sites visited. Common topics for walking tours include people, places, ideas, architecture, natural history, environments, culture or events. (Ord. 2005-03 § 1 (Exh. A), 2005).

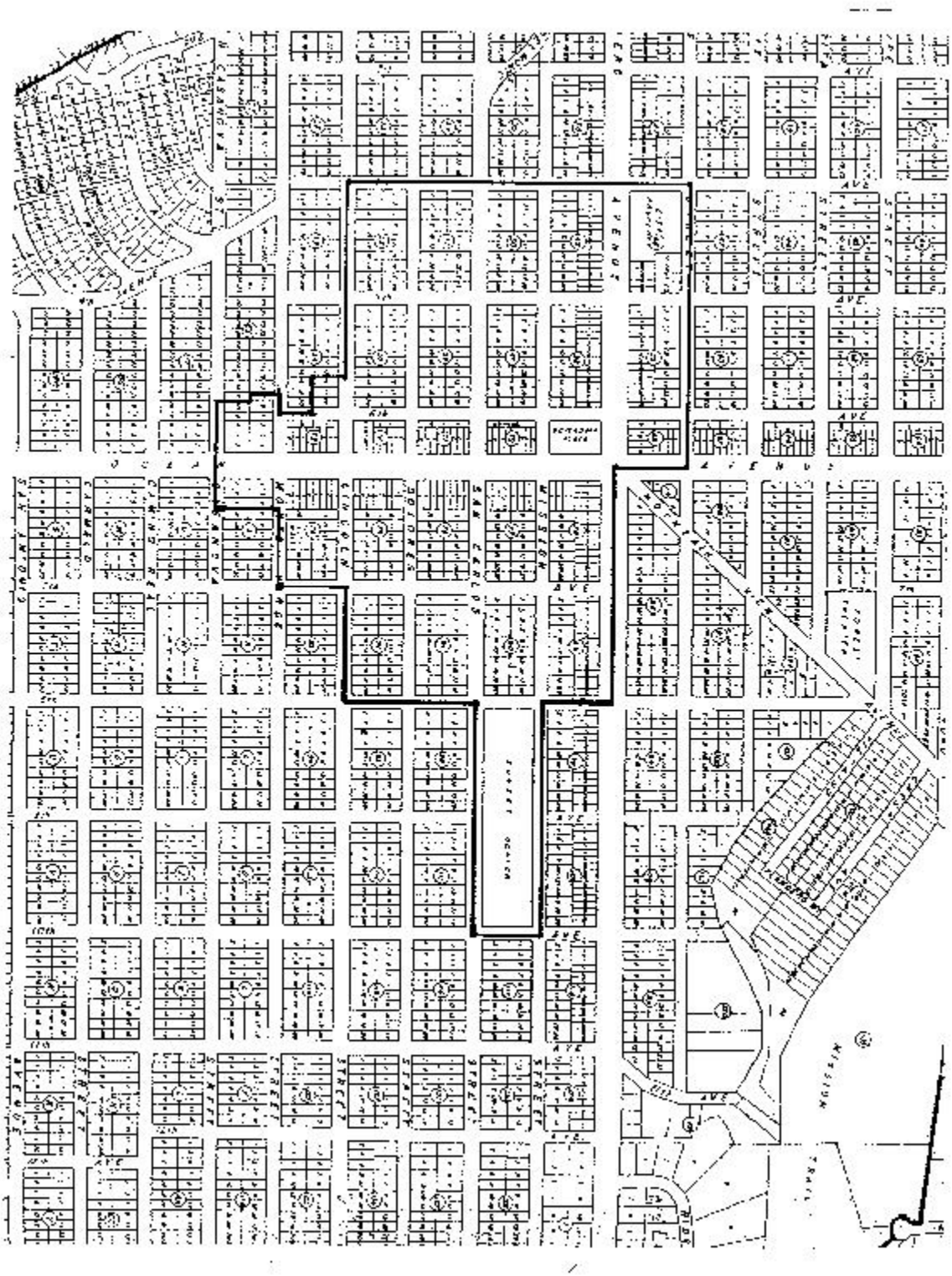


Figure 1

City of Carmel-by-the-Sea
Wine Tasting Policy

(3/3/2015)

Purpose

To establish guidelines for the review and approval of wine tasting facilities in the Central Commercial and Service Commercials Districts in the downtown.

Policy

The General Plan encourages a balanced mix of uses that serve the needs of both local and non-local populations. The Planning Commission recognizes the demand for establishing wine tasting facilities but also recognizes that their proliferation could impact the balanced mix of uses that the General Plan encourages.

Definition

A wine tasting room is a stand-alone establishment with a Duplicate Type 02 ABC license, in which the primary purpose to encourage patrons to purchase wine for off-site consumption. Establishments should not operate as a wine bar, where the primary purpose would be for patrons to consume wine on premise other than for the purpose of wine tasting. It is recognized that tasting rooms host occasional promotions and special events to encourage sales and marketing of wine for the education and development of current and potential customers.

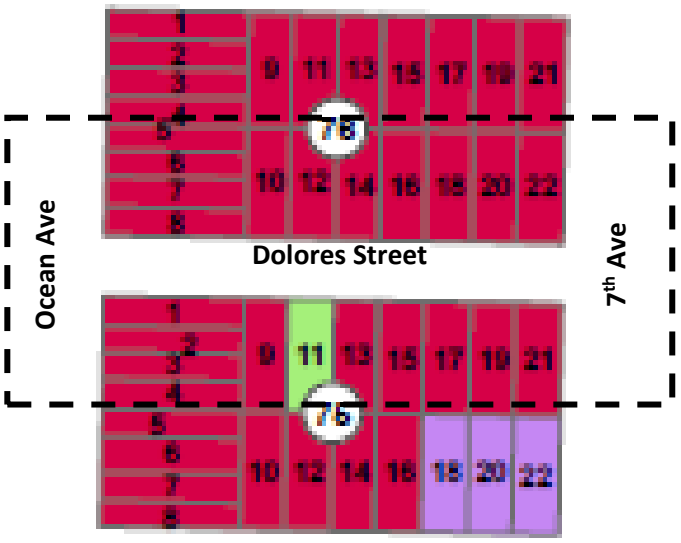
The following standards are recommended and shall be considered by the Planning Commission in its review of wine tasting permits:

1. Wines originating from Monterey County Vineyards and Wineries and locating their off-site tasting rooms in Carmel are desired and strongly encouraged. The tasting room should have a Duplicate Type 02 ABC license of a primary Type 02 ABC licensed winery located within Monterey County. All wines stored, displayed, and offered for sale and tasting should have been produced in a Type 02 Bonded Winery located in Monterey County with the vast majority (i.e. 75% or more) from grapes grown in Monterey County.
2. No more than three wine tasting Use Permits for new locations shall be issued within any 12-month period. To encourage diversity in the Commercial District, retail wine tasting shops located north of Ocean Avenue are strongly encouraged.
3. A wine tasting room may be permitted a limited number of special events specified through the Use Permit for the purpose of marketing and educating current and potential customers on wine.
4. In order to avoid the appearance of a bar, the wine tasting service and seating area should generally be limited to no more than 30% of the floor area of the retail space. The remaining area should primarily consist of wine-related retail display.
5. In general, the size of the retail and wine tasting area combined (office and storage excluded) should be no larger than 1,000 square feet.

6. Tasting should only involve traditional wine based products such as still wines, sparkling wines or Port-type products, no other alcoholic beverages should be permitted to be tasted or purchased.
7. The maximum serving size should be 2 ounces per serving. Customers should not be permitted to drink bottles of purchased wine in the store and no wine tasting should take place on public property.
8. Light snacks such as cheese, crackers, and bread may be served; however, meals are not permitted.
9. In order to encourage diversity and maintain a balanced mix of uses, no more than five establishments offering tasting should be permitted within any standard two-block area as depicted in Figure 1.* For smaller blocks including Blocks 70, 71, 72, and 73; or for other blocks in which these boundaries do not apply, the Planning Commission shall consider proposals on a case by case basis that meet the intent of this density limitation.
10. Night time hours should generally be limited to no later than 9:00 p.m.
11. Wine tasting associated with other uses such as retail food, art galleries, clothing stores, and the like is discouraged.

*For the purposes of this policy a "standard two-block area" would include all commercial spaces on both sides of a street located between the next two cross streets. The cross streets at the end of the blocks are also included up to the mid-point of each block.

Figure 1: Example of Standard Two-block Area (max 5 wine tasting establishments)



Addendum (8/10/16)

Wine Tasting Room Events

Routine Events: These are normal business activities that are strictly for the purpose of promoting wines sales. These events generally do not involve a large number of attendees, live music, or any activities outside of the building. Wine tasting rooms are allowed e a maximum of 2 routine events per month and a total of 24 routine events per year. Routine events include activities such as wine club events, library tastings, and pairing functions, such as wine and chocolate, wine and cheese, or pairings with other food products that are not classified as full meals.

Special Events: Special events are permitted live music and can be held for general social functions that may or may not be for the purpose of promoting wine sales. Pursuant to Municipal Code Section 9.16.030, the business is allowed a maximum of 4 special events per year, subject to written authorization from the Community Planning and Building Director upon review of each specific request.

* A Live Music Use Permit is required for regular live music (CMC 9.16)

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

July 12, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning and Building Director
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, Archeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026.

Application: DS 23-108 (Chadwick)
APN: 010-312-026
Block: C2
Lot: 10 & 11
Location: Scenic Road 2 northwest of 8th Avenue
Applicant: Eric Miller Architects, INC
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. This application is being 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.

Recommendation:

Adopt a resolution (attachment 1) denying a Track 1 Design Study (DS 23-108, Chadwick) and associated Coastal Development Permit for the construction of a driveway gate located on Scenic Road 2 northwest of 8th Avenue.

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-high inward swinging driveway gate. The driveway gate would be 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 is referring 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.

The Commission has given direction on past Design Study Applications, that when proposed, driveway gates should be omitted from the project as they create a "walled off" or compound-like appearance, and are not in keeping with the Design Traditions (Residential Design Guidelines) of the city. The Commission has also denied past applications for driveway gates when referred to the Commission by staff. As staff receives policy direction from the Commission, this project should be considered by the Planning Commission as the project conflicts with recent guidance from the Commission regarding how driveway gates relate to the Residential Design Guidelines and Municipal Code (CMC 17.58.040.3.b & CMC 17.52.030.L). Furthermore, in accordance with CMC 17.58.040.A.3.b, projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission for resolution.

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 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 Residential Design Guidelines state the following in respect to fences:

Residential Design Guideline 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.*

Residential Design Guideline 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.*

Residential Design Guideline 11.3. *When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

- *Continue the pattern of fences, walls, and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site).*
- *Keep a sense of openness into the site as seen from the street. Fences and walls along street frontages should be kept low and should not impede visibility for motorists at street intersections.*

- *Fences and gates should have open, transparent qualities, such as open pickets, that permit filtered views into the front garden.*

Site Context

The lot size is 4,006 square feet and has a 53-foot wide street frontage. The front yard and adjacent right-of-way are landscaped with planting that was approved under the prior Design Study (DS 15-217) that screens the majority of the existing 4' tall solid wood fence. The right-of-way also maintains a number of significant right-of-way encroachments that were installed after the final inspection of the associated Building Permit without approval or the benefit of an encroachment permit. As outlined in CMC 17.34.070.B.1 & 4, "*Landscaping in public rights-of-way in the R-1 district is limited to drought-tolerant plants that are native and are consistent with the character of the Monterey Peninsula environment,"* and*, "Paving, gravel, boulders, logs, timbers, planters or other above-ground encroachments are prohibited, except paving for driveways. Pathways paved only with decomposed paved only with decomposed granite or other soil materials made of soil materials are permitted."*

Staff has informed the applicant these encroachments are not permitted and the applicant has included a note on the plans that the encroachments are to be removed –the removal of the encroachments has also been noted as a requirement of the Resolution (Refer to Attachment 1). These encroachments may impact the public's ability to utilize the city right-of-way for parking. In accordance with CMC 17.20.180, "*Development shall not interfere with the public's right of access to the sea by eliminating free public beach parking along Scenic Road, the Del Mar parking lot, and San Antonio from 2nd Avenue to Santa Lucia Avenue, or any street rights-of-way west of San Antonio."*

Proposed Project

The combination of the previously approved solid fence and landscaping minimize any filtered views of the front yard, however, the absence of a driveway gate allows for unobstructed views of the yard from a certain vantage point from the right-of-way. The proposed two panel inward swinging driveway gate is designed to match the height (4-feet tall) and design of the existing wood fence and resulting in the appearance of a solid fence line across the property frontage when closed. As the driveway slopes down away from the adjacent grade, the driveway gate would likely need to be slightly lower than the existing fence line as fence heights are measured from grade to the top of the fence line. Due to the slope of the driveway and topography of the site, the top of the fence would likely not be able to maintain the same height as the existing fence –it would either need to step or slope down to maintain the existing four foot height limit.

The driveway gate is proposed to be supported by metal posts and arms –the color of the metal posts has not been identified. If the Commission supports the driveway gate (and inclusion of metal posts which may be visible), staff recommends the Commission include a Condition that the posts be painted to match/blend with the fence color.

Prior Commission Direction

Over the last few years, the Planning Commission has expressed concerns with front yard fencing that creates a walled-off appearance or obstructs filtered views of open space areas. Most recently the Planning Commission expressed concerns with a driveway gate proposed for the Rainey (DS 20-205) and Pot D' Or (DS 19-415) projects finding that closing off the property using a combination of fencing and driveway gates is inappropriate, not in keeping with the forest setting or the neighborhood context and required the elimination of the proposed gates as Condition of Approvals for the projects. The Track 1 referral for the Cue project (DS 21-159) was denied with the findings that:

1. *The project does not contribute to neighborhood character including the type of forest resources present, the character of the street, and the treatment of open space resources as driveway gates are not part of the*

neighborhood character and the proposed gate disrupts the pattern of open space resources, and

2. *The project is not consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources because the proposed driveway gate would be located at the front property line and solid wood paneling would diminish the open space resources at the front of the property.*

Based on the current direction from the planning Commission, the findings above could also be made for the subject application and have been included as part of the associated Resolution.

Two of the previous driveway gates the Commission did not approve maintained open and transparent qualities that allowed filtered views into the properties and the referral denied by the Commission was also proposed to be a solid gate. The driveway gate subject to this Design Study Application is proposed to be solid to match the existing fence.

Different from the previous denial, the neighbor immediately adjacent to the north does maintain an existing driveway gate. This driveway gate was approved as part of Design Study DS 18-149, prior to the change in policy to not approve driveway gates. The neighboring driveway gate, however, is open and does maintain filtered views into the site, whereas the proposed driveway gate of the subject Design Study application is a solid to match the existing fence and would not allow for views into the site as encouraged by the Design Guidelines. As part of their discussion, the Commission should consider whether the adjacent driveway gate establishes context for the street, as described in Residential Design Guideline 11.2.

Note: only one (1) driveway gate exists on the block; there are a number of non-conforming fences that exceed the height limits along the street frontage that also create a wall effect farther north down the street. In the immediate area, filtered views into the site is the primary context.

Alternatives, and Recommendations

While privacy, safety, and the desire to have a fenced in front yard is typically cited as the primary desire to have a fence located across the front property line, a common alternative that excludes a driveway gate has been to return the fence line toward the house and run a fence parallel to the driveway –thus creating an enclosed front yard area.

As a result of the current direction from the Commission, staff's recommendation is to deny the request for the proposed driveway gate. If the Planning Commission wishes to explore options for permitting a driveway gate, staff recommends providing direction for the applicant to provide a design that maintain open and transparent qualities that permit filtered views into the site, as encouraged by the Residential Design Guidelines –though even open and spaced fences have not been supported in the past. If the Commission wishes to approve a driveway gate, staff recommends continuing the application with direction to the applicant to prepare a revised design that provides for some views into the site, as encouraged by the Design Guidelines, and staff would return with the revised plans and resolution for Commission review and adoption.

Other Project Components:

According to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves. If the Commission directs staff to return with a resolution approving a driveway gate, the appropriate CEQA analysis will be completed for the proposed project.

Attachment 1 - Resolution
Attachment 2 - Site Photographs
Attachment 3 - Right-of-Way Vision Statement
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DENYING A TRACK 1 DESIGN STUDY APPLICATION 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, ARCHEOLOGICAL SIGNIFICANCE (AS) OVERLAY, AND BEACH/RIPARIAN (BR) OVERLAY. APN: 010-321-026

WHEREAS, on April 18, 2023, Carla Hashimoto, on behalf of Eric Miller Architects, INC, ("Applicant") submitted an application on behalf of Art and Farah Chadwick ("Owner") requesting approval of Track 1 Design Study application DS 23-108 (Chadwick) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Scenic Road 2 NW of 8th 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 to construct a four-foot-tall, solid pattern, driveway gate; and

WHEREAS, the scope of work constitutes a Track 1 Minor Design Study project and was referred to the Planning Commission in accordance with Carmel Municipal Code Section 17.58.040.A.3.b which states that projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission; and

WHEREAS, a Coastal Development Permit is required in accordance with Carmel Municipal Code Section 17.52.100.D.2 (Limits on Exemptions for Single-Family Residences and other Improvements) as the subject property is located in the Beach and Riparian Overlay District and is located west of Carmel Street; and

WHEREAS, on June 30, 2023, a notice of the public hearing scheduled for July 9, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before July 2, 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 July 9, 2023, the Planning Commission held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, 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, 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, according to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves.; 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 Design Study Application DS 23-108 (Chadwick):

1) The project does not contribute to neighborhood character including the type of forest resources present, the character of the street, and the treatment of open space resources as driveway gates are not a consistent part of the neighborhood character and the proposed solid gate disrupts the pattern of open space resources.

2) The project is not consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources because the proposed driveway gate would be located at the front property line and solid wood gate and fence line would diminish the open space resources at the front of the property.

BE IT FURTHER RESOLVED, all unpermitted right-of-way encroachments including but not limited to boulder, rocks, logs, stepping-stones shall be removed within 30 calendar days from the date of this action. Failure to remove the unpermitted encroachments by the deadline shall result in enforcement action by the Code Compliance Division; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **DENY** a Track 1 Minor Design Study referral (DS 23-108, Chadwick) and associated Coastal Development Permit for the construction of a driveway gate located on Scenic Road 2 northwest of 8th Avenue.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of July, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary


The - Sea
07/05/2023 9:47 AM


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Right-of-Way Vision Statement

In most neighborhoods, the edges of the public right-of-way (between the road edge and adjacent private property lines) are unpaved. The right-of-way is often left unplanted resulting in an informal character of volunteer plantings, packed earth and pine needles. The right-of-way is also often planted with indigenous species consistent with a forest appearance. Both approaches contribute to a linear green belt appearance that helps to create the "village in a forest" character that defines the City.

The City has adopted clear standards that guide the treatment of the right-of-way in the residential district. These standards can be found at www.ci.carmel.ca.gov or at the Department of Community Planning and Building located at City Hall. Some of these standards include:

- Drought-tolerant, native plants, informally arranged may be permitted.
- Formal plant arrangements with highly colorful flowering plants are prohibited.
- When possible, plantings should not extend to the street edge to allow for off-street parking.
- Paving, gravel, boulders, logs, timbers, planters or other above-ground encroachments are prohibited, except paving for driveways, unless an encroachment permit has been obtained from the City.
- A narrow crushed Decomposed Granite pathway from the street to the property entrance may be allowed without an encroachment permit.

The City is requesting your assistance to ensure that the right-of-way adjacent to your property complies with City standards. If you would like assistance in determining whether the right-of-way adjacent to your property is out of compliance, please contact the Department of Community Planning and Building at (831) 620-2010.

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Attachment 4

CHADWICK GATE

SCENIC 2 NW OF 8th AVENUE
CARMEL-BY-THE-SEA, CA 93921

PROJECT DATA

SCOPE OF WORK / PROJECT DESCRIPTION:

ADDITION OF 10 FOOT WIDE MOTORIZED SWINGING WOOD GATE AT THE DRIVEWAY. GATE SHALL MATCH EXISTING WOOD FENCE AND PATHWAY GATE.

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:

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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.
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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

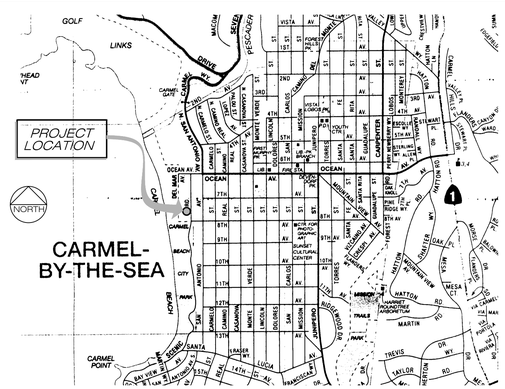
SHEET INDEX

ARCHITECTURAL

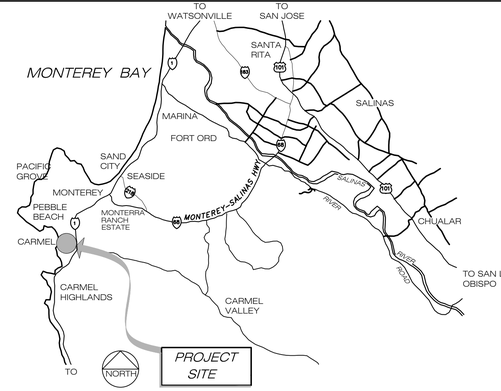
A-1 TITLE SHEET

A-2 SITE PLAN
A-7 PROPOSED GATE DETAILS

LOCATION MAP



VICINITY MAP



REVISION	No.

CONSULTANT:

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

TITLE SHEET

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 5/30/2023

SCALE: N.T.S.

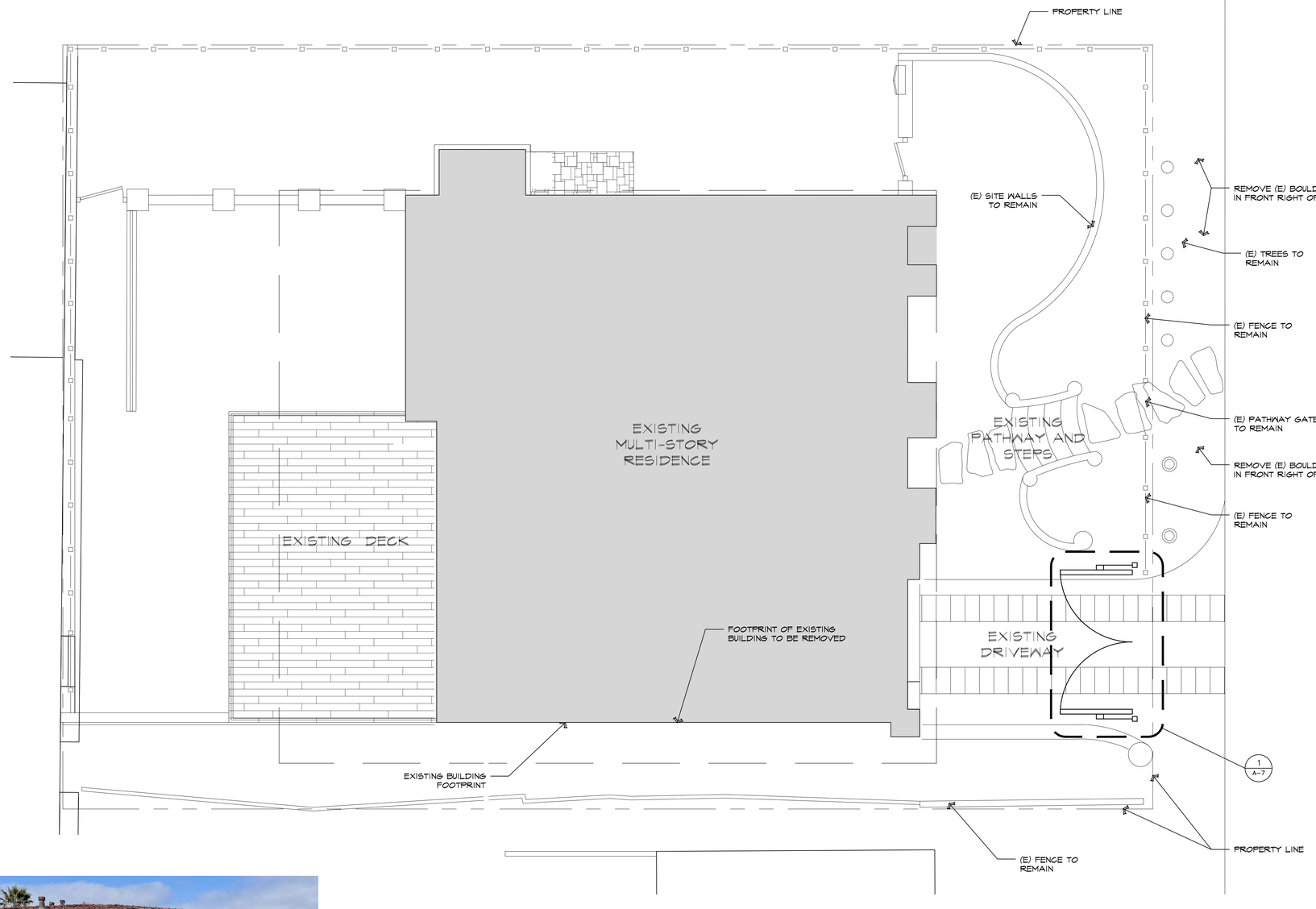
DRAWN: CJH

JOB NUMBER: 14.34

A-1

SHEET OF

Attachment 4





EXISTING STREET ELEVATION

N

SITE PLAN

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

0 4' 8'

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940

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

SITE PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

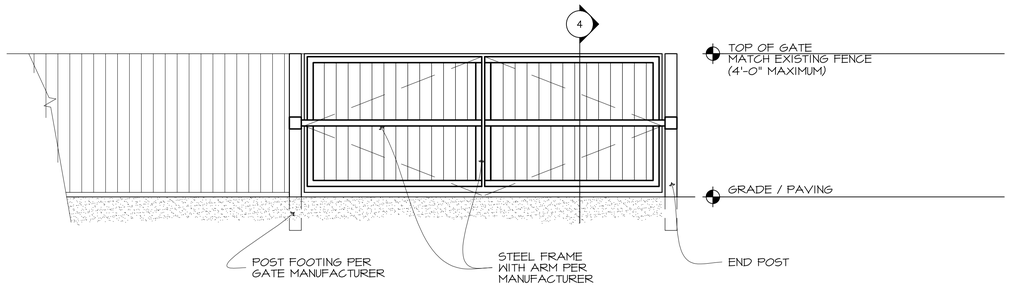
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DRAWN:	CJH
JOB NUMBER:	1434

A-2

SHEET OF

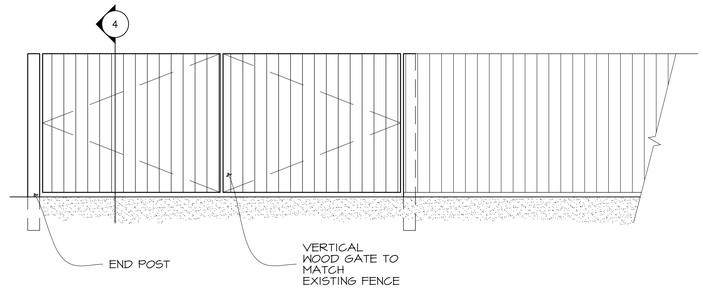
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CD



3 GATE FRAME ELEVATION

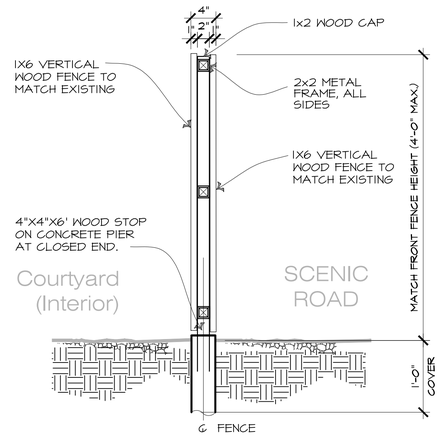
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2 GATE STREET ELEVATION

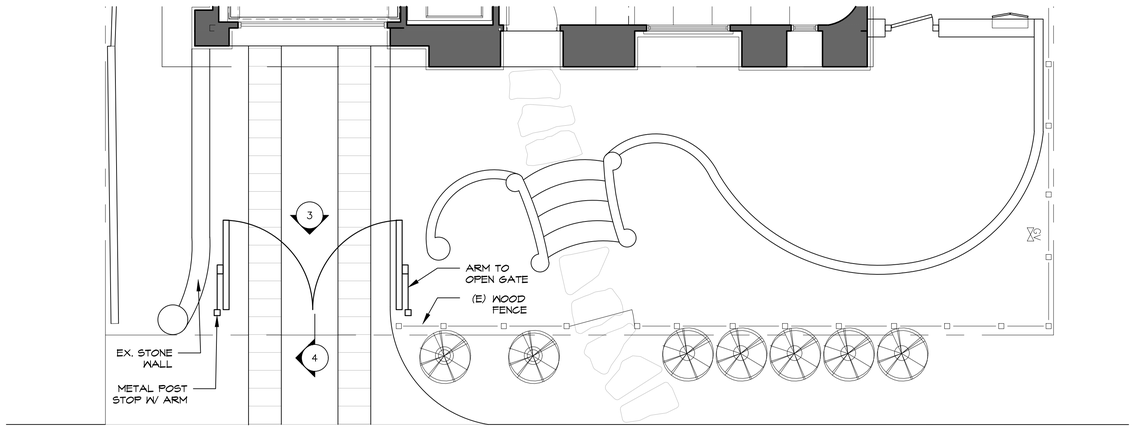
SCALE: 1/2"= 1'-0"

Attachment 4



4 GATE DETAIL

SCALE: 1"= 1'-0"



2

1 PROPOSED GATE PLAN

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

0 4' 8'

N

REVISION | No.

CONSULTANT:

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

PROPOSED DRIVE GATE

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 5/30/2023
SCALE: VARIES
DRAWN: CJH
JOB NUMBER: 14.34

A-7
SHEET OF

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CD

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

July 12, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning and Building Director
SUBJECT:	**DS 23-104 (Smith)**: Consideration of a Track 1 Major Design Study referral for the demolition of a 127-square-foot carport and construction of a 250-square-foot detached garage in the front setback located at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) District. APN 010-163-009.

Application: DS 23-104 (Smith) **APN:** 010-163-009
Block: 138 **Lot:** 24
Location: Northeast corner of San Carlos Street and 13th Avenue
Applicant: MacKenzie Patterson, Architect **Property Owner:** Timothy and Margaret Smith

Executive Summary:

The proposed project includes the demolition of a 127-square-foot attached carport (not located in the front setback) to be replaced with a 250-square-foot detached garage in the front yard setback at the property located northeast of San Carlos Street and 13th Avenue. No trees are proposed for removal, and the property is not a historic resource. No correspondence from neighbors has been received at the time of writing this report. This Track One Major Design Study is being referred to the Planning Commission because the new garage is proposed to be constructed within the front yard setback, which necessitates findings of approval by the Planning Commission.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution approving Design Study (DS 23-104, Smith) for the demolition of a 127-square-foot attached carport and construction of a 250-square-foot detached garage that encroaches no more than 6'2" into the front setback, subject to the attached findings and conditions (Attachment 1) located at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) Zoning District; APN: 010-163-009.

Background and Project Description:

The 4,000-square-foot property is developed with a 1,219-square-foot, one-story house constructed in 1952 by contractor George Mark Whitcomb (Attachment 2, Site Photographs). The attached carport was added to the west elevation (not encroaching into the front setback) in 1965, and in 1992 a major remodel involved relocating the front entrance to the west elevation (it was originally on the east elevation), adding the southwest corner window, and infilling the only original window on the front elevation. Other elevations were altered as well. A historic evaluation was completed and a Determination of Ineligibility issued on March 27, 2023, due to alterations that compromised the building's integrity. Today, the property features 1,070 square feet of site coverage and a wood fence (of varying heights) that bounds all property lines.

Proposed Project:

The following work is included in the project plans for DS 23-104 (Smith) (Attachment 3, project plans):

- Demolition of the existing 127-square-foot attached carport at the west façade;
- Construction of a new 250-square-foot detached garage in roughly the same location (though newly encroaching into the front yard setback), with 3' of space between the residence and the proposed garage;
- Reduction of site coverage from 1,070 to 824 square feet;
- Removal of asphalt in the right-of-way; and
- Retention of existing fencing;

Draft conditions of approval have been included in Attachment 1.

Staff Analysis:

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

Staff Response: The applicant is not proposing any tree removals. Track One Major Design Study applications do not require a site review by the City Forester nor any required tree plantings. The standard tree protection measures required by the Forester have been included as Condition of Approval #21. The project is consistent with the Design Guidelines pertaining to the 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 to natural features.

Staff Response: Staff has not identified any significant privacy or view impacts associated with the project. The proposed 250-square-foot single-story garage is 11'4" tall; the existing carport is 8'10" tall. The garage will not feature any window openings looking north to the neighboring property. Staff has not received any correspondence neighbors at the time of writing this report.

The new garage does not establish any new view into neighboring properties nor create a view impact, therefore the project is consistent with 5.1 through 5.3 of the Design Guidelines pertaining to privacy and view impact.

Parking: The proposed 250-square-foot garage is permitted per CMC 17.10.030.D.2.d.i and 17.10.030.F which state:

> *Required Parking. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking.*

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. Tandem parking is allowed in this district. All required parking shall be provided on-site and shall be counted as floor area and exterior volume.

The code stipulates that the minimum dimension of a garage in the side/rear yard setback should be 20' by 10' and no higher than 15 feet. The proposed garage conforms to the minimum dimension, minimum square footage in floor area, and does not exceed the maximum height allowed.

The new garage is proposed to be setback 3' from the north (side) property line and 8'10" from the west (front) property line. A detached garage in the street side setback may be authorized by the Planning Commission per CMC 17.10.030.A.1 (below, with staff responses).

Detached Garages and Carports. To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within rear yard setbacks or front or side yard setbacks facing a street, subject to the following standards:

a. Front or Side Yard Setback Facing a Street. 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 a side yard setback facing a street (but not both) if:

i. 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 to remove the existing asphalt in the right-of-way (except for the driveway) and landscape the area. Condition of Approval #18 and #24 requires a landscape plan to be approved by the City Forester.

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

Staff Response: No trees are within the setback encroachment. The proposed garage will be constructed in close proximity to an oak limb; if necessary the south eave of the garage will be modified to accommodate the limb.

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

Staff Response: The proposed garage would have an 8'10" setback from the west (front) property line, and there would be approximately 17' from the face of the garage to San Carlos Street. This distance appears sufficiently deep to allow a driver to safely view oncoming traffic when backing out of the garage onto the street. Further, staff asserts that the location adjacent to an intersection with a stop sign will decrease the likelihood of hazardous conditions, as traffic is forced to slow to a stop. The asphalt-paved sidewalk along the east side of San Carlos Street safely accommodates pedestrians; the replacement of asphalt with dirt, mulch, and/or plantings will not affect pedestrian accessibility to the bus stop waiting areas nearby (northwest and northeast of the intersection).

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

Staff Response: The proposed detached garage would be 11'4" high, where the maximum allowed for a garage in the front yard setback is 15'. The garage would have a shed roof form that slopes up to the south, sitting below but following the roofline of the main residence. Due to the placement in front of the residence, the garage will unavoidably appear prominent at the front of the property. However, there is precedent of prominent garages along the subject block and staff finds the proposed detached garage sufficiently subordinate to the house in terms of height. The location of the garage in the front yard setback is more appropriate than an alternative location at the southeast corner of the property, accessed off 13th Avenue, which would require the

removal of two trees in the right-of-way to accommodate a new driveway location.

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

Staff Response: There are several other garages that are located within the front setback on San Carlos Street between 12th and 13th Avenues Attachment 2, Site/Subject Block Photographs). Staff observed a higher concentration of garages in the front setback on the subject block as compared to other areas of the Village, likely due to San Carlos being a main traffic artery that also supports pedestrian traffic (due to Sunset Center and bus route stops). While other roads throughout town accommodate parking in the right-of-way, San Carlos features a paved sidewalk along the east side of the street that prevents parking in the right-of-way. The paved walkway extends from 13th Street all the way north to the downtown. This unique roadway condition has resulted in informal on-street parking and preponderance of garages either within the front setback or incorporated with the house designs. Because the observed garages along this stretch of San Carlos Street reflect a mix of placements, styles, sizes, materials and roof forms, the subject block does not appear to be at risk of a homogenous appearance. Hence, the addition of a one more detached garage would not threaten the diversity of the neighborhood streetscape.

The proposed garage meets all five standards.

Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that do not dominate the design of the house or site; positioning garages to maximize open space, views, and privacy; and minimizing visual impacts.

Staff Response: The proposed one-story, one-car garage does not exceed one-story house. Staff supports the location of the proposed garage because the carport has been located in this location since 1965, and the existing driveway is in place.

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 proposed new 250-square-foot garage will result in an increased mass from the existing 127-square-foot carport. However, the single-story form will be maintained. Adjacent and surrounding properties contain one-, one-and-one-half-, and two-story residences. The proposed garage maintains a human scale and maintains the residential character of the neighborhood. The project meets the design guideline objectives for mass and bulk.

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

Staff Response: The proposed garage will feature a simple rectilinear footprint and a shed roof form that sits 15" below and follows the roofline of the residence's low gable roof form. The proposed garage will feature 18' eaves at the north, west, and south elevations and no eave at the east elevation. The project meets the design guideline objectives for building and roof forms.

Finish Details: Residential Design Guideline 9.4 states, "*Architectural details should appear to be authentic, integral elements of the overall building design concept.*" Design Guideline 9.8 states, "*Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.*"

Staff Response: The proposed garage will feature horizontal wood cladding painted yellow with white trim to match the main house, and will feature Certainteed Presidential triple-layer composition roof shingles (color: Aged Bark) to match to main house. The cladding and roof materials are appropriate. The south elevation will feature a double-light wood-frame window (5' x 4') and one pedestrian access wood door (2'8" x 6'8"). The west elevation will feature one segmented, painted, wood panel vehicular door (10' x 7'4"). The finish details of the proposed project are appropriate.

Site Coverage:

The 4,000 square-foot site is permitted 396 square feet of site coverage, and 556 square feet if 50% is permeable. The existing site coverage is 1,070 square feet. The site is significantly over on allowed site coverage and therefore is nonconforming. The proposed project includes a reduction of site coverage down to 824 square feet

CMC 17.10.030.C.2 (Nonconforming Site Coverage) states, "Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area [when…] excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less."

Staff Response: Site coverage will be brought into compliance per CMC 17.10.030.C.2, reduced at a rate equal to two times the amount of floor area added to the site.

Landscaping:

Condition of approval #18 and #24 require a landscape plan for the right-of-way be approved by the City Forester prior to issuance of a building permit. The project does not involve additional landscape components.

Fencing:

The property currently features an existing wood fence along all property lines (varying heights, some sections topped with lattice). The existing fencing is proposed to be maintained and no new fencing is proposed.

Staff Response: Staff supports the retention of the existing fencing.

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.

Staff Response: The applicant is not proposing any exterior light fixtures at this time. Any light fixtures proposed in the future shall meet the standards outlined in Condition of Approval #10 and #28.

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) of the State CEQA Guidelines. Class 3 exemptions include Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. 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 - Site and Subject Block Photos
Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-0xx-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A TRACK ONE MAJOR DESIGN STUDY (DS 23-104, SMITH) FOR THE DEMOLITION OF AN EXISTING 127-SQUARE-FOOT CARPORT AND CONSTRUCTION OF A 250-SQUARE-FOOT DETACHED GARAGE IN THE FRONT YARD SETBACK AT THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF SAN CARLOS STREET AND 13TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT. APN: 010-163-009.

WHEREAS, the owner of the subject property ("Owner") is Timothy and Margaret Smith; and

WHEREAS, on April 14, 2023, MacKenzie Patterson ("Applicant") submitted an application on behalf of the Owner requesting the approval of a Track One Major Design Study, (DS 23-104, Smith) described herein ("Application"); and

WHEREAS, the project site is a 4,000-square-foot lot located at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) Zoning District (Block 138, Lot 24); and

WHEREAS, the Applicant is proposing to demolish a 127-square-foot attached carport and construct a 250-square-foot detached garage in the front side yard setback, in approximately the same location as the existing carport; and

WHEREAS, on March 27, 2023, a Determination of Ineligibility was issued, confirming the property is not a historic resource; and

WHEREAS, a Design Study is required in accordance with CMC 17.58.040 (Residential Design Review) which requires the review of projects for compliance with the City's zoning and design guidelines and the findings required in CMC 17.64.080; and

WHEREAS, in accordance with CMC 17.10.030.A.1 (Detached Garages and Carports) "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 a side yard setback facing a street" if certain standards are met; and

WHEREAS, this Track One Design Study Application has been referred by the Director to the Planning Commission for their consideration of the proposed garage in the front yard setback; and

WHEREAS, on June 30, 2023, notice of the public hearing 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 time and date of the hearing; and

WHEREAS, on or before July 2, 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 July 12, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Track One Design Study referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its July 12, 2023 hearing date including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require 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 15303 (Class 3) – New Construction and Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHERAS, the Planning Commission determined that pursuant to Section 15300.2 of the CEQA Guidelines, the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and there are no exceptions to the exemption; and

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Residential Track One Design Study (CMC 17.58.040.A):

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL

For each of the required design findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.58.060.B, Findings for Design Review Approval	**YES**	**NO**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	

2. Comply with all applicable provisions of this code;	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Track One Design Study (DS 23-104, Smith) to demolish an existing 127-square-foot carport and construct a 250-square-foot detached garage in the front yard setback at the northeast corner of San Carlos Street and 13th Avenue in the single-family residential (R-1) zoning district (APN: 010-163-009), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** This approval of Design Study (DS 23-104, Smith) authorizes the demolition of a 127-square-foot carport and construction of a 250-square-foot detached garage in the front yard setback at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by MacKenzie Patterson dated June 14, 2023 and approved by the Planning Commission on July 12, 2023 unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	Service Laterals. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the	✓

	relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	
7.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
8.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	✓
9.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
10.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓

11.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	**Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
13.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.	✓
14.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
15.	**Truck Haul Route.** Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
16.	**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)	✓

17.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	Landscape Conditions	
18.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
19.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
20.	**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.	✓
21.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the	✓

	trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
	SPECIAL CONDITIONS	
22.	**Condition of Approval Acknowledgement.** The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set.	✓
23.	**Building Permit Revision**. The applicant shall apply for and obtain a building permit prior to commencing work on the approved Design Study (DS 23-104, Smith).	✓
24.	**Landscape Plan.** All new landscaping for the City right-of-way and front yard shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. See Standard Condition of Approval #18.	✓
25.	**Right of Way.** Prior to building permit Final Inspection, the applicant shall remove all asphalt in the public right-of-way (except for the driveway) and install dirt/mulch and/and plantings as approved by the City Forester.	✓
26.	**Door and Window schedule.** The applicant shall submit a door and window schedule with opening dimensions and product specs and obtain Planning approval prior to issuance of a Building Permit. The applicant shall install unclad wood or aluminum clad wood windows. Windows that have been approved with divided lights shall be constructed with true divided lights. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted. The manufacturer's specifications for the windows shall be included in the construction drawings submitted with the building permit application.	✓
27.	**Finish Color.** The proposed garage shall be painted light yellow to match the existing residence.	✓
28.	**Exterior Lighting**. The applicant shall obtain Planning approval for any proposed exterior light fixtures (wall mounted and landscape) prior to installation; see Standard Condition of Approval #10.	✓

*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of July, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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



Figure 1: View looking northeast.



Figure 2: View looking east.



Figure 3: View looking northeast.



Figure 4: Asphalt in front yard to be removed. View looking southeast.



Figure 5: Asphalt in right-of-way to be removed. View looking south.



Figure 6: San Carlos Street subject block context image (neighbor to immediate north of subject property).



Figure 7: San Carlos Street subject block context image.



Figure 8: San Carlos Street subject block context image.



Figure 9: San Carlos Street subject block context image.



Figure 10: San Carlos Street subject block context image.



Figure 11: San Carlos Street subject block context image.



Figure 12: San Carlos Street subject block context image.



Figure 13: San Carlos Street subject block context image.



Figure 14: San Carlos Street subject block context image.



Figure 15: San Carlos Street subject block context image.



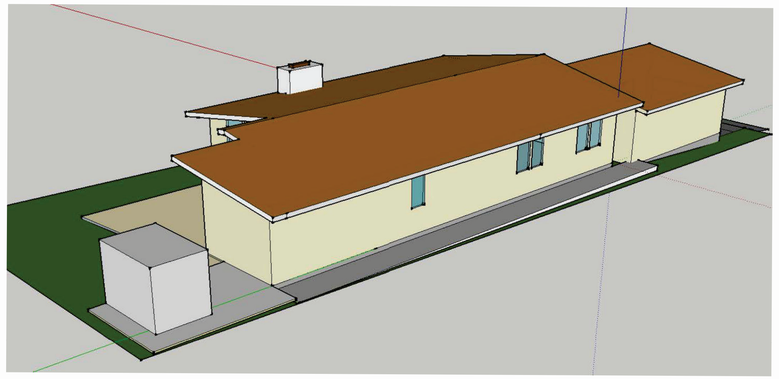
Figure 16: San Carlos Street subject block context image.

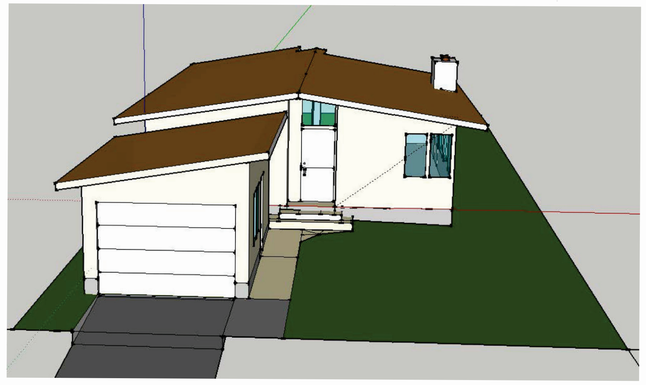


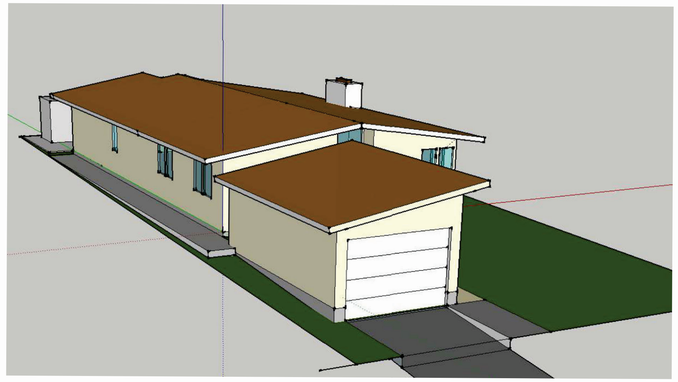
Figure 17: San Carlos Street subject block context image.



Figure 18: San Carlos Street subject block context image.







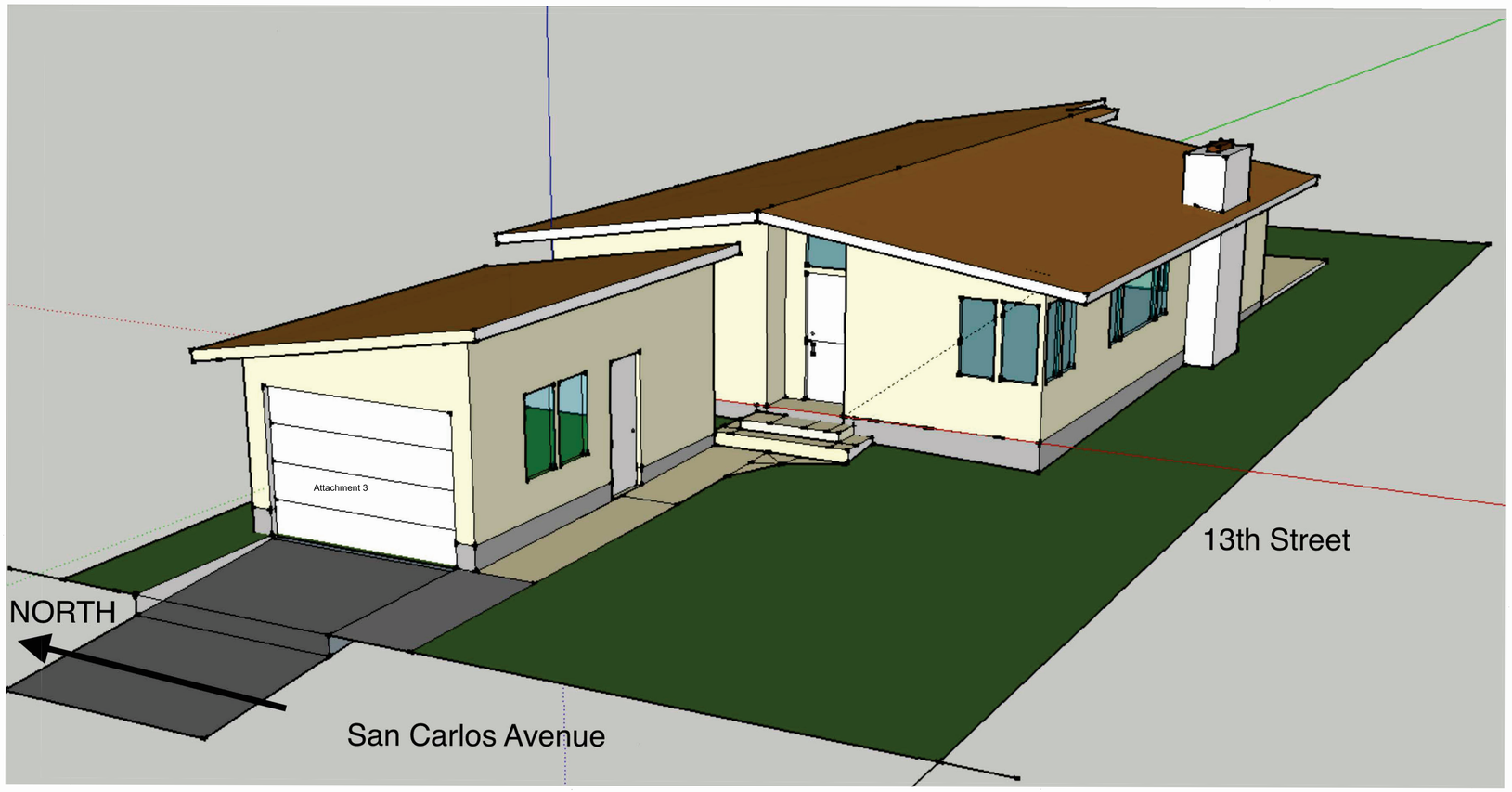


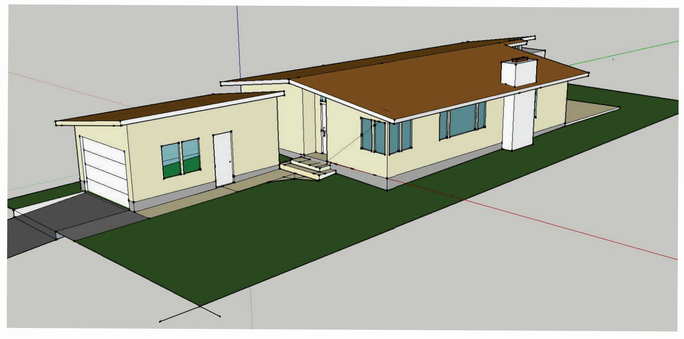
TABLE OF CONTENTS

No.	Description
Cover	Perspective Sketches
1	Existing & Proposed Floor Plan
2	Survey, Existing Floor Area & Coverage
3	Survey, Proposed Floor Area & Coverage
4	Existing Exterior Elevations & Roof Plan
5	Proposed Exterior Elevations

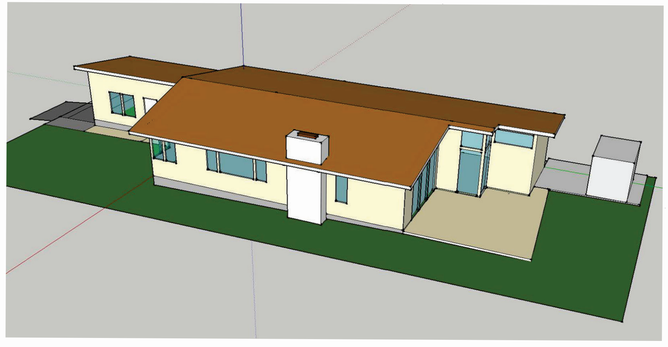
Scope of Work:

This application is limited to the replacement of the existing Carport with a Detached One Car Garage

Note that all seven of the perspective sketches depict the proposed project.







MacKenzie Patterson Architect ©2023
C7065
25345 Tierra Grande Dr., Carmel, CA 93923
Phone: 831-238-0202, meptwo@gmail.com

LICENSED ARCHITECT ☆ STATE OF CALIFORNIA
MacKenzie C. Patterson Jr. C7065 Ren:Nov.2023

June 14, 2023

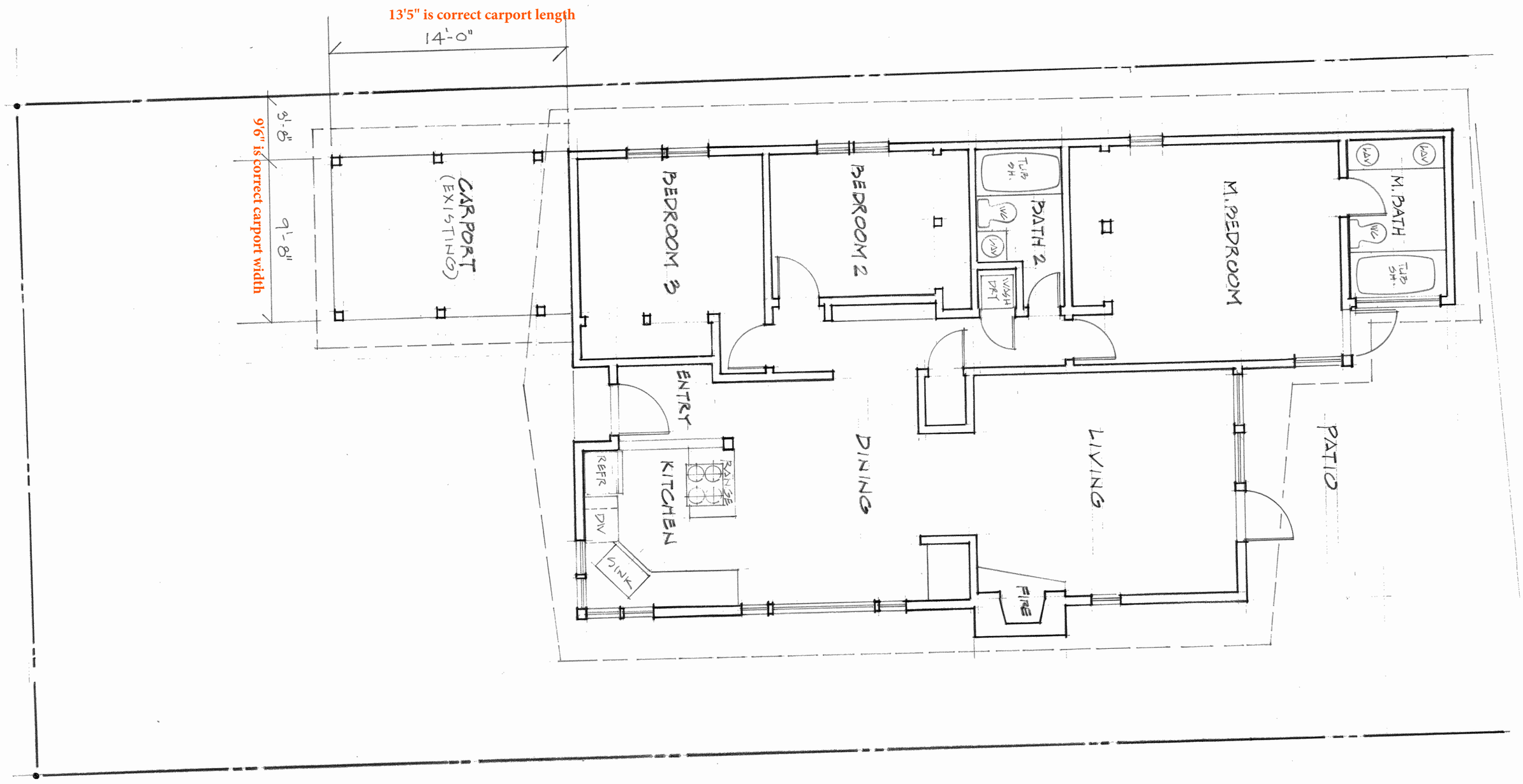
A Residential Remodel & Garage for:
Mitch & Peggy Smith
N/E Corner San Carlos & 13th Avenue, Carmel, California 93921
Monterey County A.P.No. 010-163-009-000 , mitchsmith57@hotmail.com Phone: 760-518-9906

COVER SHEET

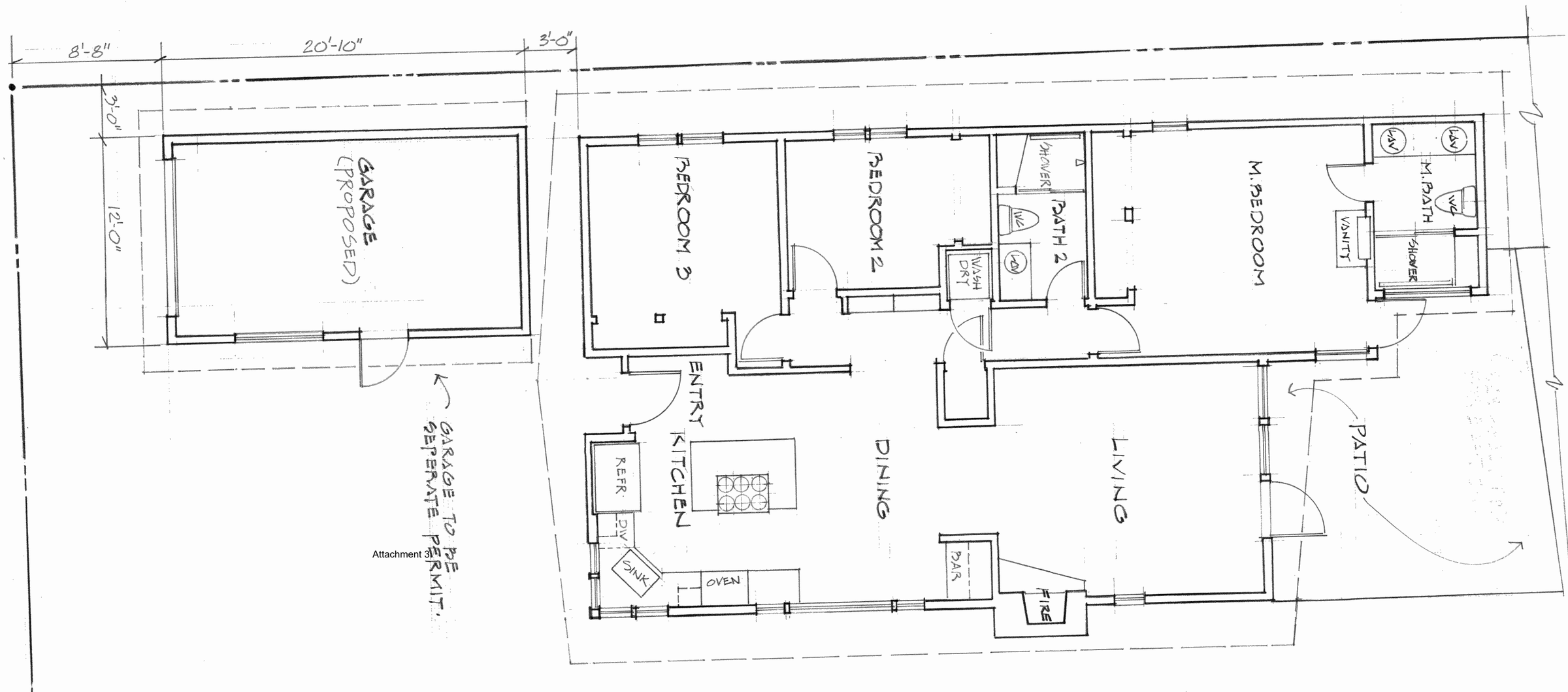
13'5" is correct carport length

9'6" is correct carport width

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



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

N

Attachment 3

1

A Residential Remodel & Garage for:

Mitch & Peggy Smith

N/E Corner San Carlos & 13th Avenue, Carmel, California 93921

Monterey County A.P.No. 010-163-009-000 , mitchsmith57@hotmail.com Phone: 760-518-9906

LICENSED ARCHITECT
MacKenzie C. Patterson Jr.
C7065
Ren:Nov.2023
STATE OF CALIFORNIA

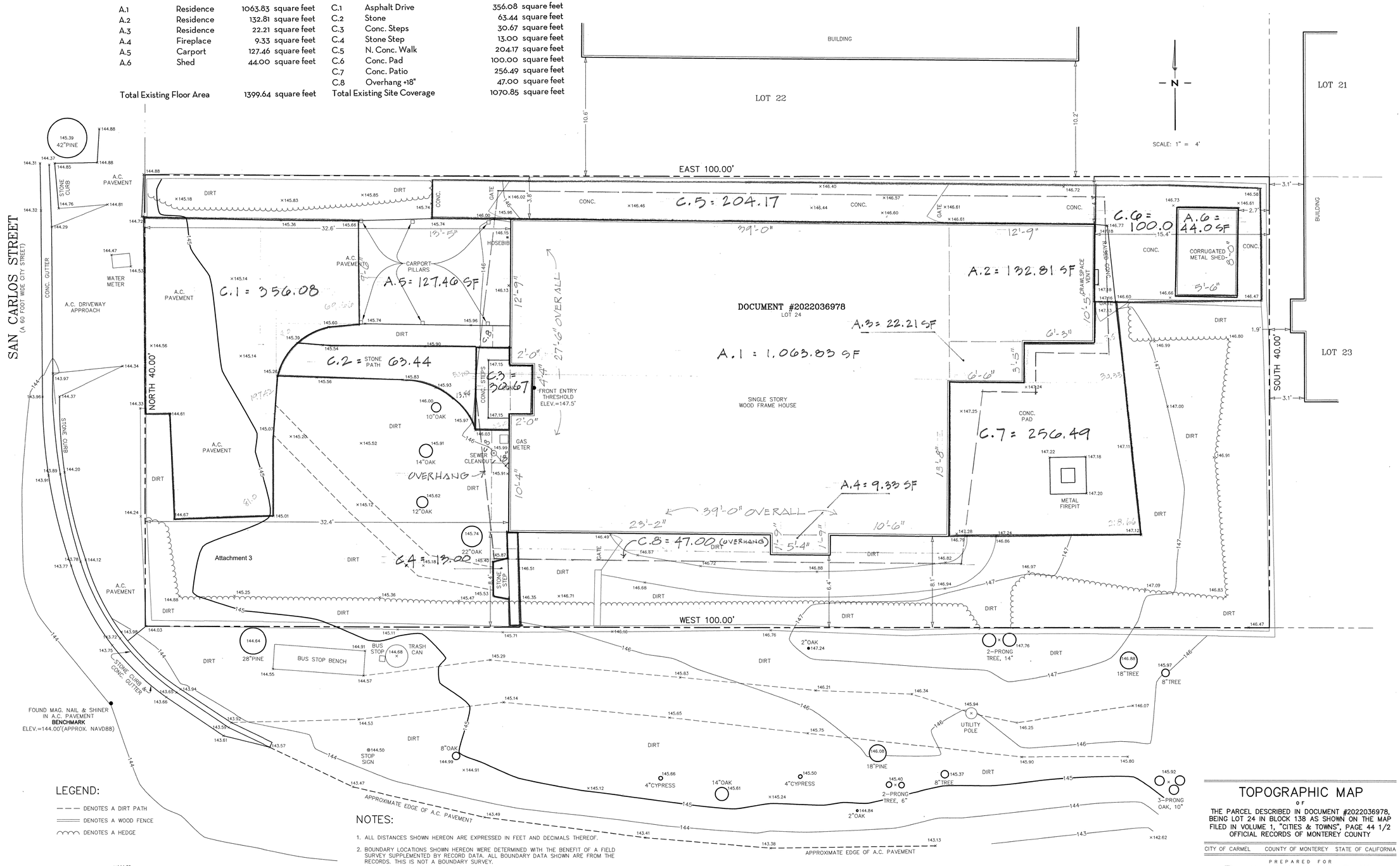
MacKenzie Patterson Architect
©2023
C7065 6/14/23
25345 Tierra Grande Dr., Carmel, CA 93923
Phone: 831-238-0202, mcptwo@gmail.com

EXISTING BASE FLOOR AREA

A.1	Residence	1063.83	square feet
A.2	Residence	132.81	square feet
A.3	Residence	22.21	square feet
A.4	Fireplace	9.33	square feet
A.5	Carport	127.46	square feet
A.6	Shed	44.00	square feet
Total Existing Floor Area		1399.64	square feet

EXISTING SITE COVERAGE

C.1	Asphalt Drive	356.08 square feet
C.2	Stone	63.44 square feet
C.3	Conc. Steps	30.67 square feet
C.4	Stone Step	13.00 square feet
C.5	N. Conc. Walk	204.17 square feet
C.6	Conc. Pad	100.00 square feet
C.7	Conc. Patio	256.49 square feet
C.8	Overhang +18"	47.00 square feet
Total Existing Site Coverage		1070.85 square feet



LEGEND:

- — — DENOTES A DIRT PATH
- ═══ DENOTES A WOOD FENCE
- ∿∿∿ DENOTES A HEDGE

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & SHINER SET IN A.C. PAVEMENT AT THE NORTHEAST INTERSECTION OF SAN CARLOS AVENUE AT 13TH STREET, SHOWN HEREON.

   ELEVATION = 144.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
6. FIELDWORK FOR THIS SURVEY WAS COMPLETED ON MARCH 13, 2023.
7. BUILDING MEASUREMENTS ARE TAKEN TO FACE OF CONC. FOUNDATION.

LICENSED LAND SURVEYOR DAVID T. EDSON No. 8874 STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

THE PARCEL DESCRIBED IN DOCUMENT #2022036978, BEING LOT 24 IN BLOCK 138 AS SHOWN ON THE MAP FILED IN VOLUME 1, "CITIES & TOWNS", PAGE 44 1/2 OFFICIAL RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Timothy & Margaret Smith

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 4' JOB No. 23-27 MARCH 2023

PREPARER: DRZ

APN 010-163-009

EXISTING FLOOR AREA & SITE COVERAGE

MacKenzie Patterson Architect ©2023
C7065 6/14/23
25845 Tierra Grande Dr., Carmel, CA 93923
Phone: 831- 238-0202, mcptwo@gmail.com

LICENSED ARCHITECT ☆ MacKenzie C. Patterson Jr. C7065 Ren:Nov.2024 ☆ STATE OF CALIFORNIA

A Residential Remodel & Garage for:

Mitch & Peggy Smith

N/E Corner San Carlos & 13th Avenue, Carmel, California 93921

Monterey County A.P.No. 010-163-009-000 , mitchsmith57@hotmail.com Phone: 760-518-9906

2

PROPOSED BASE FLOOR AREA				COVERAGE TO BE REMOVED			
B.1	Residence*	1228.18	square feet	D.1	A/C Paving at Garage	103.33	square feet
B.2	Garage	250.00	square feet	D.2	A/C Paving	119.50	square feet
B.3	Shed	44.00	square feet	D.3	Concrete (north of garage)	23.80	square feet
				Total to be Removed.....		246.63	square feet

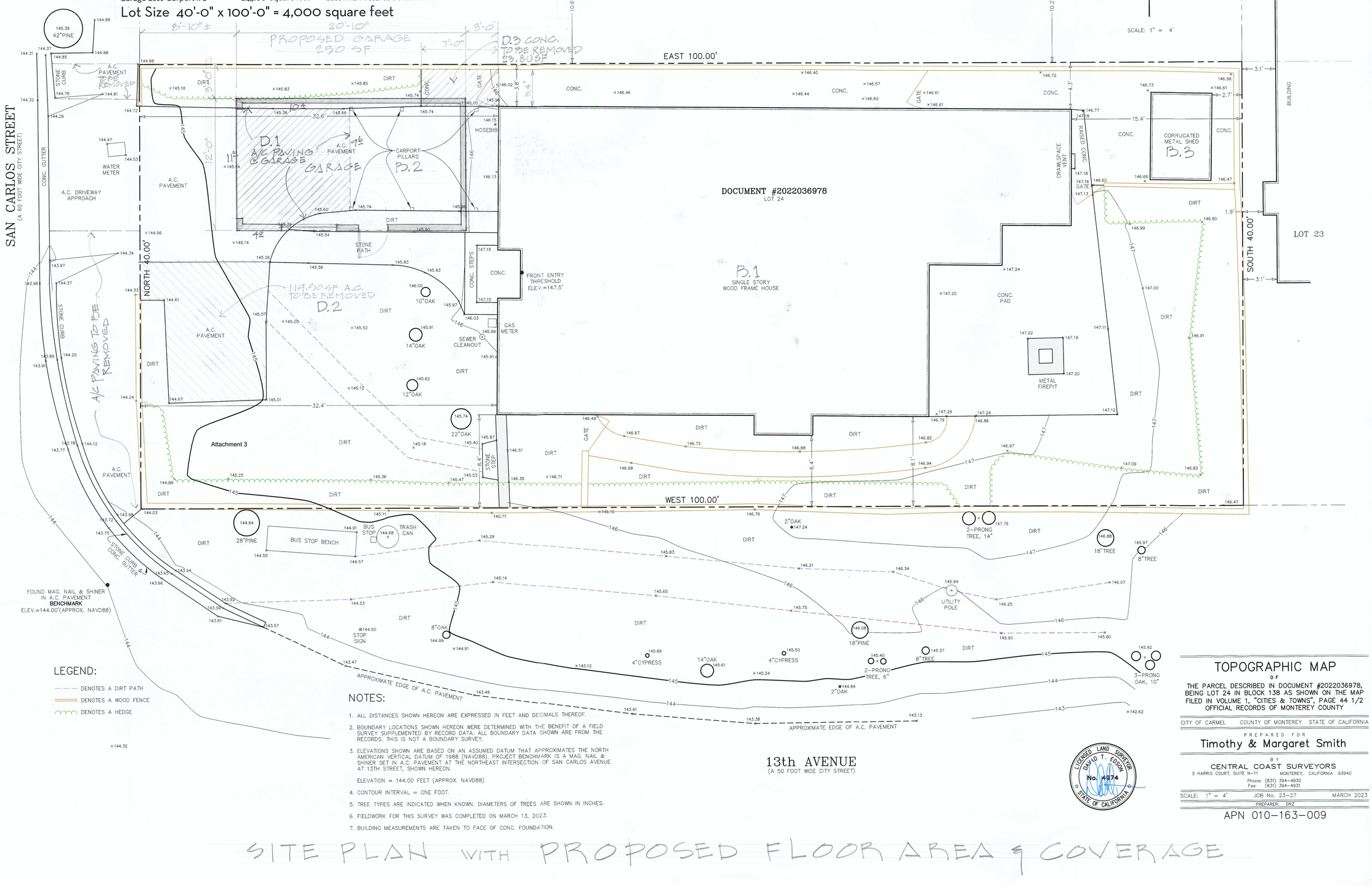
Note: All A/C Paving on City property, on both sides of dri

Total Proposed Floor Area	1522.18	square feet	PROPOSED NET SITE COVERAGE		
Less Than 1,800 square feet Allowable			Total Existing Site Coverage	1070.85	square feet
			Less to be removed	246.63	square feet
B.1 Residence is a total of A.1 thru A.4			PROPOSED COVERAGE	824.22	square feet

REQUIRED COVERAGE REMOVAL

Garage Less Carport x 2 = 245.08 square feet Less Than Total to be Removed

Lot Size 40'-0" x 100'-0" = 4,000 square feet



LEGEND:

- DENOTES A DIRT PATH
- DENOTES A WOOD FENCE
- DENOTES A HEDGE

NOTES:

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6. FIELDWORK FOR THIS SURVEY WAS COMPLETED ON MARCH 13, 2023.
7. BUILDING MEASUREMENTS ARE TAKEN TO FACE OF CONC. FOUNDATION.

13th AVENUE
(A 50 FOOT WIDE CITY STREET)

LICENSED LAND SURVEYOR DAVID T. GIBSON No. 4874 STATE OF CALIFORNIA

TOPOGRAPHIC MAP
OF

THE PARCEL DESCRIBED IN DOCUMENT #2022036978, BEING LOT 24 IN BLOCK 138 AS SHOWN ON THE MAP FILED IN VOLUME 1, "CITIES & TOWNS", PAGE 44 1/2 OFFICIAL RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Timothy & Margaret Smith

BY
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5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
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SCALE: 1" = 4' JOB No. 23-27 MARCH 2023
PREPARER: DRZ

APN 010-163-009

SITE PLAN WITH PROPOSED FLOOR AREA & COVERAGE

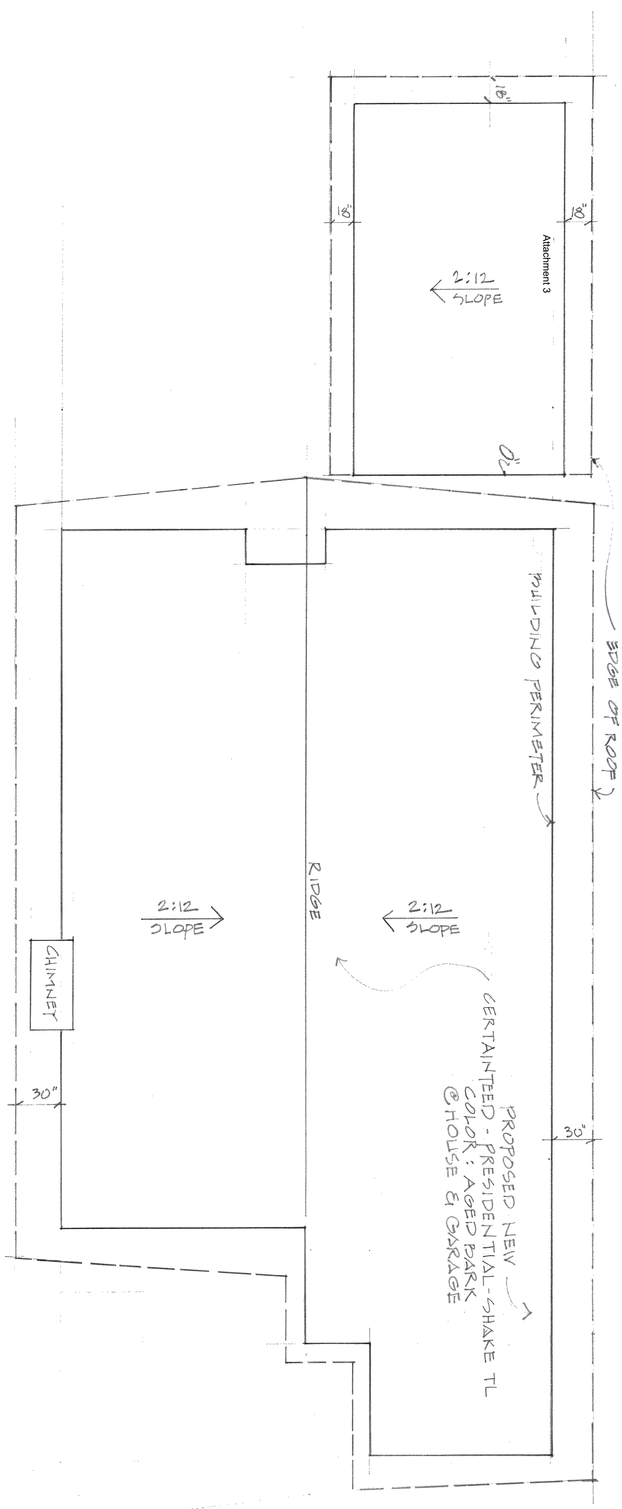
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Phone: 831-238-0202, mcptwo@gmail.com

6/14/23

LICENSED ARCHITECT MacKenzie C. Patterson Jr. C7065 Ren:Nov.2023 STATE OF CALIFORNIA

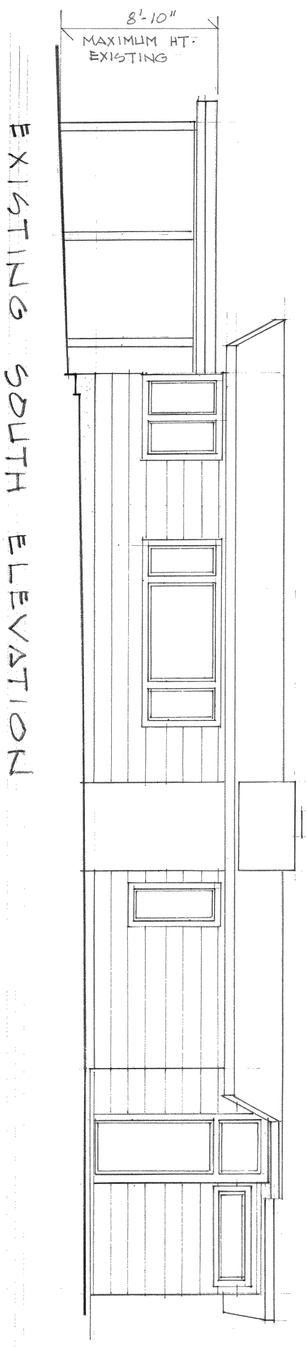
A Residential Remodel & Garage for:
Mitch & Peggy Smith
N/E Corner San Carlos & 13th Avenue, Carmel, California 93921
Monterey County A.P.No. 010-163-009-000 , mitchsmith57@hotmail.com Phone: 760-518-9906

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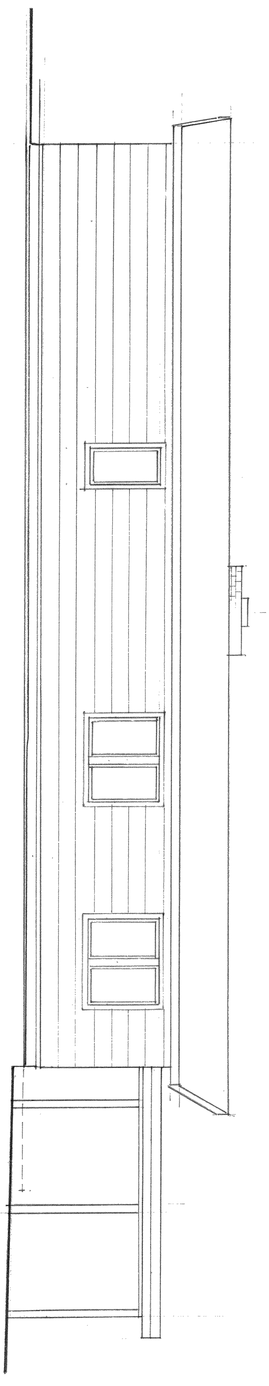


PROPOSED ROOF PLAN

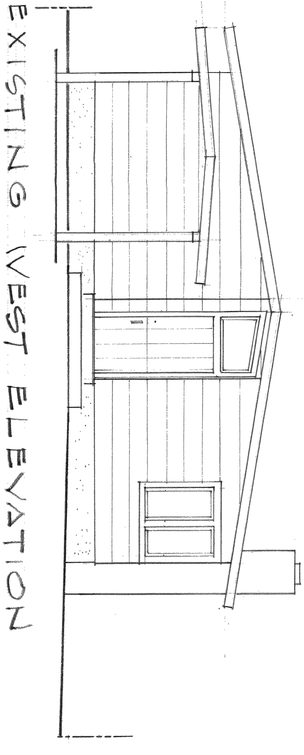
SCALE: 1/4"=1'-0"



EXISTING SOUTH ELEVATION

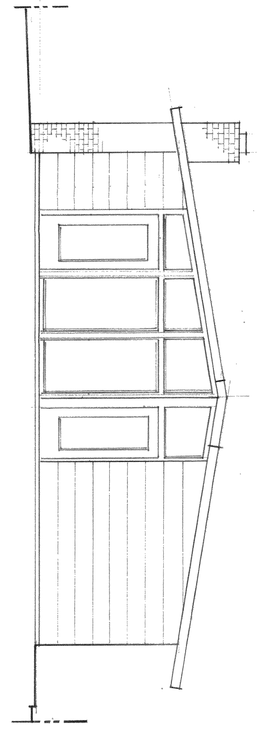


EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

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



EXISTING EAST ELEVATION

4

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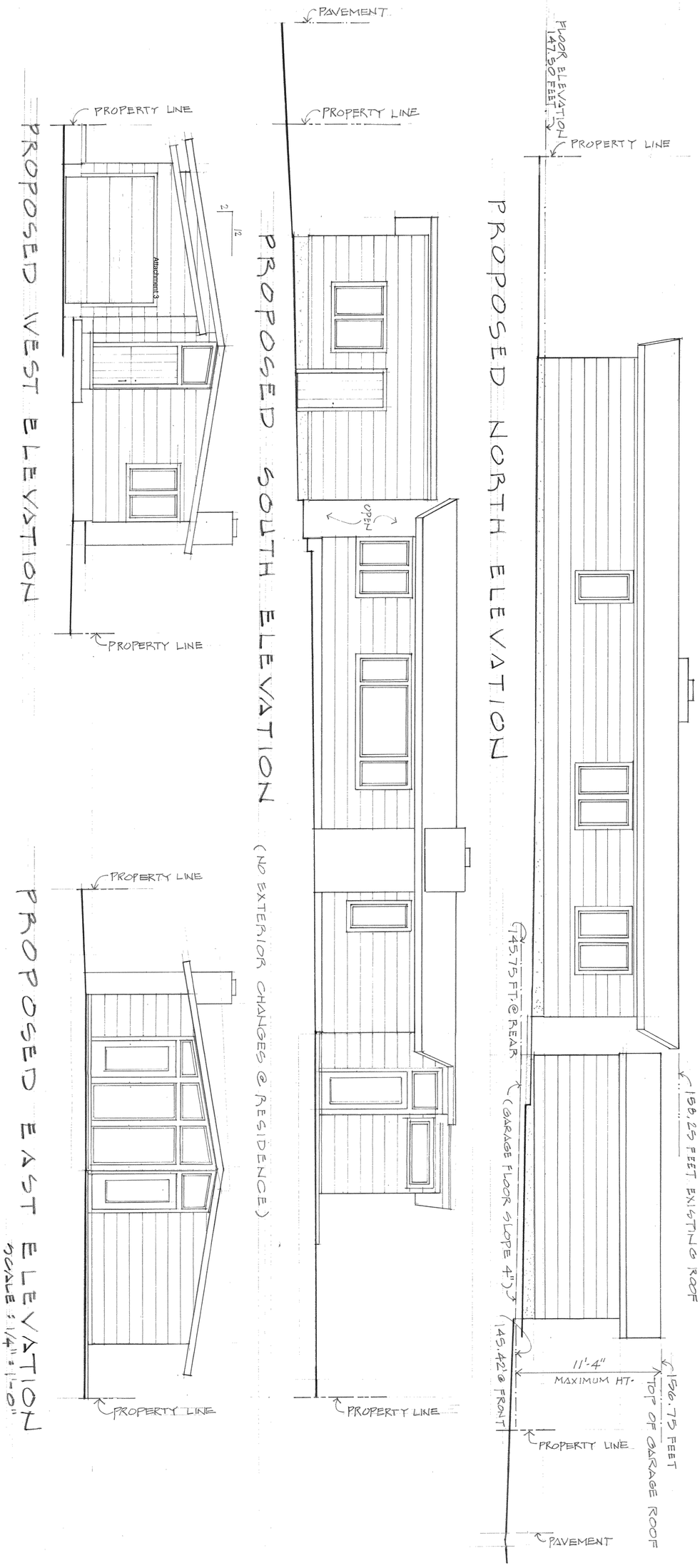
MacKenzie Patterson Architect

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C7065 6/14/23

25345 Tierra Grande Dr., Carmel, CA 93923

Phone: 831- 238-0202, mcptwo@gmail.com



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

July 12, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 22-057 (Lim)**: Consideration of a Concept Design Study for a 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 1,767-square-foot, two-story single-family residence inclusive of a 270-square-foot attached garage in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN 010-225-003.

Application: DS 22-057 (Lim) **APN:** 010-225-003
Block: ii **Lot:** 3
Location: North Casanova Street 2 southeast of Palou Avenue
Applicant: Angie Phares, Designer **Property Owner:** Liyoong Lim

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.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for a 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 1,767-square-foot, two-story single-family residence inclusive of a 270-square-foot attached garage in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN 010-225-003.

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 weathered copper (color –not material) standing seam metal roof.

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

Staff Analysis:

Forest Character: Residential Design Guidelines 1.1 through 1.4 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, as depicted on the tree protection plans (refer to Attachment 6, Sheet T2 & T3). While the development is adequately setback from the trees, the proposed second floor does encroach into the canopy of existing trees overhanging the property as assessed by the story poles –this was not identified until the story poles were installed after the June 8th Forest and Beach Commission hearing. In discussion with the Forestry Department, tree pruning permits are analyzed differently from tree removal permits, and the applicant's ability to prune the tree is not automatically precluded, as is their ability to remove a healthy significant tree as outlined in the municipal code. Concept

Design Guideline Finding #7 also prohibits removal of significant trees –not pruning/limb removal, though Residential Design Guideline 1.2 encourages using a building design or roof design that avoids require extensive pruning to tree limbs and canopies.

Staff has included Draft Condition of Approval #3 stating, "*Prior to scheduling for Final Details Review, the applicant shall submit a Tree Pruning Permit Application to be reviewed and approved by the Forestry Department. Should the Tree Pruning Permit be not approved, the applicant shall prepared a revised design that does not require the pruning or removal of the subject branches.*"

As conditioned the project complies with the Residential Design Guidelines for Forest Character and meets Concept Phase Approval Findings #2, and #7 pertaining to the protection and enhancement of the urbanized forest (CMC 17.64.080).

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

At the time of writing this report staff has only heard from one neighbor with concerns regarding privacy and views –the neighbor to the north. Story poles for the project were initially installed prior to the Preliminary Site Assessment (March 2022) and were installed consistent with Figure 1b, below. Staff was contacted by the neighbor to the north regarding concerns regarding the project around the same time, specifically privacy, view, and light concerns related to their breakfast nook, kitchen window, and lower floor bedroom (these issues continue to be areas of concern for the neighbor –see "Public Correspondence" section, below). The views of concern are not ocean views, but views of the forest and tree canopy beyond.

Staff noted the neighbor's concerns in the preliminary site assessment report which was provided to the applicant. The applicant was able to meet with the neighbor at the neighbor's home to view and discuss the areas of concerns. This meeting took place on or around May 19, 2022. Based on conversations with the neighbor, the applicant made the following revisions and modifications to the project plans (refer to figures 1 & 2, below).

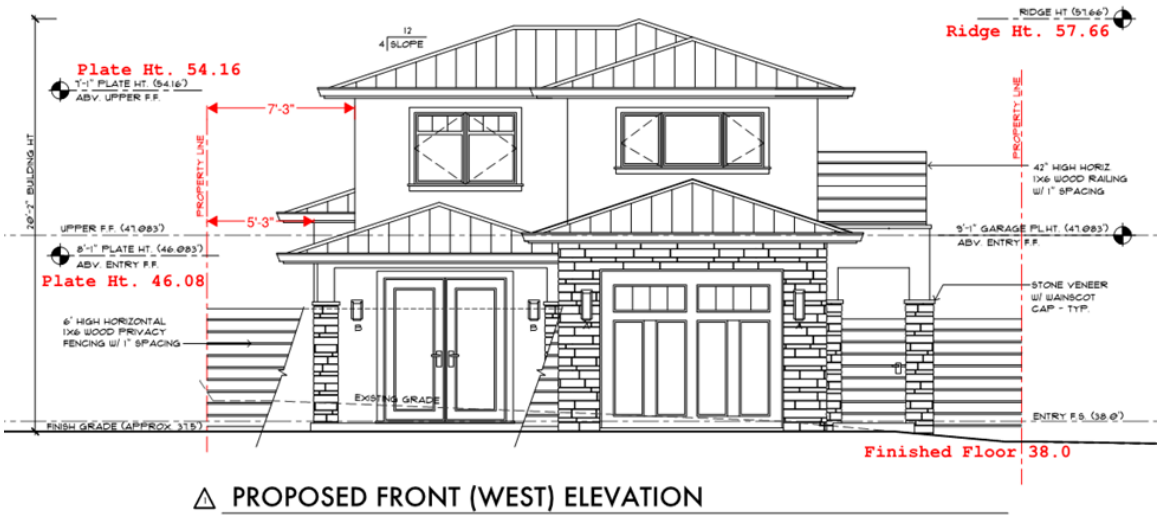


Figure 1a. Proposed Front (West) Elevation

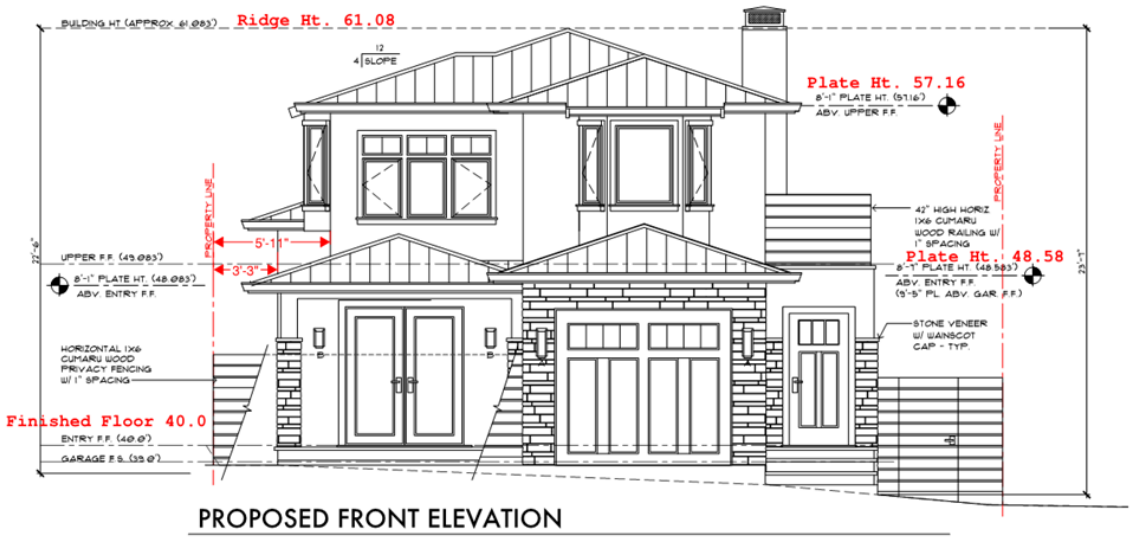


Figure 1b. Initial Front (West) Elevation – ***Not under consideration***



Figure 2. Approximate overlay of initial (grey) and proposed (red) north elevations. Aligned using static points (existing grade, east/west building walls)

Finding #5 for Concept Design Study Approval states, "*The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.*"

The proposed project does not obstruct any public view, as defined in CMC 17.10.010.J, which relates to significant coastal views as seen from the right-of-way.

The project also meets the design objective pertaining to solar access which states, "*Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided.*" The building is proposed to be a maximum of 20'2" tall (24' allowed), approximately 4' less than what is permitted for a 2-story building and only 2' taller than the maximum allowed for a one-story building (18'). The proposed residence is also centrally located on the site with a minimum setback of 5'6" from the northern property line with the new second floor being setback a minimum of 7'3" from the property line. The combination of the additional setback and lower building heights allow for a reasonable amount of solar access for neighboring sites.

In respect to privacy impacts, facing north, the only new second floor window is an opaque bathroom window. This window does not create any privacy impacts to the neighbor to the north. To the south, there is a bedroom oriel window as well as a set of 3-stairway windows that overlooks the neighboring roof and does not create a privacy impact. There is also a small balcony off the southern elevation above the ground floor main entry. While some filtered views into the southern neighbor's yard may be present as a result of the inclusion of the proposed second floor deck, the yard appears to be largely screen by an existing oak tree on the subject property and well as trees and landscaping on the neighbor's site. To the south, an elevated deck that extends to the property line is proposed to be demolished and replaced with a modest deck at the rear of the residence. The removal of the existing deck will significantly improve any existing privacy impacts as the current condition allows for direct views over the rear property line. There are no second story windows proposed to face south, however the new second floor deck, previously described, is also proposed to face south. However, the distance from the deck to the southern property line (approximately 35') will have minimal impact to the rear neighbor (refer to figure 3, below).

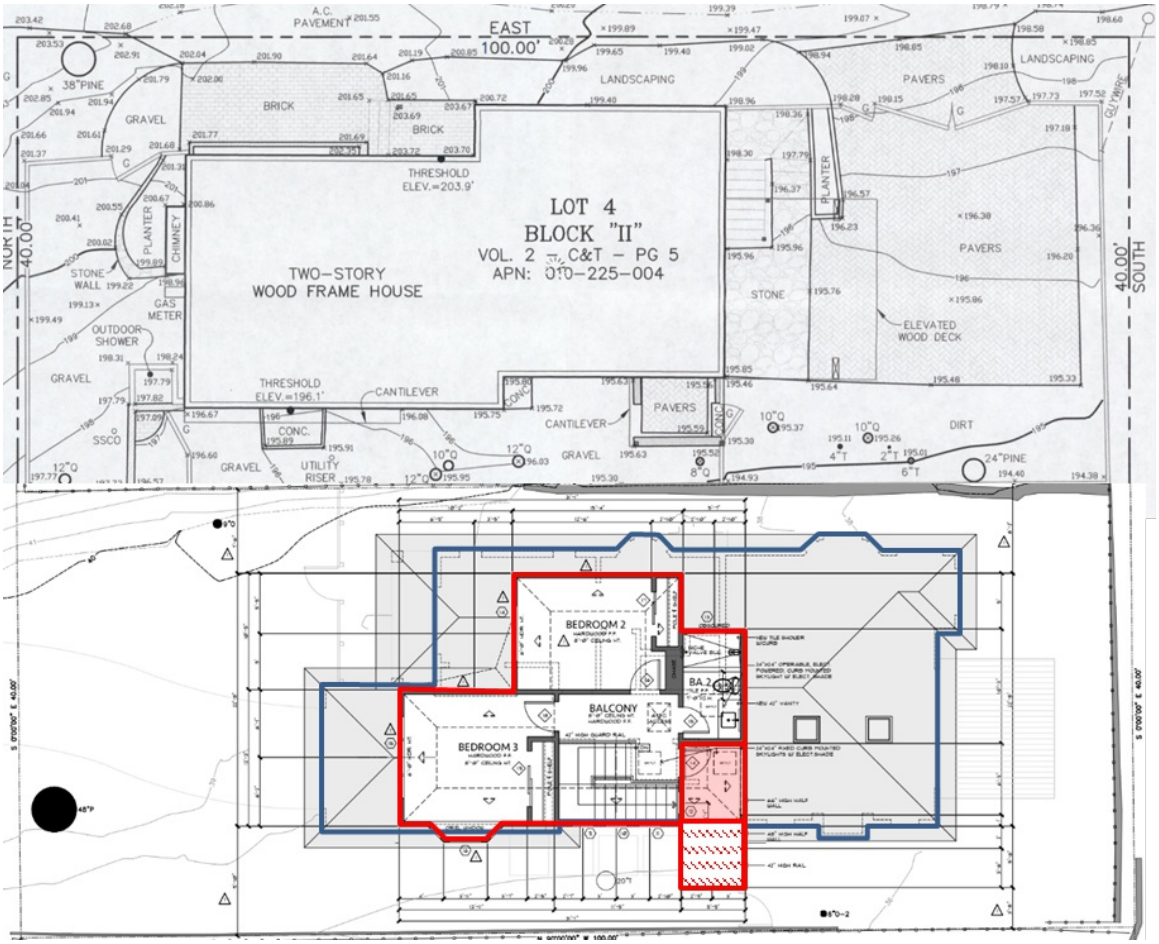


Figure 3. Approximate outline of ground floor in blue; approximate outline of 2nd floor in red –shaded red area is a covered balcony (under roof area) and hatched red is an uncovered balcony. Footprint of adjacent neighbor's property shown for reference.

In conclusion, the project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access.

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. As discussed above, the building uses low plate lines, with a maximum (most restrictive) first floor plate height of 11' (maximum allowed 12') with 10' (maximum) foot interior plates (minimum interior ground floor plate height: 8'1"). The upper floor maintains 16'9" plates throughout (maximum allowed 18') with interior plate heights of 7'. The roof ridge is also approximately 20'2" above grade where 24' is allowed for a two-story building. The mass and bulk of the residence is also minimized by using a slab on grade foundation which eliminates the creation of large, unused under-floor areas that would otherwise increase the building's mass, as encouraged by the residential design guidelines. Lastly, the project is proposed to be a total of 1,767 square feet where 1,800 square feet is permitted for a 4,000 square foot site. Building less than the allowable floor area is also encouraged by the Residential Design Guidelines to minimize mass and bulk.

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.

The proposed project complies with the Residential Design Guidelines pertaining to mass and bulk and building and roof form and meets Concept Phase Approval Findings #3 and #4 pertaining to avoiding the use of complex building forms and maintaining a scale similar to those in the immediate neighborhood (CMC 17.64.080).

***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 has been included as Attachment 4 for reference.

Considerations for Final Details Review:
The building is proposed to be finished with a combination of stucco and stone with wood doors and windows. The stucco is proposed to be painted "Drift of Mist" by Sherwin Williams (click here for color information) with white building trim elements. The roof is proposed to be a weathered copper (color –not material) standing seam metal roof that is consistent in color and appearance to other metal roofs approved by the Commission.

Staff however is seeking the commission's feedback on the appropriateness of the proposed metal roof given the roof's proximity in elevation to the northern neighbor's main floor windows given potential glare and reflectivity impacts a metal roof may create. Additional considerations are that the subject property is located in the very high fire hazard severity zone, and that there is a dense tree cover along the northern property line but generally open skies toward the south. If not supportive of a metal roof, the commission should provide direction accordingly.

Lastly, a landscape plan/forest enhancement plan has not been included which is required as part of all track 2 applications (CMC 17.34.040). There is a note on the site plan that states, "natural a forested condition throughout rest of property" however, landscaping plans and/or details should be provided. Draft Condition of Approval #4 has been included stating prior to Final Details Review, a landscape plan shall be submitted for review by staff and final approval by the Planning Commission.

Public Correspondence: At the time of writing this report, staff has received one letter from the neighbor to the north. Their letter states, in part, *"As you know, we are very concerned that the height of what they are proposing will impact our trees, our views, and the light we receive downstairs."* As stated by the neighbor, they "*provided information [they] put together with a local architect. [The architect] is very familiar with the guidelines and helped us with drawings, etc to show the impact of the proposed design"* (refer to Attachment 5).

Staff notes that while some of the figures included in the attachment are in the style of the Residential Design Guidelines, they are not taken from the Residential Design Guidelines, or are hybrid drawings combined with images taken from the Residential Design Guidelines.

Prior to the installation of the story poles, the neighbor had informed staff that they would be out of the county until after the staff report was published and therefore staff has not had an opportunity to review the installed story poles from inside their residence. Staff has however included photographs from an earlier iteration of the project (see Figure 1b and 2, above) from March 2022 as part of Attachment 3, Figures 4-8 for reference. At the time of writing this report current photos of the newly installed story poles have not been provided by the neighbor.

Other Project Components:

Environmental Review: 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 - Data Table
Attachment 3 - Site Photographs
Attachment 4 - Archeological Resource Management Report
Attachment 5 - Public Correspondence
Attachment 6 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR A 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 1,767-SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 270-SQUARE-FOOT ATTACHED GARAGE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHEOLOGICAL SIGNIFICANCE (AS) OVERLAY, AND BEACH/RIPARIAN (BR) OVERLAY. APN 010-225-003

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 1,767-square-foot, two-story single-family residence inclusive of a 270-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, on June 30, 2023, a notice of the public hearing scheduled for July 9, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before July 2, 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 July 9, 2023, the Planning Commission held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, 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, 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 a 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 1,767-square-foot, two-story single-family residence inclusive of a 270-square-foot attached garage in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay, APN 010-225-003, 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.	**Tree Pruning.** Prior to scheduling for Final Details Review, the applicant shall submit a Tree Pruning Permit Application to be reviewed and approved by the Forestry Department or Forest and Beach Commission, as appropriate. Should the Tree Pruning Permit be not approved, the applicant shall prepare a revised design that does not require the pruning or removal of the subject branches.	✓
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 12th day of July, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations*	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,079 SF	1,767 SF
Site Coverage	396 SF/556 SF	1,305 SF	556 SF
Trees (Upper/Lower)	3/1	3/1	3/1
Ridge Height	18’/24’	11’10”	15’2”/20’2”
Plate Height	12’/18’	6’9”	10’1”/16’9”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	18’2”	27’
Composite Side Yard	10’ (25%)	11’4”	10’
Minimum Side Yard	3’	2’9”	5’6”
Rear	15’/3’*	7’8”	17’6”

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

Attachment 3 – Site Photographs



Figure 1. Proposed West Elevation



Figure 2. Proposed West Elevation



Figure 3. Proposed Tree Limb Encroachment



Figure 4. Prior Story Pole Photos From Neighbors Residence (Not Current Story Poles)



Figure 5. Prior Story Pole Photos From Neighbors Residence (Not Current Story Poles)



Figure 6. Prior Story Pole Photos From Neighbors Residence (Not Current Story Poles)



Figure 7. Prior Story Pole Photos From Neighbors Residence (Not Current Story Poles)



Figure 8. Prior Story Pole Photos From Neighbors Residence (Not Current Story Poles)

Planning for Success.

August 24, 2022

Angie Phares
Drafting and Design
Hastings Construction
11 Thomas Owens Way Suite 201
Monterey, California 93940
design@hastingsconstruction.com

Re: Phase 1 Archaeological Investigation Report for N. Casanova 2 SE Palou Carmel-By-The-Sea, Monterey County, California

Dear Ms. Phares,

The location of the project is at N. Casanova St 2 SE of Palou Ave. The APN is 010-225-003-000. EMC Planning Group Inc. was hired by Hastings Construction to conduct a Phase 1 Archaeological Investigation at the above-mentioned location. The area of the project site was less than one acre. The Phase 1 Archaeological Investigation has been undertaken to determine if the property is eligible for the Carmel Inventory of Historic Resource list (CMC 17.32.060.E.1). What is being requested under the terms of CMC 17.32.060.E.1 is a Phase 1 Archaeological Investigation. The archaeological investigation includes an archival record search, a Sacred Land File search, and an archaeological reconnaissance survey. The results of the survey were negative. There was no evidence of any prehistoric or historic cultural materials present on the property. The Sacred Land File search results were positive. The archival records search identified several historic resources, but none will be impacted by the project. EMC Planning Group Inc.'s archaeologist Ms. Kaitlin Ruppert is the agency's contact person most familiar with the undertakings of this project. She may be reached at 831-649-1799 ext. 214.

Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert MSc., RPA
Registered Professional Archaeologist

Kaitlin Ruppert
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August 2022

Phase 1 Archaeological Investigation Report for N. Casanova 2 SE Palou Carmel-By-The-Sea, Monterey County, California

Prepared for:
Angie Phares
Drafting and Design Hasting Construction, Inc.
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Monterey Quadrangle 7.5 Series

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1.0 Management Summary

The purpose of this Phase 1 Archaeological Investigation is to determine if the property is eligible for the Carmel Inventory of Historic Resources list. The 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. Recommendations include the following: 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.

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2.0 Undertaking Information/Introduction

In May 2, 2022 Ms. Angie Phares authorized me to conduct a Phase 1 Archaeological Investigation for Assessor's Parcel Number 010-225-003-000, in the City of Carmel-By-The-Sea, County of Monterey, California (see Figure 1). The purpose of the Phase 1 Archaeological Investigation is to determine if the property is eligible for the Carmel Inventory of Historic Resources list. In accordance with the California Environmental Quality Act (1970), a site record search was conducted through the Northwest Information Center File Number #21-2052. A subsequent archaeological reconnaissance survey was conducted on July 13, 2022. This report presents the results of the archival records search, the Sacred Land File search, the subsequent archaeological reconnaissance, and professional recommendations.

Figure 1 USGS Monterey Quadrangle Township 16S Range 1W



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3.0 Setting

3.1 Natural Setting

Carmel-by-the-Sea's environment includes an urbanized Monterey Pine Forest, wetlands, riparian forest, wet meadow, and a coastal terrace prairie (Coastal Resource Management Element 2022). In certain environments within Carmel-by-the-Sea there are occurrences of special status plant and wildlife species (Coastal Resource Management Element 2022). Common species likely to occur on the project site it includes raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and California ground squirrel (*Spermophilus beecheyi*). Small rodents including mice (*Mus musculus*, *Reithrodontomys megalotis*, and *Peromyscus maniculatus*) and California vole (*Microtus californicus*) may also occur, along with common reptiles such as western fence lizard (*Sceloporus occidentalis*) and Pacific gopher snake (*Pituophis catenifer*). Common bird species likely to occur on the project site include Eurasian collared-dove (*Streptopelia decaocto*), American crow (*Corvus brachyrhynchos*), and house finch (*Haemorhous mexicanus*).

The climate in Carmel-by-the-Sea is between 44 degrees Fahrenheit to 67 degrees Fahrenheit, with the warmest weather taking place between early July to early October (Climate and Average Weather Year Round in Carmel-by-the-Sea 2022). The average rainfall is eighteen inches a year (Climate in Carmel-by-the Sea 2022).

The current land use is residential and the current condition of the land within the area of undertaking is completely disturbed by the construction of a residential area. Photos of the project site are included in Figure 2.

3.2 Cultural Setting

Paleoindian Period 12,000-10, 000 BCE

During this timeframe there was a migration of peoples from the Asian continent to North America. The people at this time were nomadic hunter-gathers that lived in groups of 100 to 150 people (Locks et al. 2020). During the Paleoindian Period megafauna such as the mammoth and mastodon were hunted and the atlatl, a new type of weapon technology, was invented. (Locks et al. 2020).

Early Archaic / Milling Stone Era 10,000- 4,000

During the Milling Era slabs, cobble tools, and hand stones were developed to process foods such as seeds and nuts (Waugh and Basgall 2008; The Origins of California's Indian Tribes: California Indian History 2021) The decline of megafauna hunting during this period resulted in fewer projectile points being seen in the archaeological record.

3,500-600 BCE-Early Period in Central California

The technology being used during the Early Period in Central California was the mortar and pestle (Jones 1996) The mortar and pestle was used for the processing of acorns, which was a staple food in the Californian Native Americans diet, in addition to the processing of other food and nonfood items (Jones 1996). In Jones 1996, article it states, "the mortar and pestle have been correlated with high population density, storage sedentism, and complex sociopolitical organization" (p. 243).

1250-1769 CE (Of the Current Era)-Late Period in Central California

Trade was disrupted during this period which is indicated by the lack of obsidian seen in the archaeological deposits. Shell bead production increased and there was a shift from a nomadic lifestyle to a more sedentary lifestyle. This lifestyle shift is seen at an archaeological site in which, "growth increment of mussel shells indicate that site inhabitants collected mussels during all seasons (Jones and Schwitalla 2008 referring to Kennett and Bottman 2006).

The Costanoan Rumsen Carmel Tribe's ancestral territory spanned from the San Francisco Bay to the Big Sur and at least 15,000 lived in this territory before European contact (Costanoan Rumsen Carmel Tribe, History 2022). The Costanoan Rumsen Carmel tribe constructed tule boats that were used for fishing, trading, and transporting goods (Costanoan Rumsen Carmel Tribe, Tule Boats 2022). Tule was not only used for boats, tule was also used for the construction of homes, mats, baskets, duck decoys, toys, and ropes (Costanoan Rumsen Carmel Tribe, Tule Boats 2022). After the Mission Era the tribe went into exile to, "avoid violent persecution by settlers and California State sponsored racists policies toward Native Americans" (Costanoan Rumsen Carmel Tribe, History 2022). The tribe moved to Southern California where they found work on the ranchos in 1864 (Costanoan Rumsen Carmel Tribe, History 2022).

The Esselen Tribe of Monterey County include the Esselen, Rumsen, Chalone, Sureño, Chunchunes and Guatcharrone people. In addition, the villages associated with the Esselen Tribe of Monterey County include: Achasta, Chalon, Echilat, Ensen, Excelen, Esslenajan, Ixchenta, Jojopan, Kuchun, Pachepas, Sargenta-Ruc, Soccoronda, & Tucutnut. The Esselen Tribe describe themselves as, "a small group of Indigenous Hokan speaking People who have inhabited the Santa Lucia Mountains and the Big Sur coast from Carmel Mission South 40 miles to Pacific Valley for over 6,000 years" (Esselen, 2021). The Esselen diet consisted of a variety of game from the coast and inland regions and processed acorns (Cox 2020). During the Mission Era, from 1769-1834, the Esselen, Rumsen,

and the Salinan people were placed into Mission Carmel, San Antonio Mission, and Soledad Mission (Esselen 2021). The Native American population in Monterey County declined by 90% during the Mission Era and during the time the Mexican government was in control of California (Breschini and Haversat 2005).

The Ohlone Costanoan Esselen Nation (OCEN) is historically known as the Monterey Band of Monterey County (Ohlone Costanoan Esselen Nation 2021). This was the result because of how the tribe was referred to in reports, that were in response to the Congressional Homeless Indian Acts of 1906, 1908 and later years (Ohlone Costanoan Esselen Nation 2021). In April 1850 only a few months before California was adopted into the United States, California legislation passed discriminatory laws against Native Californians (Johnston-Dodd 2002). These laws allowed for Native Californian children to be forced into indentured servitude and Native Californian men and women to be sold as slaves (Johnston-Dodd 2002; Native American Slave Market - Gold Chains: The Hidden History of Slavery in California 2019; Rosa: Kidnapped, Sold, and Killed 2019). The policy of indentured servitude did not end in California until 1937 (Valentin Lopez, personal communication December 12, 2021). The first governor of California Peter H. Burnett's January 1851 State of the State Address expressed, "that a war of extermination will continue to be waged between the races until the Indian race becomes extinct must be expected…" (Peter Burnett's State of the State Address 2019). The state of California initially paid twenty-five cents for every Native American scalp that price increased to five dollars (Amahmutsun.org 2021; Jeff 2021). The total amount of money the county of Mariposa and Monterey paid for military expeditions against Native Californians was $259,372.31 (Johnston-Dodd 2002). Such expeditions continued in the state of California until 1859 (Amahmutsun.org 2021). In addition, Lafayette A. Dorrington who was in charge of the Sacramento Agency from 1918 to 1930, failed in his duties to purchase and acquire land for California Native Americans. The result of this negligence was OCEN, as well as one hundred and thirty-four California Native American tribes, being removed from the list of recognized tribes by 1927 (Ohlone Costanoan Esselen Nation 2021). According to the OCEN's website, "presently Ohlone Costanoan Essselen Nation represents over 600 enrolled tribal members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, Soledad Mission, San Carlos Mission (Carmel) and/or Costanoan Mission Indian descent from at least nineteen villages from a contiguous region surrounding Monterey Bay" (2022).

Spanish and Mexican Era

Sebastian Viscaino's landing at Monterey Bay in 1603 included the first recorded meeting of Costanoan-speaking people and Spanish explorers (Milliken, Shoup, Ortiz 2009). Different diary entries recounting Viscaino's exploration noted that the interaction occurred without conflict (Milliken, Shoup, Ortiz 2009). While the Spanish laid claim to California they deemed the land too far north to colonize (Paddison 2005). It was when rumors of British and Russian interest in California that motivated the Spanish to begin a "sacred expedition" up the coast of California in

1769 (Paddison 2005). The expedition included three ships and two overland parties led by Captain Gaspar de Portolá and Franciscan Father Junípero Serra (Paddison 2005).

The Mission San Carlos Borromeo was established in June 3, 1770 by Father Junipero Serra and was originally located within the Presidio of Monterey, California. Father Serra relocated the mission from Monterey to Carmel because he did not want the Native American neophytes, Native Americans who converted to Catholicism, to be negatively influenced by the Spanish soldiers living in the presidio. In addition, the land within Monterey was not conducive to growing crops (Breschini 2000). Carmel Mission began construction in 1771 and the Mission San Carlos Borromeo later became the San Carlos Cathedral. A total of 1,564 Native Californians were baptized at Carmel Mission (Milliken, Shoup, and Ortiz 2009).

After Mexico gained its independence from Spain it began the process of secularizing the California Missions in 1833 (Milliken, Shoup, Ortiz 2009). Mission lands and goods were to be distributed to the Native Americans after appraisal from Mexican administrators: the result was that lands and goods were divided among the Mexican administrators and Mexican soldiers (Bacich, 2019; Esselen 2021).

Carmel-by-the Sea

The 1906 San Francisco earthquake, prompted people to migrate to Carmel. When the Carmel incorporated in 1916, its population was approximately 450 (History of Carmel • Carmel-by-the-Sea • Carmel Chamber of Commerce 2022. Carmel-by-the-Sea became a location where artists and writers flourished (History of Carmel • Carmel-by-the-Sea • Carmel Chamber of Commerce 2022). Writers such as, Jack London, Mary Austin, Sinclair Lewis, and many more all lived in Carmel-by-the-Sea. The early residents of Carmel-by-the-Sea were dedicated to preserving the natural environment of the city and thus in 1917, Ordinance No. 7 was passed. Ordinance No. 7 made it a misdemeanor to, "cut down, remove, injure or mutilate any tree, shrub or bush growing or standing on any of the streets, squares, parks or public places" (History of Carmel • Carmel-by-the-Sea • Carmel Chamber of Commerce 2022). This ordinance is still enforced in 2022. When the Great Depression occurred, the city was not spared. Grocers no longer allowed writers personal credit and real estate prices dropped considerably (History of Carmel • Carmel-by-the-Sea • Carmel Chamber of Commerce 2022). The situation improved when President Roosevelt implemented the Federal Writing Project and 50 local writers were hired through the program (History of Carmel • Carmel-by-the-Sea • Carmel Chamber of Commerce 2022). As the years progressed Carmel continued to be a haven for artists and writers. This environment allowed Client Eastwood to be the mayor of Carmel-by-the-Sea from 1986-1988 (History of Carmel • Carmel-by-the-Sea • Carmel Chamber of Commerce 2022).

4.0 Research Design

4.1 Research Design

The research paradigm under which the investigator is operating is that, does this project area have the possibility of subsurface archaeological resources, given its proximity to the coastline, as well as the highly disturbed nature of the project area? Previous archaeological research within Carmel-by-the-Sea has shown that the area is archaeologically sensitive, especially in locations near the coastline. Archaeological resources along the coastline include shell middens. Archival database research through the Northwest Information Center has shown that in addition to prehistoric archaeological resources there are numerous historical resources within Carmel-by-the-Sea. The hypothesis of this project is can there be subsurface archaeological resources even in a parcel of land that has been highly disturbed? The goals of the research is to see if there are any archeological or historic resources within the project area. If there are, would these resources prevent the project from occurring? If there are archaeological and historic resources within the project area can mitigation measures be implemented to prevent the destruction of said resources? If archaeological resources were present on the surface, expected prehistoric archaeological resource types include resources that would be seen in a shell midden including, dark soil, layers of marine shells, lithics such as flakes, and bone fragments. Historic resources if present can include ceramics, glass, and metal cans. Archaeological resources present on the surface can indicate that there are resources subsurface.

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5.0 Methods

5.1 Methodology

This report includes the result from an archival database search at the Northwest Information Center (NWIC), a request for a Sacred Land Records search from California Native American Heritage Commission (NAHC), a review of the project soil types, and an archaeological reconnaissance survey.

5.2 Archival Database Search

The archival database search was conducted through the NWIC, file number NWIC 21-2052, of the California Historic Resources Information Center (CHRIS), affiliated with the State of California Office of Historic Preservation in Sacramento. The NWIC was provided with a location map and coordinates of the project area, with a request of the archeological and non-archaeological resources within a quarter mile radius of the project site boundary.

5.3 Sacred Lands Record Search

A Sacred Land File and Native American Contacts List was requested from the California Native American Heritage Commission via email on June 6, 2022. The results of the Sacred Land File came back positive. The California Native American Heritage Commission also provided a list of tribes who may also have knowledge of the cultural resources in the project site and the tribal letters were sent out July 8, 2022. Please see Appendix A for the letters and Appendix B for the responses from the tribes.

5.4 Archaeological Reconnaissance Survey

EMC Planning Group archaeologist Kaitlin Ruppert, a Registered Professional Archaeologist who meets the Secretary of the Interior's Standards for Qualifications for Professional Archaeologists, conducted an archaeological reconnaissance survey at the property on July 13, 2022.

The backyard was a wooden deck. The left side of the house, if viewed from the front, had some exposed dirt and bricks. There was also a stone retaining wall. The right side of the house, if viewed

from the front, had gravel which went approximately four inches deep. The front of the house had exposed dirt, good ground visibility, and manicured bushes. There was a single blue glass fragment at the front of the house.

6.0 Report of Findings

6.1 Results

Archival Database Search Results

The Northwest Information Center number for this project is NWIC #21-2052. There were no resources located within the project area. There is a total of twenty-nine resources within a quarter mile of the project site. There is a total of three reports within the project area and a total of 105 reports within a quarter mile of the project site. The resources within a quarter mile of the project site include multiple historic buildings such as the Mary Austin House (P-27-002003), Carmel's First Brick House (P-27-002012), Miss Williams' School (P-27-002060), Cave of Winds (P-27-002069), and the First Murphy House (P-27-002118) just to name a few. The reports within the project area include a 1996 Historic Resources survey (S-025092) which recorded the Mary Austin home, Emma Williams' First School, and the M.J. Murphy home in its report. There is also a 2001 Historic Resource Survey (S-024471 report that addressed approximately 1,000 properties that were not recorded in previous studies. In the 2001 report, 223 properties appeared to meet the criteria established by the National Register or California Register of Historical Resources. The final report within the project area is S-053220. That report is a cultural resources reconnaissance investigation of a property. No cultural materials, of prehistoric or historic nature, were identified or observed during the survey. There are several cultural resources reconnaissance investigation reports within a quarter mile radius: S-32929, S-030095, S-016289, S-38504, S-046442, S-15660, S-017403, S-026982, S-53251 to list a few. None of these reports observed any cultural materials either prehistoric or historic in nature.

Sacred Lands Record Search Results

A Sacred Land File and Native American Contacts List was requested from the California Native American Heritage Commission via email on June 6, 2022. The Sacred Land File search came back positive. The letters were sent out on July 8, 2022. Please see Appendix A for the request letter and Appendix B for the tribe's responses.

USDA Soil Survey Results

According to the USDA Web Soil Survey (2022), the soils within the project area consist of Gazos silt loam, 30 to 50 percent slopes.

Archaeological Reconnaissance Survey Results

The survey results were negative. There was no surface evidence of cultural resources such as shell fragments, groundstone, debitage (flaked rock from toolmaking), or charring from hearths. Nor was there any surface evidence of historic archaeological resources.

7.0 Discussion

7.1 Conclusion

The results of the archaeological reconnaissance survey were negative. The results of the NWIC showed that there are historic resources within a quarter mile of the project area, but none of these resources will be impacted by the project. The California Native American Heritage Commission Sacred Land File Request search was positive. Both the Amah Mutsun Tribal Band of San Juan Bautista and the Costanoan Rumsen Carmel Tribe requested that a Native American monitor be present during ground disturbing activities. In addition, the Amah Mutsun Tribal Band of San Juan Bautista also requested a cultural sensitivity training be provided to the construction crew prior to any ground disturbing activity.

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8.0 Management Considerations

8.1 Recommendations

1. Prior to construction, all personnel directly involved in project-related ground disturbance shall be provided archaeological and cultural sensitivity training. The training will be conducted by a qualified Archaeologist that meet the Secretary of the Interior's standards for archaeology. The training will take place at a day and time to be determined in conjunction with the project construction foreman, and prior to any scheduled ground disturbance. The training will include: a discussion of applicable laws and penalties; samples or visual aids of artifacts that could be encountered in the project vicinity, including what those artifacts and resources may look like partially buried, or wholly buried and freshly exposed; and instructions to halt work in the vicinity of any potential cultural resource discovery, and notify the archaeological or Native American monitor as necessary. If a handout is provided by the archaeologist the foreman will keep a copy of it in his or her vehicle as a reference. Having reference material in the vehicle does not replace contacting an archaeologist or a Native American monitor should resources be uncovered.
2. That a Native American monitor and an archaeologist be present during any ground disturbing activities.
3. In the event archaeological resources are encountered during ground disturbing activities, contractor shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. All potentially significant archaeological deposits shall be evaluated to demonstrate whether the resource is eligible for inclusion on the California Register of Historic Resources, even if discovered during construction. If archaeological deposits are encountered, they will be evaluated and mitigated simultaneously in the timeliest manner practicable, allowing for recovery of materials and data by standard archaeological procedures. For prehistoric archaeological sites, this data recovery involves the hand-excavated recovery and non-destructive analysis of a small sample of the deposit. Historic resources shall also be sampled through hand excavation, though architectural features may require careful mechanical exposure and hand excavation.

   Any previously undiscovered resources found during construction activities shall be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance by a qualified Archaeologist. Significant cultural resources consist of but are not limited to stone, bone, glass, ceramics, fossils, wood, or shell artifacts, or features including

hearths, structural remains, or historic dumpsites. If the resource is determined significant, a qualified Archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant in accordance with Section 15064.5 of the CEQA Guidelines. The Archaeologist shall also perform appropriate technical analyses, prepare a comprehensive report complete with methods, results, and recommendations, and provide for the permanent curation of the recovered resources. Recommendations for permanent curation of recovered resources will not be applicable to prehistoric cultural resources materials or tribal cultural resources as such resources will be returned to the tribes.

   a. All significant prehistoric cultural materials and or tribal cultural resources recovered shall be, returned to Native American tribes traditionally and culturally affiliated with the area.

4. California Health and Safety Code Section 7050.5 and the CEQA Guidelines Section 15064.5(e) contain the mandated procedures of conduct following the discovery of human remains. According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Monterey County Coroner shall be notified immediately. The coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission within 24 hours, who would, in turn, notify the person the Native American Heritage Commission identifies as the Most Likely Descendant of any human remains. Further actions shall be determined, in part, by the desires of the Most Likely Descendant. The Most Likely Descendant has 48 hours to make recommendations regarding the disposition of the remains following notification from the Native American Heritage Commission of the discovery. If the Most Likely Descendant does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the Most Likely Descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

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Request for Information Letters

A

APPENDIX

Planning for Success.

July 8, 2022 via mail.

Isaac Bojorquez
Chairperson
Kakoon Ta Ruk Bnd of Ohlone-Costanoan Indians of Big Sur Rancheria
P.O. Box 541
Esparto, California 95627
Ohlone_1@yahoo.com

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Chairman Bojorquez,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

If you could provide your comments in writing to the email provided below or by phone call, we will make sure the comments are incorporated into our report. We would appreciate a response at your earliest convenience, should you have information relative to this request. I can be reached at email at ruppert@emcplanning.com or phone at 831-649-1799 ext. 214

Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

Planning for Success.

July 8, 2022 via mail

Tom Little Bear Nason
Chairman
Esselen Tribe of Monterey County
P.O. Box 95
Carmel Valley, California 93924
tribalchairman@esselentribe.org

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Chairman Nason,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert MSc., RPA
Registered Professional Archaeologist

Planning for Success.

July 8, 2022 via mail.

Tony Cerda
Chairperson
Costanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, California 91766
rumsen@aol.com

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Chairperson Cerda,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

E M C

Planning for Success.

July 8, 2022 via mail.

Valentin Lopez
Chairperson
Amah Mutsun Tribal Band
P.O. Box 5272
Galt, California 95632
vlopez@amahmutsun.org

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Chairperson Lopez,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert, MSc. RPA
Registered Professional Archaeologist

Planning for Success.

July 8, 2022 via mail.

Louise Miranda-Ramirez
Chairperson
P.O. Box 1301
Monterey, California 93942
Ramirez.louise@yahoo.com

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Chairperson Miranda-Ramirez,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

Planning for Success.

July 8, 2022 via mail.

Ann Marie Sayers
Chairperson
P.O. Box 28
Hollister, California 95024
ams@indiancanyons.org

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Chairperson Sayers,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

Planning for Success.

July 8, 2022 via mail.

Kenneth Woodrow
Chairperson
Wuksache Indian Tribe/Eshom Valley Band
1179 Rock Haven Ct.
Salinas, California 93906
Kwood8934@aol.com

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Chairperson Woodrow,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

Planning for Success.

July 8, 2022 via mail.

Dee Dee Ybarra
Chairperson
Rumsen Am:a Tur:ataj Ohlone
14671 Farmington Street
Hesperia, California 92345
rumsenama@gmail.com

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Chairperson Ybarra,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

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Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM
301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831·649·1799 Fax 831·649·8399
www.emcplanning.com

Planning for Success.

July 8, 2022

Irene Zwierlein
Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
3030 Soda Bay Road
Lakeport, California 95453
amahmutsuntribal@gmail.com

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Chairperson Zwierlein,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

Planning for Success.

July 8, 2022 via mail.

Kanyon Sayers-Roods
MLD
1615 Pearson Court
San Jose, California 95122
kanyon@kanyonkonsulting.com

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Ms. Sayers-Roods,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

Planning for Success.

July 8, 2022 via mail.

Susan Morely
Cultural Resources
3095 Bostick Avenue
Marina, California 93933
Cultural-resources@esslentribe.org

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Ms. Morely,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

If you could provide your comments in writing to the email provided below or by phone call, we will make sure the comments are incorporated into our report. We would appreciate a response at your earliest convenience, should you have information relative to this request. I can be reached at email at ruppert@emcplanning.com or phone at 831-649-1799 ext. 214

Sincerely,

Kaitlin Ruppert

Kaitlin Ruppert, MSc., RPA
Registered Professional Archaeologist

Planning for Success.

July 8, 2022 via mail.

Christanne Arias
Vice Chairperson
Ohlone/ Costanoan-Esselen Nation
519 Viejo Gabriel
Soledad, California 93960
(831) 235-4590

Re: Native American Heritage Commission Sacred Lands File for N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea, California Property

Dear Vice Chairperson Arias,

EMC Planning Group Inc. has been contracted to prepare an archaeological investigation report for the property of N. Casanova St. 2SE of Palou Ave Carmel-by-the-Sea.

According to the Native American Heritage Commission, the file search results were positive. We are reaching out to the local tribes, from the list that the Native American Heritage Commission provided us, to request additional information about the property. We would appreciate receiving any comments you may have regarding cultural resources or sacred site issues within the immediate project area.

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Sincerely,

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Kaitlin Ruppert, MSc. RPA
Registered Professional Archaeologist

Replies from Tribes

B

APPENDIX

B. Replies from Tribes

Amah Mutsun Tribal Band, Valentine Lopez. Chairperson Lopez's statement is that, "out of territory so no comment."

Amah Mutsun Tribal Band of San Juan Bautista, Irene Zwierlein. Chairperson Zwierlein's statement is to have an archaeologist and Native American monitor on site when digging. In addition, to a cultural sensitivity training for the crew.

Costanoan Rumsen Carmel Tribe, Desiree Cerda. Ms. Cerda requests a Native American monitor and an archaeologist be present during ground disturbing activities. Ms. Cerda also requests a formal consultation.

Esslen tribe of Monterey. See letter attached.

Indian Canyon Mutsun Band of Costanoan, Anee Marie Sayers. Phone is disconnected and is no longer in service.

Indian Canyon Mutsun Band of Costanoan, Kanyon Sayers- Roods. I left a voicemail.

Ohlone/Costanoan-Esselen Nation, Louise Miranda-Ramirez. I left a voicemail.

Wuksche Indian Tribe/ Eshom Valley Band, Kenneth Woodrow. I left a voicemail.

Kakoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria, Isaac Bojorquez. I left a voicemail.

Rumsen Am:a Tur:ataj Ohlone, Dee Dee Ybarra. I left a voicemail.

Esselen Tribe of Monterey County
P.O. Box 95. Carmel Valley, Ca. 93924
831-214-5345 - Fax: 831-659-0111
Tribalchair@Esselentribe.org
A California Native American 501-C-3 Non-Profit Organization

July 18, 2022

Kaitlin Ruppert RPA
EMC Planning Group
301 Lighthouse Avenue, Suite C Monterey, CA 93940 www.emcplanning.com

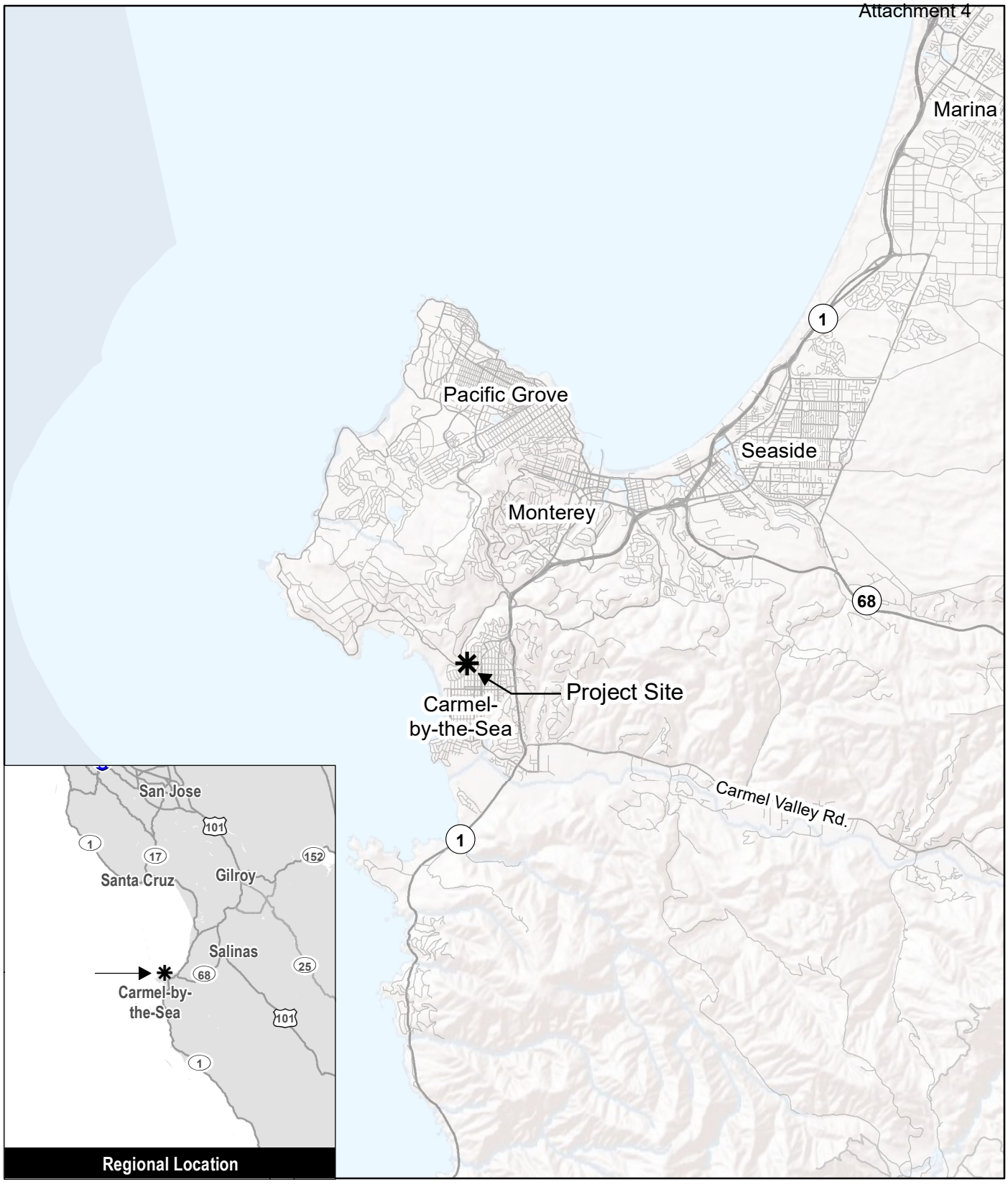
RE: Casanova 2 NW of Palou in Carmel Project

Dear Ms. Rupert,

I hope this letter finds you well. We appreciate the opportunity to respond to your request for cultural information about the project on Casanova 2 NW of Palou in Carmel. We commend your effort and are responding to your request.

We know of no cultural sites in that area of Carmel. Please let us know the results of your record search with the Northwest Information Center. Also, please keep us apprized if cultural resources are encountered during the project.

Tom Little Bear Nason
Tribal chairperson
Esselen Tribe of Monterey County
tribalchair@esselentribe.org
(831-214-5345



Source: ESRI 2019

Figure 1

Regional Location

North Casanova and Palou Ave. Carmel-by-the-Sea



(1) Backyard overview. View to the north.



(3) Gravel on the left side of the house.



(2) Right side of the house. View to the west.



(4) Front of the house. View to the west.

Photographs: EMC Planning Group 2022

Figure 2

Site Photographs

North Casanova and Palou Ave. Carmel-by-the-Sea

Carmel-by-the-Sea

Attachment 5

Evan Kort <ekort@ci.carmel.ca.us>

Lim Project Submission (concerns)

Gwyn McColl <[redacted]> Sun, Jul 2, 2023 at 3:45 AM
To: Evan Kort <ekort@ci.carmel.ca.us>

Hi Evan,

Attached please find the information we put together with a local architect. She is very familiar with the guidelines and helped us with drawings, etc to show the impact of the proposed design.

As you know, we are very concerned that the height of what they are proposing will impact our trees, our views, and the light we receive downstairs.

We hope the Lims will consider finding an alternative design that will allow them the space they deserve and desire, while minimizing the negative impact on our lives.

Thank you so much for adding this to the report. And also for allowing the commission to tour our home to see the situation from our perspective.

Thank you also for your patience. I don't mean to be difficult, I simply want to protect what we love about living where we do.

Best,
Gwyn

Sent from my iPhone

LimMcColl.pdf
9991K

General Review Principles

MC.17.58.060.B. Findings for Design Review Approval. Before approving an application for design review in any district, the Director, Historic Preservation Board, or the **Planning Commission shall find that the final design plans:**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;
2. Comply with all applicable provisions of this code; and
3. Are consistent with applicable adopted design review guidelines.

MC.17.58.060.D. Findings Required for Approval of Deviations from Design Guidelines. In addition to any other findings required by this code, before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, the Director, Historic Preservation Board, or the **Planning Commission shall** adopt specific findings based on information in the record to **show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC** 17.58.010, Purpose and Applicability, **as well as, or better than, would be achieved by adherence to the adopted design guidelines.** (Ord. 2009-07 Att. A, 2009; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

GP.G1-2.O1-8.P1-47. Apply the City's Residential Design Guidelines that explain the qualities that are characteristic of the community to assist in the preparation and approval of plans for residential development through the design review process. **Include provisions for scale, mass, bulk, height, setbacks, open space, landscaping**, exterior materials, lighting and community character. Establish procedures for using the guidelines that will allow flexibility and creativity in architectural expression yet maintain continuity in the design character of the residential district. (LUP)

GP.G1-2.O1-8.P1-48. Establish maximum limits on site coverage and floor area in order to preserve open space and avoid excessive mass and bulk. **Establish provisions for a smaller ratio of allowable coverage and floor area** on larger sites and **on sites constrained by environmental factors to preserve open space, vegetation, natural landforms and the character of surrounding neighborhoods.** (LUP)

Proposed Project on Casanova near Palou

67 Total VIOLATIONS

18 Carmel Municipal Code Violations

12 Carmel General Plan Violations

37 Design Guideline Violations

16 Urban Forest + Landscaping Violations

08 Neighborhood + Site Design Violations

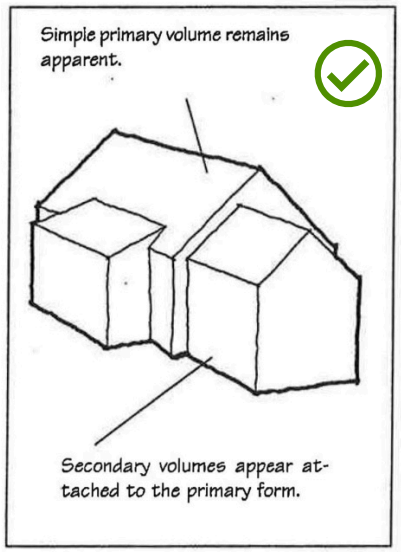
10 Mass & Bulk + Boxed-in Neighbor Violations

12 Private Views + Solar Access Violations

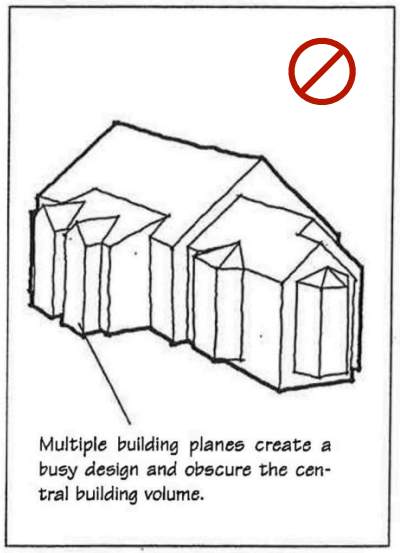
08 Scale Violations

13 Building Form Violations

Building Form



Preferred: Simple building form and a simple roof



Discouraged: Complex building form and multiple planes



△ PROPOSED LEFT SIDE (NORTH) ELEVATION



△ PROPOSED REAR (EAST) ELEVATION



PROPOSED FRONT (WEST) ELEVATION

13 **MC.17.58.060.C.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.**

MC.17.58.060.C.8.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.

GP.G1-2.O1-8.P1-45(1) 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. (LUP-finding)

DG.8.0. …providing **extensive variety in building planes, roof planes and ·in architectural detail**s…can result in a facade that **is overly ''busy**" and can attract attention, **making the mass** of the building **more noticeable. This** treatment **is out of character and should be avoided.**

DG.8.1 (1) Building forms should be simple. **Basic rectangles,** L- or U- shapes are typical. **Avoid "busy" building forms.**

DG.8.1 (3) Roof forms should be composed of **just a few simple planes.**

DG.8.2 (1) Keep building walls simple in the…variation in wall and roof planes.

DG.8.2 (3) Avoid building forms that are complex, monumental, formal or out of scale with the neighborhood context.

DG.8.3. Use simple roof forms. Limit the number of subordinate attachments, such as dormers, to avoid a cluttered design.

DG.8.3 (3) Avoid complex roof forms that call attention to the design or add unnecessary detail.

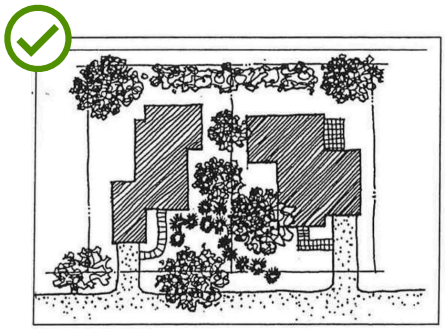
DG.8.5. Roof **eave lines should appear low** in scale.

DG.8.5 (1) Low plate heights that reduce the height of exposed walls are encouraged.

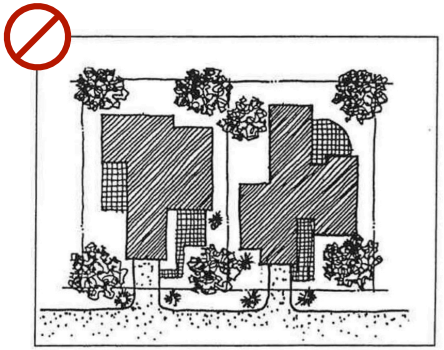
DG.8.5 (2) Consider tucking second story rooms under the sloping sides of a roof form and keeping low eave heights. Light can be brought to such rooms using dormers or clerestories.

Mass and Bulk + Boxed-in Neighbors

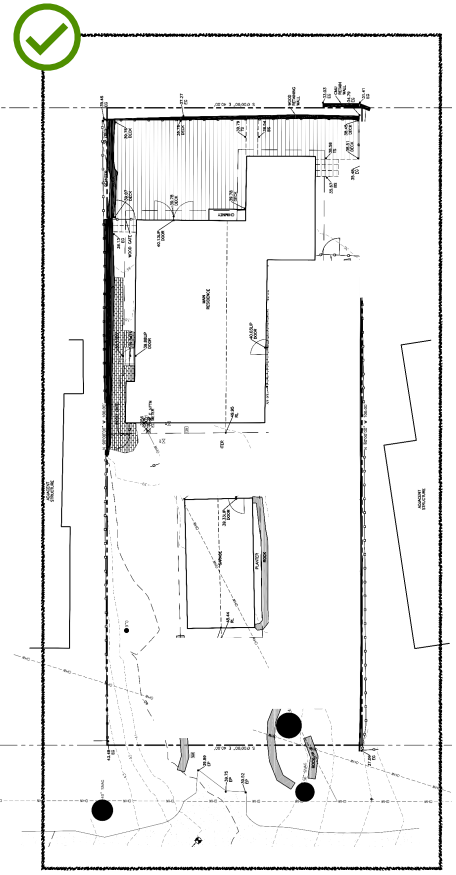
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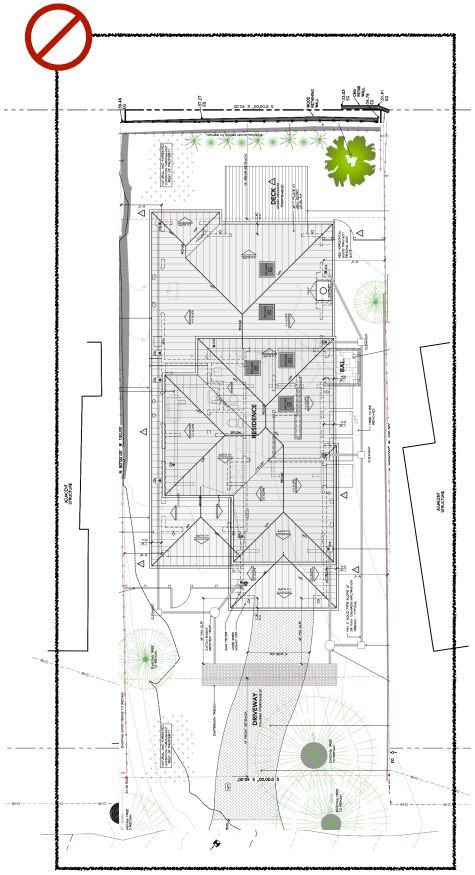
Preferred: Open space is organized to have a positive effect.



Discouraged: Open space is simply "left over" ground within required setbacks with limited positive effect.



existing



proposed

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. …

MC.17.10.010.F. Boxed-in Neighbors. …Designs incorporating tall or bulky building elements located near an adjoining site…should be avoided.

MC.17.58.060.C.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.**

GP.G1-2.O1-8.P1-45(2) Mass of the building relates to the context of other homes in the vicinity. (Finding)

GP.G1-2.O1-8.P1-45(3) The development is similar in size, scale, and form to buildings on the immediate block… (Finding)

GP.G1-2.O1-8.P1-49. …Projects with **less above-grade square footage shall be preferred**….**Locate open space so that it visually links with adjacent properties.**

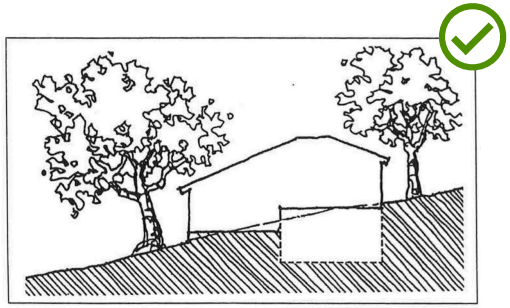
DG.4.0 Open Space, Site Coverage, and Setbacks. Open space should be **coordinate**d **with** the design of **structures on** site and also with **adjacent sites to enhance the parklike environment** of the city. **Open space should be distributed around a building to provide a visual separation from adjacent structures on abutting sites** and avoid the appearance of crowding.

DG.4.1 More open space should be provided along side yards when buildings on adjacent properties are located close to the joint property line. This is particularly important when two-story structures are involved. A design should **avoid creating a "tunnel"** or narrow corridor **between buildings on adjacent sites.**

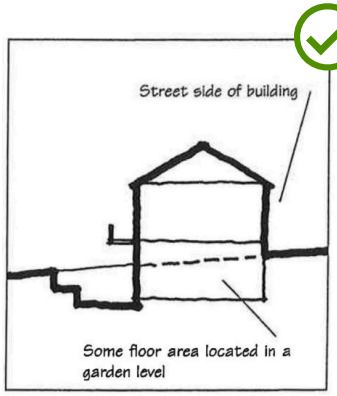
DG.4.4 (1) Variety in side yard setbacks is encouraged. **Stagger setbacks with respect to adjacent properties to avoid a "canyon effect."**

DG.4.4 (2) Consider how the side yard space may **relate to** that of the a**djoining property to maximize the perception of open space.**

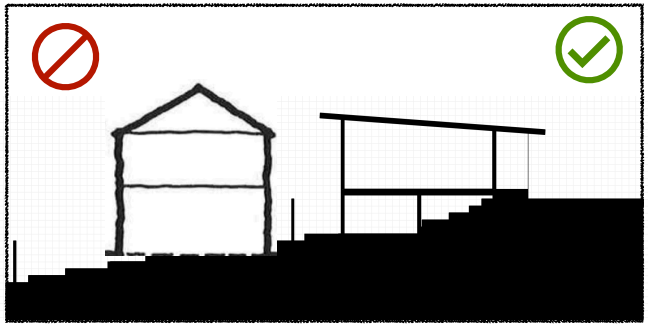
Neighborhood + Site Design



Preferred: This structure works with the natural contours of the site and avoids tree roots.



Locating some floor area in a garden level is also encouraged as a means of reducing building height.



08

MC.17.10.010.B. Neighborhood Design. **Each site shall contribute to…the… forest**,…the…local topography and the…open space resources such as setbacks and landscaping….

MC.17.10.010.C. Site Design.…Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. …**relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations, rather than ignoring them or trying to override them.**

GP.G1-2.O1-8.P1-39. Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. …relate to and take advantage of site topography, vegetation and slope. **Designs shall recognize the limitations of the land and work with these limitations rather than ignoring them or trying to override them.** (LUP)

DG.3.0. Topography… **promote the use of natural slopes and stepped floor plans…so that houses hug the land**…maintain the sense of natural topography **[while] minimizing the mass and scale of a building…by locating some floor area** partially **below grade or** fully below grade in a basement… **more extensive excavation may be necessary.**

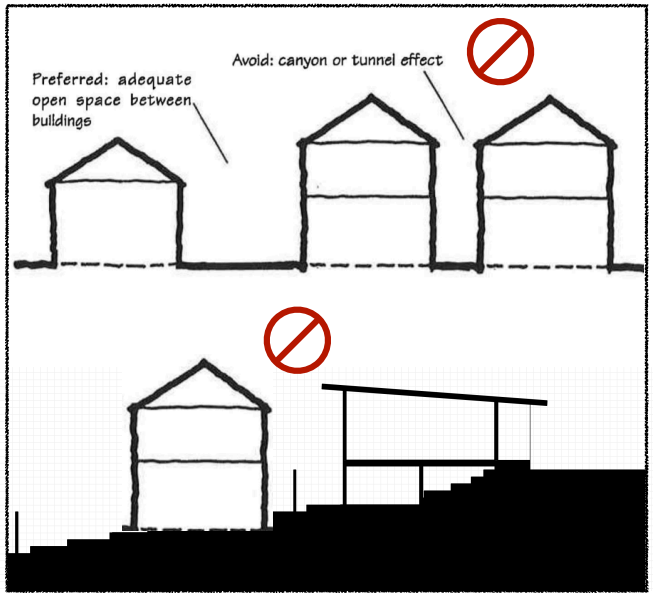
DG.3.1. Minimize construction on steep slopes.

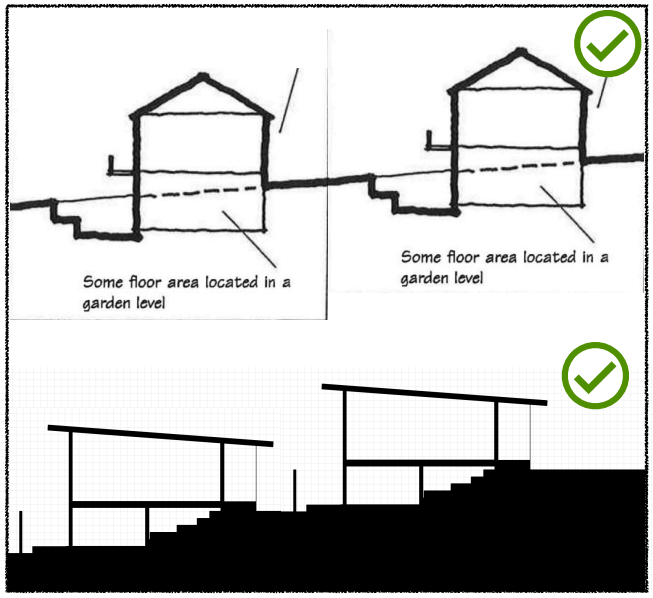
DG.3.1 (2) Minimize the footprint of a building on steep slopes.

DG.3.2 (1) The site design should **follow the natural contours of the site… step the foundation and building forms to follow the contours**

DG.3.3 (1) The site design should **follow the natural contours of the site… step the foundation and building forms to follow the contours**

Scale





08 **MC.17.10.010.E.** Scale. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and shall be avoided.

MC.17.58.060.C.5. The project **does not present excess visual mass or bulk…to adjoining properties.** The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.

MC.17.58.060.C.8.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.

MC.17.58.060.C.8.c. The **development is similar in size, scale, and form to buildings on the immediate block** and neighborhood.

GP.G1-2.O1-8.P1-40. 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**. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs, and walkways. Oversized design elements make structures appear dominating and monumental. **This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and should be avoided.**

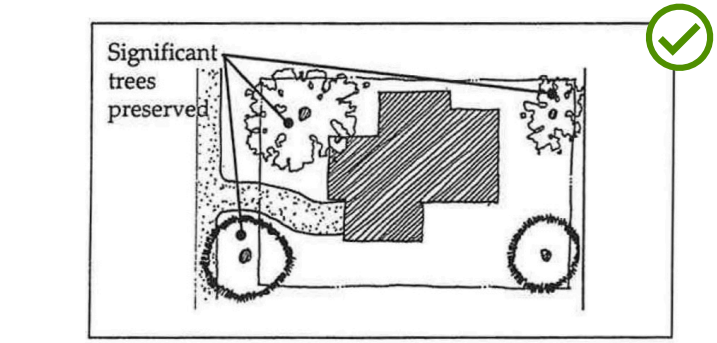
DG.7.0 Building Mass and Scale "A building should contribute to the character of the neighborhood and **should not dominate** the street or **neighboring properties.** Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged. A large building 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

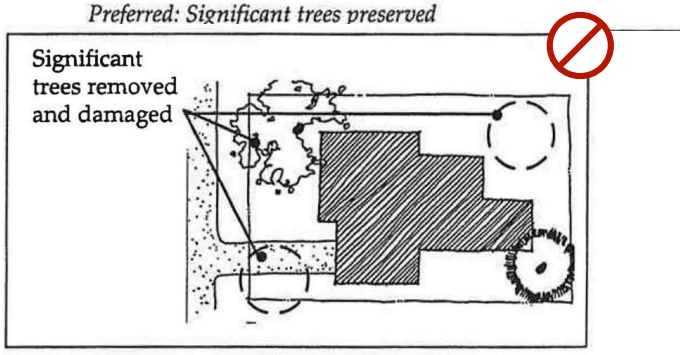
DG.7.3. Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.

The Urban Forest + Landscaping





Preferred: Significant trees preserved



Undesirable: Trees removed and heavily pruned

16

MC.17.10.010.A. Site improvements…should be designed to preserve significant trees and to perpetuate the established urban forest…Each site should contribute to the urban forest…

MC.17.10.010.I. Designs should coordinate structural elements with landscaping to… enhance the urban forest…by coordinating with open space on neighboring sites…

MC.17.58.060.C.2. The project contributes to neighborhood character including forest resources, …local topography, and…open space…such as setbacks and landscaping.

MC.17.58.060.C.3. The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area….

MC.17.58.060.C.8.d. …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.

GP.G1-2.O1-8.P1-41. The design of structures shall be coordinated with open space to enhance the park-like environment of the City. **Open space should be distributed around buildings to provide…a distinct separation from buildings on adjacent sites….**

GP.G1-2.O1-8.P1-44. …Locate buildings…to **avoid removal and pruning** and …minimize damage…Establish continuity of landscape elements throughout…

GP.G1-2.O1-8.P1-45 (4)…All buildings…setback a minimum of 6' from…trees.

GP.G1-6.O1-8.P1-38. Each site shall contribute to neighborhood character including the type of forest…present,…local topography and…open space…

DG.1.0. Preserving the Forest Character "**Protection of** existing healthy **trees** should be among **the highest priorities in any project**.…Buildings…should be located to **minimize the removal, pruning, or damage** to existing…trees on and adjacent to the site. The "Preliminary Site Assessment" map should be consulted when…locating new structures…"

DG.1.1. Existing…understory trees should be preserved. (4) Position building masses and roof forms to **avoid cutting into the canopy of established trees.**

DG.1.2. Locate new construction to minimize impacts on established trees.

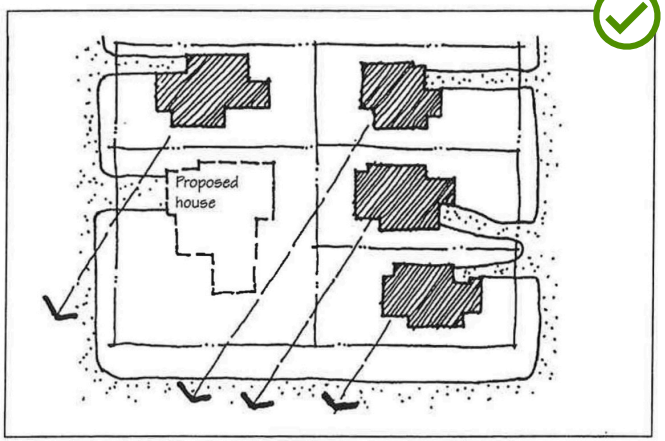
DG.1.2 (1) Structures…set back a minimum of six feet from…any tree…

DG.1.2 (4) Plan building masses…in areas that will minimize the impact on trees and their root structures.

DG.1.4. Maintain a forested image on the site…

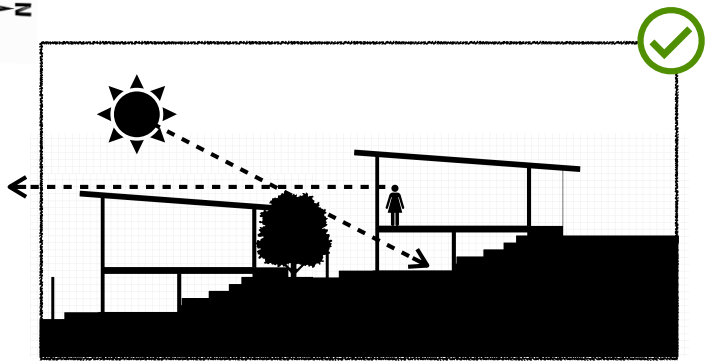
DG.1.6. **Maintain trees…around the periphery of the site. (**2) Preserving existing belts of vegetation around a site can…screen buildings.

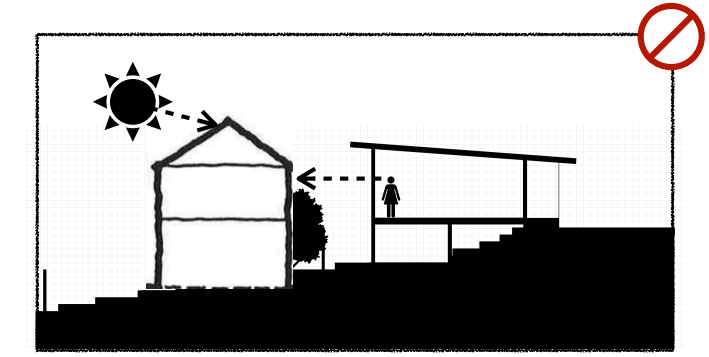
Private Views + Solar Access



Preferred: A new building is sited to maintain views from existing houses.







12 **MC.17.10.010.K.** Private Views. Designs should **respect views enjoyed by neighboring parcels.** …**Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.**

MC.17.10.010.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…south-facing windows on neighboring sites, should be avoided.**

GP.G1-2.O1-6.P1-27. …**ensure that development**…**does not diminish** the village character by excessively blocking important…**private views…natural topography, mature trees, or native growth.**

GP.G1-2.O1-8.P1-51. Consider the effect of proposed residential construction on the privacy, **solar access and private views of neighbors** when evaluating design review applications. **Avoid designs that are insensitive to the designs of neighboring buildings.** …

DG.5.0 Privacy, Views, Light, and Air …balance and share view opportunities to natural features…

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.**

DG.5.1 (3) Preserve significant **trees** that will help **to screen views into adjacent properties.**

DG.5.2 …**locate buildings so they will not** substantially **block views enjoyed by others**

DG.5.3 Maintain views through a property to natural features…

DG.5.3 (1) Locate major building masses to maintain some views through the site from other properties.

DG.5.3 (2) Consider keeping the mass of a **build**ing **low in order to maintain views over the structure.**

DG.5.3 (3) Also consider using a **compact building footprint** to maintain views along the sides of a structure.

GENERAL NOTES

GOVERNING CODES ASSOCIATED WITH THIS PROJECT:
2021 CARMEL-BY-THE-SEA MUNICIPAL CODE, 2019 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

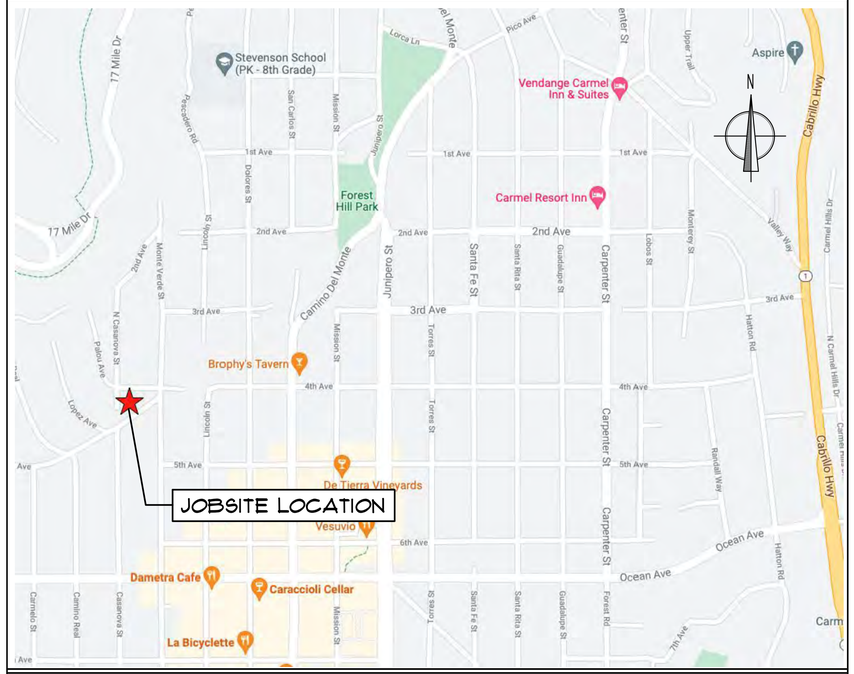
SECTION TAG
A / A1 — SECTION NUMBER/LETTER; SHEET NUMBER

PLAN CHECK
1 — REVISION NUMBER; Attach REVISION

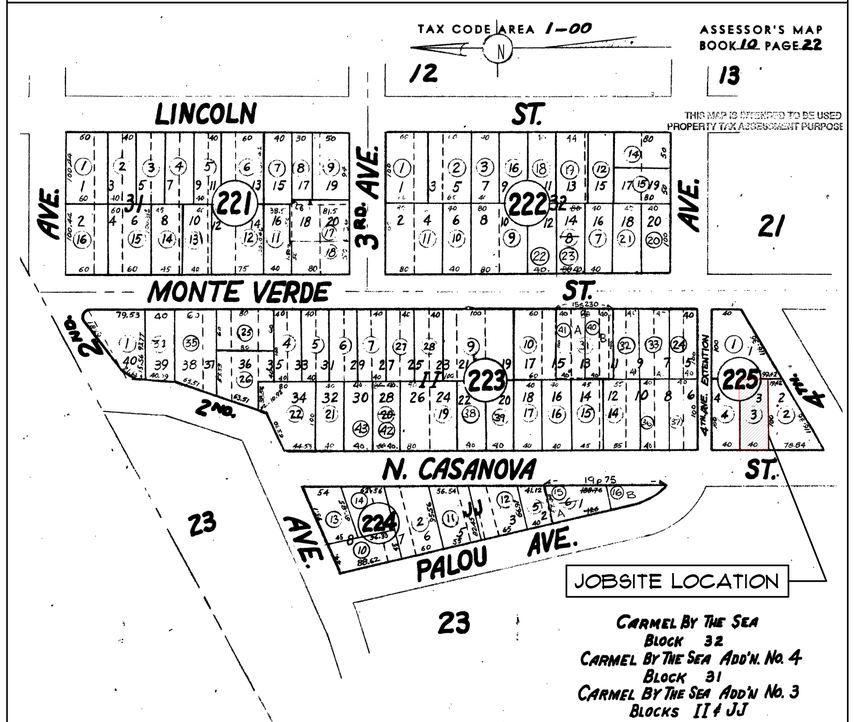
ABBREVIATIONS

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			REWD.	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 N 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:
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Carmel-by-the-Sea, CA 93923
408-390-0445
liyoongl@sbcglobal.net

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⚠1 ARCHAEOLOGIST:
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EMC Planning Group
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Monterey, CA 93940
831-649-1799 x214
ruppert@emcplanning.com

DRAWING INDEX

T1 Title Sheet

CIVIL
1 Topographic Survey
⚠1 T2 Tree Assessment Survey
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: 1,000 SF
Upper Level Floor Area: 497 SF
Garage Area: 270 SF
Base Floor Area: 1,767 SF
(Allowed: 1,800 SF)
Building Footprint: 1,350 SF

SITE COVERAGES

Existing Site Coverage Totals (Demo):
Permeable Coverage: 1,209 SF
Impervious Coverage: 96 SF

Proposed Site Coverage Impervious:
Concrete Walkway: 53 SF
Covered Patios: 75 SF
Balcony: 32 SF
Total Impervious: 160 SF

Permeable:
9' Wide Driveway: 255 SF (160 SF Bonus + 95 SF Cov.)
Deck: 130 SF
⚠1 Shower: 11 SF
Total Permeable: 396 SF

Total Site Coverage: 556 SF *(Allowed: 396 SF; 556 SF w/4% Bonus)*

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: 27'-0" North Sides: 5'-6", 6'-0", 6'-3"
Rear: 17'-6" South Sides: 9'-4", 3'-10", 9'-3"

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: 15'-2" 1 Story Plate: 8'-1", 9'-1", 10'-1"
2 Story Ridge: 20'-2" 2 Story Plate: 7'-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)	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: 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: 3/23/2023
Drawn By: AAP
Scale: N.T.S.
Sheet: T1

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

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

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

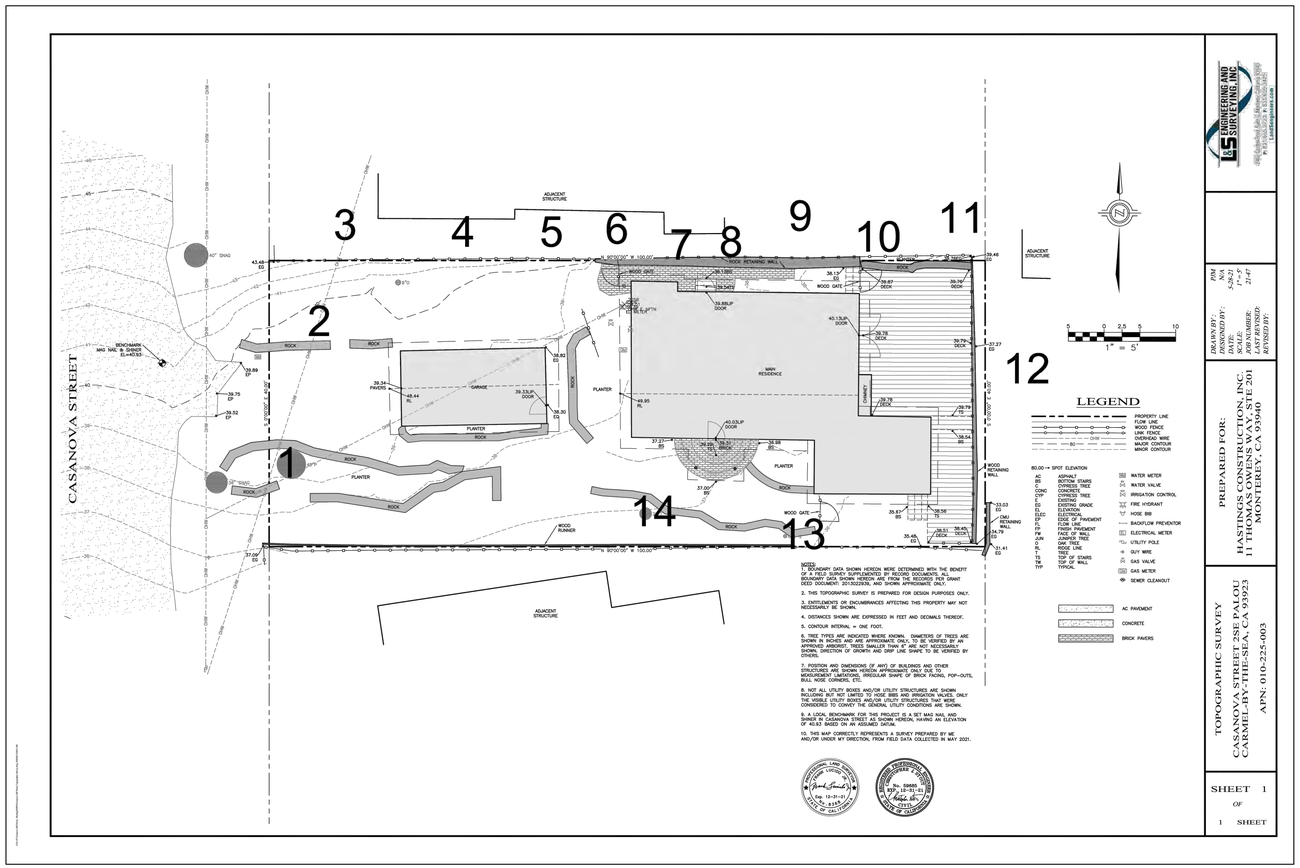
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	20	0	6	6	6	6	6	6	6	6	18	9	3	10	

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	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 6

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

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
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: 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: 3/23/2023
Drawn By: AAP
Scale: N.T.S.
Sheet: T2 (2)

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
2 DS 22-051 (LIM) COMMENTS	10/24/22

HASTINGS CONSTRUCTION, INC.
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LIC#: 791539 CLASS: A/B

ADJACENT RESIDENCE

N 90°00'00" W 100.00'

S 0°00'00" E 40.00'

DRIVEWAY

DECK

ADJACENT RESIDENCE

ADJACENT RESIDENCE

#1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13

#14
TO BE REMOVED

PROPOSED LOCATION OPTION OF REPLACEMENT TREE(S) (FORESTER TO VERIFY)

Attachment 6

CASANOVA STREET

TREE SITE PLAN

= PROPOSED BUILDING FOOTPRINT

= EXISTING BUILDING FOOTPRINT

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

Drawing Title: TREE SITE 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: HC21007
Date: 3/23/2023
Drawn By: AAP
Scale: 1/4"=1'-0"
Sheet: T3

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SKYLIGHT NOTES

A 24"X24" FIXED CURB MOUNTED SKYLIGHTS W/ SOLAR POWERED IN-GLASS SHADE

B 24"X24" OPERABLE, ELECT. "FRESH AIR", CURB MOUNTED SKYLIGHT W/IN-GLASS SHADE

ADJACENT RESIDENCE

STANDING SEAM METAL ROOFING BY MS CUSTOM METALS IN "WEATHER COPPER" FINISH (OR EQ.) - TYPICAL

4" OR 5" ALUM. "OGEE" GUTTER 01/2X6 FASCIA BOARD W/ RECTANGULAR DOWNSPOUT - TYPICAL AT EAVES

7'-1" PLATE HT. (54.16') ABV. UPPER LEVEL F.F.

8'-1" PLATE HT. (46.083') ABV. ENTRY LEVEL F.F.

10'-1" PLATE HT. (48.083') ABV. ENTRY LEVEL F.F.

EXISTING ROCK WALL TO REMAIN

ADJACENT RESIDENCE

NEW HORIZONTAL WOOD PRIVACY FENCING AND GATE

EXISTING WOOD FENCE TO REMAIN

N 90°00'00" W 100.00'

43.48 EG

39.46 EG

40" SNAG

EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN

CLEANOUT

NATURAL AND FORESTED CONDITION THROUGHOUT REST OF PROPERTY

NATURAL AND FORESTED CONDITION THROUGHOUT REST OF PROPERTY

CASANOVA STREET

40 SQ. FT RAIN GARDEN (APPROX. 1000 SF CONTRIBUTING RUN-OFF AREA)

10' MIN. CLR.

CATCH BASIN/ SEDIMENT TRAP

BENCHMARK EL=40.93

(N) ASPHALT APRON

GAS METER

HOSE BIBB W/SHUT-OFF

WM

15' FRONT SETBACK

DRIVEWAY

PAVERS (PERMEABLE)

S 0°00'00" E 40.00'

5' WIDE OH

RESIDENCE

SKYLIGHT A

SKYLIGHT B

15' REAR SETBACK

DECK

WOOD DECKING (PERMEABLE)

10'-1" PLATE HT. ABV. ENTRY LEVEL F.F.

EXISTING WOOD FENCE TO REMAIN

S 0°00'00" E 40.00'

10' MIN. CLR.

40" SNAG

EXISTING TREE TO REMAIN

EXISTING TREE TO REMAIN

30 SF RAIN GARDEN (APPROX. 600 SF CONTRIBUTING RUN-OFF AREA)

MIN. 3" SOLID PIPE SLOPE AT 3% MAX TOWARDS RAIN GARDEN - TYPICAL

CLEANOUT

TREE TO BE REMOVED

BAL.

CLEANOUT

NEW HORIZONTAL WOOD PRIVACY FENCING AND GATE

EXISTING WOOD RETAINING WALL TO REMAIN

PROPOSED LOCATION OPTION OF REPLACEMENT TREE (FORESTER TO VERIFY)

EXISTING CMU RETAINING WALL TO REMAIN

37.09 EG

N 90°00'00" W 100.00'

31.41 EG

EXISTING WOOD FENCE TO REMAIN

BALCONY F.F. - HONED TRAVERTINE CREAM

NEW DECKING FINISH "CUMARU" BRAZILIAN ASH

EXISTING WOOD FENCING TO REMAIN

EXISTING WOOD FENCING TO REMAIN

NEW HORIZONTAL WOOD FENCING (SIMILAR)

12" 6" 0' 1' 5' 10' 15'

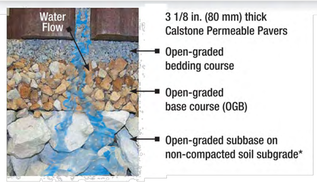
SCALE: 1/4" = 1'-0"

Sequoia Sandstone*

Attachment 6

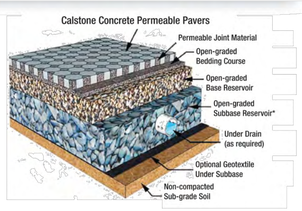
ADJACENT RESIDENCE

CALSTONE PERMEABLE PAVER DETAIL



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)

THE INSTALLATION OF METAL ROOF PANELS SHALL COMPLY WITH CBC SECTION 1507.4. THE MATERIALS USED FOR METAL-SHEET ROOF COVERINGS SHALL BE NATURALLY CORROSION RESISTANT OR PROVIDED WITH CORROSION RESISTANCE IN ACCORDANCE WITH THE STANDARDS AND MINIMUM THICKNESS SHOWN IN CBC TABLE 1507.4.3(2). UNDERLAYMENT SHALL COMPLY WITH SECTION 1507.1.1.

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 5-9% 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.

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
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: PROPOSED SITE & ROOF PLANS

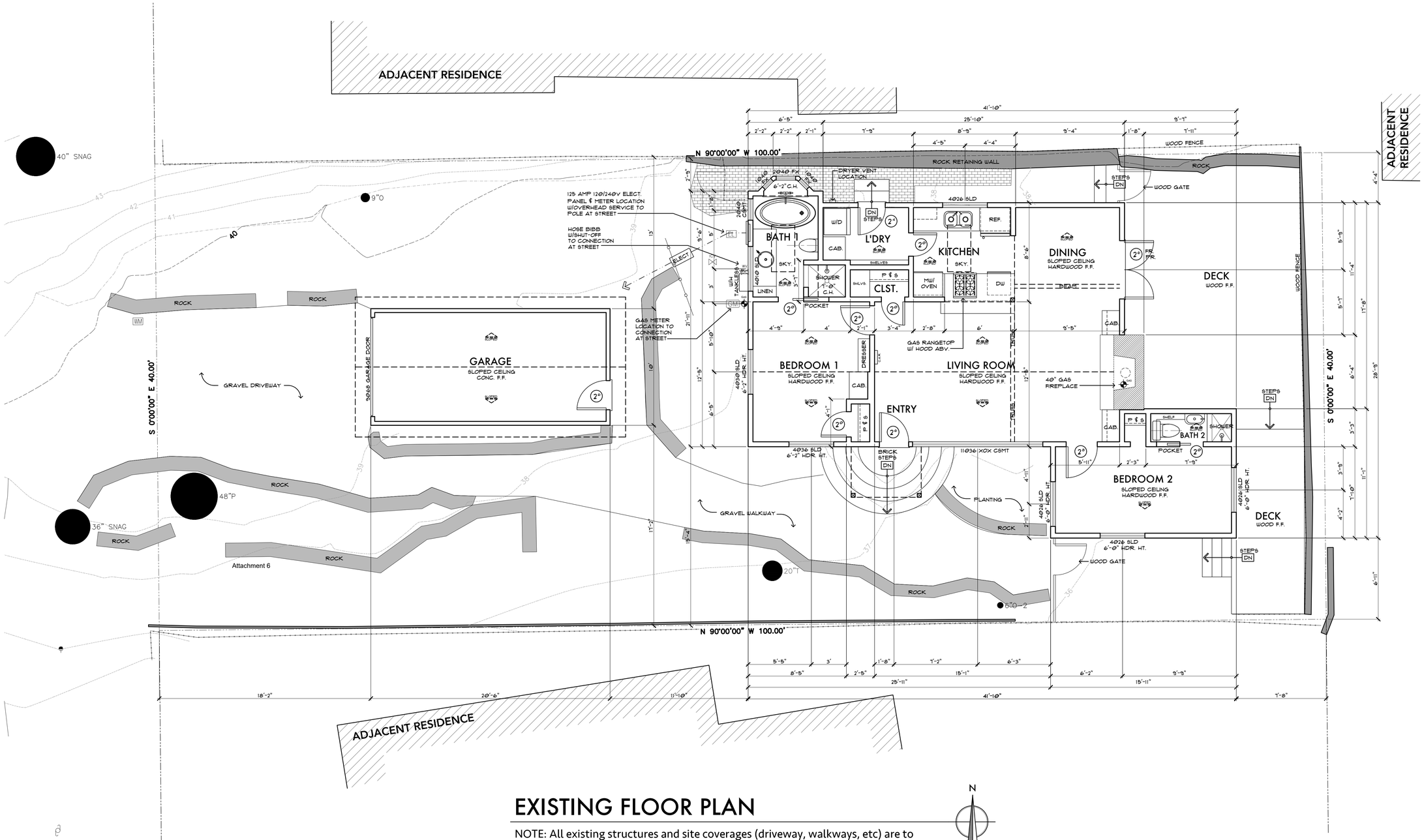
Job Title: LIM RESIDENCE

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:	HC21007
Date:	3/23/2023
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A1

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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

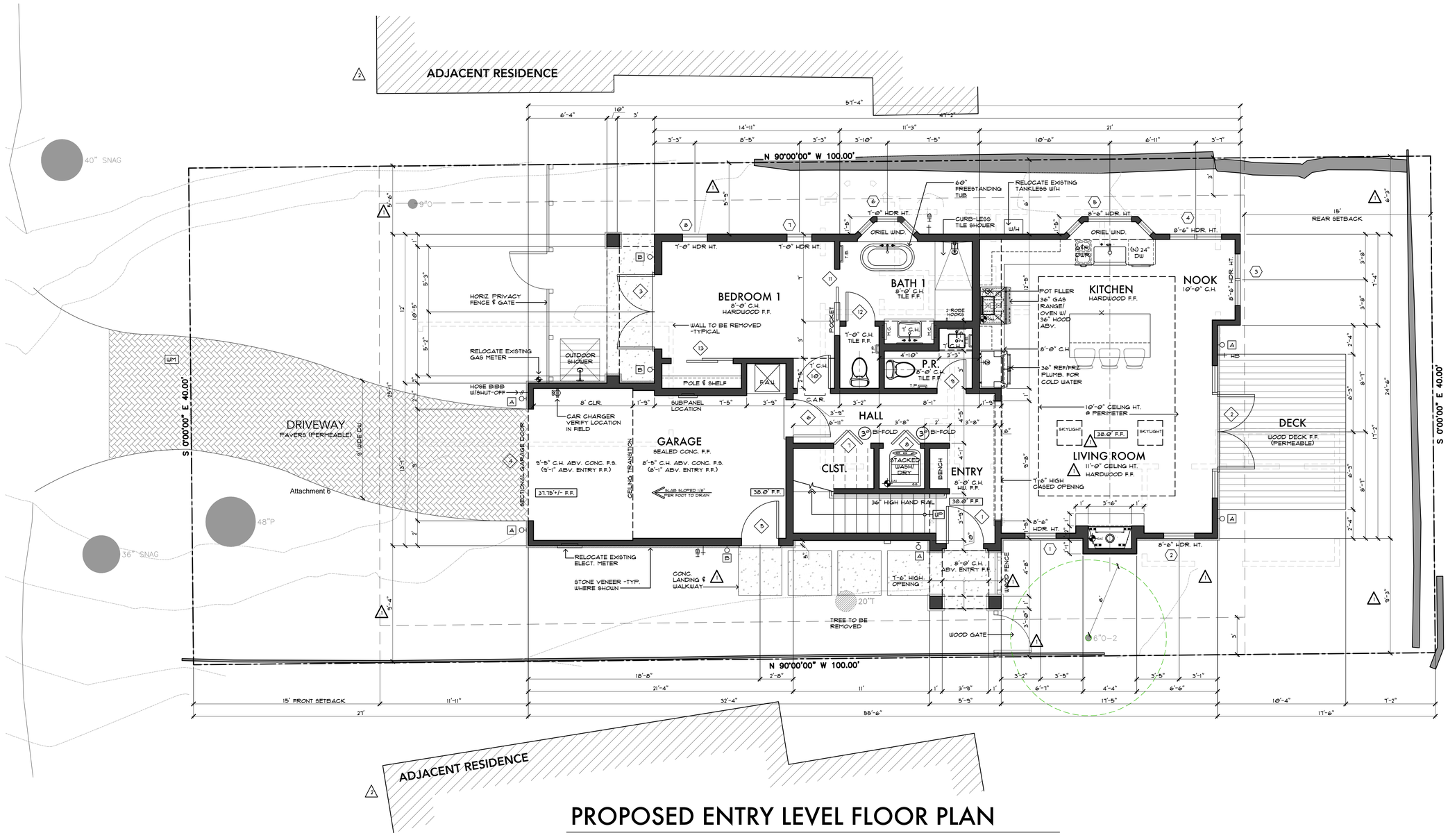
Job Title: LIM RESIDENCE

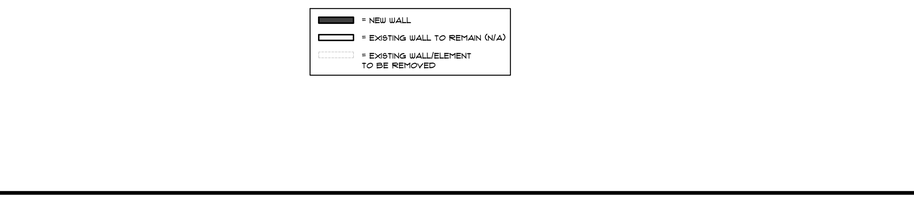
Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK II, LOT 3

Project:	HC2207
Date:	3/23/2023
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A2

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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'

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

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED ENTRY LEVEL FLOOR PLAN

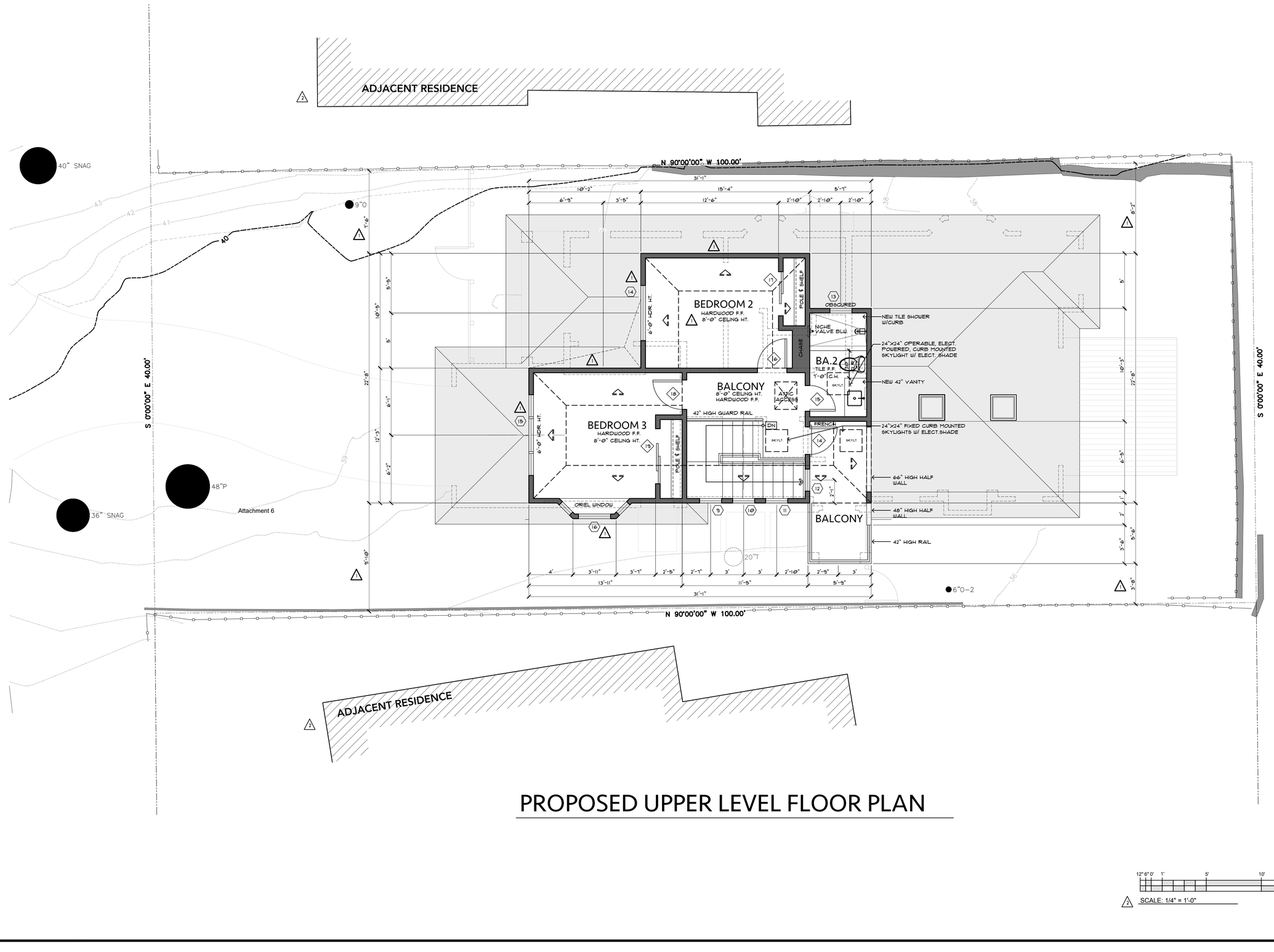
Job Title: LIM RESIDENCE

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:	HC21007
Date:	3/23/2023
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A3

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PROPOSED UPPER LEVEL FLOOR PLAN

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 22-057 (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: 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: HC2107

Date: 3/23/2023

Drawn By: AAP

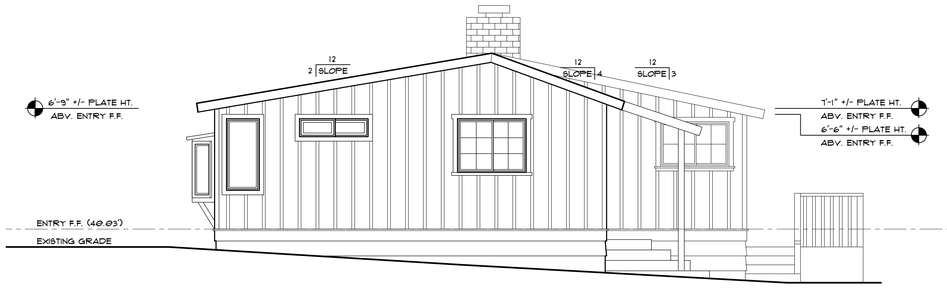
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Sheet A4

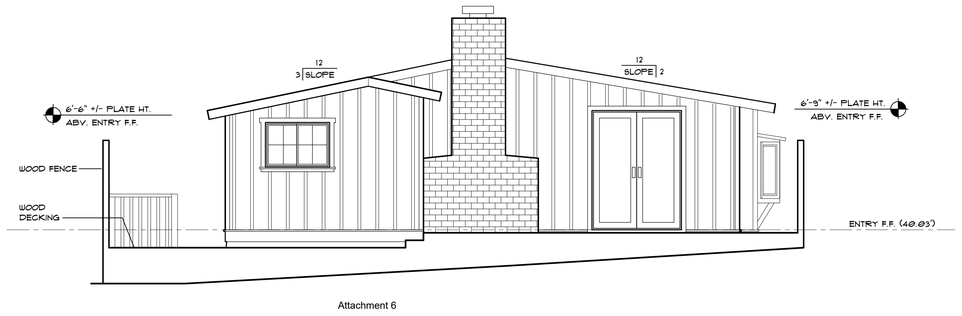
THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.



EXISTING RIGHT SIDE ELEVATION

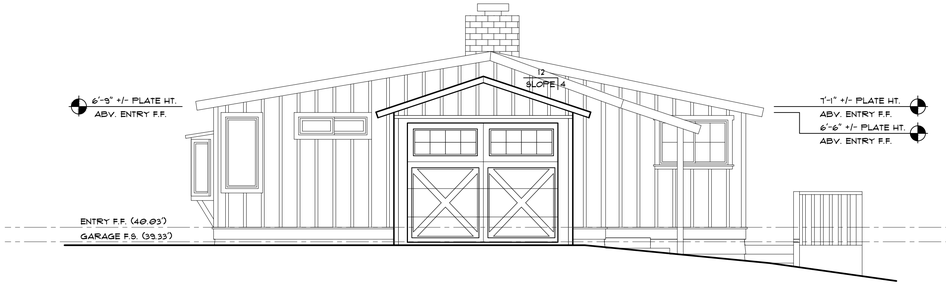


EXISTING FRONT ELEVATION

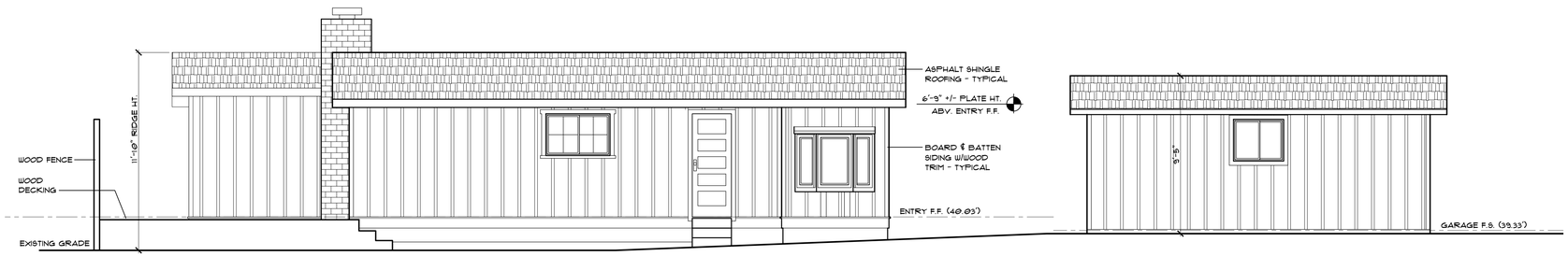


Attachment 6

EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION - FROM STREET



EXISTING LEFT SIDE ELEVATION

Revision/Issue	Date
2 DS 22-057 (LIM) COMMENTS	10/24/22

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(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
Date: 3/23/2023
Drawn By: AAP
Scale: 1/4"=1'-0"

Sheet: A5

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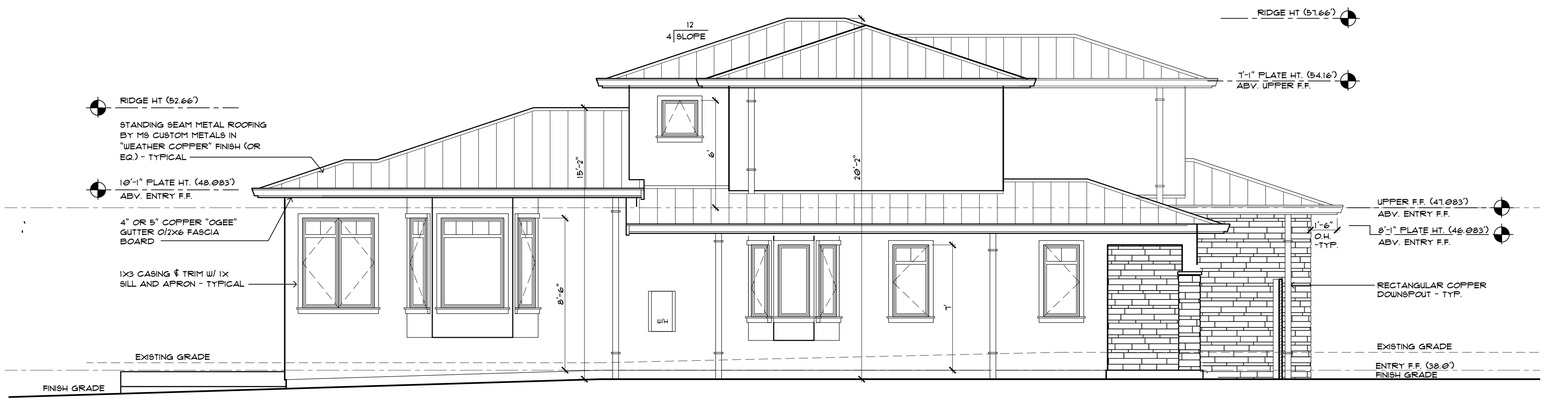
⚠ PROPOSED RIGHT (SOUTH) ELEVATION



⚠ PROPOSED REAR (EAST) ELEVATION



⚠ PROPOSED FRONT (WEST) ELEVATION



⚠ PROPOSED LEFT SIDE (NORTH) ELEVATION

Revision/Issue	Date
⚠1 PSA 22-058 (LIM)	4/20/22
⚠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: 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
Date:	3/23/2023
Drawn By:	AAP
Scale:	1/4"=1'-0"

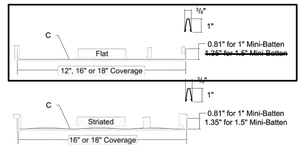
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2 Metal Roofing Specifications

MINI-BATTEN

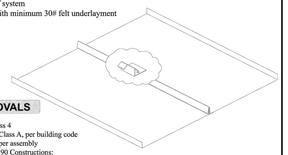
Condensed Technical Reference



ARCHITECTURAL PANEL | CONCEALED FASTENED | 12", 16" OR 18" COVERAGE | MINIMUM SLOPE 3:12 | SOLID SUBSTRATE

PANEL OVERVIEW

- Finishes: PVDF, MS Colorfast45® and Acrylic-Coated Galvalume®
- Corrosion Protection: AZ55 per ASTM A 792 for unpainted Galvalume®
  AZ50 per ASTM A 792 for painted Galvalume®
  G90 per ASTM A 653 for Galvanized
- Gauges: 26 ga and 24 ga standard; 22 ga optional
- 12", 16" or 18" panel coverage, 1" or 1½" rib height with narrow batten cap
- Panel Length: Minimum: 5'; Maximum: 45' recommended
- Architectural standing rib roof system
- Applies over solid substrate with minimum 30# felt underlayment
- Minimum roof slope: 3:12
- Flat and Striated pan available



TESTING AND APPROVALS

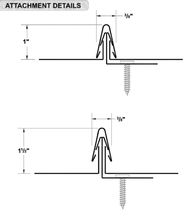
- UL 2218 Impact Resistance - Class 4
- UL 790 Fire Resistance Rating - Class A, per building code
- UL 263 Fire Resistance Rating - per assembly
- UL 580 Uplift Resistance - Class 90 Constructions:
  1" Mini-Batten: #397, #597A and #430
  1½" Mini-Batten: #352
- ASTM E 1592 Uplift Resistance
- ASTM E 283 Air Leakage - 0.005 cfm/ft² at 6.24 psf
- ASTM E 331 Water Panetration - none at 12 psf

metal sales manufacturing corporation

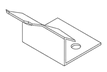
MINI-BATTEN

Condensed Technical Reference

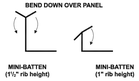
ATTACHMENT DETAILS



PANEL CLIPS



BEND DOWN OVER PANEL



MINI-BATTEN (1½" rib height) | MINI-BATTEN (1" rib height)

FASTENING INFORMATION

▶ **Clips**

Clip spacing is based upon the design loads, the spanning capacity of the panels, the fasteners and the support members.

Clips are 0.027" thick, G90 galvanized.

Clips can accomodate thermal expansion and contraction.

▶ **Fasteners**

Overdriven fasteners will cause panel distortions.

Fasteners should extend 1/2" or more past the inside face of the support material.

Clip Fasteners:
#10-12 Pancake Head Wood Screw

Concealed End Fastener:
#10-12 Pancake Head Wood Screw

Trim Fasteners:
1/4"-14 x 7/8" XL Stitch Screw
1/8" x 3/16" Pop Rivet

EMMACH-2020

metal sales manufacturing corporation — metalsales.us.com

Anchorage, AK 866.640.7663
Bay City, MI 888.777.7640
Deer Lake, PA 800.544.2577
Denver, CO 800.289.7663
Detroit Lakes, MN 888.594.1394
Fontana, CA 800.782.7953
Fort Smith, AR 877.452.3915
Independence, MO 800.747.0012
Jacksonville, FL 800.394.4419
Jefferson, OH 800.321.5833
Mocksville, NC 800.228.6119
Nashville, TN 800.251.8508
Rock Island, IL 800.747.1206
Rogers, MN 800.328.8316
Seattle, WA 800.431.3470
Sellersburg, IN 800.999.7777
Sioux Falls, SD 888.299.0024
Spokane, WA 800.572.6565
Temple, TX 800.543.4415
Woodland, CA 800.759.6019

https://www.metalsales.us.com/products/mini-batten-1/

PVDF Color Name (Color Code)	Solar Reflectance ASTM C 1549	Thermal Emittance ASTM C 1371	Solar Reflectance Index ASTM E 1980	Low Gloss	Metallic Finish	ENERGY STAR® Steep Slope*	ENERGY STAR® Low Slope*	CRRC Steep Slope*	CRRC Low Slope*	LEED Steep Slope*	LEED Low Slope*
Weathered Copper (W50)	0.32	0.84	32	●		●		●		●	

*LOW SLOPE: Surface with a slope of 2:12 or less ● STEEP SLOPE: Surface with a slope greater than 2:12

3-2022 1318

metalsales.us.com

Attachment 6

2 Aluminum Gutters & Downspouts

Description: Spectra Metals in "Musket Brown" 4" or 5" *"K-Style"* gutter profile with rectangular downspouts.



Metal Roofing

Description: Standing seam metal roofing by MS Custom Metals in *"Weathered Copper"* finish

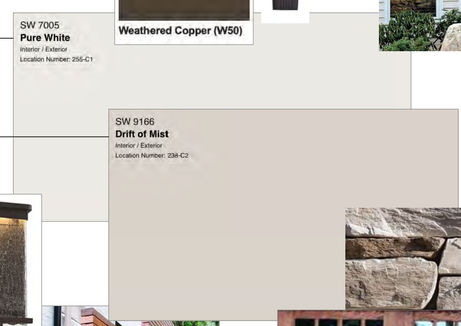


Windows, Trim & Fascia

Description: : Sherwin Williams *"Pure White"* #SW 7005

Stucco

Description: s: Smooth textured stucco with square corners, painted with Sherwin Williams *"Drift of Mist"* #SW 9166



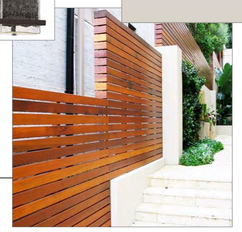
Exterior Light Fixtures A & B

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*



Privacy Fencing

Description: 1x6 *"Cumaru" Brazilian Teak* wood (or equal), to match decking material, laid horizontal with 1" spacing and mitered corners



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.*



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"*



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.

Revision/Issue	Date
1 PSA 22-058 (LM)	4/20/22
2 DS 22-057 (LM) 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: EXTERIOR FINISHES AND EXTERIOR LIGHTING SPECIFICATIONS

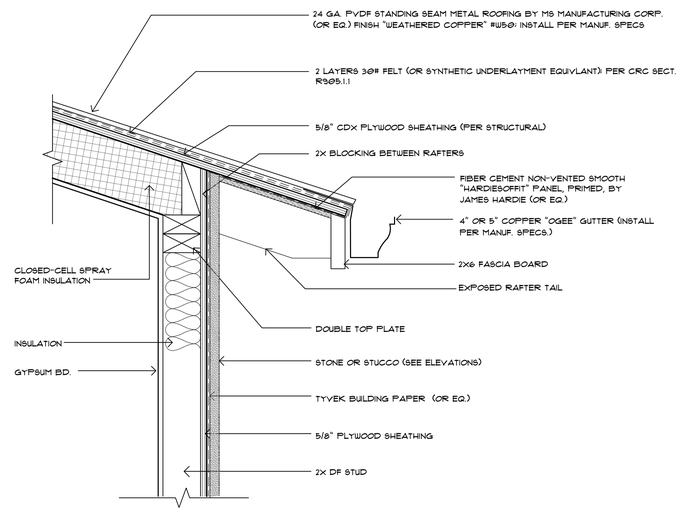
Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

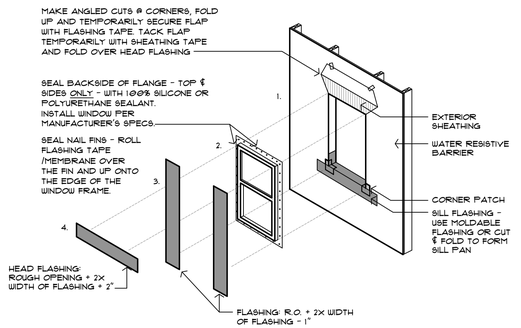
Project:	HC21007
Date:	3/23/2023
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A7

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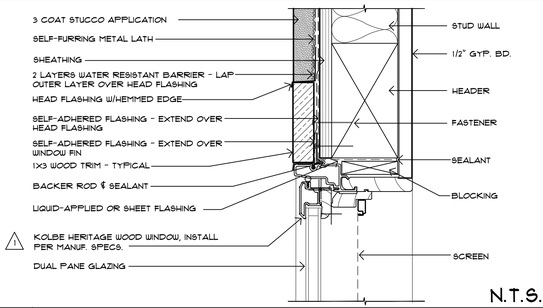


6 TYPICAL EAVE DETAIL N.T.S.



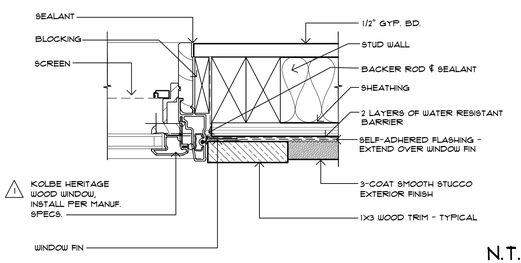
NOTE: FASTENERS SHALL NOT PENETRATE WINDOW FINS: ALL FASTENER PENETRATIONS SHALL BE SEALED.

TYPICAL WINDOW FLASHING DETAIL N.T.S.



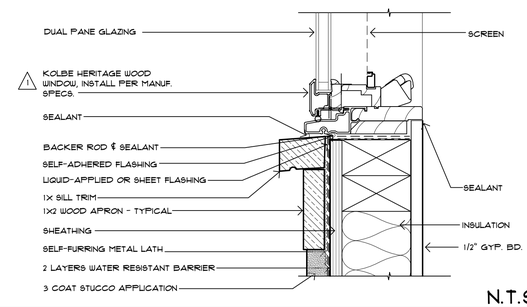
N.T.S.

3 WINDOW HEAD DETAIL



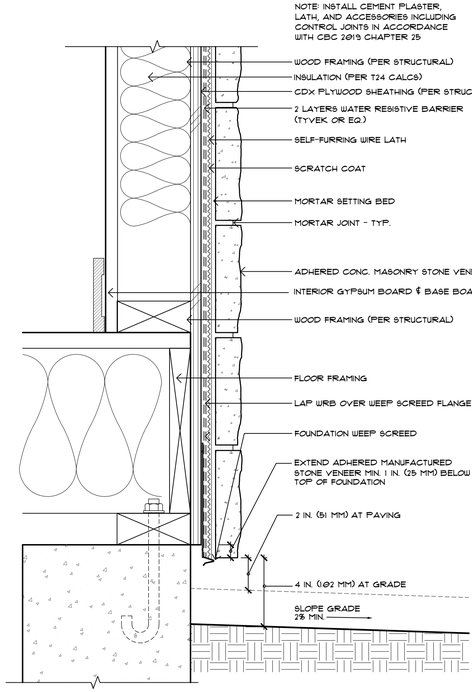
N.T.S.

4 WINDOW JAMB DETAIL

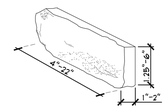


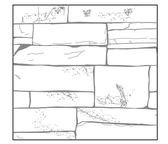
N.T.S.

5 WINDOW SILL DETAIL



STONE DIMENSIONS (APPROXIMATE)

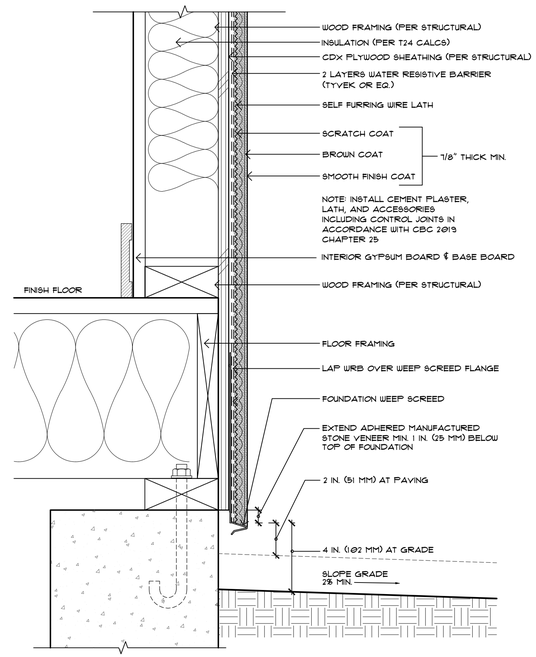




FRONT ELEVATION
ELDORADO STONE VENEER
CLIFFSTONE PROFILE W/
DRY STACK MORTAR TECHNIQUE

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.

Attachment 6

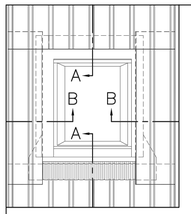
Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22

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LIC#: 791539 CLASS: A/B

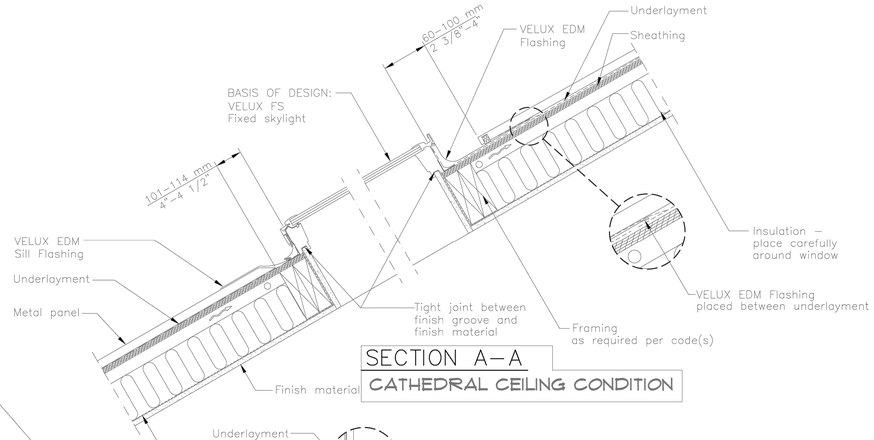
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Job Title: LIM RESIDENCE
Project Address & APN: CASANOVA ST, 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project: HC2007
Date: 3/23/2023
Drawn By: AAP
Scale: NOTED
Sheet: A8

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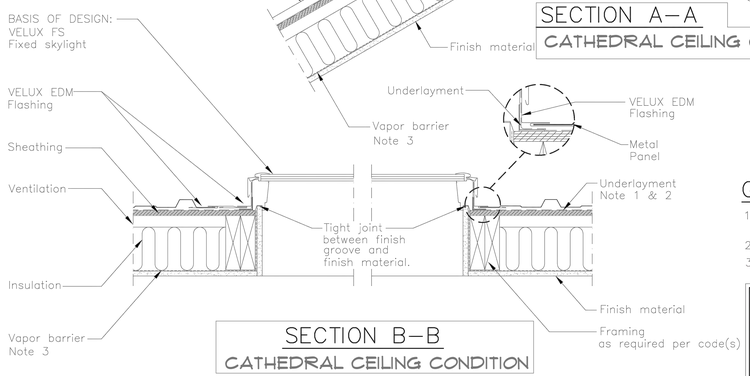


ELEVATION



SECTION A–A

CATHEDRAL CEILING CONDITION



SECTION B–B

CATHEDRAL CEILING CONDITION

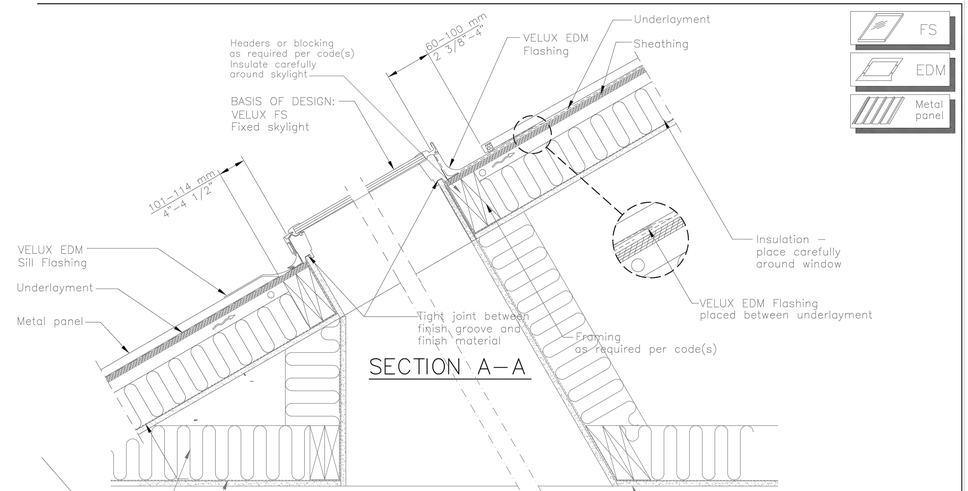
GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of frame.
3. Vapor barrier should be used to avoid moisture.

VELUX	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1–800–88–VELUX www.VELUXUSA.com		Name	Date
Sky–Product Management		Drawn by	JDH	Sept 10
		Checked by	WQ	Sept 10
FS–Residential/Commercial Roof Section with EDM Flashing and Metal Panel Roofing		Drawing No.	FS–01–0910	

This drawing is an instrument of service and is provided for informational use only.

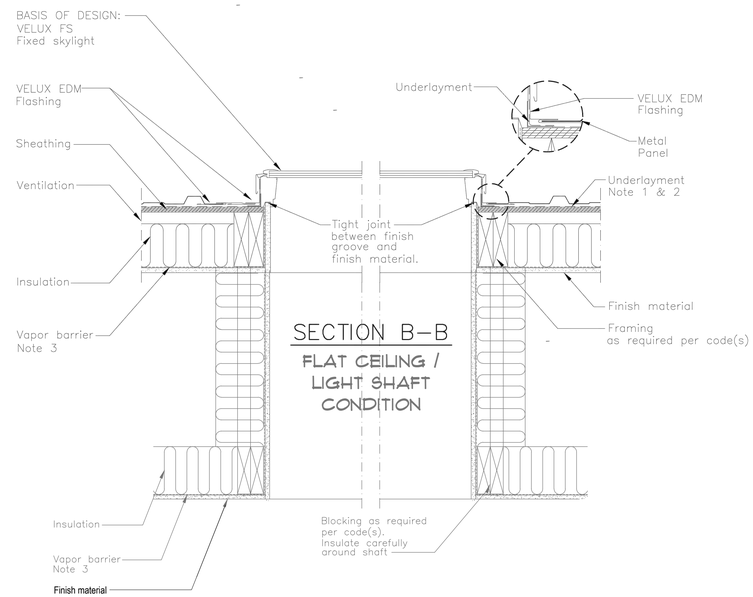
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SECTION A–A

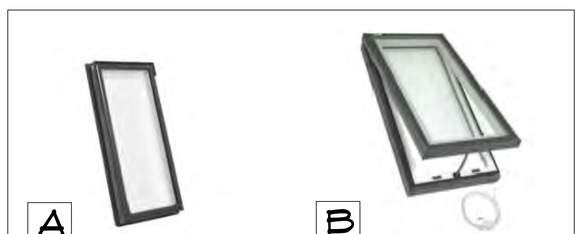
FLAT CEILING / LIGHT SHAFT CONDITION

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.



SECTION B–B

FLAT CEILING / LIGHT SHAFT CONDITION



GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of frame.
3. Vapor barrier should be used to avoid moisture.
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

VELUX	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1–800–88–VELUX www.VELUXUSA.com		Name	Date
Sky–Product Management		Drawn by	JDH	Sept 10
		Checked by	WQ	Sept 10
FS–Residential/Commercial Roof Section with EDM Flashing and Metal Panel Roofing		Drawing No.	FS–01–0910	

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
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(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: HC21007

Date: 3/23/2023

Drawn By: AAP

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

Sheet: A9

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Attachment 6

WINDOW SCHEDULE ⚠

WINDOW NUMBER	WINDOW SIZES (APPROX.) WIDTH	HEIGHT	HDR. HEIGHT	TYPE	GLAZING NOTES	REMARKS
1	2'-6"	5'-6"	8'-6"	CASEMENT		
2	2'-6"	5'-6"	8'-6"	CASEMENT		
3	4'-0"	5'-0"	8'-6"	FRENCH CASEMENT	TEMPERED	
4	4'-0"	5'-0"	8'-6"	FRENCH CASEMENT	TEMPERED	
5	7'-4"	5'-0"	8'-6"	45 DEG. BAY WINDOW		(2) CASEMENT UNITS: 1450 (1) PICTURE UNIT: 3650 (SEE EXTERIOR ELEVATIONS)
6	5'-0"	4'-0"	7'-0"	45 DEG. BAY WINDOW	TEMPERED OBSCURED	(2) CASEMENT UNITS: 1440 (1) PICTURE UNIT: 1840 (SEE EXTERIOR ELEVATIONS)
7	2'-0"	4'-0"	7'-0"	CASEMENT		
8	2'-0"	4'-0"	7'-0"	CASEMENT		
9	2'-0"	4'-0"	6'-0"	PICTURE		
10	2'-0"	4'-0"	6'-0"	PICTURE		
11	2'-0"	4'-0"	6'-0"	PICTURE		
12	2'-0"	4'-0"	6'-0"	PICTURE		
13	2'-0"	2'-0"	6'-0"	AWNING	TEMPERED OBSCURED	
14	5'-0"	3'-6"	6'-0"	FRENCH CASEMENT		EGRESS
15	7'-0"	2'-8"	6'-0"	XOX CASEMENT		(2) CASEMENT UNITS: 2028 (1) PICTURE UNIT: 3028 (SEE EXTERIOR ELEVATIONS)
16	7'-0"	3'-6"	6'-0"	45 DEG. BAY WINDOW		(2) CASEMENT UNITS: 1436 (1) CASEMENT UNIT: 3036 - EGRESS (SEE EXTERIOR ELEVATIONS)

DOOR SCHEDULE ⚠

DOOR NUMBER	SIZE WIDTH	HEIGHT	THICK	FINISH INTERIOR	EXTERIOR	HARDWARE	GLAZING	REMARKS
1	3'-0"	6'-8"	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	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)
3	3'-0" PR	6'-8"	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)
4	9'-0"	8'-0"	✱ PER MANUF.	WOOD	WOOD	N/A	CLEAR DSB W/8IN DIV LT.	SECTIONAL GARAGE DOOR BY CLOPLAY "RESERVE WOOD, LIMITED EDITION" COLLECTION, DESIGN #2 WITH REC14 WINDOWS (OR EQUAL- FINISH TO MATCH ENTRY DOOR)
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	3'-0"	6'-8"	TBD	TBD	TBD	THRESHOLD LOCKSET W/ DEADBOLT	N/A	INTERIOR GARAGE DOOR: RH SWING
7	3'-0"	6'-8"	TBD	TBD		DUMMY	N/A	BI-FOLD
8	3'-0"	6'-8"	TBD	TBD		DUMMY	N/A	BI-FOLD
9	2'-4"	6'-8"	TBD	TBD		PRIVACY	N/A	RH SWING
10	2'-8"	6'-8"	TBD	TBD		PRIVACY	N/A	RH SWING
11	2'-8"	6'-8"	TBD	TBD		PULL-PRIVACY	OBSCURE TEMPERED	GLAZED POCKET DOOR
12	2'-4"	6'-8"	TBD	TBD		PRIVACY	N/A	RLH SWING
13	5'-0"	6'-8"	TBD	TBD		FLUSH PULL	N/A	BYPASS
14	2'-6"	6'-8"	✱ PER MANUF.	WOOD PRIMED	PAINTED TO MATCH TRIM	✱ BUILT-IN	TEMPERED	KOLBE HERITAGE OUTSWING FRENCH DOOR W/OIL-RUBBED BRONZE HARDWARE (OR EQUAL) RLH SWING
15	2'-4"	6'-8"	TBD	TBD		PRIVACY	N/A	RH SWING
16	2'-8"	6'-8"	TBD	TBD		PRIVACY	N/A	RH SWING
17	4'-0"	6'-8"	TBD	TBD		FLUSH PULL	N/A	BYPASS
18	2'-8"	6'-8"	TBD	TBD		PRIVACY	N/A	RH SWING
19	5'-0"	6'-8"	TBD	TBD		FLUSH PULL	N/A	BYPASS

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 TIP 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



Clopay Garage Door

RESERVE® WOOD collection

LIMITED EDITION SERIES



Design #2 with REC 14 Windows



TRUE DIVIDED LITE

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Revision/Issue	Date
⚠ PSA 22-058 (LIM)	4/20/22

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
HC2100	A10
Date: 3/23/2023	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

Attachment 6

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.

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.

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 is 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.

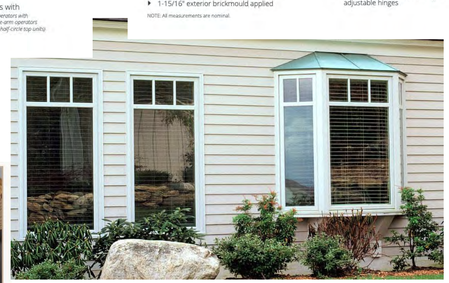




3-1/2" Flat Casing



2" Sill Nosing



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.

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*



Dallas Handles - Rustic Umber

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PROPOSED FRONT (WEST) ELEVATION

3D COLORIZED RENDERING

Revision/Issue	Date
2 DR 22-057 (LIM) COMMENTS	10/24/22

HASTINGS CONSTRUCTION, INC.

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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:	HC21007
Date:	3/24/2023
Drawn By:	AAP
Scale:	N.T.S.

Sheet: 2 A11

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Attachment 6



STREETSCAPE - PROPOSED

Attachment 6



STREETSCAPE - EXISTING

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
2 DS 22-057 (LIM) COMMENTS	10/24/22

HASTINGS CONSTRUCTION, INC.
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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: HC2100

Date: 3/23/2023

Drawn By: AAP

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

Sheet: A12

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

July 12, 2023
ADJOURNMENT

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

July 12, 2023
ADJOURNMENT

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: