



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 10, 2024

TOUR 3:15 PM

MEETING 4:00 PM

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

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

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

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

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

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

- A. **DS 24096 (Comeau-Meyrose)** - Santa Fe Street 3 northeast of 5th Avenue
- B. **DS 24089 (Britton)** - Santa Fe Street 2 southwest of Mountain View
- C. **DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building)** - Southeast Corner of Dolores Street and 7th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: June 2024
2. **DS 22150 (CRI on Carpenter - Lot 2):** Consideration of a one-year Time Extension for a Track 2 Design Study Approval (DS 22-150 (CRI on Carpenter-Lot 2)) and associated Coastal Development Permit for demolition of two cottages containing four hotel rooms at the Carmel Resort Inn and construction of a 1,971-square-foot two-story residence with a basement and 200-square-foot attached garage located southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-021-014-000.
3. **DS 22151 (CRI on Carpenter - Lot 4):** Consideration of a one-year Time Extension for a Track 2 Design Study Approval (DS 22-151 (CRI on Carpenter-Lot 4)) and associated Coastal Development Permit to the Planning Commission for the demolition of asphalt driveways associated with the Carmel Resort Inn and construction of a 1,995-square-foot, two-story residence with a basement and a 210-square-foot detached garage located Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-021-013-000.
4. **DS 23-337 (Kim):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of an existing 997-square-foot, one-story single-family residence and the construction of a 1,798-square-foot, two-story single-

family residence, inclusive of a 232-square-foot attached garage. The residence is located at Casanova Street 2 northwest of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-263-007-000.

ORDERS OF BUSINESS

PUBLIC HEARINGS

- 5. DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building):**
Consideration of a Design Review, DR 23-140 (Esperanza Carmel Commercial – JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial – JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial – JB Pastor Building), and associated Coastal Development Permit, for the construction of a 12,736-square-foot, two-story mixed-use development spread across 4 separate buildings with 8 apartment units and approximately 5,100 square feet of commercial space with an 852-square-foot basement and a surface parking area at the rear of the property with a total of 12 parking spaces, utilizing 5 parking lifts on a site containing an existing 621-square-foot historic structure located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) District. APNs: 010-145-012-000, 010-145-022, and 010-145-023-000.
- 6. DS 24096 (Comeau & Meyrose):** Consideration of a Concept Design Study for the demolition of an existing single-family residence and construction of a new two-story single-family residence located on Santa Fe Street 3 northeast of 5th Avenue in the Single-Family Residential (R-1) District. APN: 010-037-009-000.
- 7. DS 24089 & LM 24151 (Britton):** Consideration of a Concept Design Study for the demolition of an existing single-family residence and the construction of a new 3,178-square-foot, one-story single-family residence, inclusive of a 462-square-foot attached garage, which will require a lot merger, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-002-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

- 8.** Next Regular Meeting: August 14, 2024

ADJOURNMENT

CORRESPONDENCE

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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



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

July 10, 2024
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building

SUBJECT: Monthly Activity Report: June 2024

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report: June 2024



CITY OF CARMEL-BY-THE-SEA Monthly Report

Community Planning and Building Department

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

JUNE 2024 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In June 2024, **44** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In June 2024, **1** business license application was received.

III. BUILDING PERMIT APPLICATIONS:

In June 2024, **48** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In June 2024, **2** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In June 2024, **1** new transient rental compliance case was created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In June 2024, **19** encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In June 2024, **23** tree permit applications were received.

Table 1 includes the following June 2024 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH- MENTS	TREE REMOVAL & PRUNING
2023 YTD Totals	195	34	315	94	19	136	220
2024 YTD Totals	196	31	311	82	12	129	175
YTD % Difference	+ 0.51%	- 8.82%	- 1.27%	- 12.77%	- 36.84%	- 5.15%	- 20.45%



Planning Permit Report

06/01/2024 - 06/30/2024

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
24195	Use Permit	Use Permit Amendment: Cultura Restaurant	Lincoln Street/between 5th & 6th, Carmel, CA	6/27/2024		In Review
24194	Preliminary Site Assessment	Preliminary Site Assesment	Lincoln 3 N/E of 4th, Carmel	6/28/2024		In Review
24193	Design Study	Convert previously approved carport to garage	Monte Verde 3 NW of 11th Carmel-By-The-Sea CA 93923			In Review
24192	Reasonable Accommodation	Reasonable accommodation to construct a detached ADU on a building site with an existing guest house and to exceed two accessory buildings on a building site.	Monte Verde 2 SE of 8th Ave	6/25/2024		In Review
24191	Historic Evaluation	PRELIMINARY PHASE 1 - INITIAL ASSESSMENT OF HISTORIC SIGNIFICANCE	Carmelo Street, 5 Southeast of Ocean Ave.	6/25/2024		In Review
24190	Design Study	Replace roof, window replace, chimney cap, front porch, and range hood roof jack.	Scenic 3 NW of 8th	7/1/2024		In Review
24189	Design Study	This capital improvement project continues work from DS 23-173 to replace an additional approximately 932 linear feet of heavily-deteriorating and missing portions of railing along the Scenic Pathway.	Scenic Pathway between 9th and Martin Way	6/25/2024		In Review

24188	Appeal	DECISION BEING APPEALED TO CITY COUNCIL: Approval of Design Study DS 21-376 (Mardani); approval of categorical exemption from CEQA pursuant to Section 15301 (Class 1) - Existing Facilities. GROUND FOR APPEAL: (Attached photos and appendices.) Project does not comply with the applicable requirements as set out under the Carmel Municipal Code and, therefore, should have never been presented to and/or considered by the Planning Commission in the first place. 1) No recent, independent, land survey required or done; 2) Lot does not qualify for a legal building site for two reasons; 3) Non-conforming setbacks combined with demolition greater than 50% require entire cottage to be rebuilt up to current code 4) Project entails more than a 50% increase in floor area.	Ocean Avenue 4 NE of Guadalupe	6/24/2024	Attachment 1	In Review
24187	Historic Evaluation	HISTORIC EVALUATION. Hotel Renovation, Svendsgaard's Inn	San Carlos St & 4th Ave	6/26/2024		In Review
24186	Preliminary Site Assessment	232 S.F. ADDITION	Junipero Avenue 4 SE of 8th Avenune			Corrections Required
24185	Design Study	Sitework and patio associated with A.D.U.	NW Corner of Casanova & 8th	6/26/2024		Pending Assignment

24184	Landscape Plan Check/Inspection	New landscaping around the existing home and new approved ADU. The existing lawn is to be replaced with a mostly native meadow and oak woodland species. A new path is proposed to the front door.. Additional features include two water features for bird habitat, a small circular lawn and addiitonal planting strip in the driveway. to reduce impervious surface area.	6th Street and Santa Fe	7/2/2024		Attachment 1 In Review
24183	Coastal Development Permit	Coastal Development Permit for associated design study, DS 24127	San Antonio 2 SW of 10th	6/20/2024		In Review
24182	Banners	Installation of banner signs along both sides of 10 banner poles along Ocean Ave from Junipero to Monte Verde, and two double banner postings at the Sunset Center. Banners to be installed for the following dates: November 8, 2024 - November 19, 2024, Feb 7, 2025 - Feb 18, 2025, March 7, 2025 - March 18, 2025, April 18, 2025 - April 29, 2025, May 9, 2025 - May 20, 2025.	Ocean Ave from Junipero to Monte Verde	6/20/2024		In Review
24181	Design Study	Addition of two (2) 22"x22" skylights above the kitchen. Color is proposed to be Neutral Gray Velux units made of aluminum.	Dolores 2 SE of 9th	6/20/2024		In Review
24180	Design Study	Re-stucco of two chimneys using an Omega Travertino Smooth finish in the color "Quake", color code 1C035.	Palou 2 SW of 2nd	6/19/2024		In Review

24179	Sidewalk Vending	Roaming sidewalk vending application for Ocean 2 NE of Dolores, in front of the Linggi Building. Proposing to operate Sunday through Saturday from 11am to 8 pm selling gelato. Cart to be 1.6mx.8mx2.4m.	Ocean 2 NE of Dolores	6/19/2024		In Review
24178	Sidewalk Vending	Roaming sidewalk vending application for Dolores 4 SE of Ocean and Picadilly Park. Proposing to operate Sunday through Saturday from 11am to 8 pm selling gelato and clam chowder bread bowls with an electrical induction stove top. Cart to be 1.6mx.8mx2.4m.	Dolores 4 SE of Ocean & Picadilly Park	6/19/2024		In Review
24177	Lot Merger	Voluntary merger of three existing lots into one parcel. No change to existing structures proposed.	San Carlos 3 & 4 NW of 6th	6/19/2024		In Review
24176	Historic Evaluation	Historic evaluation in conjunction with DS 24133 (Brinks).	Carpenter 4 NE of 3rd	6/18/2024		Closed
24175	Design Study	708 sf two-story addition to the existing 852sf residence located at the rear of the property, including a family room on the lower level and a bedroom and bath at the upper level. Project includes reconfiguring an interior hallway and addition of stairs to access the addition.	4910 Monterey St	6/18/2024		In Review
24174	Banners	Installation of banners along banner poles 9 & 10, both sides. Installation to be for six days from August 8th, 2024 to August 15, 2024 and banners shall feature an Aston Martin driving through Furka Pass, designed by Simon Bull.	Ocean from Monte Verde to Lincoln	6/18/2024		In Review

24173	Design Study	This approval of Design Study DS 24173 (Berner) authorizes a proposed alteration to an existing single-family residence located on at San Antonio 3rd SE of 8th in the Single-Family Residential (R-1) District; 1)Construct a concrete retaining wall with a brick veneer in the front yard. 2) Fill in the new area with wood chips and mulch. Alterations not expressly listed in this authorization are not permitted unless modified by the conditions of approval contained herein. located at San Antonio 3rd SE of 8th in the R1 District and, APN: 010269011000 as depicted in the plans stamped approved by Community Planning and Building Department on 06/20/2024 unless modified by the conditions of approval contained herein.	San Antonio 3rd SE of 8th	6/18/2024	6/20/2024	Approved
24172	Design Study	Interior remodel of existing single family residence with exterior window replacement	Camino Real 10NE 4th	6/18/2024		In Review
24171	Design Study	In-kind window replacement for six windows and one slider consisting of two sidelights and two sliding door panels.	SW Corner of Mission & 3rd, Unit C4	6/17/2024		In Review
24170	Design Study	Replacement of two existing windows with new windows in-kind.	13th 2 SE of Casanova	6/17/2024		In Review
24169	Historic Evaluation	Historic evaluation of existing hotel.	SE Corner of Dolores & 4th	6/17/2024		In Review

24168	Design Study	This approval of Design Study application DS 24-168 (Lutz) authorizes a 205-square-foot basement, as depicted in the plans prepared by Thomas Bateman Hood Architecture dated May 1, 2024, unless modified by the conditions of approval. DS 24-168 (Lutz) has been submitted as a revision to DS 23-160 (Lutz) approved by the Planning Commission on February 13, 2024, which authorized additions totaling 211 square feet consisting of a 76-square-foot kitchen addition and a 135-square-foot bedroom addition (Bldg Permit 240154), as well as a new 235-square-foot detached garage in the front yard setback (Bldg Permit 240155) and associated site improvements located at Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District.	Santa Fe 4 NW of 6th	6/17/2024	6/21/2024	Approved
24167	Design Study	Exterior remodel of doors, windows, siding, roof material, and fireplace. Site Improvements to site walls, stairs, pathways, patios, driveway, hot tub and fire pit.	NE Corner of Scenic & 10th	6/18/2024		In Review
24166	Design Study	Construct Fencing in front yard with gate.	Camino Real 2 NW 8th Ave	6/13/2024		Corrections Required

24165	Design Review	VOID - DUPLICATE APPLICATION. Demolition of 2 buildings, trash enclosure, 2 trellis structures, & 2 parking areas. New construction for ground floor parking garage, commercial spaces on ground floor, & 8 residential apartments on 2nd floor; 3 bedroom units w/ roof top deck.	Dolores Street, 2 SE of 7th Avenue			Attachment 1 Closed
24164	Design Study	Exterior remodel of existing residence including replacing doors and windows at the front, adding a roof over the existing front deck, expanding the uncovered front deck, replacing siding with stucco and stone, and construction of new site walls, stairs, pathways, patios and driveway.	Scenic Road 3 SE 12th Avenue	6/18/2024		In Review

24163	Design Study	This approval of Design Study (DS 24163, Harris) authorizes alterations to an existing historic single-family residence located on at Lincoln 2 SE of 12th Avenue in the Single-Family Residential (R-1) District; 1) Replacement of the cedar shake roof, like for like. 2) Repairing the exterior of all the steel windows and painting the windows dark green. Applicant to putty the windows with a window glazing compound; the finish will remain consistent with the original install of the windows. 4) Replace and add additional gutters with anodized aluminum. 5) Interior countertop and appliance replacement. Alterations not expressly listed in this authorization are not permitted unless modified by the conditions of approval contained herein.	Lincoln 2 SE of 12th Ave.	6/11/2024	6/13/2024	Approved
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24162	Design Study	Adding new stone veneer to the East & North Elevations. The Stone Veneer Extends beyond the garage door & aligns with the second floor. - Moving Upper Level Window #13 from North Side to South side adding window #18 on South side upper level. - Change existing metal roof to composite asphalt shingles. Certaineed Presidential TL - Shadow Gray Planning application #19-067 revision	Mission 5 NW of Santa Lucia	6/18/2024		In Review
24161	Design Study	Replace leaking roof decks at upper and lower level, reinstall metal railing with glass panels leaving off wood lattice, replace dry rot 2"x6" exterior trim around windows and doors at the entry area south side and deck patio doors, replace dry rot front door, replace existing exterior lights with lights less than or equal to 300 lumens.	NW Corner of Camino Real & 8th	6/4/2024		In Review
24160	Design Study	Construction of new wood pergola	North Camino Real, 2N/e of 4th	6/17/2024		In Review
24159	Use Permit	Amend Conditions of Approval item #26 from requiring a recorded easement to allow for a "Revocable Agreement for Right of Use" as the owners of the Cypress Inn have not yet agreed on allowing an easment to be placed on their parcel. They have agreed to a revocable right of use agreement which has been recorded.	Dolores 6 SW of Ocean	5/23/2024		In Review

24158	Design Study	Amend previously approved landscape & hardscape design. Install new plants, site walls, fencing, side yard steps, lighting, and spa in year yard.	Casanova Street 4 SW of 4th Avenue	5/21/2024		Attachment 1 In Review
24157	Historic Evaluation	HISTORIC EVALUATION	NW Corner of 8th Ave & Lincoln St	5/13/2024		In Review
24156	Sign	NEW SIGN: "Mother Hearth"	Lincoln 2 SW of Ocean	5/8/2024	6/11/2024	Approved
24155	Design Review	VOID	2 SE of 13th Avenue			Closed
24154	Design Study	Front yard fence; new design.	LINCOLN 5 SW of 10th	5/7/2024		In Review
24153	Design Study	Addition of a 250 S.F. Garage	Lobos St. 2 NE of 4th Ave.			Closed
24000		THIS IS A TEST PERMIT		6/5/2024		

Total Records: 44

7/5/2024



Business License Report

06/01/2024 - 06/30/2024

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
24031	Ownership Change	La Coiffure	Hair Salon	NW corner Monte Verde and Ocean Ave	6/25/2024		In Review

Total Records: 1

7/5/2024



Building Permit Report

06/01/2024 - 06/30/2024

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
240309	6/28/2024		Remove (e) composition roof and replace with new 30lb felt and Presidential TL Class "A" fire retardant roof in color "	17,425	Roofing	Crespi 5 SE of Mountain View
240308	6/27/2024	6/27/2024	Main service panel change, replacing the existitng 100amp overhead with a new 200amp overhead service.	2,500	Electrical	Torres 3 SE of 9th
240307	6/27/2024		Exterior painting of windows and doors on the North and West sides of garage and South side of house to match existing colors. Replace garden shed and garage man doors to match existing, door jambs to remain.	0	Exempt Work	Lopez 10 NW of 4th
240306	6/27/2024		New roof-mounted solar PV system (11.480 kW)	45,134	Electrical	Dolores 3 NW of 6th
240305	6/26/2024		PARTIAL REPIPE FOR 2 BATHFROM SUB FLOOR DOWN TO FOUNDATION	11,704	Plumbing	6th 2 SW of Carpenter
240304	6/26/2024		Remove existing fireplace, install new exterior doors, and install new electrical fireplace.	47,500	Building	4th 2 SE of Torres
240303	6/26/2024		Conversion of existing 384 sq ft detached studio to ADU with no changes to exterior or to site coverage.	25,000	Building	Camino Real 10 NE of 4th
240302	6/26/2024		Waterproofing: Replace 115 SF 2nd story deck waterproofing membrane with Grace brand Bithurhane waterproofing membrane. Existing slate tile will be removed, and the matching tile will be installed.	23,710	Building	Torres 3 NE of 4th
240301	6/26/2024	6/26/2024	Reroof: Remove existing Wood shakes and replace with CertainTeed Landmark TL Composition Country Grey.	43,750	Roofing	Torres 3 NE of 4th
240300	6/25/2024		Remodel of kitchen and two bathrooms	35,000	Building	SE Corner of San Carlos & Camino Del Monte, Unit C4

240299	6/25/2024		Installation of new 5.55kW PV system and two new Tesla Powerwall 2's and a new 200 amp gateway.	63,645	Electrical	Attachment 1 Carmelo 5 NW of Ocean
240298	6/24/2024	6/24/2024	Interior repairs/modifications that do not change existing electrical, plumbing, or structural: replace can lights, replace plumbing fixtures in both bathrooms and kitchen, install new countertops in bathrooms and kitchen, install new doors, door hardware, and new floors. Update all existing pendant, chandelier, and bathroom sconces. Paint interior and install new appliances.	0	Exempt Work	NE Corner of San Carlos & 8th, Unit 4
240297	6/24/2024		Sawcut (e) concrete slab for replacement of (e) electrical line for (e) China Arts Bldg. Remove portion of low block wall in front of electrical panel for access to (e) meter. Remove portion of (e) low wall for installation of new exterior exit doors at (e) China Arts Bldgs. Replace (e) conc. slab to match (e).	15,000	Building	NE Corner of Lincoln & 7th
240296	6/21/2024		Installation of two skylights in the main living room and installation of one skylight in the kitchen.	15,000	Building	Lobos 5 NE of 4th
240295	6/21/2024	6/24/2024	Remove existing tar & gravel roof and install new insulation board and two-ply granulated torch down.	31,427	Roofing	Monterey 3 NE of Valley Way
240294	6/21/2024	6/21/2024	Repair of broken sewer lines under the foundation of the residence.	24,128	Plumbing	25975 Junipero St
240293	6/20/2024	6/21/2024	Remove existing roofing material and replace with new CERT Carriage House Shingles roofing material in color "Brownstone".	70,500	Roofing	NE Corner of Mission & 7th
240292	6/20/2024		Replacement of exterior doors and windows, in-kind replacement of wood siding, resurfacing the upper rear deck with Trex to mimic wood, and a new wood-and-cable railing at the upper rear deck.	200,000	Building	SW Corner of San Carlos & 2nd
240291	6/20/2024	6/20/2024	CLOSED - Upgrade and replace current 125amp main panel to a 200amp main panel.	4,000	Electrical	3142 8th Ave Carmel, 93923

240290	6/20/2024	6/20/2024	Installation of a new gas line to generator in conjunction with EP 240129.	2,500	Plumbing	Attachment 1 SW Corner on 4th & Santa Fe St
240289	5/13/2024		CONVERT 363 S.F. OF LIVING AREA AND ADD 173 S.F. FOR A TOTAL OF 536 S.F. ADU ADDITION/ CONVERSION	70,000	Building	Lincoln 5 NE of 3rd
240288	6/20/2024	6/20/2024	Remove existing composition roof and install new Landmark TL 50 year composition shingles in color Shenandoah.	53,000	Roofing	SE Corner of Mission & 5th
240287	6/20/2024	6/20/2024	Remove existing wood shake roof and install new Landmark TL 50 year shingle roof in color Shenandoah	39,000	Roofing	Monte Verde 2 SE of Ocean
240286	6/20/2024		Replace bathtub with tub/shower combo.	11,000	Building	Monte Verde 3 SE of 12th
240285	6/19/2024		Additional of a new ADU- Accessory Dwelling Unit 782.2 sq, ft.	351,990	Building	NW Corner of Dolores & Santa Lucia
240284	6/19/2024		install one battery 13.5kwh.	7,000	Electrical	Forest 2 SW of 7th
240283	6/18/2024		Repairing and moving fence to the property line. Fence to be approximately 130' long and no more than 6' in height.	0	Exempt Work	Camino Del Monte 4 NW of San Carlos
240282	6/18/2024	6/27/2024	Repair and/or replace door hinges and dead bolt mechanisms as needed on front door. No changes to front door.	1,000	Exempt Work	Ocean 3 SE of Lincoln
240281	6/18/2024	6/19/2024	Re-face existing original fireplace no charge to firebox or gas inlet.	3,000	Building	SE Corner of San Carlos & Camino Del Monte
240280	6/17/2024	6/17/2024	Overlay TPO roofing over existing roof, install TPO in gray color with a ballast finish.	10,400	Roofing	Ocean 2 NE of Dolores
240279	6/14/2024	6/18/2024	Remove existing fence on the 10th Ave side. Install new fence and redwood posts to be placed in same location and same height.	0	Exempt Work	NW Corner of Casanova & 10th
240278	6/14/2024		Repair water damage to floor and ceiling and wall of front bedroom due to leaking skylight and wall. Replace existing door with new French door. Reroof whole house. Repaint exterior of house with similar existing color.	100,000	Building	San Antonio 4 SW of 10th

240277	6/14/2024		New roof-mounted solar pv system (10.660 kW) with energy storage.	59,063	Electrical	Attachment 1 Santa Rita 2 NW of 4th
240276	6/14/2024	6/14/2024	Interior painting, install laminate flooring over existing plywood, install new baseboards and paint cabinets.	0	Exempt Work	Carpenter 3 SW of 3rd
240275	6/12/2024	6/20/2024	Retail TI to include: Trim repair, repair on walls with holes, addition of a new partition wall to create backroom area, and interior painting throughout.	5,000	Exempt Work	San Carlos 3 NE of 6th
240274	6/12/2024		Partial reconstruction of an existing pedestrian walkway, retaining wall, and wood fence that were damaged during rainstorms. Replacement of failed wood lagging and posts, a new concrete pier cap, doweled into the existing piers, and removal and replacement of grape-stake fencing.	275,000	Building	N San Antonio between 2nd and 4th
240273	6/12/2024	6/12/2024	Remove sheetrock as necessary in studio to expose potential leak origin from second story deck.	1,200	Demolition	San Antonio 2 SW of 7th
240272	6/11/2024		Minor addition to and remodel of existing single family residence. New front door, french doors, and deck over existing garage.	75,000	Building	Lincoln 3 NE of 10th
240271	6/11/2024	6/11/2024	Restoration of approximately 64sf of damaged drywall in the bathroom and kitchen. Replace damaged cabinets, countertops, and paint damaged area to match. No MEP work authorized.	0	Exempt Work	Mission 3 SE of 4th, Unit 3S
240270	6/10/2024		Installing rooftop mounted 4.1kW PV system with 13.6kWH Battery Backup	35,000	Electrical	Mission 4 SW of Alta
240269	6/10/2024	6/10/2024	Replace existing tar and gravel roof in-kind.	5,000	Roofing	25987 MISSION St
240268	6/7/2024	6/24/2024	Tear off existing comp shingles and install new presidential shingles in color "Country Gray".	40,675	Roofing	San Carlos 5 SE of 12th
240267	6/7/2024		New 128 sf 2nd floor deck over 1st floor deck.	18,000	Building	San Carlos 2 NW of 3rd
240266	6/6/2024	6/12/2024	Remove wood shake. Install class "A" Presidential composition shingles in color "Country Gray".	45,000	Roofing	Casanova 2 SW of 10th

240265	6/6/2024	6/11/2024	Partial re-roof using Fleeceback 60mil light gray PVC membrane	92,900	Roofing	Attachment 1 NE Corner of Monte Verde & Ocean
240264	6/5/2024	6/12/2024	Remove existing 2,800sf of rolled roof and replace with Flintlastic SA roof system in color "Weathered Wood".	15,600	Roofing	Ocean 3 NE of Carpenter
240263	6/5/2024	6/5/2024	Interior painting and miscellaneous cabinetry finishes.	0	Exempt Work	Casanova 3 SW of 10th
240262	6/4/2024	6/4/2024	Replace select damaged deckboards at landing. Paint railings and deck boards.	0	Exempt Work	Monte Verde 2 SE of Ocean

Total Records: 48

7/5/2024



Code Compliance Report

06/01/2024 - 06/30/2024

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
24096	6/20/2024	1st NOV sent	Torres 2 SE of 1st	Transient rental	6/20/2024	
24078	6/4/2024	Closed	Lobos 5 SE of 2nd			

Total Records: 2

7/5/2024



Transient Rental Report

01/01/2024 - 06/28/2024

Case #	Street	Status	Date Received	Last Status Date	Date Closed
24096	Torres	1st NOV sent	6/20/2024	6/21/2024	
24076	Monte Verde	Closed	4/19/2024	5/22/2024	5/22/2024
24069	Torres	Closed	3/8/2024	5/3/2024	5/3/2024
24067	Carmelo	Closed	2/26/2024	3/22/2024	3/22/2024
24051	Rio	Closed	2/8/2024	3/5/2024	3/5/2024
24049	8th	Closed	2/2/2024	2/20/2024	2/20/2024
24047	Lopez	Closed	1/29/2024	5/6/2024	6/5/2024
24046	2nd	Closed	1/30/2024	2/6/2024	6/12/2024
24045	Lobos	Closed	1/29/2024	3/6/2024	4/6/2024
24029	7th	Closed	1/16/2024	2/26/2024	2/26/2024
24028	Forest	Closed	1/16/2024	2/9/2024	2/9/2024
24027	Scenic	Closed	1/15/2024	2/8/2024	2/8/2024

Total Records: 12**6/28/2024**



Encroachment Permit Report

06/01/2024 - 06/30/2024

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
240129	Perm Ench	6/27/2024	Legalize existing encroachment permits for curb stones in the public right of way. No work is proposed to element, encroachment permit to waive Planning Commission condition DS 23-217 #21 if approved.	Torres 4 NE of 6th		In Review
240128	Temp Ench	6/27/2024	PG&E to trench and backfill a 5'x5' bellhole and abandon existing gas service. PM# 35555242.	Torres 6 NE of 5th	7/1/2024	Issued
240127	Temp Ench	6/27/2024	TCP for MH and SB access, place and splice fiber cable with no excavation.	Intersection of Dolores & Ocean and Dolores & 7th	6/27/2024	Issued
240126	Perm Ench		VOID - Missile bore to connect services	24690 CABRILLO ST CARMEL CA 93923		
240125	Temp Ench	6/20/2024	Closure of sidewalk space to paint building and perform stucco repair.	NE Corner of Ocean & Dolores	6/24/2024	Issued
240124	Temp Ench	6/20/2024	Close sidewalk to properly remove existing composition roof and install new roof. Trailer to be parked on Mission St and "Sidewalk Closed Ahead" signs will be placed at each corner block	SE Corner of Mission & 5th	6/24/2024	Issued
240123	Temp Ench	6/18/2024	Temporary TCP to overlash poles.	Camino Real between 9th ave and 10th ave	6/24/2024	Issued
240122	Temp Ench	6/14/2024	4'x37' asphalt trench for CalAm #2489.	NE Corner of Dolores & 2nd	6/14/2024	Issued
240121	Temp Ench	6/11/2024	Replacement of sewer lateral using pipe bursting.	NE Corner of Santa Fe & 1st	6/12/2024	Issued

240120	Temp Ench	6/11/2024	Roof cleaning using industry standard water wash with reclaimed water.	SE Corner of Dolores & 6th	6/12/2024	Attachment 1 Issued
240119	Temp Ench	6/11/2024	Install scaffolding in front of Heid's Shoes & Tommy Bahama to change upstairs windows. Install tile mural, stucco patch & paint.	Ocean 2 NW of Mission	6/12/2024	Issued
240118	Temp Ench	6/11/2024	PG&E to complete gas maintenance, excavate a 4'x5' bellhole and restore.	Intersection of Guadalupe & 1st	6/12/2024	Issued
240117	Temp Ench	6/10/2024	Establish TCP to access to poles in order to overlash	San Carlos from Ocean to 11th	6/11/2024	Issued
240116	Temp Ench	6/7/2024	Remove single check in sidewalk and replace with DDC on existing riser. CONDITION: The new concrete replacing the box must be exposed aggregate to match in kind.	Lincoln 4 NE of 7th	6/25/2024	Issued
240115	Temp Ench	6/5/2024	REPLACE 80' OF SEWER LINE WITH NEW CLEAN OUTS	SE Corner of San Carlos & 7th	6/7/2024	Closed
240114	Temp Ench	6/5/2024	Create trench to tie-in new sewer line.	Scenic 3 SW of Ocean	6/11/2024	Issued
240113	Temp Ench		Buddy pole is being removed by PG&E Comcast is to transfer their cable	25127 Hatton Road		Closed
240112	Temp Ench	6/3/2024	Placement of one dumpster and reservation of one parking stall in front of project.	Mission 3 NE of 8th	6/10/2024	Issued
240111	Perm Ench	6/3/2024	Pipe bursting roughly 8,000lf of sanitary sewer pipe, rehabilitation of roughly 24 manholes, installation of 9 new manholes, removal of 9 flush inlets, and replacement of 6 flush inlets.	Santa Rita from Ocean to 2nd, Guadalupe from Ocean to 1st, minor work along 6th, 5th, 4th, and 3rd.		In Review

Total Records: 19

7/5/2024



Tree Permit Report

06/01/2024 - 06/30/2024

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
24153	6/3/2024	Tree Removal/Pruning	Camino Real 4 NW of 11th	Pruning of tree on private property.	In Review	
24154	6/3/2024	Tree Removal/Pruning	Mission 4 SE of 10th	Remove one large limb from oak tree which is currently sitting on the roof	Approved	6/14/2024
24155	6/4/2024	Emergency Tree Work	13th Casanova SE corner	Remove dead oak in the SW of the property	Approved	6/6/2024
24156	6/4/2024	Tree Removal/Pruning	Dolores 3 NW of 4th	Remove oak limb off of bedroom deck	In Review	
24157	6/4/2024	Tree Removal/Pruning	Mission 3 NW of Santa Lucia	Prune: Two (2) Pine trees.	In Review	
24158	6/4/2024	Tree Evaluation	Vizcaino 3 NE of Flanders Way	2 Large Oaks	In Review	
24159	6/5/2024	Tree Removal/Pruning	Carpenter 3SE of 5th	Prune 3 Cypress Trees	Approved	6/6/2024
24160	6/5/2024	Tree Removal/Pruning	Lincoln 3 SW of 9th	1 Cypress, 30" x 70' Remove large South Side limbs, shorten branches (Approved by Justin on 5/15/24)	Approved	6/6/2024
24161	6/10/2024	Tree Evaluation	Junipero 4NW of 3rd	2 Large Pines, leaning significantly, 80-100 ft	In Review	
24162	6/10/2024	Tree Evaluation	4SE of 8th on Junipero	tree evaluation	In Review	
24163	6/11/2024	Tree Removal/Pruning	4th Ave. 2 NE of Torres St.	I plan to prune all of the trees that are on my property, 2 neighbors trees and a few oaks on the City set back property. I will not prune the 2 Pine trees on the set back area.	Approved	6/24/2024
24164	6/11/2024	Tree Removal/Pruning	Camino Real 4 SE of 10th	Evaluation: Oak Pruning: 2 small Oak branches- much less than 3 inches in diameter	In Review	
24165	6/13/2024	Tree Removal/Pruning	San Carlos 3 SE of 13th	Oak tree on right side of house; 16'	Approved	6/13/2024
24166	6/14/2024	Tree Removal/Pruning	Vizcaino 3 NE of Flanders Way	2 Large Oaks	In Review	

24167	6/14/2024	Tree Removal/Pruning	backyard	Tree seems dead unfortunately but would need confirmation and next steps advice	In Review	Attachment 1
24168	6/17/2024	Tree Removal/Pruning	Torres 3 NW of 8th Avenue	EVALUATION: All trees on lot, one additional dead tree and limbs on tree to the west. **NOTE**Please call, so owner may be present during the evaluation.	Approved	6/17/2024
24169	6/18/2024	Tree Evaluation	Monte Verde 2SE of 13th	1 80 ft Pine Tree for removal	In Review	
24170	6/18/2024	Tree Evaluation	Junipero 2 SW of 4th	Approximately 24" in diameter, 60' high	Approved	7/1/2024
24171	6/20/2024	Tree Removal/Pruning	12th 2SW of Monte Verde	Requesting to remove about 5 2-4" limbs over roof	Approved	6/20/2024
24172	6/20/2024	Tree Removal/Pruning	Santa Fe 3 NE of 5th	1 11" Coast Live Oak	Approved	6/20/2024
24173	6/24/2024	Tree Removal/Pruning	Lincoln 2 NW of 5th	Removal of dead oak trees	Approved	6/27/2024
24174	6/27/2024	Tree Evaluation	NW Corner of Carpenter & 5th	1 approx. 80' height- Redwood	Closed	
24175	6/28/2024	Emergency Tree Work	Junipero 3 SW of Alta	Removal of Eucalyptus tree and trimming of Cypress limbs. One 12 inch Eucalyptus, three 5 inch limbs of Cypress tree.	Approved	7/2/2024

Total Records: 23

7/5/2024



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

July 10, 2024
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

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

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

SUBJECT: **DS 22150 (CRI on Carpenter - Lot 2):** Consideration of a one-year Time Extension for a Track 2 Design Study Approval (DS 22-150 (CRI on Carpenter-Lot 2)) and associated Coastal Development Permit for demolition of two cottages containing four hotel rooms at the Carmel Resort Inn and construction of a 1,971-square-foot two-story residence with a basement and 200-square-foot attached garage located southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-021-014-000.

Application: DS 22150 (CRI on Carpenter - Lot 2) **APN:** 010-021-014-000

Block: 17

Lot: 2

Location: Southeast Corner of Guadalupe and 1st Avenue

Applicant: Eric Miller Architects, Architect

Property Owner: SANTA ROSA MOTEL CO LP
ET AL

Executive Summary:

This is a request for a one-year extension of a Design Study approval granted by the Planning Commission on April 12, 2023. The reason for the request is so that the owner can do the work in conjunction with proposed projects on lots 4, 10, and 12. If granted, the new expiration of this permit would be April 12, 2025.

Recommendation:

Adopt a Resolution (Attachment 1) approving a one-year time extension for Design Study (DS 22-150, CRI on Carpenter-Lot 2) and associated Coastal Development Permit, extending the expiration date to April 12, 2025. The previously approved project includes demolishing two cottages containing four hotel rooms at the Carmel Resort Inn and constructing a 1,971-square-foot two-story residence with a basement and 200-square-foot attached garage located southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-021-014

Background and Project Description:

The project site is a 4,000-square-foot lot with four hotel rooms in two cottages located on the southeast corner of Guadalupe Street and 1st Avenue. Each cottage is a little over 700 square feet in size, and both encroach slightly onto Lot 4. The Applicant is proposing to demolish the cottages and construct a 1,971-square-foot two-story single-family dwelling inclusive of a basement and attached garage and west-facing second-story deck.

The proposal was previously approved by the Planning Commission on April 12, 2023. Per the Municipal Code's standard permit procedures, the Planning Commission's approval of Design Study applications lasts for 12 months from date of approval, and thus was set to expire on April 12, 2024. Prior to the expiration of the approval, the applicant inquired about a one-year time extension consistent with CMC 17.52.170.C.

Staff Analysis:

On June 20, 2024, the applicant formally applied for a time extension for the Planning Commission's initial approval to keep the project's approval active. The applicant submitted an email stating the grounds for requesting the time extension. The applicant stated the basis for the extension request was so the owner can do the work in conjunction with proposed projects on lot 4, 10, and 12 (for additional details, refer to Attachments 2).

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

Since there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was first approved in April 2023, there are not any additional findings to be made or additional review of the project required. Staff is supportive of the applicant's request for a time extension for the previously approved Design Study (DS 22-150 (CRI on Carpenter-Lot 2) which would have a new expiration date of April 12, 2025 - one year from the original expiration date of the project approval.

Other Project Components:

The previously approved project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 – Resolution

Attachment 2 – Applicant's Request Letter

Attachment 3 – April 12, 2023 PC Final Hearing Resolution

Attachment 4 – PC Final Hearing Plans

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

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A ONE-YEAR TIME EXTENSION, EXTENDING THE EXPIRATION DATE TO April 12, 2025, FOR DESIGN STUDY DS 22-150 (CRI ON CARPENTER, INC.-LOT 2) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF FOUR HOTEL ROOMS AT THE CARMEL RESORT INN AND CONSTRUCTION OF A 1,971-SQUARE-FOOT TWO-STORY RESIDENCE LOCATED ON THE SOUTHEAST CORNER OF GUADALUPE STREET AND 1ST AVENUE
APN 010-021-014**

WHEREAS, the owner of the subject property (“Owner”) is Santa Rosa Motel CO LP ET AL; and

WHEREAS, Eric Miller Architects, Inc. (“Applicant”) submitted an application on behalf of the owner requesting the approval of a Time Extension for a previously approved Design Study DS 22-150 (CRI on Carpenter-Lot 2) described herein (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 2); and

WHEREAS, the Applicant is requesting to demolish two cottages containing four hotel rooms at the Carmel Resort Inn and construct a 1,971-square-foot two-story residence with a basement and 200-square-foot attached garage; and

WHEREAS, project was approved by the Planning Commission with Conditions of Approval on April 12, 2023; and

WHEREAS, Design Study approvals are valid for a period of one-year, and thus the Design Study approval was set to expire on April 12, 2024; and

WHEREAS, the applicant submitted an inquiry about a time extension before April 12, 2024, after the Design Study approval expiring at 5:00 PM, which pursuant to CMC 17.52.170.C prevented the permit from expiring. The formal request to extend the permit was sent via email June 25, 2024, but since the applicant inquired before the permit expired, we are honoring the request; and

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

WHEREAS, there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was first approved in 2023 that would require re-evaluation of the project; and

WHEREAS, this extension also applies to the approval of the subject Coastal Development Permit as required for the project in accordance with CMC 17.52.090; and

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the conceptual design, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project and adopted Resolution 2023-004-PC, accepting the conceptual design with a request for numerous changes; and

WHEREAS, on March 8, 2023, the Planning Commission held a second duly noticed public hearing to receive public testimony regarding the revised conceptual design, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the revised project and adopted Resolution 2023-015-PC, accepting the revised conceptual design as presented; and

WHEREAS, the project was scheduled for final details review on April 12, 2023; and

WHEREAS, on March 31, 2023, a notice of the public hearing scheduled for April 12, 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 April 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 or before April 7, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on April 12, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, the project was scheduled for a time extension request review on July 10, 2024; and

WHEREAS, on June 28, 2024, a notice of the public hearing scheduled for July 10, 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 June 30, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before July 5, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on July 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the time extension request, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby approve a one-year time extension, extending the expiration date to April 12, 2025, for Design Study DS 22-150 (CRI on Carpenter-Lot 2), and associated Coastal Development Permit for demolish two cottages containing four hotel rooms at the Carmel Resort Inn and construct a 1,971-square-foot two-story residence with a basement and 200-square-foot attached garage located southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary



DS 22-150 & DS 22-151: Time Extension

Luyen Vu <luyen@ericmillerarchitects.com>
To: Marnie Waffle <mwaffle@ci.carmel.ca.us>

Tue, Jun 25, 2024 at 9:23 AM

Dear Marnie:

We would like to request for the extension waiting for 2 more permitted projects (hopefully Lot 10 and Lot 12 projects will be in for Final Approval very soon!) to give the owners the economy of scale in construction material and labor force in a group of 3 and 4 houses at the same time; in addition to minimizing the disturbance of the neighborhood by not dragging out the construction time doing one by one. Thank you Marnie.

Sincerely,
Luyen

Luyen Vu
V.P. /Dir. of Operations
Eric Miller Architects, Inc.
211 Hoffman Ave., Monterey CA 93940
phone: 831.372.0410 /fax: 831.372.7840

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

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING
DESIGN STUDY DS 22-150 (CRI ON CARPENTER, INC.-LOT 2) AND ASSOCIATED COASTAL
DEVELOPMENT PERMIT FOR THE DEMOLITION OF FOUR HOTEL ROOMS AT THE CARMEL RESORT
INN AND CONSTRUCTION OF A 1,971-SQUARE-FOOT TWO-STORY RESIDENCE LOCATED ON THE
SOUTHEAST CORNER OF GUADALUPE STREET AND 1ST AVENUE
APN 010-021-014**

WHEREAS, May 4, 2022, Eric Miller Architects, Inc. (“Applicant”) submitted an application on behalf of Santa Rosa Motel CO LP ET AL (“Owner”) requesting approval of Track 2 Design Study application DS 22-150 (CRI on Carpenter-Lot 2) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 2); and

WHEREAS, the Applicant is requesting to demolish two cottages containing four hotel rooms at the Carmel Resort Inn and construct a 1,971-square-foot two-story residence with a basement and 200-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, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing before consideration of the final details review for project approval; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the conceptual design, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project and adopted Resolution 2023-004-PC, accepting the conceptual design with a request for numerous changes; and

WHEREAS, on March 8, 2023, the Planning Commission held a second duly noticed public hearing to receive public testimony regarding the revised conceptual design, including, without

limitation, the information provided to the Planning Commission by City staff and through public testimony on the revised project and adopted Resolution 2023-015-PC, accepting the revised conceptual design as presented; and

WHEREAS, the project was scheduled for final details review on April 12, 2023; and

WHEREAS, on March 31, 2023, a notice of the public hearing scheduled for April 12, 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 April 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 or before April 7, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on April 12, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	

2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	
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BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study application DS 22-150 (CRI on Carpenter, Inc. – Lot 2) to demolish four hotel rooms at the Carmel Resort Inn and construct a 1,971-square-foot two-story residence with a basement and 200-square-foot attached garage located on the southeast corner of Guadalupe Street and 1st Avenue (APN 010-021-014), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study application DS 22-150 (CRI on Carpenter, Inc. – Lot 4) authorizes the demolition of four hotel rooms at the Carmel Resort Inn and the construction of a 1,971-square-foot two-story residence inclusive of a 300-square-foot basement and 200-square-foot attached garage located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Eric Miller Architects, Inc. approved by the Planning Commission on April 12, 2023, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for one year from the approval date 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 unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.	✓
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: - The footing locations are in conformance with the approved plans before footing/foundation inspection; - The roof height and plate height conform to the approved plans before the roof sheathing inspection.	✓

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

	When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	
11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.	✓
12.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.	✓
13.	Wood Frame Windows. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved wood windows in the construction drawings. Windows approved with divided lights shall appear to be true divided lights, including internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The finish shall be matte or low gloss.	✓
14.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any	✓

	appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.	
15.	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
16.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.	✓
17.	Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
18.	Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
19.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓

20.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.	✓
Landscape Conditions		
21.	Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.	✓
22.	Tree Planting Requirements. Prior to the issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed before the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.	✓
23.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.	✓
24.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18	✓

	inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.	
25.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.	✓
ENVIRONMENTAL COMPLIANCE CONDITIONS		
26.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on	✓

	drainage from new impervious areas and semi-pervious areas.	
27.	BMP Tracking Form. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.	✓
28.	Semi-Permeable Surfaces. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.	✓
29.	Erosion and Sediment Control Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
30.	Erosion Control in the Right-of-Way. Prior to the issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.	✓
SPECIAL CONDITIONS		
31.	Condition of Approval Acknowledgement. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgement form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties before the issuance of a building permit.	✓
32.	Chimney. Prior to the issuance of a building permit, the Applicant shall submit revised plans for review and approval by the Planning Division demonstrating that the fireplace chimney, vent, and cap meet the following standards: Fireplace chimneys and vents, including caps, shall be no higher than required by the Building Code and shall not exceed four feet in height above the building height. Chimneys, vents, or chimney enclosures that project above a roofline, flat deck, or parapet wall shall also be subject to the following standards. a. Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension. i. Exception: three feet and six inches for double-flue chimneys. b. Chimneys shall not contain any storage space, access openings, or other uses unrelated to the vent function of the chimney.	✓

Acknowledgment and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

CRI RESID Lo Carmo

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE DIRECT INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.





JUDICIAL, VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS S-A. CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

MAI
1,771 S.F.

BASEMENT
LANDING
41.71 SF
SAND SET PAVERS

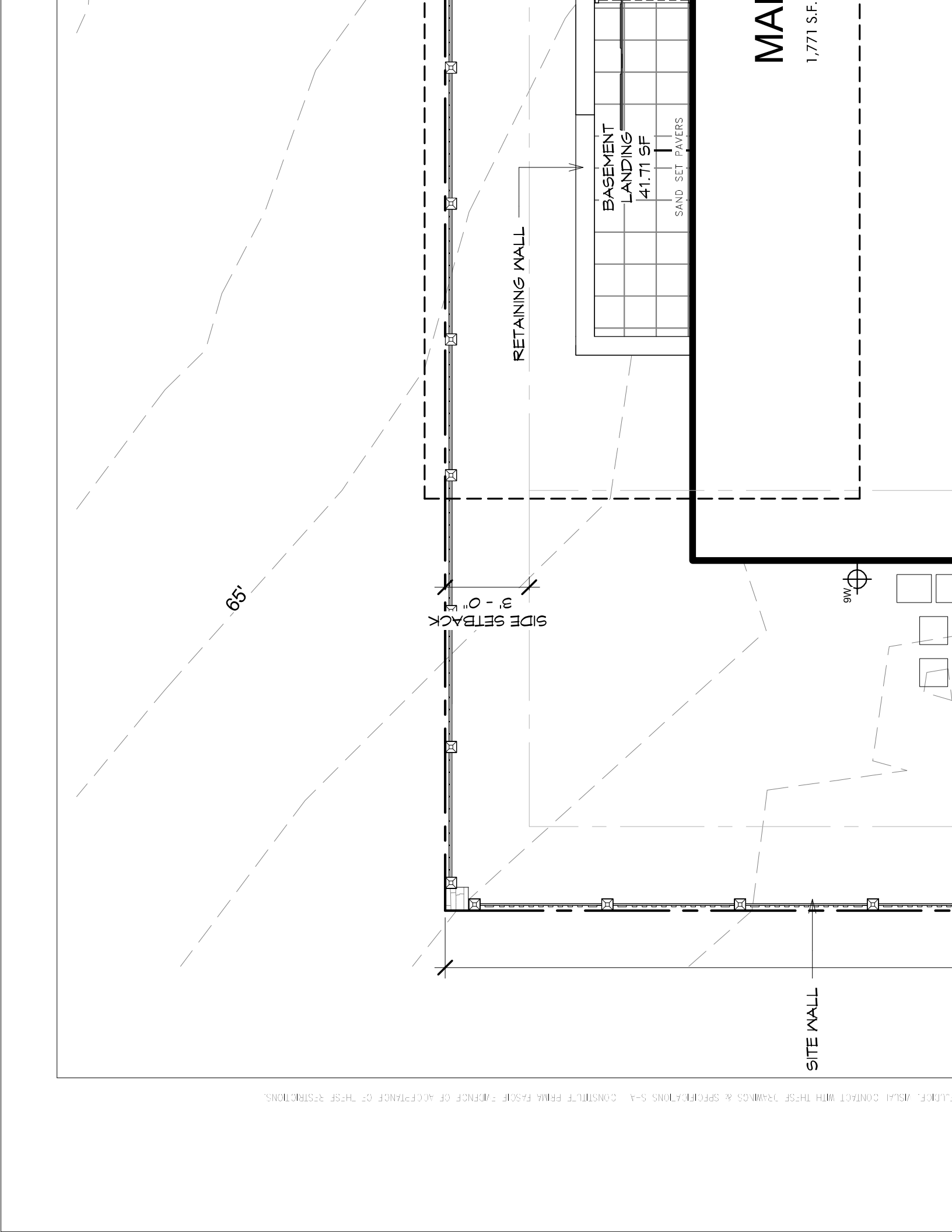
RETAINING WALL

SIDE SETBACK
3' - 0"

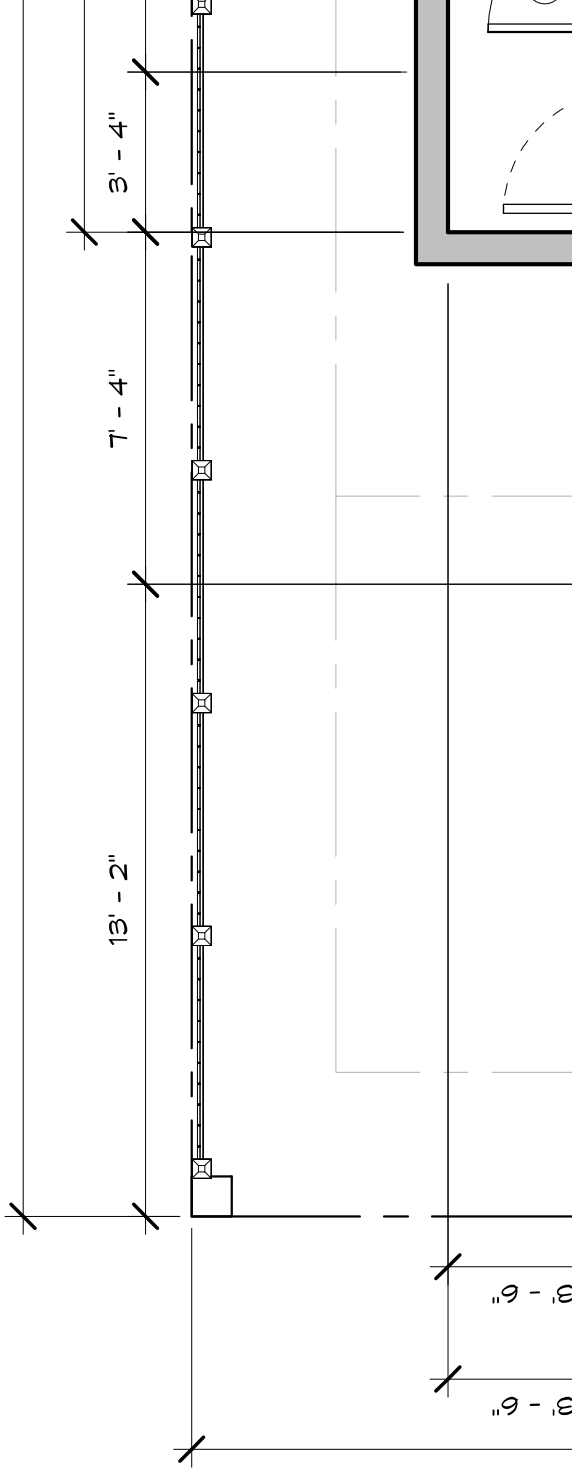
SITE WALL



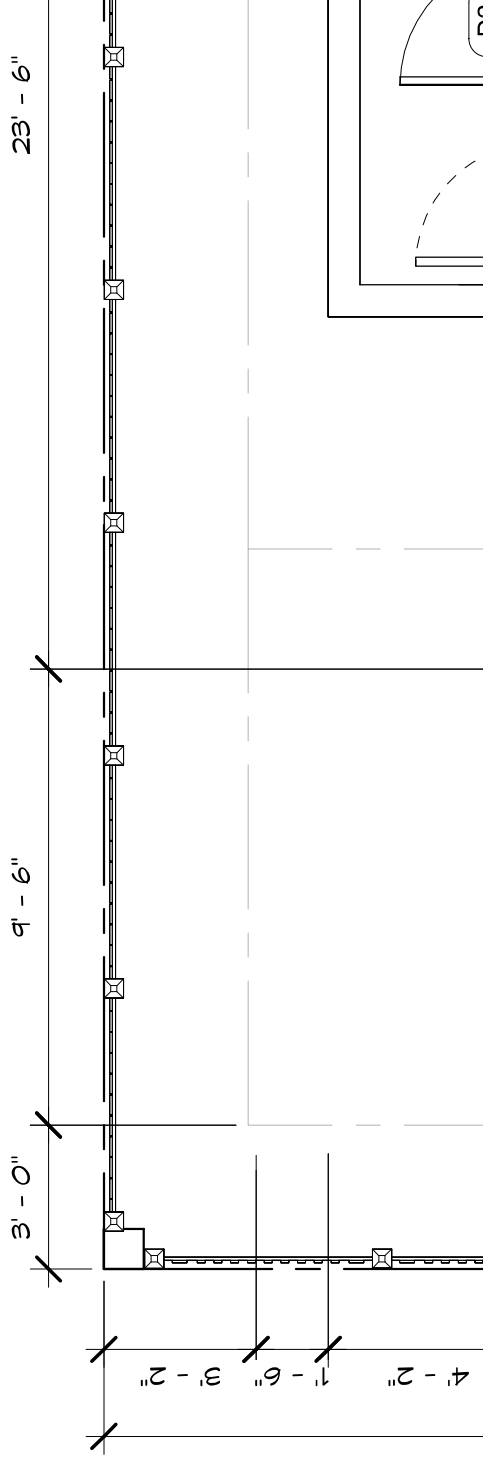
65'



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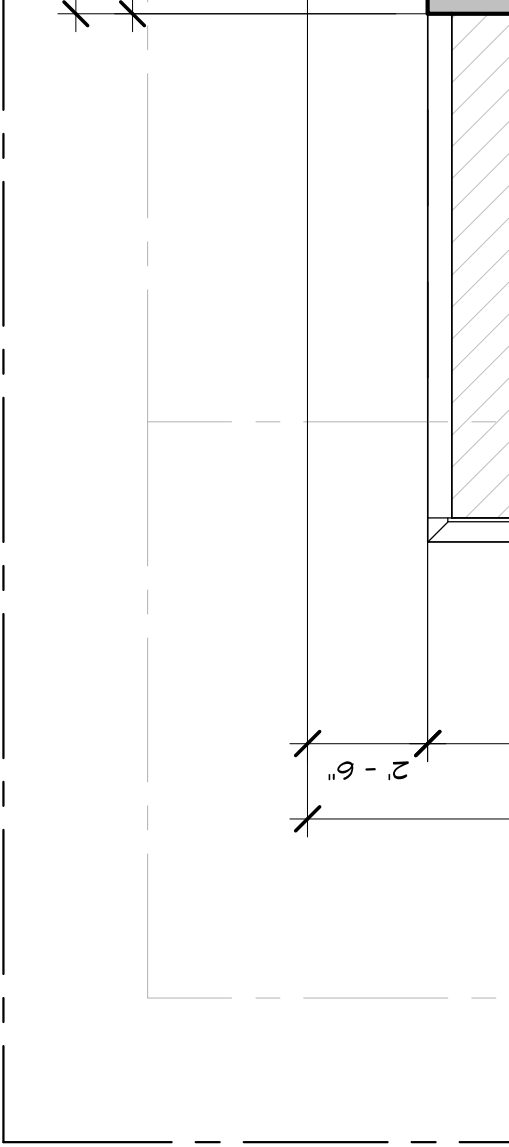


W11

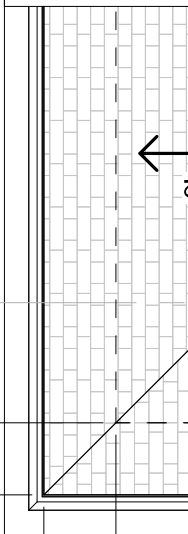
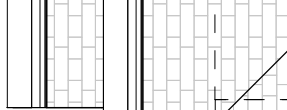
W12

14' - 8"

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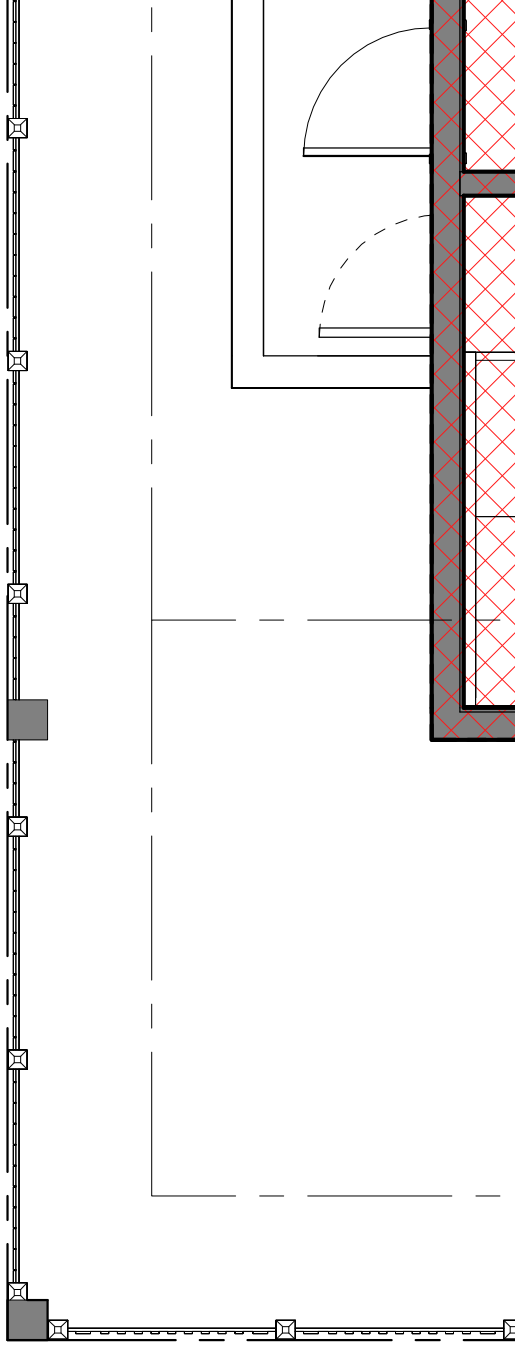


CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS.



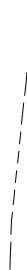
1' - 6" TYP.

1' - 6" TYP.



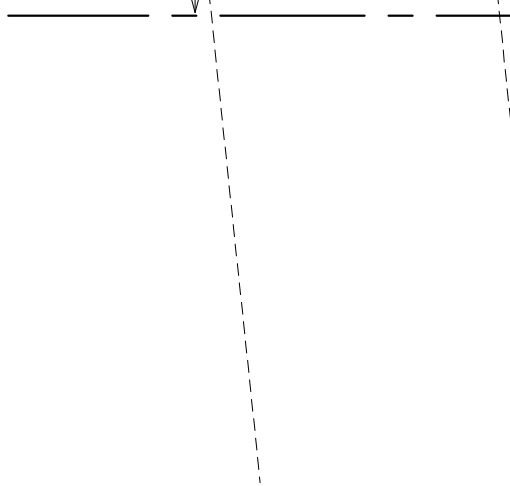
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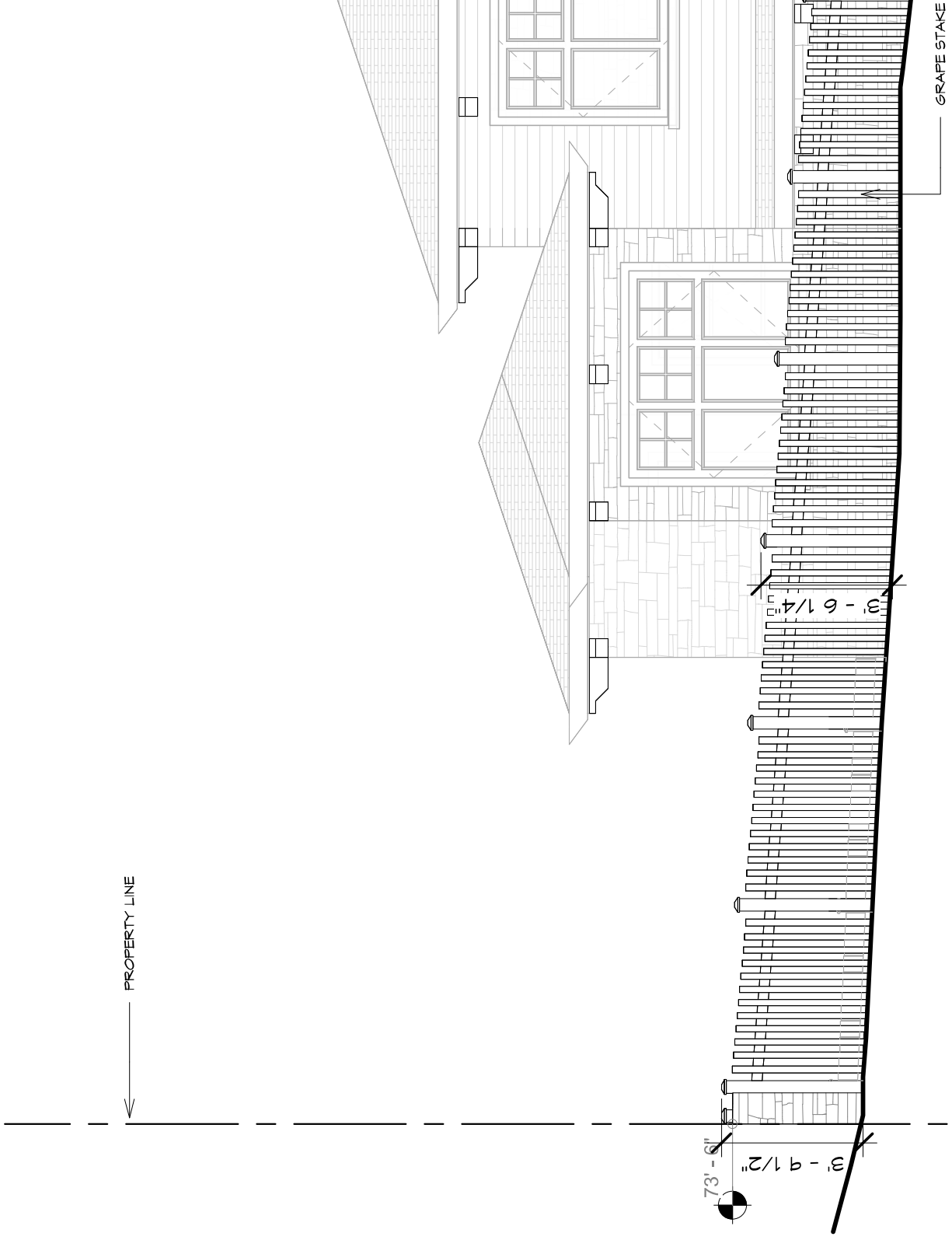
PROPERTY LINE

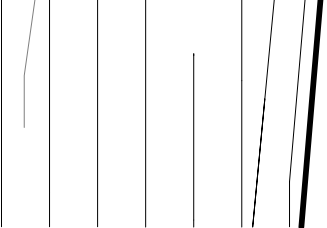


PROPERTY LINE





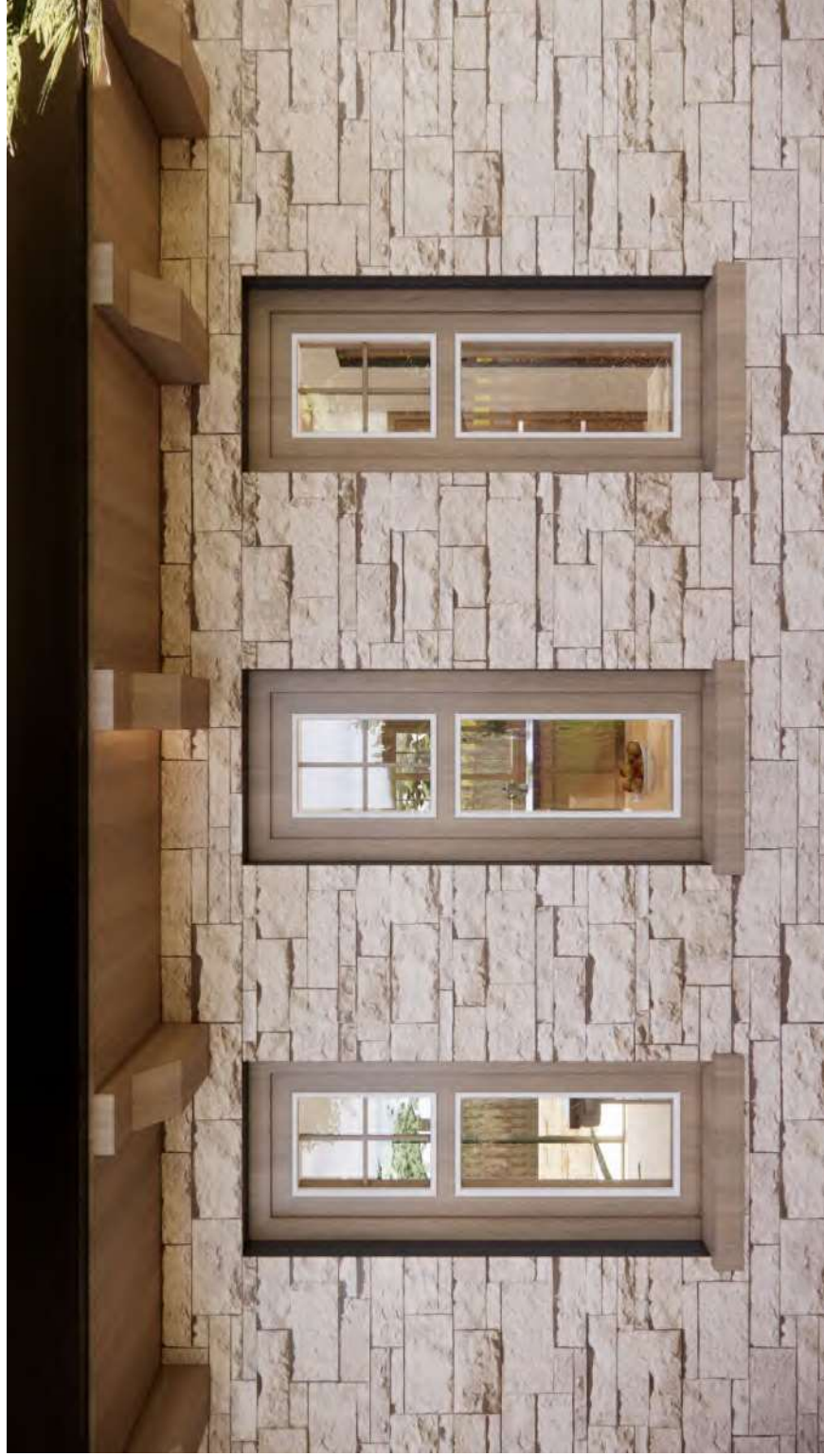




PROPERTY LINE

Door Schedule						
Mark	Type Mark	Width	Height	Level	Door Material	Frame Material
D1	A	2' - 10"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Wood
D2	B	2' - 8"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Wood
D3	J	2' - 3"	8' - 0"	BASEMENT F.F.E.	Wood	Wood
D4	B	2' - 10"	7' - 0"	BASEMENT F.F.E.	Wood	Wood
D5	B	2' - 10"	7' - 0"	BASEMENT F.F.E.	Wood	Wood
D6	C	4' - 8" - 6"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D7	D	3' - 3 3/4"	9' - 0"	MAIN FLOOR F.F.E.	Wood	Metal
D8	B	2' - 8"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D9	B	2' - 8"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D10	G	6' - 6"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Metal
D11	E	12' - 0"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Metal
D12	F	9' - 0"	7' - 0"	GARAGE F.F.E.		Wood
D13	H	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D14	H	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D15	B	2' - 8"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D16	I	2' - 3"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood

Window Schedule					
Mark	Type Mark	Sill Height	Height	Width	Description
W1	1	3' - 0"	5' - 0"	2' - 0"	
W2	1	3' - 0"	5' - 0"	2' - 0"	
W3	1	3' - 0"	5' - 0"	2' - 0"	
W4	2	0' - 0"	2' - 0"	2' - 0"	
W5	2	0' - 0"	2' - 0"	2' - 0"	
W6	2	0' - 0"	2' - 0"	2' - 0"	
W7	2	0' - 0"	2' - 0"	2' - 0"	
W8	2	0' - 0"	2' - 0"	2' - 0"	
W9	2	0' - 0"	2' - 0"	2' - 0"	
W10	7	3' - 0"	5' - 0"	4' - 0"	
W11	2	6' - 0"	2' - 0"	2' - 0"	
W12	2	6' - 0"	2' - 0"	2' - 0"	
W13	3	3' - 0"	5' - 0"	6' - 0"	
W14	3	2' - 0"	5' - 0"	6' - 0"	
W15	4	2' - 0"	5' - 0"	1' - 6"	
W16	5	2' - 0"	5' - 0"	5' - 0"	
W17	4	2' - 0"	5' - 0"	1' - 6"	
W18	1	2' - 0"	5' - 0"	2' - 0"	
W19	1	2' - 0"	5' - 0"	2' - 0"	
W20	6	3' - 0"	4' - 0"	7' - 0"	
W21	2	5' - 0"	2' - 0"	2' - 0"	
W22	2	0' - 6"	2' - 0"	2' - 0"	
W23	2	5' - 0"	2' - 0"	2' - 0"	
W24	2	0' - 6"	2' - 0"	2' - 0"	
W25	2	5' - 0"	2' - 0"	2' - 0"	



GLAZING

1

WOODEN CRAFTSMAN WINDOWS







IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV-075 – OR 100-DV

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24" – 4

1.0 gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the CRI RESIDENTIAL LOT #2

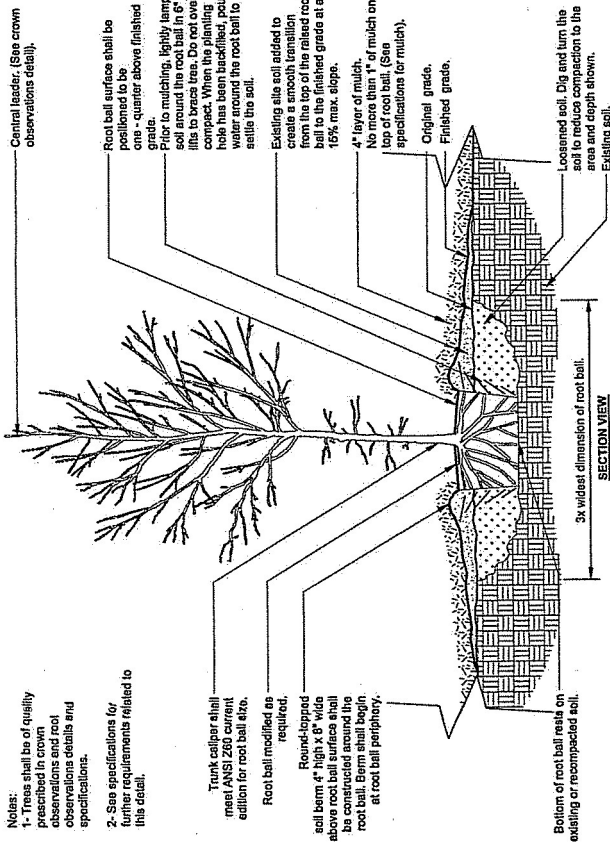
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-014-000

by MARY LUSTER (831 625-3105 CONTACT@TNCGARDENSCARMEL.COM)

of Town & Country Gardening & Landscaping 5/10/2022

Notes:
1- Trees shall be of quality prescribed in crown observations and crown observations details and specifications.

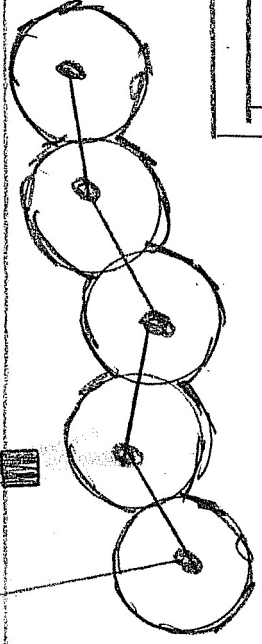
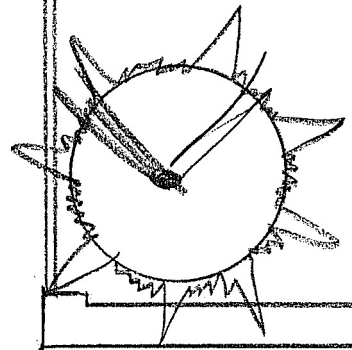
2- See specifications for further requirements related to this detail.



TREE IN POORLY DRAINED SOIL

P-X

RHA 5





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

July 10, 2024
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

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

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

SUBJECT: **DS 22151 (CRI on Carpenter - Lot 4):** Consideration of a one-year Time Extension for a Track 2 Design Study Approval (DS 22-151 (CRI on Carpenter-Lot 4)) and associated Coastal Development Permit to the Planning Commission for the demolition of asphalt driveways associated with the Carmel Resort Inn and construction of a 1,995-square-foot, two-story residence with a basement and a 210-square-foot detached garage located Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-021-013-000.

Application: DS 22151 (CRI on Carpenter - Lot 4) **APN:** 010-021-013-000

Block: 17

Lot: 4

Location: Guadalupe Street 2 southeast of 1st Avenue

Applicant: Eric Miller Architects, Architect

Property Owner: SANTA ROSA MOTEL CO LP
ET AL

Executive Summary:

This is a request for a one-year extension of a Design Study approval that was granted by the Planning Commission on March 8, 2023. The reason for the request is so that the owner can do the work in conjunction with proposed projects on lot 2, 10, and 12. If granted, the new expiration of this permit would be March 8, 2025.

Recommendation:

Adopt a Resolution (Attachment 1) approving a one-year time extension for Design Study (DS 22-151 (CRI on Carpenter-Lot 4)), and associated Coastal Development Permit, extending the expiration date to March 8, 2025. The previously approved project includes the demolition of asphalt driveways associated with the Carmel Resort Inn and construction of a 1,995-square-foot, two-story residence with a basement and a 210-square-foot detached garage located Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-021-013

Background and Project Description:

The project site is a 4,000-square-foot lot and consists primarily of asphalt and landscaping. With the exception of the minor encroachment onto Lot 4 of the two cottages on Lot 2, there are no structures on the property. The Applicant is proposing to demolish the existing asphalt driveways on Lot 4 and construct a 1,995-square-foot two-story residence inclusive of a basement and a 210-square-foot detached garage.

The proposal was previously approved by the Planning Commission on March 8, 2023. Per the Municipal Code's standard permit procedures, the Planning Commission's approval of Design Study applications lasts for 12 months from date of approval, and thus was set to expire on March 8, 2024. Prior to the expiration of the approval, the applicant inquired about a one-year time extension consistent with CMC 17.52.170.C.

Staff Analysis:

On June 20, 2024, the applicant formally applied for a time extension for the Planning Commission's initial approval to keep the project's approval active. The applicant submitted an email stating the grounds for requesting the time extension. The applicant stated the basis for the extension request was so the owner can do the work in conjunction with proposed projects on lot 2, 10, and 12 (for additional details, refer to Attachments 2).

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

Since there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was first approved in March 2023, there are not any additional findings to be made or additional review of the project required. Staff is supportive of the applicant's request for a time extension for the previously approved Design Study (DS 22-151 (CRI on Carpenter-Lot 4) which would have a new expiration date of March 8, 2025 -one year from the date of the original expiration date of the project approval.

Other Project Components:

The previously approved project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 - DS 22-150 & DS 22-151_ Time Extension

Attachment 3 - PC Final Resolution

Attachment 4 - Project Plans 02.07.23

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

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A ONE-YEAR TIME EXTENSION, EXTENDING THE EXPIRATION DATE TO March 8, 2025, FOR DESIGN STUDY DS 22-151 (CRI ON CARPENTER, INC.-LOT 4) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF ASPHALT DRIVEWAYS ASSOCIATED WITH THE CARMEL RESORT INN AND CONSTRUCTION OF A 1,995-SQUARE-FOOT TWO-STORY RESIDENCE WITH A BASEMENT AND A 210 SQUARE-FOOT DETACHED GARAGE LOCATED ON GUADALUPE STREET 2 SOUTHEAST OF 1ST AVENUE
APN 010-021-013**

WHEREAS, the owner of the subject property (“Owner”) is Santa Rosa Motel CO LP ET AL; and

WHEREAS, Eric Miller Architects, Inc. (“Applicant”) submitted an application on behalf of the owner requesting the approval of a Time Extension for a previously approved Design Study DS 22-151 (CRI on Carpenter-Lot 4) described herein (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 4); and

WHEREAS, the Applicant is requesting to construct a 1,995-square-foot two-story residence with a basement and 210-square-foot detached garage; and

WHEREAS, project was approved by the Planning Commission with Conditions of Approval on March 8, 2023; and

WHEREAS, Design Study approvals are valid for a period of one-year, and thus the Design Study approval was set to expire on March 8, 2024; and

WHEREAS, the applicant submitted an inquiry about a time extension before March 8, 2024, after the Design Study approval expiring at 5:00 PM, which pursuant to CMC 17.52.170.C prevented the permit from expiring. The formal request to extend the permit was sent via email June 25, 2024, but since the applicant inquired before the permit expired, we are honoring the request; and

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

WHEREAS, there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was first approved in 2023 that would require re-evaluation of the project; and

WHEREAS, this extension also applies to the approval of the subject Coastal Development Permit as required for the project in accordance with CMC 17.52.090; and

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on January 11, 2023, the Planning Commission adopted Resolution 2023-005-PC, accepting the Concept Design Study with conditions; and

WHEREAS, on February 24, 2023, a notice of the public hearing scheduled for March 8, 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 February 26, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

WHEREAS, on March 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, the project was scheduled for a time extension request review on July 10, 2024; and

WHEREAS, on June 28, 2024, a notice of the public hearing scheduled for July 10, 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 June 30, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before July 5, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on July 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the time extension request, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby approve a one-year time extension, extending the expiration date to March 8, 2025, for Design Study DS 22-151 (CRI on Carpenter-Lot 4), and associated Coastal Development Permit for the construction of a 1,995-square-foot two-story residence with a basement and 210-square-foot detached garage located Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of July, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary



DS 22-150 & DS 22-151: Time Extension

Luyen Vu <luyen@ericmillerarchitects.com>
To: Marnie Waffle <mwaffle@ci.carmel.ca.us>

Tue, Jun 25, 2024 at 9:23 AM

Dear Marnie:

We would like to request for the extension waiting for 2 more permitted projects (hopefully Lot 10 and Lot 12 projects will be in for Final Approval very soon!) to give the owners the economy of scale in construction material and labor force in a group of 3 and 4 houses at the same time; in addition to minimizing the disturbance of the neighborhood by not dragging out the construction time doing one by one. Thank you Marnie.

Sincerely,
Luyen

Luyen Vu
V.P. /Dir. of Operations
Eric Miller Architects, Inc.
211 Hoffman Ave., Monterey CA 93940
phone: 831.372.0410 /fax: 831.372.7840

CONFIDENTIALITY NOTICE

The information contained in this email is confidential information strictly meant for the use of this sender. If you are not the intended recipient, you are hereby prohibited to distribute, forward or copy any part of this communication and furthermore you are required to immediately delete the original message. Thank you.

[Quoted text hidden]

**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 APPROVING
DESIGN STUDY DS 22-151 (CRI ON CARPENTER, INC. – LOT 4) AND ASSOCIATED COASTAL
DEVELOPMENT PERMIT FOR THE DEMOLITION OF ASPHALT DRIVEWAYS ASSOCIATED WITH THE
CARMEL RESORT INN AND CONSTRUCTION OF A 1,995-SQUARE-FOOT TWO-STORY RESIDENCE
WITH A BASEMENT LOCATED ON GUADALUPE STREET 2 SOUTHEAST OF 1ST AVENUE
APN 010-021-013**

WHEREAS, Eric Miller Architects, Inc. (“Applicant”) submitted an application on behalf of Santa Rosa Motel CO LP ET AL (“Owner”) requesting approval of Track 2 Design Study application DS 22-151 (CRI on Carpenter-Lot 4) described herein as (“Application”); and

WHEREAS, the project site is a 4,000-square-foot lot of record (40’x100’) located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 4); and

WHEREAS, the Applicant is requesting to construct a 1,995-square-foot two-story residence with a basement and 210-square-foot detached 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, 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, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on January 11, 2023, the Planning Commission adopted Resolution 2023-005-PC, accepting the Concept Design Study with conditions; and

WHEREAS, on February 24, 2023, a notice of the public hearing scheduled for March 8, 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 February 26, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

WHEREAS, on March 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, the staff has indicated whether the proposed project or the addition of conditions supports 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.		
CMC 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS		
For each of the required findings listed below, the staff has indicated whether the proposed project or the addition of conditions supports 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.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study application DS 22-151 (CRI on Carpenter, Inc – Lot 4) and associated Coastal Development Permit for the construction of a 1,995-square-foot two-story residence with a basement and 210-square-foot detached garage located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) District (APN 010-021-013), subject to the following Conditions of Approval:

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of March 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

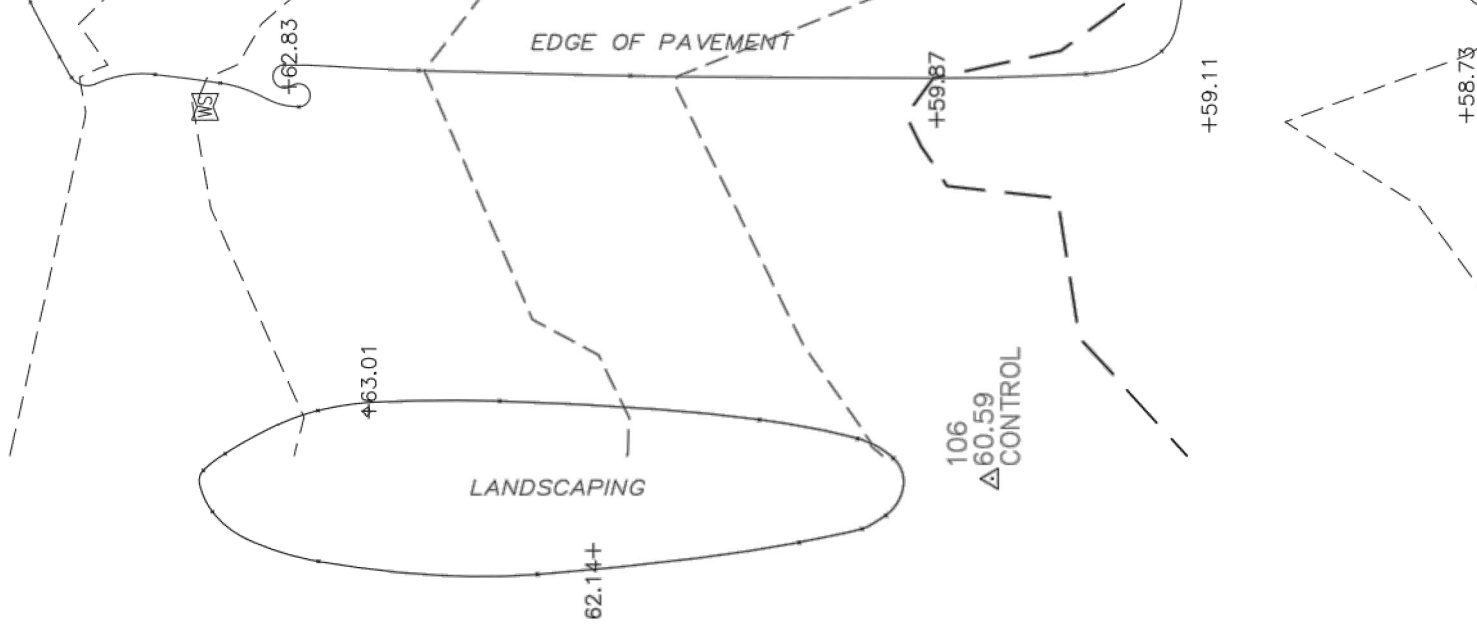
Michael LePage
Chair

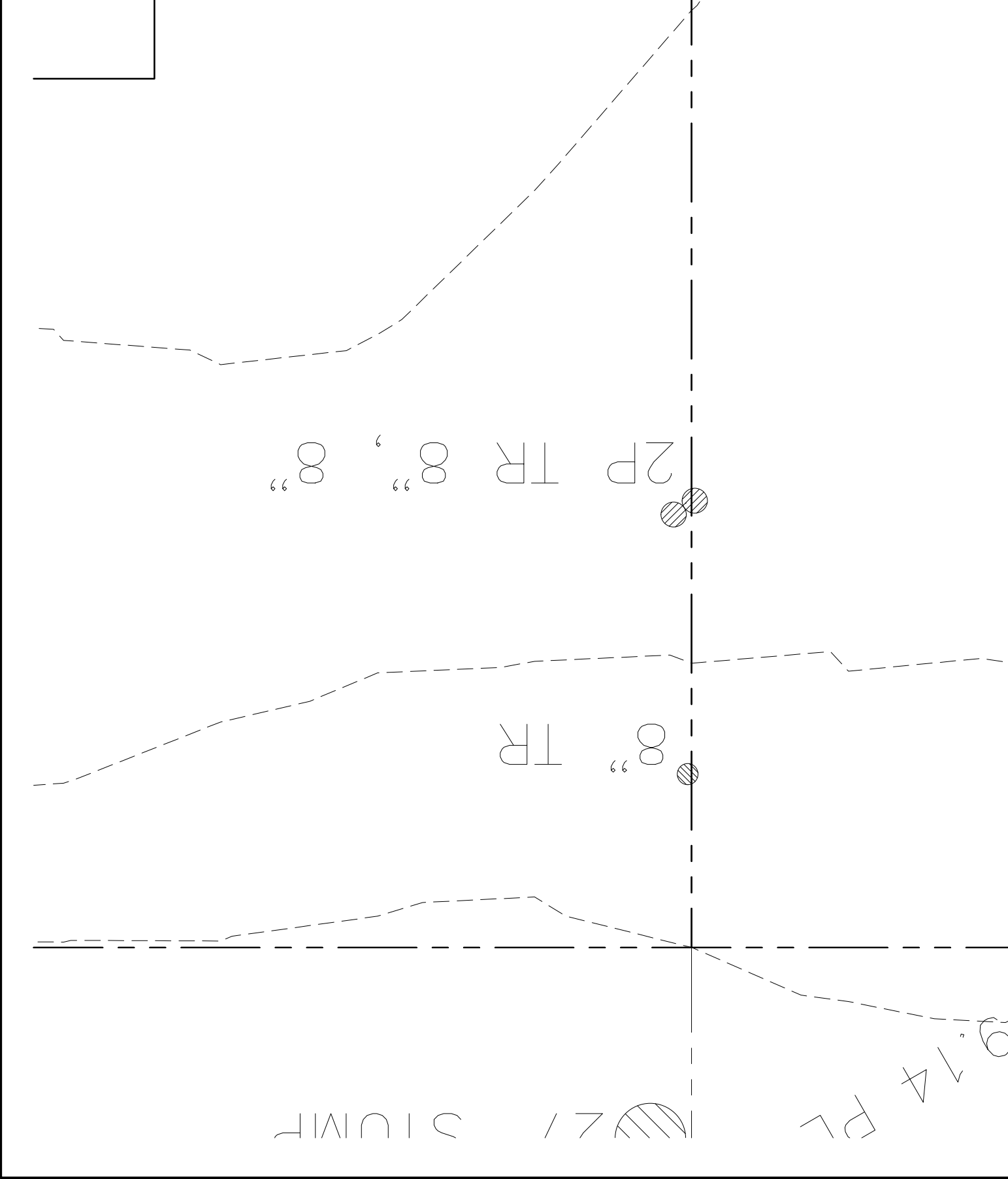
Leah Young
Planning Commission Secretary

CRI - RES L Car

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MAINTENANCE, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISIONS IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THESE PLANS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.

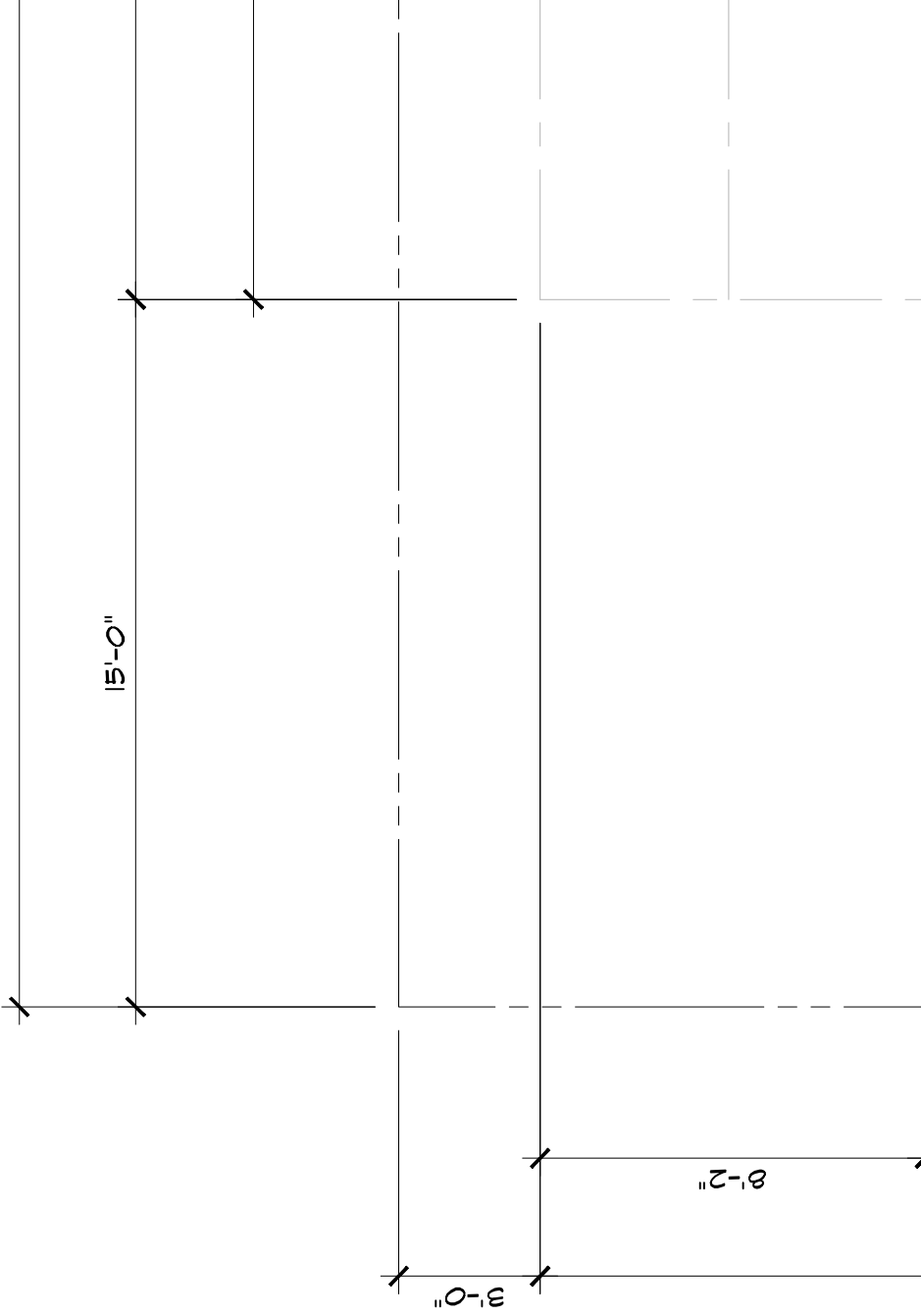


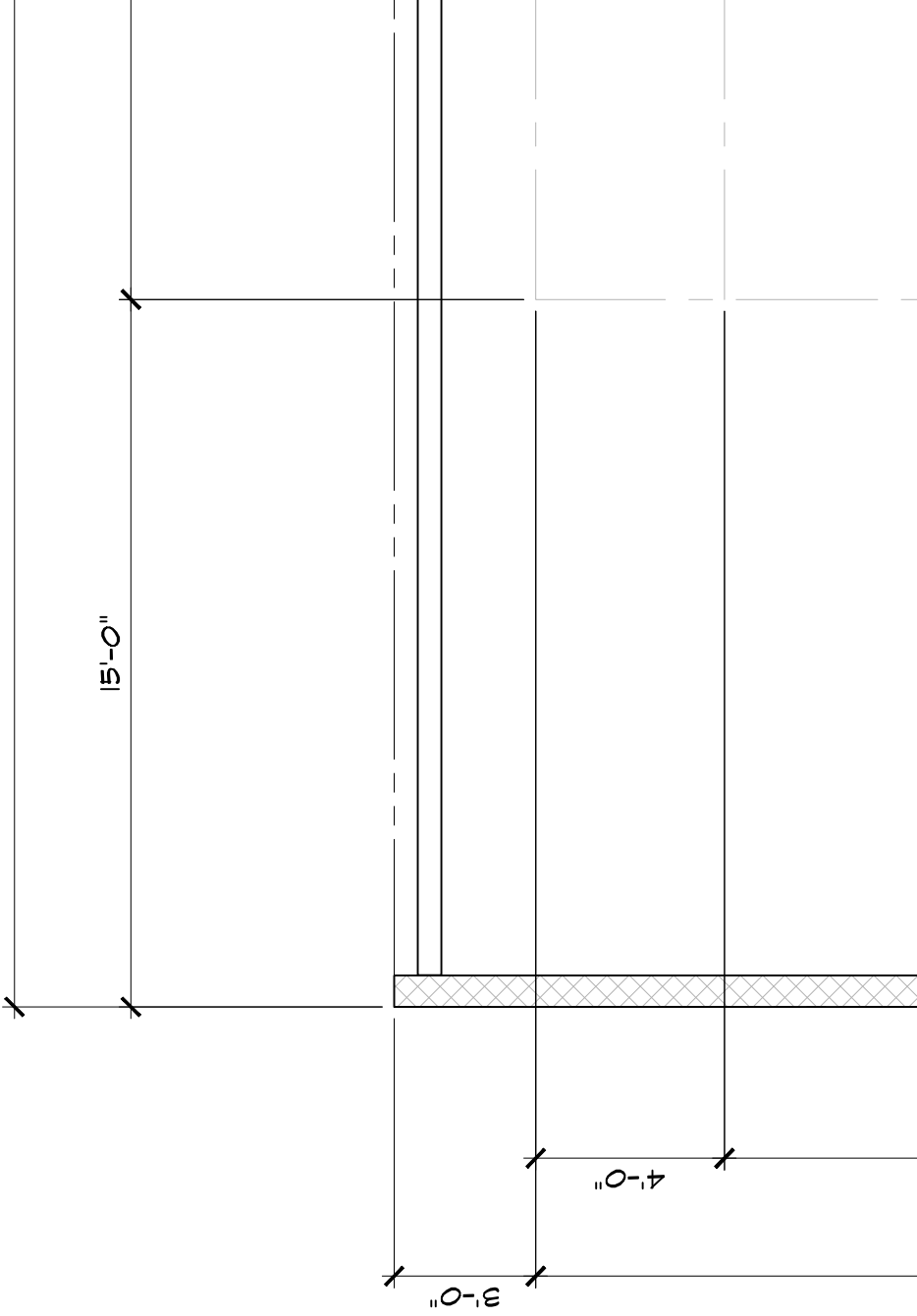


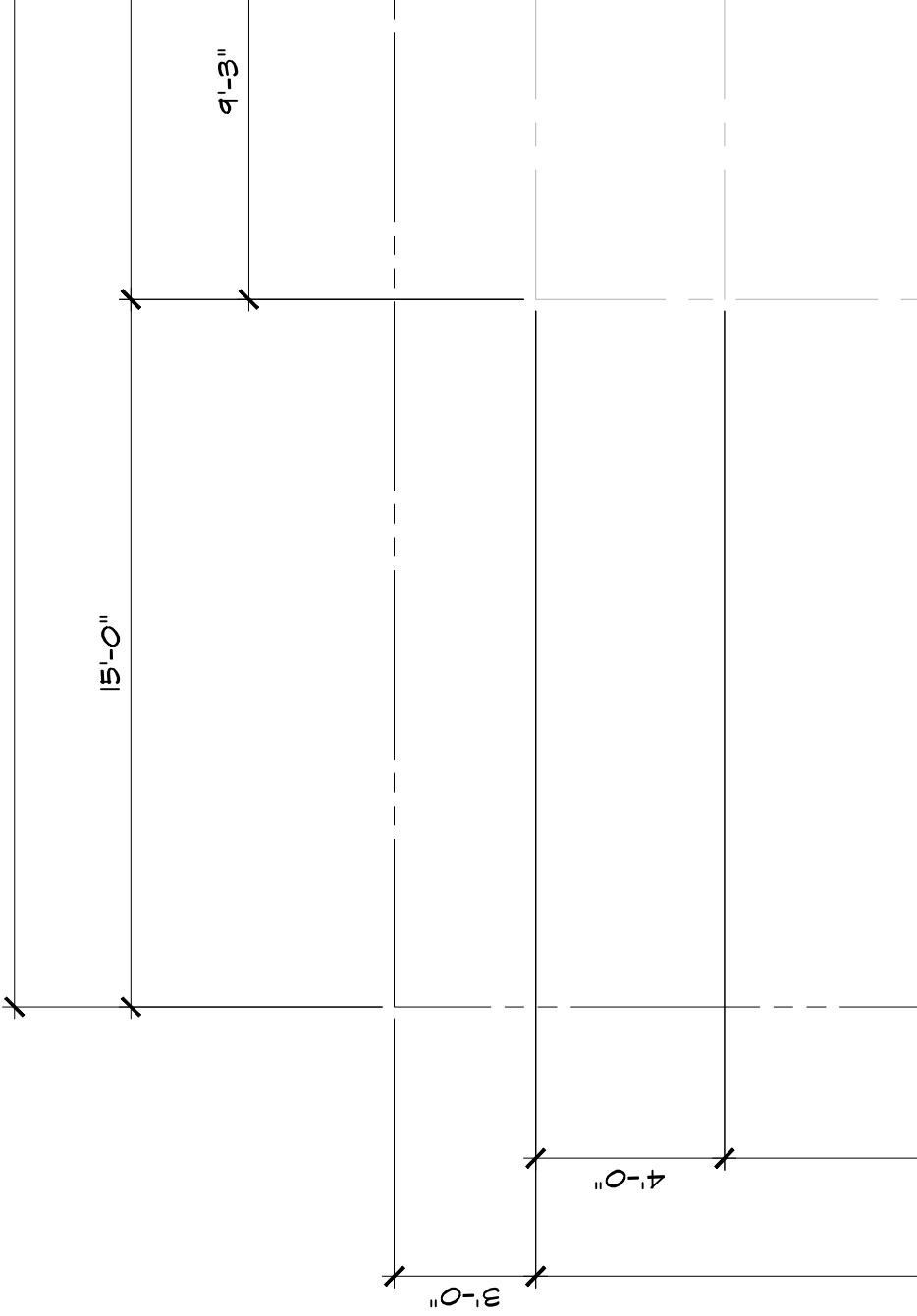
REDUCE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FASIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

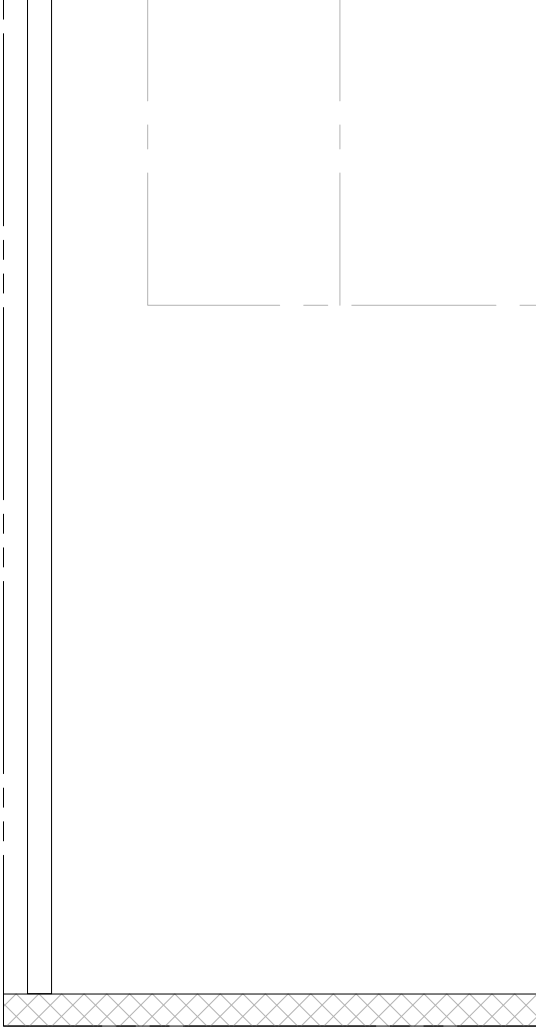
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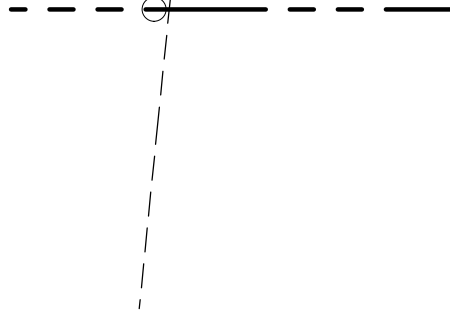




REJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FASCI EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DD

PROPERTY LINE



PROPERTY LINE





6"



T.O. ROOF = 83.5'

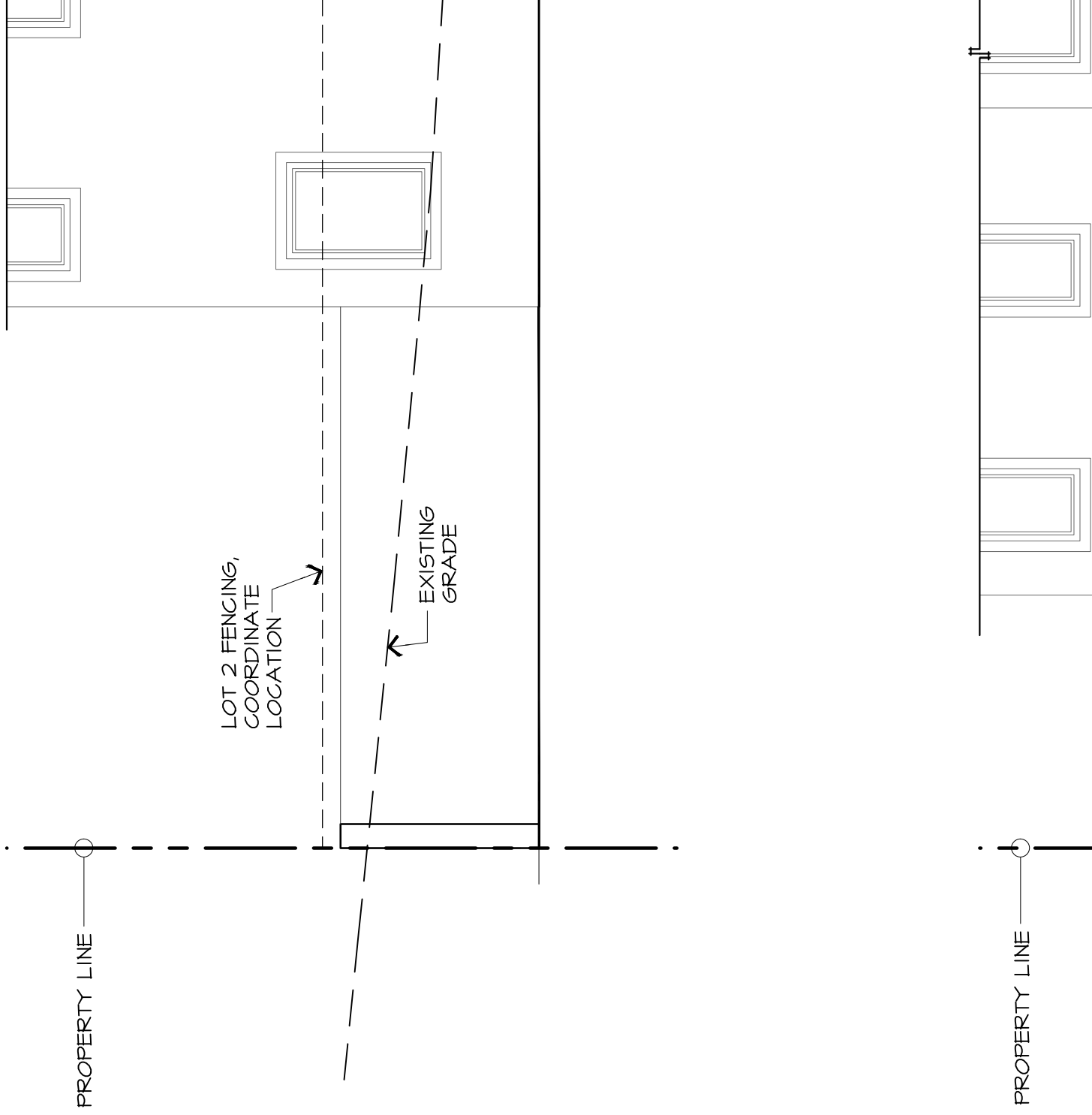
84.0'

86.0'

88.0'

PROPERTY LINE





	DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION - ROOM NUMBER	DOOR MAT'L.	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL
Main Floor	D1	A	8'-0"	7'-0"	2-1/4"	GARAGE	WD./GL.	WOOD	--	--
	D2	D	3'-0"	7'-0"	1-3/4"	GARAGE	WD./GL.	WOOD	--	--
	D3	E	7'-0"	7'-0"	1-3/4"	KITCHEN	WD./GL.	WOOD	--	--
	D4	F	7'-0"	7'-0"	1-3/4"	DINING	WD./GL.	WOOD	--	--
	D5	B	3'-0"	7'-0"	1-3/4"	ENTRY	WD./GL.	WOOD	--	--
	D6	C	6'-0"	7'-0"	1-3/4"	DINING	WD./GL.	WOOD	--	--
	D7	G	2'-6"	7'-0"	1-3/4"	POWDER	WOOD	WOOD	--	--
	D8	G	2'-8"	7'-0"	1-3/4"	MASTER BEDROOM	WOOD	WOOD	--	--
	D9	G	2'-6"	7'-0"	1-3/4"	MASTER W.I.C.	WOOD	WOOD	--	--
	D10	C	5'-0"	7'-0"	1-3/4"	MASTER BEDROOM	WD./GL.	WOOD	--	--
	D11	J	4'-0"	7'-0"	1-3/4"	MASTER HALL	WOOD	WOOD	--	--
	D12	H	3'-8"	7'-0"	1-3/4"	MASTER CLOSET	WOOD	WOOD	--	--
	D13	G	2'-6"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--
	D14	L	2'-0"	6'-8"	1/2"	MASTER BATH	GLASS	--	--	--
	D15	I	2'-4"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--
	D16	G	2'-0"	7'-0"	1-3/4"	MASTER BATH / LINEN	WOOD	WOOD	--	--
Upper Floor	D17	B	2'-6"	7'-0"	1-3/4"	HALL	WD./GL.	WOOD	--	--
	D18	G	2'-4"	7'-0"	1-3/4"	BATHROOM	WOOD	WOOD	--	--
	D19	L	2'-0"	6'-8"	1/2"	BATHROOM	GLASS	--	--	--
	D20	C	2'-4"	7'-0"	1-3/4"	BEDROOM #1	WOOD	WOOD	--	--

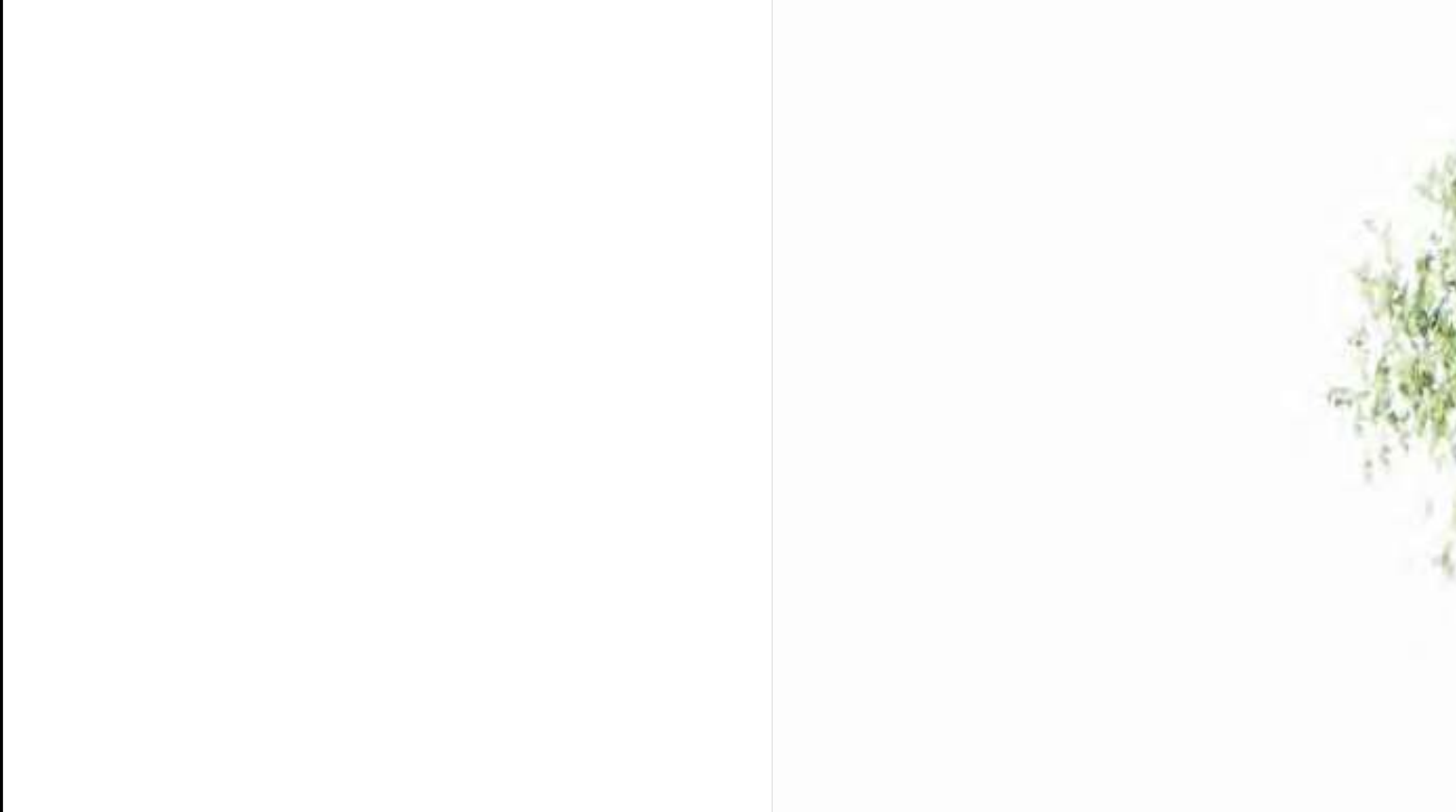
WINDOW SCHEDULE

WDW. NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	HEAD HEIGHT	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	FINISH
W1	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W2	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W3	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W4	A	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W5	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	WOOD
W6	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	--	AWNING	WOOD	--	--	WOOD
W7	D	4'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	WOOD
W8	E	7'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	WOOD
W9	E	7'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	WOOD
W10	D	4'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	WOOD
W11	F	6'-0"	1'-2"	8'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	WOOD
W12	G	3'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	WOOD
W13	G	3'-0"	5'-0"	8'-6"	DOUBLE GLAZE	--	CASEMENT/FIXED	WOOD	--	--	WOOD
W14	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W15	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W16	B	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W17	B	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W18	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W19	B	2'-8"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	WOOD
W20	C	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	AWNING	WOOD	--	--	WOOD

Main Floor



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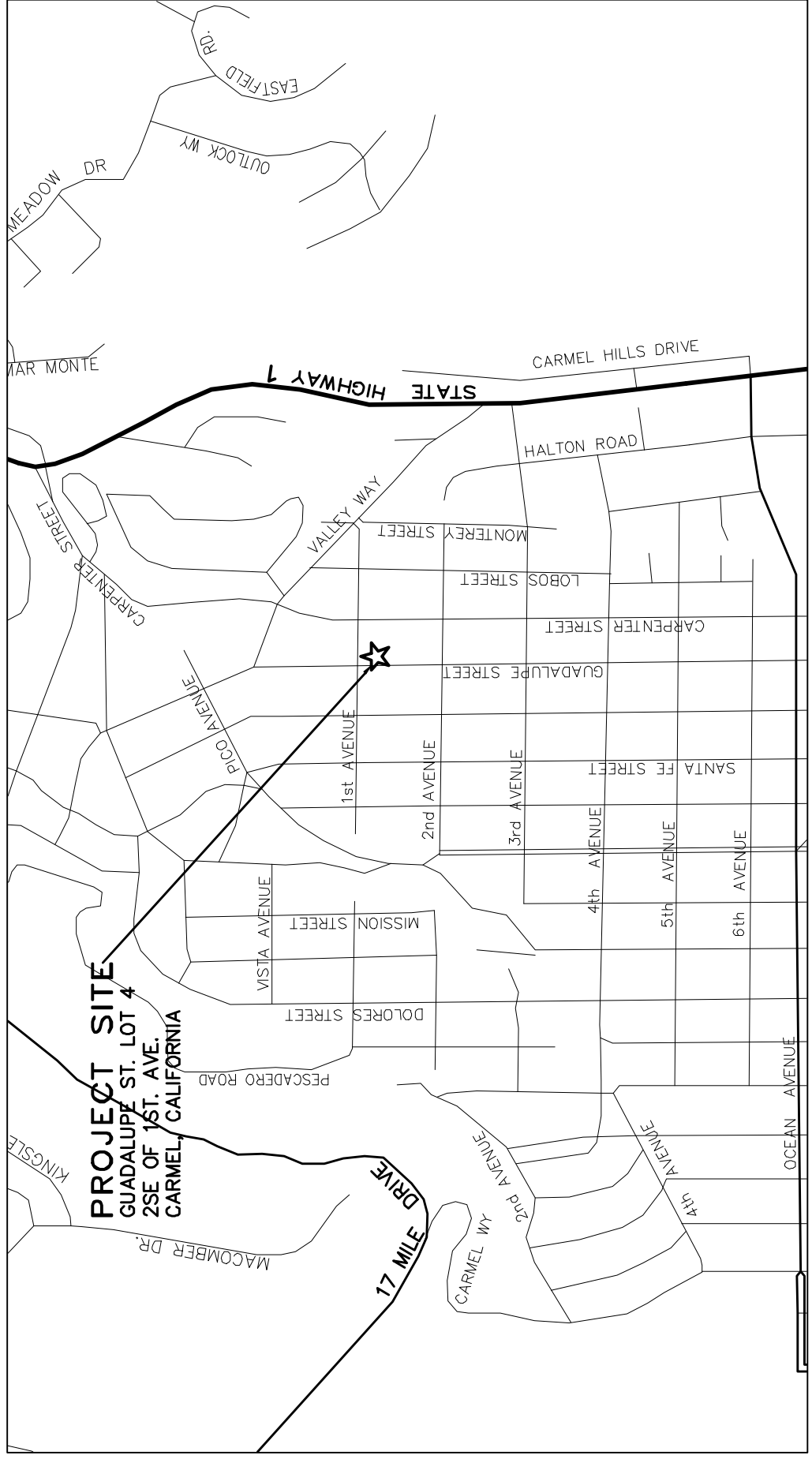


REJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FASCI EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

DD

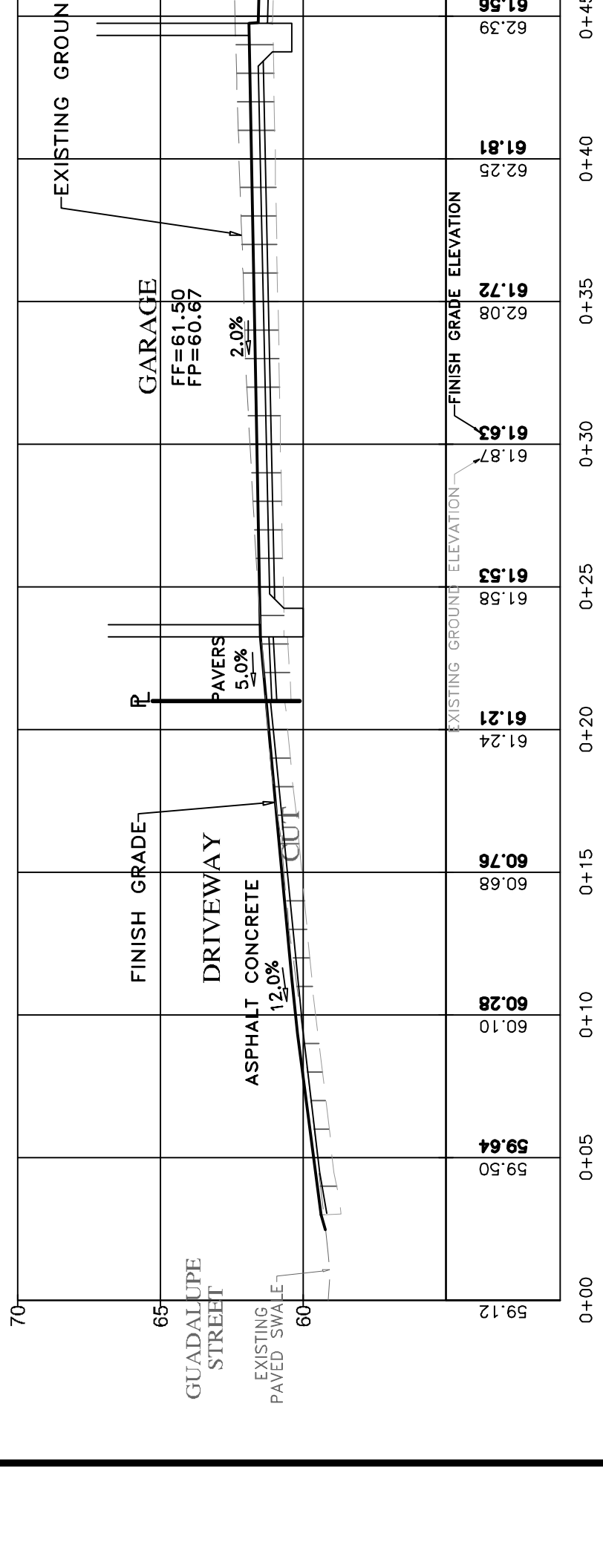


REJUDGE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FASIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



VICINITY MAP
NOT TO SCALE

12" P



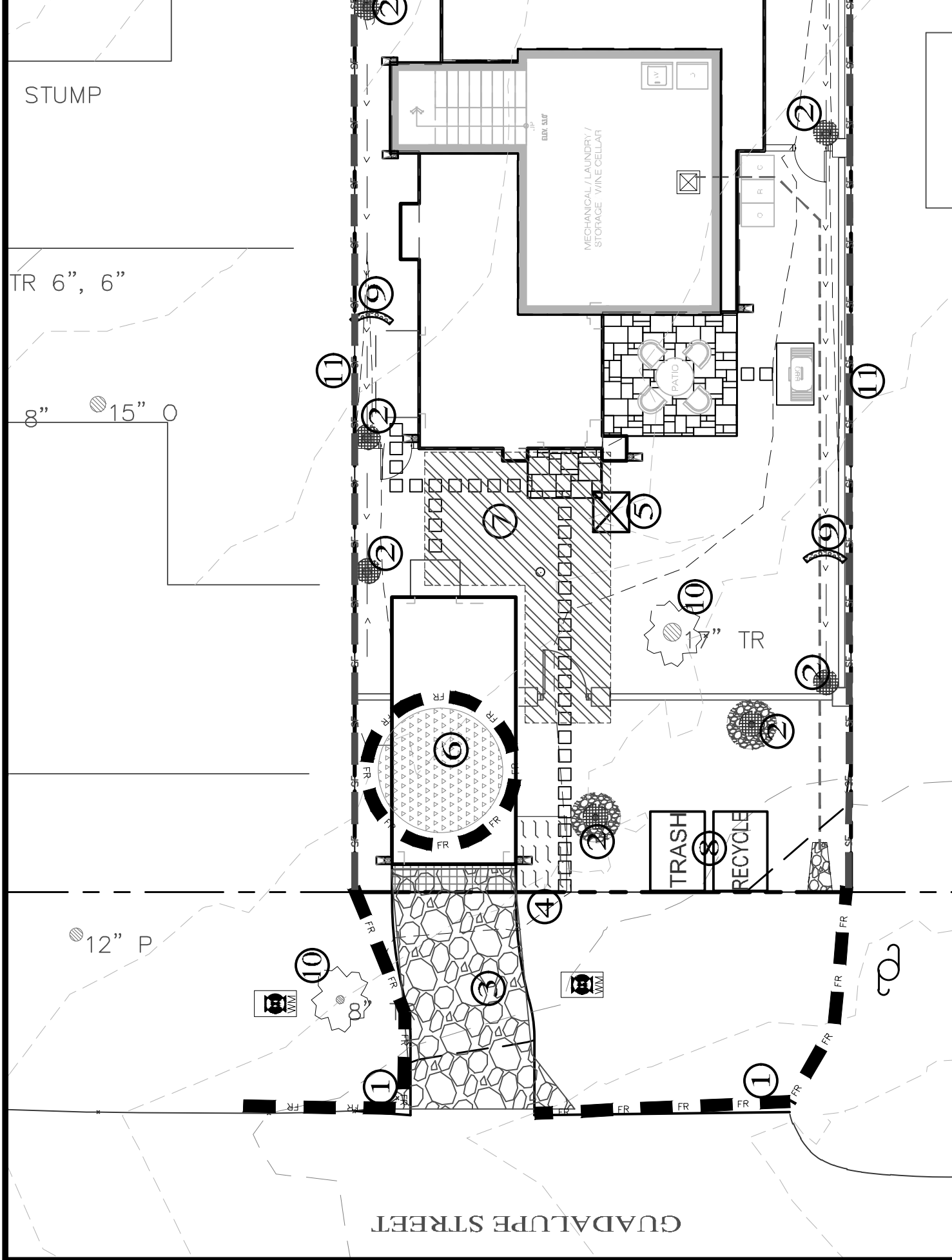
STUMP

TR 6", 6"

8" 15" 0

12" P

GUADALUPE STREET



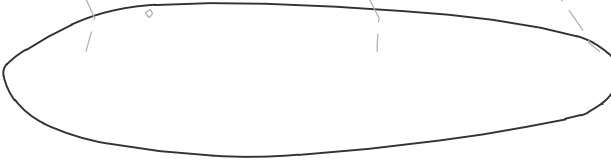
TRUCK ROUTE



FIR

PCE
BOX

20



8" O
15" TR

15" O

2P TR 11", 8"

2P TR 6", 6"

12" P

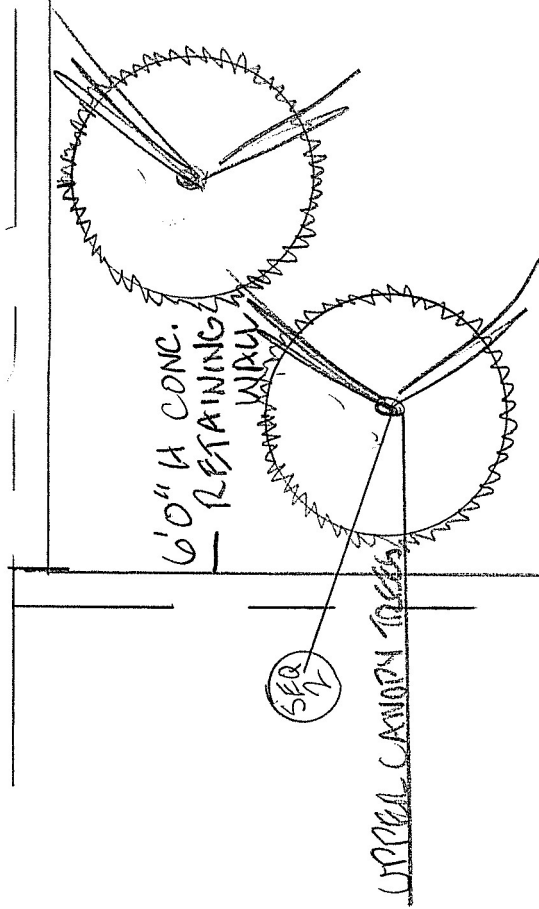
PROTECT EXISTING TREES
(TYPICAL) SEE DETAIL

LIMITS OF



PROPE

6'0" H W



6'0" H CONC.
- RETAINING WALL

500

UPPER CANYON TRESS

IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV-075 – OR 100-DV

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24" – 4

1.0 gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #4

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-015-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for

Town & Country Gardening & Landscaping 6/14/22.

Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

Formula & Calculations:

MAWA = $\frac{ET_o \times ET_{adj} \times LA}{0.623}$



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

July 10, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	DS 23-337 (Kim): Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of an existing 997-square-foot, one-story single-family residence and the construction of a 1,798-square-foot, two-story single-family residence, inclusive of a 232-square-foot attached garage. The residence is located at Casanova Street 2 northwest of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-263-007-000.

Application: DS 23-337 (Kim)

APN: 010-263-007

Block: i

Lot: 17

Location: Casanova Street 2 NW of 9th Avenue

Applicant: Bradley Green, Designer

Property Owner: Roy and Ahritta Kim

Executive Summary:

The applicant is proposing the demolition of an existing single-family residence and the construction of a new single-family residence and attached garage. The applicant is also proposing site coverage and landscape improvements throughout the site. The project was considered at the May 8, 2024 Planning Commission hearing and the applicant had responded to the direction given at the concept hearing.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study, and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a 1,799- square foot, two-story single-family residence inclusive of an attached garage located on Casanova Street 2 NW of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-263-007.

Background and Project Description:

The project site is a 4,000 square foot lot located on Casanova Street 2 NW of 9th Avenue. The property

contains an existing 997 square square-foot one-story residence. The off-street parking is currently provided via an attached garage. The applicant is proposing to demolish the residence and construct a new 1,799 square foot two-story single-family residence inclusive of a 232 square foot attached garage.

The residence is proposed to have board and batten cladding throughout with wood windows. The residence is proposed to have an autumn blend composite shingles roof by “Certainteed - Presidential Shake TL”. The applicant is also proposing to demolish the existing site coverage improvements on site and incorporate a new driveway, walkway, and deck into the site. Landscape improvements and the removal of two nonsignificant trees are also proposed.

The project was initially reviewed at the May 8, 2024 hearing and the concept Design Study was approved (Resolution 2024-037-PC) with conditions of Approval to be addressed prior to scheduling for final details review.

Staff Analysis:

Previous Hearing: The following items were discussed at the May 8, 2024 Planning Commission hearing and listed as draft conditions of approval to address the concerns.

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

Staff Analysis: The required volume study was completed and the project has successfully passed. The development is allowed 21,255 cubic feet of volume and as design is proposed to be 21,172.53 cubic feet.

- **Roof Structure.** *Prior to Final Details Review, the applicant shall revise and simplify the roof form consistent with the Residential Design Guidelines.*

Staff Analysis: The applicant has revised the plans so that the slope of all sections of the roof are uniform. Previously the proposed roof maintained multiple slopes of 6:12, 8:12, 4:12, and 2:12. The project has since been revised so that all sections of the roof now have a slope of 6:12 on the street facing elevations while maintain the 4:12 pitch on the rear portions of the roof form. The applicant had explained at the concept hearing the purpose of the low slope at the rear of the building was to maintain view opportunity to the west from the second floor. This has also lowered the proposed height of the subject property from a maximum height of 22’-5” to 21’-11”.



Figure 1a & 1b. Revised (left) and Initial (right) front elevation.

- **Color Scheme.** *Prior to Final Details Review, the applicant shall revise the exterior color scheme to be consistent with the Residential Design Guidelines.*

Staff Analysis: The proposed colors for the subject property have been updated based on the feedback of the Planning Commission and the Residential Design Guidelines. The color of the roof has been changed from “Shadow Grey” to “Autumn Blend” reducing the contrast of the siding and the roof per the Planning Commissions feedback. The color of the windows and doors have been updated from “Desert Shadow” to “Revere Pewter” and “Copley Gray” respectively, reducing the contrast with the siding. The “Autumn Blend”, “Revere Pewter”, and “Copley Gray” color aligns with the Residential Design Guidelines requirement for using earth tones.

Finish Details: The exterior wall cladding of both the residence is proposed to be board and batten painted “Swiss Coffee” by Benjamin Moore (refer to Attachment 5, Sheet A11). Swiss Coffee is noted by the manufacturer as being part of the “off-white collection,” and is described as being “An essential white with just the right amount of warmth.” (Click here for product specifications) The trim throughout is proposed to be “Revere Pewter” by Benjamin Moore, which is part of the Historic Colors and Colors for Vinyl collections, and is described by the manufacturer as a “An iconic neutral that provides a versatile bridge between warm and cool tones.” (Click here for product specifications) The windows throughout are proposed to be Sierra Pacific, dual pane wood framed windows, and will be finished with the same “Revere Pewter” paint as the trim. The roof is proposed to be a Certainteed Presidential Shake TL asphalt shingles and is proposed to be the “Autumn Blend” color. (Click here for product specifications). If the Commission has concerns regarding the color, then a condition can be added, as appropriate.



Figures 2a & 2b. Revised (left) and Initial (right) color palate.

Two skylights are proposed to be located on the southern facing rear roof form. The skylights are located to not be visible from the right-of-way or impact neighboring properties. Nevertheless, standard condition #13 for skylights has been included that requires the use of solar shades to reduce the amount of light pollution at night, non-reflective glass, and flashing to match the roof color. Lastly, the residence is proposed to have aluminum half-round gutters, cream tan brown cal stone pavers, and a grape stake and post fence in the front and side yard.

Exterior Lighting: Condition of Approval #12 requires: “Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing.” The applicant has providing specifications for the proposed light

fixtures on sheet A11 (refer to Attachment 5). Two styles of lighting are proposed: a wall sconce and a recessed porch light.

The proposed wall sconce (refer to Attachment 5, Sheet A11) does not meet the Residential Design Guidelines nor the requirements of Condition of Approval #12 as the fixture is 525 lumens. Special Condition of Approval #35 has been included stating the applicant shall work with staff to select an appropriate light fixture consistent with the Residential Design Guidelines and Condition of Approval #12 prior to building permit issuance.

The pathway/landscape lights are located along the driveway which also acts as the pedestrian access for the property, and also located on the exterior staircase for the deck. The lights as proposed and conditioned comply with the requirements for landscape lighting, and Condition of Approval #12.

Landscaping/Site Coverage: A landscape plan was not submitted as part of the initial plan set. Condition of Approval #23 has been included requiring a landscape plan be submitted for review and approval by the Community Planning and Building Department and forestry Department prior to Building Permit issuance in accordance with CMC 17.34.040.

In addition to the required landscape, site coverage improvements are proposed throughout. A 4,000 square foot site is permitted 556 square feet of site coverage provided at least 50% of the improvements are permeable or semi-permeable. The applicant is proposing to remove all site coverage improvements throughout the site. The coverage improvements will be replaced with a new 9' wide paver driveway that will double as the pedestrian access for the site. The driveway will have a side yard walkway and entry walkway attached the garage. The site will also have a TREX composite deck that is constructed at the side and rear of the lot. The deck is proposed to be in a rectangular shape that will connect the rear door to stairs to the backyard. The site is proposed to meet the site coverage standards.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New construction or conversion of small structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: One single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of an existing single-family residence and construction of a new single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 – Resolution

Attachment 2 - Project Data Table

Attachment 3 - Project Plans

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

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY, DS 23-337 (KIM), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A 1,799- SQUARE FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF AN ATTACHED GARAGE LOCATED ON CASANOVA STREET 2 NW OF 9TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT.

WHEREAS, June 19, 2023, Bradley Green, of Hastings Construction, Inc., (“Applicant”) submitted an application on behalf of Roy Kim and Ahritta Kim (“Owner”) requesting approval of Track 2 Design Study application DS 23-337 (Kim) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Casanova Street 2 NW of 9th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing the demolition of an existing single-family residence and the construction of a new two story single-family residence and 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, on May 8, 2024, the Concept Design Study was considered at a duly noticed public hearing and was accepted with Conditions of Approval (Resolution 2024-037-PC) with direction to the applicant to revise the design with the primary direction to reduce the complexity of the roof forms and change the color scheme to be consistent with the Design Guidelines; and

WHEREAS, on June 13, 2024, the Applicant submitted revised plans to the Community Planning and Building Department that had been modified following the May 8, 2024 hearing based on Planning Commission feedback for consideration at the Final Hearing; and

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

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC 17.52.100.D.2; and

WHEREAS, on June 28, 2024, a notice of the public hearing scheduled for July 10, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of

the public hearing; and

WHEREAS, on or before June 30, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 28, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on July 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the final design study and associated Coastal Development Permit, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character,	✓	

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.C, Additional Findings for Design Study Approval	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
2. The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	✓	
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.	✓	
4. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
5. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	✓	
6. All demolitions, remodels, and substantial alterations are consistent with the following	✓	

findings:		
a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives.		
b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale.		
c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.		
d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.		

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Final Design Study, and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a 1,799- square foot, two-story single-family residence inclusive of an attached garage located on Casanova Street 2 NW of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-263-007, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study (DS 23-337, Kim) authorizes a Final Design Study and associated Coastal Development Permit for the construction of a new 1,799-square-foot, two-story single-family residence with a 200-square-foot attached garage in the front setback on a vacant lot located at Casanova Street 2 Northwest of 9 th Avenue in the Single-Family Residential (R-1) District, APN: 010-263-007-000, as depicted in the plans prepared by Hastings Construction Inc as approved by City of Carmel-by-the-Sea Planning Commission on July 10, 2024 unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the

	working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the

	change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the “Revisions to Planning Approval” form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City’s attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and

	approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
15.	Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
16.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19.	Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20.	Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
21.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility

	members have positively responded to the dig request. (Visit USANorth811.org for more information)
22.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
23.	Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
24.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
25.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
26.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch

	shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
27.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
28.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
29.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
30.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
31.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
32.	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
33.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the

	applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
34.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.

Acknowledgement and acceptance of conditions of approval.

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

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-
THE-SEA this 8th day of May, 2024, 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%)	997 SF	1,799 SF
Site Coverage	396 SF 556 SF (w/ bonus)	Not specified	516 SF
Trees (Upper/Lower)	3/1	3/9	3/7
Ridge Height	18'/24'	13'2"	16'6"/21'11"
Plate Height	12'/18'	8'10"	9'7", 11'5", 11'9"/18'
Setbacks	Minimum Required	Existing	Proposed
Front	15'	12'0"	19'1"
Composite Side Yard	10' (25%)	12'10"	10'
Minimum Side Yard	3'	2'7"	3'6"
Rear*	15'/3'	36'	16'7"

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

GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION:

- CRC - CALIFORNIA RESIDENTIAL CODE, PART 2.5
- CBC - CALIFORNIA BUILDING CODE, PART 2, VOL 1 & 2
- CEC - CALIFORNIA ELECTRICAL CODE, PART 3
- CMC - CALIFORNIA MECHANICAL CODE, PART 4
- CPC - CALIFORNIA PLUMBING CODE, PART 5
- CENC - CALIFORNIA ENERGY CODE, PART 6
- CFC - CALIFORNIA FIRE CODE, PART 9
- CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10
- CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART 11

THIS PROJECT SHALL ADDITIONALLY COMPLY WITH APPLICABLE CODES AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY:

- CARMEL-BY-THE-SEA MUNICIPAL CODE (LATEST EDITION ADOPTED JULY 2023)

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED AND CERTIFIED CONTRACTOR.

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

DURING THE COURSE OF CONSTRUCTION, THE PREVAILING BEST MANAGEMENT PRACTICE (BMP'S) SHALL BE OBSERVED.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE DESIGNER OR 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.

EXISTING CONDITIONS ARE SHOWN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION.

CONTRACTOR TO VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

OWNER

ROY AND AHRITTA KIM
562 SHIRLYNN COURT
LOS ALTOS, CALIFORNIA
1-(650)-605-3933
roymeo@gmail.com; mrs

DESIGNER

BRADLEY GREEN (HASTINGS)
11 THOMAS OWENS WAY
MONTEREY, CALIFORNIA
1-(831)-620-0920 ex. 708
bradley@hastingsconstru



Significant Tree Evaluation Worksheet

APN: 010-263-007-000
Street Location: Casanova 2 NW 9th
Planner: Evan Kort
City Forester: Justin Ono
Property Owner: Kim
Recommended Tree Density: 3 Upper, 1 Lower

Part One: Initial Screening:

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
Cl -- Catalina ironwood CS -- California sycamore BL -- big leaf maple Ac -- Acacia Pitt -- Pittosporum

(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
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Part Two: Assessment
For each of the criteria below, assign a score of 1, 2, or 3. A score of 1 indicates a tree that meets the criteria, a score of 2 indicates a tree that is close to meeting the criteria, and a score of 3 indicates a tree that does not meet the criteria.

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

Tree #	1	2	3
score	1	2	2

0 points: The tree is heavily infested with pests and has a low life expectancy.

1 point: The tree shows some pests but may recover on its own.

2 points: The tree appears healthy and has a good life expectancy.

3 points: The tree shows excellent health and a very good life expectancy.

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

Tree #	1	2	3
score	2	3	2

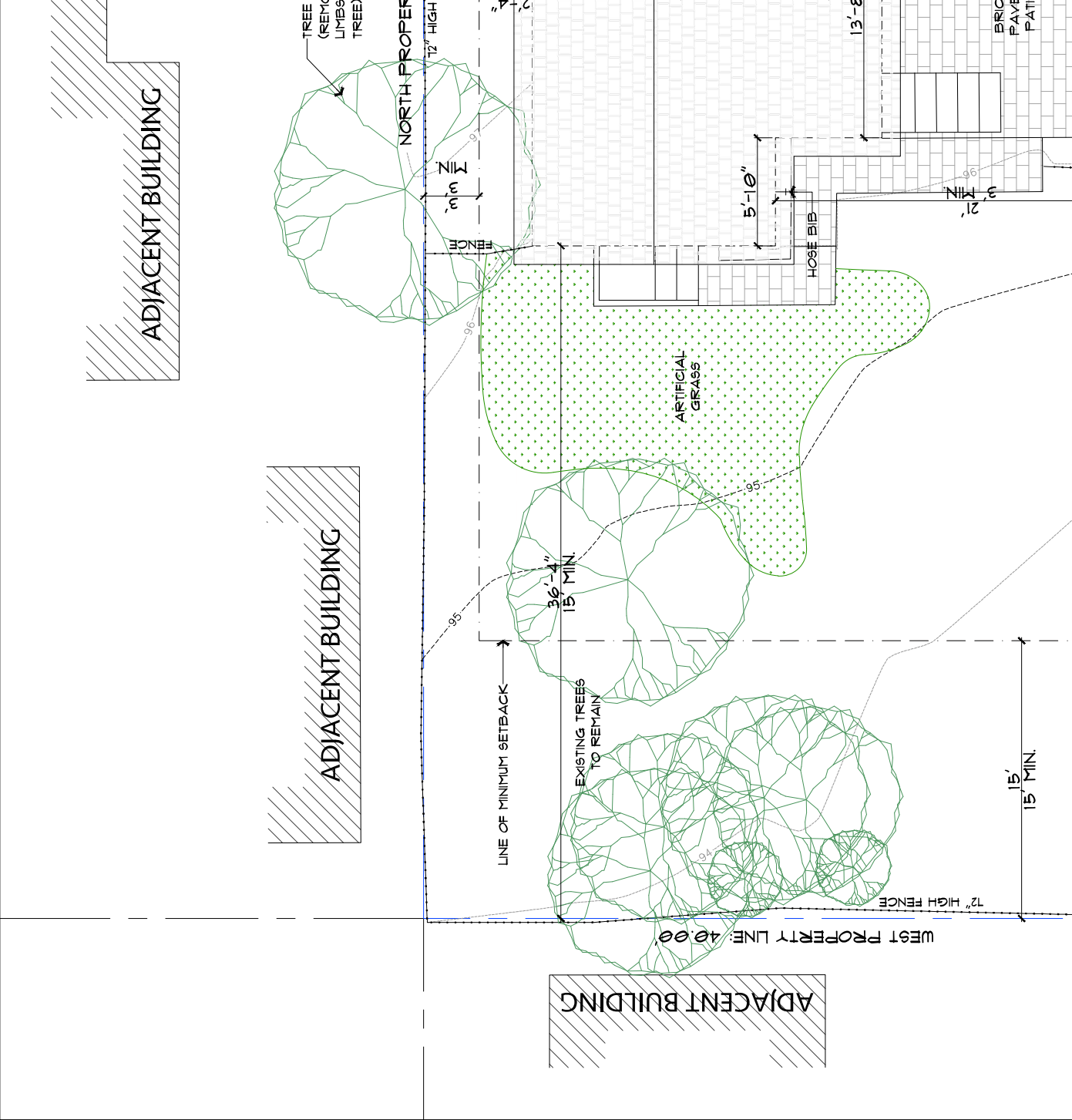
0 points: Prior pruning, disease, or other factors have caused the tree to have a poor form and structure.

1 point: The tree has a poor form and structure but is still a good specimen.

2 points: The tree has average form and structure.

3 points: The tree exhibits excellent form and structure.

4 points: The tree has a very good form and structure and is a specimen tree.



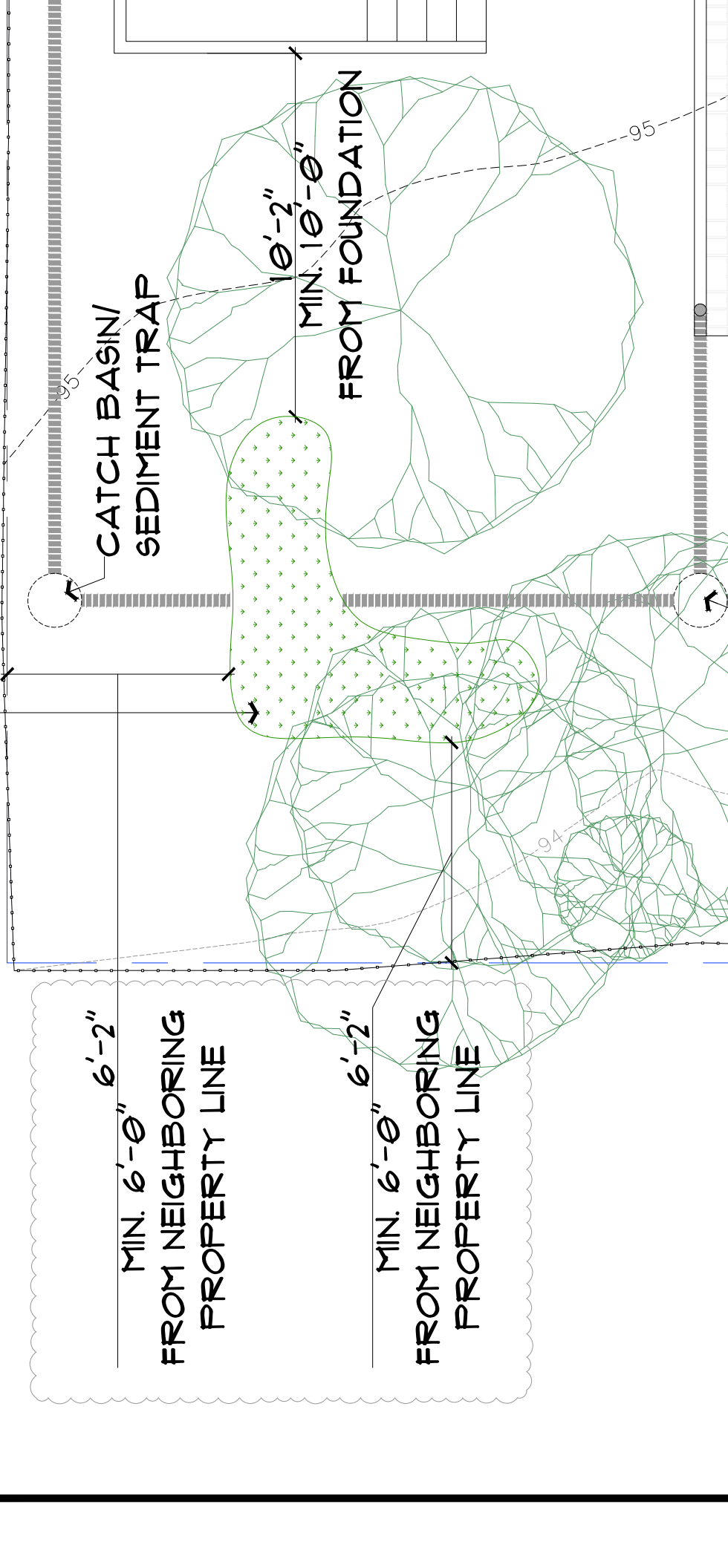
40 SQ. FT RAIN GARDEN (APPROX. 93
SF CONTRIBUTING RUN-OFF AREA)

6'-2"
MIN. 6'-0"
FROM NEIGHBORING
PROPERTY LINE

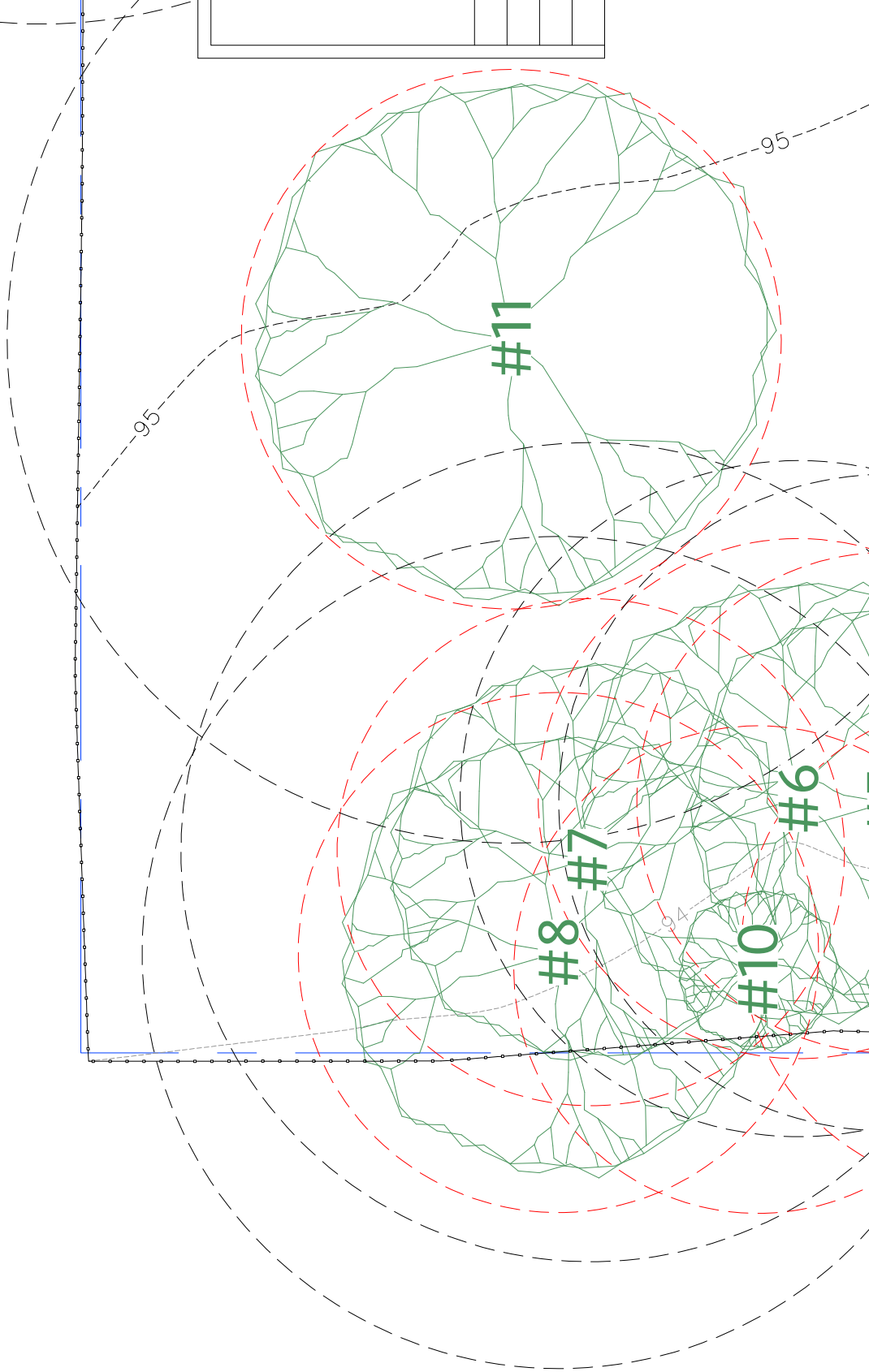
6'-2"
MIN. 6'-0"
FROM NEIGHBORING
PROPERTY LINE

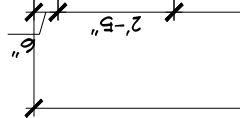
CATCH BASIN/
SEDIMENT TRAP

10'-2"
MIN. 10'-0"
FROM FOUNDATION



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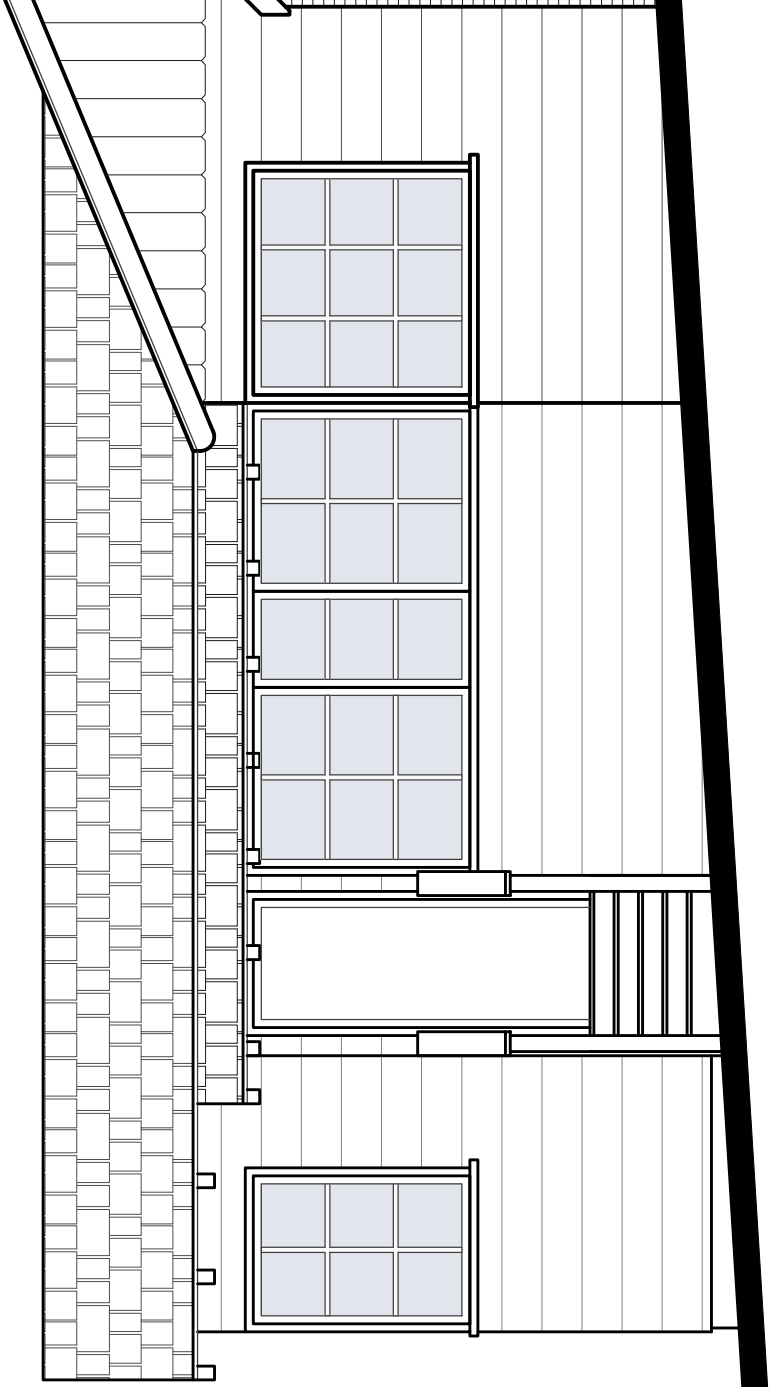




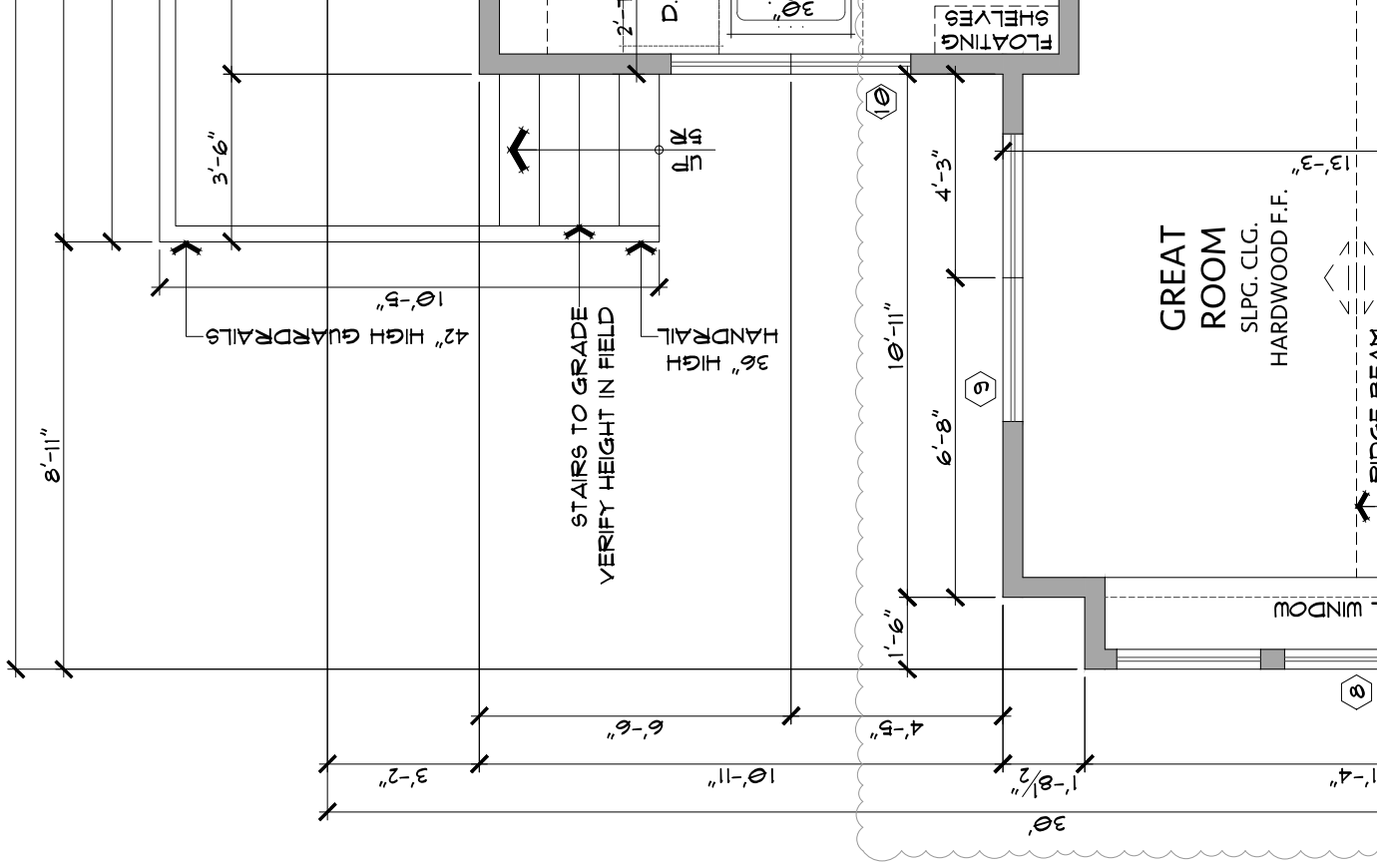
RIDGE HT. (113'-2")

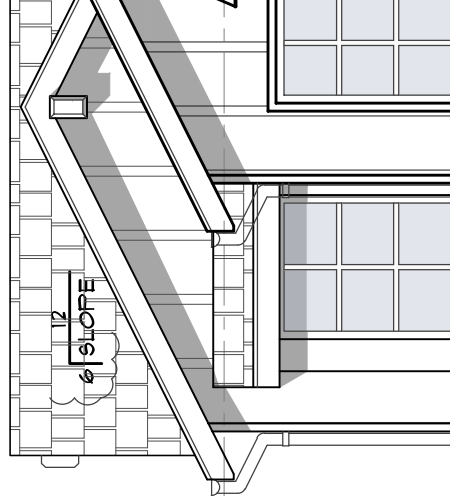
OVERALL ROOF HEIGHT OF FIRST STORY
16'-2"

FINISHED GRADE (95'-4")



EXISTING LEFT (SOUTH) ELEVATION





1ST LEVEL RIDGE (112'-0")

9'-1" PLT. (101'-1")
ABV. F.F.

±14'
OF HEIGHT OF FIRST STORY
-1"
ATE HEIGHT
STORY

2ND LEVEL RIDGE H

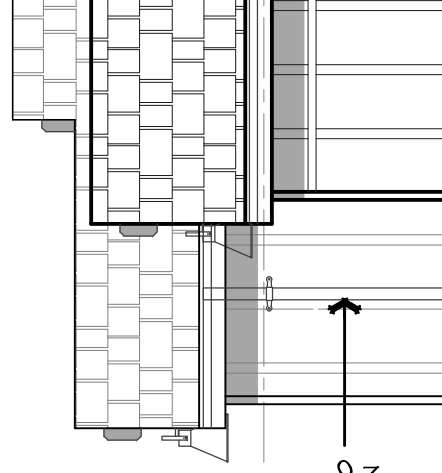
8'-1" PLT. (115'-9")
ABV. 2ND LEVEL F.F.

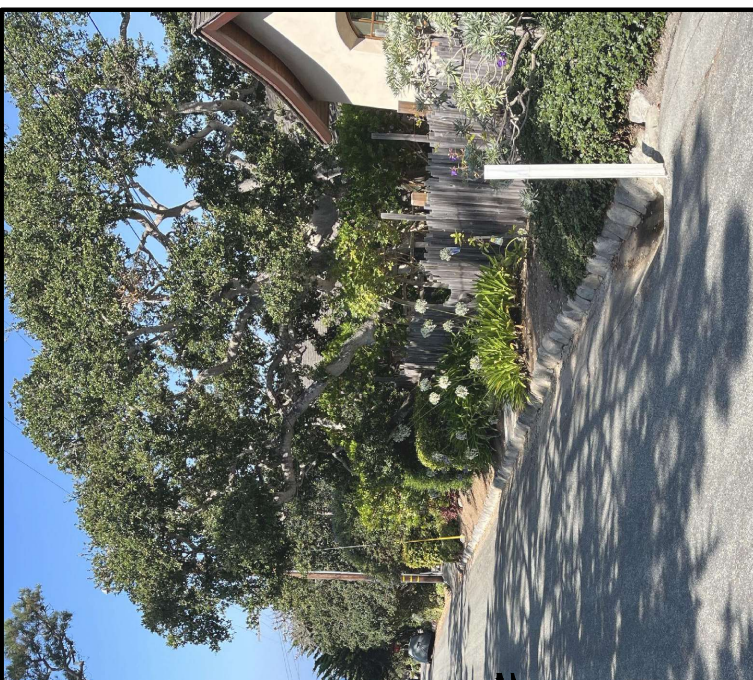
OVERALL ROOF HEIGHT OF SECOND STORY

±21'-11"

±18'
ALL PLATE HEIGHT OF SECOND STORY

DOWNSPOUT TO
FRENCH DRAIN
TYP. - SEE
PRELIMINARY









▲ PROPOSED FRONT (EAST) ELEVATION



SCALE: 1/4"



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

July 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Consideration of a Design Review, DR 23-140 (Esperanza Carmel Commercial – JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial – JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial – JB Pastor Building), and associated Coastal Development Permit, for the construction of a 12,736-square-foot, two-story mixed-use development spread across 4 separate buildings with 8 apartment units and approximately 5,100 square feet of commercial space with an 852-square-foot basement and a surface parking area at the rear of the property with a total of 12 parking spaces, utilizing 5 parking lifts on a site containing an existing 621-square-foot historic structure located at Dolores Street 2 southeast of 7 th Avenue in the Service Commercial (SC) District. APNs: 010-145-012-000, 010-145-022, and 010-145-023-000.

Application: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building)

APN: 010-145-023-000, 010-145-024-000, and 010-145-012-000

Block:91

Lot:6, 8, 10

Location: Southeast Corner of Dolores Street and 7th Avenue

Applicant:International Design Group, Architect

Property Owner: ESPERANZA CARMEL COMMERCIAL LLC

Executive Summary:

The applicant is proposing the construction of an approximately 12,700 square foot mixed-use development spread across 4 separate buildings, with an approximately 850 square foot utility basement. The development is proposed to have 8 apartments, approximately 5,100 square feet of retail space split between 6 commercial units, and will have 12 on-site parking spaces utilizing 5 parking lifts (5 lift spaces = 10 parking space + 2 non-lift spaces).

The project is also partially located on the site of the Northern California Savings & Loan Complex site, a site listed in the Carmel Inventory of Historic Resources. The Northern California Saving & Loan Community Room is located on Lot 6 of the project site and is proposed to remain with no alterations proposed to the building or ornamented concrete wall surrounding the building. The project was previously determined to be consistent with the Secretary of Interior's Standards by the City Council (CMC 2.04.160) provided certain conditions of approval are met.

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1) approving a Design Review, DR 23-140 (Esperanza Carmel Commercial – JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial – JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial – JB Pastor Building) and associated Coastal Development Permit, for the construction of a 12,736-square-foot, two-story mixed-use development spread across 4 separate buildings with 8 apartment units and approximately 5,100 square feet of commercial space, with a 852-square-foot basement and a surface parking area at the rear of the property with a total of 12 parking spaces utilizing 5 parking lifts on a site containing an existing 621 square foot historic structure located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District, APNs: 010-145-012/022/023.

Background and Project Description:

The project site is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District. The site consists of Lots 6, 8, and 10 of Block 91, which are proposed to be merged as part of this application.

The project site is also partially located on the site of the Northern California Savings & Loan Complex ("Complex"), a site listed on the Carmel Inventory of Historic Resources. The Complex is located at the Southeast corner of 7th Avenue and Dolores Street and is comprised of lots 2, 4, 6, and 8 of Block 91 (refer to Figure 1, below). As part of the project, no changes are proposed to lots 2 and 4 (under separate ownership). All improvements on lots 8 and 10 are proposed to be demolished, and the majority site improvements on lot 6 will be removed will maintain the Community Room Structure and historic concrete walls fronting Dolores Street and along the existing driveway.

Northern California Savings & Loan
Complex





Figure 1. Site Composition. Subject development is comprised of lots 6, 8, and 10.

The applicant is proposing to demolish the existing improvements, as described above, and construct a 12,736 square foot mixed-use development with an 852-square-foot utility basement. The proposed project is proposed to maintain a total of 8 rental apartments, 5,261 square feet of retail space split between 6 commercial units, and is a surface parking area at the rear of the property with a total of 12 parking spaces utilizing 5 parking lifts. Public way improvements are also proposed for the areas immediately fronting the project site as well as new landscaping in the right-of-way as well as throughout the project site.

The project will retain the existing the Northern California Saving & Loan Community Room with no alterations proposed to the building or ornamented concrete wall surrounding the building.

In total (new development plus existing structures), the project will result in 13,428 square feet of floor area spread across 5 separate buildings.

The City Council has reviewed an initial version of the project on October 3, 2023 by way of a Council Right of Review (CMC 2.04.160) following the Historic Resources Board's (HRB) July 17, 2023 decision to issue a Determination of Consistency with the Secretary of the Interior's Standards for the Project (Resolution 2023-009-HRB). The Council overturned the HRB's decision and issued an alternate Determination of Consistency with additional Conditions of Approval to be implemented as part of the final action for the project (Resolution 2023-099). The additional conditions and modifications to the project are described below.

This review by the Planning Commission is being brought forward as a formal hearing and the Planning Commission may make a decision (approval or denial) on the project, or the Commission may continue the application to request additional information or with direction for additional design changes. Staff has recommended approval of the project with conditions as found in Attachment 1.

Project Timeline Summary:

- DR 19-156/ DR 19-427
 - June 12, 2019: Concept Review by Planning Commission – Lot 10 only
 - Response to Concept Review submitted under DR 19-427.
 - Application withdrawn and revised project submitted under DR 20-395
- DR 20-395
 - 16,898 square foot mixed use project;
 - Proposed demolition of Community Room
 - May 17, 2021: HRB adopted a resolution issuing a Finding of Noncompliance for the project (Resolution 2021-03-HRB).
- APP 21-197
 - HRB Decision (Reso. 2021-03-HRB) appealed by property owner.
 - August 3, 2021: City Council upheld decision of the HRB (Reso. 2021-043).
- DR 22-157
 - Relocation of Community Room proposed
 - January 23, 2023: HRB listed Complex on local inventory and register and adopted a finding of non-compliance for proposed relocation (Reso's. 2023-01-HRB and 2023-02-HRB).
- APP 23-031
 - HRB decision (Reso's. 2023-01-HRB and 2023-02-HRB) appealed by applicant.
 - May 2, 2023: City Council upheld decision of the HRB (Reso's 2023-051 & 2023-052).
- DR 23-140
 - Revised application submitted retaining Community Room.
 - July 17, 2023: HRB adopted a determination of Consistency (Reso. 2023-09-HRB).
 - City Council enacted Council right-of-review (CMC 2.04.160).
 - October 3, 2023: City Council overturned the July 2023 decision of the Historic Resources Board (Reso. 2023-009-HRB) and Issued a Determination of Consistency with the Secretary of the Interior's Standards, with new findings and conditions (Resolution 2023-099).
 - July 10, 2024: Revised project (subject project) scheduled for Consideration by the Planning Commission.

Refer to Attachment 7 for associated Resolutions

Refer to Attachment 7 for associated resolutions.

Staff Analysis:

Standard of Review and Design Guidelines:

In accordance with CMC 17.14.110, *“to assist in the design and review process, the City Council has adopted commercial design guidelines. Proposed projects need not strictly comply with every guideline to be approved but deviations should be minor and reasonably related to good design principles and site conditions. When a proposed project involves construction of a new building or the replacement, significant enlargement, or modification of an existing building, applicants are encouraged, first, to consult the design guidelines and then to prepare and submit conceptual or preliminary drawings for review by the Planning Commission. This preliminary review can promote communication between project applicants and the City’s staff and decision-makers, facilitating an understanding of applicable design regulations and avoiding unnecessary expenditures in detailed plans.”*

In reviewing the proposed plans, the Commission should take into consideration that the *proposed project need not strictly comply with every guideline to be approved but deviations should be minor and reasonably related to good design principles and site conditions* (CMC 17.14.110). Some deviations may be acceptable when determined appropriate for the site and maintaining good design principals.

Furthermore, in accordance with CMC 17.14.100, *the basic standard of review in [all of] the commercial [districts] is whether the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards.*

While the commission will need to find the project to be consistent with the Commercial Design Guidelines as part of the required findings for approval, a strict interpretation of the guidelines is not required and deviations from the guidelines are permitted. Deviations should be found to be consistent when determined to be minor and related to good design principles. Additionally, the project as a whole will also need to be found as an improvement over existing conditions –not only that the project meets the minimum development standards.

Consistency with the Secretary’s Standards: The project is located on lots 6, 8, and 10 of block 91. The Northern California Savings and Loan Complex (“complex”), consisting of Lots 2, 4, 6, and 8, of Block 91 was listed on the Carmel Inventory and Register on April 4, 2023 by the City Council. Lot 10 is a separate lot of record not associated with the complex and is not a historic resource.

In accordance with the city’s Historic Preservation Ordinance (CMC 17.32), the City contracted with qualified professional historian Seth Bergstein from PAST Consultants to prepare the Determination of Consistency (Phase II Evaluation; refer to Attachment 2). The evaluation concluded the project is consistent with the Secretary’s Standards. The Historic Resources Board considered the project at their July 17, 2023 meeting and adopted Resolution 2023-009-HRB issuing a Determination of Consistency. During the 10-day appeal period for the decision, the City Council enacted the City Council Right of Review (CMC 2.04.160) to review the decision made by the Historic Resources Board.

The City Council considered the project at their September 12, 2023 and October 3, 2023 hearings. The final action by the council was to adopt a Resolution overturning the July 2023 decision of the Historic Resources Board (Reso. 2023-009-HRB) and Issuing an alternative Determination of Consistency with the Secretary of the Interior’s Standards, with new findings and conditions (Resolution 2023-099).

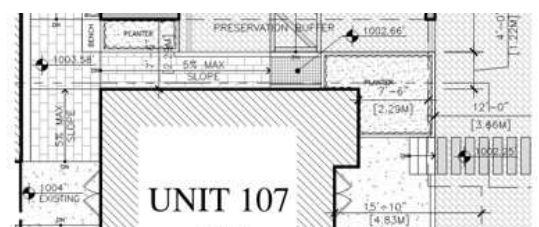
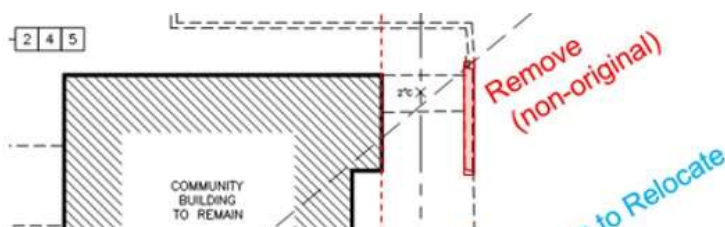
The new Conditions of Approval associated with the project required for Consistency with the Secretary of the Interior’s Standards are as follows:

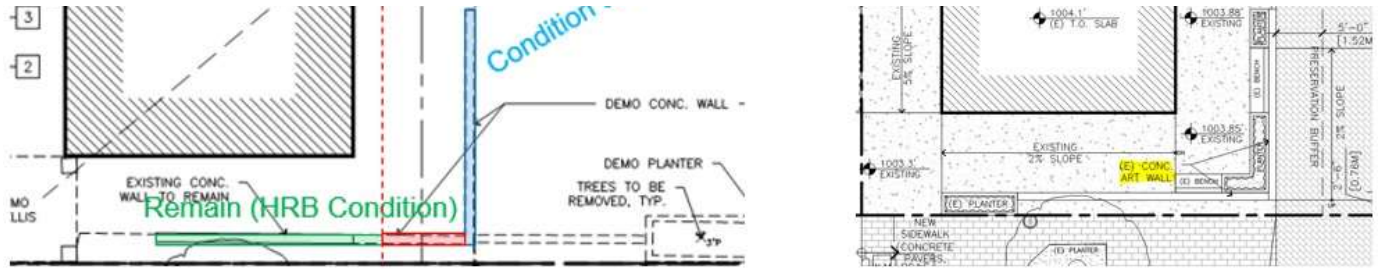
- **Ornamented Concrete Wall.** Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, so that the original ornamented concrete walls located adjacent to the Community Room are shown to remain in their original locations and configuration.

Staff Analysis: In the plans submitted to the HRB and reviewed by the City Council, the ornamented concrete wall was proposed to be partially removed and/or relocated. The revised plans show the original portions of the ornamented wall remain in its entirety in the original location.

Condition of Approval #65HP, requires, in part, *“Site improvements shall not significantly obstruct the wall from public view and the wall shall remain accessible to the public as a piece of public art as part of a courtyard, interblock-walkway, or other means.”*

The applicant has proposed new planters and bench seating on the interior of the wall facing the Community Room. The Commission should consider whether the benches and planters significantly obstruct the wall, or if these improvements are consistent with the provisions of the Condition. Staff has not prescribed or required any modification to the plans.





- **Figure 2a & 2b.** 2a – (Left) Wall reviewed by HRB/City Council. Portions of Wall to be removed/relocated. 2b – (Right) Revised Wall design. Proposed to remain intact in its entirety.
- **Preservation of Spatial Relationships.** Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the existing spatial relationship of the Northern California Savings and Loan Complex. At a minimum, all proposed structural elements shall be located outside of the Preservation Buffer as depicted in Exhibit A of this resolution. Walkways, at grade stairways, landscaping, paving, and similar features may be allowed within the Preservation Buffer, however, building elements that are defined as building coverage (CMC 17.14.130) shall not be permitted to encroach. Building eaves shall be limited to an encroachment of 18 inches or less.

Staff Analysis: The applicant has revised the project to substantially comply with the preservation buffer established in Exhibit A as part of Resolution 2023-099. The exception to the preservation buffer is the proposed trash enclosure located at the northeast corner of the lot.

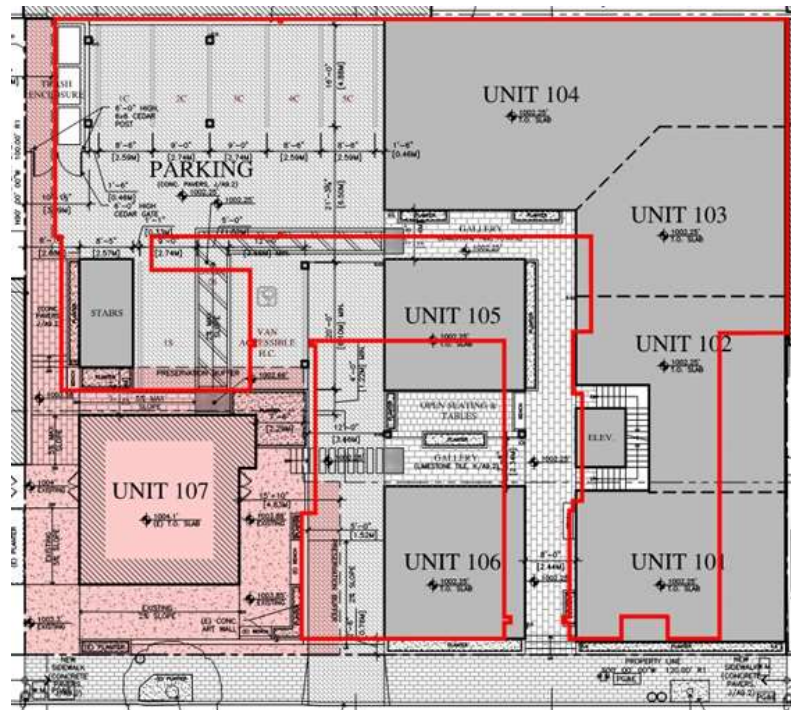
The condition established by the City Council established, in part, that, “At a minimum, all proposed structural elements shall be located outside of the Preservation Buffer...” with exceptions granted for walkways, at grade stairways, landscaping, paving, and similar features.

As such, staff has included Condition of Approval #50DR requiring the garbage enclosure being located to an area outside of the preservation buffer. Should the applicant wish to pursue locating the garbage enclosure within the Preservation Buffer, as proposed or in a similar manner, staff recommends the applicant return to City Council in order for the Council to consider amending Resolution 2023-099 to allow the trash enclosure within the buffer.

All other requirements of the Preservation Buffer have been met. As conditioned, the project complies with the requirements of the provision for the Preservation of Spatial Relations, as established in Resolution 2023-099.



Figure 3. Preservation Buffer, as adopted by City Council per Resolution 2023-099.



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• **Figure 4.** Overlay of ground floor site plan with preservation buffer (**RED shaded area**). **Red outline** indicated building footprint of former project reviewed by HRB and City Council.

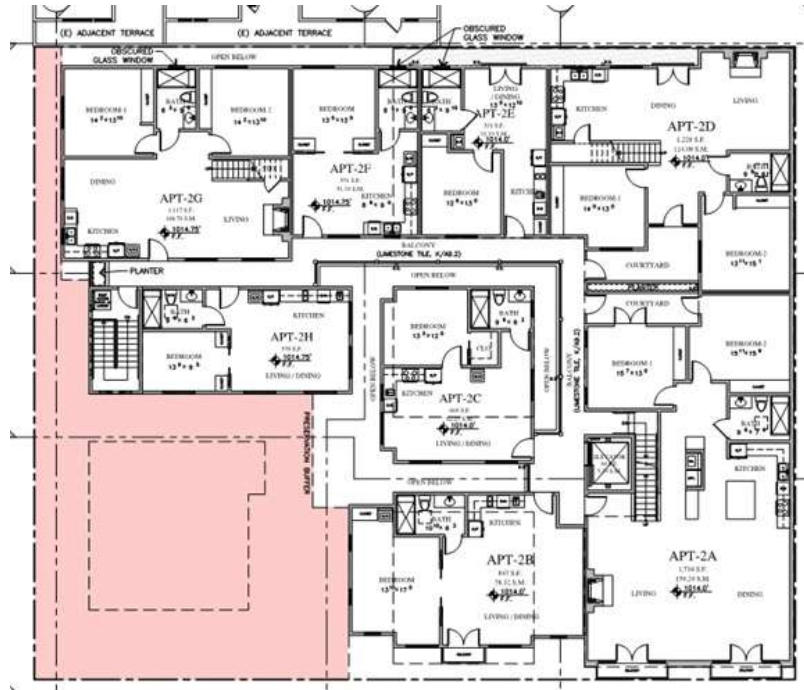
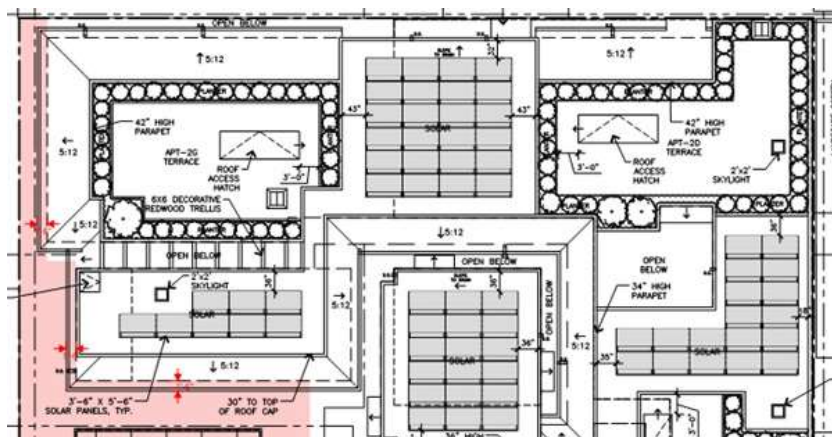
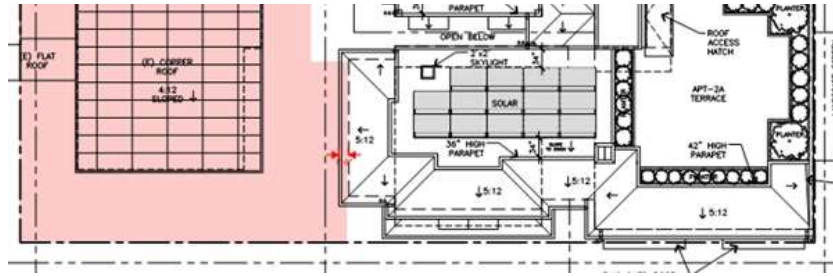


Figure 5. Overlay of 2nd level floor plan with preservation buffer (RED shaded area).





• **Figure 6.** Overlay of roof plan with preservation buffer (RED shaded area). An 18" allowance is provided for roof eaves into the preservation buffer.

- **Preservation of Site Context.** To ensure the Northern California Savings and Loan Complex is not subordinated by the proposed development, prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the context of the site so that the Saving and Loan Complex remains a prominent feature as viewed from 7th Avenue and Dolores Street. Changes to be considered include but are not limited to: articulation of the front elevation to preserve and open the view from Dolores Street looking north, reducing and minimizing the mass of the structure(s) to maintain to not diminish the character of the complex, and further enhancing the open space around the Northern California Savings and Loan Complex.

Staff Analysis: According to the applicant (refer to Attachment 5), "The proposed project maintains and is subordinated to the community building and ornamented concrete wall complex. The Dolores Street facade preserves the identity of the complex. The existing driveway opening along Dolores is maintained and is 12' -0" setback from the ornamented concrete wall. The preservation buffer line only required a 5' -0" setback. Furthermore, unit 106 of the proposed commercial accommodations has a single-story 2'-6" setback from Dolores Street property line with the second story apartment 5' -0" setback further."

The applicant has also further modified the project to minimize the impacts of the project against the adjacent complex site. The project version reviewed by the HRB and City Council were proposed to be 15,119 square feet (excluding existing Community Room—new construction only) whereas the revised project before the Planning Commission is now 12,807 square feet (excluding existing Community Room—new construction only). The proposed building coverage for the site (excluding existing Community Room) was initially proposed to be 8,930 square feet and the revised project includes an additional 8,550 square feet of coverage, resulting in more open space around the site.

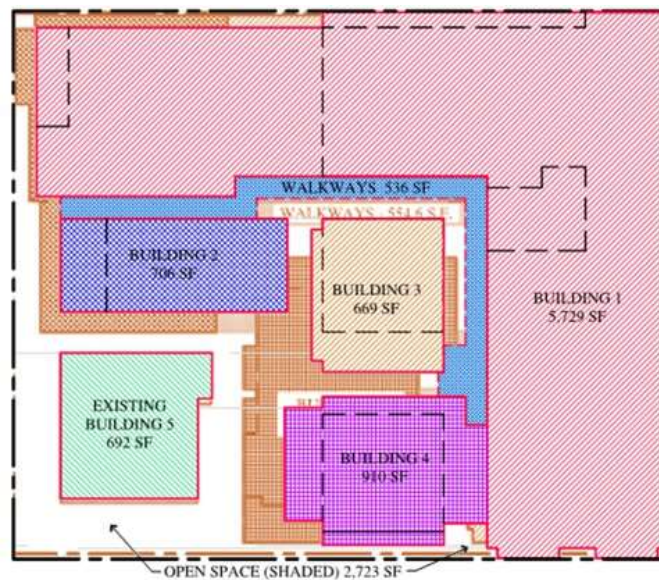


Figure 7. Overlay of coverage plan of previous design reviewed by HRB and City Council (Orange Background) and revised building coverage and building location in colored foreground to reflect conditions for consistency with Secretary's Standards.





Figure 8a. West (Front) Elevation with Building Heights noted for various ridge heights. Design changes made to reflect conditions of approval for consistency with Secretary's Standards



Figure 8b. West (Front) Elevation with Building Heights noted for various ridge heights. Prior design reviewed by HRB and City Council.

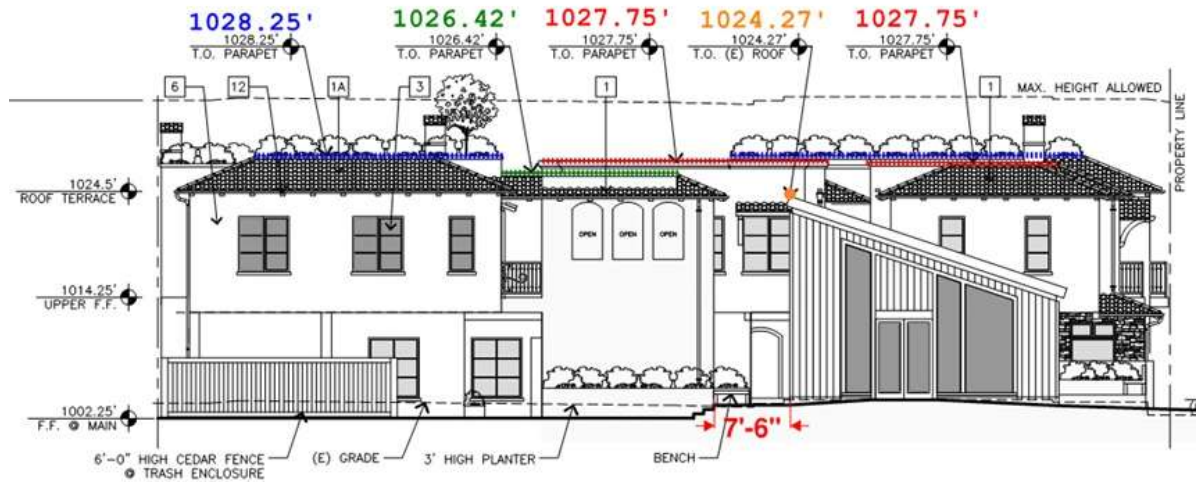
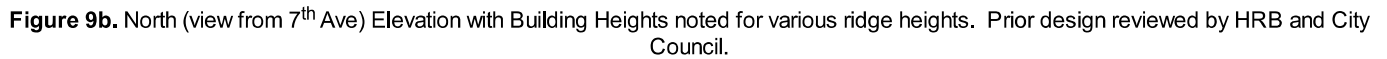


Figure 9a. North (view from 7th Ave) Elevation with Building Heights noted for various ridge heights. Design changes made to reflect conditions of approval for consistency with Secretary's Standards.





Land Use Designation: According to the Carmel General Plan, “[The Core Commercial] area is intended to provide for a wide range of retail and service uses in scale with the overall residential character of the community. More intense commercial activities such as retail, restaurant and visitor commercial uses are appropriate in this area. Less intensive development may be appropriate to preserve the unique character and ambiance along Ocean Avenue. Mixed-use developments of commercial and multi-family residential uses at a maximum density of thirty-three (33) units per acre are allowed.

CMC Sections 17.14.120 through 17.14.220 outline the various development standards for projects within the commercial districts with the various land uses identified in CMC 17.14.030 through 17.14.040. While the Service Commercial Zoning District is intended to serve as a transitional district between the more intense activities of the CC District and less intense activities on the periphery, the development standards buildings (floor area, height, etc) are generally the same for both the Central Commercial and Service Commercial Zoning Districts whereas the Residential and Limited Commercial as well as the R-4 District uses a separate set of development standards. Additionally, the allowable land uses prescribed in CMC 17.14.030 and CMC 17.14.040 result in less intense activity as a zoning district moves away from the Commercial Core. Within the Commercial Core, the CC Zone District allows for more intense uses than allowable uses within the SC Zone District with the uses generally allowed within the SC district being more resident serving than visitor serving.





Figure 10. Carmel-by-the-Sea General Plan Land Use Map. Subject site identified in blue outline. Located within “Core Commercial” Land Use Designation.

Building Site Area – CMC 17.14.120:

In accordance with CMC 17.14.120, Maximum Building Site Area, the maximum building site in the SC Zone District is 12,000 square feet (subject site is proposed to be 12,000 square feet). The existing building site is comprised of three (3) 4,000 square foot lots of record. As part of this application, the three lots are proposed to be merged into a single lot. Conditions of Approval #62LM and #63LM have been included requiring the recordation of the lot merger prior to building permit issuance. The project complies with the standards pertaining to building site area (CMC 17.14.120).

Building Coverage – CMC 17.14.130:

Building coverage is defined as the total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories which overhang a ground level story, and covered carports.

The building coverage is proposed be approximately 9,242 square feet (~77% of lot area) in area. The allowed building coverage for a two-story building in the SC Zoning District is typically 80% of the site area for projects that fully implement Commercial Guidelines III-A. Coverage bonuses are also available which could bring the building coverage of the site up to 95%, however, those bonuses are not proposed to be utilized.

While up to 80% of the building site may be occupied by building coverage improvements, the site is proposed to only be 77% covered.

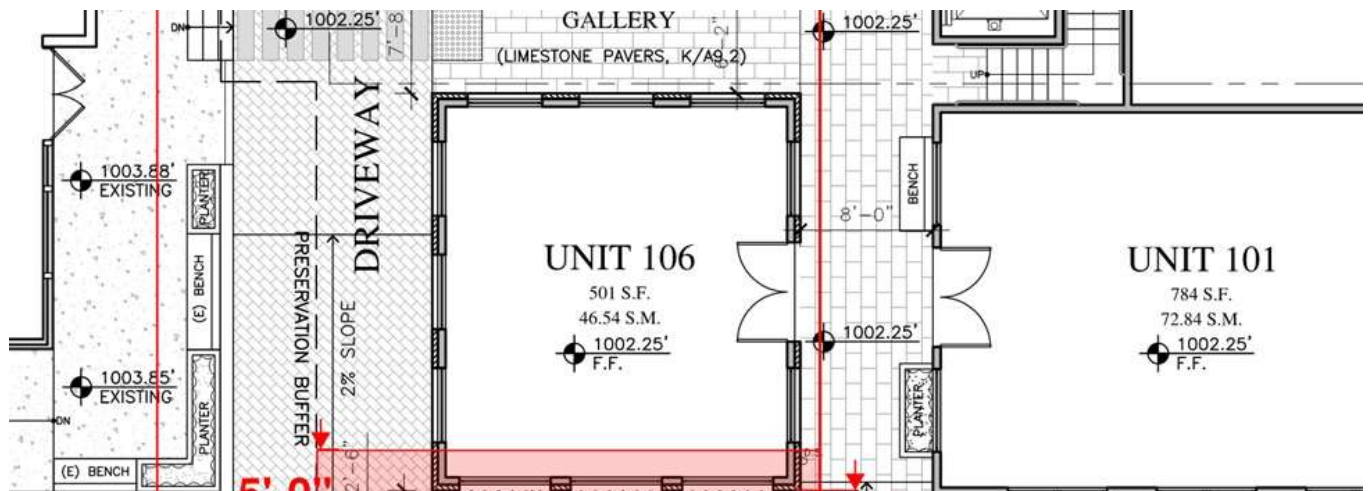
The remaining area of the site that is not building coverage is considered open space. A minimum of 50% of the required open space on each site shall be landscaped which may include nonliving materials such as garden benches, water features and patterned paving treatments as long as the combined total area of such plant alternatives is not used as more than 25% of the required landscaping on any site. The remaining site area is proposed to be landscaped with approximately 411 square feet of planting on the ground floor, 699 square feet of planting on the roof areas, and detailed paving, and benches throughout the project site, as well provides access to the historic decorative concrete wall. The proposed landscaping improvements meet the initial requirements for application approval. The landscaping has preliminarily been reviewed by the City Forester with no substantial comment, and the final landscape plan shall be reviewed by the City Forester prior to issuance of a building permit.

There is no required setback within the CC and SC zoning districts, and buildings are permitted to be constructed up to the property lines on all sides of the property. In fact, the street-facing, ground-level facade of each building is required by the code to be established on the property line or within two feet of this line for at least 70 percent of each street frontage of the building (exceptions to this requirement are allowed for entrances to intra-block walkways or courtyards) with the remaining 30 percent or less of the building not constructed at the build-to line used for recessed shop entries, landscaping, building articulation or driveways.

At their October 3, 2023 meeting, the City Council adopted a Determination of Consistency with the Secretary of the Interior's Standards (Reso. 2023-099), for the project with new findings and conditions. Of the adopted findings, the Council found that a waiver from the “build-to-line” requirement (CMC 17.14.130) may be granted by the Planning Commission for portions of the proposed building located on Lot 8, for up to 5-feet from the property line. This waiver and creation of a Design Non-Conformity is granted in accordance with CMC 17.32.100.D, Benefits Available to Historic Resources on the Register and is intended to be a benefit to the applicant and not a mandated requirement (refer to Attachment 8). This waiver was granted in an effort to protect from the new project obscuring views of the historic resource on the adjacent parcel.

The applicant has elected to take advantage of this waiver provision and has proposed a setback of 2'6" from the from property line for the building located within lot 8 (refer to Figure 11, below). The new development located in Lot 10 meets the 2' foot built-to-line and the use of the waiver is only applicable to the portions of the building prescribed for use of the waiver in lot 8.

The community room, located on lot 6, is not subject to the built-to-line provision as the existing historic structure is non-conforming and therefore may be maintained consistent with the requirements of CMC 17.36.020.A and CMC 17.36.030.A. The HRB and City Council have also previously found that removing or relocating the Community Room would result in a loss of historic integrity of the Complex site.



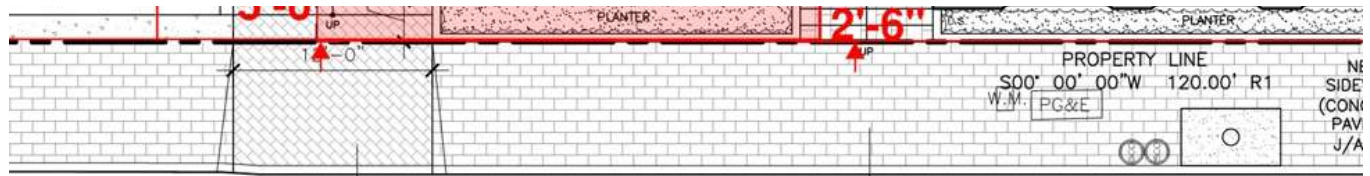


Figure 11. Build-to-Line Waiver Area for lot 8 indicated in **RED**. Proposed build-to-line: 2'6".

The project meets the prescribed zoning code requirements pertaining to building coverage (CMC 17.14.130) and build-to-line waiver requirements outlined in Resolution 2023-099.

Floor Area Ratio – CMC 17.14.140:

Floor area (FAR) is defined as the total combined area included within the surrounding exterior walls of all floor levels. Floor area includes all floor spaces used for commercial, manufacturing, residential and miscellaneous land uses including space occupied by mezzanine floors, interior walkways, storage areas above ground, hallways, restrooms, and both interior and exterior wall thicknesses.

In the SC Zone District, the base FAR allowance for a two-story structure is 135% of the site area. The zoning code states that a 10% floor area bonus is available for sites providing a courtyard or intra-block walkway with additional floor area bonuses available for projects providing affordable housing, up to a maximum of 150% of FAR for the site. This project does not propose any affordable housing units nor the inclusion of an intra-block walkway or courtyard that meet the dimensional standards for bonus floor area (i.e. no FAR bonuses are granted). That said: the maximum allowable FAR for the project is 135% or 16,200 square feet.

The project is proposed to be less than the allowable square footage and is stated to be 13,428 square feet (including the existing 621 square foot Community Room), or 112% of the site area. An 852 square foot utility basement containing mechanical equipment, a janitor's closet and restroom facilities for the building is also proposed, although, in accordance with CMC 17.14.140, the basement is excluded from the FAR for the building site.

In accordance with CMC 17.14.140.C, *No single structure shall contain more than 10,000 square feet of floor area. Interaccessibility between adjacent structures on one or more building sites by any means that allows passage between structures without first exiting to an open space area shall not be allowed if the resulting floor area contained within the combined structures would exceed 10,000 square feet of area.*

The project applicant has described the project as having five individual buildings, each less than 10,000 square feet as follows:

- Building 1: 9,446 sf
- Building 2: 849 sf
- Building 3: 1,127 sf
- Building 4: 1,385 sf
- Building 5: 621 sf (Community Room – Existing Structure)

While staff concurs with the applicant's square footage totals for each of the buildings noted above, staff does not concur that the buildings, as illustrated in the plans, represent five separate structures. The Commission has previously interpreted that separate buildings could be connected with a second floor egress balcony, however, the proposed buildings share common covered roof connection. In staff's opinion, this is inconsistent with the provision described above (CMC 17.14.140.C) which requires *Interaccessibility between adjacent structures on one or more building sites by any means that allows passage between structures without first exiting to an **open space area** before passing to another building on the site.*

As proposed, there is a single common second floor roof connection between four of the five buildings which function as a covered walkway. This conflicts with the provision described above which requires existing to an area of "open space." The Commission has previously provided direction on other projects that the "open space" as described above, shall be an area free of structures, as defined in CMC 17.14.170.A, pertaining to Open Space Courtyards and Intra-Block Walkways. As such Design Review Condition of Approval #51DR has been included stating: Prior to building permit issuance, the applicant shall revise the plans such that there no shared roof connection between buildings over, or across, the second floor egress balcony.

However, the Commission may be inclined to consider an alternative. CMC 17.14.140.C only states that: *Interaccessibility between adjacent structures on one or more building sites by any means that allows passage between structures without first exiting to an **open space area**.*

A definition of open space is provided in CMC 17.14.170 and has been used in the past as implementation metric to enforce the provision above:

Open space is an open area that is free of structures and is visually accessible from public ways or walkways (CMC 17.14.170.A);

Furthermore variety of **Open Space Types** are also expressly defined in CMC 17.70, Definitions, which have not been previously considered by the Commission and include:

Private Open Space. An open area outside a building adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

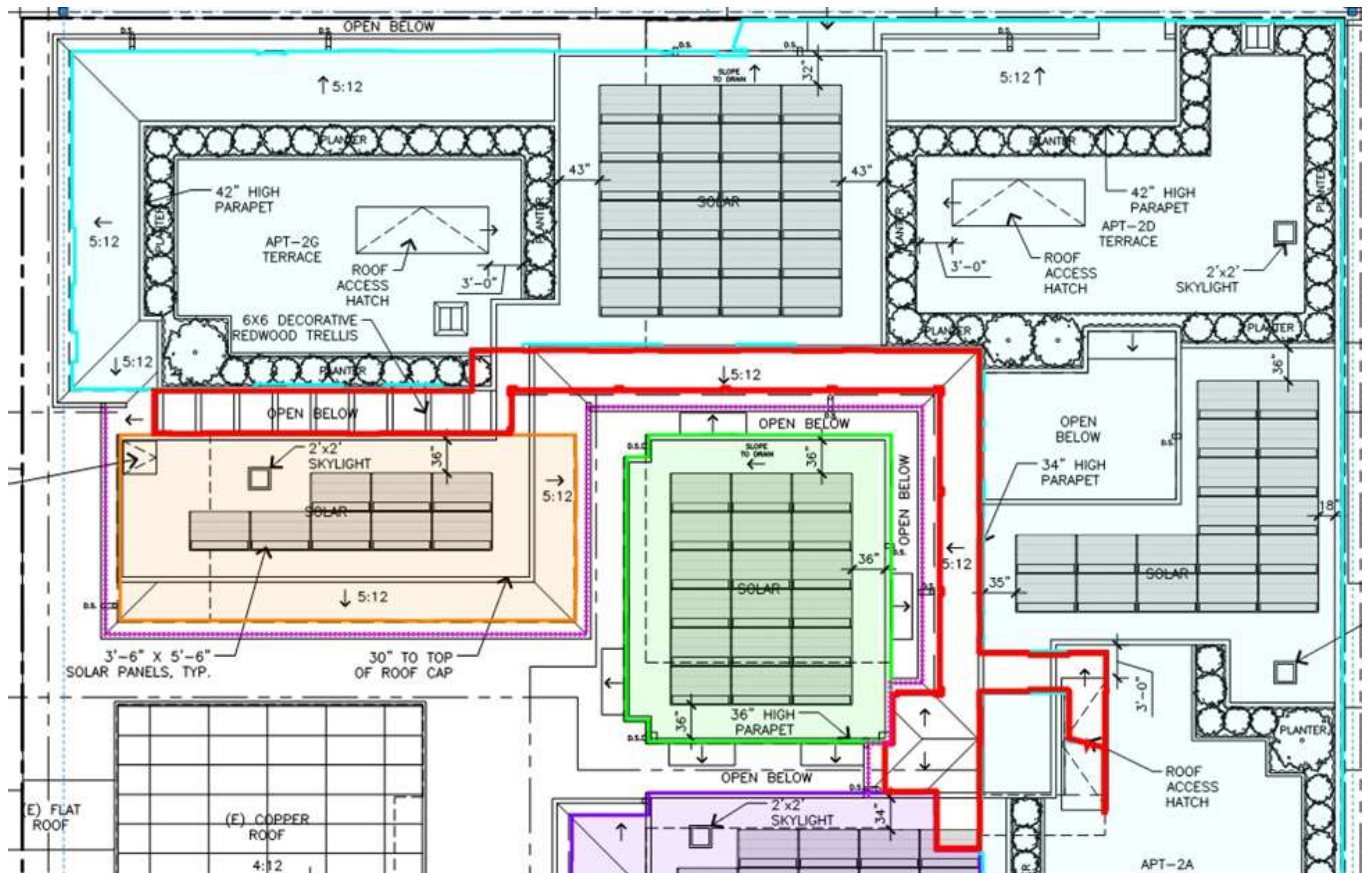
Usable Open Space. An outdoor or fenced area on the ground or on a roof, balcony, deck, porch, or terrace designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or corner side yard, and excluding any space with a dimension of less than six feet in any direction or an area of less than 36 square feet.

Common Open Space. Land not individually owned or dedicated for public use that is designed and intended for the common use or enjoyment of the residents or occupants of a development.

enjoyment of the residents or occupants of a development.

Should the Commission be inclined, the Commission could make the finding, that the project, as proposed, meets the intent of this section as the egress balcony could be considered Common Open Space, as defined above, and therefore the project is consistent with the requirements of this chapter as passageway to an area of open space before circulating to another building is met. The variety of open space types, defined above, do not require or mandate they be uncovered or open to the sky. For example, a private open space could be a balcony on a residential unit with a covering. The balcony covering would not preclude this feature from being considered private open space.

CMC 17.52.060.F grants the Planning Commission the power and responsibilities to interpret the meaning and intent of the City's land use code, therefore, the Commission could find the project is consistent with the alternative provided by staff as access is still provided into an open space area, as defined in the zoning code.



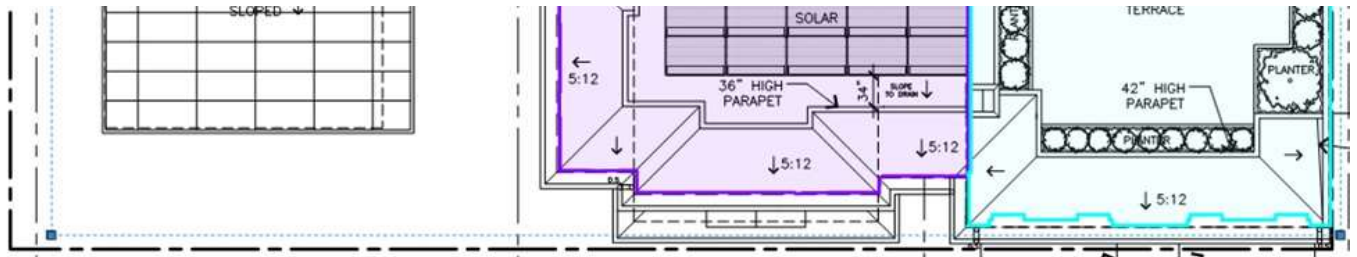
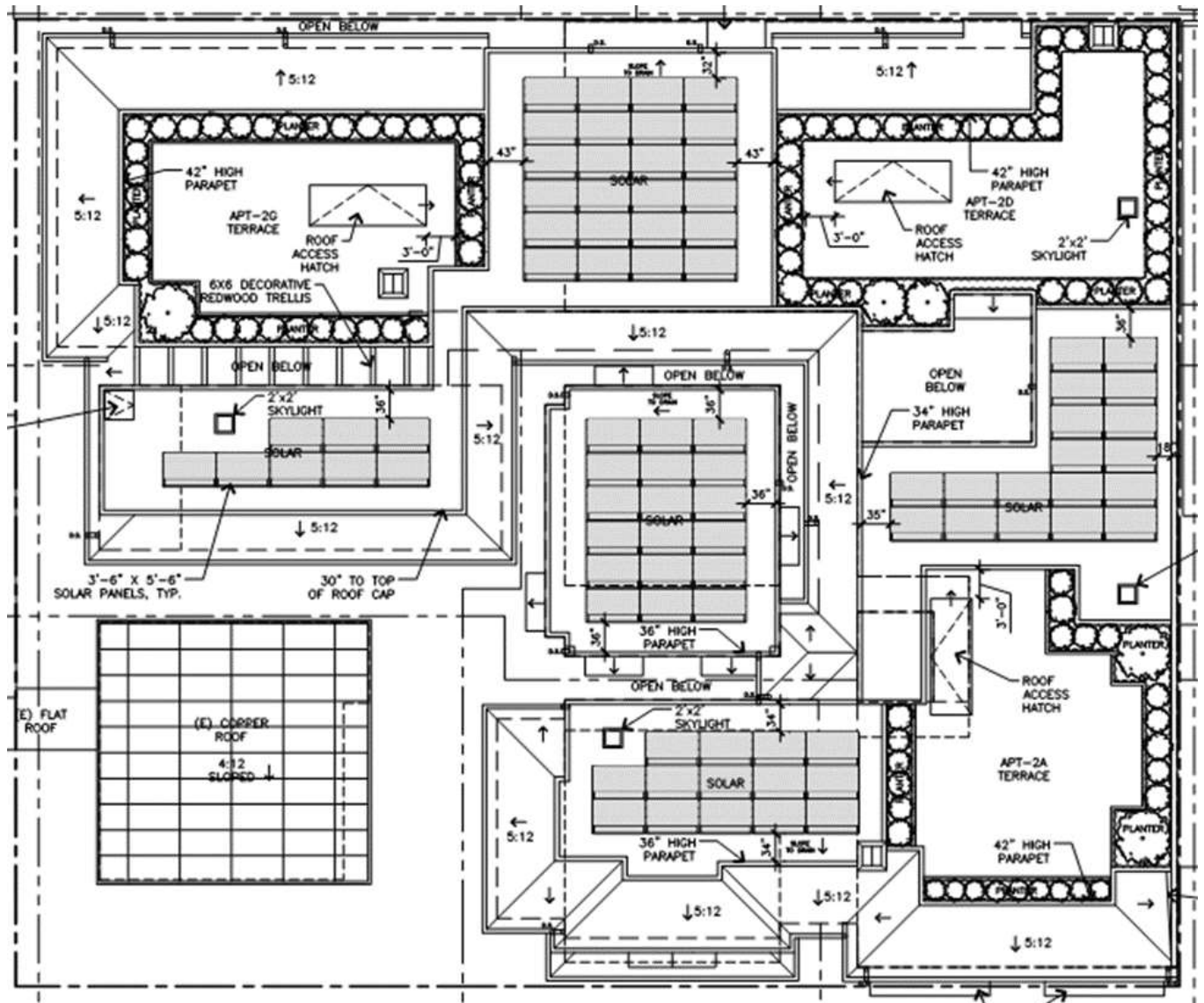


Figure 11a. Proposed roof plan with proposed buildings identified by color (Building 1; Building 2; Building 3; Building 4). RED outline indicates area of covered walkway; PINK dashed line indicates eave surrounding covered walkway. With covered walkway, all buildings appear to be connected with no access to an area of open space before circulating into another building.



11b. See figure 11a. Uncolored image.

Summary:

Recommendation: Include CoA #51DR (already included in Resolution) requiring modification to the plans such that there no shared roof connection between buildings over, or across, the second floor egress balcony to ensure there are multiple individual buildings no greater than 10,000 sf.

Alternative: Adopt a finding that the project is consistent, as proposed or with some modification, as the access between buildings is achieved through exiting to "Common Open Space" as defined in CMC 17.70.

Provided that Condition of Approval #51DR is implemented, or the Commission finds the alternative consistent with the intent of the this provision, the building siting and layout meets building size requirement prescribed in the municipal code though connected by the second floor egress balcony for the apartment units. The project meets the zoning code requirements pertaining to floor area ratio (CMC 17.14.140).

Building Height – CMC 17.14.150:

Per CMC 17.14.150, the maximum allowable building height shall be determined primarily by the design context established by the prevailing heights of nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure). In the CC and SC districts the main building and roof form of all structures shall be limited to a maximum of 30 feet.

The project is proposed to be a maximum of 30' tall at the most restrictive point (southwest corner of the site) with the lower portions of the building being toward the north/northeast (higher portion of the lot). In general, the majority of the project is proposed to be under the 30' foot height limit with the building elements located closest to the Complex site ranging between approximately 24' and 26' (refer to Figures #8 - #9, above).

In accordance with CMC 17.14.150.B, "*Small areas not exceeding 10 percent of the proposed building coverage and occupied by special design features such as towers, steeples and ornamentation may exceed these heights if approved by the Planning Commission.*" The applicant has included two chimneys that would project above the 30-foot height limit (33'6" at tallest point). Three chimneys are proposed for the project, however, only two would exceed the height limit. The Commission should consider whether these projections should be permitted. As conditioned, staff has not required the omission of the proposed chimneys.

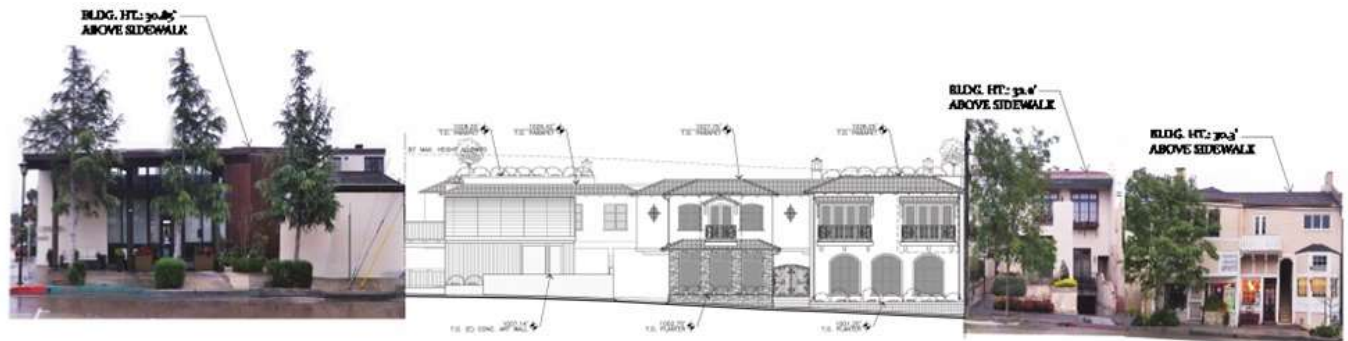


Figure 12a. Dolores St. – West. Streetscape elevation



Figure 12b. Dolores St. – West. Streetscape elevation.

Landscaping – CMC 17.14.180:

As stated in CMC 17.14.180, *Landscaping shall be provided in conjunction with development in commercial zoning districts in accordance with CMC 17.34, Landscaping.*

A comprehensive landscape plan has been provided on sheets L1.0-L1.3 (refer to Attachment 10C) for the landscaped areas described in the "Building Coverage" section, above. The City Forester has reviewed the preliminary landscape plan and found the planting palette to be acceptable based on the city's landscape standards. The final landscape plan shall also be reviewed and approved by the forester prior to issuance of a building permit.

Public Improvements – CMC 17.14.190:

In accordance with CMC 17.14.190, Development projects involving substantial new or replacement construction shall include improvements in the public right-of-way adjacent to the building site to coordinate the design of the development with the design of City streets, sidewalks, walkways and infrastructure improvements and to enhance the overall appearance of the community. These Public way improvements shall consistent with the Policy Standards for Public Way Designs.

The applicant has prepared a comprehensive public improvement plan that includes:

- The installation of one (1) new upper canopy street tree planted within structural underground cells, and
- Construction of the adjacent sidewalk and driveway approach adjacent to the project site.



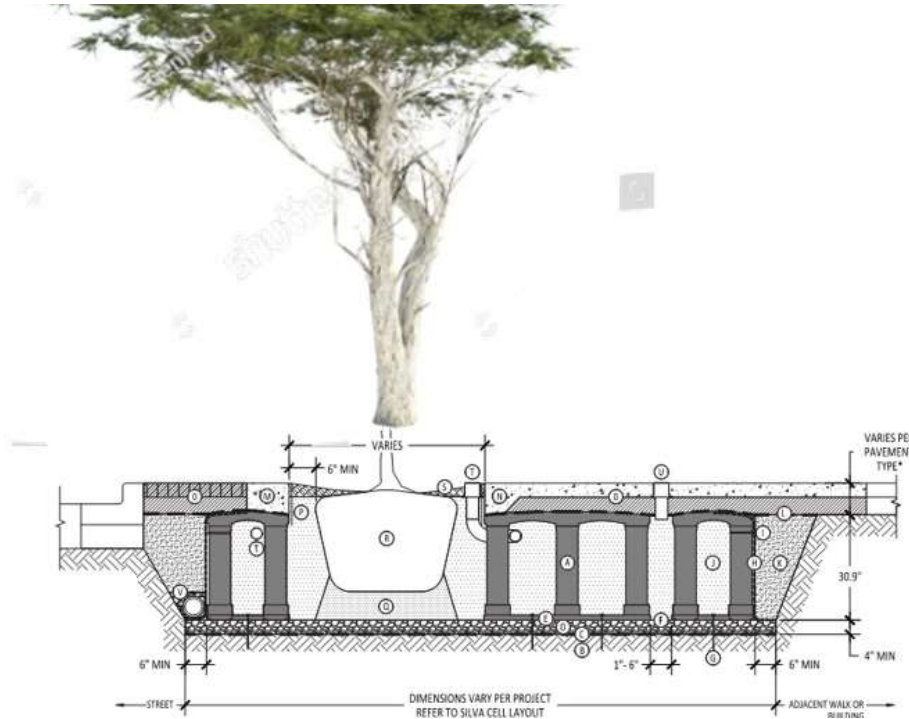


Figure 13. Proposed Public Way Improvements.



**J - TOSCANA COBBLE STONE
CONCRETE PAVERS**

Consistent with other large projects where public way improvements are required, Conditions of Approval #43DR-#44DR have also been included pertaining to the associated improvement of the right-of-way including consistency with the Public Way Design Standards and repair of the adjacent right-of-way as a result of the construction.

Parking Requirements – CMC 17.14.200:

As outlined in CMC 17.14.200, Surface parking, parking structures and driveways design shall be consistent with the provisions of CMC 17.38, Off-Street Parking Requirements. Additionally, one of the required findings for the Use Permit Approval for increase in commercial floor area (analysis below), requires consistency with the provisions of CMC 17.38.

Minimum Parking:

As required by CMC 17.38.020, *new projects or developments shall only be allowed when meeting all parking requirements of this chapter and the requirements of any use permit, subdivision approval or specific plan applicable to the property. Proposed uses within existing buildings may replace existing uses as long as any existing parking deficiencies on the property are not increased by the replacement. Proposed additions of floor area, new shops or dwelling units, or other similar changes in land use resulting in a net increase in parking requirements, as set forth in this chapter, shall provide all required parking generated by the new activities on the site.*

The table below (Table 1) sets forth the required parking for the proposed land uses in the subject zoning district, and is an abridged table that outlines all land uses and all zone districts (full table located in CMC 17.38.020.C).

Table 1. Minimum Parking Requirements		
Land Use	Basis for Requirement	Land Use Parking Factor
		SC District
Permanent Residential Use	Spaces per Unit	1
Commercial Retail or Service Uses Not Otherwise Specified in This Table	Spaces per 600 Square Feet of Commercial Floor Area or per Business/Shop Space, Whichever is Greater	1

Based on the parking factors for the SC District and proposed land uses, the site is required 16.8 on-site parking spaces (8 residential parking spaces; 9 commercial parking spaces). One full space shall be provided for the fractional space or the fractional space shall be met through fractional in-lieu fee (CMC 17.38.020.B). The applicant has proposed 12 on-site parking spaces, all of which are proposed to be located in an at-grade covered parking area at the rear of the property. The applicant has indicated they will pursue the remaining 4.8 parking spaces through the city's in lieu parking program (CMC 17.38.040).

The proposed 12 on-site parking spaces will be provided across one (1) ADA accessible van space, one (1) standard parking space, and ten (10) compact spaces that utilize a parking lift system split between five (5) lifts.

Of important note, the commercial parking ratio has been determined using the square footage (1 space per 600 sf of commercial floor area) as

this results in a greater number of parking spaces than the proposed number of commercial business spaces.

- 5,882 sf of commercial space / 1 parking space per 600 sf of commercial floor area = 9.8 parking spaces required
- 7 proposed commercial spaces = 7 parking spaces required

In Lieu Fee:

It is recognized that some sites, due to size, shape, topography, existing buildings, the availability of land suitable for parking purposes or location within specific land use districts, may have difficulty meeting all parking requirements. Therefore, the municipal code provides for some exceptions to increase the flexibility in meeting parking requirements.

In accordance with CMC 17.38.030.C, *The Planning Commission may authorize the satisfaction of parking requirements through the granting of a use permit and the payment of in-lieu fees when on-site parking is not practical or when on-site parking is prohibited by City policies. Parking adjustments shall not decrease the number of parking spaces required by this chapter. The practicality of providing parking on-site shall be evaluated by using the criteria set forth in subsection (B)(2) through (B)(4) of this section. Standards for participation in the in-lieu fee program are established in CMC 17.38.040, Parking In-Lieu Fee Program. Applicants for use permits authorizing the use of in-lieu fees to adjust on-site parking shall also demonstrate both of the following:*

1. *The parking for which the adjustment is sought is not required for serving hotel or motel uses.*
2. *The applicant has diligently pursued meeting the parking requirements both on-site and off-site, but has been unsuccessful in meeting the requirement, or that the site is located within the central commercial (CC) land use district where on-site parking is prohibited.*

As established above, the proposed site is not a hotel or motel use and therefore the first criteria of the in-lieu provision is satisfied. The applicant has proposed 12 on-site parking spaces and is seeking approval of Use Permit to satisfy the remaining parking requirement (4.8 spaces) through the payment of in-lieu fees. As noted above, *"the practicality of providing parking on-site shall be evaluated by using the criteria set forth in subsection (B)(2) through (B)(4) of this section."*

2. *The project site for which the parking requirement applies is 5,000 square feet or less in size and has less than 50 feet of street frontage.*
3. *The construction of required driveway(s) for on-site parking would result in the excessive loss of curb parking on street.*
4. *The topography, size, shape or peculiar conditions of the site or the existing development on the site would make the provision of on-site parking impractical.*

While the site is greater than 5,000 square feet with a frontage greater than 50 feet, and utilized an existing curb cut and driveway (i.e. no loss in on-street parking), the project is subject to a peculiar conditions of the site or the existing development on the site would make satisfaction of the on-site parking requirement impractical.

According to the applicant (refer to Attachment 4):

Through multiple iterations of the design for the JB Pastor project we have arrived at the current proposed design for this mixed-use project based on the site constraints. The initial concept for the JB Pastor project anticipated a mixed-use project encompassing all three of the above referenced parcels with a below grade parking structure to accommodate the parking requirements. That iteration of the project assumed the existing community room building associated with the savings and loan building would be demolished.

The current iteration of our proposed JB Pastor project now includes the development of mixed-use project encompassing all of parcels 010-145-024 and 010-145-012 and partial development of parcel 010-145-023. The parcel being partially developed now maintains the historic savings and loan community building, the associated historically significant ornamented concrete wall, with the required preservation buffer along the perimeter of the community building.

As a result of the site constraints associated with maintaining the historic savings and loan building and related historic site improvements along with the required buffer, we have now modified our proposed JB Pastor project to reduce the overall area of the proposed commercial space at the ground level and the overall area of residential apartments at the second level. Additionally, the site constraints due to the historic community room building and associated site improvements do not allow for the required area needed to accommodate all the required parking in an underground parking structure since we cannot feasibly excavate under the existing community room building and if we were to excavate around the historic building and site improvements we may risk damage to these important historical assets.

Staff concurs with the applicant that the protection of the historic resource presents a peculiar condition of the site and maintenance of the existing development on the site warrants consideration of the in lieu program. As noted by the applicant, previous iterations of the project had included provisions for all parking to be accommodated on-site, and it was not until additional protection measures were placed around the Complex site that the in lieu program was considered by the applicant.

As such, staff has Condition of Approval #61UP stating, prior to Building Permit issuance, the applicant shall remit payment to the Community Planning and Building Department and Finance Department, as appropriate, for all fees related to the five (5) parking spaces provided through payment into the city's in-lieu fee program.

Staff notes, based on the discussion above pertaining to the trash enclosure above, the re-located location may need to replace an on-site parking space, which may result in the loss of one (1) additional on-site parking space. Should this be the case, staff recommends an allowance for up to 5.6 parking spaces be provided as part of the in-lieu program without the need to return to the Planning Commission to amend the use

for up to 5.6 parking spaces be provided as part of the in-lieu program without the need to return to the Planning Commission to amend the use permit. This determination and the final total of space would likely be determined if the applicant pursues amending the Preservation Buffer described in Resolution 2023-099 by the City Council. This recommendation has been noted in Condition of Approval #61UP and support of the addition in lieu parking space is based on the protection of the historic resource as previously described.

As established in Urgency Ordinance 2020-003 and Resolution 2003-72, the current in lieu fee is \$54,080 per parking space.

Use Permits

The proposal requires four use permits associated with the project. An analysis of each of the required use permits is provided below:

Use Permit #1 - Increase in Commercial Floor Area, Commercial Spaces or Business – CMC 17.14.050

In accordance with CMC 17.14.050.E, Any construction resulting in a net increase in the amount of commercial floor area shall require a conditional use permit and coastal development permit authorizing such increase. Prior to authorizing such increase, the Planning Commission shall make all findings listed in CMC 17.64.100, Increase in Commercial Floor Area, Commercial Spaces or Business. The decision-making body may approve plans submitted or may approve such plans subject to specified changes or conditions.

As outlined in CMC 17.64.100, *The following findings are required for approval of an activity resulting in an increase in commercial floor area, commercial spaces or businesses:*

1. *That the proposed development has been found consistent with Chapter 17.30 CMC related to the demolition of structures;*

17.30.010 Demolition or Rebuilding of Buildings.

Staff Analysis: The demolition of the non-historic structure (Lot 10) includes the concurrent review and approval of replacement construction for the site (this subject application). No structure is proposed to be demolished on the historic Complex site. The project meets this standard.

17.30.020 Conversion or Demolition of Affordable Housing.

Staff Analysis: Affordable housing is not converted or demolished as part of this project. Refer to section 2A, below.

17.30.030 Minimum Standards.

Staff Analysis: The project includes the proposed merger of all underlying lots and therefore is exempt from this requirement.

2. *That the proposed development has been found consistent with CMC 17.14.050(A), (E) and (F), related to the demolition and conversion of residential uses;*

A) No existing residential dwelling unit shall be converted or demolished unless replacement housing is provided in accordance with findings established in CMC 17.64.070, Demolition and Conversion of Residential Structures.

The city maintains record of one market rate unit located on the second floor of the building located at the rear of lot 10. There are eight new apartment units proposed with the project resulting in a net increase of 7 market rate apartment units.

CMC 17.64.070 Demolition and Conversion of Residential Structures. The following special findings are required for demolition, or conversion of residential structures:

- That the proposed action will not result in the conversion of any floor space occupied by residential dwelling units to nonresidential use located at any level above the first story in any commercial or R-4 zone; and

Staff Analysis: No new commercial uses are proposed for the second floor. All second floor uses are proposed to be residential apartments.

- That the proposed action meets all requirements of the Government Code of the State of California related to affordable housing including Government Code Section 65590.

Staff Analysis: The one (1) subject unit to be demolished and replaced is a market rate unit and therefore not subject to the requirements of Government Code Section 65590.

E) Any construction resulting in a net increase in the amount of commercial floor area shall require a conditional use permit and coastal development permit authorizing such increase. Prior to authorizing such increase, the Planning Commission shall make all findings listed in CMC 17.64.100, Increase in Commercial Floor Area, Commercial Spaces or Business. The decision-making body may approve plans submitted or may approve such plans subject to specified changes or conditions.

A Conditional Use Permit and associated Coastal Development Permit has been applied for and findings for approval have been made herein.

F) Except as provided for legally established motel units in CMC 17.14.040(M), Hotels and Motels, all newly constructed second story floor area, including area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings, shall be occupied by residential dwellings only and shall not be used for any commercial land use.

The subject site is not a hotel/motel use and all second floor uses are proposed to be residential. A Condition of Approval has been

included stating any area located above the ground level shall not be used as a commercial use. In staff's opinion, an acceptable exception is to allow for home occupation business for tenants of the apartments upon approval of a home occupation business, if permitted by the tenant's lease agreement. The apartment would still be classified as a residential unit, and not a commercial business. Home occupations do not involve visits by customers, vendors, attendees, salespeople or employees of the business, but allow a tenant to use their residence as a home office or similar place of business.

3. *That the proposed development has been found consistent with CMC 17.50.040, Effects of Allocation, related to water consumption;*

As outlined in Condition of Approval #4, "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."

4. *That parking will be provided to serve all new development on the site consistent with the provisions of Chapter 17.38 CMC, Off-Street Parking Requirements;*

As conditioned, the parking complies with the requirements outlined in CMC 17.38, as described above.

5. *That all existing nonconformities on the property have been identified, that the proposal would not increase, expand or create any nonconformities, and that the proposal has been found consistent with Chapter 17.36 CMC, Nonconforming Uses and Buildings;*

The project is for the construction of a new mixed-use development. All new construction is consistent with the underlying zoning or has received the appropriate waivers or adjustments (i.e. build-to-line waiver; parking in-lieu payment). The existing non-conformities exist in the form on the build-to line along Dolores Street where the Community Room is located, however, this nonconformity is required to be maintained consistent with the city's Historic Preservation Ordinance as correction of the non-conformity may have an adverse impact to a historic resource.

6. *That the approximate square foot areas devoted to residential space, commercial space, landscaping and parking have been designated for guidance in reviewing any design plans that may be necessary and that such areas have been found consistent with Chapter 17.14 CMC, Commercial Zoning Districts.*

The applicant has provided the appropriate information in respect to residential space, commercial space, landscaping, and parking in the project plans for review of the project. The project is consistent with the requirements of CMC 17.14, as described in the "Zoning District and Development Standards" section, above.

Use Permit #2 - Residential Density 22 du/ac – 33 du/ac – CMC 17.14.030

CMC Section 17.14 establishes the range of permitted and conditional uses that are allowed in the SC Zoning District. Multi-family projects between 0 and 22 dwelling units per acre (du/acre) are a permitted use. Projects between 22-33 du/acre require a conditional use permit and projects with densities between 34-44 du/acre require a conditional use permit with a finding that the project complies with State Density Bonus Law (Gov. Code Section 65915).

The applicant is proposing 8 residential (apartment) units on a 12,000 square foot site, which is a density of 29 du/acre and is therefore requires issuance of a Conditional Use Permit by the Planning Commission. In the Core Commercial, this is the maximum allowable density allowed without the need for a density bonus. Due to the number of units proposed, there is no required affordable housing requirement associated with the proposed residential density and requiring affordable units cannot be imposed. All 8 units are proposed to be long-term rental apartments with none being used as transient (short-term) rental units. CMC 17.14.040.N requires 25% of the units shall be 400 to 650 square feet in size –with 8 units proposed, 2 units would need to be between 400 and 650 square feet. The proposed rental units range in size with 4 of the units being a one bedroom units that are 650 square feet or less and the largest being an 1,601 square foot two-bedroom unit.

The larger (1,000+ sf) units are proposed to have two-bedrooms each and will also be proposed to have their own roof top decks accessed via a private stairway and roof top hatch.

While a Conditional Use Permit is required for the proposed density, there are no specific findings required for the subject Use Permit aside from the findings required for all use permits (CMC 17.64.010), described below.

Use Permit #3 - Underground floors – CMC 17.14.150.A:

CMC 17.14.150.A states, *No building shall have more than two stories above grade. Additional underground floors, not defined as a story, may be authorized by a use permit approved by the Planning Commission when the use of these floors is expressly limited to the parking of vehicles, noncommercial storage and mechanical equipment serving the building.*

The applicant has proposed a 852 square foot basement that includes electrical room, janitor's closet, and restroom facilities for the building. The electrical, and restrooms are all considered as part of the mechanical equipment that service the building. It has not been confirmed if the restrooms would be open to the public or just tenants of the building.

Like with the residential density, while a Conditional Use Permit is required for the proposed density, there are no specific findings required for the subject Use Permit aside from the findings required for all use permits (CMC 17.64.010), described below.

Use Permit #4 – In Lieu Parking – CMC 17.38.030.C:

CMC 17.38.030.C states, *The Planning Commission may authorize the satisfaction of parking requirements through the granting of a use permit and the payment of in-lieu fees when on-site parking is not practical or when on-site parking is prohibited by City policies. Parking adjustments*

and the payment of in-lieu fees when on-site parking is not practical or when on-site parking is prohibited by City policies. Parking adjustments shall not decrease the number of parking spaces required by this chapter. The practicality of providing parking on-site shall be evaluated by using the criteria set forth in subsection (B)(2) through (B)(4) of this section. Standards for participation in the in-lieu fee program are established in CMC 17.38.040, *Parking In-Lieu Fee Program*. Applicants for use permits authorizing the use of in-lieu fees to adjust on-site parking shall also demonstrate both of the following:

1. *The parking for which the adjustment is sought is not required for serving hotel or motel uses.*
2. *The applicant has diligently pursued meeting the parking requirements both on-site and off-site, but has been unsuccessful in meeting the requirement, or that the site is located within the central commercial (CC) land use district where on-site parking is prohibited.*

The findings for this Use Permit have been previously made in the discussion regarding parking for the project.

General Use Permit Findings

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

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

The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program do not create any inconsistencies or conflicts with the City's General Plan as outlined in this report.

2. *That the proposed use will comply with all zoning standards applicable to the use and zoning district.*

The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program comply with all applicable zoning standards as outlined in this report.

3. *That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.*

The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program is not precedent setting. The use permits granted are all uses part of the established context and land use of the commercial districts and are consistent with existing provisions established within the municipal code, General Plan, and Local Coastal Plan.

4. *That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.*

The proposed project consists of 8 residential units, parking, and a commercial shell with up to 7 business spaces, which would be an increase in use at the site. However, these uses will not significantly adversely affect police or fire protection services. Utility services including wastewater, sewer, and landfill facilities have adequate capacity for the proposed project, or the project has been conditioned appropriately to verify adequate capacities or supply prior to building permit issuance.

5. *That the proposed use will not be injurious to public health, safety or welfare.*

The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program will not be injurious to public health, safety or welfare. The use permits granted are all uses part of the established context and land use of the commercial districts.

6. *That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.*

The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program will be all uses part of the established context and land use of the commercial districts and their inclusion are supported by the zoning code and General Plan.

7. *That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.*

The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program will not generate adverse impacts affecting neighboring properties or uses as the zoning code has been written to ensure that impacts of these features to neighboring properties and uses are minimized.

Design Review

In accordance with CMC 17.14.110, Standard of Review and Design Guidelines, "To assist in the design and review process, the City Council has adopted commercial design guidelines. Proposed projects need not strictly comply with every guideline to be approved but deviations should be minor and reasonably related to good design principles and site conditions. When a proposed project involves construction of a new building or the replacement, significant enlargement, or modification of an existing building, applicants are encouraged, first, to consult the design guidelines and then to prepare and submit conceptual or preliminary drawings for review by the Planning Commission. This preliminary review can promote communication between project applicants and the City's staff and decision-makers, facilitating an understanding of applicable design regulations and avoiding unnecessary expenditures in detailed plans."

In 2019, the Planning Commission considered a preliminary review of a smaller project by the applicant, in conjunction with the property owner,

proposed for Lot 10. The feedback received by the Applicant at this hearing was general position reception from the Commission for the Mediterranean/Spanish style of the building, among other comments and direction.

While the project has grown in scale substantially, the applicant has taken the theme from the 2019 plan and has continued the motif across the other two lots. The applicant has provided a Design Narrative describing the design intent of the project.

As described by the applicant (refer to Attachment 3):

The design intent is to respect and preserve the historical village character; integrate with residential attribution of the community and pedestrian friendly environment. The overall design concept includes harmony of interior and exterior spaces as an overall experience. Open space gallery for pedestrian use in the commercial areas including permanent planters, landscape areas and benches. Access to commercial units is through 2 access points in the sidewalk on Dolores Street. In the second-floor apartments outdoor covered open balconies to access each unit and courtyards to some of the units are features that allows indoor and outdoor experience. This will be achieved with a harmonized architecture in the immediate surroundings of Spanish Colonial, Italianate and Mediterranean structures.

The proposed project will have facades that will reminisce traditional architecture of the period through use of traditional elements such as authentic clay tile roofs, wood corbels and beams, decorative wrought iron railings, limestone floors, cantilevered features, window projections and the like.

The proposed projects scale and form will complement the rhythm of structures in the immediate vicinity through the use proportioned storefront fenestrations for the commercial areas and properly scaled in the apartments. The use of character defining details through eaves, parapets, overhangs, finishing details and similar features. The undulating walls creating shadow lines that cultivate interest in architecture will be achieved. The use of natural stone and mixed with stucco including molding surrounds of fenestrations adds texture and color. Each building facade has interest and have no long blank walls. The various building heights add to the creation of various roof forms and a "village" feel."

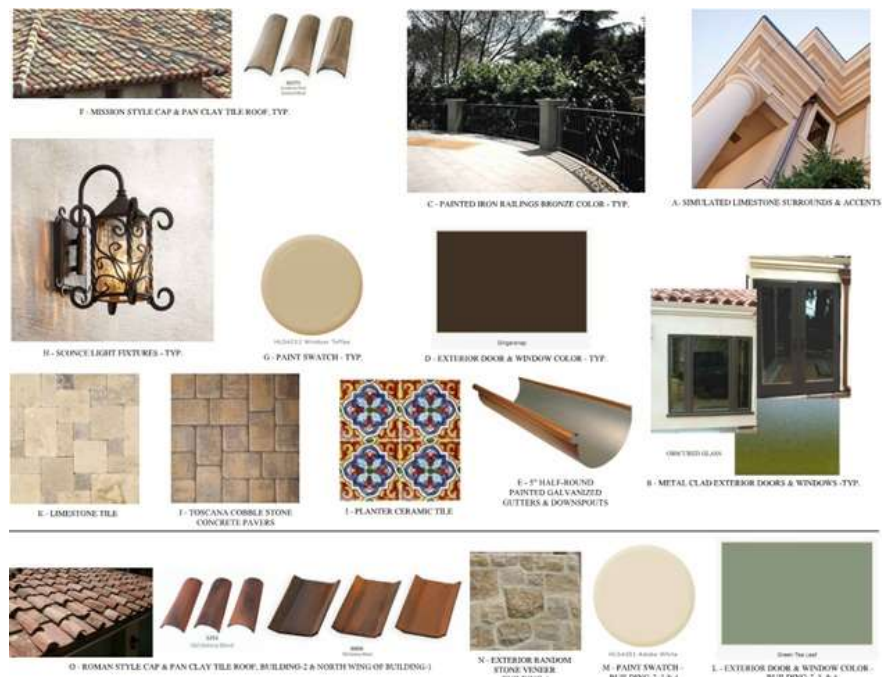


Figure 14. Material board.

As stated in CMC 17.14.100, Design Review and Basic Review Standard, "The basic standard of review in the commercial district is whether the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards." The commission should consider whether the project is an improvement over the existing site condition.

The purpose section of the Commercial Design Guidelines, "[The Commercial Design Guidelines] establish a series of design statements intended to conserve the historical village character and pedestrian orientation of Carmel's central commercial district. The emphasis of this document is architectural, with special attention to building facades. Please note that these are guidelines and should be taken as descriptive, not prescriptive; they are likely to be most useful as a guide during the preliminary planning process. Strict compliance with every guideline is not necessary for approval of a project, but deviations should be related to good design principles and site conditions. More definitive design specifications are set forth in the Zoning Code, Title 17."

found in the Zoning Code, Title 17.

As such, it is not possible to analyze and evaluate every element of the project or new construction for full compliance with consistency with the Commercial Design Guidelines, as many building elements, especially those for the construction of a new building, are not expressly addressed. However, this Design Review application is a discretionary application for which the Planning Commission has the authority to take discretionary action on the project. Those actions and findings should be made and informed through the applicable provisions of the Commercial Design Guidelines or specific design standards outlined in Title 17.

In accordance with CMC 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.

Staff finds the project, as conditioned, applicable policies of the General Plan and Local Coastal Program, complies with the applicable provisions of this code, and is consistent with applicable design review guidelines.

Public Correspondence: At the time of writing this report, staff has received two (2) correspondence letters regarding the proposed project. Both letters raise concerns regarding the project. Correspondence for the project received at the time of publication has been included as Attachment 12. Additional correspondence received after publication of the staff report will be forwarded to the Commission and attached to the agenda as late correspondence. Staff will be prepared discuss the points raised in these correspondence at the hearing.

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 15332 (Class 32) – In-Fill Developments. This exemption is intended to promote infill development within urbanized areas which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through (e) described in the analysis below and must not trigger exceptions to the exemption in Part 2. Findings for Parts 1 and 2 have been included in Attachment 2. Staff has included an attachment which goes into greater detail about the findings and evidence related to this project's qualification for a Class 32 Categorical Exemption.

- Attachment 1 - Resolution
- Attachment 2 – Supplemental Categorical Exemption Findings
- Attachment 3 - Applicant's Design Narrative
- Attachment 4 - Applicant's Parking Narrative
- Attachment 5 - Applicant's Response to Reso.2023-099
- Attachment 6 - Traffic Study
- Attachment 7 - Parking Lifts
- Attachment 8 - Resolutions from Prior City Council and HRB Actions
- Attachment 9 - Phase II Historic Evaluation
- Attachment 10 - Project Plans, Part A
- Attachment 10 - Project Plans, Part B
- Attachment 10 - Project Plans, Part C
- Attachment 11 - Renderings
- Attachment 12 - Public Correspondence

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

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN REVIEW, DR 23-140 (ESPERANZA CARMEL COMMERCIAL – JB PASTOR BUILDING), USE PERMIT, UP 21-113 (ESPERANZA CARMEL COMMERCIAL – JB PASTOR BUILDING), LOT MERGER, LM 20-394 (ESPERANZA CARMEL COMMERCIAL – JB PASTOR BUILDING) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT, FOR THE CONSTRUCTION OF A 13,428 -SQUARE-FOOT, TWO-STORY MIXED-USE DEVELOPMENT WITH 8 APARTMENT UNITS AND APPROXIMATELY 5,100 SQUARE FEET OF COMMERCIAL SPACE, WITH A 852-SQUARE-FOOT BASEMENT AND A SURFACE PARKING AREA AT THE REAR OF THE PROPERTY WITH A TOTAL OF 12 PARKING SPACES UTILIZING 5 PARKING LIFTS LOCATED AT DOLORES STREET 2 SOUTHEAST OF 7TH AVENUE IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT, APNS: 010-145-012/022/023

WHEREAS, on October 25, 2019, International Design Group (“Applicant”) submitted an application on behalf of Esperanza Carmel Commercial LLC (“Owner”) requesting approval of Track 2 Design Review application for the JB Pastor Building (“Design Review”); and

WHEREAS, overtime, subsequent revisions and modifications to the project have been taken place and have been submitted under various Design Review Permit number, each superseding the previous; and

WHEREAS, the various Design Review numbers, in sequential order, are as follows: DR 19-156, DR 19-427, DR 20-395, DR 22-157, DR 23-140; and

WHEREAS, the Design Review Application is accompanied by an associated Lot Merger Application (LM 20-394) and Use Permit application (UP 21-113); and

WHEREAS, the combination of the Use Permit, Lot Merger, and Design Review are described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 12,000-square-foot lot located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District; and

WHEREAS, the Applicant is proposing the construction of a 13,428 -square-foot, two-story mixed-use development with 8 apartment units and approximately 5,100 square feet of commercial space; and

WHEREAS, parking is primarily proposed to be provided on-site with the balance being provided through participation in the in-lieu parking program; and

WHEREAS, the project was considered by the City Council at the October 3, 2023 meeting where the Council overturned the July 2023 decision of the Historic Resources Board (Reso. 2023-009-HRB) and Issued a Determination of Consistency with the Secretary of the Interior’s Standards, with new findings and conditions (Resolution 2023-099); and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), the construction of new buildings requires approval of a Commercial Track Two Design Review Approval by the Planning Commission when a Use Permit is also required; and

WHEREAS, a Use Permit approved by the Planning Commission is required for each of the following four entitlements: *Increase in Commercial Floor Area, Commercial Spaces or Business* (CMC 17.14.050), Residential Density 22 du/ac –33 du/ac (CMC 17.14.030), *In Lieu Fees* (CMC 17.38.030.C), and *Underground Floors* (CMC 17.14.150.A); and

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

WHEREAS, in accordance with CMC 17.52.090.B.2, *a track two design review approval shall constitute a coastal development permit for any project subject to review under this section* (CMC 17.52.090.B); and

WHEREAS, on June 28, 2024, a notice of the public hearing scheduled for July 10, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 30, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before July 7, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on July 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the application; and

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15332 (Class 32) – In-Fill Developments, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines as found in Attachment 2 of the associated staff report submitted by the Community Planning and Building Department; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby find the following Resolutions are also associated the site and associated development history with the project: 2021-03-HRB, 2021-043, 2023-01-HRB, 2023-051, 2023-052, 2023-09-HRB, 2023-099, and the findings of the aforementioned resolutions shall be incorporated into this resolution by reference.

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

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060, Findings for Design Review Approval	YES	NO
<i>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:</i>		
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.	✓	

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 **USE PERMITS** for Increase in Commercial Floor Area, Commercial Spaces or Business (CMC 17.14.050), Residential Density 22 du/ac –33 du/ac (CMC 17.14.030), and Underground Floors (CMC 17.14.150.A):

FINDINGS REQUIRED FOR USE PERMIT APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010, Use Permit Findings for Approval	YES	NO
<i>In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:</i>		
1. That the proposed use will not be in conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** the Design Review, DR 23-140 (Esperanza Carmel Commercial – JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial – JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial – JB Pastor Building) and associated Coastal Development Permit, for the construction of a 13,428 -square-foot, two-story mixed-use development with 8 apartment units and approximately 5,100 square feet of commercial space, with a 852-square-foot basement and a surface parking area at the rear of the property with a total of 12 parking spaces utilizing 5 parking lifts located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District, APNs: 010-145-012/022/023, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. Approval of this Design Review, DR 23-140 (Esperanza Carmel Commercial – JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial – JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial – JB Pastor Building) and associated Coastal Development Permit, authorizes the construction of a 13,428 -square-foot, two-story mixed-use

	development with 8 apartment units and approximately 5,100 square feet of commercial space, with a 852-square-foot basement and a surface parking area at the rear of the property with a total of 12 parking spaces utilizing 5 parking lifts located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District, APNs: 010-145-012/022/023. The project shall be constructed and uses carried out in substantial conformance with the plans, and application materials considered by the Planning Commission as part of the July 10, 2024 Planning Commission hearing, unless modified by the Conditions of Approval herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the Service Commercial (SC) 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 subsequent approval by the Planning Commission and additional environmental review.
3.	Permit Validity. This approval shall be valid for a period of eighteen (18) months from the date of action unless an active building permit has been applied for and maintained consistent with the requirements of the Building Division. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is 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.	Fire Sprinklers. Installation of an automatic fire sprinkler system in accordance with the California Building and Fire Codes shall be required.
6.	Water Supply – Fire Protection. Prior to the issuance of a building permit, documentation must be provided which verifies sufficient water supply for the fire sprinkler system and the proposed location of the underground fireline(s).
7.	Electrical 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.
8.	Sewer Laterals. Sanitary sewer lateral connection shall be reviewed and approved by CAWD, an Encroachment Permit shall be obtained from the City of Carmel-by-the-Sea prior to installation.
9.	Modifications Prior to Construction. 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 into the project. Minor changes to the approved project, plans, or use (ex. change in locations of exterior light fixtures, or changes in landscape material) may be approved administratively by the Director of Community Planning and Building upon submittal of a Design Review Application. Major changes to the approved project, plans, or use (ex. changes in massing, roof forms, height, amendments to Conditions of Approval) shall be reviewed by the Planning Commission and/or Historic Resourced Board/City Council, as appropriate. All major changes shall require submittal of a Design Review Application.

	The determination of what constitutes a Major or Minor change shall be made by the Director of Community Planning and Building. All approved major and minor changes shall require a Building Permit Revision to incorporate the change into the approved building plan set.
10.	Modifications During Construction. 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, as outlined in Condition of Approval #9. 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.
11.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building, site elements, or associated Use Permits 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.
12.	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.
13.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal 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.
14.	Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Air Resource District prior to the issuance of a demolition permit.

15.	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.
16.	Encroachment Permit Required. Any construction, reconstruction, or closure of the right of way shall require approval of an encroachment permit.
17.	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.
18.	Noise from Electrical and Mechanical Equipment. The fixed installation of any electrical or mechanical equipment shall be subject to the standards outlined in CMC 17.28.020.
19.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
20.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
21.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.
22.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
23.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
24.	Construction Management Plan. Prior to the issuance of the first construction-related permit, the applicant shall submit a Construction Management Plan (CMP) for review and approval by the Community Planning and Building Director and Director of Public Works, and other relevant City departments as found necessary during the review of the CMP. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval such as dust control, construction emissions,

	hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management. The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project
25.	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.
26.	Landscape Inspection and Maintenance. All approved landscaping shall be installed on-site prior to a final inspection. All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way consistent with the approved landscape plan. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.
27.	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 on site, or in the right-of-way immediately adjacent to the site shall be protected during construction by methods approved by the City Forester.
28.	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.
29.	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.
30.	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.
31.	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.
32.	Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
Design Review (DR) Conditions of Approval	
33.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
34.	Exterior Lighting. All light fixtures shall not be directed toward the public right-of-way. Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface. 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.
35.	Interior Storefront Lighting. Lighting intensity within the interior of the store space shall not exceed 30-candlefoot power at any point visible from the public right-of-way as measured in a

	vertical or horizontal plane three feet above the floor or walking surface. 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.
36.	Stone Facades (including chimneys). Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. The masonry pattern shall be clearly identified in the construction drawings submitted with the building permit application.
37.	Aluminum-Clad Wood Frame Windows and Doors. The Applicant shall submit product information for the aluminum-clad wood windows and doors prior to the issuance of a building permit. The window style shall be consistent with authentic wood windows and doors. When approved with divided lights, lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows may be used. The painted finish shall be matte or low gloss. Removable, snap-in, or internal only mullions and muntins are prohibited.
38.	Street Trees – Structural Cells. New street trees shall be planted in within structural cells that provide at least 100 cubic feet of un-compacted soil volume for the long term viability of new trees. Prior to issuance of a building permit, the plans shall be revised to include a note on the landscape plans to indicate structural cells shall be used, as well as details provided for the proposed structural cells.
39.	Roof Mounted Mechanical Equipment. All roof mounted mechanical equipment shall be placed within a screened roof top enclosure or located below the parapet level and shall not be visible from the ground at any distance from the building.
40.	Exterior Duct Work. Ducting, line sets, conduit and similar features associated with mechanical or electrical equipment shall be run through the interior of the structure. If not feasible, these elements shall be located on building faces that are not visible from publically accessible areas and painted to match the color of the building wall upon which it is placed.
41.	Exterior Lighting Location. Prior to building permit issuance, the plans shall be revised so that the exterior light fixtures do not overhang into the public right-of-way. All light fixtures shall be located on the project site.
42.	Exterior/Interior Lighting Intensity. Prior to building permit issuance, the plans shall be revised so the exterior lighting intensity for the site complies with Condition of Approval #34.
43.	Public Way Improvements – Public Works. Prior to building permit issuance, the following shall be adequately addressed and/or revised in the project plans: • The applicant shall be responsible for repair of any damage to the adjacent public right-of-way or improvements (including by not limited to the street, sidewalk, utilities) during construction. • All Public Way Improvements shall be constructed consistent with the requirements of the "Policy and Standards for Public Way Design".
44.	Public Way Improvements – Planning. Prior to Building Permit issuance, the following shall be adequately addressed, and/or revised in the project plans: • The sidewalk paver(s) shall be clearly identified in the project plans. The sidewalk paver(s) shall:

	○ Be constructed from sand-set pavers that facilitate percolation using square, rectangular, hexagonal, cobble or creased-keystone shapes; ○ Use earthen, warm hues (tan, brown, warm grey); ○ Use a single hue or a mix of not more than two similar hues in paving areas; ● Driveway colors and/or materials should match the adjacent sidewalk. All Public Way Improvements shall be constructed consistent with the requirements of the "Policy and Standards for Public Way Design".
45.	Final Inspection. A final certificate of occupancy for any individual building or structure shall only granted upon completion of the entire project. All landscaping shall be installed, inspected, and approved prior to issuance of a final certificate of occupancy for the project. Construction and installation of all public way improvements approved as part of the proposed project shall be completed, inspected, and approved prior to issuance of a final certificate of occupancy of the project.
46.	Fire Department Connections. All fire department connections (FDC) required for the project must be located on the exterior of buildings. They may not be covered or hidden, nor may they be located inside buildings. Fire risers, and other service equipment may be screened as required by Condition of Approval #47.
47.	Utility Screening. All utilities, including but not limited to, fire service equipment, gas meters, electrical meters, and associated equipment shall be screened from public view in a location and method approved by the Community Planning and Building Department and Fire Department.
48.	Master Sign Program. Prior to Final Inspection, the Applicant shall submit an application for a Master Sign Program. The purpose of the Master Sign Program shall be to coordinate the installation and location of signage on the subject site in an orderly and equitable manner among commercial tenants.
49.	Exterior Business Uses. This approval does not authorize or pre-approve any land use or business to operate exterior business uses, such as outdoor seating, in conjunction with a proposed business. Any use not proposed to be located within an enclosed business space shall be reviewed for consistency with CMC 17.14, as applicable.
50.	Garage Enclosure Location. Prior to building permit issuance, the plans submitted to the building division shall be revised such that the garbage enclosure is relocated to an area outside of the "Preservation Buffer" as established in Resolution 2023-099.
51.	Interaccessability between Buildings. Prior to building permit issuance, the applicant shall revise the plans such that there no shared roof connection between buildings over, or across, the second floor egress balcony to ensure consistency with CMC 17.14.140.C which requires no single building contain more than 10,000 square feet of floor area.
Use Permit (UP) Conditions of Approval	
52.	Refuse Storage. The Property Owner shall provide readily accessible areas that serve all occupants and tenants of all buildings on the site and are identified for the storage and collection of recyclable materials container and organic materials container materials, consistent with the three-container collection program offered by the City, or comply with provision of adequate space for recycling for multi-family residential dwelling premises and commercial business premises pursuant to the California Green Building Standards Code.
53.	Refuse Collection. The property owner shall subscribe to and pay for City's three-container collection services and comply with requirements of those services for all recyclable materials, organic materials, and solid waste generated by the commercial and residential uses at the project site. The city shall have the right to review the number and size containers and frequency

	of collection to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials. The property owner shall adjust the service level for collection services as requested by the City or its designee to maintain an appropriate level of collection.
54.	Transient Rentals Prohibited. No residential unit shall be occupied on a transient rental basis. Any unit rented, leased, or offered for occupancy to any party for any form of remuneration shall be for a period of not less than 30-calendar days.
55.	Second Floor Commercial Uses. Commercial use may not take place or be occupied in any space above the ground floor except as allowed for home occupations within residential units as may be permitted by the Carmel Municipal Code.
56.	Residential Unit Subdivision. No residential unit shall be further subdivided into any additional unit or units without review and approval by the Planning Commission.
57.	Timeshare Prohibition. No apartment unit shall be sold, leased, rented, used, or occupied on any form of timeshare or interval basis.
58.	Commercial Square Footage/Density. To ensure the required minimum on-site parking is maintained, a maximum of 9,000 square feet of commercial floor area and 15 commercial tenants is permitted.
59.	Future Commercial Tenants. Future business will be reviewed through the standard Business License and/or Use Permit application process, as applicable. This approval does not approve or pre-authorize any land use or business to operate at the subject site. All future tenants shall also be required to comply with the Monterey Peninsula Water Management District requirements.
60.	Commercial Signage. Commercial tenants shall be subject to the provisions of the Master Sign Program, identified in Condition of Approval DR#48.
61.	In Lieu Parking Fees. Prior to Building Permit issuance, the applicant shall remit payment to the Community Planning and Building Department and Finance Department, as appropriate, for all fees related to the 4.8 parking spaces provided through payment into the city's in-lieu fee program. Should the re-location of the garbage enclosure (as described in Condition of Approval #49) replace an on-site parking space, an allowance for up to 5.8 parking spaces may be provided as part of the in-lieu program without the need to return to the Planning Commission to amend the use permit.
Lot Merger (LM) Conditions of Approval	
62.	Nomenclature – Application Materials Revision. Prior to recordation of the required lot merger, which shall be required prior to issuance of a building permit, the legal description (as indicated in Attachment A of the Lot Merger Application Materials) of the lot merged shall be revised to reflect the description of the merged site as “Merged Lot 6A” to be consistent with the city's naming convention for merged lots, as opposed to “Merged Lot A”.
63.	Legal Description – Application Materials Revision. Prior to recordation of the required lot merger, which shall be required prior to issuance of a building permit, the legal description of the lot merged shall be revised include reference to a “Lot Merger Map – Exhibit B” and referenced within the legal description of for the merged property. The legal description and map shall be prepared by a licensed land surveyor or engineer as appropriate.
Historic Preservation (HP) Conditions – From Reso. 2023-099	
64.	Ornamented Concrete Wall. The original ornamented concrete wall located at the southwest corner of the Community Room shall remain in its existing location and configuration. It shall remain unaltered and protected through construction. Site improvements shall not significantly

	obstruct the wall from public view and the wall shall remain accessible to the public as a piece of public art as part of a courtyard, interblock-walkway, or other means.
65.	Community Room Repairs. If repairs or alteration of any nature are proposed for the Community Room, the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed work for review and approval prior to commencement of work. Any deteriorated exterior elements for the Community Room should be repaired, rather than replaced whenever possible.

Acknowledgment and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Applicant Signature

Printed Name

Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary



Attachment 2 – Supplemental Categorical Exemption Findings

Esperanza Carmel Commercial – JB Pastor Building – DR 23-140/UP 21-113/LM 20-394
Dolores Street 2 southeast of 7th Avenue
Planning Commission Agenda: July 10, 2024

This document provides supplemental information supporting the Categorical Exemption of the "JB Pastor" project (DR 23-140/UP 21-113/LM 20-394) from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15332 (Class 32) – In-Fill Developments. This exemption is intended to promote infill development within urbanized areas which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through (e) described in the analysis below and must not trigger exceptions to the exemption in Part 2.

Part 1: Qualifications

The proposed project meets the following thresholds:

- 1. *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.***

The subject property has a General Plan land use designation of Core Commercial and is zoned SC, Service Commercial, which allows mixed-use development. The residential density, underfloor areas, participation in the in-lieu parking program, and the proposed increase in commercial floor area for the project both require a Conditional Use Permit issued by the Planning Commission. A lot merger application is also associated with the project to merge the three underlying lots into a single lot of record. The project conforms to General Plan policies and zoning regulations.

- 2. *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.***

The project site is located within the city limits, is 12,000 square feet (.275 acres) in size and is surrounded on all sides by urban uses, specifically commercial and residential development, including other mixed use developments.

- 3. *The project site has no value as habitat for endangered, rare or threatened species.***

The project site is not located within one of the city's Environmentally Sensitive Habitat Area (ESHA) Overlays. The Coastal Resource Management Element of the General Plan/Local Coastal Program describes that a 1995 study of the City's ESHA areas, prepared by Jones & Stokes, identified the following endangered, rare or threatened species:

- Mission Trail Nature Preserve: Hickman's onion; Monterey ducky footed wood rat – state and/or federal species of concern; as well as potential habitats for other special-status species.
- Carmel Beach: Tidestom's lupine –state and federal listed endangered species; black legless lizard – state species of special concern; as well as potential habitat for other special-status species.
- Pescadero Canyon: Pescadero Canyon is described as providing watershed protection and an important wildlife corridor but is not expressly identified as a habitat for protected species.

The subject site is not located in the ESHA overlay nor in any of the location identified above. The project site has no value as habitat for endangered, rare or threatened species.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

a. Traffic

- i. The applicant has also provided a Traffic Analysis of the proposed project (refer to Attachment 6 of the associated Staff Report). The traffic analysis was prepared by Keith Higgins, PE, TE. The Traffic Analysis uses vehicle-miles-travelled (VMT) in the evaluation of environmental impacts under CEQA as required by SB 743. The City has not adopted a VMT policy which would include a methodology for performing this analysis, therefore the analysis was based on the "Technical Advisory on Evaluating Transportation Impacts in CEQA," published by the State of California Governor's Office of Planning and Research, which provides implementation guidance for SB 743 for evaluating development proposals.

As suggested by the OPR Technical Advisory for mixed-use projects, the two main components of the project, residential and commercial (retail), are analyzed separately.

Traffic Report Summary:

Residential Significance Criterion - In accordance with the OPR Technical Advisory on Evaluation Transportation Impacts in CEQA, projects that

generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.

Residential VMT Analysis - The 8 multi-family housing units are estimated to generate about 54 gross daily trips, which is below the 110 trips per day significance threshold. This component of the Project will have a less-than-significant VMT impact.

Retail Significance Criterion - In accordance with the OPR Technical Advisory on Evaluation Transportation Impacts in CEQA, retail development including stores larger than 50,000 square feet might be considered regional serving, and so lead agencies should undertake an analysis to determine whether the project might increase or decrease VMT.

Retail VMT Analysis – The retail component of the Project will include a total 9,000 net square feet of floor area with up to 7 separate units, which corresponds with a gross floor area of about 5,882 square feet. The overall floor area is far below the 50,000 square-foot threshold considered to be regional serving that would potentially result in a significant VMT impact. The types of uses anticipated in the Project will serve local clientele and visitors. The retail component of the Project will have a less-than-significant VMT impact.

During construction of the project, there will be additional vehicles near the project site, including construction equipment vehicles, deliveries and contractor personal vehicles. The city's Standard Conditions of Approval require implementation of a construction management plan to manage truck routes, construction vehicle circulation and parking, and potential sidewalk closures. With implementation of the construction management plan over the course of construction, traffic impacts during construction are not anticipated to have significant effects.

b. Noise

- i. Most of the Commercial neighborhoods experience a daily average of well below 65 dB which is the upper threshold for multi-family uses for being considered a "Normally Acceptable" range as described in the General Plan. The upper limit for commercial uses at a normally acceptable range is 70 dB. The additional 8 residential apartments nor the additional commercial spaces would substantially result in exceeding noise levels in the area and would be consistent with the normally acceptable noise levels, required by General Plan policies and the

Carmel Noise Ordinance. The project does not result in the addition of any new stationary noise sources outside of associated mechanical equipment, all of which would be required to comply with the city's noise ordinance prescribed in CMC 17.28.020.

Section 21085 of the CEQA Guidelines further finds that *“for residential projects, the effects of noise generated by project occupants and their guests on human beings is not a significant effect on the environment.”*

Furthermore, all projects in the City are required to comply with General Plan policy P9-4, which ensures that construction activities are managed to minimize overall noise impacts on surrounding land uses, and policy P9-17, which enforces state laws regarding unmuffled or improperly muffled motor vehicles. Additionally, all projects must comply with Carmel Municipal Code Section 15.08.180, which sets forth hours of construction as follows,

For projects requiring a building permit, the permitted hours of construction shall be from 8:00 a.m. to 6:30 p.m. Monday through Saturday unless other specified hours are approved or required by the Building Official or the Director of the Department of Community Planning and Building. These hours apply in all land-use districts. For the purpose of this section, the term “hours of construction” is defined as all times when builders, contractors, work crews, or other persons associated with the project are present on the property and engaged in any Class B noise activities related to or including construction.

CMC 8.56 defines Class B noise as “noise created or generated within or adjacent to residential property which is necessary and normally associated with property maintenance and construction. Class B noise includes, but is not limited to, noise created by power equipment and tools, appliances, workshops, vehicle repairs, and testing and construction projects.”

CMC 8.56.040 states, “It shall be unlawful to create and emit Class B noise as defined in this chapter between the hours of 6:30 p.m. of one day and 8:00 a.m. of the following day.”

Adherence to all applicable General Plan policies and regulations of the Carmel Municipal Code will ensure that the project will have a less-than-significant impact from temporary noise increases during construction.

c. Air Quality

- i. The City of Carmel-by-the-Sea is located in the North Central Coast Air Basin, which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The District has regulatory authority over stationary sources of air emissions, monitoring air quality within the air basin, providing guidelines for analysis of air quality impacts pursuant to CEQA, and preparing an air quality management plan to maintain or improve air quality in the air basin. The District has developed thresholds of significance for criteria air pollutants, which can be found in the District's CEQA Air Quality Guidelines (2008).

Emissions from construction activities represent temporary impacts that are typically short in duration. Per the Monterey Bay Air Resources District CEQA Air Quality Guidelines (<https://www.mbard.org/ceqa>), construction emissions could potentially impact local air quality if grading and excavation activities disturb more than 2.2 acres per day. Projects above this threshold may have a significant impact on air quality. The project site is approximately .275 acres and is below the 2.2-acres of grading per day threshold and would not result in a significant impact to air quality.

The City of Carmel-by-the-Sea requires all projects to adhere to Best Management Practices (BMPs) that include reducing emissions from construction equipment. Adherence to the BMPs has been maintained as part of the Standard Conditions of Approval.

A standard city requirement of all construction projects is the submission of a hazardous materials waste survey in conformance with Monterey Bay Air Resources District. Identification of any hazardous substances such as lead or asbestos are subject to State regulations for handling and disposal during construction.

d. Water Quality

- i. CMC 17.43, Water Quality Protection Ordinance, intends to protect and enhance the coastal waters in accordance with policies in the City's Local Coastal Plan, the California Coastal Act, and the City's National Pollutant Discharge Elimination System (NPDES) Phase II Permit requirements. Section 17.43.030 requires that during the construction phase of a development project, an erosion and drainage control plan shall be prepared and submitted. The plan shall include a site-specific erosion control plan that includes controls on grading, best management practices (BMPs) for staging, storage, and disposal of construction materials, design specification of sedimentation basins and landscaping/revegetation of graded or disturbed areas. All new development and redevelopment within the

City shall comply with the requirements in Chapter 17.43, Water Quality Protection Ordinance.

The applicant/project is required compliance with the NPDES water quality standards identified in the City's Municipal Code and the City's standard conditions of approval would ensure that applicable water quality standards are met. Therefore, construction activities associated with the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

5. *The site can be adequately served by all required utilities and public services.*

The project site is in a heavily developed urban area currently served by all required public utilities and services.

The proposed project consists of 8 residential units, parking, and a commercial shell with up to 7 business spaces, which would be a minor increase in utility and public service use at the site over what exists today. However, these uses will not significantly adversely affect police or fire protection services or result in the construction of new schools or parks and other public facilities and is allowable in the zoning ordinance and General Plan limits set forth for this building site. Utility services including wastewater, sewer, and landfill facilities have adequate capacity for the proposed project, or the project has been conditioned appropriately to verify adequate capacities or supply prior to building permit issuance.

Part 2: Exceptions

Application of this exemption, as all categorical exemptions, is limited by the factors described in CEQA Guidelines Section 15300.2. None of these exceptions apply, as described in the discussion below.

1. *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

- a. This possible exception applies only to CEQA exemptions under Classes 3, 4, 5, 6 or 11. Since the project qualifies as a Class 32 Urban Infill exemption, this criterion is not applicable.

2. *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

- a. No successive projects on the project site are proposed, known, or expected to occur over time that would result in cumulatively considerable impacts.

3. *Unusual Circumstances. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

- a. The proposed project would not result in any significant impacts due to unusual circumstances and remains in context and consistent with the existing conditions in the downtown area, General Plan policies, and zoning requirements, all of which supports mixed-use development.

4. *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

- a. The proposed project is not located within or immediately adjacent to a highway officially designated as a state scenic highway.

5. *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

Government Code Section 65962.5 requires the Department of Toxic Substances Control to submit a list of (1) All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code. (2) All land designated as hazardous waste property or border zone property pursuant to former Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code. (3) All information received by the Department of Toxic Substances Control pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land. (4) All sites listed pursuant to Article 5 (commencing with Section 78760) of Chapter 4 of Part 2 of Division 45 of the Health and Safety Code.

On June 21, 2024, City staff reviewed the California Environmental Protection Agency Cortese List of Data Sources (<https://calepa.ca.gov/sitecleanup/corteselist/>) and confirmed that the project site is not on any of the following lists:

- Hazardous Waste and Substances Site List (<https://www.envirostor.dtsc.ca.gov/public/>).
- State Water Resources Control Board GeoTracker for leaking underground storage tanks (<https://geotracker.waterboards.ca.gov/search/>).

- State Water Resources Control Board list of solid waste disposal sites (<https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf>).
- State Water Resources Control Board list of solid waste disposal sites (<https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf>).
- State Water Resources Control Board list of active discharge of waste or hazardous materials (<https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CDOCAOList.xlsx>).
- Additionally, the project site has not been identified as a hazardous waste facility under Health and Safety Code Section 25187.5 (<https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/>).

6. *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

- a.** Section 15064.5(b)(1) of the CEQA Guidelines explains that a “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.” Materially impaired is further defined in Section 15064.5(b)(2) and includes the following:

- A) *Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or*
- B) *Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or*
- C) *Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.*

The Carmel Municipal Code further states that’s that a “*Substantial adverse change*” (also “*significant adverse impact or effect*”) in the significance of an historical resources shall

mean “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” per CEQA Guidelines (2003) Section 15064.5(4)(b)(1) and any subsequent amendments thereto.

Lots 6 and 8 of the project site are located on a Historic Resource (known as the “Northern California Saving and Loan Complex”, referred to herein as “Complex”) and were subject to the Historic Evaluation Process for Major Alterations, as prescribed in CMC 17.32.160. A qualified professional, PAST Consultants, found the project to be consistent with the Secretary of the Interior’s Standards. October 3, 2023, the City Council adopted a resolution issuing a Determination of Consistency with the Secretary of the Interior’s Standards (Resolution 2023-099) following a Council Right of Review (CMC 2.04.160) of the Historic Resources Board issuance of a Determination of Consistency (Resolution 2023-09-HRB).

In accordance with the city’s Historic Preservation Ordinance (CMC 17.32), a *“Determination of consistency” shall mean a finding adopted by the City that the proposed new construction, addition, alteration, and/or relocation complies with all of the provisions of this chapter (CMC 17.32, Historic Preservation) and the Secretary’s Standards.*

CMC 17.32 further defines the Secretary’s standards as: *““Secretary of the Interior’s Standards for Rehabilitation” (also “Secretary’s Standards”) shall mean the Secretary of the Interior’s Standards for Rehabilitation (1990, 36 CFR Section 67.7) and the publication of the National Park Service, Preservation Assistance Division, Guidelines for Rehabilitating Historic Buildings (1992, NPS) and the Secretary of the Interior’s Standard for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995, NPS), and any subsequent publication of the Secretary’s Standards by the NPS.”*

As stated in Section 15064.5(b)(3) of the CEQA Guidelines: *“Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.”*

As stated in CMC 17.32.160.D, *If the Board issues a determination of consistency, the Director shall determine whether the project is eligible for a categorical exemption consistent with the CEQA Guidelines. Further environmental review may still be required to address other aspects of the project. The Department shall cause to be prepared the appropriate environmental documentation for the project and shall cause the processing*

of the permit application to continue pursuant to standard City practices. As such, the project does not cause a substantial adverse change in the significance of a historical resource.

Lot 10 is not part of the Complex site and a Determination of Ineligibility was issued on June 27, 2019, and re-issued on June 27, 2024.

Conclusion

Based on the evidence provided above, the proposed project would not result in any significant environmental impacts. The proposed project qualifies for a Categorical Exemption under CEQA as it meets the conditions described in Article 19, Section 15332, Class 32, In-fill Development Projects, and none of the exceptions listed in CEQA Guidelines Section 15300.2 are applicable.



INTERNATIONAL DESIGN GROUP

ARCHITECTURE ■ INTERIOR DESIGN

JB Pastor Building (Design Review Application DR 23-140)

Project Consistency to Commercial Design Guidelines

The proposed JB Pastor Building is a two level, partial basement and partial apartment roof deck in the service commercial district (SC). Commercial spaces and on-site parking in the ground level and second story apartments.

The design intent is to respect and preserve the historical village character; integrate with residential attribution of the community and pedestrian friendly environment. The overall design concept includes harmony of interior and exterior spaces as an overall experience. Open space gallery for pedestrian use in the commercial areas including permanent planters, landscape areas and benches. Access to commercial units is through 2 access points in the sidewalk on Dolores Street. In the second-floor apartments outdoor covered open balconies to access each unit and courtyards to some of the units are features that allows indoor and outdoor experience. This will be achieved with a harmonized architecture in the immediate surroundings of Spanish Colonial, Italianate and Mediterranean structures.

The proposed project will have facades that will reminisce traditional architecture of the period through use of traditional elements such as authentic clay tile roofs, wood corbels and beams, decorative wrought iron railings, limestone floors, cantilevered features, window projections and the like.

The proposed projects scale and form will complement the rhythm of structures in the immediate vicinity through the use proportioned storefront fenestrations for the commercial areas and properly scaled in the apartments. The use of character defining details through eaves, parapets, overhangs, finishing details and similar features. The undulating walls creating shadow lines that cultivate interest in architecture will be achieved. The use of natural stone and mixed with stucco including molding surrounds of fenestrations adds texture and color. Each building façade has interest and have no long blank walls. The various building heights add to the creation of various roof forms and a “village” feel.



INTERNATIONAL DESIGN GROUP

ARCHITECTURE ■ INTERIOR DESIGN

JB Pastor Building (Design Review Application DR 23-140)

4. UP 21-113 Response: Through multiple iterations of the design for the JB Pastor project we have arrived at the current proposed design for this mixed-use project based on the site constraints. The initial concept for the JB Pastor project anticipated a mixed-use project encompassing all three of the above referenced parcels with a below grade parking structure to accommodate the parking requirements. That iteration of the project assumed the existing community room building associated with the savings and loan building would be demolished.

The current iteration of our proposed JB Pastor project now includes the development of a mixed-use project encompassing all of parcels 010-145-024 and 010-145-012 and partial development of parcel 010-145-023. The parcel being partially developed now maintains the historic savings and loan community building, the associated historically significant ornamented concrete wall, with the required preservation buffer along the perimeter of the community building.

As a result of the site constraints associated with maintaining the historic savings and loan building and related historic site improvements along with the required buffer, we have now modified our proposed JB Pastor project to reduce the overall area of the proposed commercial space at the ground level and the overall area of residential apartments at the second level. Additionally, the site constraints due to the historic community room building and associated site improvements do not allow for the required area needed to accommodate all the required parking in an underground parking structure since we cannot feasibly excavate under the existing community room building and if we were to excavate around the historic building and site improvements we may risk damage to these important historical assets.

Our current plan proposes at-grade parking in the northeast corner of the site under the proposed residential units. To maximize the available parking, we have proposed car lifts and are able to provide 12 of the 18 required parking spaces onsite. As part of our application, we are requesting the satisfaction of the additional required 6 parking spaces that are not provided on site through the granting of a use permit and the payment of in-lieu fees. We believe it is not practical to provide all of the required on-site parking due to the reasons we have highlighted. As we understand it, the in-lieu fees will be deposited into a specific fund and used by the City to acquire and/or develop off-site parking available to the public.

There are 10 parking spaces provided by utilizing a car lift system. We intend to utilize 8 of these spaces for the 8 residential units being provided onsite. As such tenants of these residents will be trained in the operation of the car lift system to allow them to easily access and utilize the provided car lifts in a safe and efficient manner. The remaining 2 spaces provided by the car lift

JB Pastor Building
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4.UP 21-113 Response
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system will be assigned to commercial tenants and / or available for use by the residential tenants that may own more than one vehicle. Additionally, there will be one at-grade standard parking space for use by the commercial units and one available accessible Van parking space to accommodate the accessible parking requirements for the proposed development.



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JB Pastor Building
(Design Review Application DR 23-140)

Project Consistency with Conditions of Approval per Resolution 2023-099

Condition 1 – Proposed project were designed to include setback from the ornamented concrete wall as prescribed by the delineated preservation buffer.

Condition 2 – The proposed project is outside the preservation buffer, keeps the existing community building, existing ornamented concrete wall, existing concrete walkway, planters and benches intact, no proposed changes in proximity of the above. In the rear northeast corner of the property a 6'-0" cedar wood fence is proposed along the north property line and a 6'-0" high cedar wood gate inside the preservation buffer. The intent is to screen the trash bins, which will be located outside the preservation buffer.

Condition 3 – The proposed project maintains and is subordinated to the community building and ornamented concrete wall complex. The Dolores Street façade preserves the identity of the complex. The existing driveway opening along Dolores is maintained and is 12'-0" setback from the ornamented concrete wall. The preservation buffer line only required 5'-0" setback. Furthermore, unit 106 of the proposed commercial accommodations has a single-story 2'-6" setback from Dolores Street property line with the second story apartment 5'-0" setback further.

Condition 4 – The ornamented concrete wall is preserved. Proposed structures are setback by 12'-0" along Dolores Street, which allow full visibility of the historic resource to the public.

Condition 5 – The community room, if repairs or required maintenance is proposed will be submitted to the Community Planning and Building Department for approval.

Keith Higgins

Traffic Engineer

July 3, 2024

Ryan Aeschliman
Project Manager
Esperanza Carmel
7th Ave 2 NW of Lincoln
Carmel-by-the-Sea, CA 93923

Re: JB Pastor Building Trip Generation and Vehicle-Miles-Traveled Study, Dolores, 2nd SE of 7th, Carmel-by-the-Sea, California

Dear Ryan,

Per your request, this is a traffic study for the proposed JB Pastor Building (Project), located at Dolores Street, 2nd Southeast, Carmel-by-the-Sea, California (City). The Project site is currently occupied by a total of about 2,292 gross square feet of commercial floor area and one residential unit. The Project will have a total of about 6,541 gross square feet of commercial floor area including the existing 692 net square-foot fine dining restaurant floor space in Unit 107 and 8 multifamily dwelling units.

The currently proposed site and floor plans are provided in **Attachment A**, which also includes a Project location map is included on the first page. A demolition plan is provided as **Attachment B**, which indicates the existing community building, which is the location of the existing wine tasting room that will remain. It also depicts the two existing buildings along the south property line that will be removed. A tabular summary of Project components is included as **Attachment C**.

This study includes the following.

1. An estimate of Project trip generation and qualitative discussion of its effect on nearby traffic operations. Trip generation is estimated for the proposed project based on trip generation rates in the ITE Manual. The ITE Manual is the standard source of trip generation data used throughout the traffic engineering and transportation planning industry.
2. A Vehicle-Miles-Traveled (VMT) evaluation is included as well, which is required per the latest California Environmental Quality Act (CEQA) regulations.

A. PROJECT TRIP GENERATION

Attachment D provides a tabular summary of the traffic anticipated to be generated by each component of the Project, as summarized in the following discussion. These are based on trip generation rates

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provided in "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021, tabulated on Attachment

1. Proposed Project trip generation is estimated to include the following, as tabulated on **Attachment D, Section B.**
 - a. Retail Commercial - The Project's retail spaces, which are assumed to include Units 101 through 106, will generate about 366 gross daily trips with 17 during the AM peak hour and 39 during the PM peak hour. According to the "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021, an average of about 34% of retail trips are captured from traffic already passing the Project to and from a primary destination. The resulting net retail trips represent an increase in traffic on the nearby street system of about 242 daily trips with 11 during the AM peak hour and 26 during the PM peak hour.
 - b. Fine Dining Restaurant - The existing fine dining restaurant floor area will remain as Unit 107. It is estimated to continue to generate about 66 gross daily trips with 1 during the AM peak hour and 6 during the PM peak hour. According to the "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021, an average of about 44% of fine dining restaurant trips are captured from traffic already passing the Project. The Fine Dining Restaurant net trip generation is therefore estimated to total about 37 daily trips with 1 during the AM peak hour and 3 during the PM peak hour.
 - c. Multi-family Housing - The eight multi-family housing units in Units 2A through 2H will generate a total of about 54 daily trips with 53 during the AM peak hour and 4 during the PM peak hour. An internal trip allowance of 10% is applied to the residential component of the Project because a portion of the Project will offer on-site residential trip attractions such as retail and food service. Residents will also walk to and from the large variety of other commercial uses within walking distance in downtown Carmel. The net residential trip generation estimate includes about 49 daily trips with 2 during the AM peak hour and 5 during the PM peak hour.
 - d. The entire proposed Project is expected to generate a gross total of about 486 daily trips with 21 during the AM peak hour and 49 during the PM peak hour. The net increase in traffic on the nearby street system is expected to total about 328 daily trips with 15 during the AM peak hour and 33 during the PM peak hour.
2. Existing development on the Project site is estimated to generate about 112 daily trips with 6 in the AM peak hour and 11 during the PM peak hour, as tabulated on **Attachment D, Section C.**
3. As tabulated on **Attachment D, Section D**, the Project will generate about 374 more gross daily trips including about 15 AM peak hour trips and 38 PM peak hour trips than the previous use. Its increase in net trips, when accounting for trips to and from the Project

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already on the adjacent street system, is estimated to total about 216 daily trips with 9 in the AM peak hour and 22 in the PM peak hour.

B. PROJECT EFFECT ON NEARBY TRAFFIC OPERATIONS

Net Project trips represent a frequency of about one vehicle every six minutes in the AM peak hour and less than one vehicle every two minutes in the PM peak hour. The low frequency of Project trips will have a minimal effect on traffic operations in downtown Carmel.

The above estimates may be conservative. The Project's net increase in traffic on the nearby streets in greater downtown Carmel is likely to be much less. This is because the Project's location is conducive to walking to and from nearby residential areas and complementary commercial and employment uses in downtown Carmel. The "Trip Generation Handbook," Institute of Transportation Engineers, 3rd Edition, September 2017, Chapter 7, Trip Generation for Urban Infill/Redevelopment, page 65, recognizes this. It states, "The current *Trip Generation Manual* data volumes do not reflect trip generation at urban infill sites. Redevelopment in built out areas and new development in areas that are almost fully built out often results in fewer vehicle trips generated than would result in suburban and outlying locations. These effects may be the result of modal shifts:

- More walking (because of closer proximity of complementary uses).
- More transit ridership (because of convenient, frequent transit service).
- More bicycling (because of bicycle facilities that improve safety or reduce travel time).
- Higher vehicle occupancy (because of more carpooling that results from overall traffic congestion, preferential treatments along roadway network, or parking pricing-or limited parking supply)."

Most of the above characteristics are present in downtown Carmel and therefore applicable to this project.

C. PROJECT VEHICLE-MILES-TRAVELED

As required by California SB 743, vehicle-miles-travelled (VMT) has recently replaced level of service in the evaluation of environmental impacts under CEQA. Carmel-by-the-Sea has not adopted a VMT policy which would include a methodology for performing this analysis. This analysis is therefore based on the "Technical Advisory on Evaluating Transportation Impacts in CEQA," State of California Governor's Office of Planning and Research, December 2018 (OPR Guidelines), which provides implementation guidance for SB 743 for evaluating development proposals. This is consistent with the policies adopted by other nearby agencies including the City of Monterey, Santa Cruz County, and Caltrans. Monterey County is in the process of adopting a VMT policy and evaluation methodology nearly identical to these other agencies.

The OPR Guidelines include criteria for determining if development proposals will require further VMT analysis or if the proposal is below significance thresholds and exempt from additional analysis. The OPR Guidelines, page 17, states, "Lead agencies can evaluate each component of a mixed-use project independently and apply the significance threshold for each project type included (e.g., residential and

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retail). Alternatively, a lead agency may consider only the project's dominant use. In the analysis of each use, a project should take credit for internal capture. Combining different land uses and applying one threshold to those land uses may result in an inaccurate impact assessment." The two main components of the project, residential and commercial (retail), are therefore analyzed separately, as described below.

1. Multi-Family Housing

- a. Residential Significance Criterion - The OPR Guidelines, page 12, states, "Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.
- b. Residential VMT Analysis - The 8 multi-family housing units are estimated to generate about 54 gross daily trips, which is below the 110 trips per day significance threshold. This component of the Project will have a less-than-significant VMT impact.

2. Retail Uses (Variety Stores and Restaurant)

- a. Retail Significance Criterion - The OPR Guidelines, pages 16-17, states, "Many cities and counties define local-serving and regional-serving retail in their zoning codes. Lead agencies may refer to those local definitions when available, but should also consider any project-specific information, such as market studies or economic impacts analyses that might bear on customers' travel behavior. Because lead agencies will best understand their own communities and the likely travel behaviors of future project users, they are likely in the best position to decide when a project will likely be local-serving. Generally, however, retail development including stores larger than 50,000 square feet might be considered regional-serving, and so lead agencies should undertake an analysis to determine whether the project might increase or decrease VMT."
- b. Retail VMT Analysis – The retail component of the Project will include a total increase of about 6,541 net square feet of floor area. The overall floor area is far below the 50,000 square-foot threshold considered to be regional serving that would potentially result in a significant VMT impact. The types of uses anticipated in the Project will serve local clientele and visitors. The retail component of the Project will have a less-than-significant VMT impact.

If you have any questions regarding this analysis or need additional information, please do not hesitate to contact me at your convenience. Thank you for the opportunity to assist you.

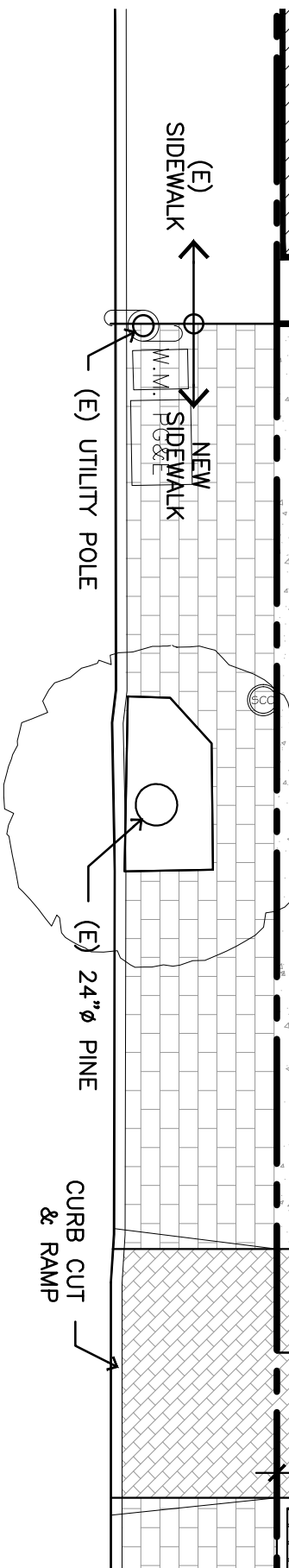
Respectfully submitted,

Keith Higgins

Keith B. Higgins, PE, TE
Attachments

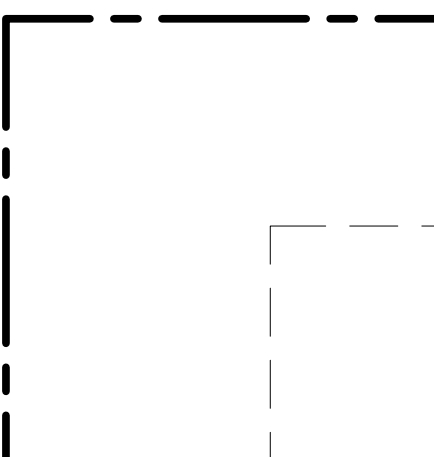
Attachment A

Project Site and Floor Plans



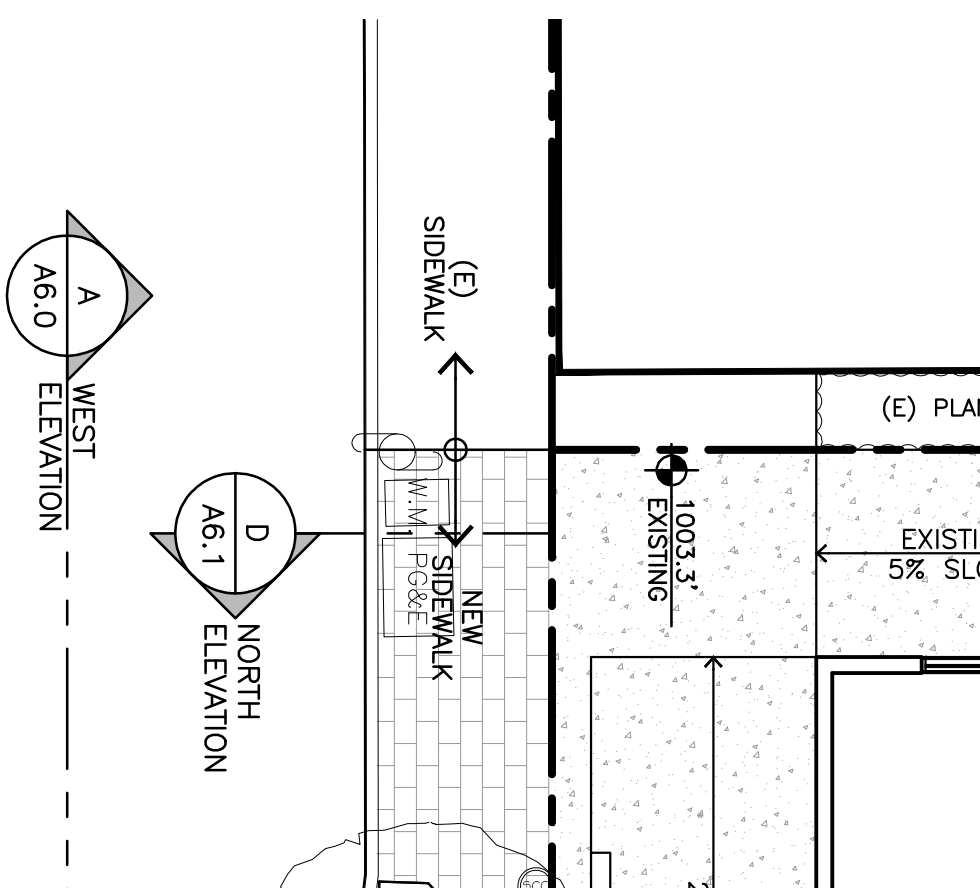
DOLORES
(PUBLIC)

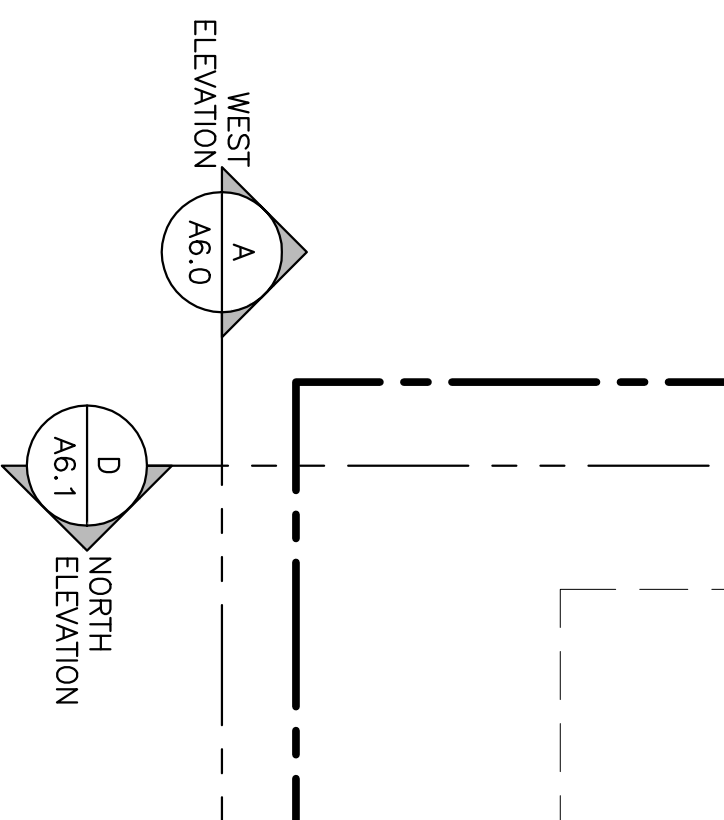
SITE PLAN



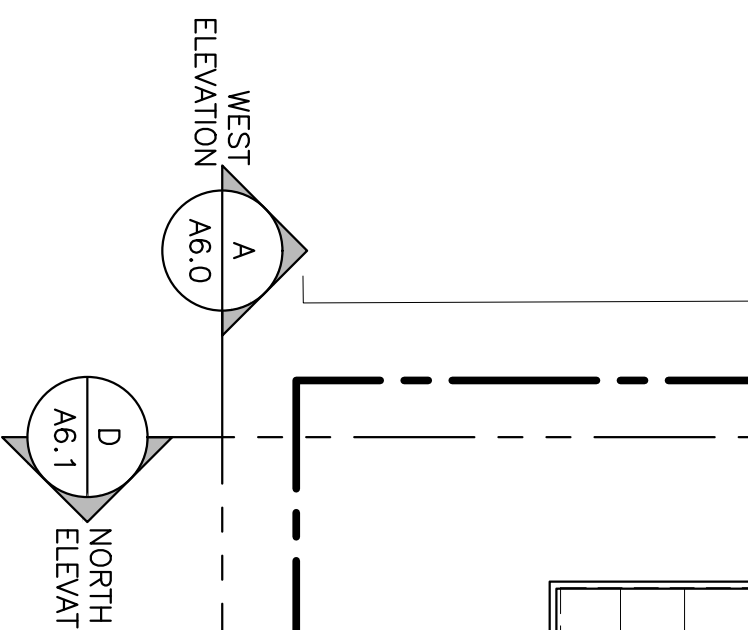
BASEMENT

GROUND F





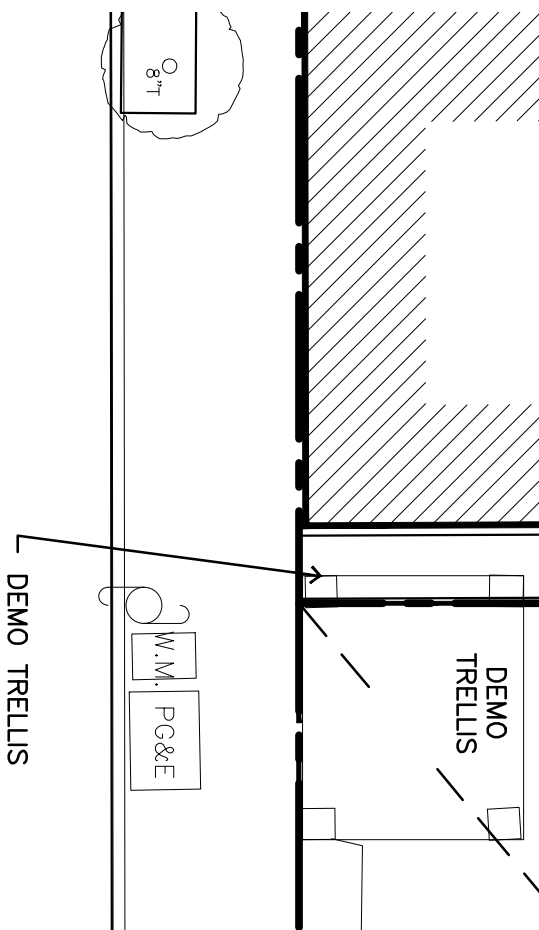
SECOND F



ROOF PLAN

Attachment B

Project Demolition Plan



DEMO. SITE PLAN

Attachment C
Project Land Use
Tabular Summary

JB Pastor - Unit Matrix

Commercial Unit Matrix		
Unit	SF	Notes
101	784	
102	820	
103	794	
104	1,546	
105	595	458 SF of enclosed space, 137 outdoor patio.
106	501	
107	692	This is an existing building & it will remain. Currently used for by the 7th and Dolores restaurant.
Total	5,732	

Basement (MEP and Restrooms)		
Unit	SF	Notes
basement	167	Men's Restroom
basement	189	Women's Restroom
basement	58	Elevator
basement	40	Elevator Machine Room
basement	156	MEP
basement	181	Lobby
basement	18	Janitor
Total	809	

Residential Matrix					
Unit	SF	Notes	Terrace?	Bed	Bath
2A	1,714		Yes	2	1
2B	843		No	1	1
2C	669		No	1	1
2D	1,228		Yes	2	1
2E	551		No	1	1
2F	551		No	1	1
2G	1,117		Yes	2	1
2H	570		No	1	1
Total	7,243				

Currently existing onsite and will be demolished		
Unit	SF	Notes
Unit A	600	Bureau Vintage Property Management - 1-Story Building
Unit B	1600	Signature Day Spa - 1st Floor
Unit C	1600	Residential Tenant - 2nd Floor

**Note - Commercial Unit 107 above is an existing building which will remain.*

A. TRIP GENERATION RATES											
Institute of Transportation Engineers (ITE) Land Uses	ITE LAND USE CODE	WEEKDAY									
		AM PEAK HOUR					PM PEAK HOUR				
		DAILY TRIP RATE	PEAK HOUR	% OF ADT	% IN	% OUT	PEAK HOUR	% OF ADT	% IN	% OUT	
1. Multi-Family Housing (per dwelling unit)	220	6.74	0.40	6%	24%	76%	0.51	8%	63%	37%	
2. Small Office (per 1,000 sq. ft.)	712	14.39	1.67	12%	82%	18%	2.16	15%	34%	66%	
3. Variety Store (per 1,000 sq. ft.)	814	63.66	3.04	5%	55%	45%	6.70	11%	51%	49%	
4. Hair Salon	918	15.125	1.21	8%	83%	17%	1.45	10%	17%	83%	
5. Fine Dining Restaurant	931	83.84	0.73	1%	70%	30%	7.80	9%	67%	33%	
6. Basement Storage Areas - Prorated to Variety Store and Restaurant	N.A.										

B. PROPOSED PROJECT TRIP GENERATION											
B1. Proposed Non-Residential Land Use Summary											
Unit	Land Use	Net Floor Area	Gross Floor Area								
101	Variety Store	784 sq. ft.	895 sq. ft.								
102	Variety Store	820 sq. ft.	936 sq. ft.								
103	Variety Store	794 sq. ft.	906 sq. ft.								
104	Variety Store	1,546 sq. ft.	1,764 sq. ft.								
105	Variety Store	595 sq. ft.	679 sq. ft.								
106	Variety Store	501 sq. ft.	572 sq. ft.								
107	Fine Dining Restaurant	692 sq. ft.	790 sq. ft.								
	Total Net Floor Area	5,732 sq. ft.									
	Basement	809 sq. ft.									
	Total Gross Floor Area		6,541 sq. ft.								
B2. Proposed Non-Residential Trip Generation											
101 through 106	Variety Store - Gross Trips	5,751 sq. ft.	366	17	5%	9	8	39	11%	20	19
	- Net Trips (34% Pass-by)		242	11	5%	6	5	26	11%	13	13
107	Fine Dining Restaurant - Gross Trips	790 sq. ft.	66	1	2%	1	0	6	9%	4	2
	- Net Trips (44% Pass-by)		37	1	3%	1	0	3	8%	2	1
a.	Proposed Project Non-Residential Gross Trips	6,541 sq. ft.	432	18	4%	10	8	45	10%	24	21
b.	Proposed Project Non-Residential Net Trips		279	12	4%	7	5	29	10%	15	14
B3. Proposed Residential Trip Generation											
2A thru 2H	Multi-Family Residential - Gross Trips	8 Units	54	3	6%	1	2	4	7%	3	1
	- Net Trips (10% Internal)		49	3	6%	1	2	4	8%	2	1
B4. PROPOSED PROJECT TOTAL TRIP GENERATION											
a.	Gross Trips		486	21	4%	11	10	49	10%	27	22
b.	Net Trips		328	15	4%	8	7	33	10%	17	15

C. EXISTING SITE TRIP GENERATION												
EXISTING USES	LAND USE CODE	PROJECT SIZE	DAILY TRIPS	WEEKDAY								
				AM PEAK HOUR				PM PEAK HOUR				
				PEAK HOUR	% OF ADT	TRIPS IN	TRIPS OUT	PEAK HOUR	% OF ADT	TRIPS IN	TRIPS OUT	
				TRIPS				TRIPS				
1. Unit 107 - Existing Fine Dining Restaurant	931	692 sq. ft.	58	1	2%	1	0	5	9%	3	2	
2. Unit A - Bureau Vintage Property Management (Small Office)	712	1,600 sq. ft.	23	3	13%	2	1	3	13%	1	2	
3. Unit B - Signature Day Spa - 1st Floor (Hair Salon)	918	1,600 sq. ft.	24	2	8%	2	0	2	8%	0	2	
4. Unit C - Residential Tenant - 2nd Floor	1 Unit		7	0	0%	0	0	1	14%	1	0	
Existing Project Non-Residential Gross and Net Trips		2,292 sq. ft.	112	6	5%	5	1	11	10%	5	6	

D. PROJECT TRIP GENERATION INCREASE ABOVE EXISTING											
Total Proposed Trips minus Existing Trips											
a. Gross Trips		374	15	4%	6	9	38	10%	22	16	
b. Net Trips		216	9	4%	3	6	22	10%	12	9	

Notes:

1. Trip generation rates are referenced from "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021.
2. Trip generation rates are based on gross floor area, including storage, halls, restrooms, mechanical spaces, etc.
3. Gross Trips are total driveway trips including vehicles already passing by the site. Net trips are new trips on adjacent streets.
4. Passby rates are referenced from "Trip Generation Handbook," Institute of Transportation Engineers (ITE), 3rd Edition, 2017.
5. sq. ft. = square feet
6. Basement Storage Area - Prorated and added to Variety Stores Indoor Space to estimate gross floor areas.

**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL**

RESOLUTION NO. 2023-099

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA OVERTURNING THE JULY 2023 DECISION OF THE HISTORIC RESOURCES BOARD (RESO. 2023-009-HRB) AND ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS, WITH NEW FINDINGS AND CONDITIONS, FOR THE CONSTRUCTION OF A MIXED-USE BUILDING WITH SUBTERRANEAN GARAGE ON A PORTION OF THE NORTHERN CALIFORNIA SAVINGS & LOAN COMPLEX SITE LOCATED AT DOLORES STREET 2 SOUTHEAST OF 7TH AVENUE IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT. APNS 010-145-012, 010-145-023, 010-145-024

WHEREAS, on May 11, 2023, Jason Diaz of International Design Group (IDG), ("Applicant") submitted an application (DR 23-140) on behalf of Esperanza Carmel, on May 24, 2022 requesting the construction of a mixed use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the project is partially location on a historic property is known as the Northern California Savings and Loan Complex ("Complex") which is listed on the Carmel Inventory of Historic Resource and Carmel Register of Historic Resources; and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8 respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, the applicant is proposing to construct a portion of a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on lots 6 and 8 of the Northern California Savings & Loan Complex site; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.120.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Seth Bergstein of PAST Consultants, dated June 30, 2023, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, on July 17, 2023, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Determination of Consistency for the application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the application; and

WHEREAS, on July 17, 2023, the Historic Resources Board adopted Resolution 2023-009-HRB issuing a Determination of Consistency for the construction a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the Northern California Savings & Loan Complex site; and

WHEREAS, on August 3, 2023, during the 10-business day appeal period of the Historic Resources Board's decision, two City Council members requested the Council's Right of Review of the Historic Resources Board's decision consistent with CMC 2.04.160; and

WHEREAS, the Right of Review hearing was scheduled for the next available hearing date, September 12, 2023; and

WHEREAS, on September 1, 2023, a notice of the public hearing scheduled for September 12, 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 September 1, 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 September 12, 2023, the City Council held a de novo public hearing to receive public testimony regarding the Determination of Consistency for the application, including without limitation, information provided to the City Council by City staff and through public testimony on the application; and

WHEREAS, as part of a Right of Review hearing, the City Council may uphold the decision of the board, commission, or committee, amend the decision and/or conditions attached to the decision, overturn the decision, or remand the matter to the board, commission or committee for further consideration (CMC 2.04.160.B); and

WHEREAS, on September 12, 2023 the City Council moved to continue the project with direction to staff to prepare specific findings and conditions based on the Council discussion overturning the previous Historic Resources Board Determination of Consistency (Resolution 2023-009-HRB), with new findings of Consistency and Conditions of Approval for the project to

be brought back for adoption at the October 3, 2023 hearing in accordance with CMC 17.32.160.B.1.a; and

WHEREAS, while the request for the Right of Review was initiated due to concerns surrounding the ornamented concrete wall ("Wall") at the southwest corner of the Community Room, additional concerns were raised regarding the proposed projects siting and spatial relationships to the Northern California Saving and Loan Complex ("Complex") as a whole; and

WHEREAS, on September 22, 2023, a notice of the public hearing scheduled for October 3, 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 September 22, 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 October 3, 2023, the City Council held a public hearing to receive public testimony regarding the Determination of Consistency for the application, including without limitation, information provided to the City Council by City staff and through public testimony on the application; and

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

WHEREAS, the City Council hereby finds that to allow the remaining original intact portion of the ornamented concrete wall to be visible from the public right-of-way, a waiver from the build-to-line requirement (CMC 17.14.130) may be granted by the Planning Commission for portions of the proposed building located on Lot 8, for up to 5-feet from the property line. This waiver and creation of a Design Non-Conformity is granted in accordance with CMC 17.32.100.D, Benefits Available to Historic Resources on the Register and is intended to be a benefit to the applicant and not a mandated requirement; and

WHEREAS, the City Council 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, adoption of a finding of consistency is “not a project” pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

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

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Carmel-by-the-Sea makes the following findings regarding the project:

City Council Findings	
No.	
1.	The use of the ornamented concrete method of construction was used on both the Bank Building and the site walls, and originally linked the building to its surroundings.
2.	The south portion of the ornamented concrete wall remains intact enough to reveal the original stone pattern design and retain its historical significance.
3.	The decision to move the concrete wall is a major alteration to a historic resource and affects the entire Northern California Savings and Loan Complex.
4.	Breaking apart or moving portions of a historic resource destroys the integrity of the resource.
5.	The subject concrete wall is considered a work done by a master craftsman, Brad Bowman, with careful and deliberate thought in the placement of the stones and sand finish.
6.	Moving the subject concrete wall, and in turn the project, would violate three of the Secretary of the Interior’s Standards: Standard #2: <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i> <u>Council Finding:</u> The ornamented concrete walls are an original landscape element from the 1972 design that still stands substantially intact today. Further, the spatial relationship between the Community Room and Bank Building are character defining features of the site. These spatial relationships extend beyond the building walls and include the ornamented concrete walls which were part of the original design concept and define the functional space of the complex from the parking lot. Standard #5: <i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</i> <u>Council Finding:</u> The wall exhibits distinctive materials, features, finishes and construction techniques and is an outstanding landscape feature of the 1972 design.

	3. Standard #9: <i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i> a. <u>Council Finding:</u> The proposed new construction will destroy historic materials if the wall is moved from its intended position. The spatial relationships that bring light and space to the entire complex, and are a character defining feature of the resource, will be forever dwarfed by the overly large and looming structure in the adjoining buildings. The Bank Building and Community Room were designed to be viewed from all four sides. Further, the complex exists on a corner in the downtown area and the environment that surrounds that building, including such landscape features, are also important. The ornamented concrete wall is significant for both its spatial significance on the site as well as the artistic value.
7.	The same reasons for not moving the Community Room, which were found by the City Council on May 2, 2023 (Resolution 2023-052), also apply to the relocation of the wall.
8.	The original intent of the architect's (Burde & Shaw, whom are listed in the City's Historic Context Statement) 1972 design must be respected which included the walls as an integral part of the design.
9.	The important spatial relationships of the Northern California Saving and Loan Complex will be altered. The proposed project will loom over the Community Room. Removal of the remaining original concrete wall that shelters the community room on the south side would leave the Community Room windows looking out at the site of a new building instead of the artistic interior of the pebble wall, and eliminate and diminish the character defining spatial relationships of the site.
10.	The ornamented concrete wall is a distinctive feature of the site and a piece of publicly viewed art on private property and is a character defining feature of the site.
11.	The size of the proposed project itself demeans the existing Savings and Loan complex not by changing it, but rather by minimizing it into less significance. The proposed project does not subordinate to the complex but actually overwhelms it and confuses the composition of the entire block.
12.	The proposed project does not respect the space of the environment and the project needs to be modified so that the Bank Building and Community Room maintain their spatial relationships and are not subordinated by the proposed development.
13.	The site is a Historic Resource in the heart of downtown Carmel By the Sea. It is important that the City preserves Historic Resources consistent with municipal code section 17.32.

BE IT FURTHER RESOLVED, that an application to repair the damage to the original ornamented concrete walls as a result of the nails being installed in the wall and used to support the story poles shall be submitted to the Community Planning and Building Department within 30-calendar days of the date of this action. Failure to submit an application within 30-calendar days may result in further enforcement pursuant with CMC 17.32.190.

BE IT FURTHER RESOLVED, based on the above findings and evidence, that the City Council of the City of Carmel-By-The-Sea does hereby **overturn the July 2023 decision of the Historic Resources Board** (Reso. 2023-009-HRB) and **issue a Determination of Consistency with the Secretary of the Interior's Standards** for the construction of a mixed-use building with subterranean garage on a portion of the Northern California Savings & Loan Complex site. This Determination of Consistency is further predicated on the following Recommendations and Draft Conditions of Approval being incorporated into the project, and accepted and approved by the City of Carmel-by-the-sea Planning Commission as part of the discretionary permit and approval for this project:

City Council Conditions	
No.	Conditions for Consistency with Secretary's Standards
1.	Ornamented Concrete Wall. Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, so that the original ornamented concrete walls located adjacent to the Community Room are shown to remain in their original locations and configuration.
2.	Preservation of Spatial Relationships. Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the existing spatial relationship of the Northern California Savings and Loan Complex. At a minimum, all proposed structural elements shall be located outside of the Preservation Buffer as depicted in Exhibit A of this resolution. Walkways, at grade stairways, landscaping, paving, and similar features may be allowed within the Preservation Buffer, however, building elements that are defined as building coverage (CMC 17.14.130) shall not be permitted to encroach. Building eaves shall be limited to an encroachment of 18 inches or less.
3.	Preservation of Site Context. To ensure the Northern California Savings and Loan Complex is not subordinated by the proposed development, prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the context of the site so that the Saving and Loan Complex remains a prominent feature as viewed from 7 th Avenue and Dolores Street. Changes to be considered should include but are not limited to: articulation of the front elevation to preserve and open the view from Dolores Street looking north, reducing and minimizing the mass of the structure(s) to maintain to not diminish the character of the complex, and further enhancing the open space around the Northern California Savings and Loan Complex.
Conditions of Approval	
4.	Ornamented Concrete Wall. The original ornamented concrete wall located at the southwest corner of the Community Room shall remain in its existing location and configuration. It shall remain unaltered and protected through construction. Site improvements shall not significantly obstruct the wall from public view and the wall shall remain accessible to the public as a piece of public art as part of a courtyard, interblock-walkway, or other means.
5.	Community Room Repairs. If repairs or alteration of any nature are proposed for the Community Room, the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed work for review and approval prior to commencement of work. Any deteriorated exterior elements for the Community Room should be repaired, rather than replaced whenever possible.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-
THE-SEA this 3rd day of October, 2023, by the following vote:**

AYES: Councilmembers Baron, Dramov, Ferlito, and Mayor Potter

NOES: None

ABSENT: None

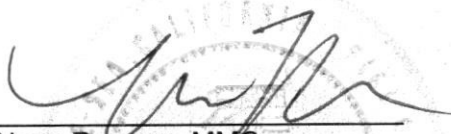
ABSTAIN: Mayor Pro Tem Richards (recused)

APPROVED:

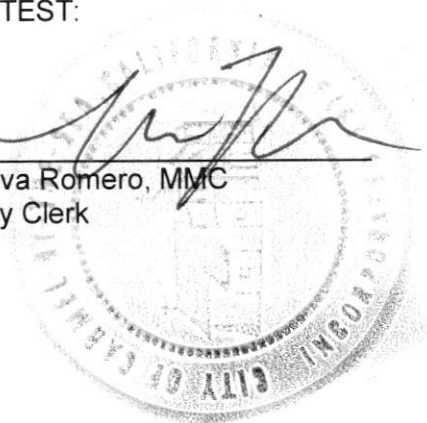


Dave Potter
Mayor

ATTEST:



Nova Romero, MMC
City Clerk



(Exhibit A attached)

Exhibit A Preservation Buffer Area



Figure 1. Preservation Buffer from Condition #2 illustrated in red. Build-to-Line waiver area from recitals is shown in yellow.

The buffer includes:

- A minimum setback of 5' from the exterior of the original of the ornamented concrete wall;
- Maintaining the minimum separation around the community room on the south and east side as measured as the minimum distance from Community Room to the non-original (staff estimates 7'6" is the minimum distance from the Community Room to the non-original wall);
- Maintaining the minimum separation between the community room and the bank building (staff estimates this distance is 8'5"); and
- Keeping a 50% buffer of the minimum separation between the community room and the bank building from the northern property line adjacent to the Bank Building site (approximately 50% of the width of separation between the Bank Building and Community Room; staff estimates this distance is 4'3").

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-009-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR ADOPT A RESOLUTION ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE CONSTRUCTION A 15,351-SQUARE-FOOT MIXED-USE BUILDING WITH A 9,805-SQUARE-FOOT SUBTERRANEAN GARAGE ON A PORTION OF THE NORTHERN CALIFORNIA SAVINGS & LOAN COMPLEX SITE LOCATED AT DOLORES STREET 2 SOUTHEAST OF 7TH AVENUE IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT. APNS 010-145-012, 010-145-023, 010-145-024

WHEREAS, on May 11, 2023, Jason Diaz of International Design Group (IDG), ("Applicant") submitted an application (DR 23-140) on behalf of Esperanza Carmel, on May 24, 2022 requesting the construction of a mixed use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the project is partially location on a historic property is known as the Northern California Savings and Loan Complex ("Complex"); and; and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8 respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, the applicant is proposing to construct a portion of a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on lots 6 and 8 of the Northern California Savings & Loan Complex site; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.120.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for

Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Seth Bergstein of PAST Consultants, dated June 30, 2023, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, on July 7, 2023, a notice of the public hearing scheduled for July 17, 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 7, 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 17, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Determination of Consistency for the application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the application; and

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

WHEREAS, the Historic Resources Board 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, adoption of a finding of consistency is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

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

NOW THEREFORE, LET IT BE RESOLVED, based on the above findings and evidence, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **issue a Determination of Consistency with the Secretary of the Interior's Standards** for the construction a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the Northern California Savings & Loan Complex site being in general conformance with the attached sketches and plans, all being attached hereto and incorporated herein by reference. This Determination of Consistency is further predicated on the following Recommended Condition(s) of Approval being accepted and approved by the City of Carmel-by-the-sea Planning Commission as part of the discretionary permit for this project:

Recommended Conditions of Approval		
No.		
1.	Community Room Repairs. If repairs or alteration of any nature are proposed for the Community Room, the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed work for review and approval prior to commencement of work. Any deteriorated exterior elements for the Community Room should be repaired, rather than replaced.	✓
2.	Concrete Wall. Prior to issuance of a demolition permit, the applicant shall seek options to preserve the remaining original intact section of the concrete wall on the south end of the Community Room as detailed in the Historic Resources Board staff report dated July 17th, 2023 ("Wall"). Options for preservation shall be explored in the following order: 1) Make a good faith effort to work with the adjacent property owner (D&K Dolores, LLC, or owner at the time) to find an option for moving the Wall to the 7th & Dolores Restaurant site as detailed in the Historic Resources Board staff report dated July 17th, 2023. This relocation is subject to all separate required City approvals and permits. 2) Make a good faith effort to find an off-site location to place the Wall that is acceptable to the Community Planning and Building Department. This relocation is subject to all separate required City approvals and permits. Prior to exploring this option, the applicant will provide the Community Planning and Building Department with a signed written explanation of the efforts taken to satisfy Option 1, and the reason why an agreement could not be reached with the adjacent property owner. 3) If the applicant is unable to find a suitable location for placement of the Wall after the good faith efforts listed in options 1 and 2 above, the applicant will provide the Community Planning and Building Department with a signed written	✓

	explanation of the efforts taken to satisfy both Options 1 and 2, and the reasons why the wall could not be relocated. The subject wall shall not be demolished or relocated prior to issuance of a demolition permit by the City.	
3.	Conditions of Approval. The Conditions of Approval listed above (HRB Conditions of Approval) shall be incorporated into the Design Review Conditions of Approval and any action taken by the Planning Department or Planning Commission, as necessary.	✓
<u>4.</u>	<u>Concrete Wall Fronting Dolores Street. The portion of the concrete wall fronting (parallel to) Dolores Street is to be preserved up to the southernmost edge of the Community Room.</u>	<u>✓</u>

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of July, 2023, by the following vote:

AYES: Dyar, Pomeroy, Hall

NOES: Goodhue

ABSENT: Chroman

ABSTAIN:

APPROVED:

ATTEST:

DocuSigned by:

Karyl Hall

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Karyl Hall

Vice Chair

DocuSigned by:

Leah R. Young

2960DA9DEC1C495...

Leah Young

Historic Resources Board Secretary

**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL**

RESOLUTION NO. 2023-052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL BY ESPERANZA CARMEL COMMERCIAL LLC (APP 23-031) AND UPHOLDING THE HISTORIC RESOURCES BOARD'S DECISION TO ISSUE A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE RELOCATION OF THE NORTHERN CALIFORNIA SAVINGS AND LOAN COMPLEX COMMUNITY ROOM FROM APN 010-145-023 TO APN 010-145-002

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex ("Complex"); and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8, respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, International Design Group (IDG), ("Applicant") submitted an application (DR 22-157) on behalf of Esperanza Carmel on May 24, 2022, requesting the construction of a mixed-use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, an intensive survey of the Complex dated December 2022, prepared by PAST Consultants, concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the survey concluded further that the subject property is eligible for listing in the Carmel Inventory because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #3, Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values for its intact Bay Region Modern-stylistic elements designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, on January 23, 2023, the Historic Resources Board adopted Resolution 2023-001-HRB, listing the Complex on the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; and

WHEREAS, notwithstanding the adoption of Resolution 2023-001-HRB, in accordance with the California Environmental Quality Act (CEQA), sites determined to be eligible for listing on

the CRHR are a historic resource for the purpose of CEQA and therefore subject to the requirements of the city's historic preservation ordinance (CMC 17.32); and

WHEREAS, the proposed relocation of the Community Room constitutes a major alteration to a historic resource; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination. If an evaluation concludes that a proposed alteration is not consistent with the Secretary's Standards, the report shall list aspects of the project that are not consistent, along with guidance for modifying the project to comply with the Secretary's Standards; and

WHEREAS, the City retained the services of PAST Consultants ("PAST"), a contracted qualified professional, to prepare a Phase II Evaluation ("Phase II") to determine whether the proposed relocation of the Community Room is consistent with the Secretary of the Interior's Standards; and

WHEREAS, PAST evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation in a Phase II dated January 12, 2023. PAST found that Standards #1, 2, 3, 5, 6, 7, 9, and 10 are applicable to the project. The evaluation concluded that the project, as proposed, is not consistent with Standards #2, 5, 9, and 10 and therefore is not consistent with the Secretary's Standards; and

WHEREAS, the Phase II recommends as part of the conclusion: *The project under consideration proposes the relocation of a primary character-defining feature of the building complex's original design: the spatial relationship between the bank building and the Community Room. To maintain the integrity of the subject historic site and its environment, this report respectfully recommends a new design approach that allows the original Burde/Shaw design and the building complex's corresponding character-defining features to remain in place;* and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project in accordance with CMC 17.58.040.B; and

WHEREAS, on January 23, 2023, the Historic Resources Board adopted Resolution 2023-02-HRB, issuing a Finding of Noncompliance with the Secretary of the Interior's Standards for the relocation of the Northern California Savings and Loan Complex Community Room; and

WHEREAS, on February 6, 2023, a timely appeal (APP 23-031) of the decision to adopt a finding of non-compliance by Esperanza Carmel; and

WHEREAS, on April 21, 2023, notice of the public hearing was published in compliance with State law (California Government Code 65090) indicating the date and time of the public hearing; and

WHEREAS, on May 2, 2023, the City Council held a duly noticed de novo public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the proposed project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Council at the May 2, 2023 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adopting a Finding of Noncompliance does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. However, CEQA requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. Consistent with CMC 17.32.160.C and CEQA, if the applicant does not choose to modify the project to comply with the Secretary's Standards, the Department shall require preparation of environmental review documents to further analyze and mitigate any impacts to the historic resource. These CEQA documents would be required prior to issuance of any discretionary permits for the project, and could include up to an Environmental Impact Report (EIR); 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 City Council of the City of Carmel-by-the-Sea does hereby **DENY** the appeal by Esperanza Carmel (APP 23-031) and uphold the Historic Resources Board's decision to issue a Finding of Noncompliance with the Secretary of the Interior's Standards for the relocation of the Northern California Savings and Loan Complex Community Room, as found in Historic Resources Board Resolution: Resolution 2023-02-HRB adopted on January 23, 2023.

Findings for Denial of Appeal	
No.	
1.	The appeal filed by the Appellant (included as Attachment XX to the subject staff report) is without merit as it fails to address why the action taken by the Historic Resources Board is incorrect or should be overturned based on factual evidence that was applicable to the decisions made by the HRB at the subject hearing.
2.	The subject site is determined to be a historic resource. Historic resources are subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the Standards for Rehabilitation contained within <i>The Secretary of the Interior's Standards for the Treatment of Historic Properties</i> is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines §15064.5)

3.	The city's historic preservation ordinance (CMC 17.32) outlines the process for determining project consistency with the secretary's standards. Determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary's Standards are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination (CMC 17.32.160.B). The city contracted with PAST Consultant, LLC to prepare the Phase II Evaluation for the associated project. The evaluation concluded the subject project as proposed is not consistent with Standards #2, 5, 9, and 10, and therefore is not consistent with the Secretary's Standards. As outlined in CMC 17.32.160.C.1, an evaluation that concludes that a project is not consistent with the Secretary's Standards shall constitute evidence of substantial adverse impact to an historic resource.
4.	On August 3, 2021, the City Council adopted Resolution 2021-043 that included the following findings: • The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank. • The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA). • In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning. • A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects. • The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams. • The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource. • By removing the community room the south elevation of the resource is completely changed and is not the intended design from the public right-of-way on the south side.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 2nd day of May, 2023, by the following vote:

AYES: Councilmembers Baron, Dramov, Ferlito, Richards, and Mayor Potter

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:



Dave Potter, Mayor

ATTEST:



Nova Romero, MMC, City Clerk



**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL**

RESOLUTION NO. 2023-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL BY ESPERANZA CARMEL COMMERCIAL LLC (APP 23-031) AND UPHOLDING THE HISTORIC RESOURCES BOARD'S DECISION TO LIST THE NORTHERN CALIFORNIA SAVINGS AND LOAN COMPLEX ON THE CARMEL INVENTORY OF HISTORIC RESOURCES AND CARMEL REGISTER OF HISTORIC RESOURCES LOCATED AT THE SOUTHEAST CORNER OF DOLORES STREET AND 7th AVENUE, IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT, APNS: 010-145-002, 010-145-023, 010-145-024

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex ("Complex"); and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8, respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, International Design Group (IDG), ("Applicant") submitted an application (DR 22-157) on behalf of Esperanza Carmel on May 24, 2022, requesting the construction of a mixed-use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, in accordance with the City's Historic Preservation Ordinance (CMC 17.32), *No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory*; and

WHEREAS, the Complex has previously been determined to be ineligible for the Carmel Inventory by the City Council on February 4, 2020, however, the previous determination of ineligibly expired on October 26, 2022, when the Complex reached 50-years old and was required to be re-evaluated for its eligibility for the local inventory; and,

WHEREAS, the City retained the services of PAST Consultants, a contracted qualified professional, to prepare an intensive review of the site to determine whether the Complex meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the intensive survey dated December 30, 2022 identified the Complex as having the following character-defining features: Building integrated with surrounding landscape; Horizontal or Vertical massing with shed roofs; Existing spatial relationship between the bank building and Community Room; Detached Community Room building connected by a wood-clad upper walkway; Projecting shed or boxy volumes; Exposed structural elements; Wide expanses of glass set within wood frames; Wood siding as exterior cladding; Copper sheet roof cladding; and

WHEREAS, in the intensive survey dated December 2022, prepared by PAST Consultants, it is concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the evaluation concluded further that the subject property is eligible for listing in the Carmel Inventory as a primary resource because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #3, *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values* for its intact Bay Region Modern-stylistic elements designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, in accordance with CMC 17.32.070.A, Properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, on January 23, 2023, staff referred the decision to list property on the Inventory and Register to the Historic Resources Board consistent with CMC 17.52.030.L, due to the past involvement in the site by the board and as a matter of public interest; and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project in accordance with CMC 17.58.040.B; and

WHEREAS, on January 23, 2023, the Historic Resources Board adopted Resolution 2023-01-HRB, adding a property known as the "Northern California Savings And Loan Complex" located at the southeast corner of Dolores Street and 7th Avenue in the Service Commercial (SC) Zoning District to the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; and

WHEREAS, on February 6, 2023, a timely appeal (APP 23-031) of the Historic Resources Board's decision to list the property on the local inventory and register was filed with the City Clerk by Esperanza Carmel Commercial LLC; and

WHEREAS, on April 21, 2023, notice of the public hearing was published in compliance with State law (California Government Code 65090) indicating the date and time of the public hearing; and

WHEREAS, on May 2, 2023, the City Council held a duly noticed, de novo public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the proposed project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Council at the May 2, 2023 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the Complex on the Carmel Inventory and Carmel Register does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Carmel-by-the-Sea does hereby **DENY** the appeal by Esperanza Carmel (APP 23-031) and uphold the Historic Resources Board's decision to list the Northern California Savings and Loan Complex on the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources, as found in Historic Resources Board Resolution: Resolution 2023-01-HRB adopted on January 23, 2023.

Findings for Denial of Appeal	
No.	
1.	The appeal filed by the Appellant (included as Attachment XX to the subject staff report) is without merit as it fails to address why the action taken by the Historic Resources Board is incorrect or should be overturned based on factual evidence that was applicable to the decisions made by the HRB at the subject hearing.
2.	The city's historic preservation ordinance (CMC 17.32) outlines the process for establishing eligibility for the Carmel inventory. The historic preservation ordinance states, "If the property appears to meet the criteria for the inventory, the Department shall order that an intensive survey of the property be conducted. All intensive surveys shall be performed by a qualified professional under contract to the City." The city contracted with PAST Consultant, LLC to prepare the intensive survey. The survey concluded the subject property meets the criteria for listing on the local inventory, as outlined in CMC 17.32.040: A. Should be representative of at least one theme included in the Historic Context Statement. a. The site is representative of Theme 5: Architectural Development in Carmel in the Context Statement. B. Shall retain substantial integrity.

	a. The site retains all of its original character-defining features and has retained a high degree of integrity. C. Should be a minimum of 50 years of age and shall meet at least one of the four criteria for listing in the California Register at a national or Statewide level of significance or at a regional or local level of significance per CEQA Guidelines Section 15064.5(a)(3) a. The site is 50 years old and meets Criteria 3 of the California Register as an intact Bay Region Modern style complex (style listed in the Historic Context Statement) designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates (both architects noted in Historic Context Statement) (Criteria 3 qualifiers #1 & 3).
3.	The intensive survey (described in Finding #2) also found the site to be eligible for listing in the California Register of Historic Resources (CRHR). Properties eligible for the CRHR are historic resources, as defined, in the city's historic preservation ordinance, as well as considered historic resources for the purpose of the California Environmental Quality Act (CEQA).
4.	While a previous determination of ineligibility had been issued for the site, which has since expired, General Plan Policy P1-93 states, in part, <i>"....Failure to include a property on the Carmel Inventory shall not preclude a future determination that it qualifies as an historic resource based on new evidence. (LUP)"</i> In the time since the previous Determination of Ineligibility has expired, the complex has turned 50-years old, and the city's Historic Context Statement has been updated through 1986.
5.	On August 3, 2021, the City Council adopted Resolution 2021-043 that included the following findings: • The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement. • Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history. • The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it. • The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank. • In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning. • The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).

	• Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment. • The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams. • The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.
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**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-
THE-SEA this 2nd day of May, 2023, by the following vote:**

AYES: Councilmembers Baron, Dramov, Ferlito, Richards, and Mayor Potter

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:

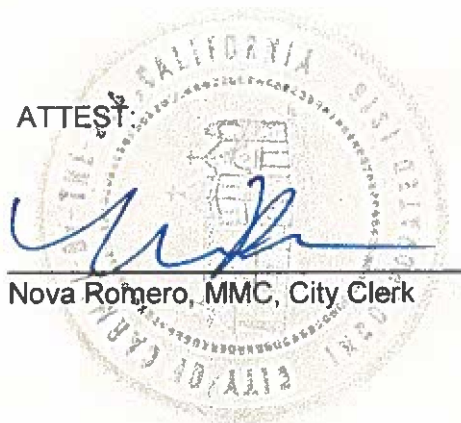


Dave Potter, Mayor

ATTEST:



Nova Romero, MMC, City Clerk



**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-002-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ISSUING A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR THE RELOCATION OF THE NORTHERN CALIFORNIA SAVINGS AND LOAN
COMPLEX COMMUNITY ROOM FROM APN 010-145-023 TO APN 010-145-002.**

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex ("Complex"); and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8, respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, International Design Group (IDG), ("Applicant") submitted an application (DR 22-157) on behalf of Esperanza Carmel on May 24, 2022, requesting the construction of a mixed-use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, an intensive survey of the Complex dated December 2022, prepared by PAST Consultants, concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the survey concluded further that the subject property is eligible for listing in the Carmel Inventory as a primary resource because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #3, *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values* for its intact Bay Region Modern-stylistic elements designed by

prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, on January 23, 2023, the Historic Resources Board adopted Resolution 2023-001-HRB, listing the Complex on the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; and

WHEREAS, notwithstanding the adoption of Resolution 2023-001-HRB, in accordance with the California Environmental Quality Act (CEQA), sites determined to be eligible for listing on the CRHR are a historic resource for the purpose of CEQA and therefore subject to the requirements of the city's historic preservation ordinance (CMC 17.32); and

WHEREAS, the relocation of the Community Room constitutes a major alteration to a historic resource; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination. If an evaluation concludes that a proposed alteration is not consistent with the Secretary's Standards, the report shall list aspects of the project that are not consistent, along with guidance for modifying the project to comply with the Secretary's Standards; and

WHEREAS, staff retained the services of PAST Consultants ("PAST"), a contracted qualified professional retained by the city, to prepare a Phase II Evaluation ("Phase II") to determine whether the proposed relocation of the Community Room is consistent with the Secretary of the Interior's Standards; and

WHEREAS, PAST evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation in a Phase II dated January 12, 2023. PAST found that Standards #1, 2, 3, 5, 6, 7, 9, and 10 are applicable to the project. The evaluation concluded that the project, as proposed, is not consistent with Standards #2, 5, 9, and 10 and therefore is not consistent with the Secretary's Standards; and

WHEREAS, the Phase II recommends as part of the conclusion: *The project under consideration proposes the relocation of a primary character-defining feature of the building complex's original design: the spatial relationship between the bank building and the Community Room. To maintain the integrity of the subject historic site and its environment, this report respectfully recommends a new design approach that allows the original Burde/Shaw design and the building complex's corresponding character-defining features to remain in place; and*

WHEREAS, notice of the public hearing was published on January 13, 2023, in compliance with State law (California Government Code 54956); and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Historic Resources Board by City staff and public testimony on the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Historic Resources Board at its January 23, 2023, hearing, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby find the project inconsistent with the Secretary's Standards as follows:

1. Relocating the Community Room from its original location would substantially alter the south elevation of the building complex and result in the removal of the elevated walkway, which is an important character-defining feature. (Standard 2)
2. Relocating the Community Room removes the spatial relationship between the bank building and the Community Room, which is a primary character-defining feature of the original design concept. (Standard 5)
3. Relocating the Community Room destroys historic materials of the covered walkway, removes the original landscape walls and raised pavement areas surrounding the Community Room, and alters the original design concept by relocating the Community Room elsewhere on the site. (Standard 9)
4. Relocating the Community Room is not reversible and will destroy the integrity of the setting of the historic resource. (Standard 10)

BE IT FURTHER RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea issues a Finding of Noncompliance with the Secretary of the Interior's Standards for the relocation of the Northern California Savings and Loan Complex Community Room located at the southeast corner of Dolores Street and 7th Avenue in the Service Commercial (SC) Zoning district; APNs: 010-145-002, 010-145-023, 010-145-024.

Resolution No. 2023-002-HRB

Attachment 8

Page 4 of 4

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA THIS 23rd DAY OF JANUARY 2023, BY THE FOLLOWING VOTE:

AYES: Goodhue, Hall, Pomeroy, Chroman

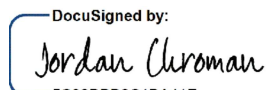
NOES:

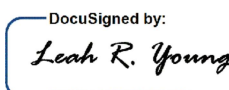
ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

DocuSigned by:

5C02DBB2C1BA41E...
Jordan Chroman
Chair

DocuSigned by:

2960DA9BEC1C495...
Leah Young
Historic Resources Board Secretary

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-001-HRB

**A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA
ADDING A PROPERTY KNOWN AS THE “NORTHERN CALIFORNIA SAVINGS AND LOAN
COMPLEX” LOCATED AT THE SOUTHEAST CORNER OF DOLORES STREET AND 7TH AVENUE IN
THE SERVICE COMMERCIAL (SC) ZONING DISTRICT TO THE CARMEL INVENTORY OF HISTORIC
RESOURCES AND CARMEL REGISTER OF HISTORIC RESOURCES; APNS: 010-145-002, 010-145-
023, 010-145-024**

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex (“Complex”); and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC (“D&K Dolores”). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8, respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC (“Esperanza Carmel”); and

WHEREAS, International Design Group (IDG), (“Applicant”) submitted an application (DR 22-157) on behalf of Esperanza Carmel on May 24, 2022, requesting the construction of a mixed-use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, in accordance with the City’s Historic Preservation Ordinance (CMC 17.32), *No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory*; and

WHEREAS, the Complex has previously been determined to be ineligible for the Carmel Inventory by the City Council on February 4, 2020, however, the previous determination of ineligibly expired on October 26, 2022, when the Complex reached 50-years old and was required to be re-evaluated for its eligibility for the local inventory; and,

WHEREAS, staff retained the services of PAST Consultants, a contracted qualified professional retained by the city, to prepare an intensive review of the site to determine whether the Complex meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the intensive survey identified the Complex as having the following character-defining features: Building integrated with surrounding landscape; Horizontal or Vertical massing with shed roofs; Existing spatial relationship between the bank building and Community Room; Detached Community Room building connected by a wood-clad upper walkway; Projecting shed or boxy volumes; Exposed structural elements; Wide expanses of glass set within wood frames; Wood siding as exterior cladding; Copper sheet roof cladding; and

WHEREAS, in the intensive survey dated December 2022, prepared by PAST Consultants, it is concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the evaluation concluded further that the subject property is eligible for listing in the Carmel Inventory as a primary resource because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #3, *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values* for its intact Bay Region Modern-stylistic elements designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, the Complex is a Primary Historic Resource, as defined in CMC 17.32.230.N.6; and

WHEREAS, Primary Historic Resources shall mean a historic resource eligible for listing in the California Register due to its national or Statewide significance; and

WHEREAS, in accordance with CMC 17.32.230.N.6, all primary resources are included in the Carmel Inventory and the Carmel Register of Historic Resources;

WHEREAS, in accordance with CMC 17.32.070.A, Properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, staff has referred decision to list property on the Inventory and Register to the Historic Resources Board consistent with CMC 17.52.030.L, due to the past involvement in the site by the board and as a matter of public interest; and

WHEREAS, notice of the public hearing was published on January 13, 2023 in compliance with State law (California Government Code 54956); and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Historic Resources Board at its January 23, 2023, hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the Complex on the Carmel Inventory and Carmel Register does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby add the property known as the "Northern California Savings and Loan Complex" located at the southeast corner of Dolores Street and 7th Avenue (Block 91, Lots 2, 4, 6, & 8) in the Service Commercial (SC) Zoning district to the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; APNs: 010-145-002, 010-145-023, 010-145-024.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF

Resolution No. 2023-001-HRB

Attachment 8

Page 4 of 4

CARMEL-BY-THE-SEA THIS 23rd DAY OF JANUARY 2023, BY THE FOLLOWING VOTE:

AYES: Goodhue, Hall, Pomeroy, Chroman

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

DocuSigned by:
Jordan Chroman
5C02DBB2C1BA41E...
Jordan Chroman
Chair

DocuSigned by:
Leah R. Young
2960DA9BEC1C495...
Leah Young
Historic Resources Board Secretary

**CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL**

RESOLUTION NO. 2021-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL BY CHRISTOPHER MITCHELL (APP 21-197) AND UPHOLDING THE HISTORIC RESOURCES BOARD'S DECISION TO ISSUE A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM LOCATED AT DOLORES 2 SOUTHEAST OF 7TH AVENUE, IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT, APN: 010-101-017.

WHEREAS, the owner of the subject property is Esperanza Carmel Commercial, LLC ("Owner"); and

WHEREAS, Alem Dermicek of International Design Group, submitted an application on behalf of the owner requesting the approval of a Design Review "DR 20-395" ("project"); and

WHEREAS, the project is proposed to be located on a 12,000 square foot site located at Dolores 2 SE 7th, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10); and

WHEREAS, the project consists of the demolition of all improvements across the three lots and construction of a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, on April 19, 2021, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the proposed use; and

WHEREAS, the complex is not eligible for listing on the nation or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guideline §15064.5(a)(1), a structure must be treated as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historic Resources; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, pursuant to CMC 17.32.160.B.1.b, if the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence; and

WHEREAS, the project was considered by the Historic Resources Board at the April 19, 2021 hearing and the board voted to continue the item with direction to Staff to prepare a resolution for adoption for the issuance of a Finding on Noncompliance; and

WHEREAS, on May 17, 2021, the Historic Resources Board adopted Resolution 2021-03-HRB, issuing a Finding of Noncompliance; and

WHEREAS, on May 19, 2021, a timely appeal (APP 21-179) of the Finding of Noncompliance of DR 20-395 was filed with the City Clerk by Christopher Mitchell ("Applicant"); and

WHEREAS, on August 3, 2021, the City Council held a duly noticed public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the proposed project; and

WHEREAS, on August 3, 2021, the City Council held a de novo hearing to consider the appeal; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Council at the August 3, 2021 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, notice of the public hearing was published on July 23, 2021, in compliance with State law (California Government Code 65090) indicating the date and time of the public hearing; and

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

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY:

Deny the appeal by Christopher Mitchell, on behalf of Esperanza Carmel Commercial, LLC, (APP 21-184) and uphold the Historic Resources Board's decision to issue a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District, APN: 010-101-017, as found in Historic Resources Board Resolution: Resolution 2021-03-HRB adopted on May 17, 2021.

Findings for Denial of Appeal	
No.	
1.	The purposes of historic preservation and the city's historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered one of the most exceptional and significant buildings to be constructed in the commercial district of Carmel during the entire decade of the 1970's.
2.	The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement.
3.	The building is acknowledged as exceptionally significant and is 49 years old. In less than one year, it will only need to be of normal significance for inclusion on the inventory.
4.	Together, the bank building and community room creates a spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail, are built at the same time, designed and built by the same master architects.
5.	Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.
6.	Following the Bank president's mandate, bank staff in each city where a branch was to be located, were directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The view contained in the Phase II Report for this project that the Community Room was simply "a postscript to the architects' intentions" is false.
7.	The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.
8.	The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.
9.	In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning.
10.	Simply because an element of a building is smaller or "subordinate" to other parts does not make them less important to the whole as a piece of architecture.

11.	The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).
12.	Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.
13.	A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.
14.	The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams.
15.	The community room was constructed at the same time by the same builder. It's materials, detailing, composition are all at the same level of quality as the main bank building.
16.	The Community Room element of the building adds to the complexity and richness of the overall resource which, if taken away, would significantly negatively impact the quality of architecture of the bank building.
17.	The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.
18.	By removing the community room the south elevation of the resource is completely changed and is not the intended design from the public right-of-way on the south side.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-
THE-SEA this 3rd day of August, 2021, by the following vote:**

AYES: COUNCIL MEMBERS BARON, FERLITO, THEIS, MAYOR PRO TEM RICHARDS,
MAYOR POTTER

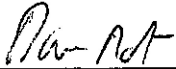
NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

APPROVED:

ATTEST:



Dave Potter
Mayor



Britt Avrit, MMC
City Clerk

**CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

HISTORIC RESOURCES BOARD RESOLUTION NO. 2021-03-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM. APN: 010-101-017

WHEREAS, Alem Dermicek, on behalf of International Design Group, ("Applicant") submitted an application requesting the approval of a Design Review "DR 20-395" described herein ("Application"); and

WHEREAS, the application has been submitted for the 12,000 square foot property located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000); and

WHEREAS, the applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, the Historic Resources Board determined on November 18, 2019 the resource is eligible for listing on the City's Historic Inventory in accordance with CMC 17.32.040.H which states, "A resource less than 50 years old may be eligible if it is of exceptional importance to the City, State, or nation based on its unusually strong contribution to history, architecture, engineering or culture, or because it is an integral part of an historic district"; and

WHEREAS, the complex is not eligible for listing on the national or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, on April 19, 2021, the Historic Resources Board reviewed the project, DR 20-395, and considered the issuance a Determination of Consistency with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated March 1, 2021, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, pursuant to CMC 17.32.160.B.1.a, if the Board concurs with the evaluation, the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence.; and

WHEREAS, pursuant to CMC 17.32.160.B.1.b, if the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence; and

WHEREAS, at the April 19, 2021 hearing, the Historic Resources Board voted 2-1 (2 board members absent) to continue the application with direction to staff to return with a resolution issuing a Finding of Noncompliance with the Secretary of the Interior's Standards; and

WHEREAS, notice of the public hearing was published in compliance with State law (California Government Code 54954.2.); and

WHEREAS, on May 17, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at its May 17, 2021 hearing including but not limited to, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board 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 facts set forth in the recitals are true and correct and are incorporated herein by reference; and

NOW THEREFORE, BE IT RESOLVED, based on the findings and evidence contained in this resolution, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby issue a **Finding of Noncompliance with the Secretary of the Interior's Standards** for the proposed demolition of the Palo Alto Savings and Loan Bank Community Room (Design Review DR 20-395) located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000).

Findings of Noncompliance	
No.	
1.	The purposes of historic preservation and the city's historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered one of the most exceptional and significant buildings to be constructed in the commercial district of Carmel during the entire decade of the 1970's.

2.	The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement.
3.	The building is acknowledged as exceptionally significant and is 49 years old. In less than one year, it will only need to be of normal significance for inclusion on the inventory.
4.	Together, the bank building and community room creates a spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail, are built at the same time, designed and built by the same master architects.
5.	Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.
6.	Following the Bank president's mandate, bank staff in each city where a branch was to be located, were directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The view contained in the Phase II Report for this project that the Community Room was simply "a postscript to the architects' intentions" is false.
7.	The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.
8.	The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.
9.	In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning.
10.	Simply because an element of a building is smaller or "subordinate" to other parts does not make them less important to the whole as a piece of architecture.
11.	The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).
12.	Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.

13.	A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.
14.	The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams.
15.	The community room was constructed at the same time by the same builder. It's materials, detailing, composition are all at the same level of quality as the main bank building.
16.	The Community Room element of the building adds to the complexity and richness of the overall resource which, if taken away, would significantly negatively impact the quality of architecture of the bank building.
17.	The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.
18.	By removing the community room the south elevation of the resource is completely changed and is not the intended design from the public right-of-way on the south side.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of May, 2021, by the following vote:

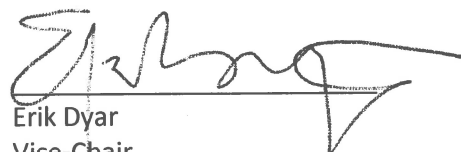
AYES: Board Member: Gualtieri, Dyar, Chroman

NOES: Board Member: Hall

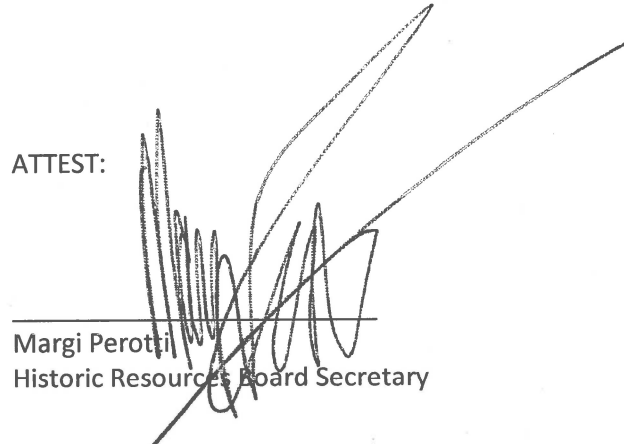
ABSENT: Board Member: None

ABSTAIN: Board Member: None

APPROVED:


Erik Dyar
Vice-Chair

ATTEST:


Margi Perotti
Historic Resources Board Secretary

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

June 30, 2023

Evan Kort, Associate Planner
City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

Re: SE Corner Dolores St. and 7th Ave., Carmel-by-the-Sea, CA
APN 010-145-022/023/024; DR 23-140: Northern California Savings & Loan

Dear Mr. Kort:

This letter evaluates the proposed alterations to the property located at the SE corner of Dolores Street and 7th Avenue, in Carmel-by-the-Sea, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on June 20, 2023 to view the property's existing conditions and to evaluate project drawings for proposed alterations to the subject property.

The subject property contains the Northern California Savings & Loan Complex, constructed in 1972 in the Bay Region Modern style. Designed and executed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, the building complex consists of a primary bank building located on the southeast corner of Dolores Street and 7th Avenue and a detached Community Room, whose shed-roofed design complements the larger bank building. An elevated walkway connects the bank building to the Community Room, creating a complex of two buildings integrated within the site. In 2023, the building was listed on the Carmel Historic Resources Inventory as an outstanding example of Modernist design by a prominent architectural team.

Previously, the Northern California Savings & Loan project has been featured in numerous publications, including:

- *Architecture of the Monterey Peninsula*, a book/exhibit at the Monterey Peninsula of Art, 1976;
- *Documentation and Conservation of the Modern Movement – Monterey*: A tour of the Monterey Region's iconic Modernist buildings conducted by DOCOMOMO, 2003;
- *Carmel, A History in Architecture*, Kent Seavey, 2007; and
- *Carmel Modernism*: A museum exhibit by the Monterey Area Architectural Resources Archive (MAARA) held at the Carl Cherry Center for the Arts, Carmel, 2016.

Proposed project

The property owner proposes the construction a mixed-use, commercial and residential project on the lot containing the Community Room (APN 010-145-023) and the adjacent lot to the south (APN 010-145-024). The proposed design does not include construction on the lot containing the Bank Building (APN 010-145-022). Design drawings by Jun A. Sillano, AIA, of International Design Group and dated 5/11/2023, were the documents reviewed for this historic assessment.

The project will allow retention of the Bank Complex, which includes the Bank Building, the Community Room and the Elevated Walkway connecting the two building masses. However, to facilitate the proposed project, the ornamented concrete wall to the south of the Community Room will be removed.

The following Historic Assessment Report provides a methodology, summarizes the historic status of the subject property, provides a property description and building chronology and an evaluation of the proposed alterations for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Project Methodology

PAST reviewed all relevant project files located at the City of Carmel-by-the-Sea planning and building departments as part of the project. A review of the relevant sections of the Carmel by-the-Sea Historic Context Statement (Carmel Historic Context Statement) was also conducted. A site visit was completed on June 20, 2023 to assess the building's existing conditions and to understand the proposed building alterations.

In addition, PAST performed research in local and regional repositories to determine the history of the ornamented concrete wall to the south and west of the Community Room.

Summary Property History

The subject property contains the Northern California Savings & Loan building complex. Completed in 1972 by Walter Burde and Associates and Will Shaw and Associates, the subject property was listed on the Carmel Historic Resources Inventory in 2023 under the Historic Context Statement's theme of Architectural Development in Carmel as a rare commercial example of the Bay Region Modern style. All relevant project data, property history and an evaluation of historic significance are presented on the DPR523 forms completed in January 2023.¹

¹ PAST Consultants, LLC. *Northern California Savings and Loan* (DPR523 forms), 1/3/2023. These forms update and replace the DPR523 forms prepared by Richard N. Janick, architectural historian in 2001.

Property Description

The DPR523 forms provide a comprehensive set of photographs of the bank building and the Community Room. The following description focuses on the Community Room, and its surrounding ornamented concrete wall as the project proposes to remove one of the remaining site features dating to the building's period of significance.

The ornamented concrete wall frames the Community Room and runs in an EI-shaped pattern along Dolores Street and turns to the east within the lot. Designed by Brad Bowman and completed in 1972 by Ornamented Concrete, Inc. of Carmel-by-the-Sea, the wall was commissioned by Burde and Shaw as part of the overall project. Originally, the south section of the wall returned toward the Community Room. In 2014, the Dolores Street section of the ornamented concrete wall was cut down and the portion of the southern wall that returned toward the building was removed. A small stucco wall was also constructed (**Figures 1 - 3**).



Figures 1 and 2. Left image looks north at the site. Constructed in 2014, the wall in the foreground is not a historic addition to the site. The original ornamented concrete wall is shown with an arrow. Right image details the Community Room looking northwest, with the 2014 stucco wall shown.



Figure 3. View of Community Room taken from Dolores Street, showing the wall cut down (arrow). The southern section retains its original height.

Community Room and Site Landscape: Building Chronology

1. Permit # 72-80, 10/26/1972: \$250,000 for construction of bank and Community Room. Will Shaw and Associates and Walter Burde, architects; Carl Swenson, Inc., contractor. Landscape walls designed and constructed by Ornamental; Concrete, Inc. of Carmel
2. Permit # 78-132, 8/4/1978: \$30,000 for interior remodel. Holowinski & Blevins, planning architect; Hampshire Construction, contractor.
3. Permit #13-170C, 9/5/2013: Interior remodel. Adam Jeselnick, architect; Hare Construction, contractor. Design review for this permit completed in 2014.
7. Permit #DR 14-23C. As built drawings submitted and design review approved for interior remodel of Community Room and site landscape modifications:
 - Site: Install new asphalt overlay, install two freestanding trellises between Bank Building and Community Room. Remove original wall at southwest corner of site and install new concrete planter. Remove existing wood fence at south property line and install new stucco wall. Install small concrete wall and planter southeast of Community Room. Install new trash bin enclosure at southeast corner of site.
 - Ornamented Concrete Wall: Modify original ornamented concrete wall: cut down section running along Dolores Street; removes section of ornamented concrete wall south of the Community Room where it returns to the building. Construct new stucco wall to the east (**Figure 4**).

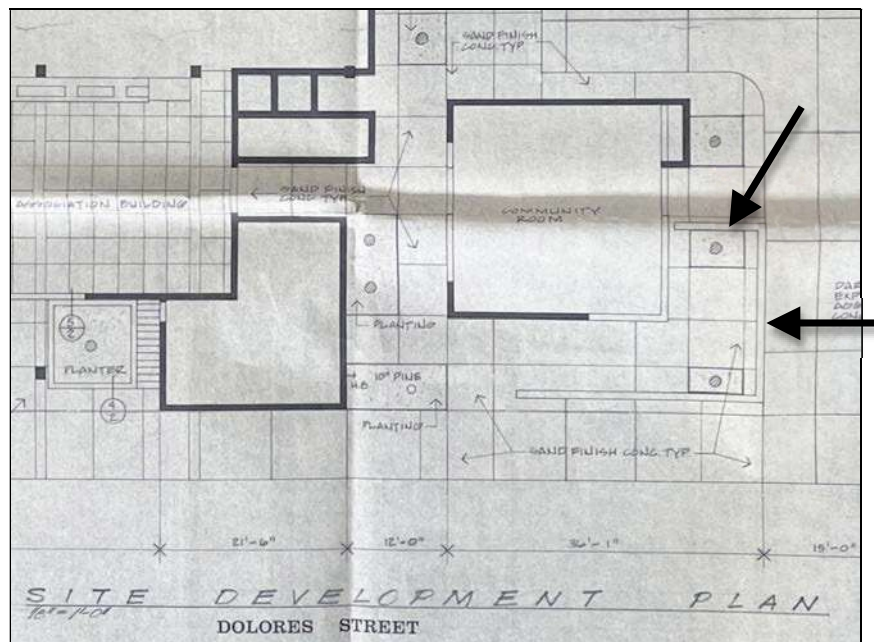


Figure 4. Detail of March 15, 1972 Site Plan showing the original layout of the ornamented concrete wall. The top arrow indicates the section of wall that was removed. Bottom arrow indicates the remaining intact wall section.

Ornamented Concrete Wall: History

Ornamented Concrete, Incorporated was founded by Brad Bowman of Carmel Valley. The company specialized in handmade site alterations rendered in concrete and stucco. Ornamented concrete became popular with Mid-Century architects as Brad Bowman perfected his process in the late 1950s. On the Northern California Savings and Loan complex, the method was applied to the landscape walls framing the Community Room, and to the east wall of the Bank Building. The use of the ornamented concrete method on both the Bank Building and the site originally linked the building to its surroundings (**Figure 5**).



Figure 5. Looking northwest at the east elevation of the Bank Building, the ornamented concrete wall shown.

The Ornamented Concrete firm's work also includes site work and fountains for Edward Durell Stone's Community Hospital of the Monterey Peninsula, as well as ornamented concrete site features and the decorative shell motifs installed on the Shell Gas Station on San Carlos Street and Fifth Avenue, designed by Burde and Shaw and listed on the Carmel-by-the-Sea Historic Resources Inventory.²

A camouflage expert during World War II, Brad Bowman pioneered a process for using exposed aggregate concrete in construction projects, developing a methodology for using various aggregate combinations to create artistic compositions that were used as building walls, concrete paving or landscape walls. Brad Bowman used a simple technique: a V-shaped blade stamped patterns within the concrete, a term he labeled "Ornamented Concrete." Exposed aggregate, rocks or pebbles were inserted into the wet concrete in various patterns. This revolutionary process labeled Brad Bowman the "father of stamped concrete."

Bowman formulated his stamped-concrete idea when he practiced imprinting patterns in wet sand on the beach at the end of Ocean Avenue in Carmel. Early commissions included ornamented concrete driveways for luxury homes in Carmel and Pebble Beach. In 1970 Brad Bowman founded the Bomanite Corporation in Madera, California. He patented his early ornamented concrete process

² See *Carmel Pine Cone*, 4/19/1962, p4; "Brad Bowman," *Carmel Valley Outlook*, 10/18/1962, p8 and "Rustic Atmosphere," *Carmel Pine Cone*, 5/12/1966, p20, courtesy Harrison Memorial Library, Carmel.

as “Bomanite” and developed international licenses in the 1980s and 1990s. The Bomanite Corporation remains in business today. In 2012, Brad Bowman was honored with induction into the Decorative Concrete Hall of Fame.³

For the subject building, a 1972 photograph of the wall’s installation appeared in local newspapers. While Brad Bowman designed these site features, his daughter, Tani Bowman assisted in design and application. Local newspapers indicate that the selection and placement of each rounded stone was meticulous, with each stone’s size and shape being important to the overall pattern (**Figure 6**).



Figure 6. Image of Tani Bowman adding stones to the ornamented concrete wall during project construction in 1972 (Courtesy: Harrison Memorial Library, Carmel)⁴

Historic Integrity of the Site Features

The original parking lot paving, including the indication of individual parking stalls, both of which used contrasting exposed aggregate concrete, has been removed and/or covered with asphalt paving as part of the 2014 site improvements. Sand finish concrete also served as paving around the Bank Building and between the Bank Building and the Community Room. This finish was also replaced in 2014. Original fencing on the south and east property lines and most original tree plantings have been removed.

³ Polk's City Directories: 1958 – 1970; “Bowmanite’s Culture of Invention with Concrete,” Joe Maty, *Concrete Décor*, Vol. 16, No. 1, January 2016.

⁴ Image from the *Carmel Valley Outlook*, 10/19/1972, p15, courtesy Harrison Memorial Library, Carmel.

In 2014, the ornamented concrete wall around the Community Room's southeast corner was altered with the Dolores Street-facing wall cut down and the south section removed where it returned toward the Community Room building. A poorly designed stucco wall was placed to the east of the original wall at this time (**Figures 1 and 2**).

Based on the numerous alterations to the site and the original Burde/Shaw landscape design, this report concludes that the original landscape design south and east of the Community Room has lost substantial historic integrity. However the south portion of the ornamented concrete wall remains intact enough to reveal the original stone pattern.

Evaluation of Proposed Alterations

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.⁵

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

⁵ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation of Proposed Alterations

Comments on Design Drawings

Based on a review of the design drawings, the following is recommended:

- Sheet A1.0, Site Plan: Elevated walkway between Community Room and Bank Building is not shown. Please indicate the elevated walkway clearly.
- Sheet A1.1, Site Demolition Plan: Elevated walkway appears to be shown as dashed lines. Please add note that the elevated walkway is to remain. Add to note in middle of drawing: "All structures & pavement inside property lines shall be demolished U.O.N. except for existing Community Room Building and Elevated Walkway."
- Sheet A6.0, West Elevation. Recommend the removal of decorative ceramic tile from the west elevation of Building 2 and replace it with the same stucco finish as Building 1. This will allow the proposed west elevation to read like an arcaded block and will allow the Community Room building to stand out.

Evaluation of Proposed Project

The proposed building alterations do not include construction on the lot containing the Bank Building (APN 010-145-022). Proposed alterations to the adjacent southern lot containing the Community Room (APN 010-145-023) include the removal of the ornamented concrete wall south of the Community Room and the proposed project to the south and east of the Community Room.

The following lists the ten *Standards* for rehabilitation in italics, with an evaluation given below each *Standard*.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Although the subject property has changed from a commercial bank to a commercial restaurant use, the subject building's current use has required minimal changes to its distinctive exterior materials, features, spaces, and spatial relationships in keeping with this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The original spatial relationship between the bank building and the Community Room is a primary character-defining feature of the site. The proposed project allows the spatial relationship between the Bank Building and the Community Room to remain, as well as the elevated walkway connecting the two buildings.

The distinctive concrete site features, original paving and fencing have been removed to the south and east of the Community Room, with the exception of the ornamented concrete wall. A recommendation for the ornamented concrete wall's removal is proposed and included at the end of this document.

The proposed project is in conformance with this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property. The project is consistent with this *Standard*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

This *Standard* does not apply because no changes to the property have acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

With the exception of the ornamented concrete wall, the original landscape and paving features of the 1972 Burde/Shaw design have been removed or obscured. Maintaining the entirety of the Bank Complex, including the Bank Building, the Community Room and the elevated walkway connecting the buildings, is in conformance with this *Standard*. A recommendation for the removed section of the ornamented concrete wall is included at the end of this document.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

It is recommended that any deteriorated exterior cladding and roof elements for the Community Room be repaired, rather than replaced, in conformance with this *Standard*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Physical treatments to repair exterior cladding for the Community Room shall use the safest methods for a given substrate, in conformance with this *Standard*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as the identification of archaeological features is not within the scope of work for this Phase Two historical report.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

This *Standard* does not apply as no alterations are proposed for the Bank Complex, with the exception of the removal of the ornamented concrete wall.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

This *Standard* does not apply as no alterations are proposed for the Bank Complex, with the exception of the ornamented concrete wall.

Conclusions on Proposed Project

The proposed project is in conformance with the *Standards* because they allow Bank Complex, including the Bank Building, the Community Room and the elevated walkway connecting the buildings to remain. This will retain the original spatial relationships between the separate building masses and provide sufficient historic integrity for the Building Complex to maintain listing on the Carmel Historic Resources Inventory.

However, the proposed project removes the remaining intact section of the ornamented concrete wall south of the Community Room. A recommendation for this loss is proposed below.

Ornamented Concrete Wall: Proposed Recommendation for Project Consistency



Figure 7. Remaining intact section of the ornamented concrete wall.

The remaining intact section of the Bowman-designed ornamented concrete wall is shown above (**Figure 7**). This section still reveals its original stone pattern and sand finish. This report recommends that the removed section of the wall be preserved and replaced at another location on the site. A potential location would be in the parking lot within proximity of the ornamented concrete wall on the east elevation of the Bank Building. This location would allow interpretation of the removed feature on the original site and provide a link to the original Burde/Shaw design.

Conclusion

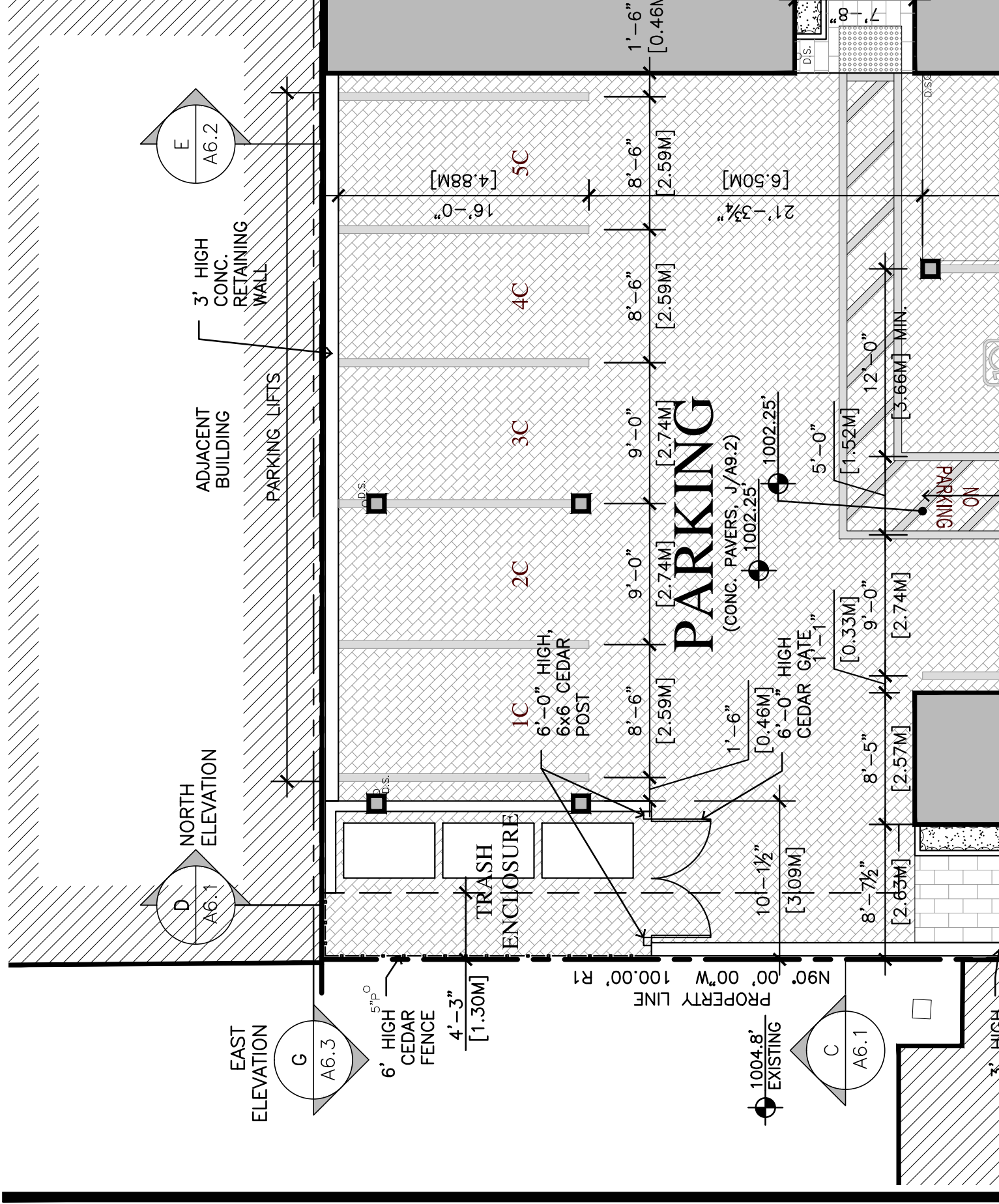
In conclusion, the proposed project is consistent with the *Secretary of the Interior's Rehabilitation Standards*.

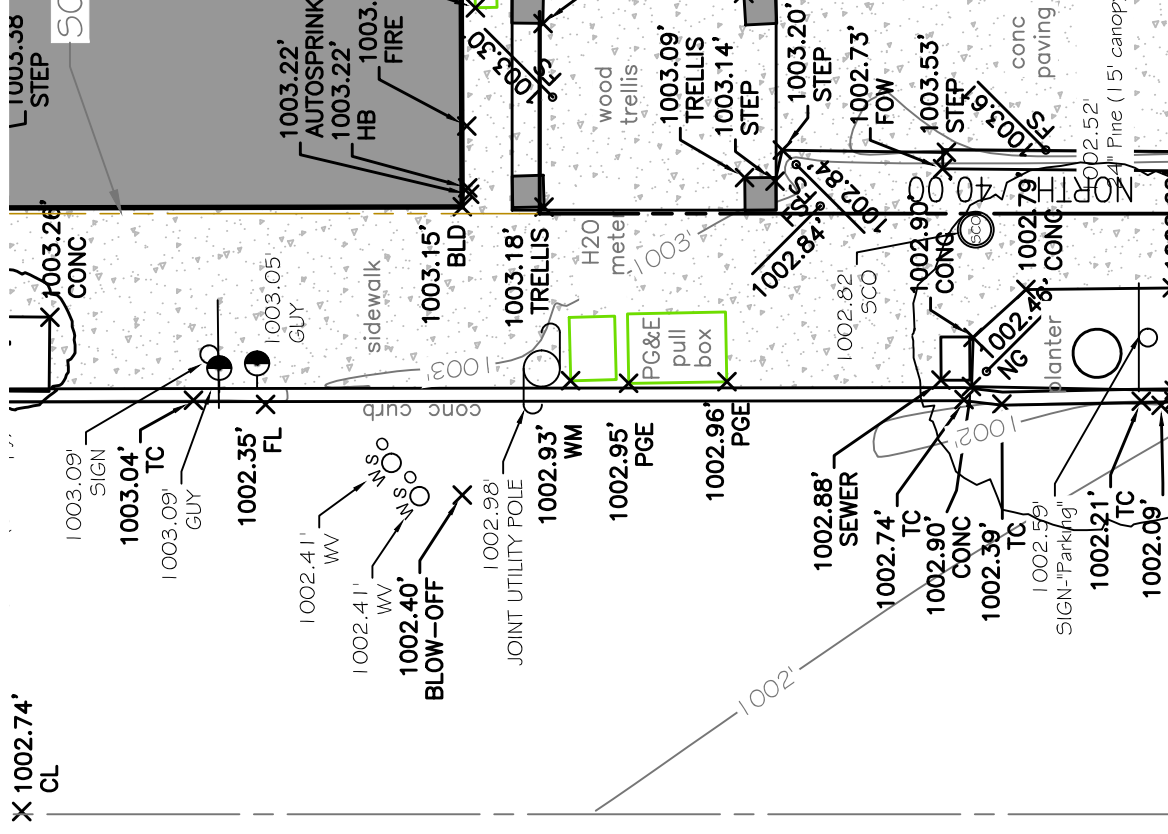
Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal





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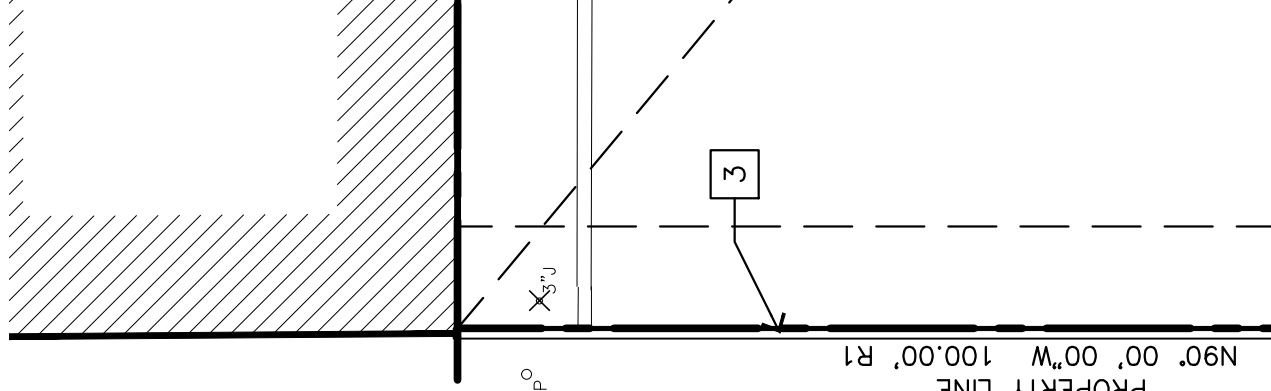
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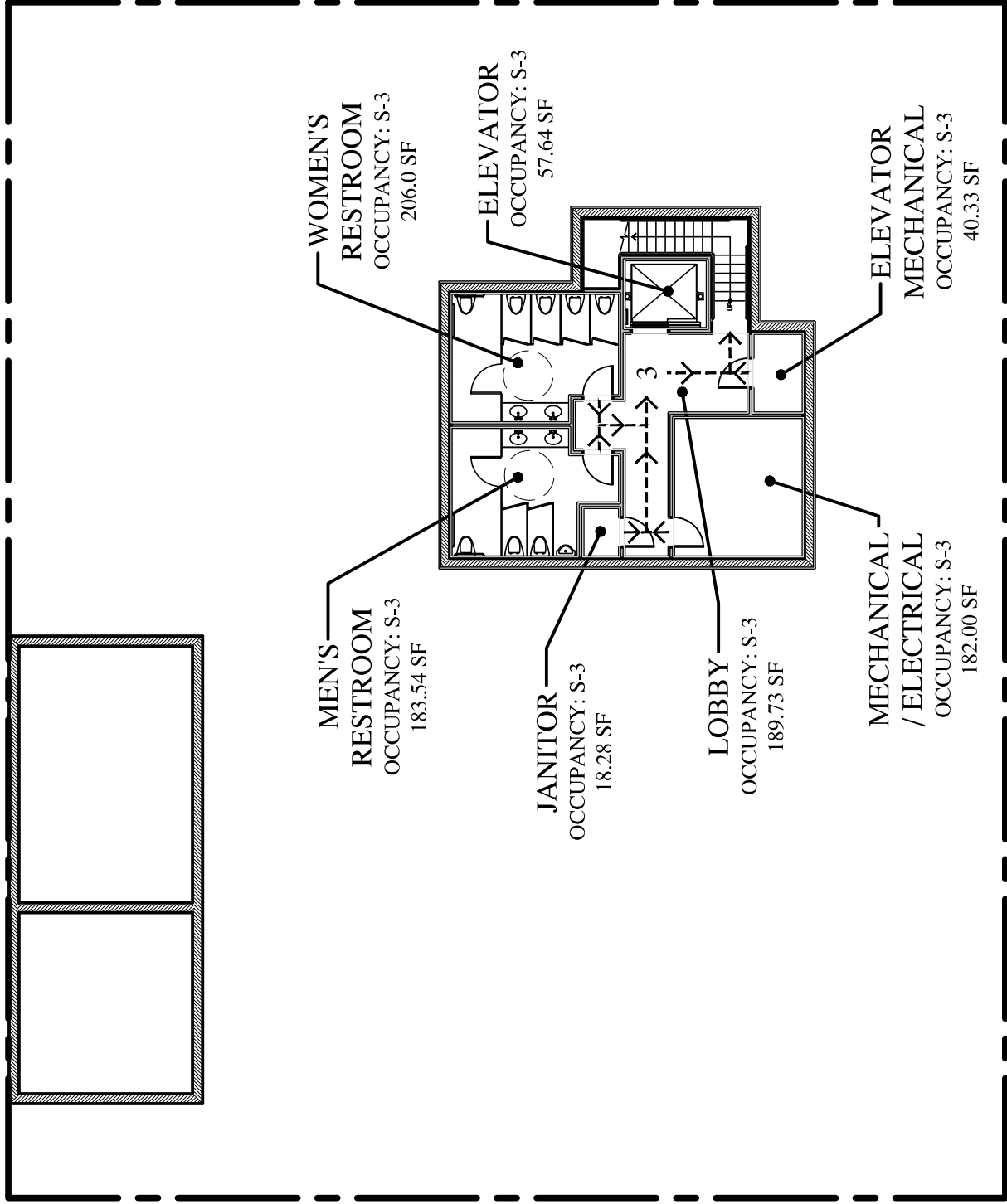
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X 3" U

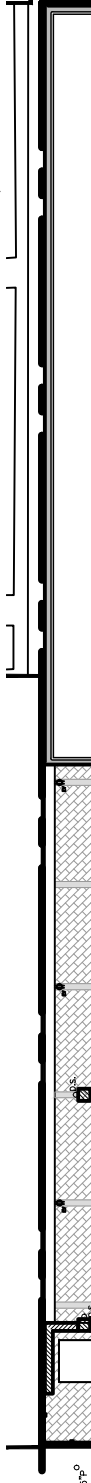
3





EXITING - BASEMENT PLAN

1/16"=1'-0"



HISTORIC PRESERVATION CONDITIONS



IDENTIFYING AND AVOIDING RISKS FROM ADJACENT CONSTRUCTION

Valued for their ability to convey the past through existing materials and features, historic buildings must also survive in an ever-changing present. That change is often characterized by new building construction and demolition activities on neighboring sites. Whether it is the modest renovation of an existing building or the demolition of an existing structure and construction of a new high rise, physical damage to an adjacent historic building may occur. It is important for both the historic property owner and those responsible for the neighboring work to give careful consideration to the potential risks.

steel beam to be dropped from a construction crane onto its roof, significant damage may occur. Additionally, adjacent construction work can expose the neighboring historic building to concentrations of dust, vibration and fire hazards that would normally be experienced only over the course of many years.

These concerns are often overlooked when a project is undertaken next to historic resources. In some situations, the historic property manager may be unaware of the nature and extent of work at an neighboring site. In other cases, the new construction team is not

PRESERVATION

Tech Notes

U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services



TEMPORARY PROTECTION NUMBER 3

Protecting a Historic Structure during Adjacent Construction

Chad Randl
Technical Preservation Services
National Park Service

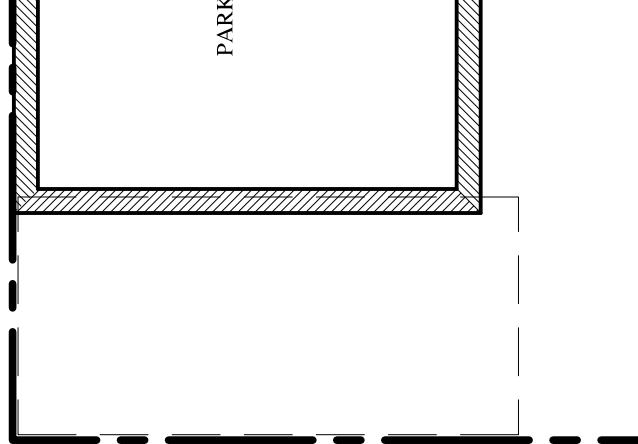
tractor should be designed to be arranged to minimize impact on historic site.

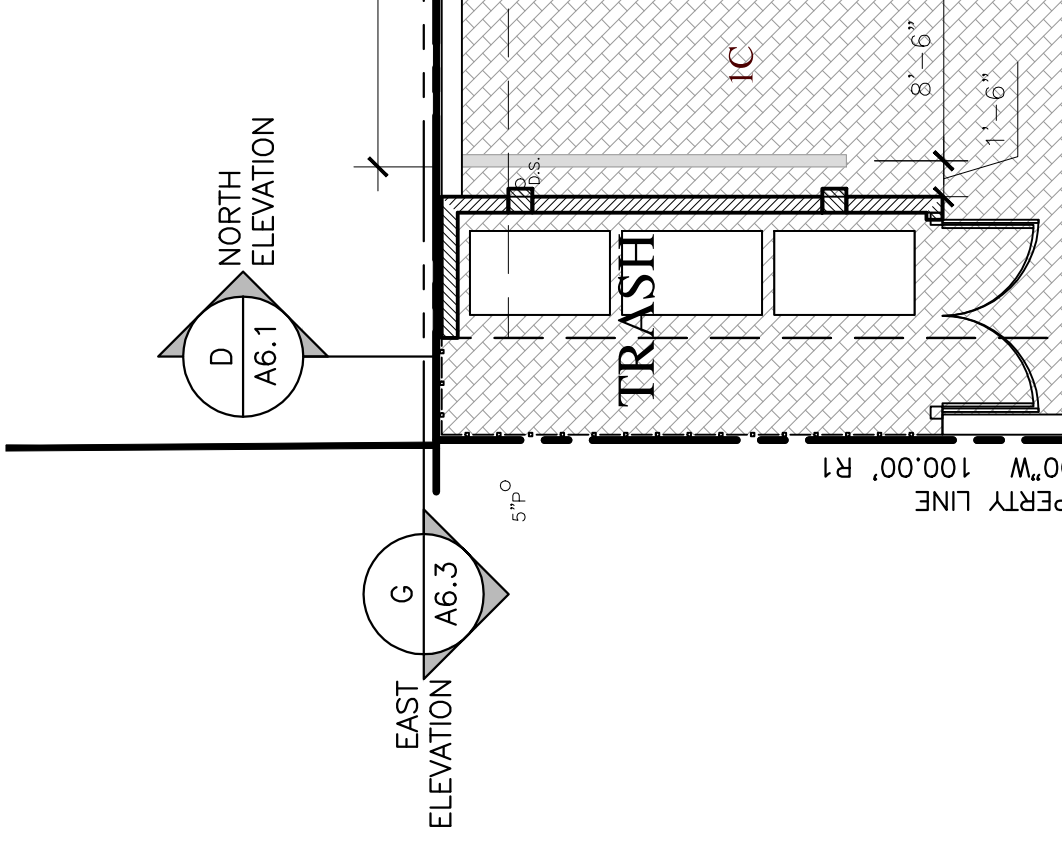
Documentation

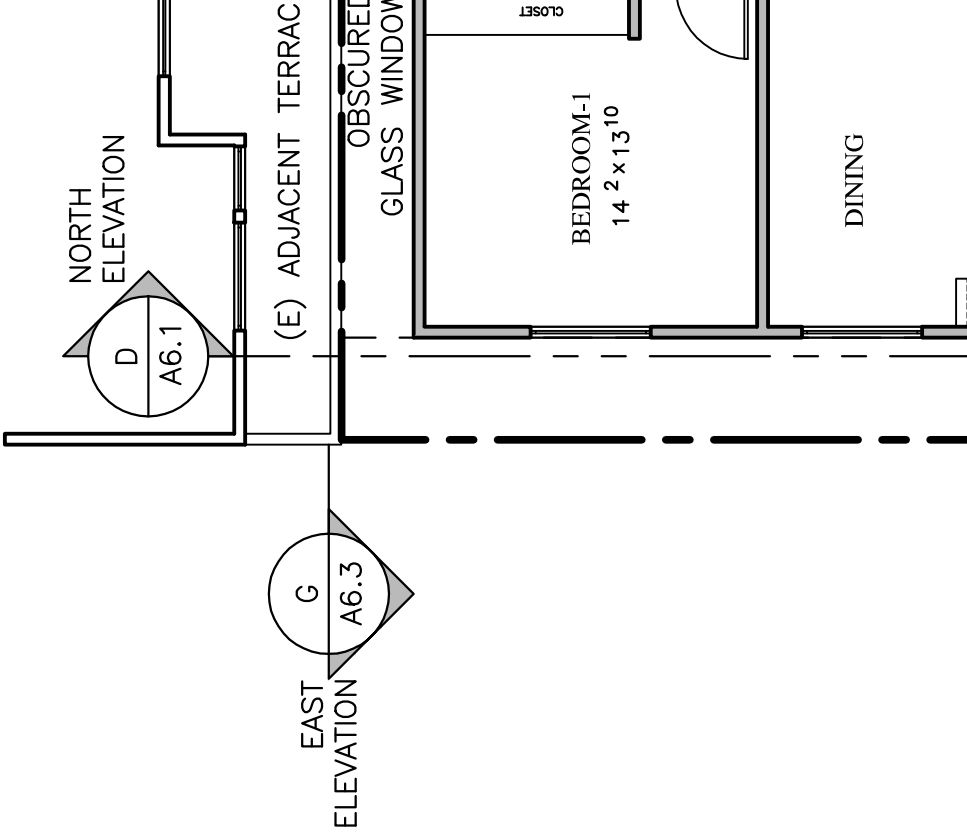
A crucial step followed by the developer with the developer in an existing condition of the building during the building process, thorough d fits both the historicist and the developer. The damage occurred as neighboring construction the previous building of the historic building existed prior to construction can show that by the developer's case of future litigation record can serve along with the testimony of professional who understood the building's condition at the time of construction.

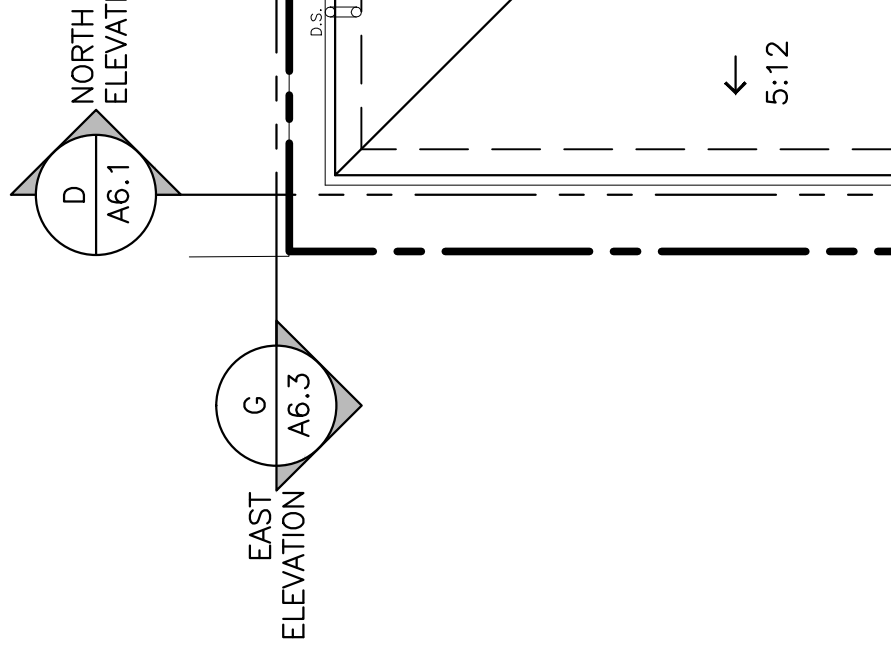
Both parties should document the conditions, are most likely to be the resulting data. When the developer and the owner participate in the assessment, it is a dependent professional assessment, and the survey results be

Information obtained from the investigation can also be used in providing a protection plan for the building. By characterizing the damage and exposures to the business, the documentation identifies areas of the building that may require additional

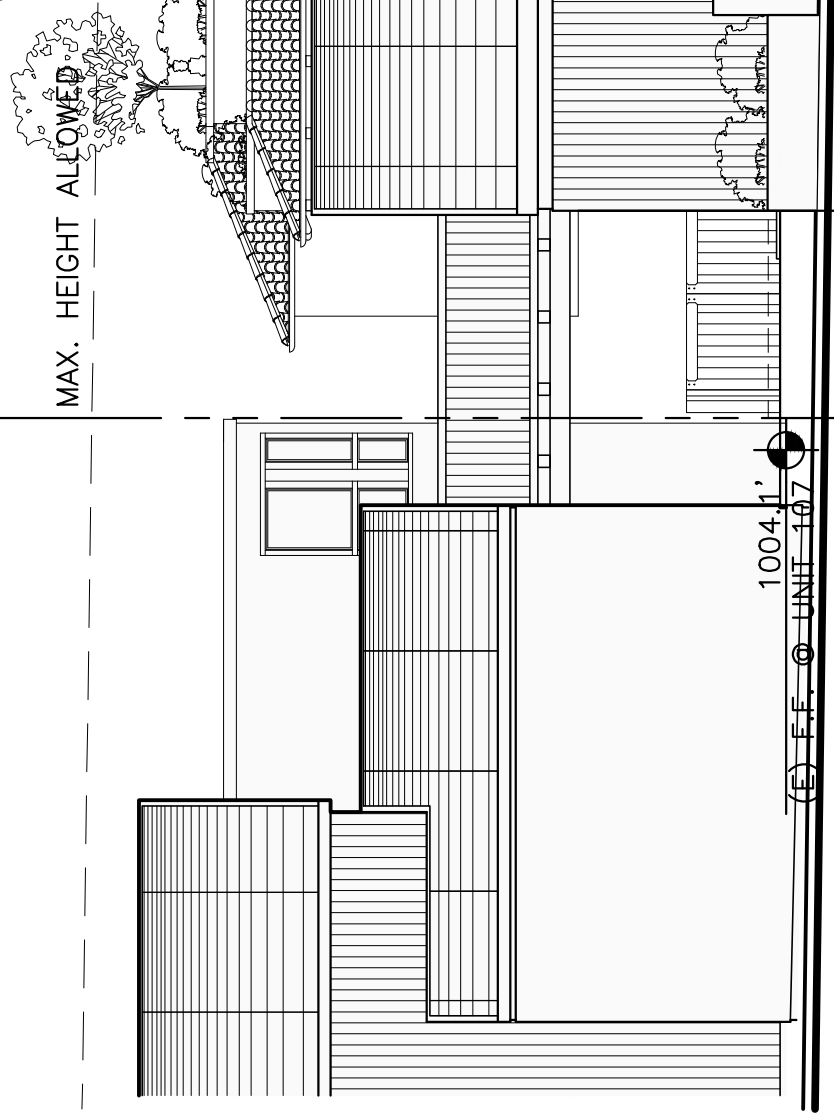




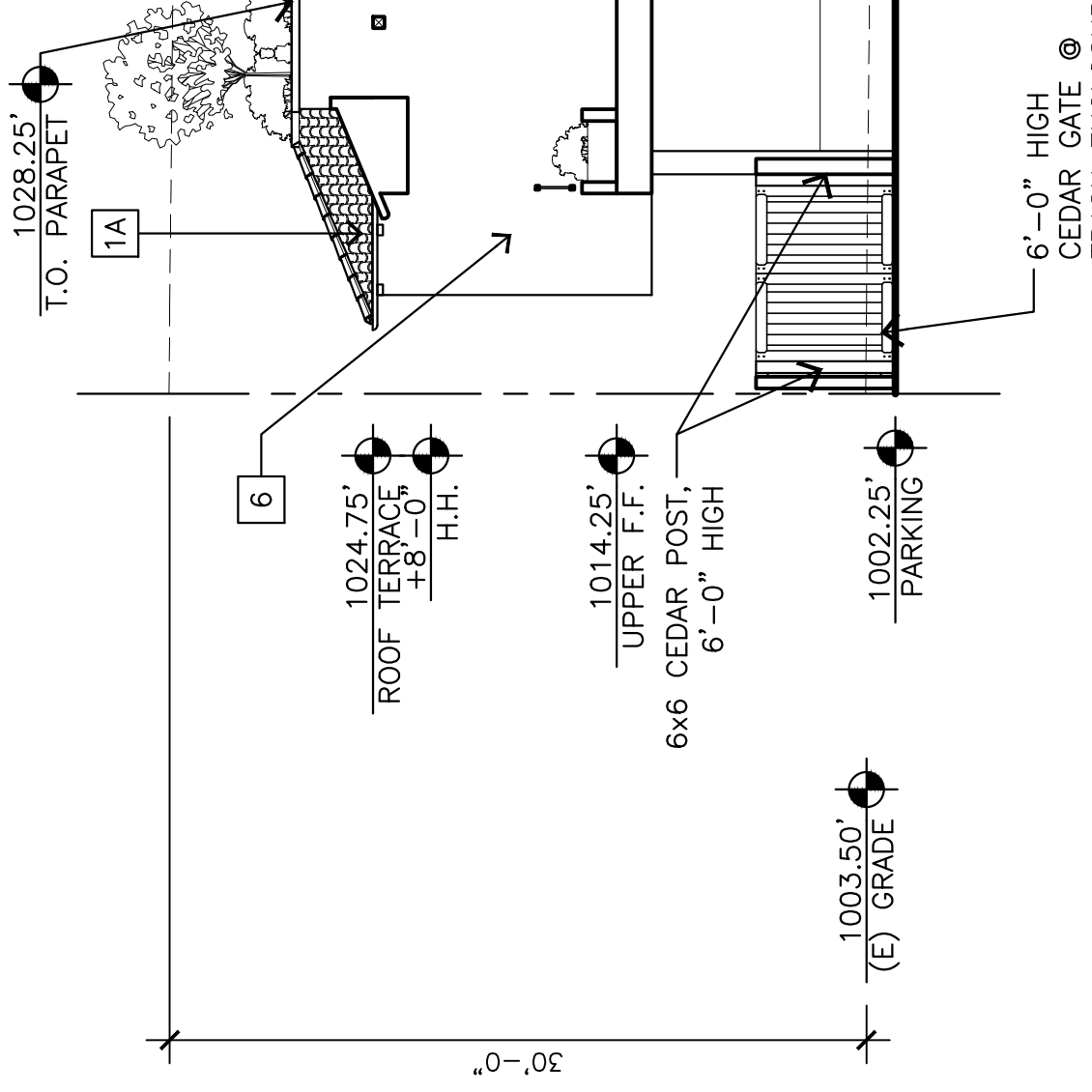


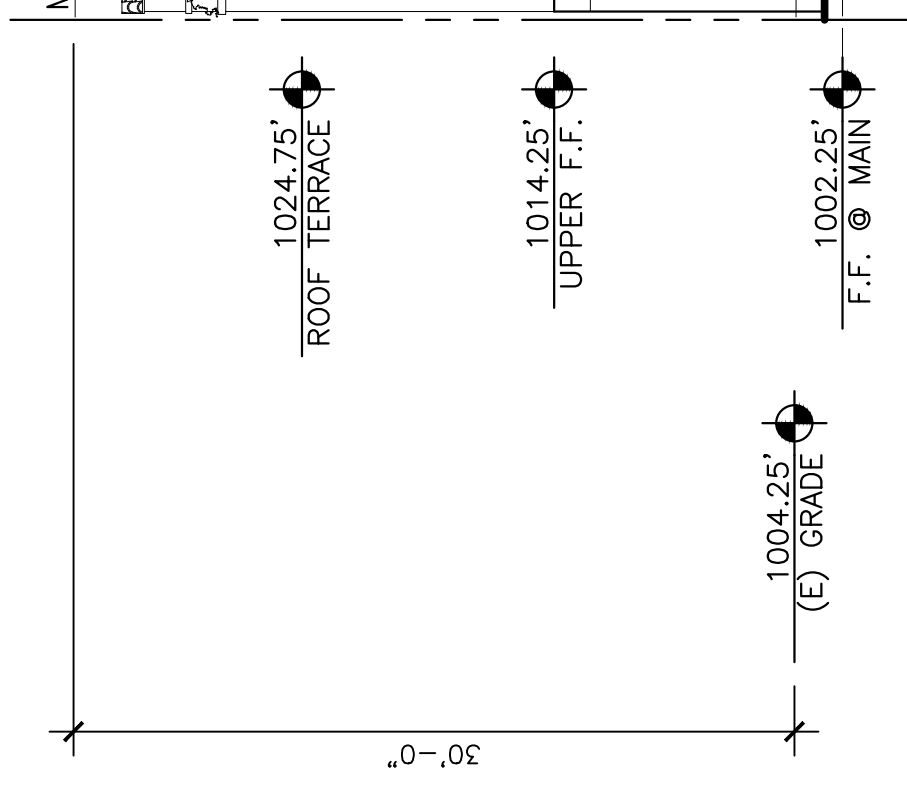


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(E) F.F. @ UNIT 107





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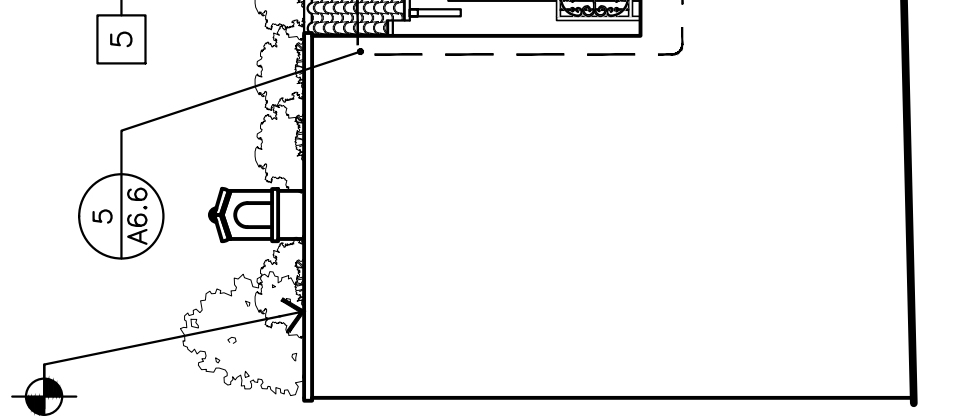
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A6.6

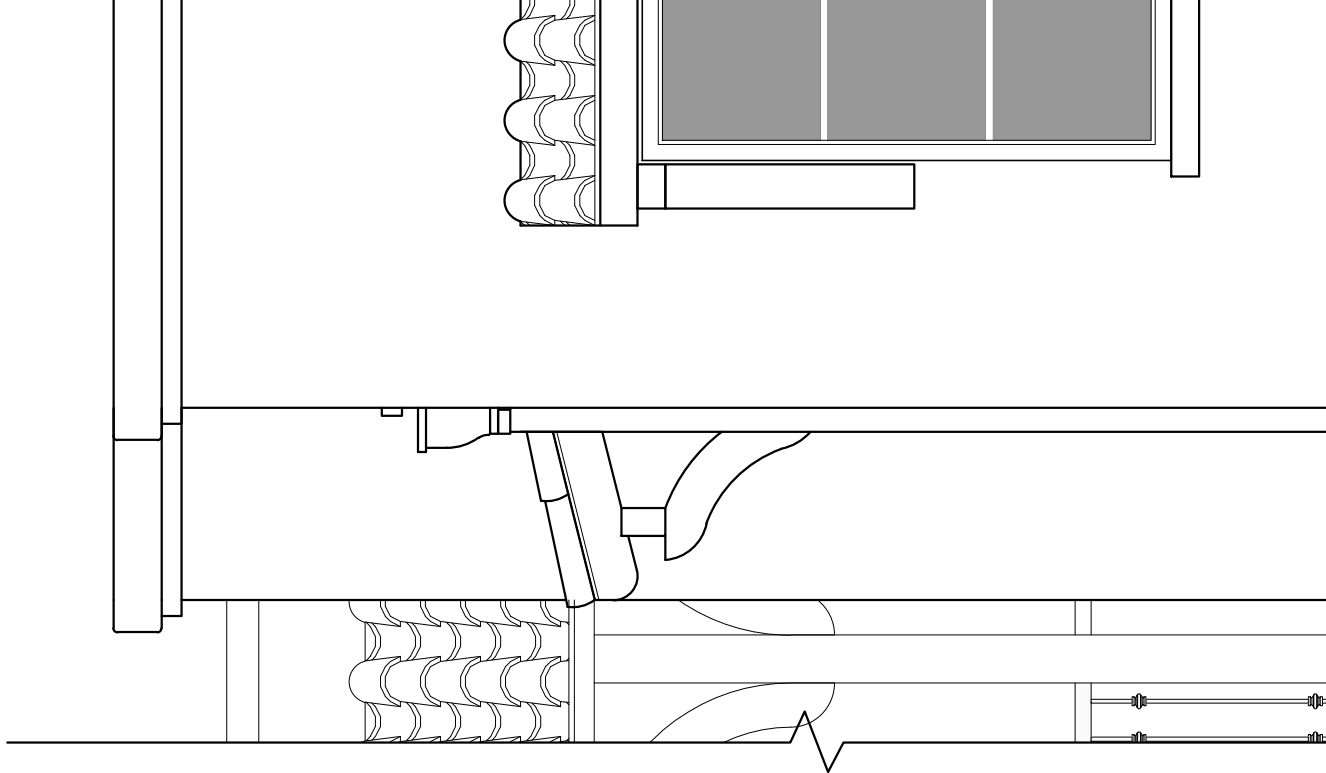
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1024.75'
ROOF TERRACE

1014.25'
UPPER F.F.

1002.25'
F.F. @ MAIN







BLDG. HT.: 30.85'
ABOVE SIDEWALK

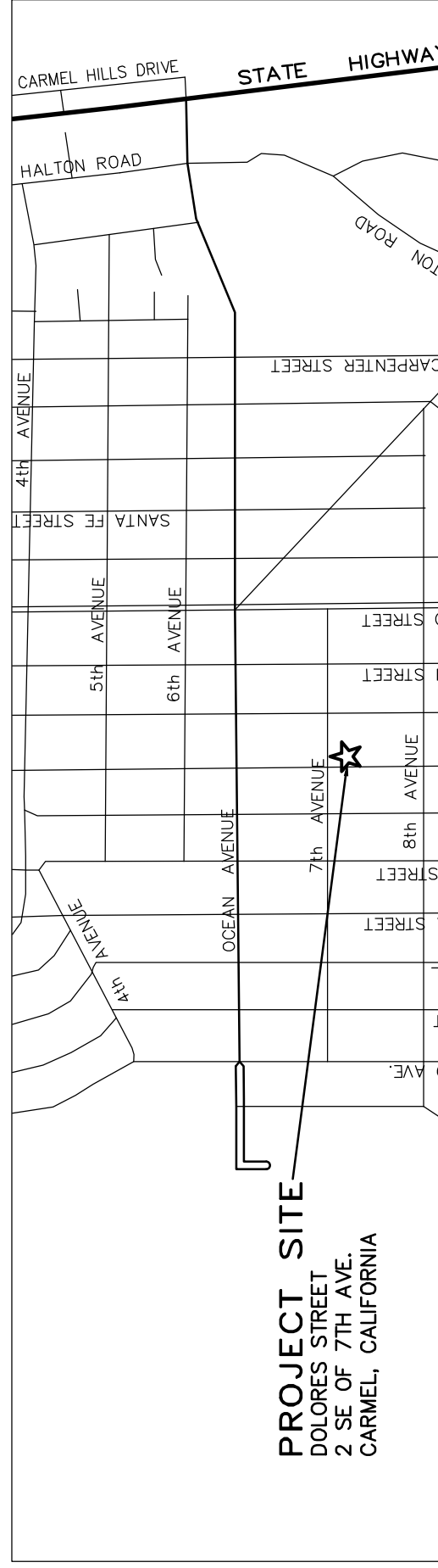


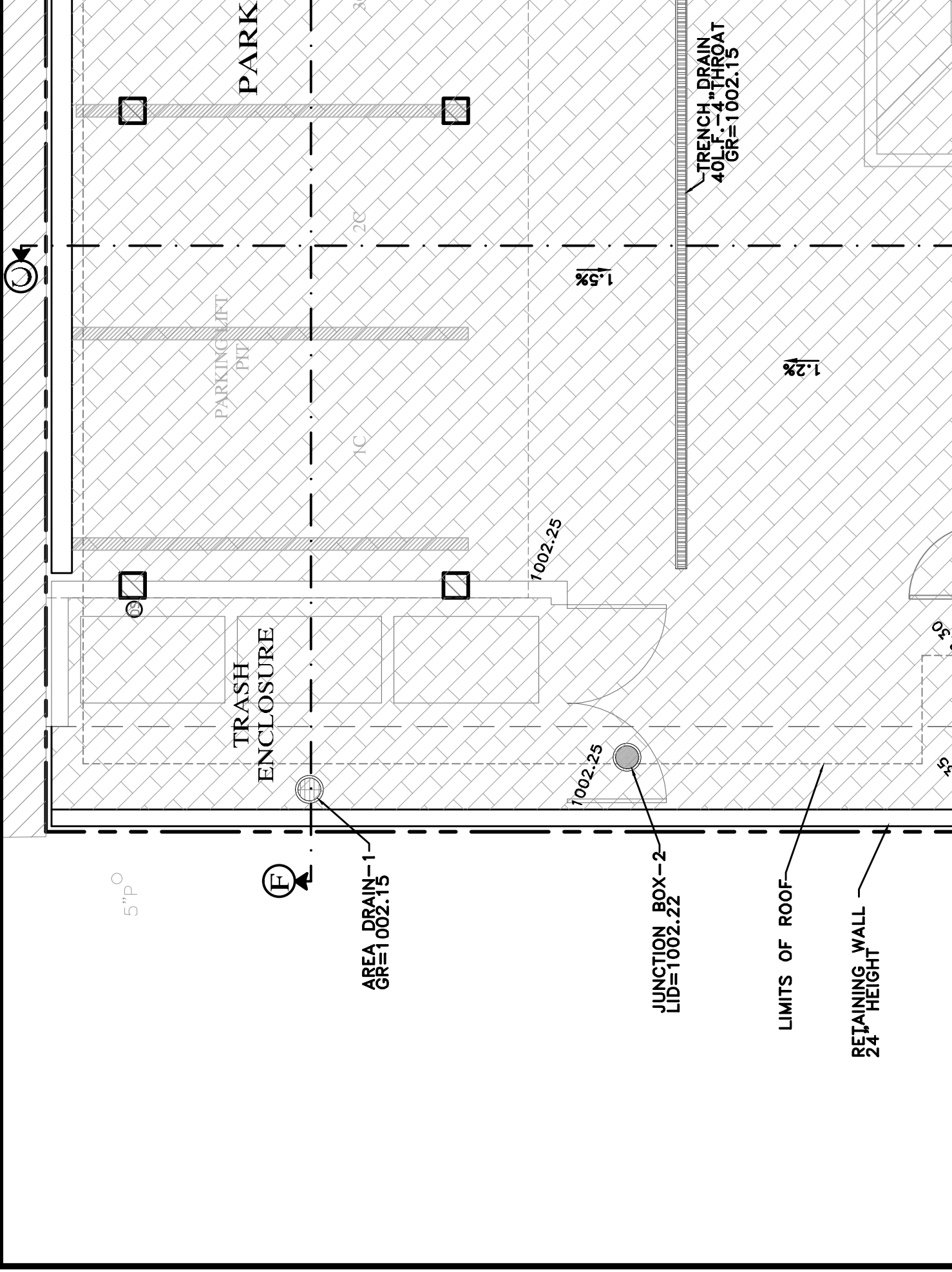


F - MISSION STYLE CAP & PAN CLAY TILE



CONCEPTUAL





TRASH
ENCLOSURE

PARKING LOT

PARK

TRENCH DRAIN
40L.F. - 4" THROAT
GR=1002.15

JUNCTION BOX - 2
LID=1002.22

AREA DRAIN - 1
GR=1002.15

LIMITS OF ROOF

RETAINING WALL
24' HEIGHT

5" P.O.

1002.25

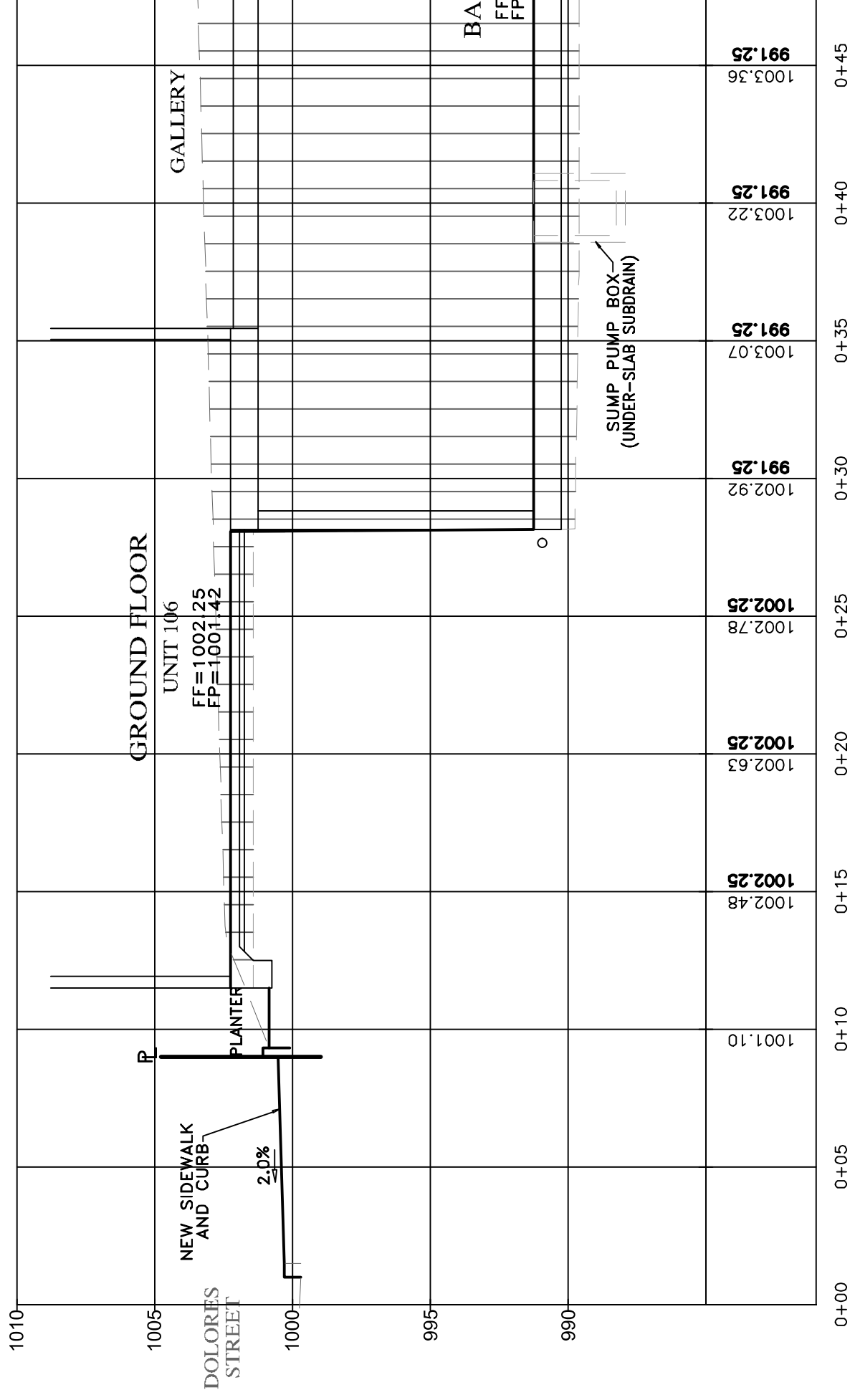
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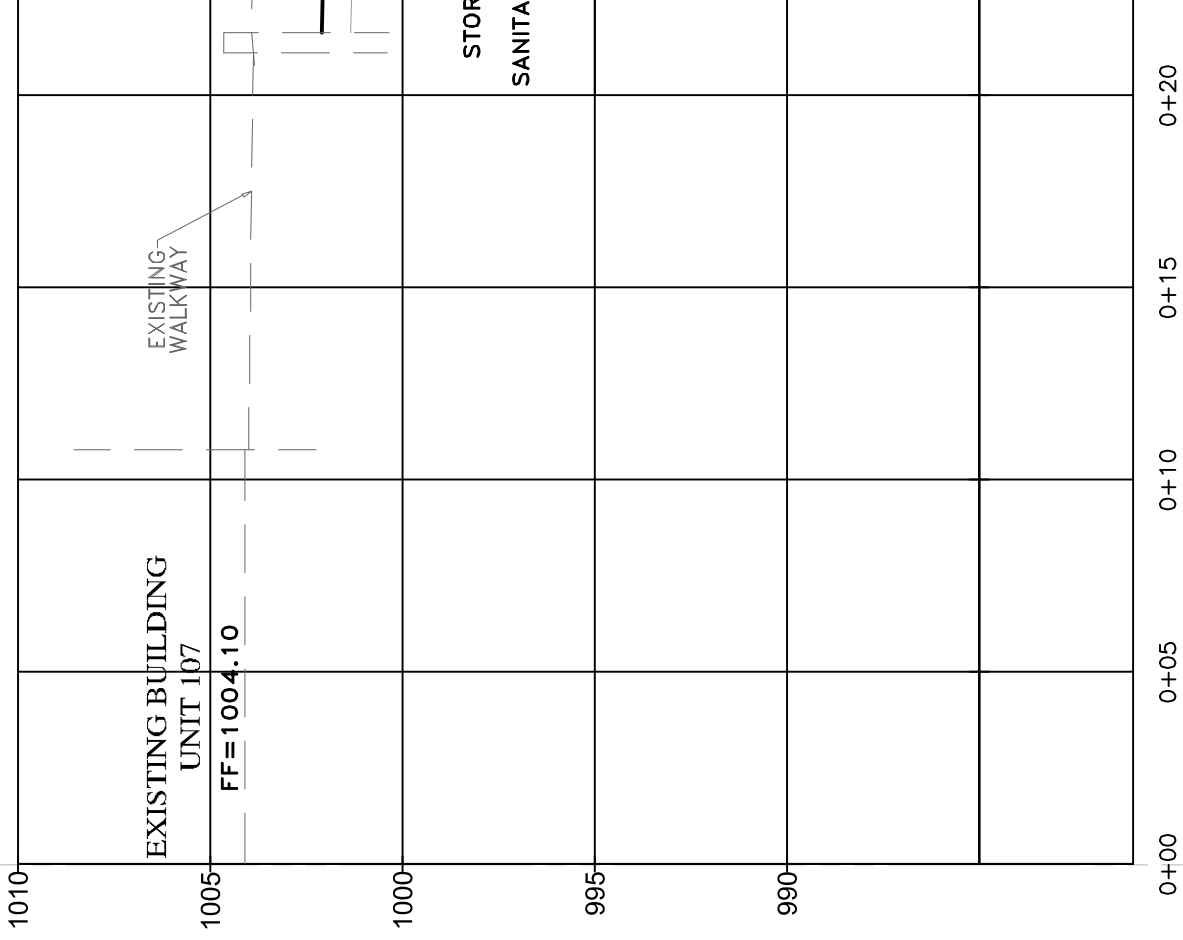
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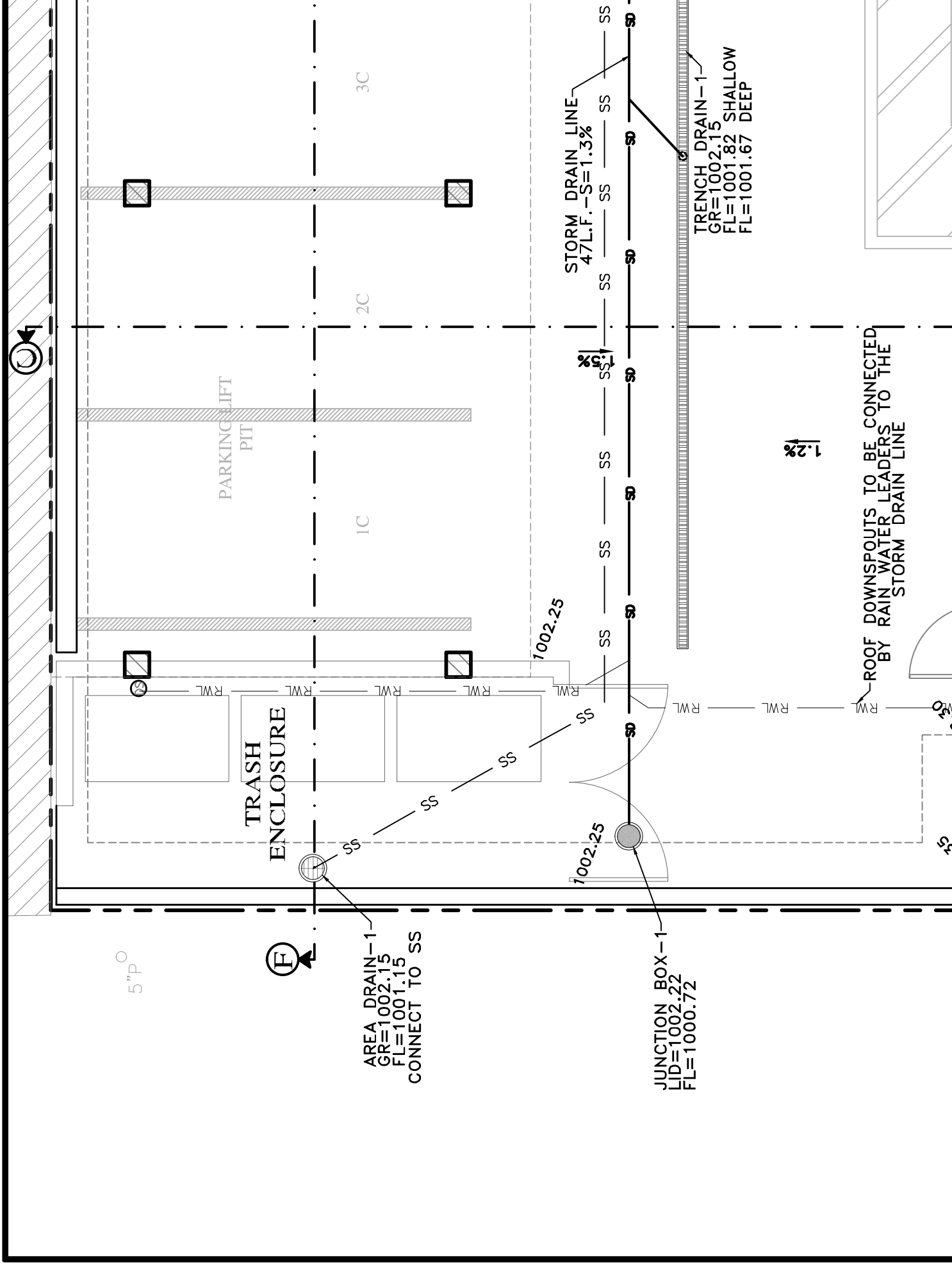
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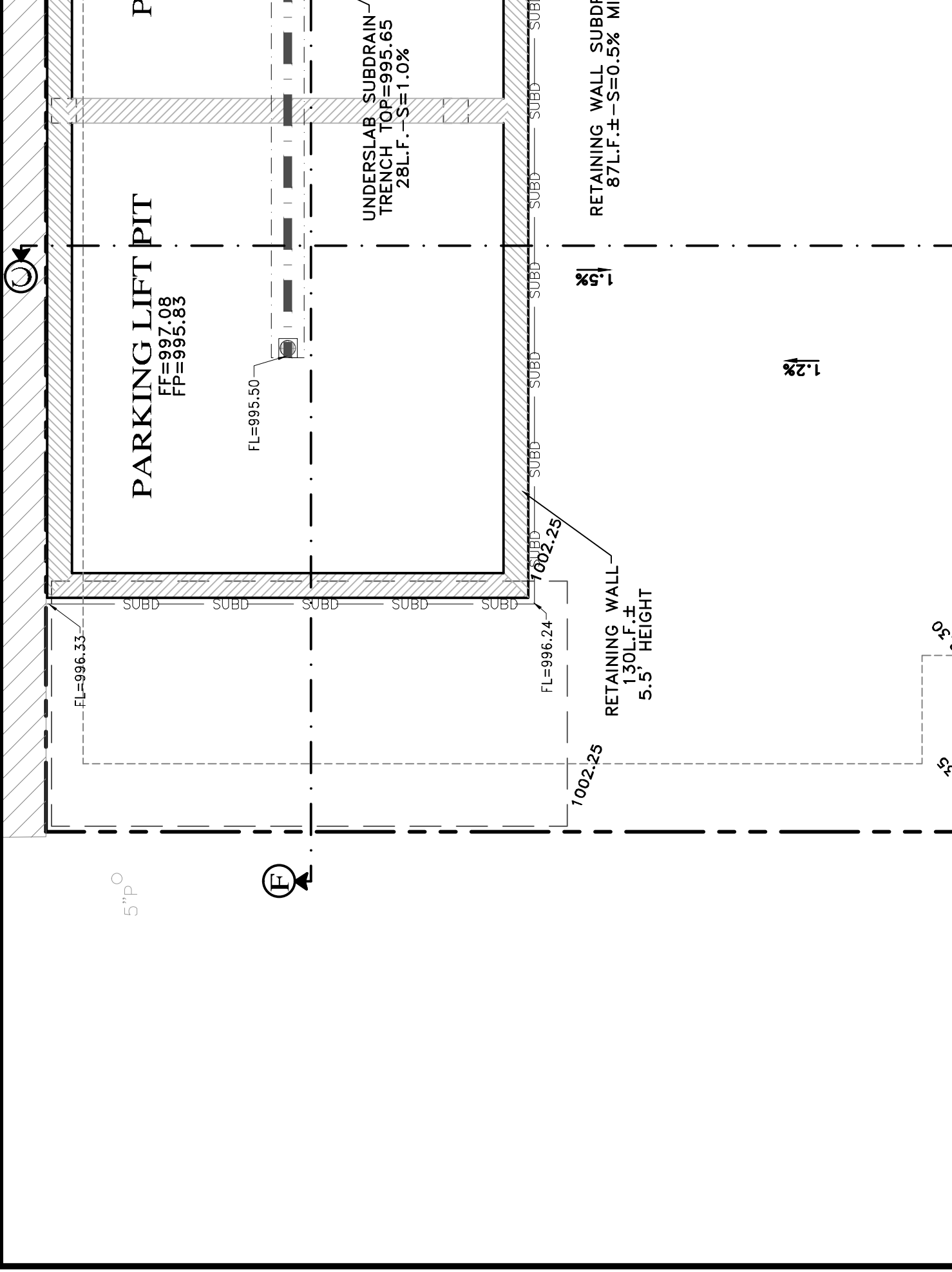
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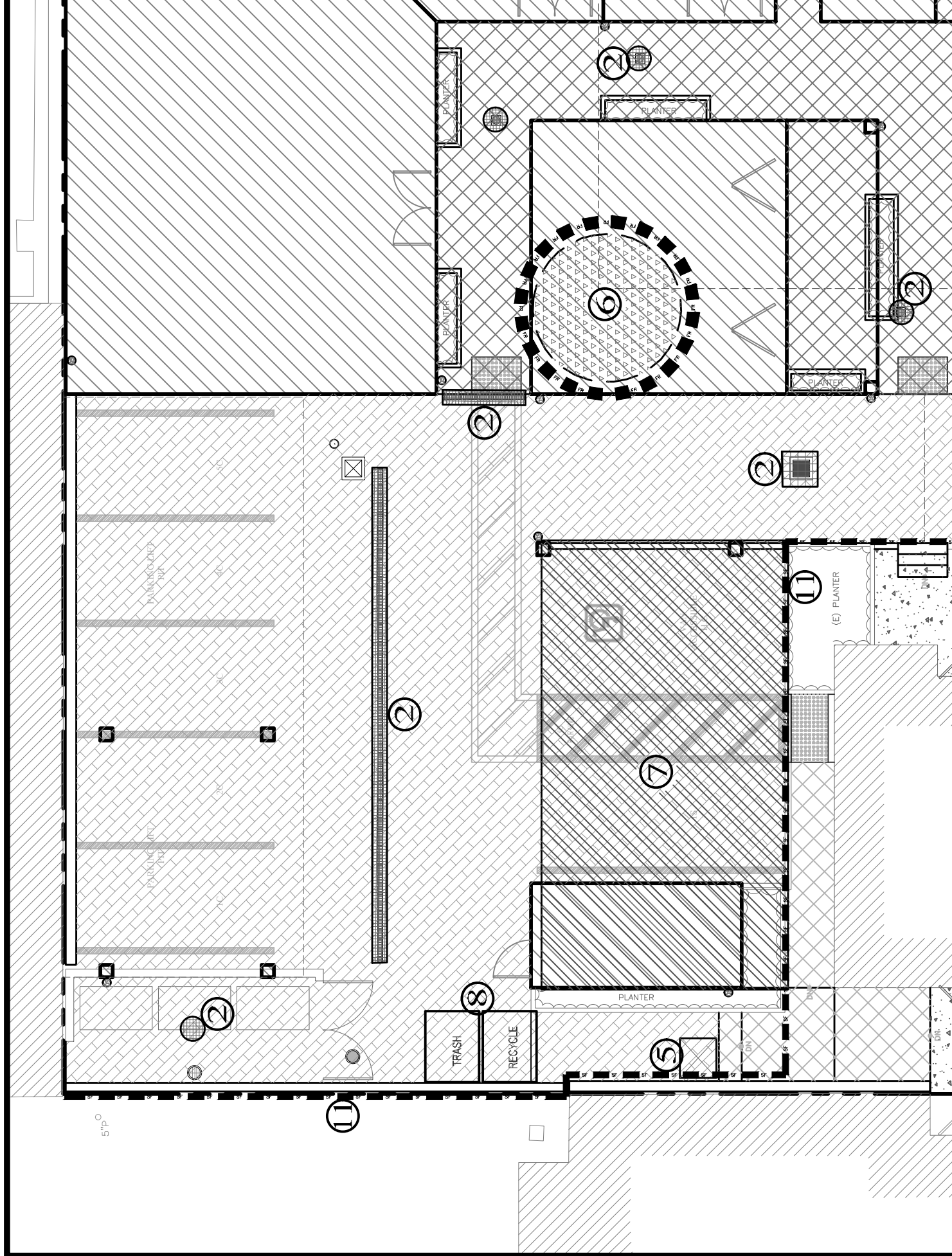
50'











5'P

LIMITS OF CONSTR

EMPLOYEE PARKING

PLANTER

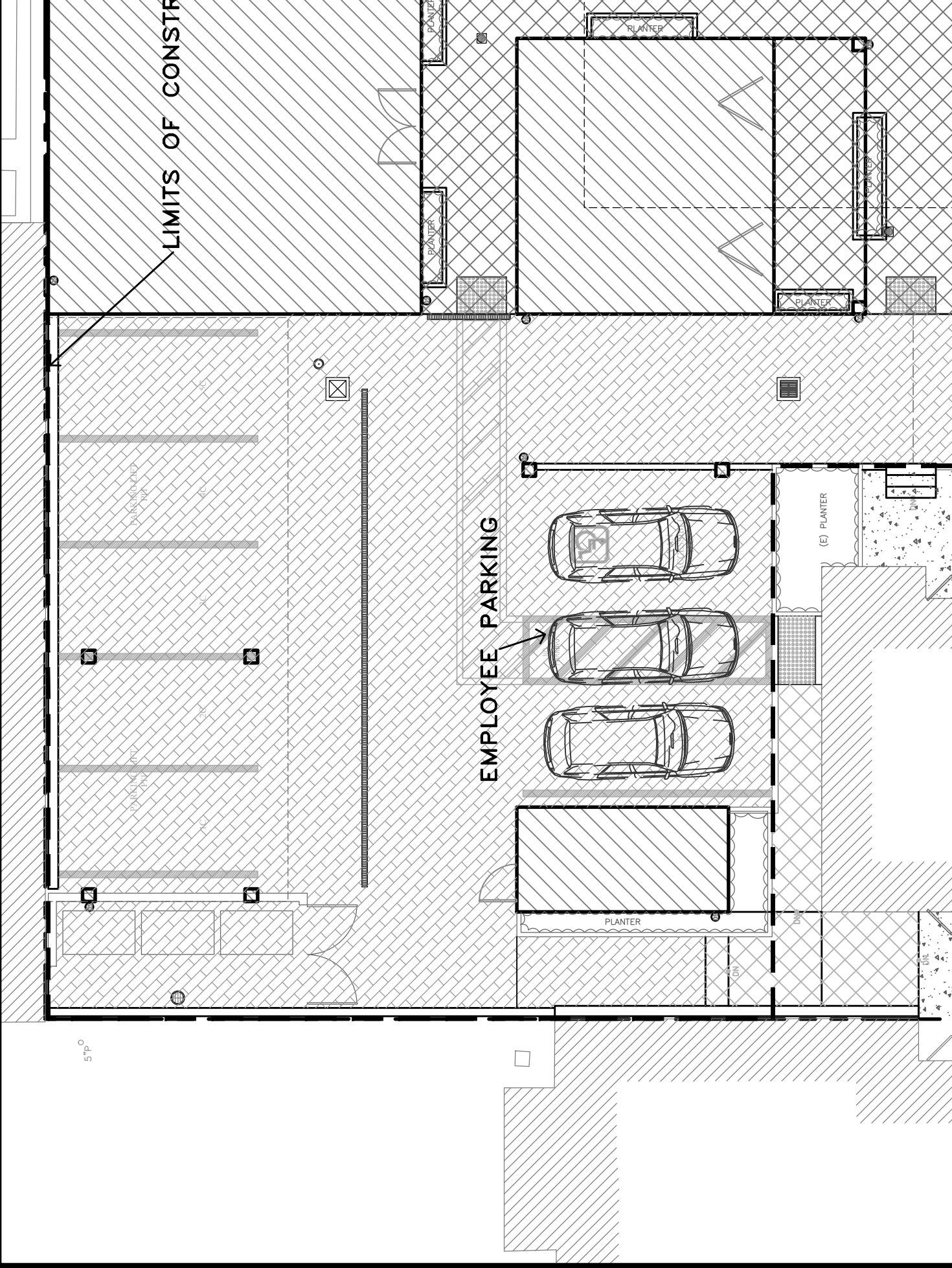
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5'P

LIMITS OF CONSTR

EMPLOYEE PARKING

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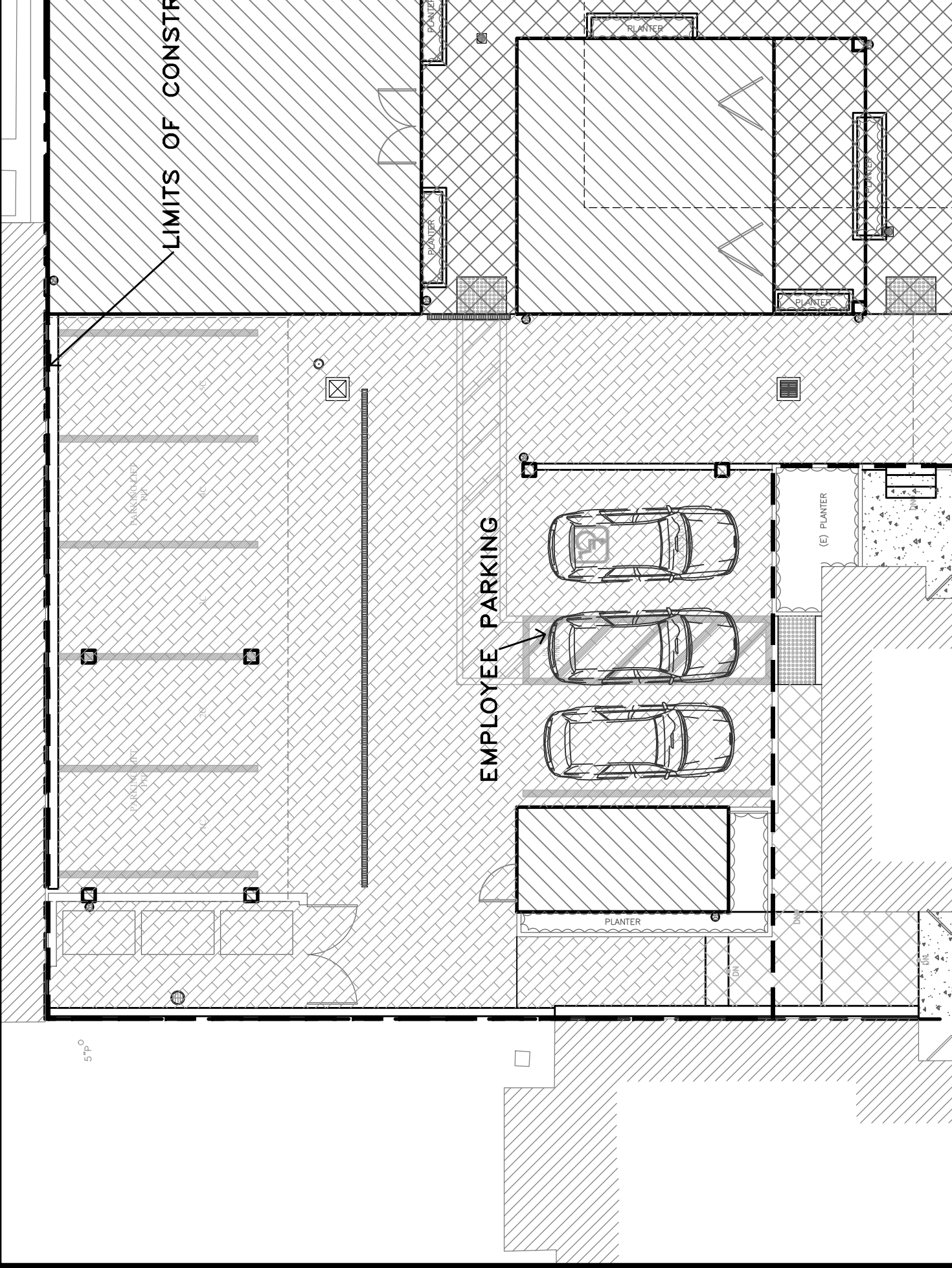
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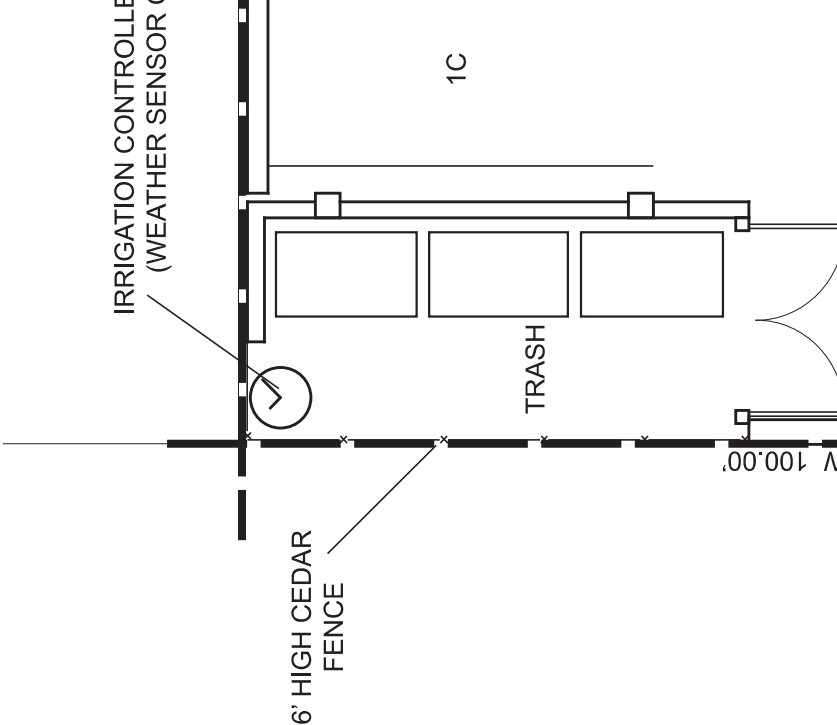
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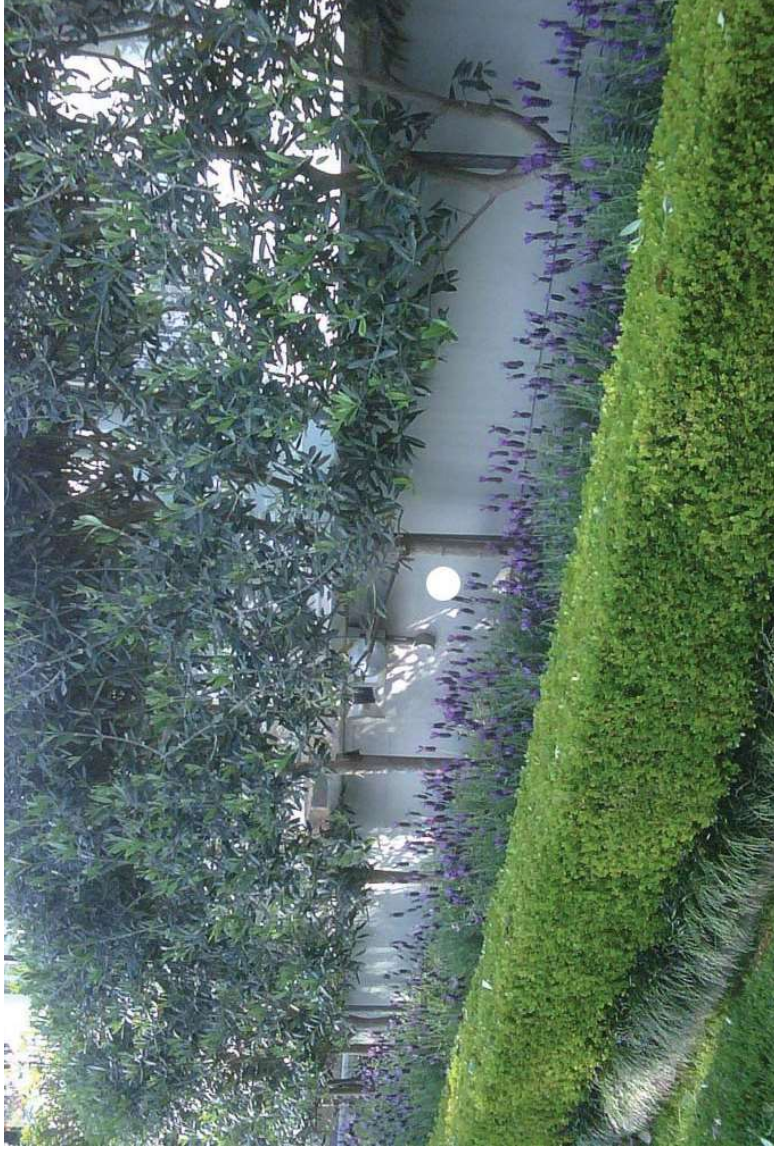


IRRIGATION NOTES:

- VALVE SIZES ON PLAN ARE SCHEMATIC AND NOT ACTUAL SIZE OF BOXES
- SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF
- IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN
- SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES
- SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS
- SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES
- THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING
- SWING JOINTS ARE USED ON ALL SPRINKLER HEADS
- SYSTEM USES CHECK OR ANTI-DRAIN VALVES
- SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH
- WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE
- EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE
- TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE
- DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED
- ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.



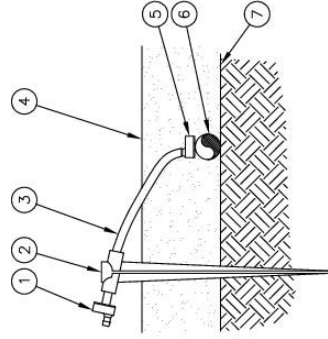




Olea europaea 'Majestic Beauty'



Convolvulus



- ① SINGLE-OUTLET B
OUTLET EMITTER
- ② UNIVERSAL 1/2" TUBING
- ③ 1/2" DISTRIBUTION
- ④ TOP OF MULCH
- ⑤ 1/4" SELF-PIERCING
- ⑥ 1/2" POLYETHYLENE
- ⑦ FINISH GRADE

NOTES:

1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLOGGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

BARB CONNECTOR INTO 1/2" TUBING
WITH 1/4" TUBING, STAKE AND XERI-BUG
N.T.S. OPTION 3

D

예

I

II

III

Outdoor Lighting

CERTIFICATE OF COMPLIANCE

This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)(2)L for outdoor lighting scopes using the nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)(4Bv) for the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

Project Name:

JB Pastor Building

Report Page:

Project Address:

Dolores St. 2nd. SE Seventh St., Carmel By The Sea, CA

Date Prepared:

A. GENERAL INFORMATION

01	Project Location (city)	Carmel By The Sea	04	Total Illuminated Hardscape Area (ft ²)	8306
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐	LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission
☐	LZ-1: Low - Rural Areas	☒	LZ-3: Moderately High - Urban Areas		
05	Occupancy Types within Project				

- All Other Occupancies

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path in 170.2(e)6 or 141.0(b)(2)L / 180.2(b)(4Bv) for alterations.

My Project Consists of:

01	02		
☒	New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6	
☐	Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	
03		04	
% of Existing Luminaires Being Altered ¹		Sum Total of Luminaires Being Added or Altered	
☐	< 10%	☐	>= 50%
☐	>= 10% and < 50%	☐	>= 50%

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

¹ FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Project)









Concerns regarding JB Pastor Building, DR 23-140

Ian Martin

Tue, Jul 2, 2024 at 9:17 AM

To: mlepage@ci.carmel.ca.us, eallen@ci.carmel.ca.us, skarapetkov@ci.carmel.ca.us, rdelves@ci.carmel.ca.us, slocke@ci.carmel.ca.us

Cc: Chip Rerig <crerig@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>, Evan Kort <ekort@ci.carmel.ca.us>, "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>, Katherine Wallace <kwallace@ci.carmel.ca.us>, planning@ci.carmel.ca.us, building@ci.carmel.ca.us

Dear Chairman LePage and Members of the Carmel-by-the-Sea Planning Commission,

I'm writing to you to express two concerns about the proposed design for the JB Pastor Building (DR 23-140).

First concern: It is too large to be built by law.

On the proposed plans, the structure labeled "building 1" and "building 3" is obviously not two separate buildings, but one single continuous building. The total floor area of it is 12,185 square feet, which greatly exceeds the legally allowed square footage for any one single structure, as per Carmel-by-the-Sea's municipal code:

17.14.140 Floor Area Ratio

C. Maximum Floor Area. No single structure shall contain more than 10,000 square feet of floor area.

This law was pointed out to the developer before when the planning commission considered an earlier iteration of the developer's Ulrika Plaza (DR 20-350) in 2022. Like now, the developer's plans for that project depicted a single proposed building that far exceeded the legal maximum square footage saying that it was multiple buildings when plainly it was one large one. The developer then redesigned so that none of the buildings on that site was larger than 10,000 square feet. As the October 12, 2022 staff report for the redesign of Ulrika Plaza states:

"At the previous hearing [March 9, 2022], there was also discussion regarding the size of the individual buildings and whether they exceeded the allowable square footage for a single building. In accordance with CMC 17.14.140.C, *No single structure shall contain more than 10,000 square feet of floor area. Interaccessibility between adjacent structures on one or more building sites by any means that allows passage between structures without first exiting to an open space area shall not be allowed if the resulting floor area contained within the combined structures would exceed 10,000 square feet of area.*

It was concluded the buildings did in fact exceed the allowable square footage and should reduce in square footage and/or redesigned to be separated." (Emphasis added.)

Like that earlier iteration of the Ulrika Plaza design, a major component of the proposed design for the JB Pastor Building greatly exceeds the legally allowed size, and therefore needs to be revised.

Second concern: Adding additional Spanish colonial revival buildings to the downtown undermines our community character.

The Spanish colonial revival style of architecture has become a cliché all over California, appearing in the form of shopping centers, hotels, and all sorts of other commercial buildings. We already have plenty of examples of it in Carmel. More should be strenuously avoided here lest our village begin to feel like “anywhere USA.” What’s more, having a blend of different architectural styles is important to our community character. Adding even more Spanish colonial revival buildings--especially large ones--threatens that balance.

Our best examples of the Spanish colonial revival buildings were built here in the 1920s when a fascination with California’s Spanish colonial history was peaking. So-called “Serra Pageants” were popular then, and Carmel residents were captivated by the fact that California was once part of the Spanish empire. That was then. Today, we know more about the legacy of Spanish colonization and what it meant to the people and the cultures that were here for millennia before the Spanish arrived to “save” them. What was intended as salvation actually resulted in the exact the opposite. Knowing what we know today, we should not romanticize that era further by creating more buildings with architecture inspired by it.

Something else to consider: Carmel-by-the-Sea’s history is largely reflected in its buildings, but every time another historical reproduction is added, that history is diluted. Buildings should reflect the era that they were built in. (For example, the Spanish colonial revival of the 1920s capture a time when our village and California in general was enthralled with California’s Spanish colonial history.) Historical styles should therefore be avoided. As the commercial design guidelines state: “New buildings should not imitate styles of the past, but strive to achieve compatibility with the old.” I urge the planning commission to protect the integrity of our historical architectural record and community character and reject the Spanish colonial revival style as well as other historical reproductions.

“Consciously or unconsciously we admire the things that are true to themselves and we do not want [mission] San Gabriel for a church, or a home, or a hotel--but in itself, as the expression of its own time and place and life, it is beautiful.” --Internationally celebrated architect Charles Sumner Greene, writing in Pasadena in 1905. Greene would later move to Carmel-by-the-Sea and would serve the community as one of its first planning commissioners.

Sincerely,

Ian Martin



JB Pastor Building is a single structure under law

Ian Martin [REDACTED]

Wed, Jul 3, 2024 at 3:08 PM

To: mlepage@ci.carmel.ca.us, eallen@ci.carmel.ca.us, skarapetkov@ci.carmel.ca.us, rdelves@ci.carmel.ca.us, slocke@ci.carmel.ca.us

Cc: Chip Rerig <crerig@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>, Evan Kort <ekort@ci.carmel.ca.us>, "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>, Katherine Wallace <kwallace@ci.carmel.ca.us>, planning@ci.carmel.ca.us, building@ci.carmel.ca.us

Dear Chairman LePage and Members of the Carmel-by-the-Sea Planning Commission,

The proposed JB Pastor Building (DR 23-140) is a *single structure* under the law as all of its parts are connected together.

The municipal code defines *structure* as follows:

A stable assembly of parts. The term "structure" includes, but is not limited to, any building, deck, garage, carport, arbor, fence, wall, stairway, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

The total floor area of the current plans (June 10, 2024 submittal) is 12,807 square feet. That's 2,807 square feet too big according to municipal code: 17.14.140, C. *No single structure shall contain more than 10,000 square feet of floor area.*

Therefore, the proposed JB Pastor Building must be reduced in size to be compliant with the law.*

Thank you for your attention,

Ian Martin

*Keeping buildings small is the clear intention of the General Plan. See "Scale" on page 1-7 of the Land Use and Community Character Element for elaboration.

Mayor Potter, Members of the Carmel-by-the-Sea City Council and Planning Commission
City Hall
Carmel-by-the-Sea, California, 93921

July 1, 2024

RE: ESPERANZA CARMEL/JB PASTOR BUILDING (DR 23-140, E/S Dolores, South of Seventh Avenue)

Dear Mayor Potter, Council Members and Planning Commissioners,

The proposed JB Pastor Building (DR 23-140) near the corner of 7th and Dolores is *not* exempt from environmental review under the California Environmental Quality Act (CEQA) as the City of Carmel-by-the-Sea represents. Rather, it requires a comprehensive, complete and thorough environmental assessment. Therefore, we respectfully insist that the planning commission hearing, currently scheduled for July 10, be postponed until this thorough environmental assessment is undertaken and resulting design revisions are made.

The story poles that were installed this morning for the proposed design, demonstrate an alarming disregard for the integrity of our family's building, known as Reimers' Stonehouse Terrace, which we anticipate will be included in Carmel-by-the-Sea's historic resources inventory once it reaches 50 years of age in two years' time. Our building, located on San Carlos between 7th and 8th, was designed by celebrated California architect and Carmel-by-the-Sea community leader Olof Dahlstrand, who expertly responded to and relied on the bank building's sculptural, detached form when designing the massing and views of our project. Dahlstrand is profiled in Carmel-by-the-Sea's historic context statement and mentioned therein no fewer than 16 times.

Furthermore, these story poles show that the proposed development will impact not only our building by literally walling off our west-facing light and views, but also, a building that is currently a recognized historic resource. That is, of course, the Seventh and Dolores Building. Not only is environmental review essential to protect two historically significant downtown buildings, it's also what the law requires:

The proposed development meets the definition of a "project" per the Carmel-by-the-Sea Municipal Code.
The proposal will impact a historic resource.
The proposal will impact an adjacent historic resource.

CEQA defines a "project" as: an activity which may cause either direct physical change to the environment, or a reasonably foreseeable indirect physical change in the environment. (Sec.21065)

CEQA further states a project may cause a substantial adverse change in the significance of a historic resource and thus, is a project that may have a significant effect on the environment.
Historic resources "included in a local register of historic resources...OR deemed significant pursuant to criteria set forth (herein) are PRESUMED to be historically culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. (Sec. 21084.1)

The historic significance of the land proposed for the JB Pastor Building, as well as the adjacent Seventh/Dolores property and structure, has long been acknowledged as having historic stature. Given the prominence of Olof Dahlstrand in Carmel-by-the-Sea's historic context statement, Reimers' Stonehouse Terrace most definitely *should* be presumed historic under CEQA, as described above.

The City of Carmel-by-the-Sea has incorporated the State CEQA into the Municipal Code---Section 17.60.020.

CEQA addresses the physical adjacency of proposed projects to historic resources. A project in the immediate vicinity of a historic resource that alters its significance is a "project" that has a significant impact on that resource. (Sec. 15064.5 (b)(1))

The City of Carmel-by-the-Sea Municipal Code states "The purpose of this chapter is to provide the City of Carmel-by-the-Sea, project applicants, and the public with the procedures to be used in administering the City's responsibilities under the California Environmental Quality Act (CEQA), codified as Public Resources Code Section 21000 et seq.," (CMC Sec. 17.60.010)

CEQA and the Municipal Code, singularly and in tandem, require a thorough assessment of a project's direct and indirect impacts on the environment, including buildings, structures, and sites of historic significance. Moreover, this assessment is required for City consideration and public review before the City decides whether to permit the project. The public has a right to know and provide input on:

- the applicant's proposed project
- a thorough environmental assessment of the project's impacts, and
- identification of mitigation measures to minimize or avoid significant adverse impacts.

We respectfully insist that the City of Carmel-by-the-Sea require a thorough environmental assessment of the JB Pastor proposal, in accordance with CEQA and the City's Municipal Code, so that this municipality, all responsible agencies, and the public have, in totality, the information on which to judge this project. That information, a thorough environmental assessment, would inform the City's decision making whether to approve the project and, if so, under what conditions.

Sincerely,



Nora Reimers



Kristi Reimers



Niels Reimers



Janet Reimers

/s/ Niels III Reimers
 /s/ Holly Reimers
 /s/ John Reimers
 /s/ Sarah Reimers
 /s/ Kari Parsons
 /s/ Craig Parsons

cc
 Chip Rerig
 Brandon Swanson
 Brian Pierik



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

July 10, 2024
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

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

APPROVED BY: Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building

SUBJECT: **DS 24096 (Comeau & Meyrose):** Consideration of a Concept Design Study for the demolition of an existing single-family residence and construction of a new two-story single-family residence located on Santa Fe Street 3 northeast of 5th Avenue in the Single-Family Residential (R-1) District. APN: 010-037-009-000.

Application: DS 24096 (Comeau & Meyrose)

APN: 010-037-009-000

Block: 46

Lot: 16

Location: Santa Fe Street 3, northeast of 5th Avenue

Applicant: Holdren + Lietzke Architecture

Property Owner: MEYROSE GROVER D & MICHELLE COMEAU TRS

Executive Summary:

The project involves demolishing an existing single-family residence, building a new two-story single-family residence, and making associated site improvements on a 4,000-square-foot lot. On March 10, 2023, the cottage was found to be ineligible for the Carmel Historic Inventory. No trees are proposed for removal. A 360-square-foot accessory dwelling unit (ADU) is proposed on the first floor and is exempt from discretionary review.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the Concept Design Study for the demolition of an existing single-family residence and construction of a new two-story single-family residence located on Santa Fe Street 3 northeast of 5th Avenue in the Single-Family Residential (R-1) District. APN: 010-037-009-000.

Background and Project Description:

The 612-square-foot single-story cottage was constructed in 1937 and has undergone several alterations and additions over the years. A 223-square-foot detached garage is located at the rear of the property and

has a 130-square-foot attached workshop. The cottage is located on a 4,000-square-foot lot. The property was reviewed for historical significance in 2023 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2028. The applicant proposes to construct a new two-story single-family residence.

Staff Analysis:

The following is an analysis of the project's consistency with the Residential Design Guidelines.

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

Staff Response: The City Forester identified seventeen (17) trees on, or adjacent to, the project site during the preliminary site assessment, including eleven (11) Monterey cypress and six (6) Coast live oak (Attachment 3). All trees have been rated 'significant' except one Coast live oak (Tree No. 2). No trees are proposed for removal. The City Forester is not recommending planting additional trees because the property exceeds the recommended tree density of three upper-canopy trees and one lower-canopy tree.

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

Staff Response: Staff did not identify any potential privacy or view impacts.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that do not dominate the design of the house or site, minimizing the amount of paved surface for a driveway, positioning garages to maximize open space, views, and privacy, and minimizing visual impacts.*

Staff Response: The applicant proposes to construct a 225-square-foot attached garage. The driveway would be 9'-6" wide and 17'-8" long and contain two permeable paver tire strips. The project meets the objectives of parking and access.

Mass and Bulk: *Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby, minimize the mass of a building as seen from the public way or adjacent properties, and relate to a human scale in its basic forms.*

Staff Response: The lot to the north is vacant, and the lot to the south contains a two-story residence. The garage is mostly detached; however, the upper level attaches to the northeast corner of the garage to provide access to a 150-square-foot roof deck on top of the garage. The deck is surrounded by a glass railing and is setback 5 feet from the west (front) elevation of the garage and 2'-8" from the south (side) elevation. Plants are proposed between the glass railing and the edge of the roof.

Exterior doors are proposed to be 7 feet tall. Upper-level windows in the living and dining room (west and south elevations) are 6 feet tall. The windows in the upper-level primary bedroom (west and south elevations) are 4 feet 8 inches tall, and the remaining windows (north and east elevations) are 3 feet 6 inches tall. None of the windows contain divisions. Condition No. 2 requires the applicant to reduce the size of the windows in the living and dining room to be more human-scaled and include divisions on all windows.

Building and Roof Form: *Residential Design Guidelines 8.1 through 8.5 encourage traditional*

building forms, using restraint with variations in building planes, using simple roof forms that are proportionate to the scale of the building, and roof eave lines that are low in scale.

Staff Response: The building form is a simple L-shape with one front and one side facing gable. The roof pitch is 4:12. Eaves are minimal at 7 inches. Gutters are proposed to be galvanized bent metal. The project meets the objectives of building and roof form.

Finish Details: The wall cladding is vertical and horizontal western red cedar and thin stone veneer. The windows and doors are aluminum-clad wood, and the roof is standing seam metal. The deck railing is glass.

Fencing/Gate/Arbor: A new 4-foot high pole fence is proposed within the front yard setback on the north property line. Condition No. 3 requires a fence detail to be submitted prior to the final details review. No other fencing is proposed.

Site Coverage: CMC Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000-square-foot lot, the allowed base floor area is 1,800 square feet, and the amount of site coverage permitted is 396 square feet. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor areas, ponds, hot tubs, and swimming pools.

If at least 50 percent of the property's site coverage is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, may be allowed for use in a single driveway of up to nine feet in width. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Staff Response: The applicant proposes a total of 556 square feet of site coverage with half being semi-permeable. Semi-permeable materials include the driveway and gravel pathways, patio, and landing. The project meets the requirements for site coverage.

Right-of-Way Character: The applicant is proposing to retain an existing 20-foot wide driveway in the public right-of-way. CMC Section 12.24.020.A limits the width of driveways in the right-of-way to 14 feet. Condition No. 4 requires the width of the driveway to be reduced.

Skylights: No skylights are proposed.

Chimney: CMC Section 17.10.030.B.1 (Chimneys) limits the size of fireplace chimneys and vents, including caps, as follows:

Chimneys. Fireplace chimneys and vents, including caps, shall be no higher than required by the UBC and shall not exceed four feet in height above the building height. Chimneys, vents or chimney enclosures which project above a roofline, flat deck or parapet wall shall also be subject to the following standards.

a. Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension.

i. Exception: three feet and six inches for double-flue chimneys.

b. Chimneys shall not contain any storage space, access openings or other uses unrelated to the vent function of the chimney.

Condition No. 5 requires the applicant to revise the chimney to meet these dimensional requirements.

Other Project Components:

Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted during the Final Details hearing.

Attachment 1 Resolution

Attachment 2 Data Table

Attachment 3 Tree Evaluation & Survey

Attachment 4 Project Plans

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

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA
ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY
RESIDENCE AND CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED
ON SANTA FE STREET 3 NORTHEAST OF 5TH AVENUE
APN 010-037-009-000**

WHEREAS, on April 11, 2024, Holdren + Lietzke Architecture (“Applicant”) submitted an application on behalf of MEYROSE GROVER D & MICHELLE COMEAU TRS (“Owners”) requesting approval of Track 2 Design Study application DS 24096 (Comeau & Meyrose) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Santa Fe Street 3 northeast of 5th Avenue in the Single-Family Residential (R-1) District (Block 46, Lot 16); and

WHEREAS, the Applicant proposes to demolish an existing one-story single-family residence and detached accessory building and construct a 1,900-square-foot two-story residence inclusive of a 225-square-foot attached garage and associated site improvements; and

WHEREAS, the project also includes a 360-square-foot attached accessory dwelling unit that is exempt from discretionary review; and

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

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required) and will be considered at the Final Details hearing; and

WHEREAS, on June 28, 2024, a notice of public hearing was published in the Carmel Pine Cone for the July 10, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 30, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before July 5, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on July 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is “not be a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY

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

CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	

10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study (DS 24096, Comeau & Meyrose) for the demolition of an existing one-story residence and construction of a 1,900-square-foot two-story residence inclusive of a 225-square-foot attached garage and associated site improvements located on Santa Fe Street 3 northeast of 5th Avenue (APN 010-037-009-000), subject to the following Recommendations/Draft Conditions:

Conditions for Concept Acceptance	
No.	
1.	Volume Study. The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.
2.	Windows. Prior to the final details review, reduce the size of windows in the living and dining rooms to be more human-scaled and add divisions to all windows.
3.	Fence Detail. Prior to the final details review, provide a fence detail for the 4-foot tall pole fence on the north property line.
4.	Driveway Width in Public Right-of-Way. Prior to the final details review, reduce the width of the driveway in the public right-of-way to no more than 14 feet.
5.	Chimney Standards. Prior to the final details review, the chimney shall be revised to meet the following: Fireplace chimneys and vents, including caps, shall be no higher than required by the UBC and shall not exceed four feet in height above the building height. Chimneys, vents or chimney enclosures which project above a roofline, flat deck or parapet wall shall also be subject to the following standards. a. Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension.

	i. Exception: three feet and six inches for double-flue chimneys. b. Chimneys shall not contain any storage space, access openings or other uses unrelated to the vent function of the chimney.
6.	Exterior Light Fixtures. Prior to the final details review, provide specifications in the plan set for all exterior light fixtures, including but not limited to wall sconces, recessed can lights, landscaping lighting, and step lighting.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

July 10, 2024

Project Data Table

Page 1 of 1

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	612 SF residence 353 SF garage+workshop 965 SF Total	1,900* SF 360 SF ADU 2,260 SF Total
Site Coverage	396 SF/556 SF	Unknown	556 SF
Trees (Upper/Lower)	3/1	11/6	No Change
Ridge Height (1 st /2 nd)	18'/24'	14'-4"	18'
Plate Height (1 st /2 nd)	12'/18'	9'	22'-3"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	19'-7"	17'-3"
Composite Side Yard	10' (25%)	11'-11"	10'
Side Yard	3'	2'-8" north 9'-3" south	5' north 5' south
Rear	15'/3'**	43'-5" residence 12'-5" garage+workshop	15'

*Includes 100 square foot basement bonus.

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

Significant Tree Evaluation Worksheet

APN: 010-037-009-000

Street Location: Santa Fe St. 3 NE 5th Ave

Planner: Marnie Waffle

City Forester: Justin Ono

Property Owner: Comeau & Meyrose

Recommended Tree Density: 3 Upper, 1 Lower

Part One: Initial Screening:

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Tree #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
YES															
NO	x	x													

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	CO	CO	CO	CO	CO	MC	MC	MC	MC	MC	MC	MC	MC	MC
YES	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
NO															
Tree #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Species	MC	MC													
YES	x	x													
NO															

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak

CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple Pod -- Podocarpus OT -- other Toy --

Toyon Ac -- Acacia EUC -- Eucalyptus

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x		x	x	x	x	x	x	x	x	x	x	x	x	x
NO		x													
Tree #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
YES	x	x													
NO															

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH

Coast live oak – single trunk tree: 6" DBH

Coast live oak – multi-trunk tree measured per industry standard: 6" DBH

California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is

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	2
Tree #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
score	2	2													

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2		2	2	2	2	2	2	2	2	2	2	2	2	2
Tree #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
score	2	2													

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2		2	2	2	2	2	2	2	2	2	2	2	2	2
Tree #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
score	2	2													

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

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	2		2	2	2	2	2	2	2	2	2	2	2	2	2
Tree #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
score	2	2													

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

Part Three: Final Assessment

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

[illegible]

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

[illegible]

B. Are there any other factors that would disqualify a tree from a determination of significance?

(Explain any 'yes' answer)

Yes ☐ Trees 17 and 21 are an acacia and a Eucalyptus which are invasive and non desirable species

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.

[illegible]

Items to note:**Required Structural Root Zone**

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	8	6	8	8	8	8	6	6	6	6	6	6	6	6	6
Tree #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Feet	6	6													

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	10	8	10	10	10	10	8	8	8	8	8	8	8	8	8
Tree #	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
YES	8	8													

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

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



102.0

100.6

100.9

Fd. 3/4" I.P. w/PP mkd. "LS 4986" A.S.O. R2

102.5

100.2

103.4

concr

103.8

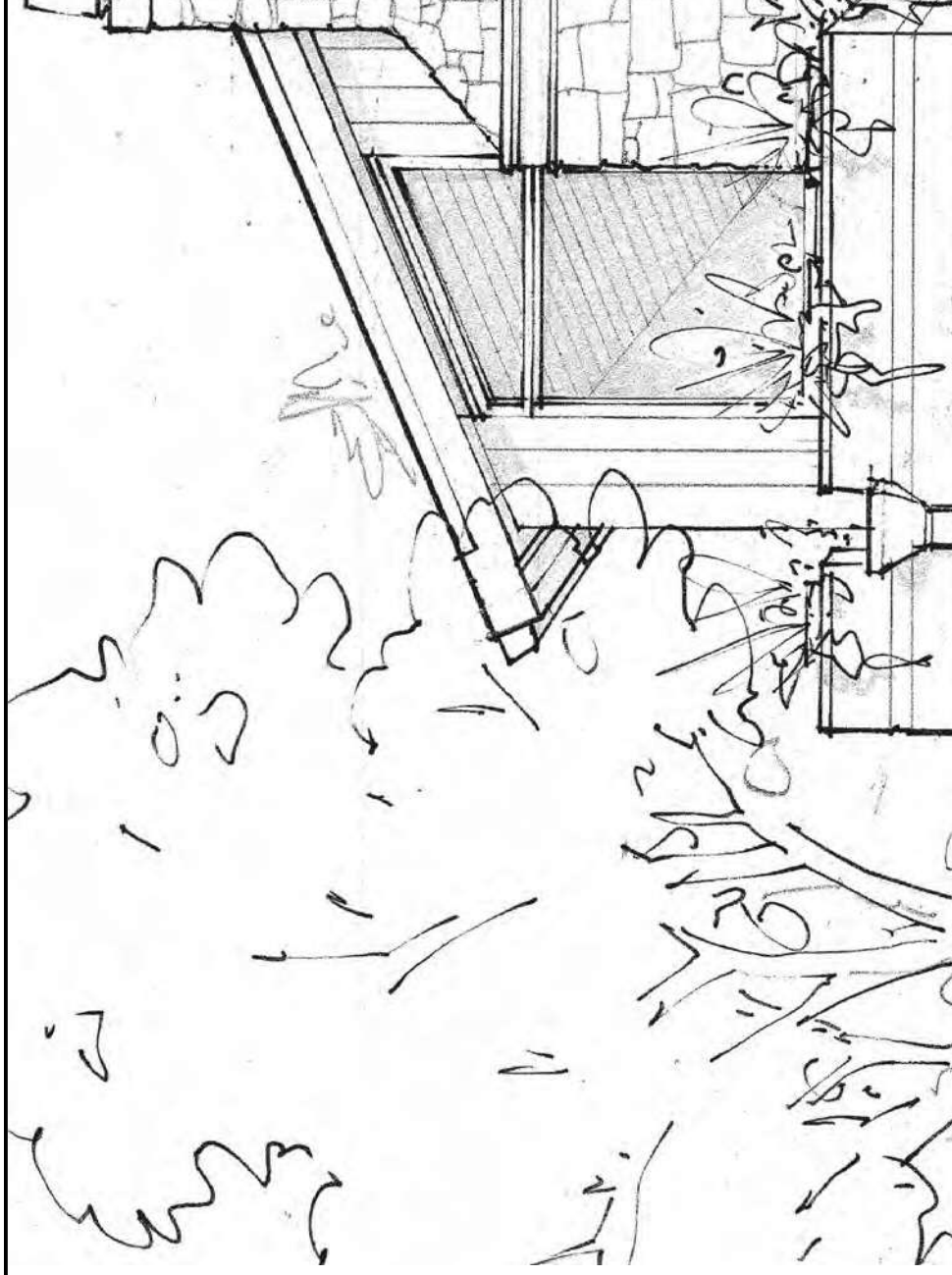
104.2

103.9

3.5' High Wood

MEYPROSE

CONCEPTUAL RENDERING





102.0

100.6

100.9

100.2

Fd. 3/4" I.P. w/PP mkd. "LS 4986" A.S.O. R2

102.5

103.4

103.8

3.6' High Wood Fence

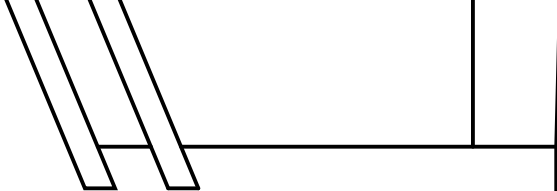
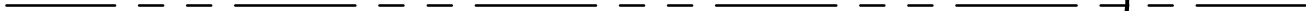
104.2 19'-7"

cont'd

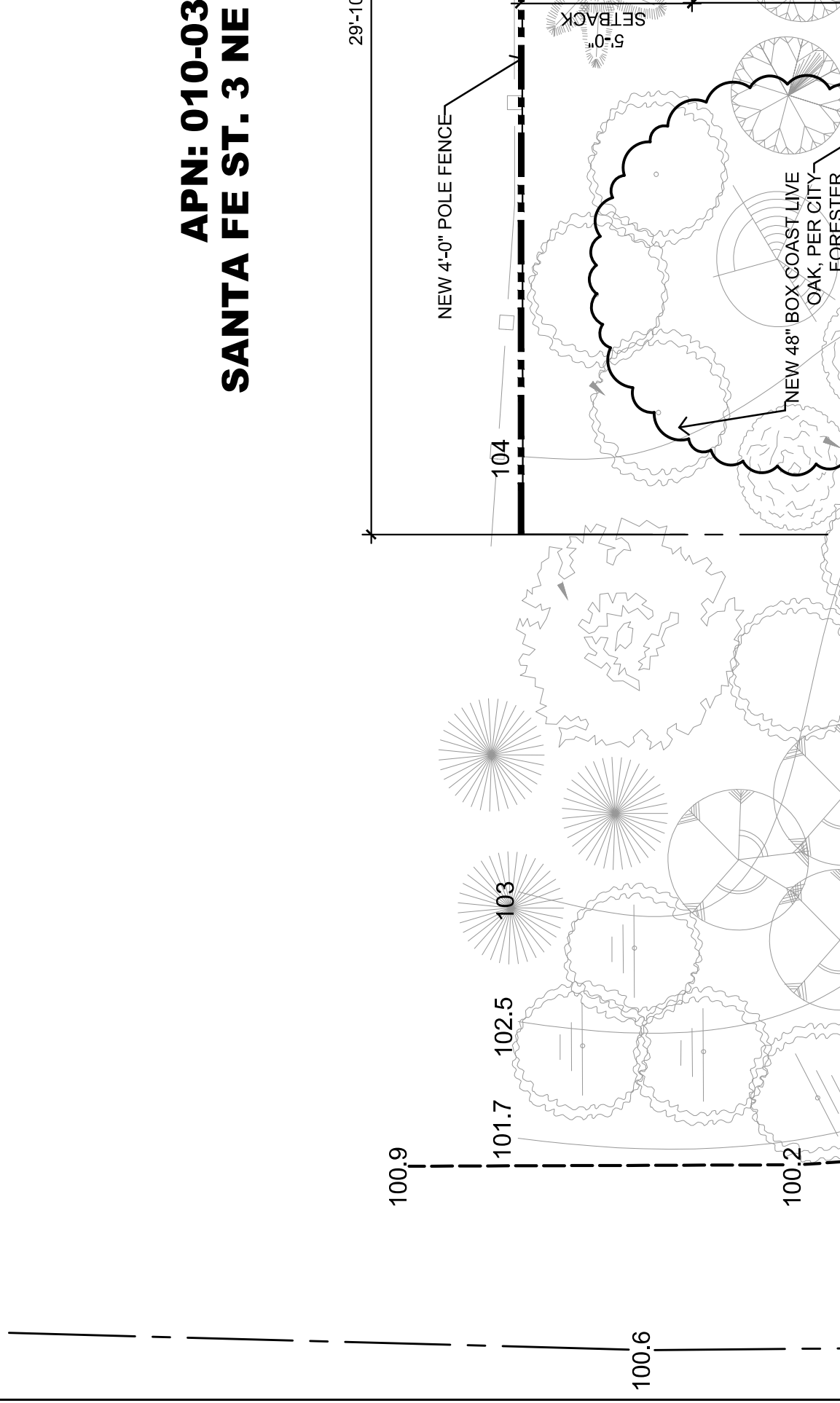
103.0

105.1

EMPTY LOT

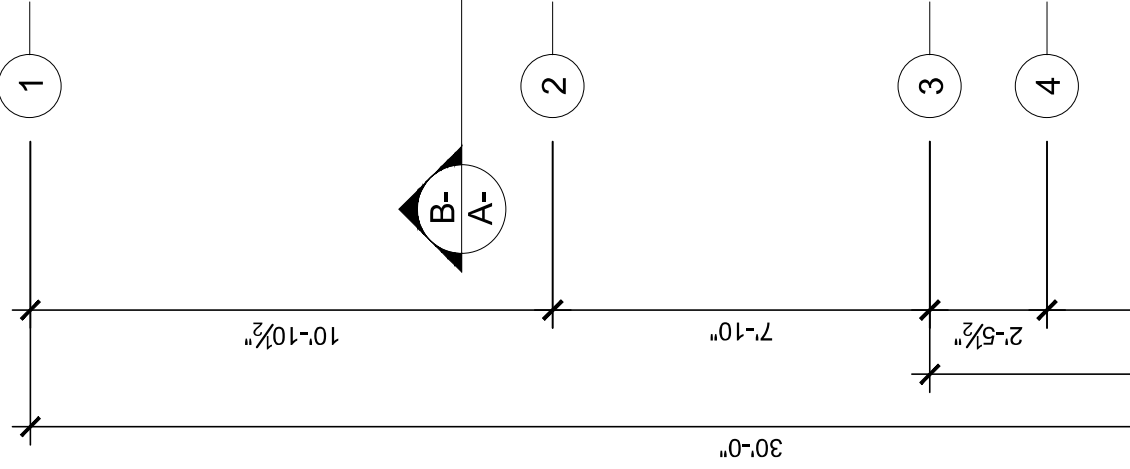


APN: 010-03
SANTA FE ST. 3 NE



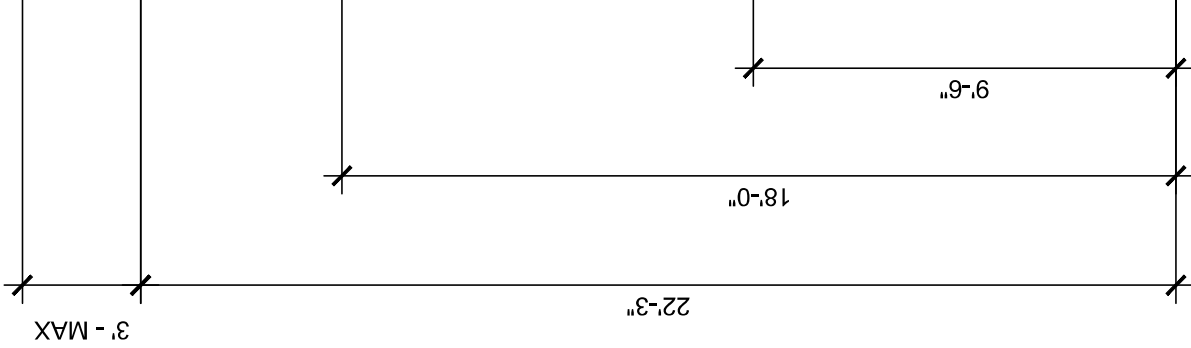
WINDOW SCHEDULE						
MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	
		WIDTH	HEIGHT			
1	CASEMENT	4'-0"	1'-9"		ALUM/WOOD	DOUBLE INSULATED
2	CASEMENT	3'-6"	3'-9"		ALUM/WOOD	DOUBLE INSULATED
3	CASEMENT	4'-0"	7'-0"		ALUM/WOOD	DOUBLE INSULATED
4	FIXED	3'-0"	6'-0"		ALUM/WOOD	DOUBLE INSULATED
5	FIXED	3'-0"	6'-0"		ALUM/WOOD	DOUBLE INSULATED
6	FIXED	4'-6"	4'-0"		ALUM/WOOD	DOUBLE INSULATED
7	CASEMENT	4'-6"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
8	CASEMENT	3'-0"	3'-6"		ALUM/WOOD	DOUBLE INSULATED
9	CASEMENT	2'-8"	5'-0"		ALUM/WOOD	DOUBLE INSULATED
10	CASEMENT	2'-8"	4'-8"		ALUM/WOOD	DOUBLE INSULATED
11	CASEMENT	2'-8"	4'-8"		ALUM/WOOD	DOUBLE INSULATED

LOWER FLOOR



WINDOW SCHEDULE

MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	
		WIDTH	HEIGHT			
	CASEMENT	4'-0"	1'-9"	7'-3"	ALUM/WOOD	DOUBLE INSULATED
	CASEMENT	3'-6"	3'-9"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	CASEMENT	4'-0"	7'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	FIXED	3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	FIXED	3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	FIXED	4'-6"	4'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	CASEMENT	4'-6"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	CASEMENT	3'-0"	3'-6"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	CASEMENT	2'-8"	5'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	CASEMENT	2'-8"	4'-8"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	CASEMENT	2'-8"	4'-8"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	FIXED	3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	FIXED	3'-0"	6'-0"	7'-0"	ALUM/WOOD	DOUBLE INSULATED
	CASEMENT	3'-0"	1'-9"	7'-0"	ALUM/WOOD	DOUBLE INSULATED



A

130'-6"
TOP OF CHIMNEY HT.

128'-3"
UPPER FLOOR ROOF HT. (1)

127'-0"
UPPER FLOOR ROOF HT. (2)

124'-0"
UPPER FLOOR PL. HT.

GLASS RAILING

115'-6"
UPPER MAIN FLOOR F.F.

113'-6"
UPPER GARAGE DECK F.F.

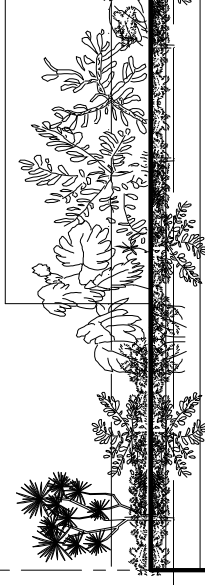
106'
GROUND FLOOR F.F. (LOW POINT)

3' - MAX

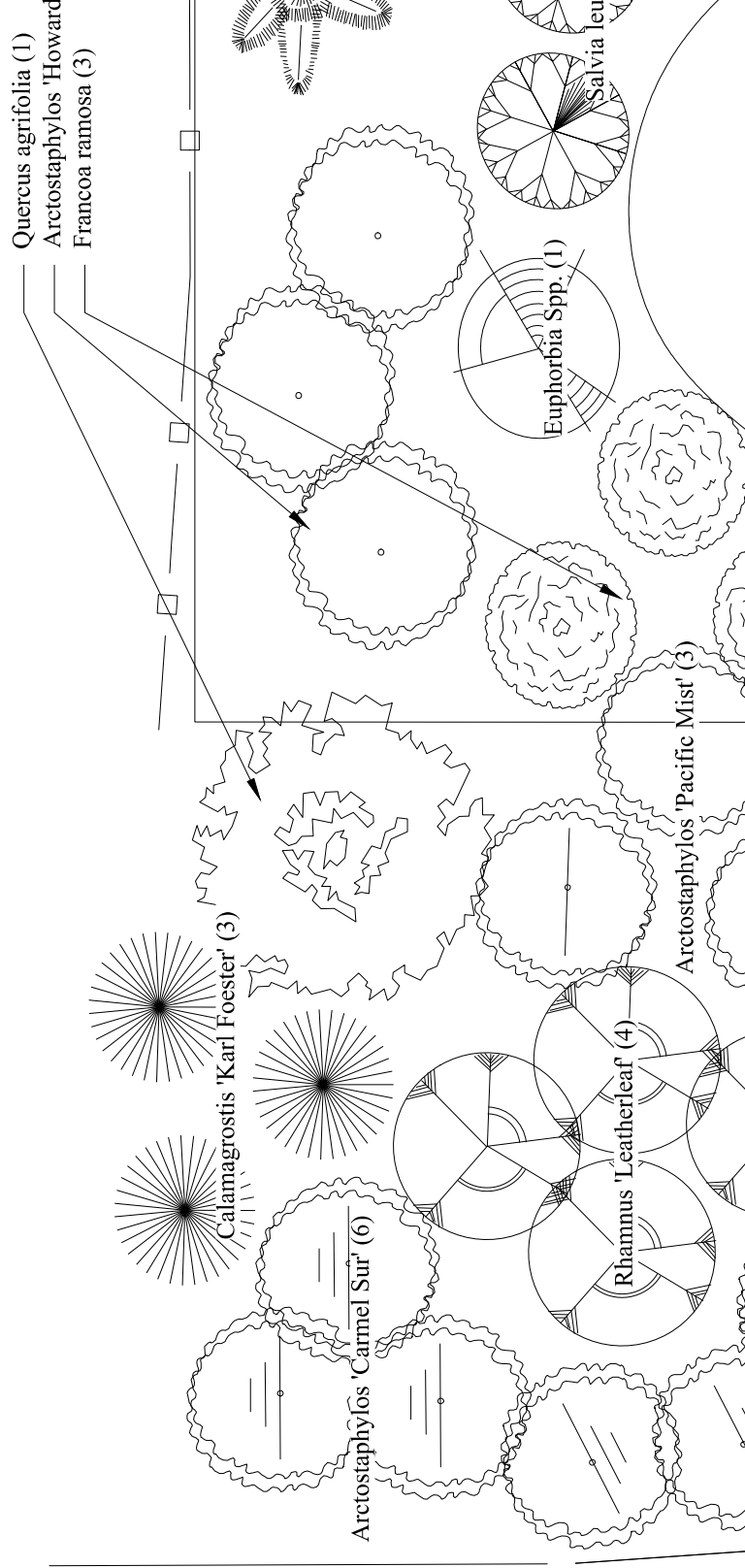
22'-3"

18'-0"

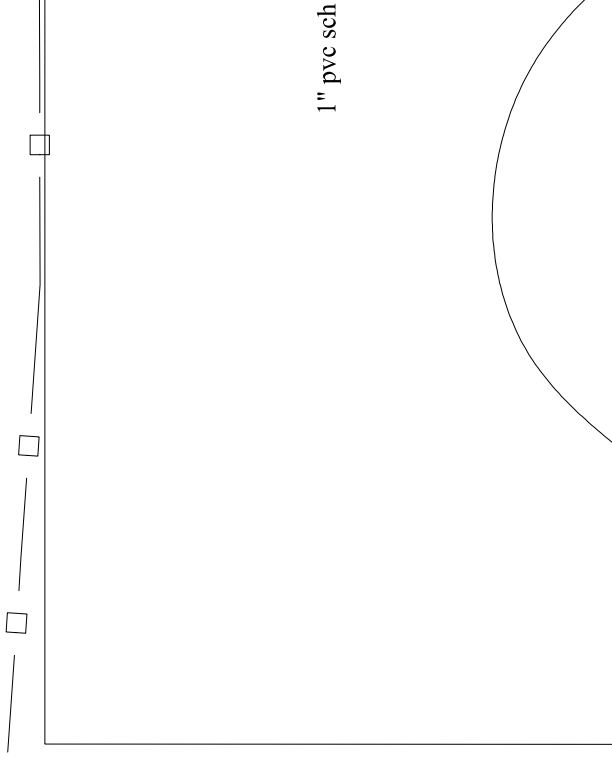
9'-6"



Quercus agrifolia (1)
Arctostaphylos 'Howard'
Francoa ramosa (3)



1" pvc sch





MICHELLE COMEAU
LANDSCAPE DESIGN & INSTALLATION

P.O. BOX 6327 ■ CARMEL, CA 93921
831.620.0111 ■ FAX 831.620.0105
www.comeaudesign.com
LICENSE NO. 582326

Comeau Plant List

QTY	Size	BOTANICAL NAME	COMMON NAME
Trees:			
1	24"	Acer 'Bloodgood'	Japanese Maple
1	15g	Cercis Canadensis Forest Pansy	Forest Pansy Redbud
1	15g	Cornus kousa	Kousa Dogwood
4	15G	Laurus nobilis	Bay Laurel
4	5g	Podocarpus macrophyllus	Yew Plum Pine
1	15g	Quercus agrifolia	Coast Live Oak
Shrubs:			
8	5g	Aeonium 'Zwartkop'	Zwartkop Aeonium
8	5g	Actostaphylos 'Carmel Sur'	Carmel Sur Manzanita
5	5g	Anigozanthus Spp.	Kangaroo Paw
3	5g	Arctostaphylos 'Howard McMini'	Howard McMini Manzanita
3	5g	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
3	5g	Calamagrostis 'Karl Foerster'	Feather Reed Grass
1	5g	Camellia sasanqua	Sasanqua Camellia
5	5g	Ceanothus 'Anchor Bay'	Anchor Bay Ceanothus
3	5g	Ceanothus 'Dark Star'	Dark Star Ceanothus
1	5g	Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus
1	5g	Ceanothus thyrsiflora	Snowflurry Ceanothus
1	5g	Clematis armandii	Amard Clematis
16	1g	Diets vegeta	Forthnight Lilly
1	5g	Euphorbia Spp.	Euphorbia
tbl	1g	Festuca 'Elija Blue'	Blue Fescue
3	1g	Fiancoa ramosa	Bridal Wreath
10	1g	Helleborus argutifolius	Holly-Leaved Hellebore
3	5g	Leptospermum reevesii	Dwarf Tea Tree
13	1g	Lomandra Platinum Beauty	Platinum Beauty Lomandra
11	1g	Lomandra 'Shorty'	Shorty Matt Rush
1	5g	Pandorea jasminoides 'Lady D'	White Flower Vine
3	5g	Fernisetum rubrum	Purple Fountain Grass
4	5g	Rhamnus 'Leatherleaf'	Catalina Currant
3	1g	Ribes viburnifolium	Catalina Currant
1	1g	Rosmarinus 'Boule'	Boule Rosemary
4	5g	Trachelospermum jasminoides	Star Jasmine

Irrigation Materials

Irrigation Controller

- Rainbird ESP-ME3, Rain Bird, Rain Bird Master Valve

- 1" Weathermatic Black Bullet Max Inline Valve

Irrigation Control Valves

- 1" Weathermatic Black Bullet Max Inline Valve Backflow Preventer

- 1" # 975 XL Wilkins Reduced Pressure w/ Y Nelson Plastic Valve Box Covers

1" sch 80 Ball Valve Ball

1" Main Line, SCH. 80, 18" Deep

3/4" B-401 Champion Bent Nose Garden Valve

VALVE DETAIL

STATION #	TYPE	LOCATION
1	Drip	Plant
2	Drip	Extra
3	Extra	Plant

IRRIGATION TIME TABLE

SPRING (AS NECESSARY ACCORDING TO VALVES 1, 2, 3) T, F 30M

SUMMER

VALVES 1, 2, 3 T, F 30M

FALL

VALVES 1, 2, 3 T, F 30M

WINTER (AS NECESSARY ACCORDING TO VALVES 1, 2, 3) T, F 30M



"A"



MINI LED DOWNLIGHT

MD1LG2 (RD) RECESSED HOUSING AND TRIM

LOW VOLTAGE

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

The round MD1LG2 Mini LED recessed downlight is IC rated for insulated or non-insulated applications • Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps • Ideal for both residential and commercial limited space applications including niches, bookshelves, displays and cabinets • Remote mount Class 2 120V to 12V AC electronic or magnetic transformer required • Designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W MR11 halogen lamps while consuming 5W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency

- 2700K, 3000K, 3500K or 4000K color temperatures available
- 80 or 90 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns • LED source concealed with lensed optic is deeply regressed into an internal reflector to produce a low glare system

- Reflectors finished to match trim ring color for uniform appearance
- Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation • Juno [TL602E](#) electronic transformer and [MAGXFMR](#) magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with [TL602E](#) and [MAGXFMR](#) – see transformer specifications for compatible dimmers • Color temperature remains constant over dimming range • Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL listed for indoor damp locations and daisy chaining

- Union made • UL and cUL listed • RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Specifications subject to change without notice.

HOUSING FEATURES

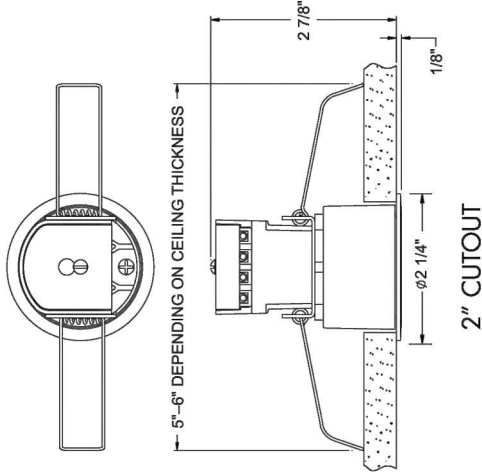
Housing Designed for use in IC (insulated ceiling) or non-IC construction

- Die cast aluminum housing.

Wiring Compartment Provided with removable access plate • Four pole terminal block allows for quick, secure connection • UL/cUL listed for daisy chaining • Easy to wire with commonly available low voltage cable (Type _____)



DIMENSIONS



TRANSFORMERS

Catalog Number	Finish	Description
TL602E 10W 120 12AC WH	White	10W 12V AC Electronic Transformer
TL602E 25W 120 12AC WH	White	25W 12V AC Electronic Transformer
TL602E 60W 120 12AC WH	White	60W 12V AC Electronic Transformer
MAGXFMR 1C 10W 120 12AC BL	Black	10W 12V AC Magnetic Transformer
MAGXFMR 1C 25W 120 12AC BL	Black	25W 12V AC Magnetic Transformer
MAGXFMR 1C 60W 120 12AC BL	Black	60W 12V AC Magnetic Transformer

To order, specify catalog number.

ELECTRICAL DATA

Input Voltage	12VAC
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CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

July 10, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	DS 24089 & LM 24151 (Britton): Consideration of a Concept Design Study for the demolition of an existing single-family residence and the construction of a new 3,178-square-foot, one-story single-family residence, inclusive of a 462-square-foot attached garage, which will require a lot merger, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-002-000.

Application: DS 24089 & LM 24151 (Britton)

APN: 010-082-002

Block: 87

Lot: 7 & 9

Location: Santa Fe Street 2 southwest of Mountain View Avenue

Applicant: Sonia Madrigal, Agent

Property Owner: BRITTON J T & TERRI TRS

Executive Summary:

The applicant is requesting approval of a Concept Design Study for the demolition of a single story single-family residence and construction of a new one-story single-family residence and attached garage. An associated lot merger application was also submitted as part of this application.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study and Lot Merger for the demolition of an existing single-family residence and the construction of a new 3,178-square-foot, one-story single-family residence, inclusive of a 462-square-foot attached garage, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R 1) District. APN: 010-082-002-000.

Background and Project Description:

The project site is an 8,000 square-foot building site developed with an existing 1,587-square-foot one-story, single-family residence with a 387-square-foot detached accessory structure.

The applicant is proposing to demolish all improvements on the site, and construct a new one-story 3,178 square foot single family residence inclusive of a 462 square foot attached garage.

The applicant is also proposing a 484 square foot detached accessory dwelling unit (ADU). The square footage of the ADU was not included in the square footage for the new residence, as described above, or the proposed total square footage of the new residence, however, has been described herein as reference as the ADU is shown on the project plans (Attachment 3). The resulting square footage of the site, including the ADU, is 3,662 square feet.

In accordance with Gov. Code, § 65852.2 (emphasis added in bold), “*A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing.... **If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling**, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing.*” As such, the ADU shall not be discussed at this hearing and is only described above for reference. Questions regarding the ADU can be directed to the Community Planning and Building Department staff outside of the public hearing.

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. Residential Design Guidelines 1.5 through 1.7 discuss the characteristics of the Right-of-Way.

The site contains fifteen (15) trees with three (3) additional trees in the immediate adjacent right-of-way. Six (6) of the trees located on the site are rated significant and the remaining are rated either moderately significant or not significant.

The applicant is proposing to remove a total of six (6) trees. A previous tree removal proposal has been reviewed by the Forest and Beach Commission (FBC) on September 13, 2022 and received tentative approval pending issuance of a building permit. The subject tree removal permit, TR 22-143, was amended by the city forester to omit four (4) trees on an adjacent property and a tree in the right-of-way in front of the adjacent property (the project was sold and subject to the terms of TR 23-250). The permit was further amended to include two (2) small non-significant ornamental fruit trees and one (1) non-significant oak. None of the trees approved for removal, by the FBC or City Forester, are significant.

The tree removal permit is contingent on the Planning Commission approving the project, meaning no trees may be removed until a building permit is issued. The subject tree removal permit also requires the planting of three (3) upper canopy trees on the project site. The tree planting requirement has been required to be shown on the plans submitted to the Community Planning and Building Department ahead of the final details review (refer to Attachment 1, Condition of Approval #2).

Additionally, in respect to Forest Character, the proposed driveway does not comply with the standards outline in CMC 12.24, Driveways. As stated in CMC 12.24.020:

- The maximum width of any driveway shall not exceed 14 feet as measured at the front property line or at any point between the front property line and its connection with the street pavement edge; and
- Not more than one driveway shall be constructed upon any lot of record (excepts granted to corner lots and lots with frontages greater than 80-feet); and
- The minimum distance between driveways serving the same lot or parcel of land shall be not less than 18 feet.

As proposed, the driveway conflicts, wholly or in-part, with the standards identified above.

Based on the provisions in CMC 12.24, Condition of Approval for Concept Acceptance #3 has been drafted requiring the applicant work with Planning Staff and the Public Works Division to revise the driveway to meet the driveway standards for the portions of the driveway located in the right-of-way.

As conditioned, the project is consistent with the Design Guidelines pertaining to the forest character and 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 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Staff has not identified any adverse privacy or view impacts associated with the project. The one-story form minimizes the potential for privacy and view impacts and the site is proposed to be bound by a 6 foot tall fence along the side and rear property lines. At the time of writing this report, staff has not received any correspondence from neighbors stating privacy or view impacts.

As proposed, the project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to maintaining a reasonable amount of solar access and reasonable privacy to adjoining sites (CMC 17.64.080).

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

The building is generally proposed to be re-constructed on the same footprint while being rotated to be more street facing and expanded and enlarged to accommodate the new construction. The heights comply with the height limits throughout and is proposed to a maximum height of 17 feet 9 inches whereas 18 feet is allowed with a maximum plate height of 12 feet where 12 feet is allowed. The primary dwelling and garage are proposed to be 3,178 square feet total where 3,200 square feet are permitted (with lot merger incentive granted). The roof is comprised of a combination of hipped and gabled roof forms pitched at 6:12 throughout with a dormer above the main ridge pitched at 2:12.

Considerations for Final Details Review: While the primary purpose of this concept review is to review and consider the site planning, privacy and views, and mass and scale related to the project, the Commission may provide input on other aspects of the project as well to allow the applicant an opportunity to address identified issues ahead of the final details hearing. The items below are not an all inclusive list of potential items to be discusses at the final details hearing, and the Commission may provide input on other aspects or components of the project as well.

Roof Material: The Planning Commission has provided recent direction that metal roofs should be avoided and applicants should explore alternatives to metal roofs. The applicant has proposed a "Musket Gray" standing seam metal roof. The Commission should consider whether this material is acceptable or an alternative material should be explored. Staff has included a Condition of Approval requiring an alternative

material based on recent Commission direction and the Residential Design Guideline identified below:

- 9.8 Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.
- Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).
 - Clay tile, slate and concrete tile may be considered appropriate on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.).
 - Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.
 - Metal, plastic and glass roofs are inappropriate in all neighborhoods.

Application completeness for Final Details Review: While the project application includes sufficient information to be deemed complete for Concept Review, the project is deficient in respect to the required materials needed for review and scheduling for a final details hearings. As such, staff has included Condition of Approval for Concept acceptance #5 stating, prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.

The Track 2 Submittal Checklist lists a number of specific items that may be deferred upon request until after concept review.

Lot Merger: The applicant has requested to merge lots 7 & 9 of block 87 in accordance with CMC 17.10.040.B.2, Other Owner-Initiated Mergers. Per CMC, 17.10.040.B.2, The City encourages the merger of small lots into larger lots to promote diversity in design and housing size and to preserve open space. Two or more contiguous lots of record, each of which would individually meet the standards for development as a building site, may be merged through the filing of a voluntary merger request by the owner(s).

By merging the two lots, an increase in base floor area and exterior volume of 3% becomes available, an incentive which the applicant has chosen to utilize for the proposed development. By merging the two lots, the project site becomes a single 8,000 square foot lot. Typically, an 8,000 square foot building site is permitted 2,960 square feet of base floor area, however, with the lot merger incentive, the base floor area allowed is increased by 3% to 3,200 square feet of base floor area. An additional amount of site coverage becomes available for the site (an addition 2.5%, up to 1,024 square feet total) provided the site complies with the recommended tree density standards (discussed below).

The merger application could have been procced administratively ahead of the public hearing, however, the property owner has requested the merger be recorded an approval of the project. As the lot merger is directly associated with this project, the Lot Merger will be required to be recorded with the Monterey County Recorder prior to issuance of a building permit as a Condition of Approval of the final project approval. No action or consideration by the Planning Commission is required respect to the lot merger aside from the adoption of a Condition of Approval at the Final Details hearing that a merger shall be required prior to issuance of a Building Permit.

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.

Other Project Components:

Staff recommends that acceptance of a Concept Design Study be found to be “not a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachment 1 - Resolution

Attachment 2 - Data Table

Attachment 3 - Project Plans

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

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 3,178-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 462-SQUARE-FOOT ATTACHED GARAGE, LOCATED AT SANTA FE STREET 2 SOUTHWEST OF MOUNTAIN VIEW AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-082-002-000.

WHEREAS, April 3, 2024, Sonia Madrigal (“Applicant”) submitted an application on behalf of BRITTON J T & TERRI TRS (“Owner”) requesting approval of Track 2 Design Study application DS 24089 (Britton) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 8,000-square-foot site located at Santa Fe Street, 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, an associated Lot Merger Application (LM 24151, Britton) was submitted by the applicant on behalf of the Owner and shall be considered concurrently with the Design Study Application; and

WHEREAS, the Applicant is proposing the demolition of a single-family residence and reconstruction of a new one-story single-family residence and 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 28, 2024, a notice of the public hearing scheduled for July 10, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 30, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before July 7, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on July 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, 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 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 and Lot Merger for the demolition of an existing single-family residence and the construction of a new 3,178-square-foot, one-story single-family residence, inclusive of a 462-square-foot attached garage, located at Santa Fe Street 2 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-002-000, subject to the conditions listed below:

CONDITIONS FOR CONCEPT ACCEPTANCE	
No.	
1.	Volume Study. The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following 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 Removal/Tree Density. Three (3) upper canopy trees shall be planted on-site in accordance with the Forest and Beach Commission decision regarding tree removal permit (TR 22-143). Prior to scheduling for final details review, the size, species, and locations of the trees shall be clearly indicated in the plans and resubmitted to the Community Planning and Building Department for review by the Planning Department and Forestry Division.
3.	Driveway. Prior to scheduling for Final Details review, the applicant shall work with Planning Staff and the Public Works Division to revise the driveway to meet the driveway standards (CMC 12.24) for the portions of the driveway located in the right-of-way.
4.	Roof Material. Prior to scheduling for Final Details review, the applicant shall work with Planning Staff to select an alternative roof material that meets the Residential Design Guidelines pertaining to roofing materials for final approval at the Final Details review.
5.	Final Details Review & Completeness Review. Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary

	for scheduling for final details review, as determined by the Community Planning and Building Department.
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PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

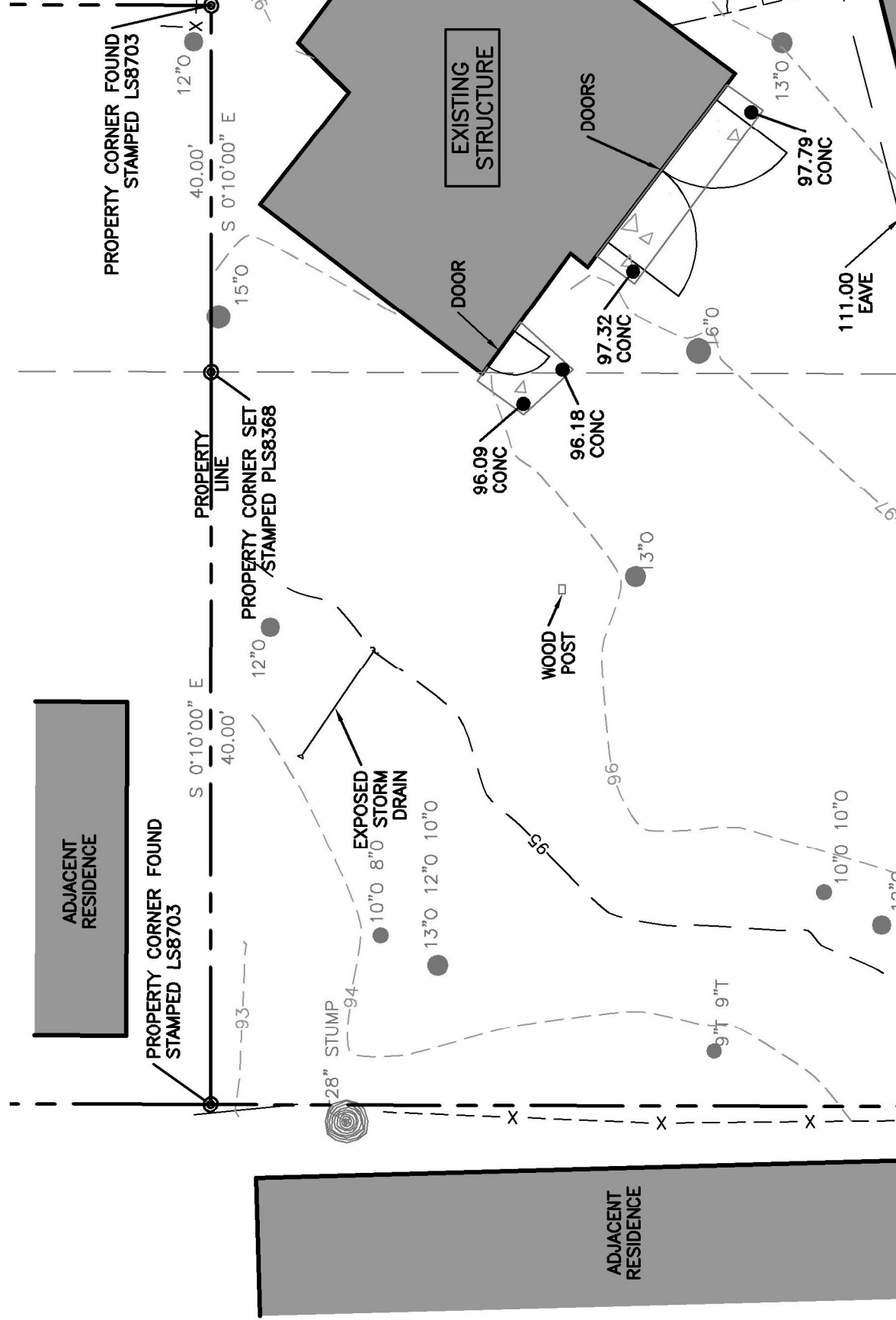
PROJECT DATA FOR A 8,000 SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	3,200 SF (40%)*	1,974 SF	3,178 SF (40%)
Site Coverage	1,024 SF*	1,009 SF	1,024 SF
Trees (Upper/Lower)	5/4	0/14	3/8
Ridge Height (1 st /2 nd)	18'/24'	Unknown	17'9"
Plate Height (1 st /2 nd)	12'/18'	Unknown	12'
Setbacks	Minimum Required	Existing	Proposed
Front	15'	25'	15'
Composite Side Yard	20' (25%)	24'	20'
Minimum Side Yard	3'	10'6"	5'
Rear	15'/3'**	31'	5'6"

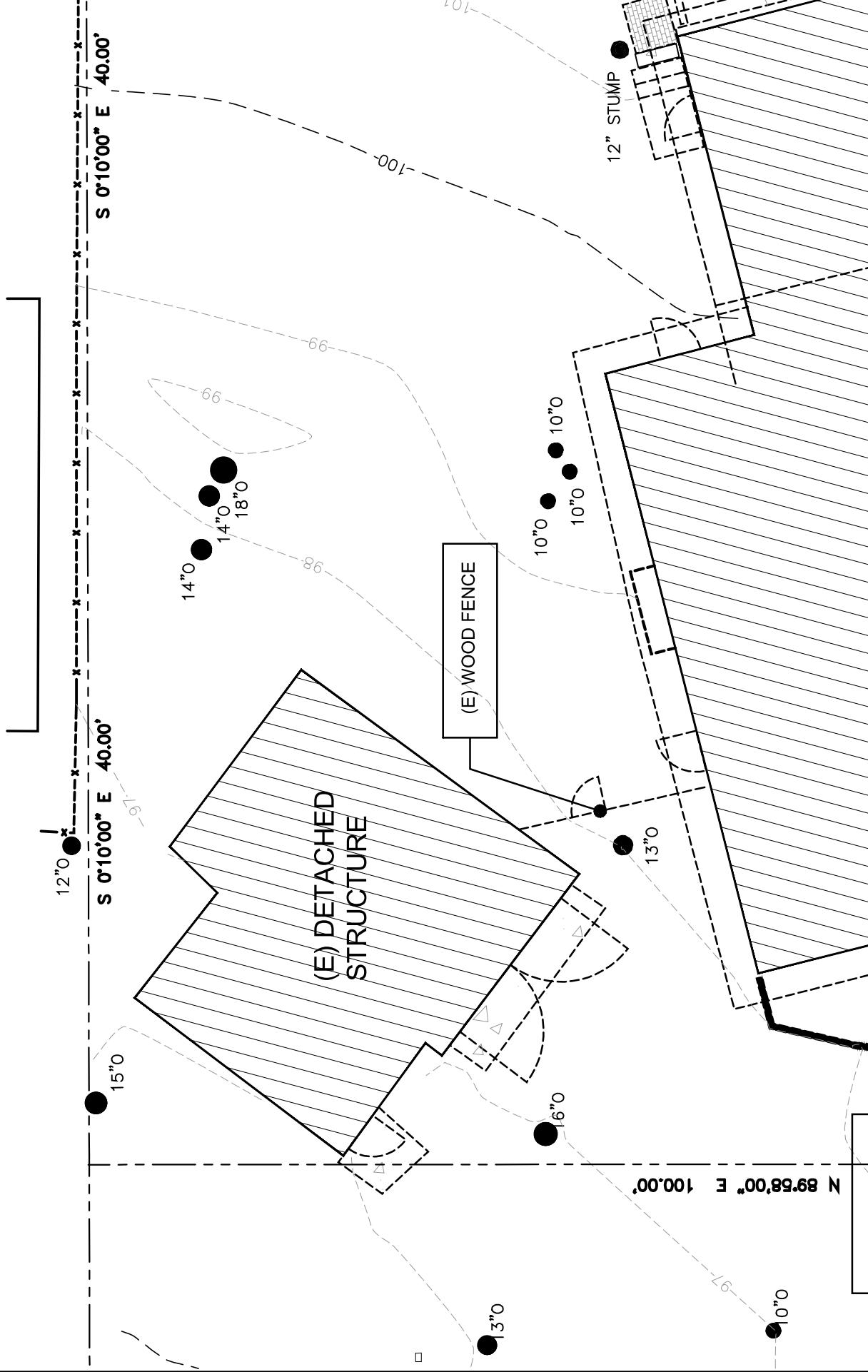
* 3% base floor area bonus included from lot merger incentive; 2.5% site coverage bonus from lot merger incentive.

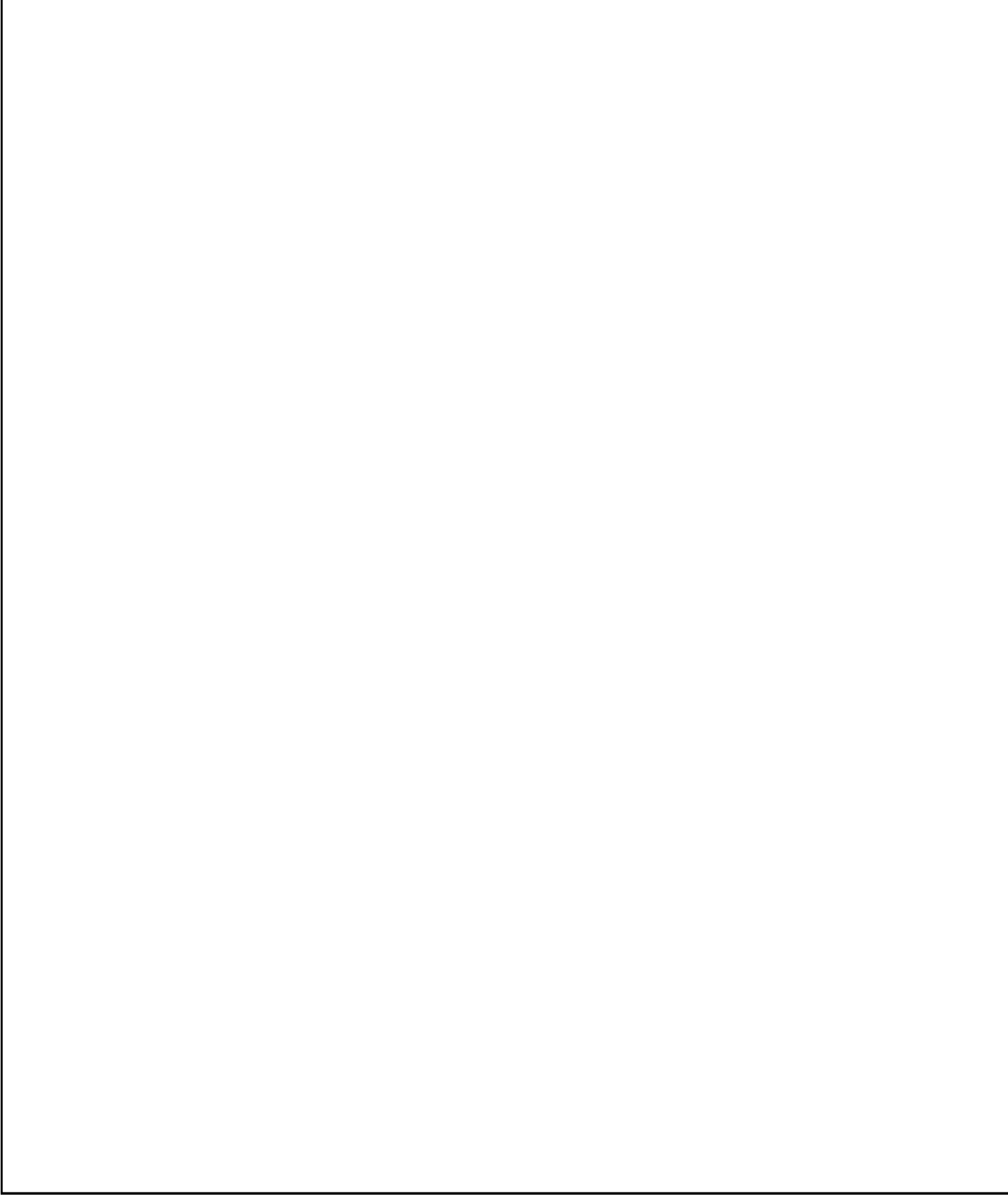
** The rear setback is three feet for those portions of structures less than 15 feet in height.

BRT



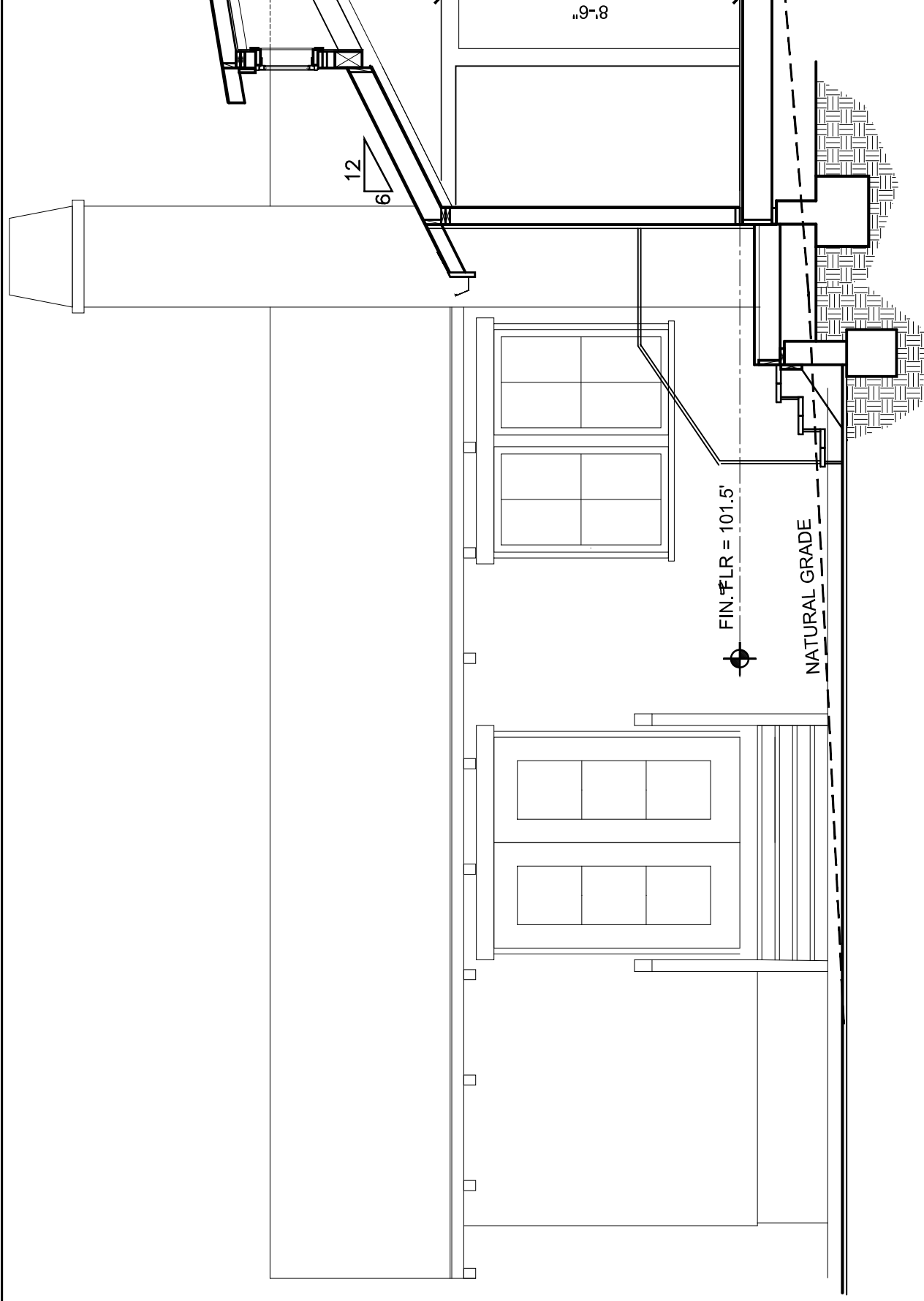






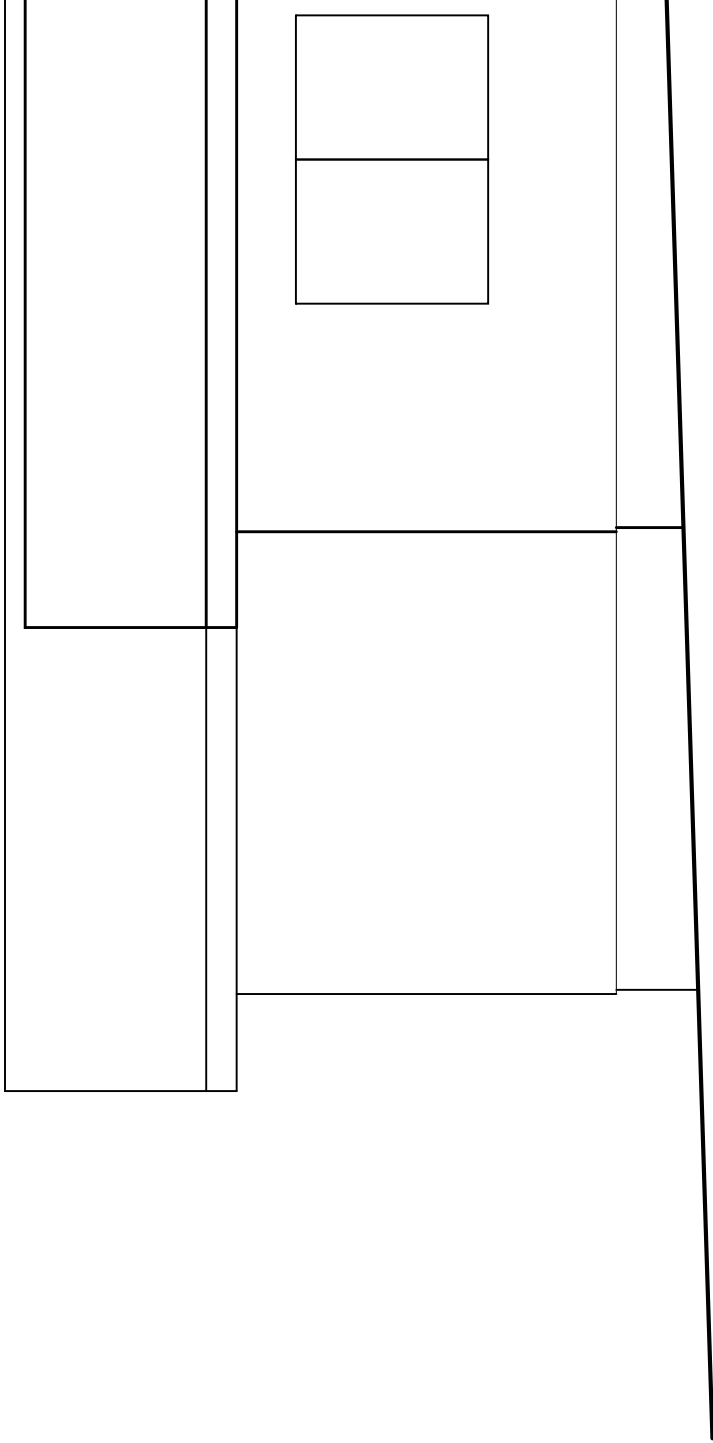
WINDOW SCHEDULE NOTE: ALL WINDOWS ARE ALUMINUM CLAD WOOD WINDOWS BY: "LOEWEN"						
MARK	TYPE	NOMINAL DIMENSIONS		HEAD HEIGHT (ABOVE FN. FLR.)	FRAME (EXT/INT)	GLAZING
		WIDTH	HEIGHT			
1	FIXED	3'-0"	4'-6"	7'-0"	WOOD	DOUBLE INSULATED
2	FIXED	3'-0"	4'-6"	7'-0"	WOOD	DOUBLE INSULATED
3	CASEMENT	3'-0"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
4	FIXED	2'-8"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
5	CASEMENT	2'-8"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
6	CASEMENT	2'-8"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
7	FIXED	1'-6"	7'-0"	7'-0"	WOOD	DOUBLE INSULATED
8	FIXED	1'-6"	7'-0"	7'-0"	WOOD	DOUBLE INSULATED
9	CASEMENT	2'-6"	5'-0"	7'-0"	WOOD	DOUBLE INSULATED
10	CASEMENT	2'-6"	5'-0"	7'-0"	WOOD	DOUBLE INSULATED
11	FIXED	3'-0"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
12	FIXED	3'-0"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
13	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
14	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
15	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
16	CASEMENT	2'-6"	4'-0"	7'-0"	WOOD	DOUBLE INSULATED
17	CASEMENT	2'-0"	3'-0"	7'-0"	WOOD	DOUBLE

MAIN RESIDENCE



SECTION A

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



EXISTING E

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

SKYLIGHT

RIDGE = 116.2

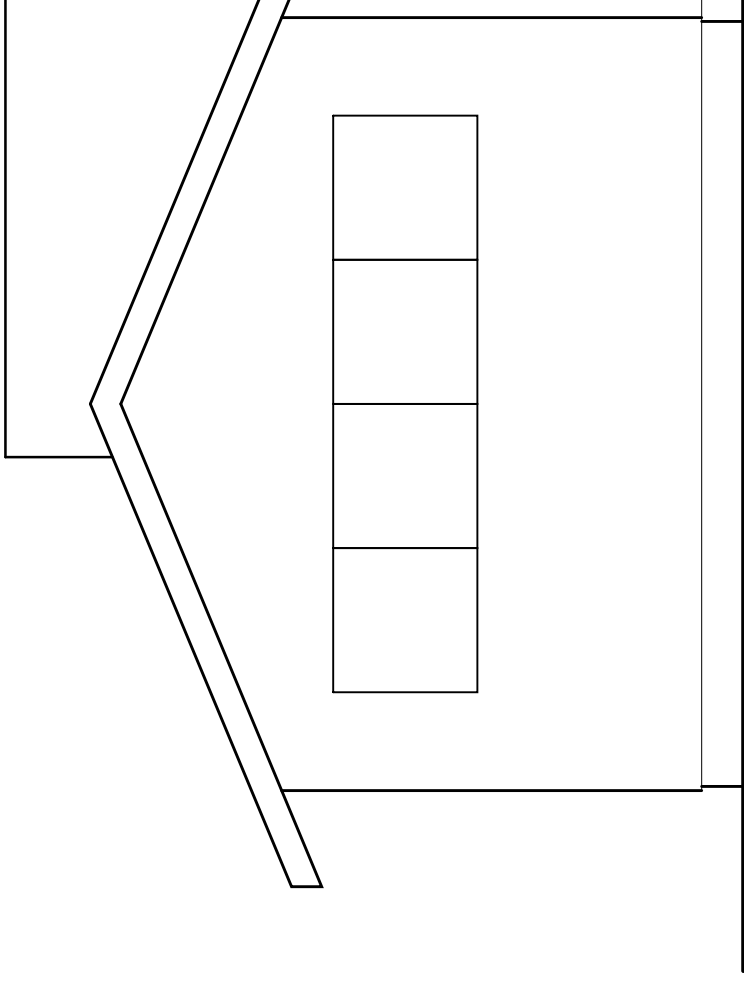
RIDGE @ GARAGE= 113.6

STANDING SEAM
METAL ROOF

TOP PLATE @ GARAGE= 110.0

SLIDE-UP
SECTIONAL

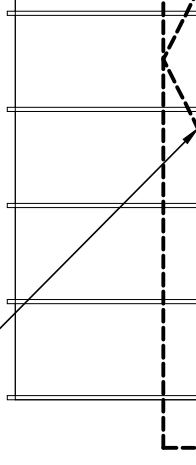
15' 4"



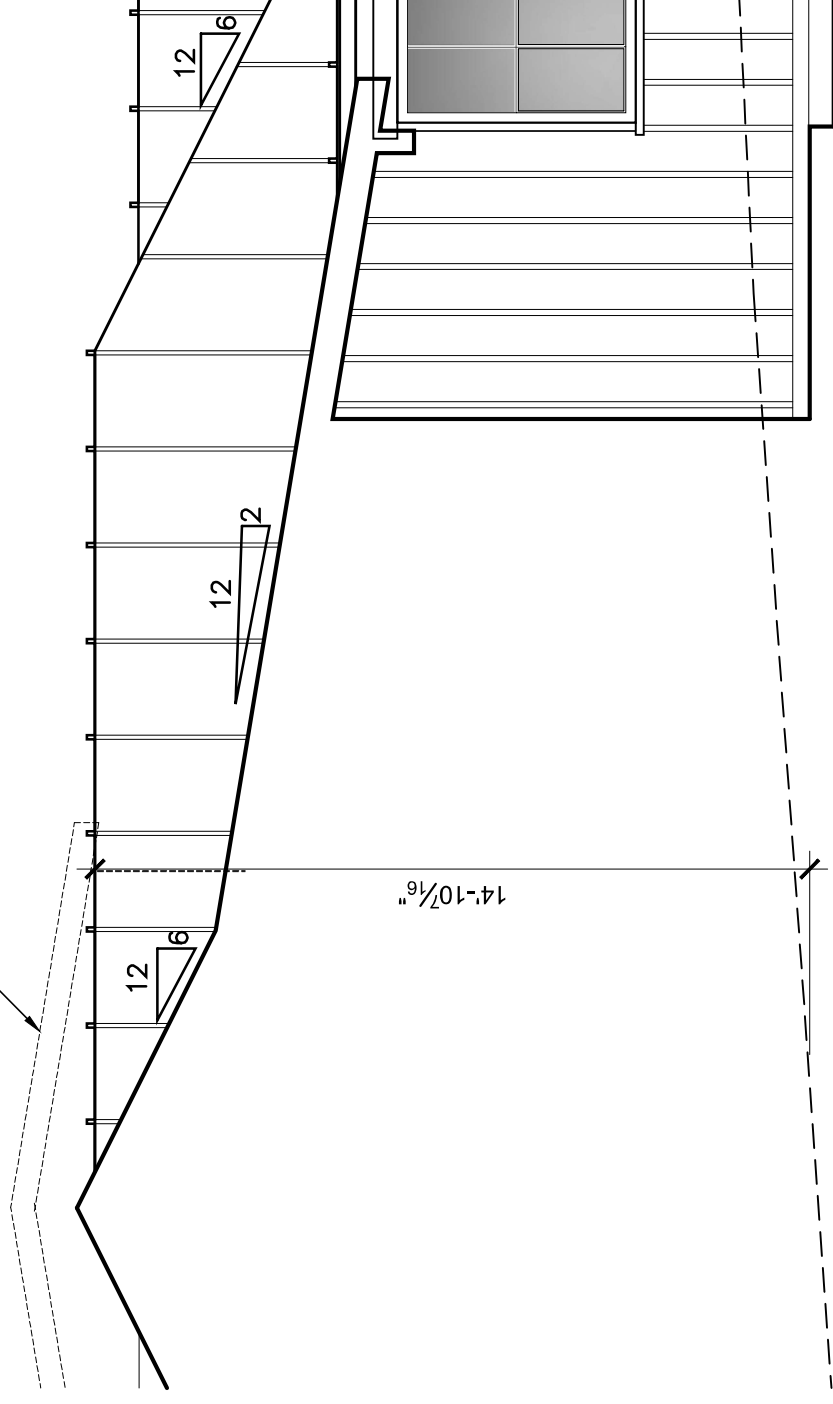
EXISTING SOUTH

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

LINE OF A.D.U.
@ FOREGROUND

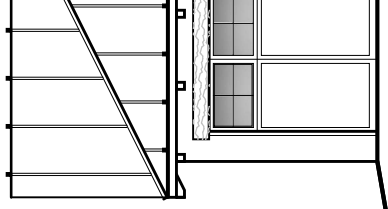


OUTLINE OF DORMER
@ FOREGROUND



SOUTH CO

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



PROP. LINE

ADJACENT PROPERTY IS NOT
YET CONSTRUCTED, BUT IS
ENTITLED

Significant Tree Evaluation Worksheet

APN: 010-082-002
Street Location: Santa Fe 2 SW of Mountain View
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Britton
Recommended Tree Density: TBD by the Forest & Beach Commission

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	X

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

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

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

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

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

Significant Tree

APN: 010-082-002
Street Location: Santa Fe 2 SW of Mountain View
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Britton
Recommended Tree Density: TBD by the Forest & Beach Commission

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 #	16
YES	
NO	X

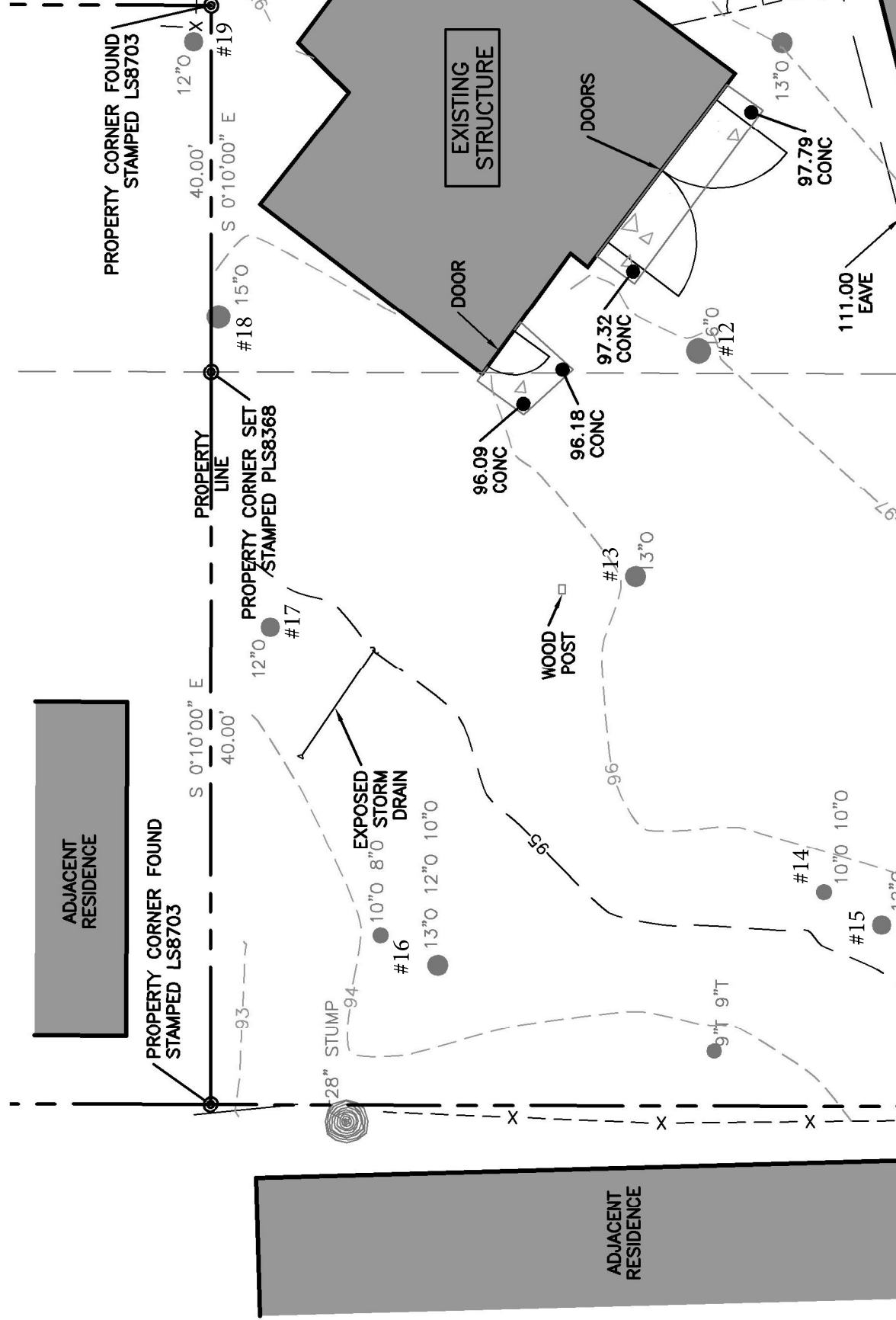
Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific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

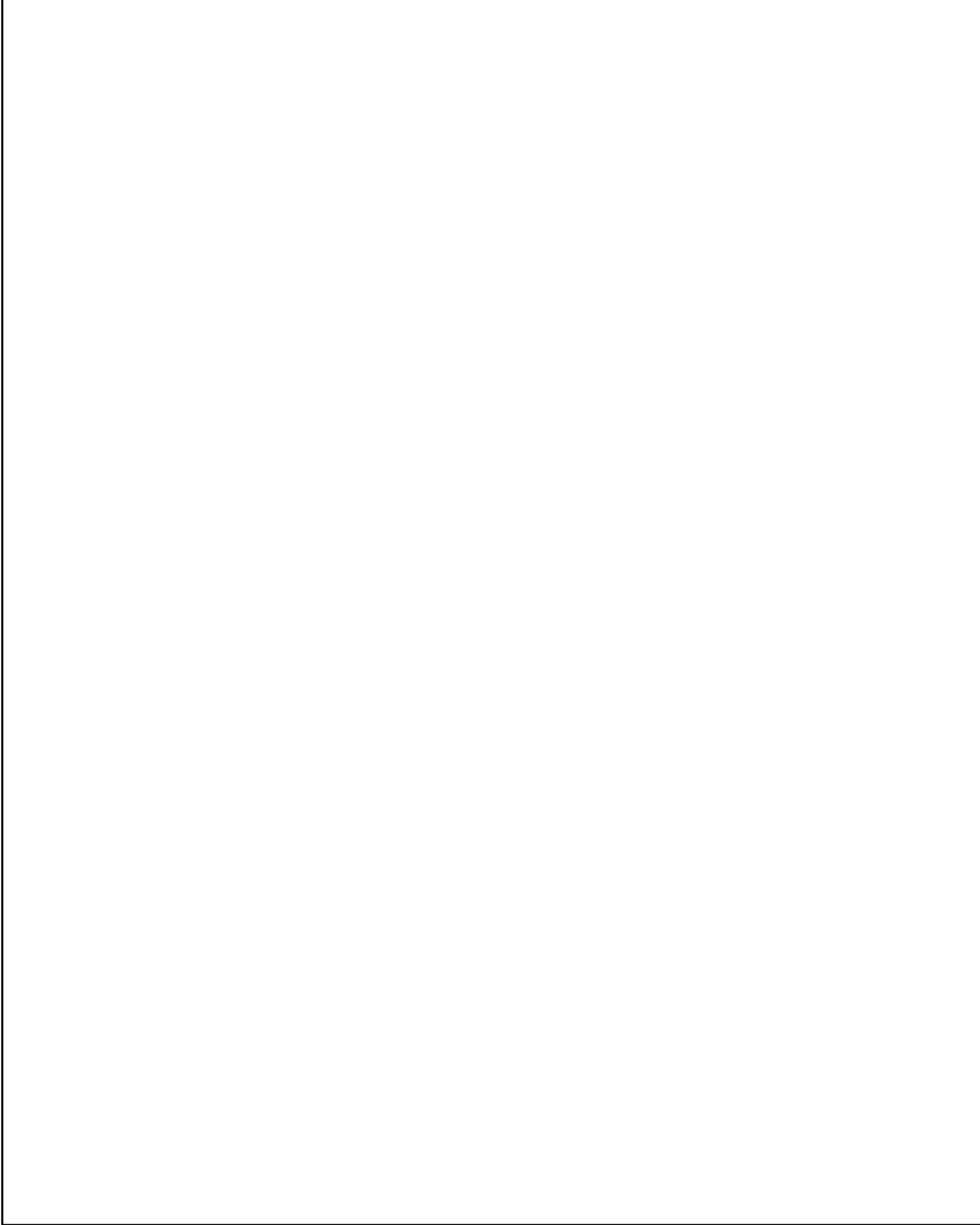
B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

Tree #	16
Species	CO
YES	X
NO	

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

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







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

July 10, 2024
CORRESPONDENCE

TO: Chair LePage and Planning Commissioners

**SUBMITTED
BY:**

**APPROVED
BY:**

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

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:



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

July 10, 2024
CORRESPONDENCE

TO: Chair LePage and Planning Commissioners

**SUBMITTED
BY:**

**APPROVED
BY:**

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

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: