



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

Erin Allen, Christopher Bolton, Robert Delves, 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, June 14, 2023

TOUR 2:00 PM

MEETING 4:00 PM

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

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

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

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

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

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

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 6/9/2023 is LOW. Wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW or MEDIUM. Seating will be limited and available on a first-come, first-served basis.

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

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

- A. 1. DS 23-019 (De Caussin):** Carmelo Street 2 northeast of 8th Avenue
- 2. DS 23-036 (Metcalf):** Torres Street 4 southeast of 4th Avenue
- 3. DS 23-069 (Mitchell-Berchem):** Santa Rita Street 2 northwest of 4th Avenue
- 4. DS 22-191 (Nute):** Northwest Corner of Carpenter Street and 4th Avenue
- 5. DS 23-022 (Bellasis):** 4th Avenue 2 northeast of Lobos Street

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

CONSENT AGENDA

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

- 1. Monthly Activity Report: May 2023**
- 2. Adoption of Minutes: December 14, 2022 Regular Meeting**
- 3. Adoption of Minutes: May 10, 2023 Regular Meeting**

PUBLIC HEARINGS

- 4. AD 23-155 (Wandering Tours):** Consideration of an Administrative Determination, AD 23-155 (Wandering Tours), regarding a business license application, BL 23-029 (Wandering Tours), for clarification concerning whether staff may allow the establishment of a walking tour of wine tasting stores in Carmel located in the Central Commercial (CC) Zoning District. APN 010-141-001
- 5. DS 22-191 (Nute):** Consideration of a revised Concept Design Study application for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a two-story residence located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-023-008
- 6. DS 23-019 (De Caussin):** Consideration of a Concept Design Study, DS 23-019 (De Caussin), for a 265-square-foot net addition to a 4,000-square-foot property developed with an existing 1,258-square-foot, two-story residence and 208-square-foot guesthouse, and various site improvements located at Carmelo 2 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-265-010
- 7. DS 23-069 (Mitchell-Berchem):** Consideration of a Combined Concept and Final Design, DS 23-069 (Mitchell-Berchem), and associated Coastal Development Permit

for the full exterior renovation, a 268-square-foot net addition, and construction of a 220-square-foot detached carport in the front yard setback to an existing nonconforming 2-story, 1,737-square-foot single-family residence, inclusive of a 269-square-foot attached carport located on Santa Rita Street 2 northwest of 4th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-029-009

8. **DS 23-022 (Bellasis):** Consideration of a Concept Design Study, DS 23-022 (Bellasis), for a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District. APN 010-013-004
9. **DS 23-036 (Metcalf):** Consideration of a Concept Design Study for the demolition of an 868-square-foot single-story residence and construction of a 1,600-square-foot two-story residence and associated site improvements located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-091-012

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

10. Next Regular Meeting: July 12, 2023

ADJOURNMENT

11. PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda
12. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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



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

June 14, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

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

SUBJECT: Monthly Activity Report: May 2023

Application: N/A

APN: N/A

Block: N/A

Lot: N/A

Location: N/A

Applicant: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: MAY 2023 MONTHLY REPORT



CITY OF CARMEL-BY-THE-SEA Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	June 14, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

MAY 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In May 2023, **35** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In May 2023, **3** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In May 2023, **64** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In May 2023, **6** new code compliance cases were created.

V. ENCROACHMENT PERMIT APPLICATIONS:

In May 2023, **31** encroachment permit applications were received.

VI. YEAR-TO-DATE TRENDS

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

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

- Planning Permit Applications – **increase of 1.25%**
- Business License Applications – **increase of 20.83%**
- Building Permit Applications – **increase of 20.09%**
- Code Compliance Cases – **decrease of 32.38%**
- Encroachment Permit Applications – **increase of 5.61%**

Table 1. Permit Application Totals

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	ENCROACHMENTS
2022 YTD Totals	160	24	214	105	107
2023 YTD Totals	162	29	257	71	113
YTD % Difference	+1.25%	+20.83%	+20.09%	-32.38%	+5.61%



Planning Permit Report

05/01/2023 - 05/31/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23161	Conceptual Review	Associated application: CR 23-032. EXTERIOR RESTORATION & REPAIRS: ROOFS, SKYLIGHTS, FOUNDATION DRAINAGE, WOOD ROT AT COLUMNS. REMOVE NON-HISTORIC SPIRAL STAIR AND GLASS RAILING. ALTERATION TO (E) SUNROOM: MODIFY FIX GLASS TO OPERABLE DOORS. UPGRADE: REPLACE SINGLE GLAZING TO LOW E, INSULATING GLASS. PAINT, STAIN EXTERIOR SIDING AND FASCIA.	25987 Mission Street	5/31/2023		In Review
23160	Preliminary Site Assessment	Alterations and additions of kitchen, bedroom, bathroom, and detached garage.	Santa Fe Street 4 NW of 6th Avenue	5/31/2023		In Review
23159		My current need for information on the historic status of this house is so that I can specify a new garage door when the work to upgrade the garage roof structure and replace the roof (scheduled to start the middle of next month) is complete.				Pending Assignment
23158	Design Review	ASSOCIATED APPLICATION: DR 20-350. New Mixed-Use building with twelve (12) apartment units, 9,000 SF of retail space at grade, and twenty-eight (28) underground car spaces. Includes storage area at basement.	Corner of 5th Ave. and Dolores St. / Block 55 Lot 1-7	12/15/2020		Pending Assignment
23157		Request for a preliminary Determination of Ineligibility for Carmel Historical Resources Inventory.	Vizcaino 7 between Mountain View & Flanders	5/30/2023		Pending Assignment
23156		Convert (E) side door into window in Bath 1 shower (N facade); Windows replacement in-kind; New gutters; Paint exterior (stucco, siding, and fascia).	Guadalupe 2 NW of 7th			Pending Assignment

23155		Consideration of an Administrative Determination, AD 23-155 (Wandering Tours), regarding a business license application, BL 23-029 (Wandering Tours), for clarification concerning whether staff may allow the establishment of a walking tour of wine tasting stores in Carmel located in the Central Commercial (CC) Zoning District.	Southwest Corner of Ocean & Mission Avenues	5/26/2023		In Review
23154		OWNER PROPOSES TO ADD 1,015 SQFT OF PERMEABLE PAVING, CONSTRUCT A PERGOLA AND ADD A BACK-UP GENERATOR.	1st Avenue 2 NE of Carpenter	5/26/2023		In Review
23153		Preliminary Site Assessment	Camino Real 9 NE of 4th	5/25/2023		In Review
23152		375 SQ FT REMODEL. 122 SQ FT ADDITION TO EXISTING 1,291 SQ FT RESIDENCE. ADDITION APROX. 12' X 10' BACK OF HOUSE, NEW PRIMARY SUITE, BATHROOM AND CLOSET. WINDOWS, ROOF AND PAINT TO MATCH EXISTING. EXISTING SIDING 2". ADDITION SIDING 6". MOVE INTERIOR WALLS, NEW POWDER RM, NEW KITCHEN LAYOUT, REMODEL BATH, NEW FORCED AIR, FIREPLACE INSERT.	NW Corner of 12th & Casanova	5/24/2023		In Review
23151		PSA for proposed project: remodel and addition to existing house. Construction of a new one-car garage. Multiple exterior changes, including siding, windows, doors, roof, wood deck, fencing, patios, walkways, and landscaping.	San Carlos 2 N.E. of 2nd Ave.	5/23/2023		In Review
23150		Addition of a 30"x48" wood window to lower floor hallway. Window to match existing windows.	Torres 1 NW of 2nd	5/23/2023		In Review
23149		RELOCATE EXISTING SIGN: Noelle Micek Interiors, Inc.	5th Avenue 2 NW of Junipero	5/19/2023		In Review
23148		DEMO EXISTING LAUNDRY SHED AND GARDEN STRUCTURE. ADD 100 SF. TO KITCHEN ON NORTH SIDE. ADD TWO STORY 868 SF ADDITION TO REAR WEST SIDE.	0 Mission St. 3 NW of Santa Lucia	5/22/2023		In Review

23147		THE OWNERS WOULD LIKE TO SEEK PLANNING APPROVAL FOR WORK DONE TO AN EXISTING 1,325 SQFT, SINGLE STORY, THREE BEDROOM, TWO BATHROOM RESIDENCE. WORK TO INCLUDE APPLYING STUCCO AND STONE TO AN EXISTING BRICK CHIMNEY.	Camino Real 4 NW of 11th			In Review
23146		Mills Act Contract	0 Lopez 5 NW of 4th Avenue	5/16/2023		In Review
23145		PSA for proposed 500sf addition to an existing SFD to be used as a bedroom.	Forest 2 NW of 7th	5/15/2023		In Review
23144		Two-story addition to rear of house, interior remodel of lower floor, replace (e) kitchen stair, removal of driveway and installation of new parking pad.	Mission 3 NE of 11th	5/15/2023		In Review
23143		Preliminary Site Assessment	Cassanova 3 NE of 7th	5/15/2023		In Review
23142		Pizza Restaurant to replace Korean Restaurant.	NW Corner of Mission and 8th			Closed
23141		Relocation of existing front yard fence. City to remove overlaid asphalt per permit 22332, 11-22-22, and per drawings attached herein.	Torres 4 NW of 8th	5/10/2023		In Review
23140		Demolition of 2 buildings, trash enclosure, 2 trellis structures, & 2 parking areas. The whole lot (with the exception of the (e) community building) shall be excavated for underground parking garage & a 2 story building shall be constructed above it. Ground floor shall serve commercial uses with 10 tenant spaces. The 2nd floor shall contain 8 apartments of various sizes (2 bedroom & 1 bedroom units).	Dolores Street 2 SE of 7th Avenue	5/11/2023		In Review
23139		Construction of two (2) decks in back yard. Various site coverage reductions.	Perry Newberry 2 NW of Fifth Ave.	5/9/2023		In Review
23138		Install new accordion door and add 3'x12' concrete stoop in front of door. Relocate existing entry to existing window spot and relocate existing window to where door used to be. Replace two existing windows with tempered glass.	26245 Dolores	5/11/2023		In Review

23137		PSA completed, PSA 23-125 (Layman). EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. NEW ATTACHED GARAGE. NEW ROOF. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOM, NEW BEDROOM. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE DOORS AND WINDOWS.	SAN CARLOS STREET 5 SW OF 5TH AVENUE	5/10/2023		In Review
23136		New planting refresh for hillside on Ocean Ave. side of The Getaway's parking lot.	NE Corner of Junipero & Ocean Ave	5/9/2023		In Review
23135						Closed
23134	Historic Evaluation	Follow-up to HE 22-328 (Beck) 1. EXISTING STRUCTURES INCLUDE: (1) ONE-STORY 1,360 SQFT SHINGLE-STYLE HOME AND (1) 240 SQ FT DETACHED GARAGE. PROPOSED WORK INCLUDES: Add 10' 4" WIDE x 4'-0" TALL fence and 3'-0" WIDE x 4'0" TALL gate in front of a new ADU (converted ((E)) garage). The fence and the gate match the existing fence and gate. The garage-to-ADU conversion is under another Permit ID: BP 23-202.	SANTA FE 3 NE OF SECOND AVE	5/9/2023		In Review
23133	Historic Evaluation	STREAMLINE: authorizes the removal of an existing window from the west elevation (rear) with the opening covered by in-kind siding, and the placement of a new 6' x 2' aluminum-clad wood window at the south elevation (rear side).	Lincoln 3 SW of 12th	5/9/2023	5/10/2023	Approved
23132	Historic Evaluation	ASSOCIATED PERMIT HE 22-354 (Beckett). Replace garage door with new overhead garage door; same opening. Replace front door with new front door in the same opening. Stain to match both; see stain color on Sheet A-3.0.	Lincoln 3 SW of 12th	5/9/2023		In Review
23131		Plaque only on existing wood bench, East of Flander's Mansion. --Honoree's name: George and Patty Walker --Adopt existing bench; new plaque --Plaque size: 3 3/4" x 1 1/4" .	Flander's Mansion	5/9/2023		In Review
23130		Replace existing wood front doors with new recessed metal, glass, and wood entry element.	Ocean 3 NW of Dolores	5/9/2023		In Review

23129	Design Study	Replace current fence along 8th Ave. with 4 ft. white picket fence with three gates including one for driveway.	8th Avenue 2 Northeast of Junipero	5/10/2023		In Review
23128	Banners	Installation of ten double banner poles along Ocean Ave from Junipero to Monte Verde. Installation date: 5/15/23, removal date: 5/22/23.	Ocean from Junipero to Monte Verde	5/3/2023		Denied
23127	Use Permit	Extra banquet seating for Mulligan Public House	Dolores St 4 SE Ocean Ave	5/17/2023		In Review

Total Records: 35

6/2/2023



Business License Report

05/01/2023 - 05/31/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23029	New Business	Wandering Tours	Walking tour of Carmel.	SW Corner of Ocean & Mission	5/17/2023		In Review
23028	Business Name Change	Let Petit Pali at 8th Ave Carmel by the Sea	Hotel Lodging	NW Corner of Junipero & 8th Avenues	5/16/2023	5/24/2023	Approved
23027	Business Name Change	Le Petit Pali at Ocean Ave Carmel by the Sea	Hotel Lodging	NE Corner of Junipero & Ocean	5/16/2023	5/24/2023	Approved

Total Records: 3

6/2/2023



Building Permit Report

05/01/2023 - 05/31/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230255	5/30/2023		Replace decayed deck beams and rebuild garbage room.	9,000		NW Corner of Ocean & Monte Verde
230254	5/30/2023		Exterior re-painting of Harrison Memorial Library, with al alternate bid item to repaint the interior of the building. To include hazardous materials abatement.	0		NE Corner of Ocean & Lincoln
230253	5/30/2023		Exterior re-painting of Sunset Center, including hazardous materials abatement.	0		San Carlos between 8th and 10th
230252	5/30/2023		Repair cottage windows, including selective demolition, removal and replacement of window components including sashes, muntins, mullions, etc. Project to include hazardous materials abatement.	150,000		San Carlos between 9th and 10th
230251	5/30/2023		Replace roof with wood shingles with an alternate option of asphalt composition shingles.	150,000		Monte Verde 3 SE of Ocean
230250	5/30/2023		Replace rotten wood and install new railing.	0		San Antonio 6 SW of Ocean
230249	5/30/2023	5/30/2023	Replace damaged 200 amp service panel in-kind.	5,000		Camino Real 3 SE of 2nd
230248	5/30/2023		164.00 S.F. DINING ROOM / KITCHEN ADDITION WITH NEW ELECTRICAL TO THE MAIN RESIDENCE. BATHROOM REMODEL TO THE GUEST HOUSE. NEW ROOF TO MATCH APPROVED GUEST HOUSE. REMOVE PORTION OF STONE WALL IN CITY RIGHT OF WAY.	180,000		NW Corner of Forest & Mountain View

230247	5/25/2023	5/31/2023	Move water heater to exterior wall and install new tankless water heater. Run designated 1 1/4" gas line from meter to new tankless unit.	6,000		NE Corner of Casanova & Palou
230246	5/25/2023		Retile shower stall and install new pan/lath.	15,000		Lincoln 3 SE of 3rd
230245	5/25/2023	5/25/2023	New 60' wood fence on southern property line from SW lot corner at Mission running east. 4' high within 15' setback and 6' high for an additional 45' mounted on new wood 4"x4" posts and 2"x4" rails. Fence to be placed on the property line per agreement with neighbor to the south.	0		Mission 2 NE of 10th
230244	5/25/2023		New Concrete Drainage slab for improved drainage.	11,750		Junipero 3 SW of 4th
230243	5/24/2023		Establishment of new Senior ADU. Installation of fire rating, kitchen, and electrical.	200		NW Corner of Ocean & Carpenter
230242	5/24/2023		Establishment of new JADU.	200		NW Corner of Ocean & Carpenter
230241	5/24/2023	5/24/2023	Remove and replace existing furnace.	12,495		Guadalupe 4 NW of 1st
230240	5/25/2023		Install new 22kW generator with Zombiebox enclosure.	21,000		25935 Ridgewood Road
230239	5/24/2023		Install a roof mounted 3.60kW solar PV system with 9 panels.	14,000		Mission 4 NE of 10th
230238	5/24/2023	5/24/2023	Remove and replace one 35K BTU wall heater and one 15K BTU direct vent heater with new in-kind.	4,000		NE Corner of Guadalupe & Ocean
230237	5/23/2023	5/25/2023	Replace existing roof with CertainTeed Presidential Shake in color Aged Bark or Country Gray.	24,000		Mission 2 NW of 1st
230236	5/23/2023	5/25/2023	Remove and install comp shingles in color "Painted Desert".	16,400		Perry Newberry 3 NW of 6th

230235	5/23/2023	5/23/2023	Remove (e) wood shakes and install 90 lb cap sheet, 30 lb shake felt, and heavy treated wood shakes.	22,301		Lobos 4 SE of 2nd
230234	5/23/2023	5/25/2023	Remove (e) wood shingle roof and replace with new Brava Multi-Width Simulated Shake in color - Natural.	75,000		Monte Verde 4 NE of 13th
230233	5/22/2023	5/22/2023	Run new gas line for gas cook top. Start at meter, run under house approx 10' of 3/4" galvanized pipe.	2,600		Camino Real 3 SW of 7th
230232	5/19/2023		Interior TI for a new retail clothing shop with coffee bar in existing retail space.	75,000		San Carlos 3 NW of 6th
230231	5/19/2023		Remodel including doors and windows, remove balcony, remodel kitchen, entry, bath 2, and master bath.	350,000		Monte Verde 7 SE of 12th
230230	5/19/2023		Installing a backup generator, transfer switch, concrete pad, natural gas line, and electrical infrastructure to support.	21,711		San Carlos 4 NW of 13th
230229	5/19/2023		Renovation of existing kitchen with new cabinets, tile, plumbing fixtures and replace tile in existing guest bathroom in tub/shower and on bath floor. Existing vanity, toilet, and plumbing to remain.	10,000		Santa Rita 4 NW of 2nd
230228	5/18/2023	5/22/2023	Installation of 24 license plate reading cameras.	60,000		Various throughout City
230227	5/18/2023	5/19/2023	Tear off (e) tar and gravel roof and install new tar and gravel roof.	16,000		San Antonio 2 NW of 7th

230226	5/18/2023		Kitchen Finishes: New Counters, backsplash, replace sink, modify breakfast bar. Powder Room update: Replace sink. Primary Bathroom updates: New wall tile in shower, new shower door, new electrical floor heat mat and step light in shower	30,000		Torres 3 SE of 8th
230225	5/18/2023		Install 14KW generator, transfer switch, and sound enclosure.	16,000		San Carlos 6 SW of 8th
230224	5/16/2023	5/18/2023	Replace (e) 4'x4' redwood post on 103lf on fence 6' high using 4x6 pressure treated posts.	0		NW Corner of Monte Verde & 4th
230223	5/16/2023	5/31/2023	Construct redwood board fence inside property line. Height to remain 6' at final grade, not to extend into front setback.	0		NE Corner of Guadalupe & Ocean
230222			OWNER PROPOSES TO ADD 1,015 SQFT OF PERMEABLE PAVING, CONSTRUCT A PERGOLA AND ADD A BACK-UP GENERATOR.	42,000		1st 2NE Carpenter
230221			THE OWNERS WOULD LIKE TO SELF REPORT AND CORRECT WORK DONE TO AN EXISTING 1,325 sqft, SINGLE STORY, THREE BEDROOM, TWO BATHROOM RESIDENCE. WORK TO INCLUDE, 1. REMOVE APPROX. 320 SQFT OF RECENTLY CONSTRUCTED IMPERVIOUS WALKWAY. TO BE REPLACED BY LOOSE SET PAVERS. 2. A 76 SQFT ADDITION TO AN EXISTING WOOD FRAMED DECK. 3. APPLYING STUCCO AND STONE TO AN EXISTING BRICK CHIMNEY. 4. RECONFIGURING THE ELECTRICAL SYSTEM IN THE GARAGE. 5. REPLACING EXISTING ASPHALT DRIVEWAY WITH IMPERVIOUS STONE.	8,000		Camino Real 4NW 11TH

230220	5/16/2023		Remodel commercial kitchen, new floor, new paint, and kitchen equipment.	45,000		NW Corner of Mission & 8th
230219	5/15/2023	5/30/2023	Smooth coat walls, new flooring in rear and storage area. Refinish existing wood flooring, change counters, change light fixtures, new baseboards and interior door moldings, paint interior walls, ceilings, and cabinets. Install new wall paper.	20,000		Lincoln 3 SW of Ocean
230218	5/15/2023	5/22/2023	Install a roof mounted 3.20kW solar PV system consisting of 8 panels.	13,614		SE Corner of Dolores & 12th
230217	5/12/2023	5/12/2023	Replace all original single-pane aluminum divided-light windows with new Pella double-pane, wood clad with aluminum, divided light windows with interior and exterior grills and an interior spacer to imitate true divided light grid windows. All new windows will be installed in the same foot print as the original windows, with no changes in window location or size.	0		NE Corner of Mission & 10th
230216	5/12/2023		Replace existing vanity, bath tub, shower stall, and flooring. No change in plumbing. Shower enclosure to be replaced.	0		Guadalupe 4 NW of 2nd
230215	5/11/2023		Convert bathtub to shower stall	6,000		Mission 2 NE of 9th
230214	5/11/2023	5/11/2023	Replace water heater with new tankless water heater. Contact: Linda Frazier (530) 306-5159	5,000		NW Corner of Junipero & 12th
230213	5/10/2023		Replace 68 existing steel windows and 4 wood french doors. Windows and doors to keep the same aesthetic, size, and location.	0		NE Corner of Lincoln & 7th

230212	5/10/2023	5/11/2023	Replace vision barrier fence damaged by the storm. 24' fence on interior of property, Fence to be horizontal redwood replacing vertical slats. Maximum of 6'. Contact: Mike Sawyer (650) 207-0293	0		NE Corner of Santa Rita & 1st
230211	5/10/2023		Repair existing gates and improve look by replacing the trellis with natural grapestakes. Same height and location.	0		Camino Real 5 SE of 12th
230210	5/10/2023		Repair/replace south fence line. Fence was damaged due to tree removal. Reinstall fence at same location and constructed the same as the original.	0		NE Corner of Santa Rita & 5th
230209	5/9/2023		PAINTING SIDING AND TRIM. 2. REPLACE TILE ROOFING WITH ASPHALT SHINGLES, "PRESIDENTIAL TL". 3. VAULT CEILINGS IN KITCHEN, LIVING ROOM AND BEDROOM #3. 4. ADD TWO SKYLIGHTS, REPLACE OR ADD 7 WINDOWS AND THE ENTRY DOORS.	175,000		Santa Rita 2 SW of 1st
230208	5/9/2023		Cover the existing carpet into a 200 sqft detached garage.	0		Dolores 4 SW of 10th
230207	5/9/2023		Remodel and existing one story single family dwelling, modify existing detached carport and adding a 310 sq.ft. second story and redoing the main level by 46 sq.ft. 2. Project includes the exterior and interior modifications as shown on the plans and covering the existing carpet into a 200 sq.ft detached garage. 3. The project will consist of changes to the rear decks and front porch entrance. 4. New wood clad windows. 5. No excavation. 6. One tree removal. Unknown species. 7. remove hedge at north side of property.	490,000		Dolores 4 SW of 10th

230206	5/9/2023		Paint exterior of building and fill cracks in stucco.	10,500		NE Corner of Ocean & Dolores
230205			VOID	0		
230204	5/8/2023	5/19/2023	Install a backup home generator.	5,000		Dolores 2 NW of 4th
230203	5/8/2023	5/10/2023	Remove (e) shake roof and replace with new CertainTeed Landmark TL comp shingles in color Country Gray.	33,000		Guadalupe 2 NE of 4th
230202	5/8/2023		EXISTING STRUCTURES INCLUDE: (1) ONE-STORY 1,360 SQFT SHINGLE-STYLE HOME AND (1) 242 SQFT DETACHED GARAGE. PROPOSED WORK INCLUDES: CONVERT THE EXISTING 242 SQ. FT. GARAGE INTO AN ACCESSORY DWELLING UNIT (ADU). A NEW SHED DORMER WILL BE BUILT ON BOTH SIDES OF THE EXISTING ROOF. THE WASHBASIN IN THE SECOND BATHROOM FOR THE EXISTING HOUSE WILL BE REMOVE TO GAIN 1 WATER CREDIT.	18,150		Santa Fe 3 NE of 2nd
230201	5/8/2023		3,276 sf tenant improvement in existing commercial building.	250,000		Ocean 3 NW of Dolores
230200			Residential	0		
230199	5/5/2023		Bathroom remodel.	10,000		NW Corner of Carmelo & 9th
230198	5/5/2023	5/5/2023	In-kind furnace replacement.	22,500		Santa Fe 3 SW of 8th

230197	5/5/2023	5/12/2023	Pitched tile sections at building 7, 8, & 8a: tear off (e) concrete tile. Install one layer of TileSeal self adhered at all roof penetrations. Install one layer of Boral ply SBS modified tile underlayment. Install new Boral "Saxon 900" slate in the color "Newport Sun". Flat sections of 8 & 8a: Prepare cap sheet overlay. Install one layer of 1/4" fire-rated glass-mat roof board. Install new custom curb membrane with termination bar. Install new Durolast 50 mil PVC single-ply in color "white". Remove existing gutter system. Install approx 90lf of custom #316 marine grade stainless steel OGEE gutter at eave line. Install 1 4x4 #316 24ga stainless steel downspout.	283,390	Roofing	Carmel Plaza
230196	5/4/2023	5/4/2023	Repairs to existing roof. Remove the existing hip and ridge shingles and install new hip and ridge shingles in same color with thicker product.	2,500		Dolores 2 NE of 10th
230195	5/4/2023	5/5/2023	Replace two exterior heat pumps. Install new 18 Seer, 12.5 EER, 11 HSPF Mitsubishi heat pump system. CONDITION: A sound level test from a verified third-party inspector stating that the 60db or less requirement is met before the permit can be finaled.	33,475		Torres 2 NE of 5th
230194	5/3/2023	5/9/2023	Re-roof: Remove existing synthetic "firefree" roof and replace with CertainTeed Landmark TL, Color: Max Def Country Gray	46,605		Carpenter 2 NE of 6th

230193	5/2/2023	5/2/2023	Demolition of linoleum flooring and install 1/4" ply underlayment. Install new vinyl flooring and base boards.	0	Exempt Work	Camino Real 4 SE of 10th
230192	5/1/2023		Remove (e) gray comp shingles and replace with (n) Malarkey Highlander black comp shingles.	19,780	Roofing	Mission 3 NE of 8th

Total Records: 64

6/2/2023



Code Compliance Report

05/01/2023 - 05/31/2023

Case #	Case Type:	Status	Location	Problem Description	Date Received	Date Closed
23072	Property Maintenance	Open	SWC Lincoln and 7th	Bathroom ventilation	5/9/2023	
23071	Health and Safety Code Violation	Open	SWC Santa Rita and 1st	Trash cans in ROW	5/9/2023	
23070	Business License Violation	Open	Mission SW of 5th	Operating business without a license	5/8/2023	
23069	Business License Violation	Open	SWC San Carlos and 6th	Operating business without a license	5/8/2023	
23068	Right of way Violation	Open	Carmelo S of 8th	Blocking right-of-way	5/8/2023	
23067	Planning Violation	Open	NEC Santa Rita and 5th	Fence construction without permit	5/5/2023	

Total Records: 6

6/2/2023



Encroachment Permit Report

05/01/2023 - 05/31/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230113	Temp Ench	5/30/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	San Antonio 2 SE of 11th	5/30/2023	Issued
230112	Temp Ench	5/30/2023	Remove 5'x5' section of sidewalk to install main sewer line back flow valve. Will replace materials with like for like materials and provide TCP.	NE Corner of Junipero & Ocean	5/30/2023	Issued
230111	Temp Ench	5/30/2023	Remove 5'x5' section of sidewalk to install main sewer line back flow valve. Will replace materials with like for like materials and provide TCP.	Junipero 2 NW of 8th	5/31/2023	Issued
230110	Temp Ench	5/24/2023	Trench for PG&E to relocate gas line. Contact: JD's Plumbing (831) 394-3100	NE Corner of San Carlos & 4th		In Review
230109	Temp Ench	5/24/2023	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM #35438884. Contact: PG&E (408) 478-1894	San Carlos 2 SW of 1st	5/30/2023	Issued
230108	Temp Ench	5/23/2023	PG&E to trench and backfill a 5'x5' bellhole and abandon existing gas service. PM #35432179. Contact: PG&E (408) 478-1894	Scenic 3 NE of 13th		In Review
230107	Temp Ench	5/22/2023	Replace existing asphalt driveway with new pavers. Contact: Roark Craven (831) 901-4620	Forest 4 SW of Ocean		In Review
230106		5/16/2023	(5) Black pots located on Ocean ave 8 (2) Pots on Lincoln street, they have been there for 25years. We would like to re-plant and keep on the sidewalk. (In their current locations).	Ocean ave & Lincoln st		
230105	Temp Ench	5/18/2023	Placement of pod for moving from 5/26/23 - 6/5/23. Contact: U-Haul (831) 655-0629	Monte Verde 2 NW of 12th	5/18/2023	Issued
230104						

230103		5/18/2023	REPLACE 60' OF 4" SEWER DRAIN LINE 11' DEEP IN THE STREET. REMOVE CARMEL TRAP AND ONE WAY CLEAN OUT. WILL INSTALL NEW 2 WAY CLEAN OUT AND BACK WATER VALVE. Contact: Chris Wilson Plumbing (831) 393-9321	SW Corner of Monte Verde & 3rd	5/18/2023	Issued
230102	Temp Ench	5/16/2023	This CIP project replaces approximately 1,000' of the most heavily deteriorating and missing portions of railing along the scenic pathway.	Scenic pathway between 9th Ave and Martin way		In Review
230101	Temp Ench	5/15/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	1st 2 SE of Lobos	5/16/2023	Issued
230100	Temp Ench	5/15/2023	Replace (e) asphalt driveway with permeable concrete pavers and 3' asphalt connection to street.	Santa Rita 4 NE of 6th	5/16/2023	Issued
230099	Temp Ench	5/12/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Lincoln 2 NW of 4th	5/16/2023	Issued
230098	Temp Ench	5/11/2023	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. Contact: PG&E (408) 478-1894	Junipero 6 NE of 8th	5/15/2023	Issued
230097		5/10/2023	Concrete pouring on 5/11/23 from 8:00AM - noon. Contact: Mark Evensen (831) 453-0060	Lincoln 5 NE 5th Ave	5/10/2023	Issued
230096	Temp Ench	5/9/2023	PG&E to trench and backfill all 5'x5' bellhole. PG&E to cut off existing gas service at main. PM 35436357. Contact: PG&E (408) 478-1894	Camino Real 3 SW of 13th	5/10/2023	Issued
230095	Temp Ench	5/9/2023	Trouble man to install sensor. PM# 31640821. Contact: PG&E (831) 713-6019	Torres 2 NE of 5th	5/10/2023	Issued
230094	Temp Ench	5/9/2023	Trouble man to install sensor. PM# 31640820. Contact: PG&E (831) 713-6019	2nd 2 NW of Guadalupe	5/10/2023	Issued

230093		5/9/2023	Storage POD in the street in front of the residence. Condition: The POD must be off the edge of the road as much as possible to allow 12' of clearance around it for emergency vehicles. Contact: Brendan Connolly 831-521-2489	Guadalupe 5 SW of Ocean	5/10/2023	Issued
230092	Temp Ench	5/9/2023	PG&E to trench and backfill all, 5'x4' bellhole, 4'x4' bellhole, and a 10' trench in franchise. PG&E to deactivate existing gas service at main and deactivate existing gas service at branch in PP and install new gas service. PM# 35420817 & 35420815. Contact: PG&E (408) 478-1894	Carmelo 3 & 4 SW of 2nd	5/10/2023	Issued
230091	Temp Ench	5/8/2023	Trench for conduit in the right of way, including street closure between 8th and 9th on Carmelo.	SW Corner of Camino Real & 8th	5/10/2023	Issued
230090	Temp Ench	5/5/2023	Sewer lateral replacement using pipe bursting. CONDITION: The final concrete street restoration will need to match the existing depth, #4 rebar doweled into existing every 18", and use "sequoia sand" concrete dye. Contact: Armando Ramirez (831) 809-4707	Dolores 2 SE of Ocean	5/9/2023	Issued
230089	Temp Ench	5/4/2023	This project proposes to Bore approx. 232', Trench approx. 34', Place 1 CATV vault, Over-pull approx. 730', Over-lash approx. 290', & access poles for splicing. (JB1302655)	57 Torres St, Carmel-By-The-Sea, CA 93923		In Review
230088	Temp Ench	5/4/2023	Hillside planting on junipero hillside, the getaways parking lot hillside	NE Corner of Junipero & Ocean		In Review

230087	Driveway	5/2/2023	Replace existing asphalt driveway with new paving stone paver driveway. Replace existing walkway connecting driveway to main residence in same paver material. Dimensions of walkway and driveway to match existing. Contact: Daniels Landscaping (831) 915-6567	Lincoln 3 SW of 12th	5/3/2023	Issued
230086	Temp Ench	5/3/2023	PG&E to replace existing pole. PM 35433673. Contact: PG&E (831) 713-6019	Camino Del Monte 2 NW of San Carlos	5/2/2023	Issued
230085	Temp Ench	5/2/2023	Replace and repair section of sewer lateral line throughout the City. Contact: Rooter King (831) 394-5315		5/10/2023	Issued
230084	Temp Ench	5/1/2023	Replace sewer lateral using pipe bursting. CONDITION: The final concrete street restoration will need to match the existing depth, #4 rebar doweled into existing every 18", and use "sequoia sand" concrete dye. Contact: A Ramirez Plumbing (831) 809-4707	Dolores 5 NE of 7th	5/2/2023	Closed
230083	Temp Ench	5/1/2023	Replace sewer lateral from sidewalk to street using pipe bursting. Contact: A Ramirez Plumbing (831) 809-4707	NE Corner of Camino Real & 8th	5/1/2023	Closed

Total Records: 31

6/2/2023



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

June 14, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

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

SUBJECT: Adoption of Minutes: December 14, 2022 Regular Meeting

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: December 14, 2022 Regular Meeting Minutes

REGULAR MEETING
Wednesday, December 14, 2022
4:00 p.m.

CALL TO ORDER AND ROLL CALL

The following Commission members were present: Erin Allen, Christopher Bolton, Robert Delves, and Michael LePage.

The following Commission members were absent: Stephanie Locke.

PUBLIC APPEARANCES

Chair LePage wished everyone Happy Holidays.

The following members of the public appeared before the Commission: Michael McWalters commented on the Design Traditions 1.5 Draft regarding forest canopies and wireless cell tower antennas in conjunction with the Wireless Ordinance Draft.

ANNOUNCEMENTS

None.

CONSENT AGENDA

- Item 1:** Adoption of Minutes: November 9, 2022 Regular Meeting
- Item 2:** Monthly Activity Report: November 2022
- Item 3:** Adoption of Meeting Calendar for 2023
- Item 4:** **DS 22-278 (Snell)** - Consideration of a Final Design Study, DS 22-278 (Snell), and associated Coastal Development Permit for the demolition of a single-story residence and construction of a new 1,798-square-foot, two-story residence inclusive of an attached garage located on Carmelo Street 2 southwest of 11th Avenue in the Single-Family Residential (R-1) District.

Commissioner Delves asked Chair LePage to pull for discussion Item 3, "Adoption of Meeting Calendar for 2023."

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

It was moved by Chair LePage and seconded by Commissioner Delves to adopt the following items from the Consent Agenda: Item 1, "Adoption of Minutes: November 9, 2022 Regular Meeting," Item 2, "Monthly Activity Report: November 2022," and Item 4, "DS 22-278 (Snell)."

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Bolton, Delves, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): Locke

Commissioner Delves opened the discussion for Item 3, "Adoption of Meeting Calendar for 2023." Delves advocated for an earlier meeting start time and suggested a discussion on this topic be agendized in a future meeting when all Commissioners were present.

Brandon Swanson, Director of Community Planning and Building, referenced the Municipal Code and the Rules of Procedure as they relate to meeting commencement times. Swanson explained that no Resolution is needed and that the Planning Commission may amend the Rules of Procedure with a majority vote.

Commissioner Allen and Director Swanson spoke briefly about a potential Design Review Board, as referenced in the Design Guidelines 1.5 Draft, which could possibly help alleviate some of the responsibilities of the Planning Commission and reduce the duration of Planning Commission meetings. Chair LePage commented on the often long meeting duration and that he would like to see Planning Commission meetings take less time overall.

The Commissioners discussed pros and cons to earlier meeting commencement times and ultimately advocated for this topic to be agendized at a future meeting when all Commissioners are present. Director Swanson agreed to agendize this topic at the next Regular Meeting and propose an earlier Planning Commission start time of 3:00 p.m.

It was moved by Chair LePage and seconded by Commissioner Delves to adopt the following item from the Consent Agenda: Item 3, "Adoption of Meeting Calendar."

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Bolton, Delves, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): Locke

ORDERS OF BUSINESS

None.

PUBLIC HEARINGS

Item 5: UP 22-320 (Forge in the Forest): Consideration of a Use Permit Amendment, UP 22-320 (Forge in the Forest), to increase the hours of operation of an existing restaurant, "Forge in the Forest," located at the southwest corner of Junipero Avenue and 5th Avenue in the Service Commercial (SC) Zoning District. APN 010-431-001.
CONTINUE TO A DATE UNCERTAIN.

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

It was moved by Chair LePage and seconded by Commissioner Allen to continue the following item to a date uncertain: Item 5, "UP 22-320 (Forge in the Forest)."

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Bolton, Delves, LePage
NOES: Commission Member(s): None

ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): Locke

Item 6: DS 22-135 (Mei): Consideration of a Track 1 Design Study application, DS 22-135 (Mei), referred back to the Planning Commission from the City Council to amend Design Study approval DS 19-128 (Mei) for modifications including a change in roof material, site coverage, and a rear deck modification for a single-family residence under construction on Santa Rita Street 2 southwest of 5th Avenue in the Single-Family Residential (R-1) District. APN 010-038-002. **CONTINUE TO A DATE UNCERTAIN.**

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

It was moved by Chair LePage and seconded by Commissioner Allen to continue the following item to a date uncertain: Item 6, “DS 22-135 (Mei).”

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Bolton, Delves, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): Locke

Commissioner Allen recused herself from Item 7, DS 21-243 (Heyermann).

Item 7: DS 21-243 (Heyermann): Consideration of a continued Final Design Study, DS 21-243 (Heyermann), for the construction of a two-story residence and detached garage on a vacant lot located at the northwest corner of Carpenter Street and 5th Avenue in the Single-Family Residential (R-1) District. APN 010-031-021

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Alan Lehman, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Tom Stevens, Karen de Saint Geor, David O’Neil.

The public hearing was closed.

It was moved by Commissioner Delves and seconded by Commissioner Bolton to adopt a Resolution approving a Final Design Study, with conditions, for the construction of an 1,800-square-foot residence with an attached garage and associated site improvements on a vacant 4,000-square-foot corner lot located on the northwest corner of Carpenter Street and 5th Avenue in the Single-Family Residential (R-1) District.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Bolton, Delves, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): Allen (recused)
ABSENT: Commission Member(s): Locke

Commissioner Allen returned to the meeting.

Item 8: DS 22-143 (Coria): Consideration of a continued Final Design Study, DS 22-143 (Coria), for the construction of a two-story residence on a vacant lot located on Mission Street 3 northeast of 10th Avenue in the Single-Family Residential (R-1), Archaeological Significance Overlay (AS) Districts. APN 010-076-014

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Efrain Coria, Property Owner, commented on a few aspects of the project, thanked Waffle for her time, and requested clarification on tree planting requirements. Coria also answered questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Commissioner Delves and seconded by Commissioner Bolton to adopt a Resolution approving the Final Design Study for the construction of a 2,000-square-foot, two-story single-family residence, inclusive of an attached garage and associated site improvements on a vacant lot located on Mission Street 3 northeast of 10th Avenue in the Single-Family Residential (R-1) and Archaeological Significance (AS) Overlay Districts.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, Delves, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): Locke

Item 9: DS 22-300 (Hanson): Consideration of a Concept Design Study, DS 22-300 (Hanson), for the demolition of an existing 1,611-square-foot, two-story single-family residence inclusive of a detached garage and construction of a new 2,662-square-foot, two-story single-family residence, 237-square-foot detached garage and a 347-square-foot detached ADU located on Dolores Street 3 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-171-004

Suray Nathan, Assistant Planner, presented the staff report and addressed questions of the Commission.

Brett Moyer, Architect with Richard Beard Architects, gave a presentation and addressed questions of the Commission.

Johnson Bullard with Ground Studio thanked staff for their time and offered to answer any questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: David O'Neil and Lucinda Lloyd.

The public hearing was closed.

It was moved by Commissioner Bolton and seconded by Commissioner Delves to adopt a Resolution accepting a Concept Design Study with conditions for the demolition of an existing 1,611-square-foot, two-story single-family residence inclusive of a detached garage and construction of a 2,662-square-foot, two-story single-family residence with a 237-square-foot detached garage on a recently merged lot located on Dolores Street 3 northwest of 13th Avenue in the Single-Family Residential (R-1) Zoning District. The motion included the following: a change to Special Draft Condition Number 6 which proposes the garage be set back 3 feet from the property line, while the garage roof pitch remains 8:12, and that Special Condition Number 11 be eliminated.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, Delves, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): Locke

Item 10: DS 22-226 (Givens): Consideration of a Concept Design Study application DS 22-226 (Givens) to demolish more than 50 percent of an existing 1,216-square-foot single-story residence and detached garage and construct a 1,470-square-foot single-story residence and detached garage located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Anna Bornstein, Agent with Lewis Builders, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Cindy (no last name given).

The public hearing was closed.

It was moved by Commissioner Allen and seconded by Commissioner Bolton to adopt a Resolution accepting a Concept Design Study to demolish more than 50 percent of an existing 1,216-square-foot, single-story residence and detached garage and construct a 1,470-square-foot, single-story residence and detached garage located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) and District. The motion included the elimination of Special Draft Condition Number 2

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, Delves, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): Locke

Chair LePage called for a 10-minute recess.

Commissioner Bolton recused himself from Item 11, DS 22-312 (Aamodt).

RECESS

6:02 p.m. – 6:12 p.m.

The following Commission members were present: Erin Allen, Robert Delves, and Michael LePage.

The following Commission members were recused: Christopher Bolton.

The following Commission members were absent: Stephanie Locke.

Item 11: DS 22-312 (Aamodt) - Consideration of a Track 1 Design Study Referral, DS 22-312 (Aamodt), for the installation of 7 new skylights on an existing residence located on Torres Street 4 northeast of 3rd Avenue in the Single-Family Residential (R-1) District.

Evan Kort, Associate Planner, presented the staff report and addressed questions of the Commission.

Andrew Goodwin, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: David O'Neil

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Allen to adopt a Resolution approving a portion of the after-the-fact request for the installation of five (5) skylights and denying the installation of two (2) skylights located at Torres Street 4 northeast of 3rd Avenue.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Delves, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): Bolton (recused)
ABSENT:	Commission Member(s): Locke

Commissioner Bolton returned to the meeting.

Item 12: DS 22-077 (Junipero Investors LLC) Consideration of a Final Design Study, DS 22-077 (Junipero Investors, LLC), and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a 1,755-square foot, one-story single family residence inclusive of an attached garage located on Junipero Avenue 6 northeast of 8th Avenue in the Single-Family Residential (R-1) District.

Brandon Swanson, Director of Community Planning and Building, recommended continuance of this item, due to insufficient legal noticing on the part of the applicant team.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

It was moved by Chair LePage and seconded by Commissioner Bolton to continue the following item to a date uncertain: Item 12, "DS 22-077 (Junipero Investors LLC)."

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, Delves, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): Locke

DIRECTOR'S REPORT

Brandon Swanson, Director of Community Planning and Building, gave the report and addressed questions of the Commission.

- **City Hall Holiday Closure:** City Hall will be closed from December 23, 2022 through January 2, 2023. City Hall will reopen on January 3, 2023.
- **Scanning and Digitizing Project Update:** The project is progressing nicely and is approximately 85% complete; target completion date is late January or early February of 2023. Online access to property files has already proven to be a benefit for both staff and the general public.
- **Design Traditions 1.5 Project Update:** Things are steadily progressing. Target date for the residential guidelines draft is January or February of 2023, at which time the public will be informed, and eventually the draft will find its way back to the Planning Commission. The next community meeting has been tentatively scheduled for March of 2023. Commercial guidelines will be rolled out shortly after the residential guidelines.
- **Historic Context Update:** City Council has adopted the Historic Context Update of which the Planning Commission was apprised a few months ago; it was very well received. Swanson expressed his gratitude to Mamie Waffle, Principal Planner, and Katherine Wallace, Associate Planner, for their efforts in producing this excellent document containing a wealth of information and very interesting facts about the City.
- **A Note of Thanks:** On behalf of the entire Community Planning and Building staff, Swanson expressed his thanks to the Commission for their hard work and dedication throughout the year 2022, which included a total of 75 public hearings.

FUTURE AGENDA ITEMS

Item 13: Next Regular Meeting: January 11, 2023

ADJOURNMENT

6:37 p.m.

APPROVED:

ATTEST:

Michael LePage, Chair

Leah R. Young, Recording Secretary



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

June 14, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

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

SUBJECT: Adoption of Minutes: May 10, 2023 Regular Meeting

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Adoption of Minutes: May 10, 2023 Regular Meeting

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: PC MTG 05-10-2023 Meeting Minutes

REGULAR MEETING
Wednesday, May 10, 2023
4:00 p.m.

CALL TO ORDER AND ROLL CALL

The following Commission members were present: Erin Allen, Christopher Bolton, and Michael LePage.

The following Commission members were absent: Robert Delves and Stephanie Locke.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission:

- Karen Ferlito thanked the Planning Commission and Staff for their service to the City. Ferlito presented a gift to the Commission, a book called "The Monterey Pine Forest", and read a short excerpt from one of the chapters. Ferlito expressed appreciation for the beautiful City of Carmel-by-the-Sea.
- Michael McWalters commented on wireless cell towers and their potential effects on the health of the City's residents.
- Cindy Lloyd thanked the Planning Commission for their time and service.
- Neal Kruse commented on roofing in association with the Design Guidelines. Kruse also commented on the wireless cell towers in reference to the previous statement made by Michael McWalters.
- David O'Neil commented on the 349 housing units mandated by the State of California and its potential impacts on the authority of the Planning Commission and input of the public.

ANNOUNCEMENTS

None.

CONSENT AGENDA

- Item 1:** Adoption of Minutes: January 11, 2023 Regular Meeting
- Item 2:** Adoption of Minutes: February 8, 2023 Regular Meeting
- Item 3:** Adoption of Minutes: March 8, 2023 Regular Meeting
- Item 4:** Adoption of Minutes: March 29, 2023 Special Meeting
- Item 5:** Adoption of Minutes: April 12, 2023 Regular Meeting
- Item 6:** Monthly Activity Report: April 2023

It was moved by Chair LePage and seconded by Commissioner Bolton to approve the Consent Agenda.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): Delves, Locke

ORDERS OF BUSINESS

Item 7: Consider amending the Planning Commission Rules of Procedure to convene regular meetings on-site at the location of the first item on the Tour of Inspection.

Brandon Swanson, Director of Community Planning and Building, explained the Rules of Procedure and the item being proposed.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Commissioner Allen and seconded by Commissioner Bolton to amend the Planning Commission Rules of Procedure to convene regular meetings on-site at the location of the first item on the Tour of Inspection.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): Delves, Locke

PUBLIC HEARINGS

Item 8: DS 22-184 (Althoff): Consideration of a Preliminary Review of a substantial alteration of an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single-Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN 010-291-007. **CONTINUE TO A DATE UNCERTAIN.**

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Allen to continue Item 8, DS 22-184 (Althoff), to a date uncertain.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Bolton, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): Delves, Locke

Brandon Swanson, Director of Community Planning and Building, requested Item 13, DS 22-191 (Nute), be heard out of order and requested a continuance due to a lack of quorum.

Item 13: DS 22-191 (Nute): Consideration of a revised Concept Design Study application for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a two-story residence located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-023-008

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Public Speaker (no name given) requested a special hearing, so the project could proceed as planned and avoid being delayed another month.

The public hearing was closed.

Chair LePage and Director Swanson agreed to discuss the possibility of holding a special hearing and communicate with the applicant.

Commissioner Allen recused herself from this vote.

It was moved by Chair LePage and seconded by Commissioner Bolton to continue Item 13, DS 22-191 (Nute).

The motion passed by the following roll call vote:

AYES: Commission Member(s): Bolton, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): Allen (recused)
ABSENT: Commission Member(s): Delves, Locke

Item 9: Review of the FY 2021/22, FY 2022/2023, and FY 2023/2024 Capital Improvement Plan (CIP) for consistency with the City's General Plan.

Brandon Swanson, Director of Community Planning and Building, Javier Hernandez, Project Manager of the Public Works Department, and Robert Harary, Director of Public Works, gave a presentation and answered questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Allen to adopt a resolution determining that the City's FY 2021/22, FY 2022/2023, and FY 2023/2024 Capital Improvement Plan is consistent with the City's General Plan.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Bolton, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): Delves, Locke

Item 10: DS 22-279 (Garren): Consideration of a Concept Design Study for the demolition of an existing 1,195-square-foot, one-story single-family residence with a 517-square-foot attached garage and construction of a new two-story approximately 2,370-square-foot residence with an approximately 440-square-foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District. APN 009-202-020

Evan Kort, Associate Planner, presented the staff report and addressed questions of the Commission.

Glenn Warner, Architect, addressed questions of the Commission and asked questions about submittal requirements.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Commissioner Bolton and seconded by Commissioner Allen to adopt a Resolution accepting a Concept Design Study for the demolition of an existing 1,195-square-foot, one-story single-family residence with a 517-square-foot attached garage and construction of a new two-story approximately 2,370-square-foot residence with an approximately 440-square-foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Bolton, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): Delves, Locke

Item 11: DS 22-395 (McLeod - Lot 3): Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for additions totaling 301 square feet and other exterior modifications to a previously approved but yet-to-be-constructed 1,551-square-foot, two-story residence inclusive of a detached garage in the front yard setback and associated site improvements located on Casanova Street 9 northwest of Ocean Avenue in the Single-Family Residential (R-1) Zoning District.

APN 010-251-038

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Thomas Bateman Hood, Architect, addressed changes to the project, presented a material sample board, recapped communications with the neighbors, and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: David O'Neil.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Bolton to adopt a Resolution approving a combined Concept and Final Design Study and associated Coastal Development Permit for additions totaling 301 square feet and other exterior modifications to a previously approved but yet-to-be-constructed 1,551-square-foot, two-story residence inclusive of a detached garage in the front yard setback and associated site improvements located on Casanova Street 9 northwest of Ocean Avenue in the Single-Family Residential (R-1) Zoning District. The Commission would like to note that they are in favor of the garage door being changed from its original material to mahogany wood.

The motion passed by the following roll call vote:

AYES:	Commission Member(s): Allen, Bolton, LePage
NOES:	Commission Member(s): None
ABSTAINED:	Commission Member(s): None
ABSENT:	Commission Member(s): Delves, Locke

Item 12: DS 23-022 (Bellasis): Consideration of a Concept Design Study for a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story, located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District. APN 010-013-004

Evan Kort, Associate Planner, presented the staff report and addressed questions of the Commission.

Adam Jeselnick, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: David O'Neil, Anne Urban, Cindy Lloyd, Neal Kruse, and Tracey Manning.

The public hearing was closed.

After some discussion by the Commission, it was moved by Chair LePage and seconded by Commissioner Allen to continue Item 12, DS 23-022 (Bellasis), in order to give the Commission more time to evaluate the concerns of the neighbors.

The motion passed by the following roll call vote:

AYES: Commission Member(s): Allen, Bolton, LePage
NOES: Commission Member(s): None
ABSTAINED: Commission Member(s): None
ABSENT: Commission Member(s): Delves, Locke

DIRECTOR'S REPORT

Brandon Swanson, Director of Community Planning and Building, gave a report and answered questions of the Commission.

- **Housing Ad Hoc Committee Update:** The next public meeting will be held on June 24, 2023 from 5:30 p.m. – 7:30 p.m. One of the focuses of this meeting will be a discussion around target sites for potential housing in the City. The public was encouraged to continue actively participating in this process. All legislative bodies in the City were invited to attend.
- **Digitization of Property Files:** Approximately 5,700 total files have been scanned, digitized, and uploaded to the GIS Map on the City's website. The next phase of this project will include uploading old, historical plans currently stored at the Vista Lobos building. Thus far, all paper copies of property files have been professionally archived and stored. Some quality control issues have arisen and will be addressed and resolved. The public was encouraged to bring discrepancies to the attention of the Community Planning and Building Department.

Chair LePage commented on the tremendous resource of digitally accessible property files, and he complimented Director Swanson on the completion of this voluminous, tedious project.

FUTURE AGENDA ITEMS

Item 1: Next Regular Meeting: June 14, 2023

ADJOURNMENT

6:01 p.m.

APPROVED:

ATTEST:

Michael LePage, Chair

Leah R. Young, Recording Secretary



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

June 14, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Suray Nathan, Assistant Planner

APPROVED BY: Brandon Swanson, Community Planning and Building Director

SUBJECT: **AD 23-155 (Wandering Tours):** Consideration of an Administrative Determination, AD 23-155 (Wandering Tours), regarding a business license application, BL 23-029 (Wandering Tours), for clarification concerning whether staff may allow the establishment of a walking tour of wine tasting stores in Carmel located in the Central Commercial (CC) Zoning District. APN 010-141-001

Application: AD 23-155

APN: 010-141-001

Block: 77

Lot: 1 & 2

Location: SW Corner of Ocean & Mission Avenue

Applicant: Louise Bristow

Property Owner: Alan Porter

Executive Summary:

The applicant proposes to open a new walking tour business conducting tours of the wine tasting shops in Carmel. This type of use is not clearly regulated in the City's Zoning Code, nor does it fit squarely into the definition of a walking Tour in the Municipal Code. So, Staff is asking the Planning Commission to make an Administrative Determination regarding:

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

Recommendation:

Provide a formal determination on whether a walking tour of wine tasting shops may be allowed in the Commercial Zoning Districts of Carmel, and what, if any, type of permit would be required.

Background and Project Description:

Per Chapter 15.36, Walking Tours are allowed in the Commercial Zoning Districts of Carmel with only a Business License, typically a Staff/Director approval. This Administrative Determination is to see if a walking tour of wine tasting shops can be approved with only a business license, or if additional entitlement would be required if the proposed business is allowed.

A walking tour business, "Wandering Tours," is proposing a walking tour of wine tasting shops in the Central Commercial (CC) and Service Commercial (SC) Districts. The walking tour would consist of no more than 12 individuals who visit and drink wine at a limited number of wine tasting shops (3 wine tasting shops), lasting 2½ to 3 hours. 'Wandering Tours' business model is to educate their customers on the various type of local wines with an emphasis on pairing the wine with local cuisine.

The applicant is proposing to open a 200-square-foot office in the Central Commercial (CC) district; however, the office will not be a meeting place but a place to conduct the logistics of the business. The proposed meeting place would be the Sunset Center parking lot between Mission Street and San Carlos Street, with the entrance on 8th Avenue. The applicant would direct their clientele to use the free parking at the Sunset Center and highlight the free street parking south of 8th Avenue.

Staff Analysis:

Carmel Municipal Code 17.52.030 states the Director shall have the power and responsibility to refer any decision to an appropriate higher level, including Planning Commission. Therefore, the Administrative Determination is being presented to the Planning Commission for direction on the proposed establishment of a business that would provide walking tours of wine tasting shops in Carmel.

Walking Tours: Walking tours is addressed in Chapter 15.36 of the City's municipal Code, and CMC 15.36.060 defines a walking tour as:

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

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

While walking tours are permitted within commercial districts, the nexus of a walking tour and a retail entity such as wine tasting shops does not neatly fall under the definition. Walking tours have traditionally been for nonprofits or commercial operators giving guided tours of non-retail places. As stated in the definition, "*Common topics for walking tours include people, places, ideas, architecture, natural history, environments, cultural or events.*" However, the applicant proposes a walking tour of wine tasting shops in the Central Commercial (CC) and Service Commercial (SC) districts, which is a retail business. Additionally, the City of Carmel-by-the-Sea has an antipathetic history with alcohol and the retail establishments that serve alcohol. The Codes have a plethora of restrictive ordinances regarding sales of alcohol and alcohol consumption in the public sphere (CMC 9.20). The City has limited the number of allowed drinking places to three (3), and other establishments that allow selling alcohol, like full-line restaurants and full-line food stores, are limited to fifteen (15) (CMC 17.56.020). Other restrictions include that a Drinking Place, Liquor store, and Wine Tasting Shop shall be 200 feet from another establishment that sells distilled spirits. Additionally, Liquor stores and Wine Tasting Shops shall be 100 feet from an R-1 (Residential) district.

The City's Wine Tasting Policy restrictions on Wine Tasting Shops include no more than three (3) wine tasting Use Permit for new locations within a 12-month period, seating is limited to no more than 30 percent of the floor area of the retail space, maximum serving size should be 2 ounces per serving, and no more than five (5) establishments offering tasting should be permitted within any standard two-block area

(Attachment C). However, the Wine Tasting Policy states that a wine tasting room's primary purpose is to encourage patrons to purchase wine for off-site consumption, and the establishment should not operate as a wine bar to consume wine on premises for wine tasting.

Given the restrictions on alcohol consumption in Carmel and the lack of clarity in the Code linking a walking tour and retail business, Staff has referred the decision on whether the proposed walking tour business could be considered a walking tour to the Planning Commission given the potential for precedent setting. If the Planning Commission finds that the proposed business is not a "walking tour," Staff requests further direction whether the application should either be outright denied or allowed under some other mechanism such as a Use Permit similar to that for a 'Wine Tasting Shop.'

If the Planning Commission seeks to approve the proposed business via any mechanism, Staff would recommend Special Conditions of Approval for the proposed business (Wandering Tours):

1. Tasting shall only involve traditional wine-based products such as still wine, sparkling wines, or Port-type products; no other alcoholic beverages shall be permitted to be tasted or purchased.
2. The maximum serving size for the walking tour participants shall be 2 ounces per serving. Customers are not permitted to drink bottles of purchased wine in the store, and no wine tasting shall take place on public property.
3. The applicant shall add the City of Carmel-by-the-Sea, its elected officials, officers, agents, and employees are additionally insured under their insurance policy.
4. The walking tour participants shall adhere to the hours stipulated in Carmel's Code for 'Walking Tours' and not that of Wine Tasting Shops.
 - a. Monday through Saturday, 9:00 am to 5:00 pm.
 - b. Sunday, 9:00 am to 2:00 pm.

Other Project Components:

Attachment A - Project Description

Attachment B - CMC 5.36 Walking Tour Regulations

Attachment C - Wine Tasting Policy

Attachment D - Use Classification of the City's Zoning code



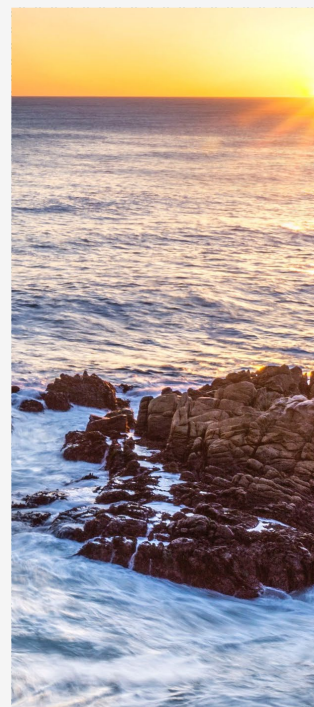
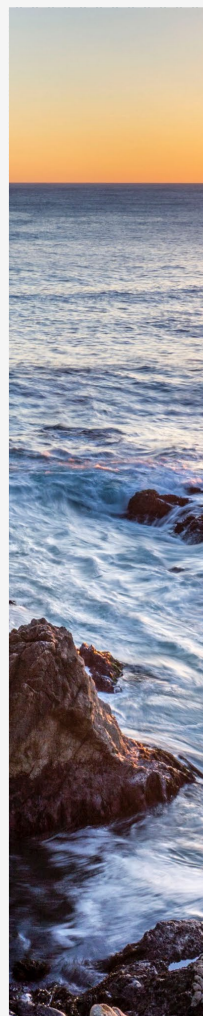
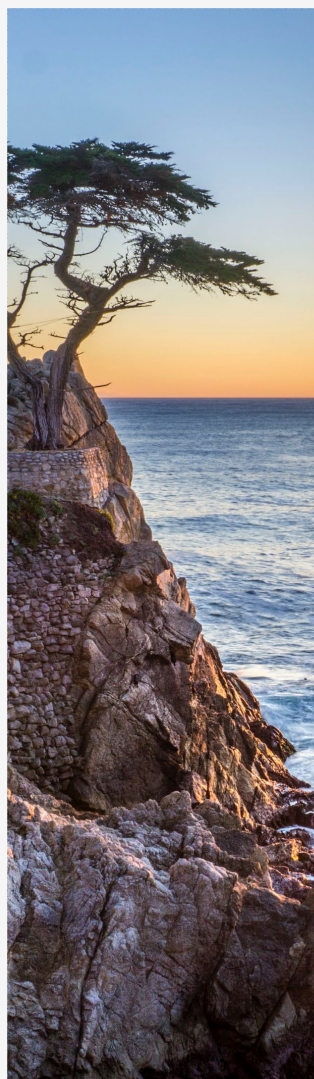
WANDERING TOURS

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

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

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





OUR CUSTOMER PITCH

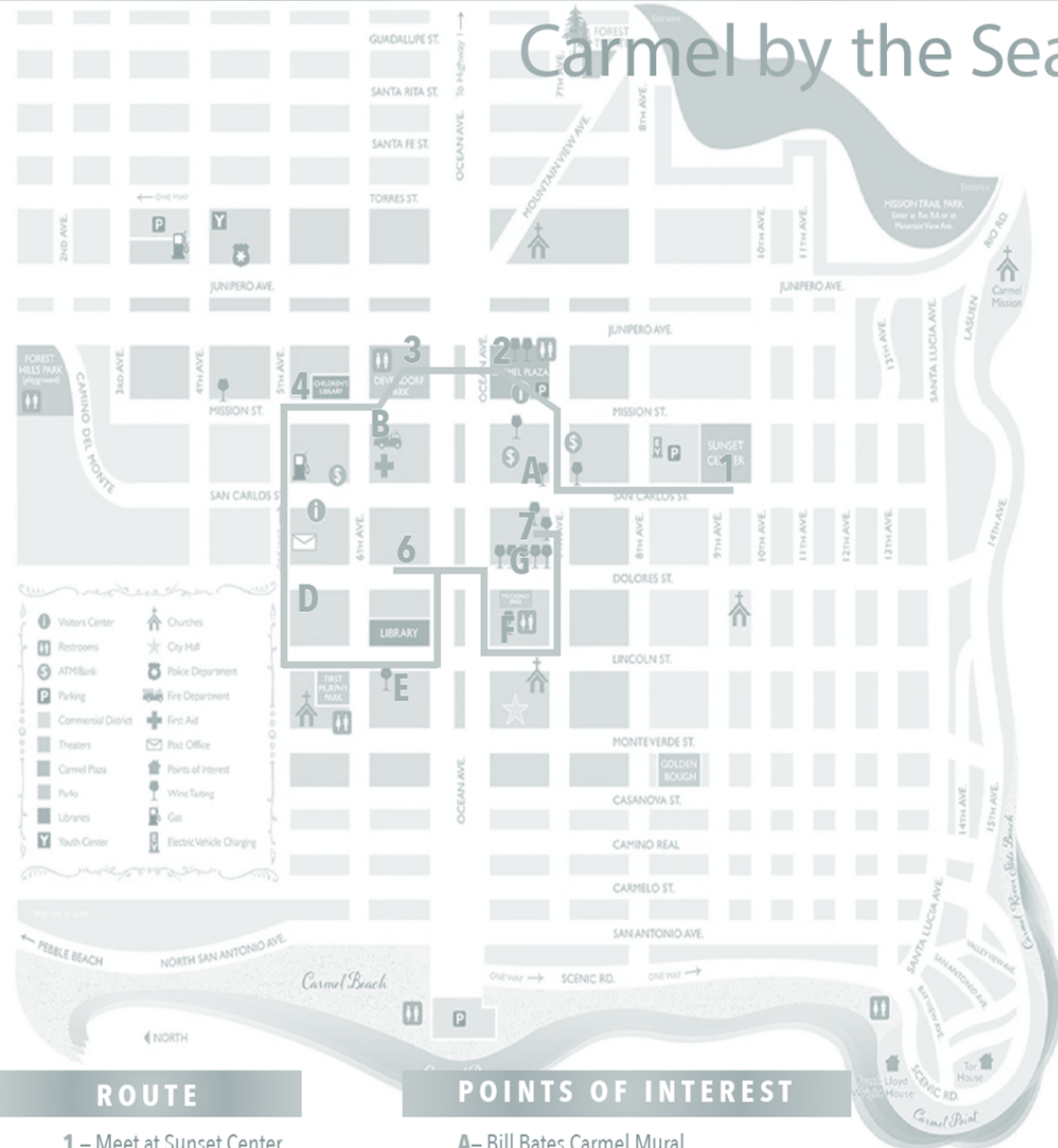
Charming Carmel-by-the-Sea

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

Why choose Carmel Wandering Tours?

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

Carmel by the Sea



ROUTE

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

POINTS OF INTEREST

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

PLANNED ROUTE

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

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

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

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

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

TOUR DETAILS



BOOKINGS

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



DURATION

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



MEETING PLACE

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



CHILDREN

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



DOGS

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



CLOTHING

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

IMPORTANT CONSIDERATIONS



SAFETY

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



PARKING

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



FOOD AND DRINK

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



MARKETING PLANS

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



W E B S I T E



I N S T A G R A M



F A C E B O O K



L I N K E D I N



L O C A L A D V E R T I S I N G



THANK
YOU

Chapter 5.36 WALKING TOURS

Sections:

- [5.36.020](#) Permit Required – Applicability.
- [5.36.030](#) Time, Place and Manner Restrictions.
- [5.36.040](#) Exemptions.
- [5.36.050](#) Permit Submittals and Approvals.
- [5.36.060](#) Definitions.

5.36.020 Permit Required – Applicability.

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

5.36.030 Time, Place and Manner Restrictions.

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

1. Monday through Saturday, 9:00 am. to 5:00 p.m.
2. Sunday, 9:00 a.m. to 2:00 p.m.

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

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

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

2. Obstruct any driveway, marked parking space, street or roadway.
3. Obstruct the entrance to any residence, commercial establishment or public building.
4. Enter upon any private residential property in any land use district unless the tour operator has obtained the prior written permission of the property owner(s).
5. Cross any street except at intersections and using designated crosswalks when available.

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

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

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

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

5.36.040 Exemptions.

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

5.36.050 Permit Submittals and Approvals.

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

5.36.060 Definitions.

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

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

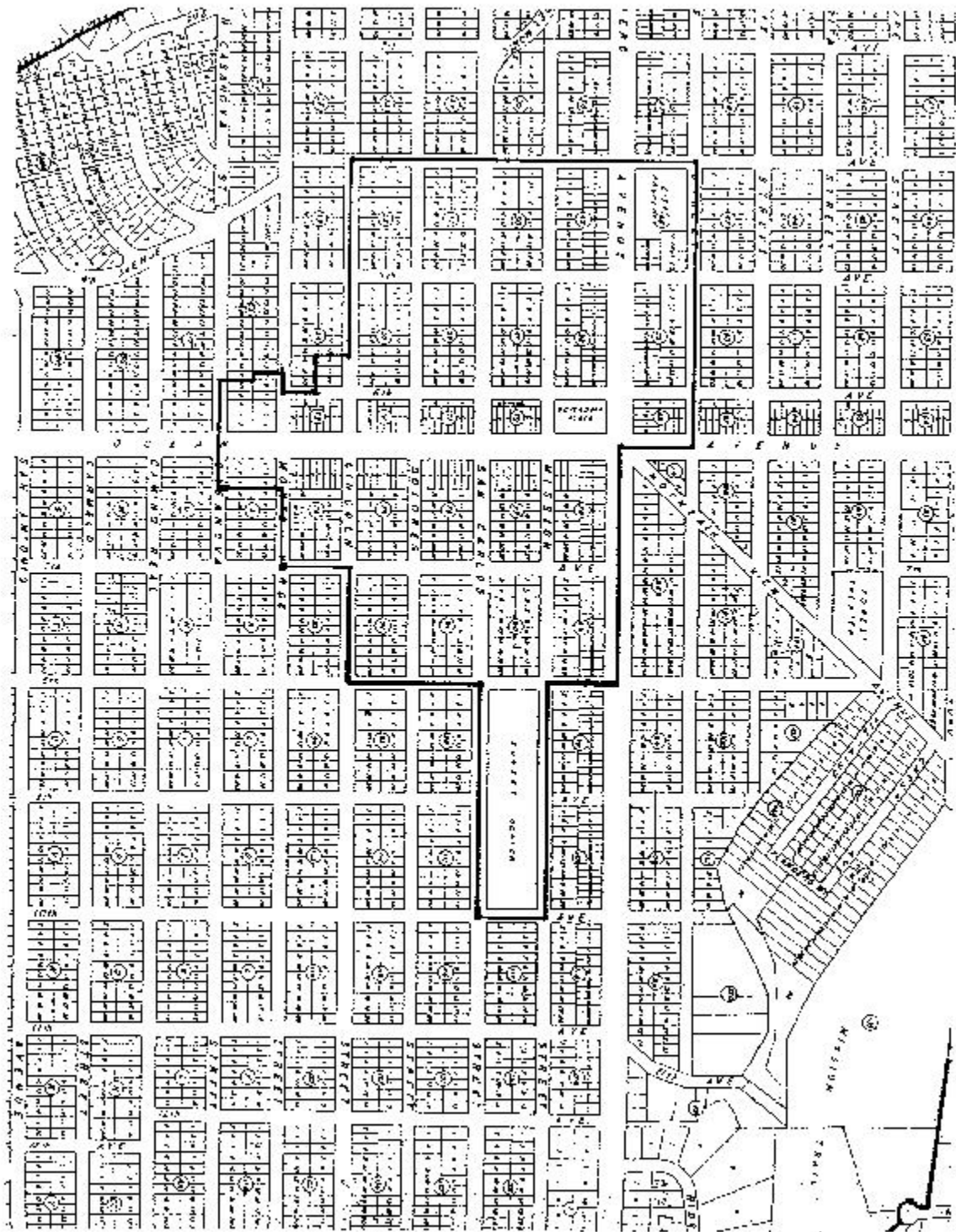


Figure 1

City of Carmel-by-the-Sea
Wine Tasting Policy
(3/3/2015)

Purpose

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

Policy

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

Definition

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

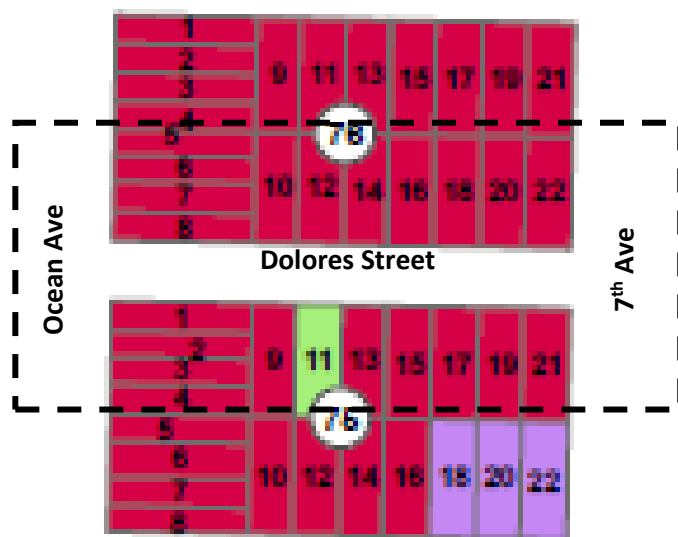
The following standards are recommended and shall be considered by the Planning Commission in its review of wine tasting permits:

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

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

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

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



Addendum (8/10/16)

Wine Tasting Room Events

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

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

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

17.14.030 Land Use Regulations.

Schedule II-B prescribes the land use regulations for the commercial districts. The regulations for each district are established by letter designations as follows:

“P” designates permitted use classifications.

“L” designates use classifications that are permitted, subject to certain specific limitations noted by the number designations and listed at the end of Schedule II-B.

“C” designates use classifications permitted after review and approval of a conditional use permit by the Planning Commission. Conditions may apply to these uses, noted by the number designations and listed at the end of Schedule II-B.

These uses are subject to Division I, General Regulations, and may be subject to additional use regulations found in Division IV, Provisions Applying in All or Several Districts. Additional use regulations are also found in CMC [17.14.040](#), Additional Use Regulations, and are referenced in the schedule. Findings for specific uses may also be required and are found in Chapter [17.64](#) CMC, Findings Required for Permits and Approvals.

Use classifications are defined in Chapter [17.68](#) CMC, Use Classifications, and are based on the use classifications listed in the current edition of the North American Industry Classification System (NAICS). Questions as to the inclusion or exclusion of a particular proposed use in a particular category will be determined by the Director based on a NAICS Use Categories List, adopted by resolution by the City Council and held at the Department of Community Planning and Building counter. The Director shall make the decision according to the characteristics of the use, and upon the Director’s interpretation of the land use code, the NAICS Use Categories List and the current edition of the NAICS. The determination by the Director may be appealed to the Planning Commission by anyone aggrieved by the decision following the procedures specified in Chapter [17.54](#) CMC, Appeals.

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Retail				
Animal Sales and Services				
Animal Grooming	P	P	P	See CMC 17.14.040 (C)
Animal Hospitals	–	C	–	See CMC 17.14.040 (C)

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Kennels	–	C	C	See CMC 17.14.040(C)
Automobile Sales and Services				See CMC 17.14.040(D)
Motorcycles, Mopeds and Parts	P	P	–	
Vehicle Repair	–	C	C	
Vehicle Service and Gasoline	–	C	C	See CMC 17.14.040(D)
Building Materials, Hardware and Garden Supplies	P	P	C	See CMC 17.14.040(G)
Eating and Drinking Establishments				See Chapter 17.56 CMC
Drinking Places	C	C	–	See CMC 17.14.040(I)
Restaurant, Full Line	C	C	–	See CMC 17.14.040(I)
Restaurant, Specialty	C	–	–	See CMC 17.14.040(I)
Food and Beverage Sales				See Chapter 17.56 CMC
Convenience Market	–	L-2	L-2	See CMC 17.14.040(D)(2) and (J)(2)
Food Store – Full Line	C	C	C	See CMC 17.14.040(J)
Food Store – Specialty	C	C	–	See CMC 17.14.040(J)
Liquor	C	C	C	See CMC 17.14.040(J)
Wine Tasting Shop	C	C	–	
Retail Sales	P	P	–	See CMC 17.14.040(T)

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Antique Shops	P	–	–	See CMC 17.14.040 (T)
Art Galleries	P	–	–	See CMC 17.14.040 (T)
Arts and Crafts	P	–	–	See CMC 17.14.040 (T)
Jewelry Shops	P	–	–	See CMC 17.14.040 (T)
Cosmetic Stores	C	C	–	
Sales by Public Outcry (Auction)	–	C	C	See CMC 17.14.040 (U)
Specialty, Theme	P	P	–	See CMC 17.14.040 (T)
Stationery	P	P	P	See CMC 17.14.040 (T)
Thrift Shops	P	P	–	See CMC 17.14.040 (T)
Vending Machines	C	C	C	See CMC 17.14.040 (T)
Service/Office				
Banks and Other Financial Institutions	P	P	P	See CMC 17.14.040 (F)
Automatic Teller Machines (ATM)	C	C	C	See CMC 17.14.040 (E)
Business Services	P	P	L-1	
Commercial Recreation	P	–	–	See CMC 17.14.040 (H)
Community Care Facility	P	P	P	
Computer Services	P	P	P	

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Day Care Centers	–	C	C	
Emergency Medical Care	P	P	P	
Government Offices	P	P	P	
Hotels and Motels	C	C	C	See Chapter 17.56 CMC, Restricted Commercial Uses, and CMC 17.14.040 (M)
Hospitals and Clinics				
Hospitals		C	–	See CMC 17.14.040 (L)
Clinics	P	P	P	See CMC 17.14.040 (L)
Hospice Care, Limited	P	P	P	
Maintenance and Repair Services	L-3	L-3	L-3	
Office				
Business and Professional	P	P	P	
Medical and Dental	P	P	P	
Other	P	P	L-4	See CMC 17.14.040 (O)
Parking Facilities, Commercial	–	C	C	See CMC 17.14.040 (P) and Chapter 17.64 CMC, Findings Required for Permits and Approvals
Personal Improvement Services	C	C	–	See CMC 17.14.040 (Q)
Personal Services	P	P	P	

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Laundry and Dry Cleaning	C	C	C	See CMC 17.14.040(R)
Video Tape Rental	P	P	–	See CMC 17.14.040(R)
Research and Development Testing Services	P	P	P	See CMC 17.14.040(S)
Residential Care Facilities				
General	–	C	C	
Limited	L-6	L-6	L-6	
Senior	–	C	C	
Travel Services	P	P	P	See CMC 17.14.040(V)
Residential/Public and Semipublic				
Colleges and Trade Schools	P	P	P	
Community Centers	C	C	C	
Conference Facilities, Small	C	C	C	
Community Social Service Facility	P	P	P	
Family Day Care				See CMC 17.08.050(B)
Small Family	–	–	P	
Large Family	–	C	C	
Libraries, Public	P	P	P	

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Multifamily Dwellings				See CMC 17.14.040(N)
0 – 22 dwelling units/acre	P	P	P	
23 – 33 dwelling units/acre	C	C	C	
34 – 44 dwelling units/acre	C	C	C	Chapter 17.64 CMC, Findings Required for Permits and Approvals
45 – 88 dwelling units/acre	C	C	C	Chapter 17.64 CMC, Findings Required for Permits and Approvals
Transient Rental, Legal Nonconforming	L-7	L-7	L-7	Chapter 17.68 CMC, Use Classifications, See “Nonconforming Use” Definition
Transient Rental, Housing Incentive	L-8	L-8	L-8	See CMC 17.14.040(W)(2)(b) .
Museums, Galleries, Gardens (Noncommercial)	P	P	P	
Park and Recreation Facilities				
Individual Recreation	C	C	–	
Organized Recreation	C	–	–	
Parking Facilities, Noncommercial	–	C	C	See Chapter 17.64 CMC, Findings Required for Permits and Approvals
Public Safety Facility	P	P	P	
Religious Facilities	–	–	C	
Schools, Private	P	P	P	

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Senior Citizen Housing	P	P	P	
Single-Family	L-5	C	C	See CMC 17.08.050(H)
Theater, Live Performance	C	C	C	
Theater, Motion Picture	C	C	–	
Industrial				
Handicraft/Custom Manufacturing	P	P	C	See CMC 17.14.040(K)
Industry, Limited	P	P	–	
Transportation, Communication and Utilities				
Communication Facilities	–	–	–	
Facilities Within Buildings	P	P	C	
Utilities, Major	P	P	C	
Utilities, Minor	P	P	C	
Agricultural				
Nurseries	P	P	P	
Other				
Accessory Use				See CMC 17.08.050(A)
Nonconforming				See Chapter 17.36 CMC, Nonconforming Uses and Buildings

Schedule II-B: Commercial Districts – Use Regulations				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Temporary				See CMC 17.52.100(I)
Specific Limitations and Conditions: L-1: Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair. L-2: Allowed only as accessory use to gasoline stations and limited to a maximum of 300 square feet. No sales of alcohol are permitted. See CMC 17.14.040(D)(2) and (J)(2). L-3: Any establishments with activities generating noise, odors, deliveries by large vehicles, high traffic by customers, or requiring large storage needs are not permitted. L-4: Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies. L-5: Limited to sites that are already developed with a single-family dwelling, or that were originally developed as, or used as, a single-family dwelling but have since been converted to another use. Existing single-family dwellings can be maintained, altered, repaired and/or redeveloped. R-1 district floor area ratio standards shall apply to these sites. L-6: Subject to the same regulations as apply to other family residential dwellings in the same zone. L-7: Limited to permits approved prior to the adoption of Ordinance 2019-03. L-8: Limited to transient rental units approved through the issuance of a conditional use permit as an incentive for the creation of new housing units. See CMC 17.14.040(W)(2)(b) .				

* All uses are subject to CMC [17.14.040\(A\)](#) and (B).

(Ord. 2019-03 § 1 (Exh. A), 2020; Ord. 2017-01 § 1 (Exh. A), 2017; Ord. 2016-04 § 6, 2016; Ord. 2016-02 § 6, 2016; Ord. 2012-07 (Exh. A), 2012; Ord. 2012-01 (Exh. A), 2012; Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).



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

June 14, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

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

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

SUBJECT: **DS 22-191 (Nute):** Consideration of a revised Concept Design Study application for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a two-story residence located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-023-008

Application: DS 22-191 (Nute)

APN: 010-023-008

Block: 41

Lot: 19

Location: Northwest corner of Carpenter Street and 4th Avenue

Applicant: Lewis Builders, Designer/Contractor

Property Owner: Torrie C & Antonette M Nute

Executive Summary:

The proposed project is demolishing more than 50 percent of the walls of a one-story single-family residence, the full demolition of a detached garage, and the construction of a two-story single-family residence with an attached garage on a 4,000-square-foot corner lot. The applicant is requesting a plate height variance for the two-story portion of the project. Neighbor concerns include view and solar impacts (access to natural light). The property was found to be ineligible for the Carmel Historic Inventory on February 1, 2022. Two Coast live oak trees are proposed for removal. The project was considered at a previous concept hearing but was continued by the Planning Commission. The project was scheduled for a revised concept review on May 10, 2023 and had to be continued due to a lack of a quorum.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the revised Concept Design Study for the demolition of more than 50 percent of the walls of a 1,109-square-foot one-story residence and the demolition of a 252-square-foot detached garage and construction of a 1,597-square-foot two-story residence and 200-square-foot attached garage located on the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District.

Background and Project Description:

The existing residence was constructed in 1949. The 1,109-square-foot one-story residence with a 252-square-foot detached garage is on a 4,000-square-foot corner lot. The property was reviewed for historical significance in 2022 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2027.

The applicant proposes to demolish more than 50 percent of the exterior walls of the existing residence to construct one- and two-story additions increasing the size of the residence to 1,597 square feet. A variance is requested to exceed the maximum two-story plate height of 18 feet at the southwest corner of the residence. The 252-square-foot detached garage is proposed to be demolished, and a new 200-square-foot attached garage constructed.

Concept Hearing on November 9, 2022

The Planning Commission reviewed a concept design on November 9, 2022, and continued the project with direction to the applicant to mitigate mass, solar, and view impacts to the northern neighbor, among other design considerations. The applicant has made the following design changes:

- 1) Shifted the two-story addition 3 feet, 5 inches to the south, maintaining the existing 6-foot north side yard setback.
- 2) Shifted the second-floor addition 5 feet to the west.
- 3) Redesigned the garage to be attached to the residence.
- 4) Removed all windows on the second-floor north elevation.
- 5) Reduced the eave depth on the north elevation to 6 inches, reduced the eave depth on the garage to 12 inches, and reduced all other eave depths to 16 inches.
- 6) Removed the three proposed east-facing skylights.

Concept Hearing on May 10, 2023

The project scheduled for review on May 10, 2023 and had to be continued due to a lack of a quorum.

Staff Analysis:

The Design Study application describes the project as a remodel and addition to an existing residence. The Carmel Municipal Code does not define a remodel but includes it in the definition of an *alteration*. Additions and demolitions are also included in the definition of an *alteration*. The Code further defines *demolition* as,

Demolition. *The act of reconstructing, removing, taking down, or destroying all or portions of an existing building or structure, or making extensive repairs or modifications to an existing building or structure, if such changes involve removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls within a 24-month period. When determining whether a building or structure is demolished, the following applies:*

- A. *The nonconforming portions of any wall are counted as removed or taken down, even when retention of these portions is proposed.*

B. *Any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are counted as removed or replaced.*

Based on the demolition floor plan, more than 50 percent of the exterior walls will be removed to accommodate the additions and new window and door openings. Some of the walls proposed to remain are 10 feet or less long and are counted as being demolished. Therefore, the project meets the definition of *demolition*.

Occasionally, applicants will retain portions of existing walls to preserve a setback nonconformity. The property has a nonconforming street side yard setback of 4'-9" where a minimum 5-foot setback is required. Rather than shift the building wall 3" to the north, the applicant proposes to retain this section of the south elevation to preserve this non-conformity.

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 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.*

Staff Response: The City Forester identified 12 trees on, or adjacent to, the project site during the preliminary site assessment, including one Monterey cypress, two Monterey pines, and nine Coast live oaks. All trees have been rated as significant.

On June 16, 2022, the applicant submitted a Tree Removal application TR 22-082 (Nute) to remove one Coast live oak tree (Tree No. 2) due to its close proximity to the residence, and on August 4, 2022, the City Forester approved the permit. The City Forester requires two new upper canopy trees to be planted. The project plans include the location of two new Redwood trees. The project meets the design objectives for forest character.

Privacy, Views, Light, & Air: *Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties; maintain view opportunities to natural features that lie outside the property; locate buildings so they will not substantially block views enjoyed by others; and, maintain views through a property to natural features when feasible.*

General Plan Policy P1-51 states, *Consider the effect of proposed residential construction on the privacy, solar access, and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.*

The Residential Design Guidelines implement General Plan Policy P1-51 by recommending that buildings are located so they will not substantially block views enjoyed by others [emphasis added]; that major building masses be located to maintain some views through the site from other properties [emphasis added]; and, the building mass is kept low in order to maintain views over the structure [emphasis added]. The Planning Commission is tasked with determining what an equitable balance is among properties and what constitutes a "substantial" view blockage.

Staff Response: Below are separate analyses on privacy, views, and access to light.

Privacy. The northern neighbor's living spaces facing the project site include the kitchen and primary bedroom suite on the first floor and two bedrooms on the second floor. The applicant has eliminated all

second-floor windows on the north elevation of the project. On the first floor of the north elevation, the applicant is proposing a 3' by 1'-6" single awning window in bath 1 at the curbless shower and a 3' by 4' single casement window in bath 2. Both windows would contain privacy glass.

Staff finds that limiting the number of windows on the north elevation to two on the first floor and including privacy glass in the windows is sufficient to mitigate potential privacy impacts to the northern neighbor.

Views. After installing the story poles for the original concept design, it was discovered that the project would impact an existing water view from one of the upstairs bedrooms. Staff recommended that the project be modified to maintain this existing water view. The Commission agreed and passed a motion to continue the project with direction to the applicant to mitigate the view impact.

The revised concept design includes shifting the two-story building mass to the south and west to preserve a portion of the existing water view. The applicant has provided a view diagram that compares the view field based on the original design and the revised concept design (refer to Attachment 3, Sheet A-1.3). The changes result in a portion of the existing view being preserved. However, the northern neighbor has expressed concerns that not much has changed, and both views and access to light will still be impacted (Attachment 4).

The applicable Residential Design Guideline objective is *to balance and share view opportunities to natural features and landmarks*. Guideline 5.2 says to *maintain view opportunities to natural features that lie outside the property. Locate buildings so they will not substantially block views enjoyed by others*. The question of what constitutes a substantial blockage of a view is entirely subjective and at the discretion of the Planning Commission. If the Commission finds the view impact remains significant under the revised concept design, Staff notes that the two-story building mass could be shifted an additional 1'-2" to the west and still comply with the required 15' rear yard setback. This could preserve more of the existing water view for the northern neighbor. Staff has included Recommendation/Draft Condition No. 1 that the second story be shifted an additional 1'-2" to the west.

Light. Solar access can be affected when a two-story residence is proposed along the south elevation of a neighboring property. To minimize impacts on natural light, the two-story portion of a residence should maintain low- to average plate heights, and the second floor should be set back from the ground floor to allow natural light to pass through to neighboring properties. A solar study can also provide additional information on the extent to which a neighbor's natural light would be blocked at summer and winter solstice.

The original concept design placed the two-story building mass 3'-5" from the north property line with a 2' eave depth. The interior plate heights were modest at 8' on the first floor and 7'-6" on the second floor. The second floor was not set back from the ground floor, and the eave depth encroached into the side yard setback, limiting the northern neighbor's access to natural light.

The revised concept design maintains the existing 6' setback along the north side of the property, with the exception of a small projection on the first floor at bath 1 for a curbless shower. The proposed setback at this location is 3'-6". However, the second floor is not set back from the ground floor. The eave depth along the entire north elevation has been reduced to 6" and no longer encroaches into the side yard setback.

The applicant has updated the solar study to reflect the shifting of the two-story building mass to the south and west, the associated increase in the side yard setback, and the reduced eave depth. These changes increase the northern neighbor's exposure to sunlight at the first-floor windows compared to the original concept design (Attachment 3, Sheet V-1.2).

Neither the General Plan, Residential Design Guidelines, nor the Municipal Code provides an objective

standard by which to measure solar impacts. When evaluating the revised solar study, the Planning Commission should consider whether there is an equitable balance of access to natural light under the revised concept design.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; minimize the amount of paved surface for a driveway; position garages to maximize open space, views and privacy; and, minimize visual impacts.

Staff Response: The property contains a 251-square-foot detached single-car garage with a flat roof located within the rear yard with driveway access on 4th Avenue. The applicant is proposing to demolish the garage and construct a 200-square-foot attached garage on the west elevation of the residence. The existing driveway would shift to the east to align with the new location of the garage.

The rear yard setback to the garage would increase from 2'-10" to 11'-6". The Carmel Municipal Code allows for structures to encroach into the rear 15-foot setback if the height of the structure is less than 15 feet. There is not sufficient detail in the plans to confirm the proposed height of the garage. Recommendation/Draft Condition No. 2 requires the applicant to provide the grade, plate, and ridge height elevations for the garage prior to the final details review.

The proposed design is a modest single-car garage with a 4:12 pitch front-facing gable roof finished with standing seam metal to match the roof material proposed on the primary residence. The walls would be clad in Hardishingle composite shingle siding to match the material proposed on the second story of the primary residence. The garage door simulates a traditional carriage-style door but is proposed to be a steel roll-up door with a simulated wood grain finish. True divided light panels would be located across the top of the door. The garage door would be painted to match the body color of the residence, causing it to blend in with the larger structure rather than stand out. The project meets the objectives of parking and access.

Driveway: Residential Design Guideline 10.5 states *select paving materials that convey the colors and textures of native materials, and that will reduce runoff. The use of Carmel stone, brick, decomposed granite, and earth-toned pavers is appropriate. Using sand set instead of mortar set for paving materials allows for the percolation of rain into the soil and is encouraged. Avoid using turf block and grey concrete. Paving designs and materials uncharacteristic of a village in a forest are discouraged.*

Staff Response: The existing driveway consists of three materials - asphalt, gravel, and a concrete apron at the entry to the garage. The applicant is proposing a compacted decomposed granite driveway that would extend into the public right-of-way. Carmel Municipal Code Section 12.24.020 states,

The materials allowed for driveways upon the public right-of-way shall be approved by the Departments of Community Planning and Building and Public Works. Materials shall be consistent with the general neighborhood appearance and in conformity with the General Plan of the City. The installation of materials shall follow all the requirements set forth in the instructions and requirements for work permits. Loose materials or material that could cause damage to public street maintenance equipment, e.g., gravel, sand, pebbles, or any other materials that readily displace are prohibited within the public right-of-way.

The Public Works Department finds compacted decomposed granite to be an acceptable driveway material in the public right-of-way so long as an asphalt connection to the edge of the roadway and/or a rolled asphalt berm is provided. Staff finds the material to be appropriate for the forest setting. The project meets the objectives for driveway design.

Mass and Bulk: 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.

Staff Response: The existing 1,109-square-foot single-story residence is "L" shaped with a recessed front entry centrally located on the south (4th Avenue) elevation. The 252-square-foot detached garage is in the rear yard setback with driveway access on 4th Avenue. A bay window is located on the east end of the south elevation. A large brick firebox and chimney are located on the east (Carpenter Street) elevation.

The proposed 1,597-square-foot residence is irregular in plan, although largely within the same footprint. A small 13-square-foot projection on the north elevation would accommodate a new curbless shower in the reconfigured bathroom 1 and create a break in the otherwise flat wall plane. On the west elevation, an 8-square-foot projection is proposed in bathroom 2, along with the 200-square-foot attached garage addition.

On the east (front) elevation, the applicant proposes to expand the first-floor building footprint towards 4th Avenue however, this pushes the stairs leading up into the porch into the street side yard setback. The Carmel Municipal Code allows a porch/entry to encroach into the required 5-foot street side yard setback up to a maximum of 18 inches resulting in a setback of 3'-6". The proposed stairs are 2' from the street side yard property line. Recommendation/Draft Condition No. 3 requires the applicant to maintain a minimum 3'-6" setback between the stairs and the street side lot line.

The project includes a 426-square-foot second-story located at the northwest corner of the residence. Two-story residences are located to the north, south, and west. The second floor would be set back 59'-9" from the front (east) property line on Carpenter Street and 10'-2" from the street side (south) property line on 4th Avenue. The north side yard setback would be 6'. Below is a comparison of the second-floor area and setbacks between the original concept design and the revised concept design.

CMC Section 17.10.030.D.3 (Exterior Volume) establishes a maximum allowed exterior volume by multiplying the base floor area by a volume factor of 10, 11, or 12. A volume study will be performed prior to the final details review. With the application of conditions, the project meets the objectives of mass and bulk.

Table 1. Original and Revised Concept Design Comparison

	Original Concept Design	Revised Concept Design	Difference
Floor Area Additions:			
1 st Floor	97 SF	62 SF	-35 SF
2 nd Floor	396 SF	426 SF	+30 SF
Total	493 SF	488 SF	-5
Front Setback (East)			
1 st Floor	35'	34'-11"	-1"
2 nd Floor	55'-2"	60'	+4'-10"
Street Side Yard Setback (South)			
1 st Floor	4'-9"	No change	No change
2 nd Floor	17'-4"	14'-5"	-2'-11"
Interior Side Yard Setback (North)			
1 st Floor	3'-5"	3'-6" / 6'	+1" / +2'-7"
2 nd Floor	3'-5"	6'	+2'-7"

Rear Yard Setback (West)			
1 st Floor	21'	11'-6"	-9'-6"
2 nd Floor	21'	16'-2"	-4'-10"

Plate Height Variance

The applicant requests a variance to exceed the maximum plate height of 18' by 1'-4" at the southwest corner of the two-story building mass. The proposed interior plate heights are 8 feet on the first floor and 7'-6" on the proposed second floor.

During the preliminary site assessment, staff discussed shifting the second-story further south to provide some relief to the northern neighbor. However, this increases the second-story plate height, which is already difficult to achieve due to site constraints such as topography and the location of existing trees. Below, staff is providing a preliminary analysis of a plate height variance for the Planning Commission's consideration.

Preliminary Analysis of a Plate Height Variance. All variances require approval by the Planning Commission. Only when the findings listed in CMC 17.64.210, Variance, can be supported shall the Planning Commission grant a variance. The following special findings are required for approval of a variance:

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

Staff Response: The physical circumstances applicable to the property include the natural topography and the location of significant mature trees. These circumstances limit the area available for development but do not necessarily preclude the owners from achieving the full development potential of the site. The applicant could consider stepping down the floor plan from north to south to achieve compliance with the second-floor plate height and eliminate the need for a variance. The addition of a second floor also impacts the northern neighbor's views and access to light.

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

Staff Response: Staff's preliminary finding is that the variance would not be a grant of special privilege, since variances for height have been granted previously to allow for a second story.

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

Staff Response: The granting of the variance would facilitate the construction of a second floor which would impact the northern neighbor's views and access to light. For these reasons, the variance could be a detriment to the northern neighbor.

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

Staff Response: It is not uncommon for a plate height variance to be sought for a limited portion of a building due to topographic conditions. The natural topography of the City slopes from north-to-south and east-to-west often resulting in the southwest corner of a lot being the low point. However, this condition is

not so recurrent that it warrants the adoption of a regulation to address the situation. The number of plate height variances sought is minimal and limited in scope to a small portion of a property. Height Variances are also evaluated on a case-by-case basis, so a general regulation cannot be formulated.

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

Staff Response: Staff's preliminary finding is that the situation is due to natural topographic conditions and the applicant's desire to construct a second floor to their home.

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

Staff Response: The granting of the variance may conflict with the General Plan if it also results in the loss of a significant view or obstructs the northern neighbor's access to light.

Based on the preliminary analysis of the variance request, all of the required findings cannot be met to support the granting of the variance. Recommendation/Draft Condition No. 5 requires the Applicant to reduce the two-story plate height to no more than 18 feet prior to the final details review.

Building and Roof Form: 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 proportionate to the scale of the building; and, roof eave lines that are low in scale.

Staff Response: The building footprint would largely remain the same, with small additions on the south elevation and a second-floor addition on the west half of the residence. The existing 5:12 hipped roof would be replaced with 4:12 pitched front and side-facing gable roof forms. The project meets the objectives of building and roof form.

Finish Details: The applicant proposes Hardiplank composite horizontal siding for the first floor and Hardieshingle composite straight edge shingle siding for the second floor and the detached garage. The composite siding would be painted a tan color called 'Pediment.' Windows and doors are proposed to be aluminum-clad wood by Sierra Pacific, or similar, painted bronze, with true divided lights. The garage door would be painted steel in the 'Pediment' color with a simulated wood grain finish and true divided lights.

The window styles include single and double casements, fixed and double hung, with divided lights. Two bathroom windows are proposed to have privacy glass. All second-floor windows on the north elevation have been eliminated.

The roof is proposed to be standing seam metal in a dark bronze.

Skylights: Residential Design Guidelines 9.13 and 9.14 state that *when a skylight is to be used, it should blend with the overall building design, and its visual impacts should be minimized. Skylights may be appropriate when a) interior spaces have no access to exterior windows or windows have limited access to light; b) windows would cause greater impacts on adjoining homes; c) the skylight design is compatible with the architecture; and d) the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or from neighboring windows. The size, placement, number, and design should be an integral part of the building design; skylights should be framed in colors that match adjoining roof surfaces; and, skylights that produce glare or light pollution visible to neighbors or the public should be mitigated.*

Staff Response: The three skylights proposed at the original concept review on the east slope of the roof facing Carpenter Street have been eliminated from the project.

Chimney: Carmel Municipal Code Section 17.10.030.B.1 states that fireplace chimneys and vents, including caps, shall be no higher than required by the California Building Code and shall not exceed 4' in height above the building height. Chimneys that project above a roofline are limited to a maximum horizontal dimension of 3'-6" for double flue chimneys, and no cap or ornament shall exceed 24" in any horizontal dimension.

Staff Response: A wood-burning brick firebox and chimney are located on the east elevation facing Carpenter Street. The chimney is 8'-7" wide below the eave line and 5'-4" wide above. The chimney is proposed to be removed and replaced with a 5'-2" wide under-eave brick firebox for a direct-vent gas fireplace. The chimney will not project above the roofline. The project complies with the standards for chimneys.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8 states that projects should "*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas.*"

Staff Response: The applicant proposes an outdoor wall sconce with a bronze finish by WAC Lighting. The sconce shields the light element and directs light downward. The fixture delivers 314 lumens and is rated dark sky compliant. The applicant has incorporated the standard lighting requirements on Sheet F-1.1 of the plan set. On Sheet A-2.1, two wall-mounted fixtures are proposed, one at the front entry and one at the double doors leading to the front patio. The project meets the objectives for exterior lighting.

Fencing, Walls, Gates & Arbors: Residential Design Guidelines 11.1 through 11.3 state *designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

Staff Response: The applicant proposes a staggered 4-foot tall grape stake fence set back approximately 12'-4" from the front property line (Carpenter Street) and 4'-8" from the street side property line (4th Avenue). On the north property line, the 4-foot fence would extend 35 linear feet into the interior side yard and terminate at a new 6-foot tall wood privacy fence and gate.

The existing 10-foot tall fence along the remainder of the north property line is proposed to remain. Carmel Municipal Code Section 17.10.030.E.2 (Reconstruction of Nonconforming Fences and Walls) allows existing fences and walls to be rebuilt if damaged or deteriorated without conforming to current height limits upon submittal of plans and photographs documenting existing heights and materials prior to demolition. The Director may approve the rebuilding as long as the heights are not increased. While not currently proposed, should the applicant decide to replace the fence at a later date, it could be approved at a staff level.

On the west (rear) property line, the existing 6-foot tall wood fence would remain. A new 6-foot tall grape stake fence with a gate is proposed between the rear property line and the west side of the garage. The fencing plan can be found on Sheet A-1.2, and the fence details can be found on Sheet F-1.1. The project meets the objectives for fencing and gates.

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 permitted is 1,800 square feet, and the amount of site coverage permitted is 396 square feet. Impermeable site coverage materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

If at least 50 percent of all site coverage on the property 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 a total site coverage amount of 556 square feet. 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 property is non-conforming with 731 square feet of site coverage, of which 677 square feet is impermeable. The applicant proposes to remove all existing site coverage and install 542 square feet of new site coverage: 205 square feet of impermeable site coverage, including the front porch, new fire pit and BBQ, and other minor site coverage elements. The remaining 337 square feet of site coverage would be permeable, including a sand-set brick paver patio and a compacted decomposed granite driveway. The project meets the objectives of site coverage.

Other Project Components:

Staff recommends that pursuant to CEQA regulations, the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted as part of the Final Details hearing.

Attachment 1 - Resolution

Attachment 2 - Project Plans

Attachment 3 - Letter from Northern Neighbor

Attachment 4 - Applicant's Narrative

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

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING
A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF MORE THAN 50 PERCENT OF THE EXTERIOR
WALLS OF A SINGLE-STORY RESIDENCE AND CONSTRUCTION OF A TWO-STORY RESIDENCE
LOCATED ON THE NORTHWEST CORNER OF CARPENTER STREET AND 4TH AVENUE
APN 010-023-008**

WHEREAS, on June 16, 2022, Lewis Builders (“Applicant”) submitted an application on behalf of Torrie C & Antonette M Nute (“Owners”) requesting approval of a Track 2 Design Study application DS 22-191 (Nute) and Variance application VA 22-197 (Nute) described herein as (“Application”); and

WHEREAS, the project site is a 4,000-square-foot lot of record located on the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District (Block 41, Lot 19); and

WHEREAS, the Applicant is proposing to demolish more than 50 percent of the exterior walls of a one-story residence, demolish a detached garage, and construct a two-story residence with an attached garage, and in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the project requires approval of a Track Two Design Study by the Planning Commission; 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, in accordance with CMC 17.52.070 (Variances), certain development standards can be modified through the issuance of a variance, including maximum height regulations; and

WHEREAS, the Applicant is requesting approval of a Variance for the second-floor plate height at the southwest corner of the residence, which was discussed during the original Concept review. Action on the Variance request will occur at the Final Details hearing; and

WHEREAS, in accordance with CMC 17.52.090 (Coastal Development Permit Required), a Coastal Development Permit is also required, and action on the Coastal Development Permit will occur at the Final Details hearing; and

WHEREAS, on November 9, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the original 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, the Planning Commission passed a motion to continue the project with direction to the Applicant to mitigate mass, solar, and view impacts to the northern neighbor, among other design considerations; and

WHEREAS, on February 16, 2023, the Applicant submitted plans for consideration of a revised Concept Design Study; and

WHEREAS, on April 28, 2023, notice of the May 10, 2023, public hearing was published in the Carmel Pine Cone, in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before April 30, 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 May 5, 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 May 10, 2023, the Planning Commission held a duly noticed public hearing and had to continue the project due to a lack of a quorum; and

WHEREAS, on June 2, 2023, a notice of the June 14, 2023, public hearing was published in the Carmel Pine Cone, in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 4, 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 June 9, 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 June 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, 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 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, a CEQA analysis and determination for the project will be conducted as part of the Final Details 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 revised **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 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 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. The 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 revised concept design for Design Study application DS 22-191 (Nute) for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a two-story residence located at the northwest corner of Carpenter Street and 4th

Avenue in the Single-Family Residential (R-1) District (APN 010-023-008) subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions	
No.	
1.	View Impacts. Prior to the final details review, the applicant shall shift the second story 1'-2" to the west to preserve a greater portion of the northern neighbors existing water view.
2.	Ridge, Plate, and Grade Elevation Reference Points. Prior to the final details review, the applicant shall provide elevation data for the attached garage.
3.	Front Entry Stairs. Prior to the final details review, the applicant shall revise the front entry stairs to maintain a 3'-6" setback to the street side yard property line.
4.	Volume Study. Prior to the final details review, the required Volumetric Study shall be successfully completed. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
5.	Two-Story Plate Height. Prior to the final details review, the Applicant shall reduce the two-story plate height not to exceed 18 feet.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of June 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

NUTE RESIDENCE REMODEL & ADDITION

0 NW CARPENTER AT 4TH, CARMEL, CALIFORNIA
APN: 010-023-008-000 [CARMEL-BY-THE-SEA]



HOURS OF CONSTRUCTION

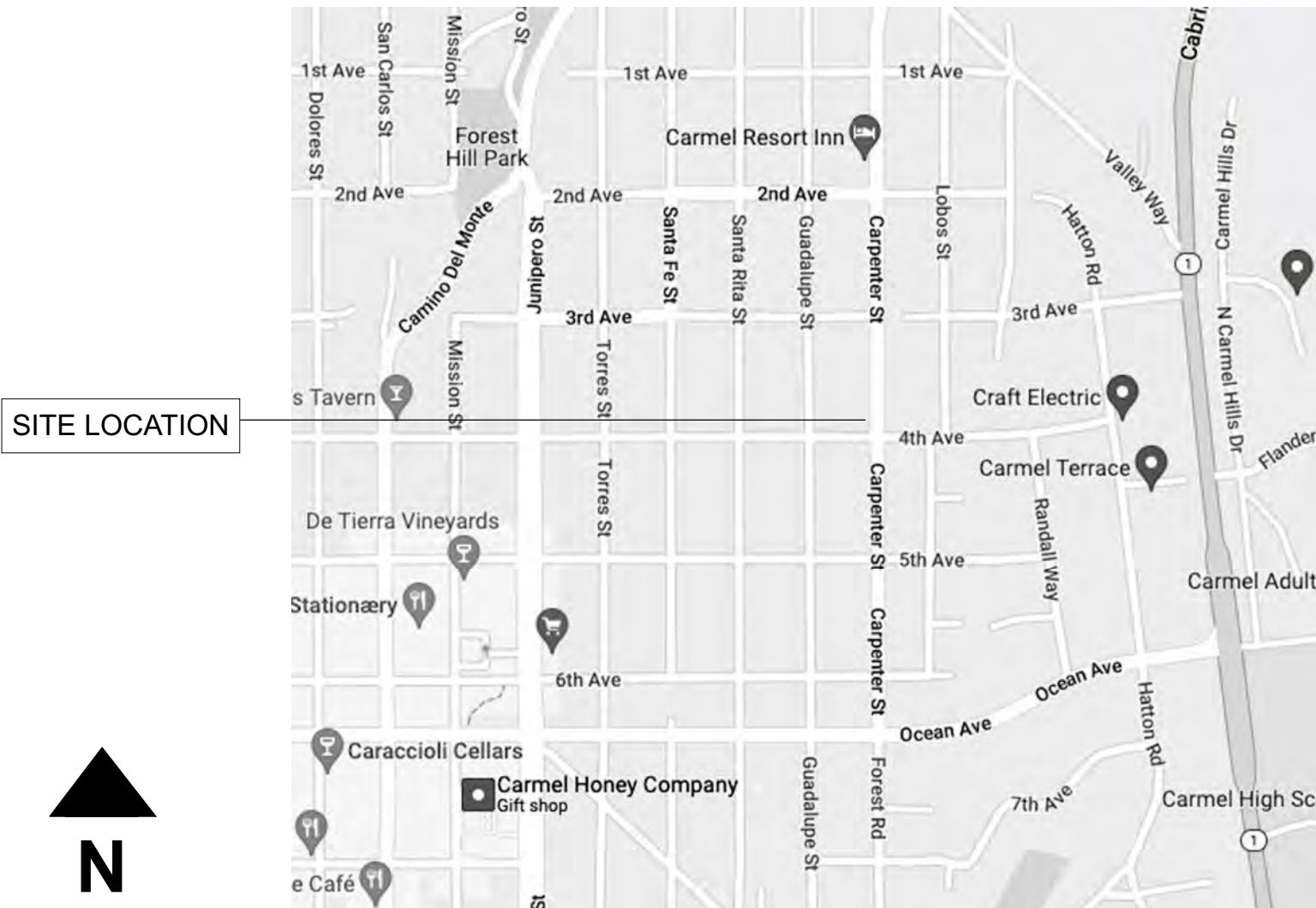
THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

CONSTRUCTION PLAN SUMMARY

1. THE PROPOSED PROJECT IS A SFR REMODEL THAT IS TO BE COMPLETED IN A TIME FRAME OF ONE YEAR.
2. THE PROPOSED PROJECT WILL BE BUILT BY A LICENSED CONTRACTOR WITH AN AVERAGE OF FOUR WORKERS WORKING ON THE PROJECT PER WORKING DAY.
3. PARTIES RESPONSIBLE DURING CONSTRUCTION:
A. OWNER: TORRIE & MICKI NUTE
B. CONTRACTOR: LEWIS BUILDERS
4. ON AVERAGE, TWO TO THREE TRUCKS A DAY AT SITE AND ONE TRIP TO MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT A WEEK.
5. HOURS OF OPERATIONS: M-F, 8AM - 5PM.
6. PROJECT SCHEDULING: START DECEMBER 2022 END NOVEMBER 2023.

VICINITY MAP



CONTACT INFO

OWNER	APPLICANT / DESIGNER
TORRIE & MICKI NUTE 1352 BLACK HAWK DRIVE MORGAN HILL, CA 95037 (650) 270-0247	LEWIS BUILDERS 3706 The Barnyard G11 Carmel, CA (831) 250 7168
ENGINEER OF RECORD	ENERGY COMPLIANCE
FRANCISCO M. DUARTE CE-69094 FMD ENGINEERING, INC 32108 ALVARADO BLVD #340 UNION CITY, CA 94587 (510) 475-8290 fduarte@fmdengr.com	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD #8 CARMEL, CA 93923 831.372.8328 cad@meg4.com

SITE DETAILS

LAND USE: SINGLE FAMILY RESIDENTIAL
ZONING: R-1
SITE AREA: 4,000 SF
YEAR BUILT: 1949
OCCUPANCY TYPE: R-1
CONSTRUCTION TYPE: V-B
SPRINKLED: YES
LIVING AREA: 1,798 SF
HOUSE: 1,598 SF
GARAGE: 200 SF
JURISDICTION: CARMEL-BY-THE-SEA
SOIL TYPE: CARMEL ZONE "D"
WATER: CALAM
SEWER: SEWER
ELECTRICITY/GAS: PG&E
HISTORIC BLDG: NO
ARCHEOLOGY: NO
FLOODPLAIN: NO
WUI: NO
EASEMENTS: NO
VARIANCE: REQUESTED

BUILDING CODES

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING:
o CALIFORNIA BUILDING CODE 2022
o CALIFORNIA RESIDENTIAL CODE 2022
o CALIFORNIA MECHANICAL CODE 2022
o CALIFORNIA PLUMBING CODE 2022
o CALIFORNIA ELECTRICAL CODE 2022
o CALIFORNIA FIRE CODE 2022
o CALIFORNIA ENERGY CODE 2022
o CALIFORNIA GREEN BUILDING STANDARDS CODE 2022
o CARMEL-BY-THE-SEA MUNICIPAL CODES 2022
o CARMEL-BY-THE-SEA RESIDENTIAL DESIGN GUIDELINES 2001

NOTES

VARIANCE REQUESTED FOR 2ND STORY PLATE HEIGHT AND ENTRY BRICK STAIRS IN SIDE SETBACK

DEFERRED SUBMITTAL

FIRE SUPPRESSION
SPECIAL INSPECTIONS
FAU MODEL, BTU, PIPE SIZE & LENGTHS

PROJECT DESCRIPTION

PLANNING

61 SF ADDITION TO SOUTH OF WEST WING. 13 SF ADDITION NORTH WALL AT BATH 1. 8 SF ADDITION NORTHWEST CORNER AT BATH 2. 200 SF RELOCATED GARAGE. 463 GROSS SF (426 NET SF W/O STAIR AREA) 2ND STORY ADDITION AT SOUTHWEST CORNER OF RESIDENCE.
REPLACE ALL WINDOWS & DOORS. UPDATE COLOR OF WINDOWS, DOORS, TRIM AND REMOVE BAY WINDOW ON SOUTH FACADE.
ADD GABLE TRANSOM WINDOWS TO SOUTH FACADE ON FIRST AND SECOND FLOORS.
UPDATE ASPHALT ROOF TO STANDING SEAM METAL IN MATTE DARK BRONZE. GUTTERS TO MATCH.
DEMO BRICK CHIMNEY, REPLACE WITH UNDER EAVE BRICK CHIMNEY FOR DV GAS FIREPLACE.
REPLACE WOOD SIDING WITH COMPOSITE HORIZONTAL SIDING, REPLACE STAGGERED SHINGLE ON GARAGE WITH STRAIGHT EDGE COMPOSITE SHINGLE. STRAIGHT EDGE COMPOSITE SHINGLE ON NEW 2ND FLOOR ADDITION.
UPDATE TO 3 BEDROOMS, 3 BATHROOMS.
DEMO 252 SF GARAGE. DEMO 80 SF SHED IN EAST YARD.
REDUCE SITE COVERAGE TO COMPLIANCE AT 2X ADDITION.
REPLACE 13 LF 6" WOOD FENCE W/GATE IN NORTH YARD: NEW 12LF 6" SOLID WOOD FENCE W/ GATES WEST YARD.
REPLACE 88 LF 4" WHITE PICKET FENCE IN WEST AND SOUTH YARDS WITH 4' TALL NATURAL GRAPESTAKE FENCE.

3 NEW EAST FACING SKYLIGHTS TO BE LOW PROFILE AND ENERGY EFFICIENT WITH BLACKOUT BLIND.

ADD BRICK FACING TO FOUNDATION. FRONT STEPS AND CHIMNEY TO MATCH. REORGANIZE AND REDUCE SITE COVERAGE FOR FULL COMPLIANCE.
NO CHANGE TO EXISTING LANDSCAPING OR IRRIGATION (NONE).
SITE DRAINAGE VIA SPLASH BLOCKS & DISPERSION PIT IN EAST YARD.
REGRADE & FILL TO RAISE GARAGE AT NEW LOCATION. MINIMAL CUT FOR FOOTING EXCAVATION TO BE DISPERSED ON SITE.

PLANNING CHANGE ORDER #1: COMMISSION RECOMMENDATIONS

SHIFT TWO STORY NORTH ADDITION 3 FEET SOUTH
SHIFT 2ND STORY 5 FEET WEST
MOVE GARAGE TO HOUSE & RAISE GRADE BY 24" TO PROTECT CYPRESS ROOTS.
59" TALL UNHEATED MECHANICAL CLOSET AT REAR OF GARAGE
REMOVE ALL WINDOWS IN 2ND STORY NORTH FACADE
REDUCE NORTH EAVES TO 6", ALL OTHER EAVES TO 16", 12" ON GARAGE

TREE REMOVAL

REMOVE OAK AT SOUTHWEST CORNER OF RESIDENCE. APPROVED BY CITY FORESTER.
PLANT TWO REDWOODS ALONG EAST & SOUTH PROPERTY LINES, PER CITY FORESTER.

BUILDING

COMPLETE INTERIOR AND EXTERIOR REMODEL OF EXISTING RESIDENCE.
95 SF INCREASE TO RESIDENCE FOOTPRINT.
52 SF DECREASE TO GARAGE FOOTPRINT.
REPLACE ALL ELECTRICAL, PLUMBING, MECHANICAL.
SPRINKLERS ARE REQUIRED.
MOVE LAUNDRY INTO HOUSE.
PG&E BURIAL WAIVED BY CITY FORESTER.

SITE COVERAGE TABLE

CARPENTER SITE CALCS	EXISTING	BFA LIMIT	IMPERM LIMIT	BONUS LIMIT
LOT SIZE	4000	1800	396	556
FLOOR AREA	EXISTING	DEMO	NEW	PROPOSED
House 1st Floor	1109	0	62	1171
House 2nd Floor	0	0	463	463
Stairs Spanning Both Floors	0	0	-37	-37
Shed	80	80	0	0
Garage	252	252	200	200
TOTAL FLOOR AREA	1441	332	688	1797
Floor area ratio	36.0%			44.9%
LOT SIZE	4000			
IMPERMEABLE (NOT IN ROW)	EXISTING	DEMO	NEW	PROPOSED
East aggregate patio	440	440	0	0
Front yard brick walkways & steps	119	119	0	0
Garage apron	28	28	9	9
Front brick porch & steps	75	75	110	110
Primary Bath Overhang	0	0	18	18
Mech Shed not under overhang	0	0	17	17
New Fire Pit & BBQ	0	0	32	32
Concrete landing east patio @ door(s)	15	15	19	19
TOTAL IMPERMEABLE (NOT IN ROW)	677	677	205	205
PERMEABLE (NOT IN ROW)	EXISTING	DEMO	NEW	PROPOSED
East Brick Paver Patio in sand	0	0	221	221
Front yard brick walkways in sand	0	0	7	7
Gravel Drive & walkways	50	50	109	109
Wood Steps North Yard	4	4	0	0
TOTAL IMPERMEABLE (NOT IN ROW)	54	54	337	337
ALL COVERAGE (PERM + IMPERM)	EXISTING	DEMO	NEW	PROPOSED
total impermeable + permeable	731	731	542	542
Total coverage percentage	18.3%			13.6%

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CHANGE ORDER SCOPE

1. REV #1 ER 08.08.22 V1.2 PLANNING 2.0
PLANNING RFI #1 CORRECTIONS VIA PDF MARKUP
RECEIVED FROM FROM M. WAFFLE 08.08.22
ADJUST SF, REDUCE UPPER FLOOR & 1ST FLOOR ADDITION
CHANGE OF EXTERIOR COLORS
NEW SHEETS: T-1, A-3.2, A-6.1
REVISED SHEETS: ALL
2. REV #2 ER 10.28.22 V1.3 PLANNING 3.0
PLANNING RFI #2 CORRECTIONS VIA EMAIL
RECEIVED FROM FROM M. WAFFLE 10.27.22
ADJUST GARAGE SF TO 200 SF, THUS REDUCE ADDITION TO 95 SF
CORRECT NE FENCE ON LESS DESIREABLE ADDITION SHEETS
REVISED SHEETS: A-0, A-2.2, V-1.4, V-1.5, V-1.6
3. REV #3 ER 02.16.23 V2.0 PLANNING 4.0
CHANGE ORDER #1 FROM PLANNING COMMISSION COMMENTS
MOVE GARAGE EAST & RAISE SLAB, MOVE SECOND FLOOR 5' WEST
REVISED SHEETS: ALL
REMOVED SHEETS: SHADE COMPARISON STUDIES
4. REV #4 ER 04.11.23 V2.1 PLANNING 5.0
CHANGE ORDER #3 FROM M WAFFLE COMMENTS
SITE ITEMS, VIEW FIELD SHEET
REVISED SHEETS: A-0, A-1.1, A-1.2, A-3.1, A-3.2, V-1.1
NEW SHEETS: A-1.3, A-3.5
5. REV #5 ER 05.02.23 V2.2 PLANNING 6.0
RFI #3 FROM M WAFFLE COMMENT: SOLAR SHADOW DESC
REVISED SHEET: V-1.2

PERMITTING SUBMISSION LOG

06/08/22	PLANNING INITIAL SUBMIT	ER V1.0/PLN1.0
09/08/22	PLANNING INFORM RFI #1	ER V1.1/PLN2.0
10/28/22	PLANNING INFORM RFI #2	ER V1.2/PLN3.0
02/16/23	PLANNING CO#1/2ND SUBMIT	ER V2.0/PLN4.0
04/11/23	PLANNING INFORM RFI #3	ER V2.1/PLN5.0
05/02/23	PLANNING INFORM RFI #4	ER V2.2/PLN6.0

A-0

VERSION: 2.2

DATE: 5/2/23

PLANNING

COVER: PROJECT DATA

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
1	08.08.22 PLN RFI #1	ER	1	04.11.23 PLN RFI #3	ER
2	10.28.22 PLN RFI #2	ER	2	05.02.23 PLN RFI #4 INF	ER
3	02.14.23 PLN CO#1	ER			

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

Map Legend:

Basis of Bearings: The bearing of North as shown on the Map of Carmel City (1-C&T-52) and as found monumented in Block 41 is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Center of storm drain manhole lid (point # 7109) in 4th Avenue as shown hereon.

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

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

Boundary Legend

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

Topography Legend

AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder attachment 2
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure

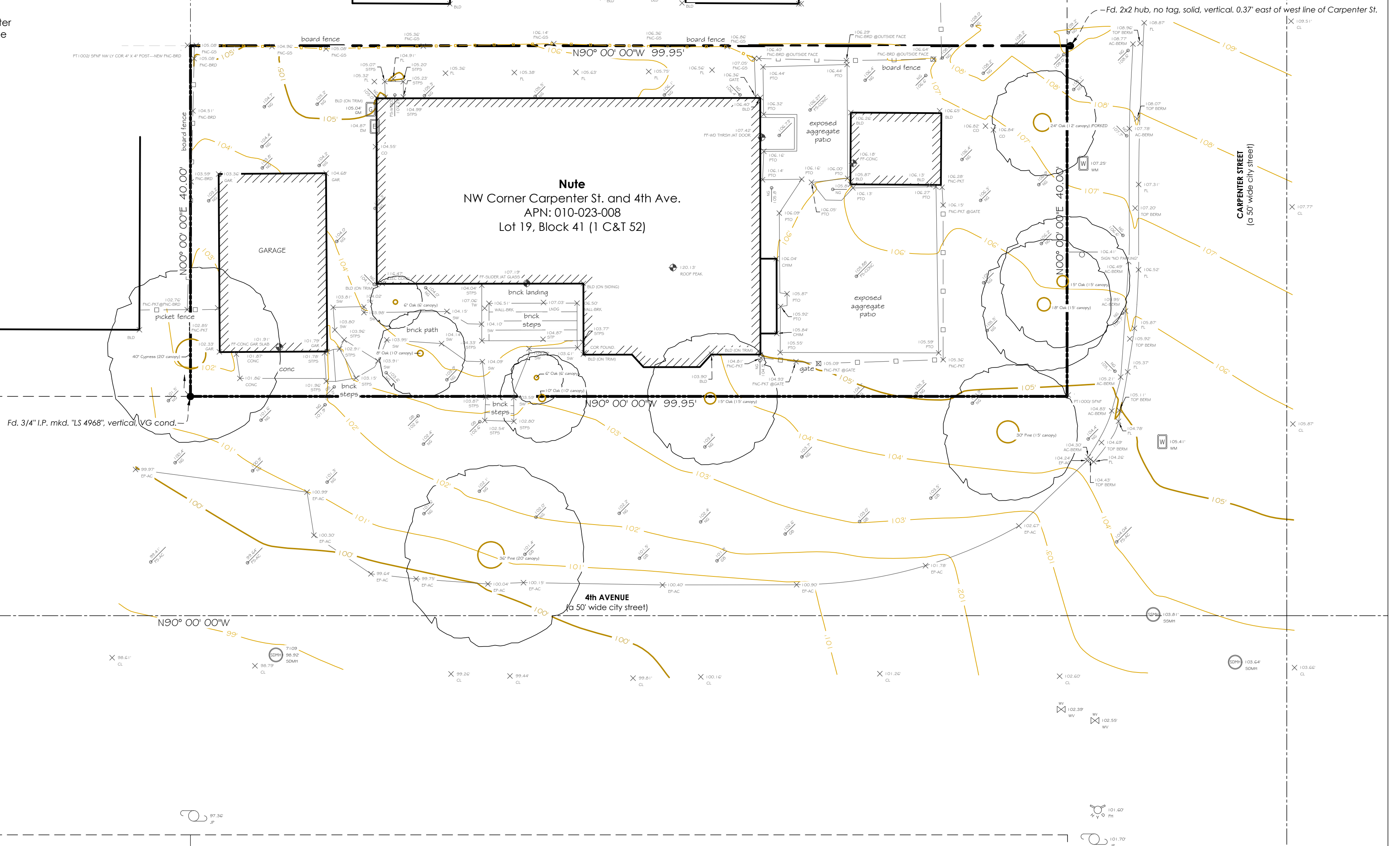
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall

WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrie wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend

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

BASIS OF BEARINGS
(N00° 00' 00"W 400' CH-52)
(N00° 00' 00"W 399' 7.2)



Surveyor's Notes:

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

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

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

Distances are expressed in feet and decimals thereof.

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

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

TREE PROTECTION PLAN

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
09.08.22 PLN RF #1		ER	04.11.23 PLN RF #3		ER
10.28.22 PLN RF #2		ER			
02.14.23 PLN CO#1		FR			

NUTE

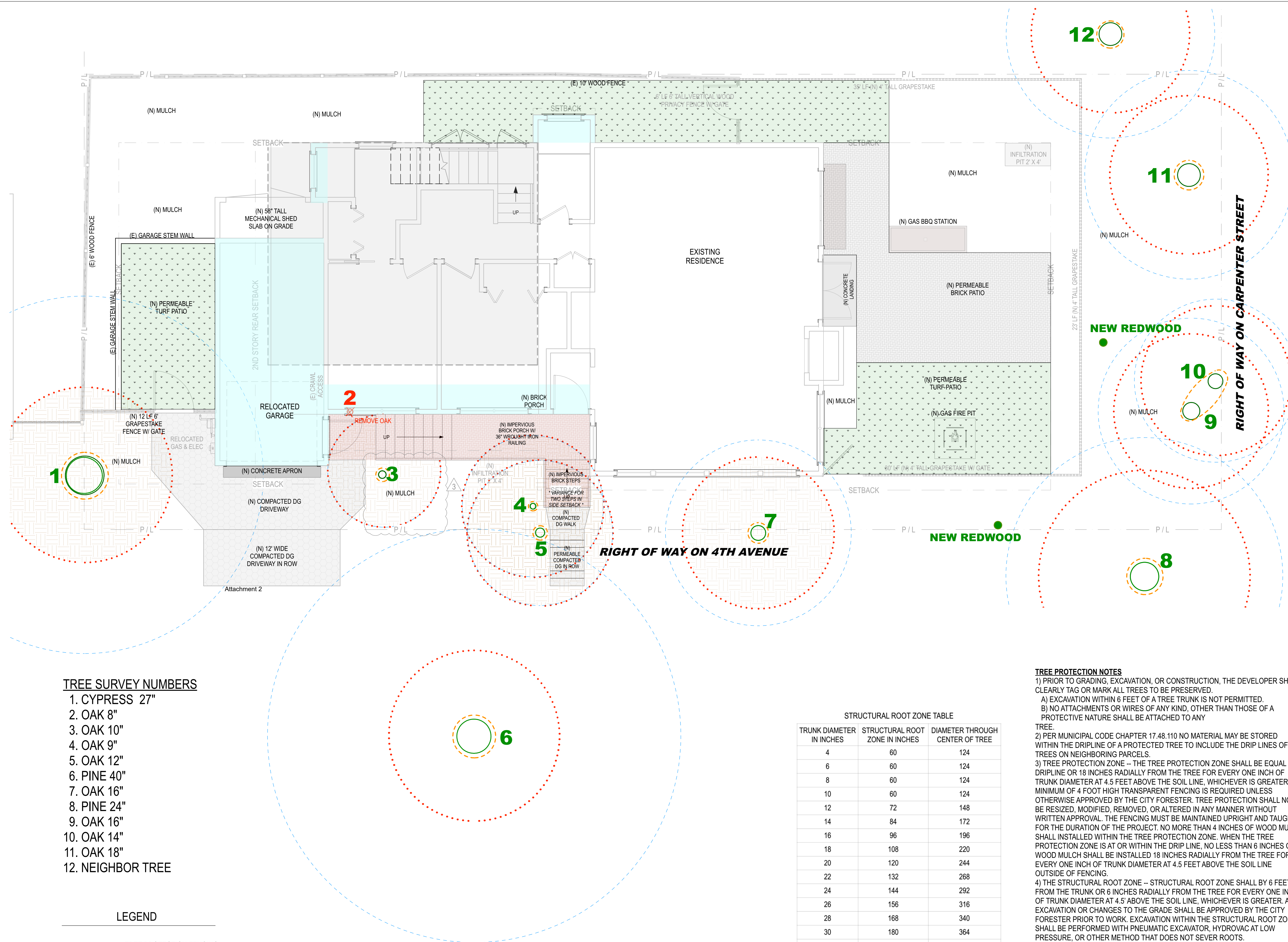
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TREE PROTECTION NOTES

1) PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.

- B) NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY

TREE

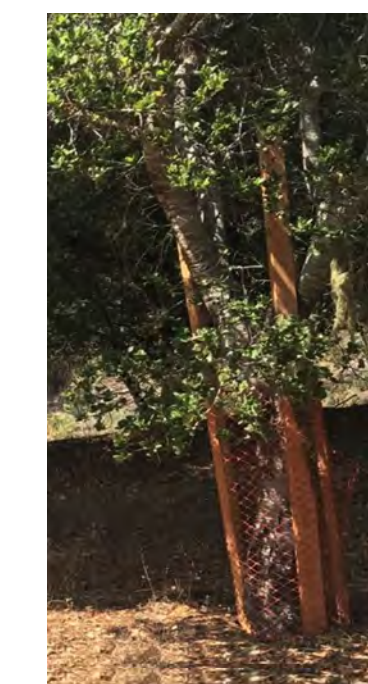
2) PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.

3) TREE PROTECTION ZONE – THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRILIPE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

4) 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 PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.

5) IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.

6) IF ROOTS 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.



QAK



CONIFER

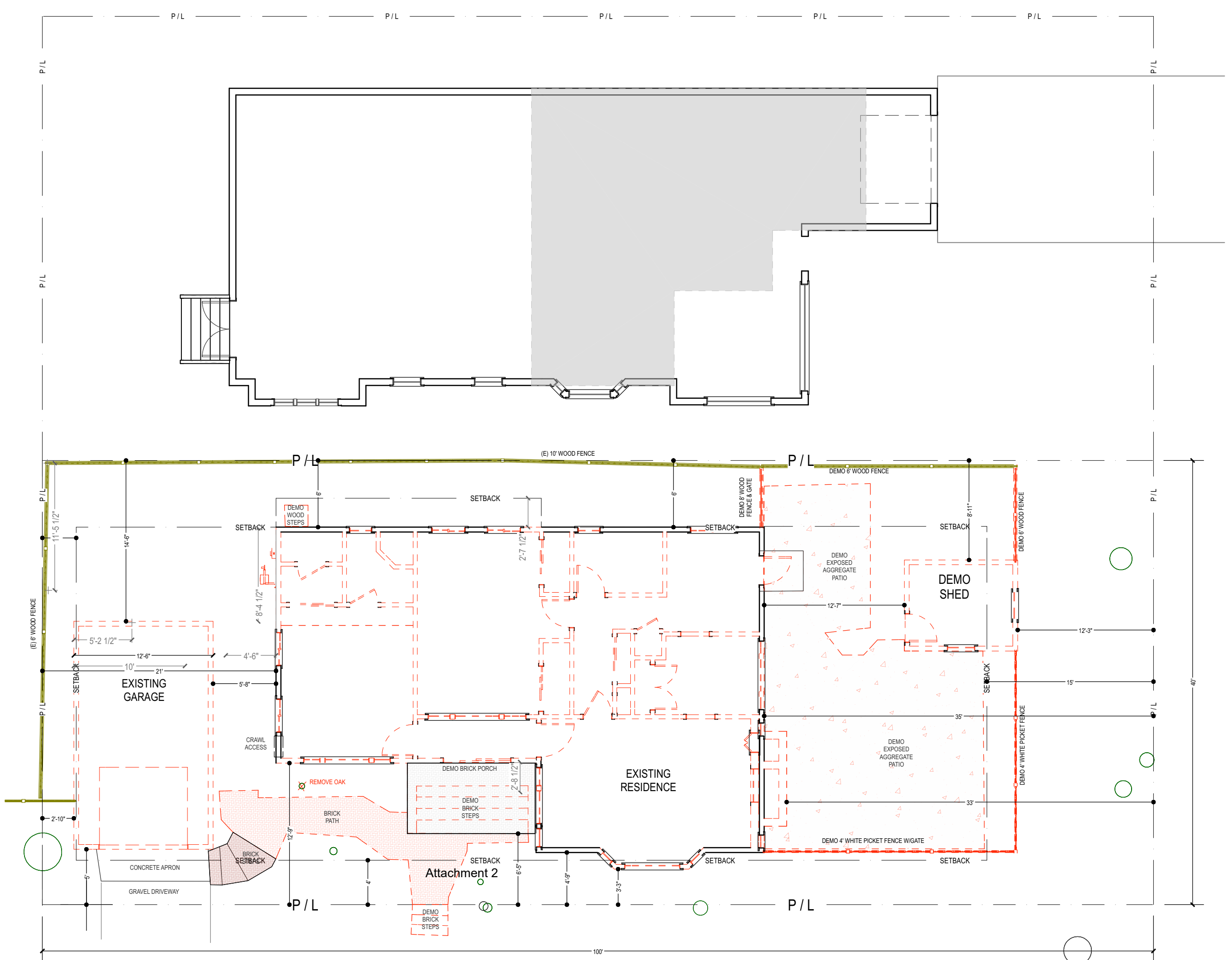
SITE PLANS				
REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION
1	09.08.22 PLN RFI #1	ER	4	04.11.23 PLN RFI #3
2	10.08.22 PLN RFI #2	ER		
3	02.14.23 PLN CO#1	ER		

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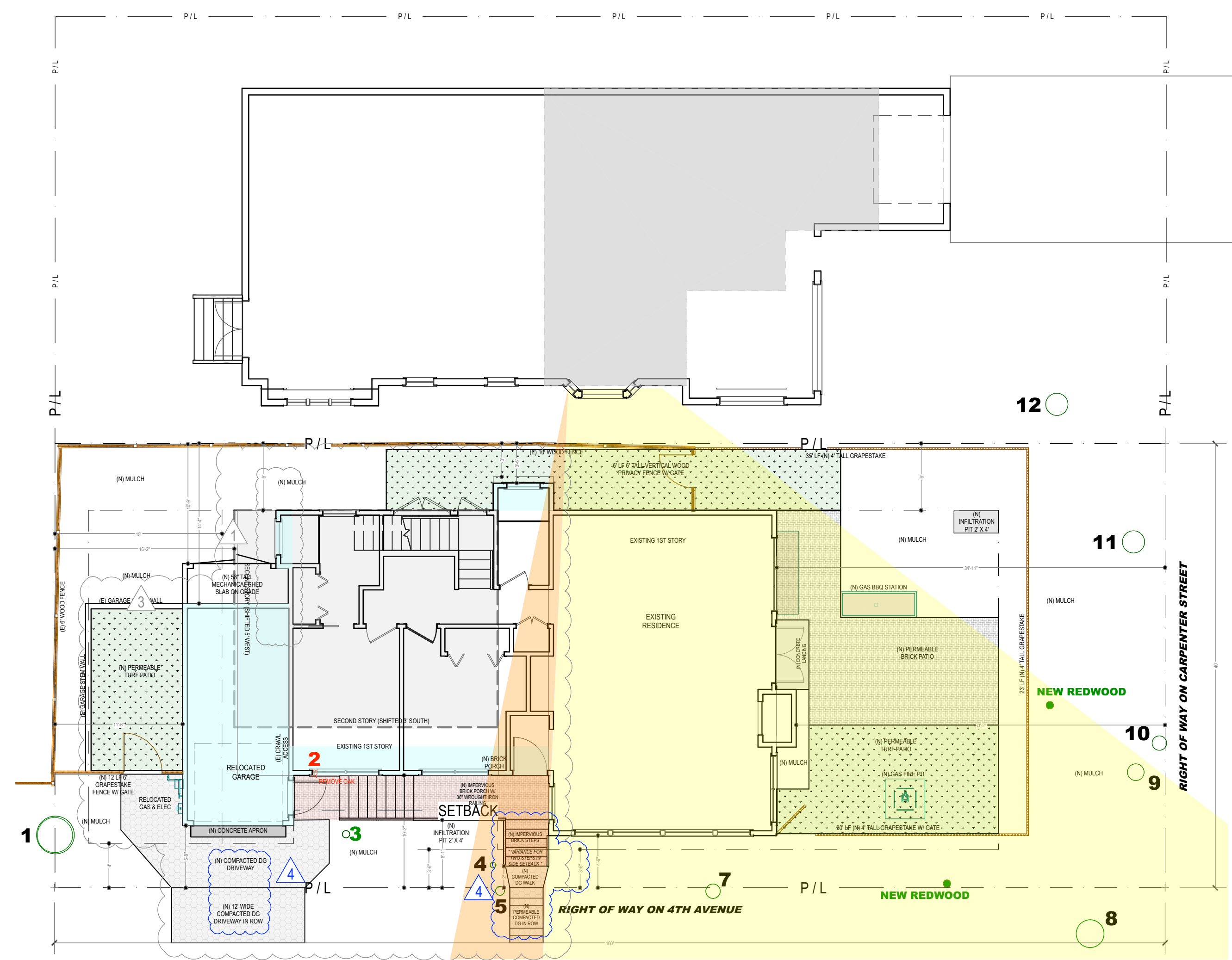
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EXISTING SITE PLAN
SCALE: 1/8"=1'



PROPOSED SITE PLAN
SCALE: 1/8"=1'

REVISION 1: ADDED DIMENSIONS TO ALL PROPERTY LINES AND BUILDINGS.

SEE SURVEY DATED FEBRUARY 2022 BY RASMUSSEN LAND SURVYEING INC FOR TREE LOCATION, UTILITY LOCATIONS, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, AND RESIDENCE FLOOR ELEVATION.

LEGEND

AREAS OF ADDITION (CONDITIONED SPACE)

DEMO ITEMS

VIEW FIELD OF FIRST PLANNING SUBMITTAL

INCREASE OF VIEW FIELD: SECOND PLANNING SUBMITTAL

A-1.2

VERSION: 2.1

DATE: 4/11/23

PLANNING

PROPOSED SITE PLAN LARGE

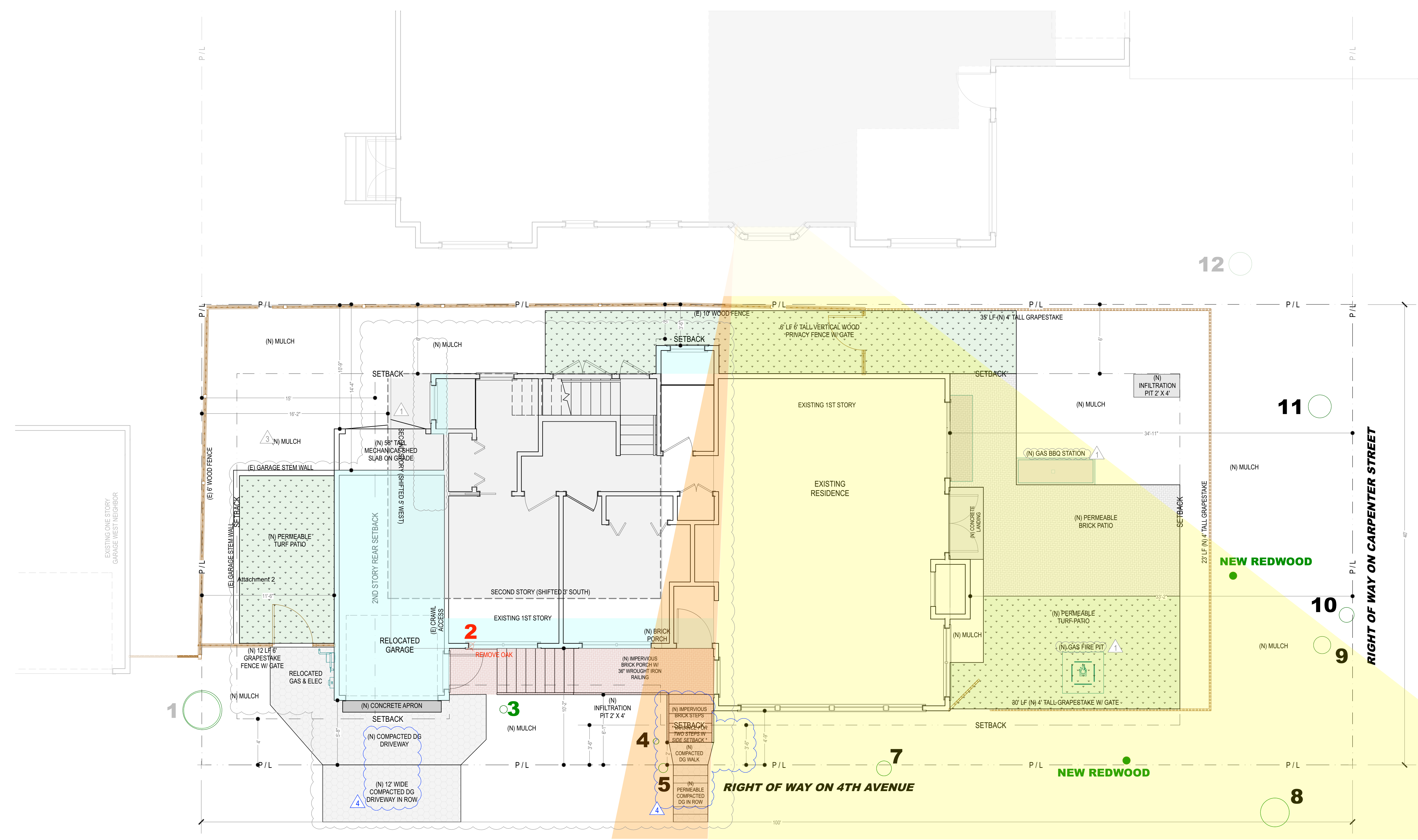
REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
1	09.08.22 PLN RFI #1	ER	4	04.11.23 PLN RFI #3	ER
2	10.28.22 PLN RFI #2	ER			
3	02.14.23 PLN CO#1	ER			

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PROPOSED SITE PLAN
SCALE: 1/4"=1'

REVISION 1: ADDED DIMENSIONS TO ALL
PROPERTY LINES AND BUILDINGS.

LEGEND

AREAS OF ADDITION (CONDITIONED SPACE)

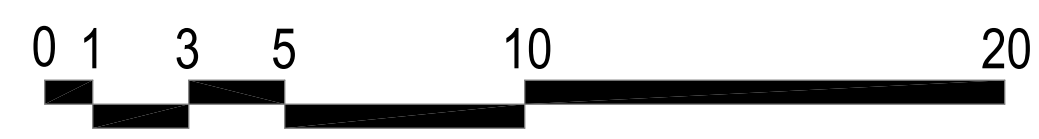
VIEW FIELD OF FIRST PLANNING SUBMITTAL

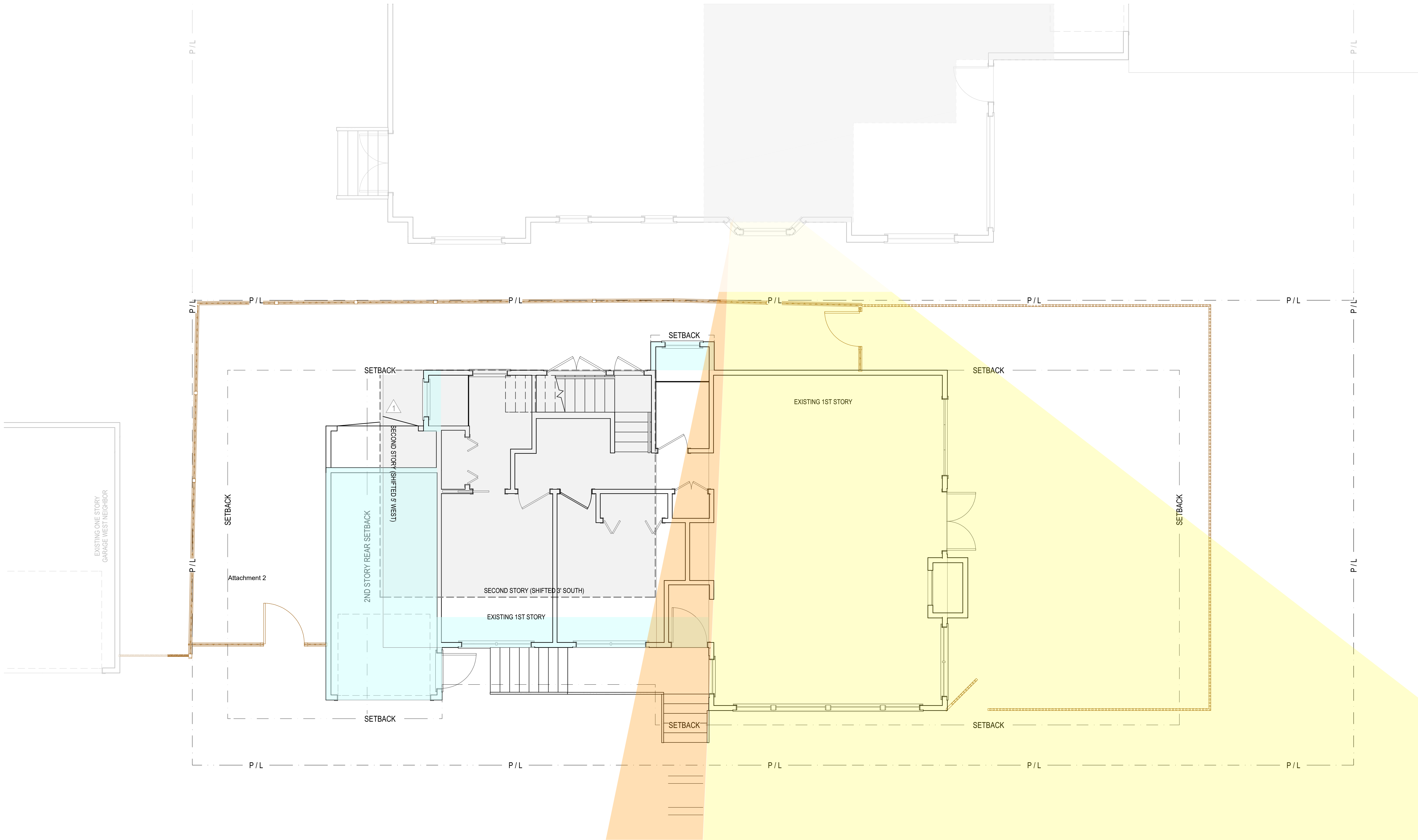
INCREASE OF VIEW FIELD: SECOND PLANNING SUBMITTAL

DEMO ITEMS

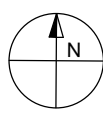
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SEE SURVEY DATED FEBRUARY 2022 BY RASMUSSEN LAND
SURVEYING INC FOR TREE LOCATION, UTILITY LOCATIONS,
TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, AND
RESIDENCE FLOOR ELEVATION.





PROPOSED VIEW FIELD INCREASE FOR NORTH NEIGHBOR
SCALE: 1/4"=1'



- LEGEND**
- LOCATION OF 2ND STORIES, BOTH PROPERTIES
 - LOCATION OF SECOND STORY, FIRST PLANNING SUBMITTAL
 - VIEW FIELD OF FIRST PLANNING SUBMITTAL
 - INCREASE OF VIEW FIELD: SECOND PLANNING SUBMITTAL

SEE SURVEY DATED FEBRUARY 2022 BY RASMUSSEN LAND SURVEYING INC FOR TREE LOCATION, UTILITY LOCATIONS, TOPOGRAPHY, DRAINAGE, HARDSCAPE, FENCING, AND RESIDENCE FLOOR ELEVATION.



A-1.3

VERSION: 2.1

DATE: 4/11/23

PLANNING

VIEW FIELD INCREASE					
REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
1	09.08.22 PLN RFI #1	ER	2	04.11.23 PLN RFI #3	ER
2	10.28.22 PLN RFI #2	ER			
3	02.14.23 PLN CO#1	ER			

NUTE

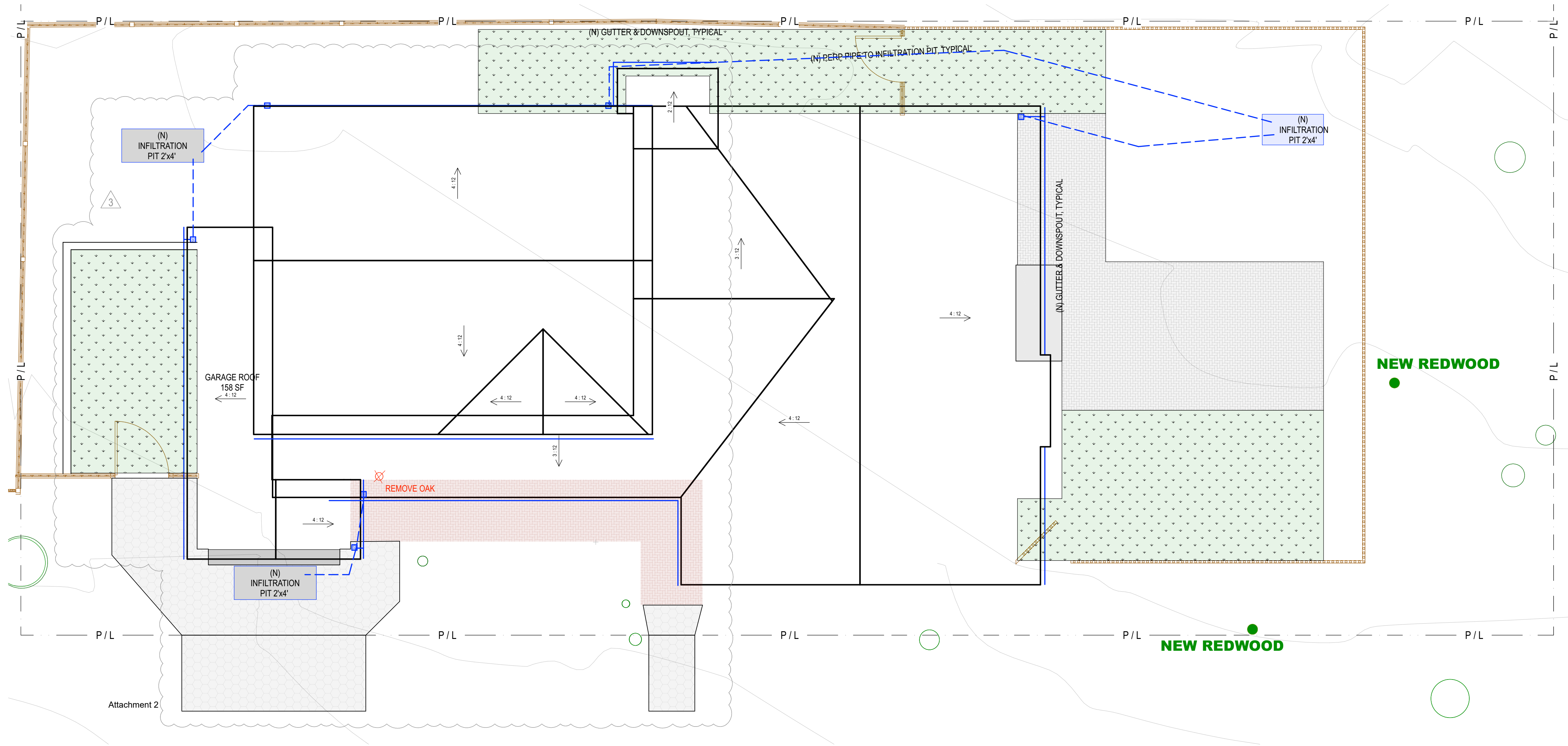
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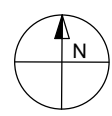
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PROPOSED PRELIMINARY GRADING & DRAINAGE PLAN
SCALE: 1/4"=1'



SITE DRAINAGE REQUIREMENTS

1. DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS IS DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO INFILTRATION BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.
2. THE LANDSCAPED AREA USED FOR INFILTRATION IS AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE 3 20190930 SOG 17-07 PRIVATE STORMWATER DRAINAGE SYSTEM.
3. RUNOFF IS DIRECTED AWAY FROM BUILDING FOUNDATIONS.
4. RUNOFF IS DISPERSED THROUGHOUT THE SITE, OR DIRECTED TO TWO OR MORE INFILTRATION BMP'S.
5. WHEN NOT DISPERSED THROUGHOUT THE SITE, SWALES, DRY CREEKS OR PIPING SYSTEMS WITH A MINIMUM PIPE DIAMETER OF 3" SHALL BE USED TO CONVEY RUNOFF TO AN APPROVED INFILTRATION BMP.
6. RAIN GARDENS ARE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.
7. INFILTRATION TRENCHES MUST HAVE A SEDIMENT CAPTURE FACILITY (SEDIMENT TRAP, VEGETATED SWALE) AHEAD OF THE TRENCH.
8. INFILTRATION TRENCHES SHALL BE A MINIMUM OF 24 INCHES WIDE, 4' LONG AND 3 TO 5 FEET DEEP AND SHALL BE DESIGNED IN ACCORDANCE WITH ATTACHMENT 2, TYPICAL INFILTRATION TRENCH DESIGN.
9. TRENCH AGGREGATE SHALL HAVE A MINIMUM VOID VOLUME OF 30%.
10. THE LONGITUDINAL SLOPE OF THE TRENCH SHALL NOT EXCEED 3%.
11. DRAINAGE AND INFILTRATION FEATURES SHALL BE LOCATED AT LEAST 6 FEET AWAY FROM NEIGHBORING PROPERTIES AND THE TOP OF STEEP SLOPES; AND 3 FEET AWAY FROM ANY PUBLIC STREET RIGHT-OF-WAY.
12. OVERFLOW MUST BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES. OVERFLOW TO THE STREET REQUIRES AN ENCROACHMENT PERMIT APPROVED BY THE PUBLIC WORKS DIRECTOR.

SITE DRAINAGE NOTES

1. PROTECT ALL TREES AND SHRUBS DURING CONSTRUCTION.
2. ALL SITE AND ROOF RUNOFF SHALL BE DIRECTED ONTO PRIVATE PROPERTY OF ITS ORIGIN AND FILTERED THROUGH SEEPAGE PITS, FRENCH DRAINS, AND/OR LEACH FIELDS WHERE POSSIBLE AND MAY NOT CROSS LOT LINES TO ADJOINING PROPERTIES. ANY RUNOFF WATERS FROM THE SITE THAT MAY BE DIRECTED ONTO THE PUBLIC RIGHT-OF-WAY OR CITY STORM DRAIN SYSTEM MUST BE DONE WITH PRIOR APPROVAL OF THE BUILDING OFFICIAL AND/OR PUBLIC WORKS SUPERINTENDENT. (CMC 15.18.010)

EROSION CONTROL NOTES

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION.
4. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF MATERIAL ON SITE FOR QUICK APPLICATION.
5. DISPERSION TRENCHES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW TRENCHES.



A-1.4

VERSION: 2.1

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PLANNING

GRADING & DRAINAGE PLAN

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		ER			ER
	09.08.22 PLN RFI #1	ER		04.11.23 PLN RFI #3	ER
	10.28.22 PLN RFI #2	ER			ER
	02.14.23 PLN CO#1	ER			ER

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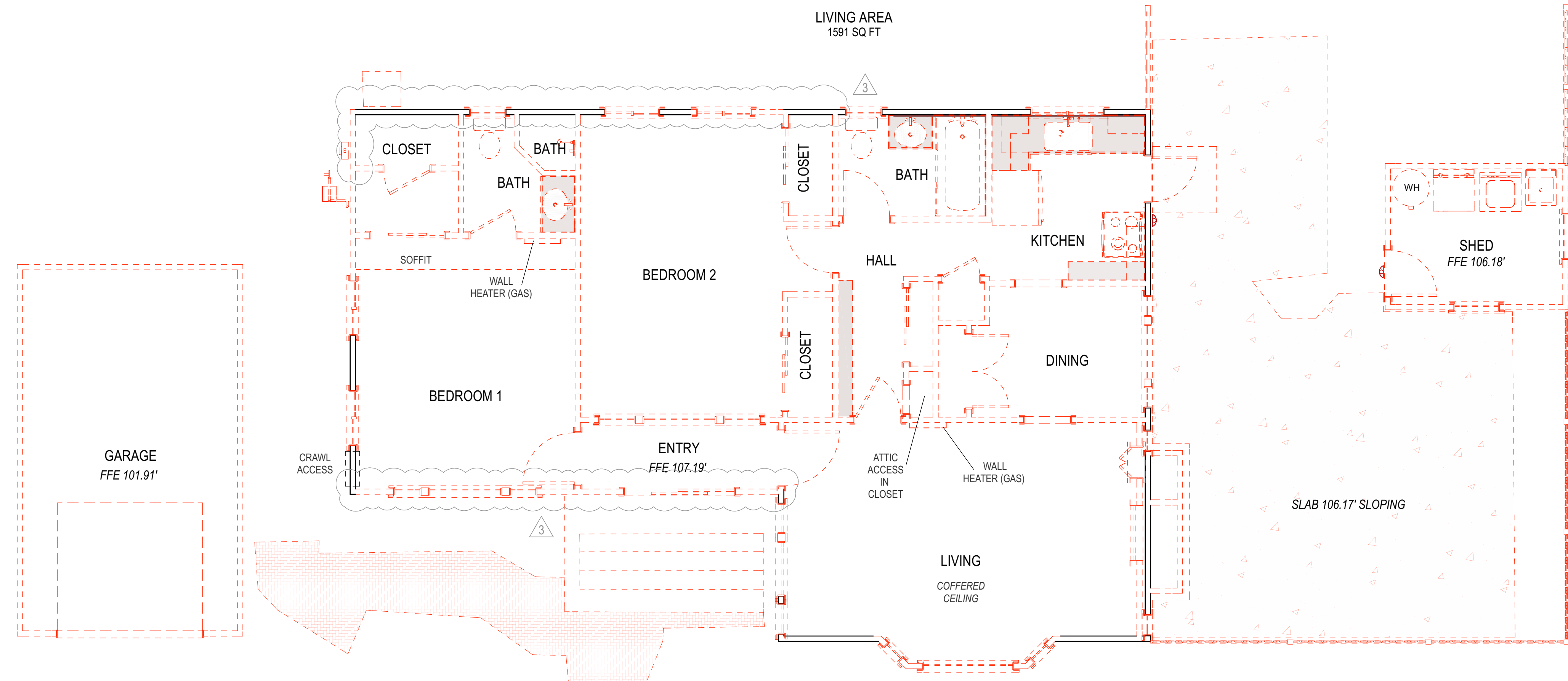
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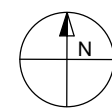
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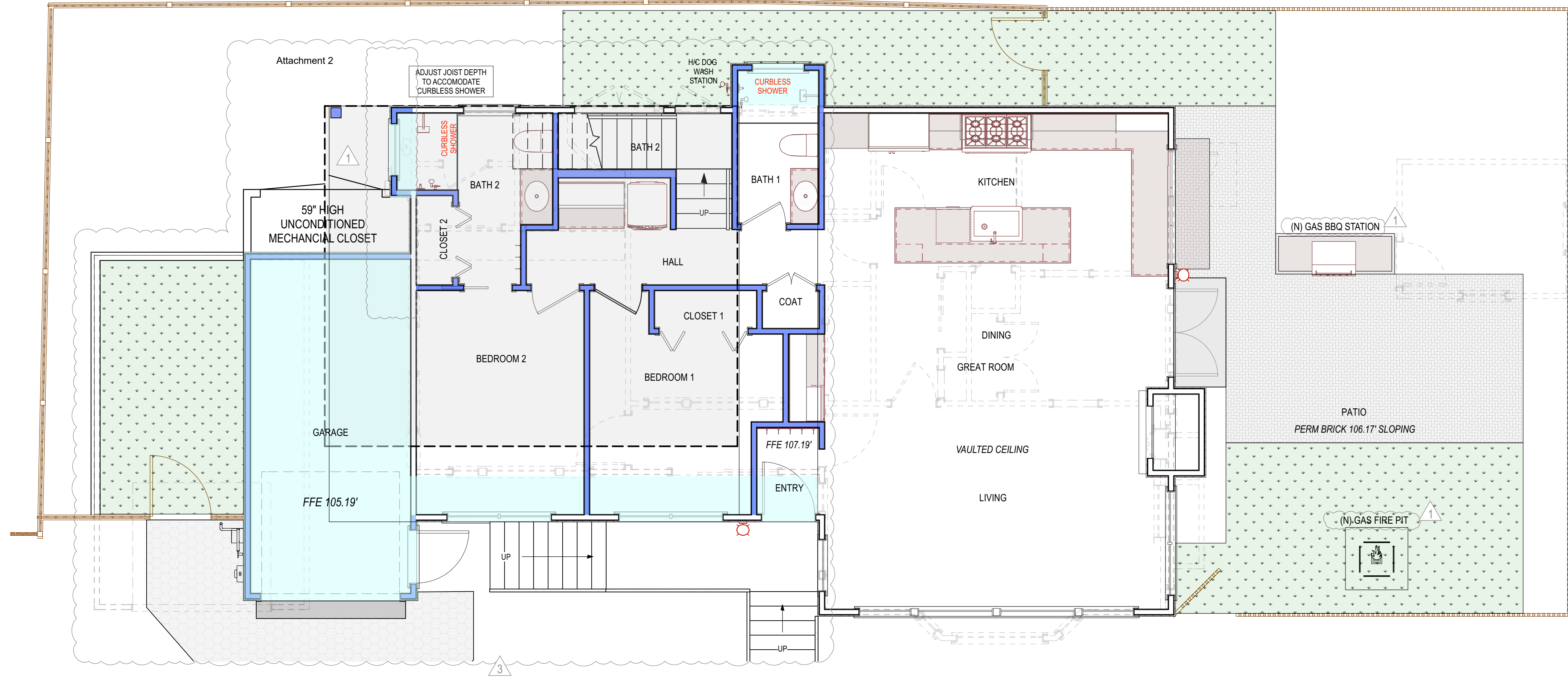


DEMO FLOOR PLAN
SCALE: 1/4"=1'

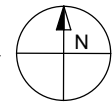


ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED

- LEGEND
- EXISTING WALL TO REMAIN
 - NEW WALL
 - LINE OF CEILING TRANSITIONS/
EXPOSED BEAM
 - EXISTING WALL TO BE REMOVED
 - AREA OF ADDITION



PROPOSED PLAN WITH DEMO UNDERLAY
SCALE: 1/4"=1'



ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED



A-2.1

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	10.28.22 PLN RFI #2	ER			
	02.14.23 PLN CO#1	ER			

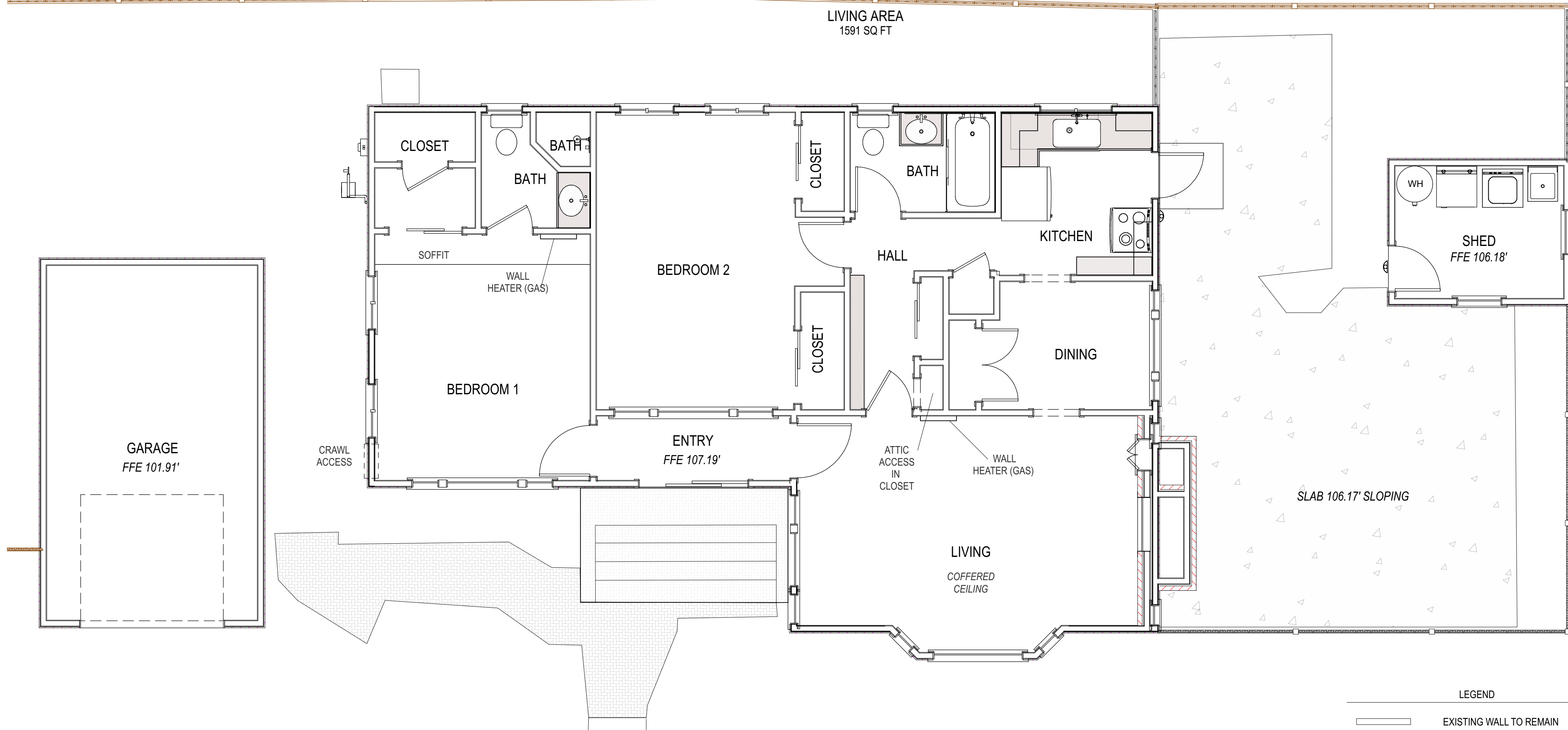
DEMO FLOOR PLANS

NOTE

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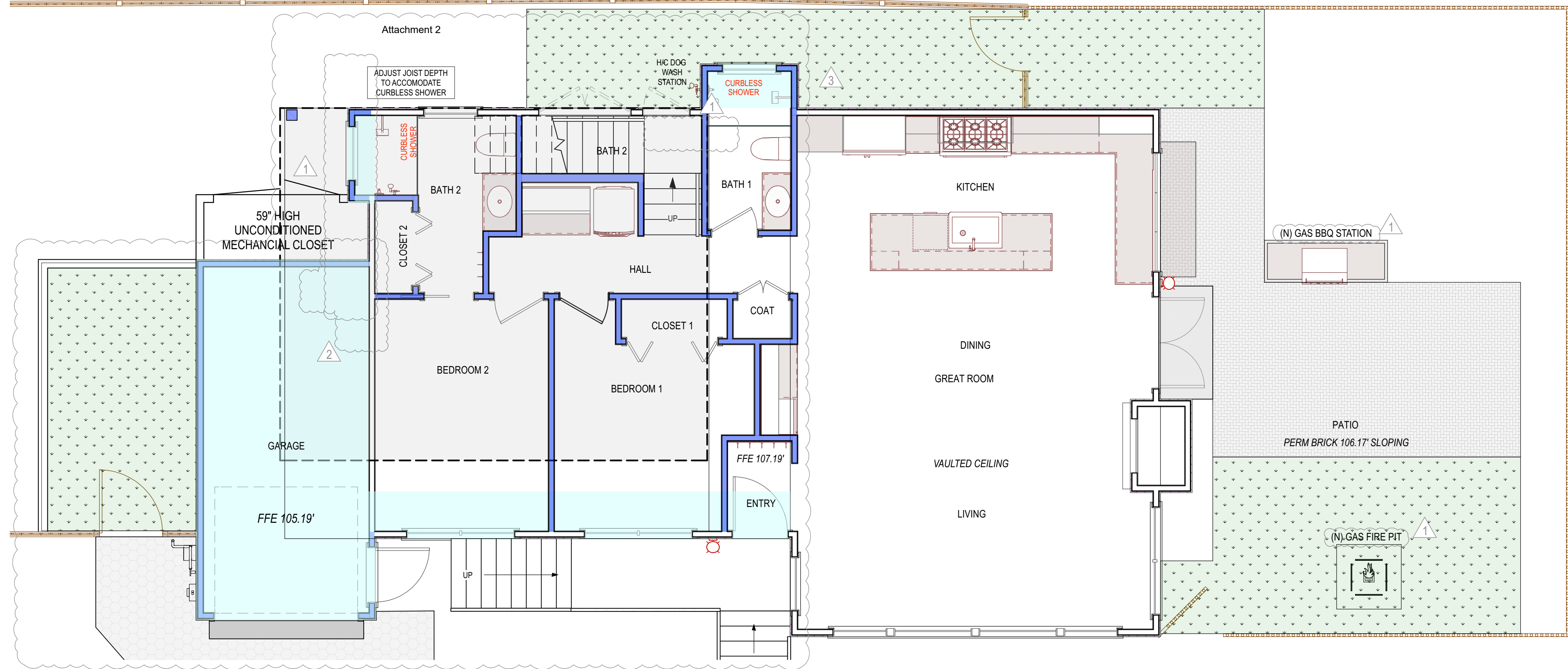
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EXISTING FLOOR PLAN

SCALE: 1/4"=1'

ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED



PROPOSED FLOOR PLAN 1ST FLOOR

SCALE: 1/4"=1'

ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED

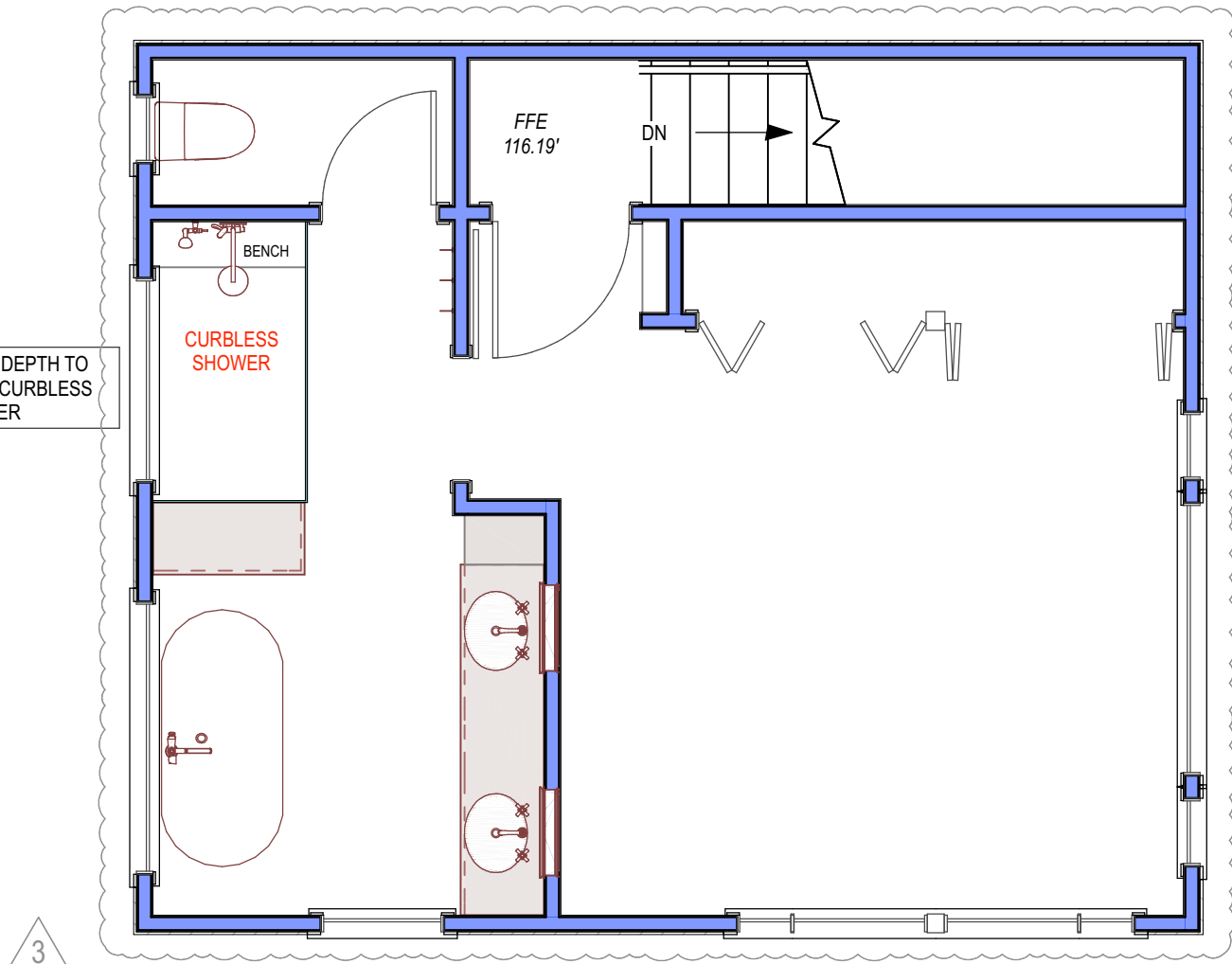
FLOOR PLAN NOTES

- 1" ALL NEW STUDS PER STRUCTURAL PLANS UNO.
2" GLASS SHOWER WALL NOTES:
A) GLAZING IN ENCLOSURES FOR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS THAN 60 INCHES MEASURED VERTICALLY ABOVE AND STANDING OR WALKING SURFACE SHALL CONFORM TO CRC R308.3, R308.4.
B) UNLESS NOTED AS CURBLESS, SHOWERS SHALL BE PROVIDED WITH DAMS/ THRESHOLDS AT LEAST 2 " AND NOT MORE THAN 9 " ABOVE THE TOP OF THE DRAIN. DAMS/THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 " INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22 " UNOBSTRUCTED OPENING FOR EGRESS PER CPC 411.6.
C) ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY FOUR (1,024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A THIRTY (30) INCH CIRCLE PER CPC 411.7.
D) SHOWER FLOORS SHALL HAVE A MINIMUM 2% FLOOR PITCH TO FLOOR DRAIN.
E) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.

INTERIOR STAIRS AND GUARDRAILS

- STAIRS WITH 4 OR MORE RISERS SHOWING THE FOLLOWING MINIMUMS: [CRC R311.7.7]
A) GUARDS USED AS HANDRAIL SHALL BE BETWEEN 34 TO 38 INCHES IN HEIGHT AND HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4.375 INCHES IN DIAMETER CANNOT PASS THROUGH. [CRC R311.7.7.1 & R312.2 EXCEPTION 2, R312.3 EXCEPTION 2]
B) THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE SUCH THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH. [CRC R312.3 EXCEPTION 1]
C) THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" INCH NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. [CRC R311.7.7.1]
MINIMUM CODE REQUIREMENTS:
A) MAXIMUM 7.75-INCH RISE AND MINIMUM 10-INCH RUN. [CRC R311.7.4.1 & R311.7.4.2]
B) MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSINGS. [CRC R311.7.2]
C) MINIMUM 36 INCH CLEAR WIDTH. [CRC R311.7.4.1]
D) THERE SHALL BE A FLOOR OR A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY OR STAIR RUN. [CRC R311.7.5]
E) AT LEAST ONE INTERMEDIATE LANDING SHALL BE PROVIDED FOR EACH 12 FEET OF VERTICAL STAIRWAY RISE MEASURED BETWEEN THE HORIZONTAL PLANES OF ADJACENT LANDINGS. [CRC R311.7.5 EXCEPTION]

- UNDERSTAIR AREAS:
A) HABITABLE AREAS BENEATH STAIRS TO HAVE 1/2" MINIMUM GWB, PER CRC R302.7
B) AREAS CONTAINING APPLIANCES, AREA REQUIRES 5/8 TYPE 'X' 1 HR FIRE RATED GYPSUM



PROPOSED FLOOR PLAN 2ND FLOOR

SCALE: 1/4"=1'

ALL 2ND FLOOR CEILINGS ARE VAULTED W/ 7' 6" PLATE.



A-2.2

VERSION: 2.1
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PLANNING

EXISTING & PROPOSED FLOOR PLANS

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09.08.22	PLN RFI #1	ER	04.11.23	PLN RFI #3	ER
10.28.22	PLN RFI #2	ER			
02.14.23	PLN C0#1	ER			

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A-3.1

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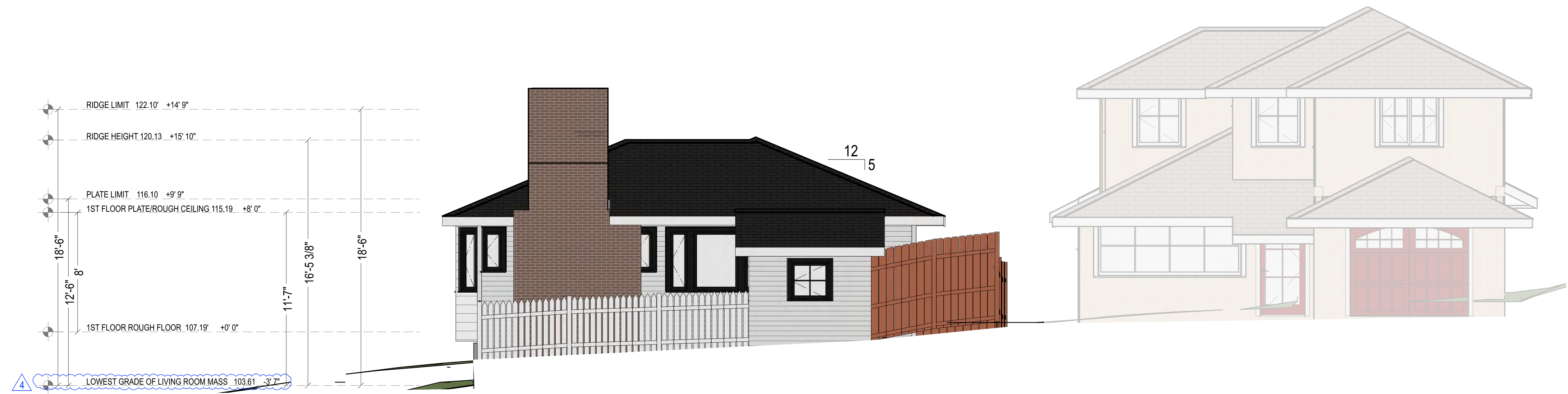
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3	02.14.23 PLN CO#1	ER			

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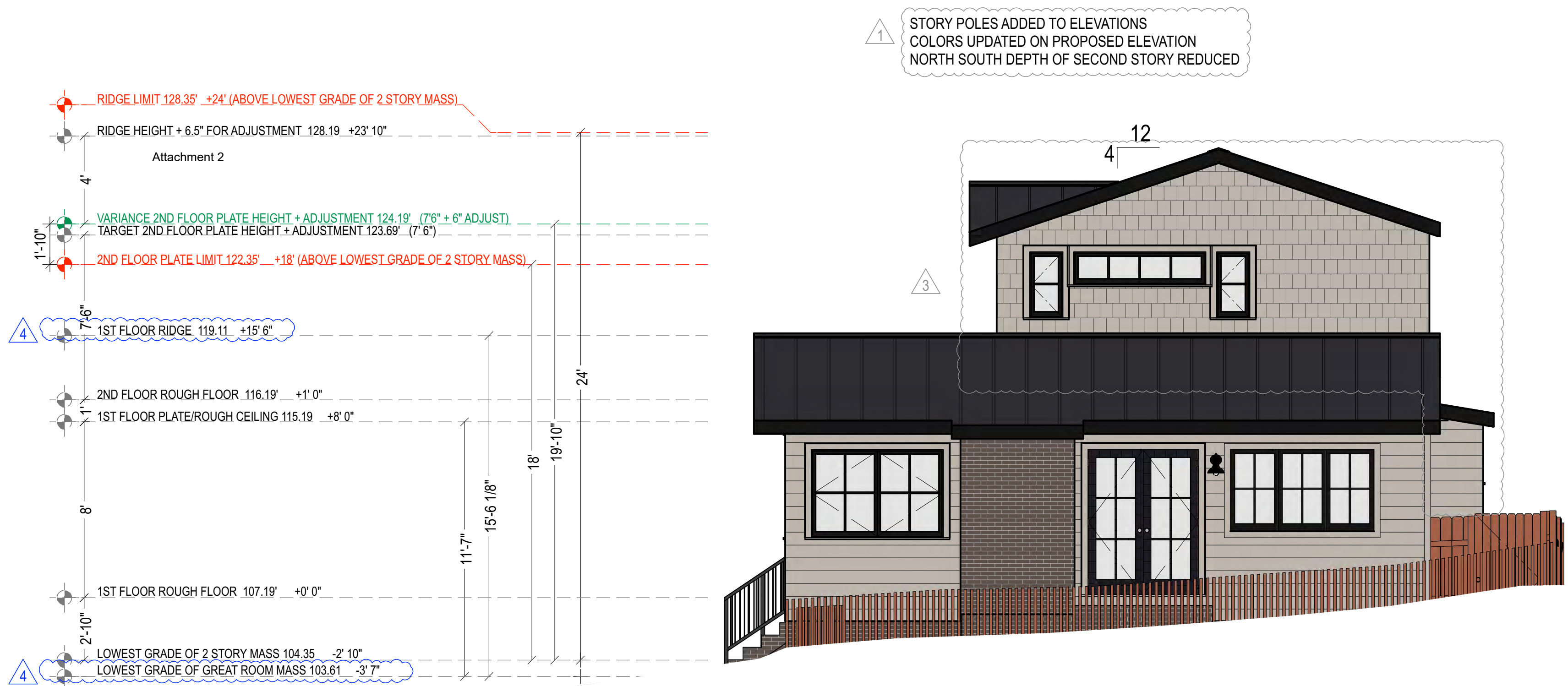
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EXISTING EAST (LEGAL FRONT) ELEVATION ON CARPENTER STREET

SCALE: 1/4"=1'



PROPOSED EAST (LEGAL FRONT) ELEVATION ON CARPENTER STREET

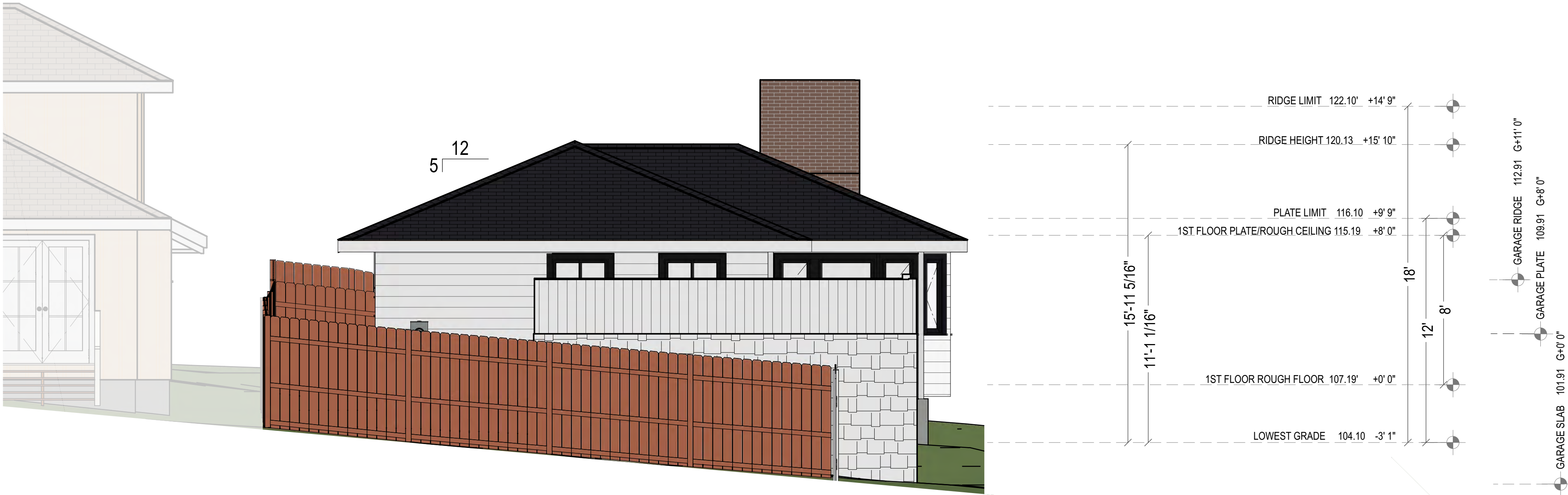
SCALE: 1/4"=1'



ELEVATION READINGS OF RESIDENCE MASSES	
GREAT ROOM MASS - ONE STORY	LOWEST GRADE: (E) 103.61'
	PLATE HEIGHT: (E) 115.19'
	RIDGE HEIGHT: (N) 119.11' (12" LOWER THAN EXISTING)
BEDROOM FIRST FLOOR MASS, W/ADDITIONS	LOWEST GRADE: (E) 103.91'
	PLATE HEIGHT: (E) 115.9'
	RIDGE HEIGHT: (N) 119.11'
SECOND STORY MASS, NEW	LOWEST GRADE: (N) 104.35'
	PLATE HEIGHT: (N) 123.89' "VARIANCE"
	RIDGE HEIGHT: (N) 128.19'
GARAGE MASS - ONE STORY, RELOCATED & RAISED	LOWEST GRADE: (N) 103.91' "RAISED 24" "
	PLATE HEIGHT: (N) 111.91'
	RIDGE HEIGHT: (N) 114.91'



VIEW OF EXISTING NORTH PROPERTY LINE, FENCE & SHADOWS



EXISTING WEST (REAR) ELEVATION

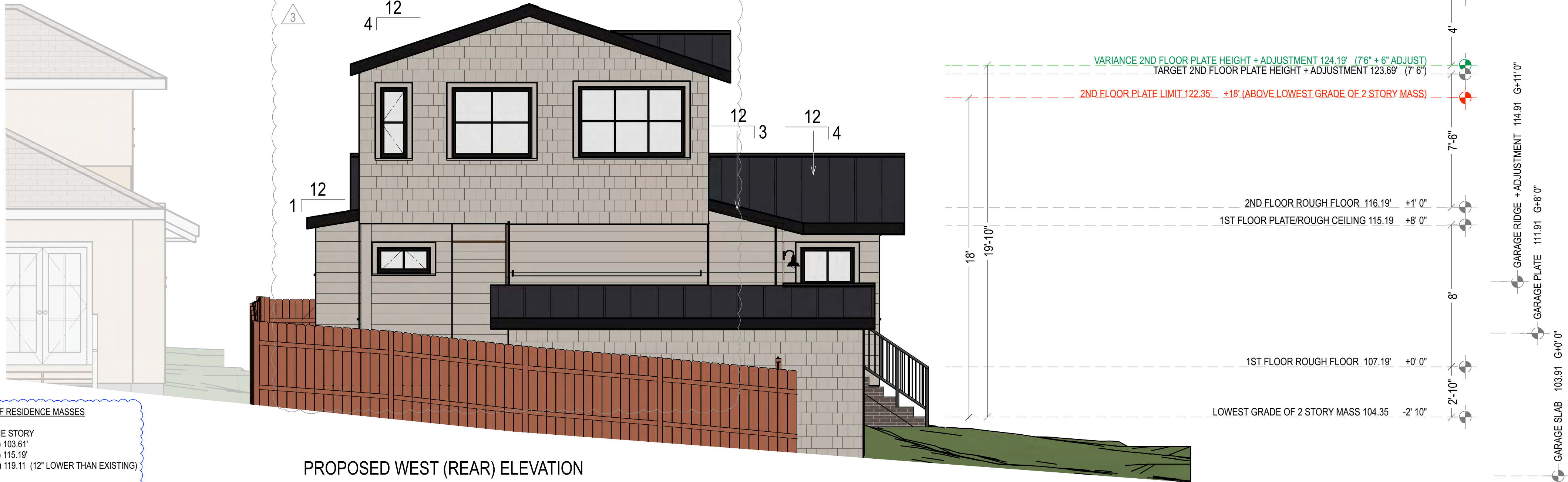
SCALE: 1/4"=1'

1 STORY POLES ADDED TO ELEVATIONS
COLORS UPDATED ON PROPOSED ELEVATION
NORTH SOUTH DEPTH OF SECOND STORY REDUCED
NORTH SOUTH DEPTH OF FIRST FLOOR ADDITION REDUCED

Attachment 2



VIEW FROM PATIO SHOWING EAVE HEIGHT DIFFERENCE W/ NEIGHBOR



PROPOSED WEST (REAR) ELEVATION

SCALE: 1/4"=1'



4	ELEVATION READINGS OF RESIDENCE MASSES	
	GREAT ROOM MASS - ONE STORY	
	LOWEST GRADE: (E) 103.61'	
	PLATE HEIGHT: (E) 115.19'	
	BEDROOM FIRST FLOOR MASS, W/ADDITIONS	
	LOWEST GRADE: (E) 103.91	
	PLATE HEIGHT: (E) 115.9'	
	RIDGE HEIGHT: (N) 119.11	(12" LOWER THAN EXISTING)
	SECOND STORY MASS, NEW	
	LOWEST GRADE: (N) 104.35'	
	PLATE HEIGHT: (N) 123.69'	"VARIANCE"
	RIDGE HEIGHT: (N) 128.19'	
	GARAGE MASS - ONE STORY, RELOCATED & RAISED	
	LOWEST GRADE: (N) 103.91'	"RAISED 24"
	PLATE HEIGHT: (N) 111.91'	
	RIDGE HEIGHT: (N) 114.91'	

A-3.2

VERSION: 2.1

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EXTERIOR ELEVATIONS: WEST (REAR)

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1	09.08.22 PLN RFI #1	ER	4	04.11.23 PLN RFI #3	ER
2	10.28.22 PLN RFI #2	ER			
3	02.14.23 PLN CO#1	ER			

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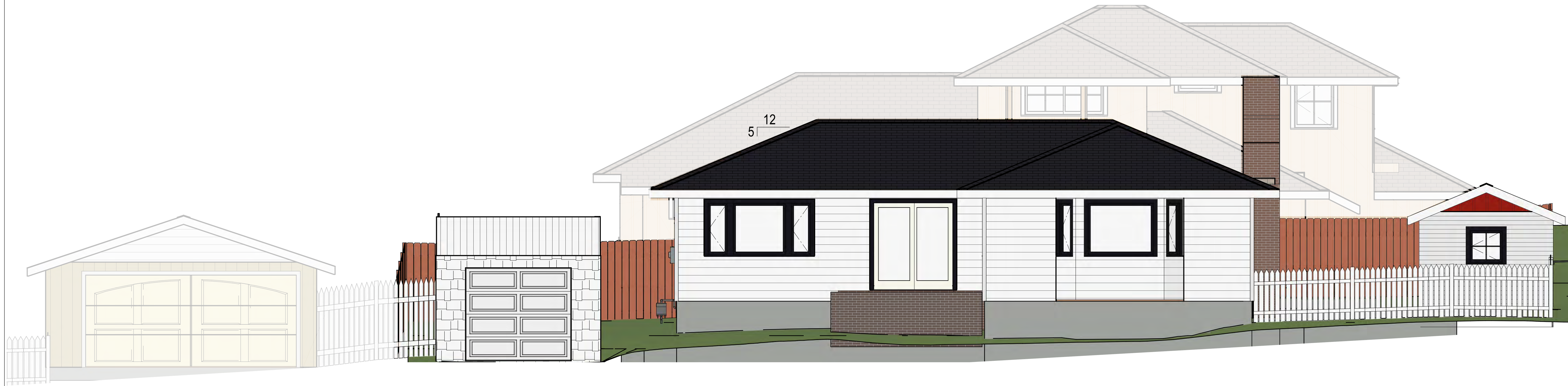
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EXISTING SOUTH (LEGAL SIDE) ELEVATION
SCALE: 1/4"=1'

⚠️ COLORS UPDATED ON PROPOSED ELEVATION
EAST WEST DEPTH OF FIRST FLOOR ADDITION REDUCED

Attachment 2



SEE VARIANCE ELEVATIONS FOR
STORY POLES (FFE, PLATES, HEIGHTS)
SHEETS V-1.4 & V-1.5

PROPOSED SOUTH (LEGAL SIDE) ELEVATION
SCALE: 1/4"=1'



A-3.3

VERSION: 2.1

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PLANNING

EXTERIOR ELEVATIONS: SOUTH

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1	09.08.22 PLN RFI #1	ER	2	04.11.23 PLN RFI #3	ER
2	10.28.22 PLN RFI #2	ER			
3	02.14.23 PLN CO#1	ER			

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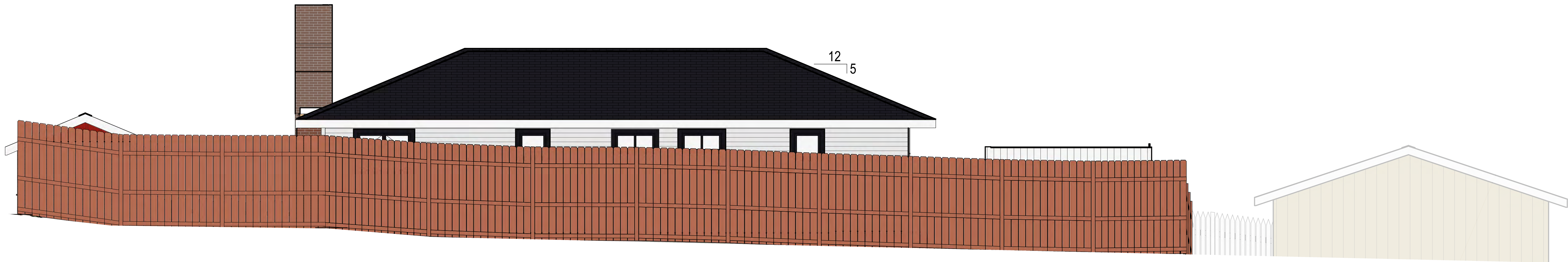
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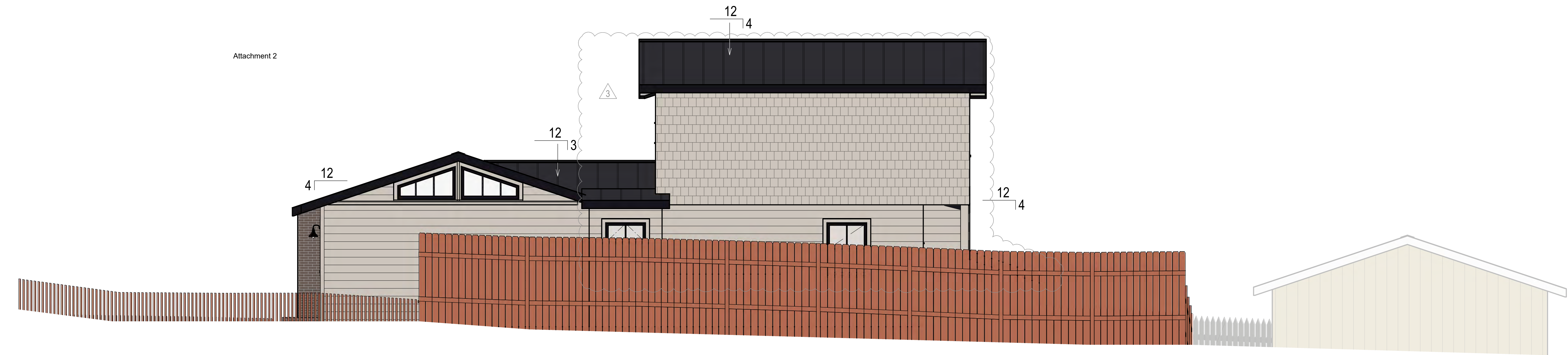
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EXISTING NORTH (LEGAL SIDE) ELEVATION
SCALE: 1/4"=1'

△ COLORS UPDATED ON PROPOSED ELEVATION
EAST WEST DEPTH OF FIRST FLOOR ADDITION REDUCED



PROPOSED NORTH (LEGAL SIDE) ELEVATION
SCALE: 1/4"=1'



A-3.4

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PLANNING

EXTERIOR ELEVATIONS: NORTH

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1	09.08.22 PLN RFI #1	ER	2	04.11.23 PLN RFI #3	ER
2	10.28.22 PLN RFI #2	ER			
3	02.14.23 PLN CO#1	ER			

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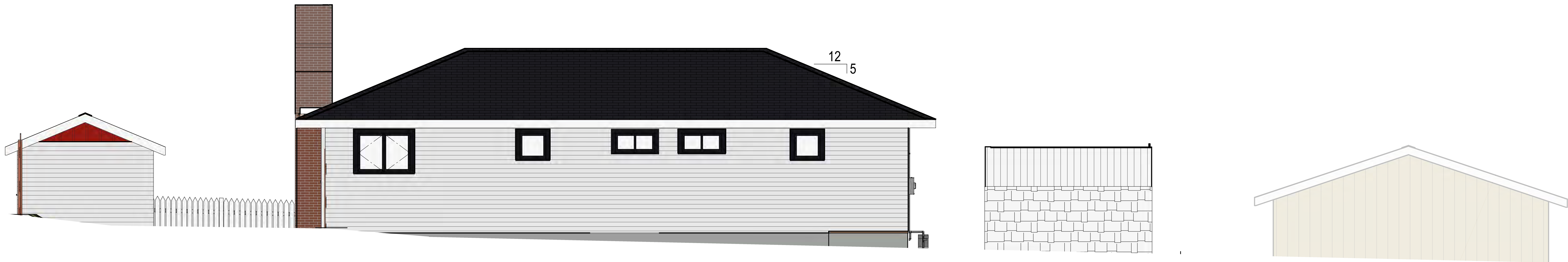
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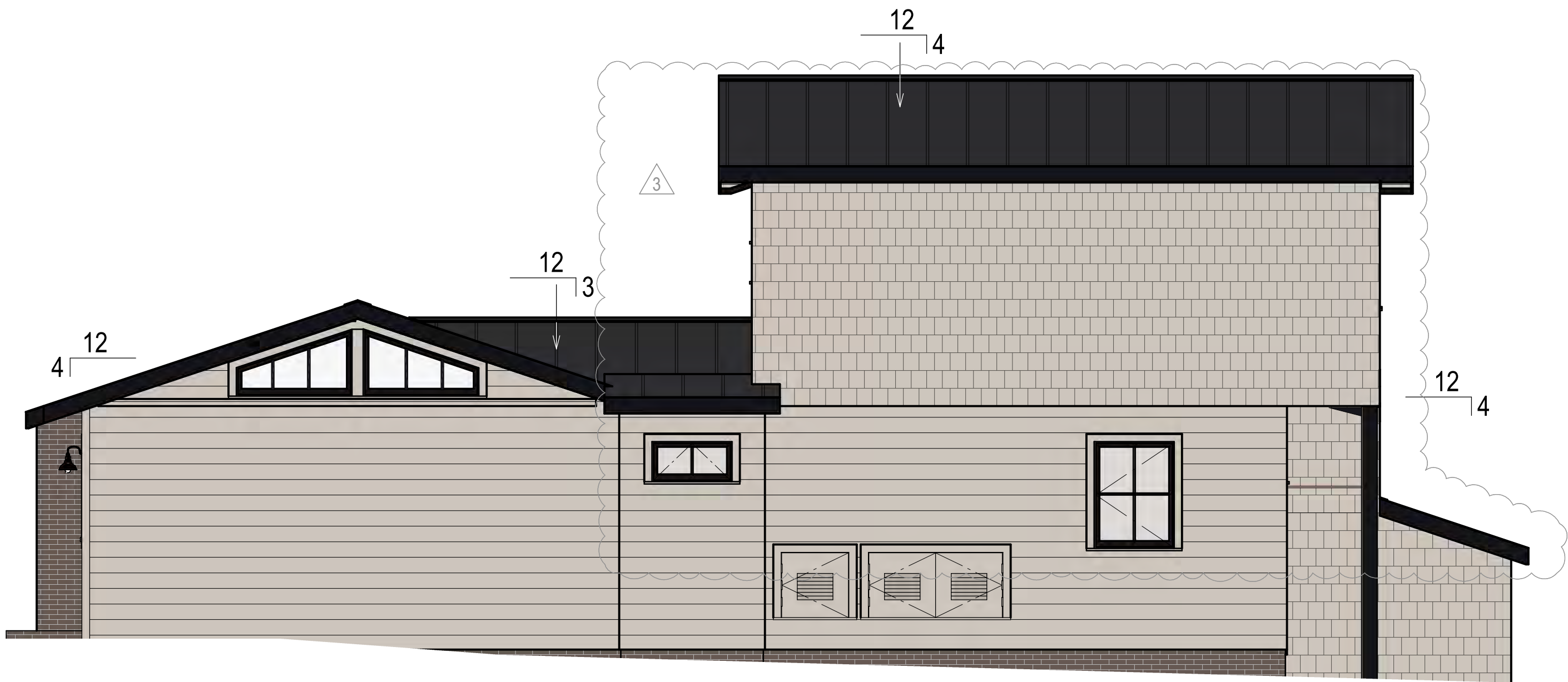
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EXISTING NORTH (LEGAL SIDE) ELEVATION - NORTH FENCE NOT SHOWN
SCALE: 1/4"=1'

△ COLORS UPDATED ON PROPOSED ELEVATION
EAST WEST DEPTH OF FIRST FLOOR ADDITION REDUCED



PROPOSED NORTH (LEGAL SIDE) ELEVATION - NORTH FENCE NOT SHOWN
SCALE: 1/4"=1'



A-3.5

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EXTERIOR ELEVATIONS: NORTH NO FENCE

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1	09.08.22 PLN RFI #1	ER	2	04.11.23 PLN RFI #3	ER
2	10.28.22 PLN RFI #2	ER	3		
3	02.14.23 PLN CO#1	ER	4		

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EXISTING STREET PHOTOS FROM 4TH AVENUE



EXISTING STREET PHOTOS FROM CARPENTER STREET

A-3.6

VERSION: 2.1

DATE: 4/11/23

PLANNING

STREETSCAPE ELEVATIONS

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
	09.08.22 PLN RFI #1	ER		04.11.23 PLN RFI #3	ER
	10.28.22 PLN RFI #2	ER			
	02.14.23 PLN CO#1	ER			

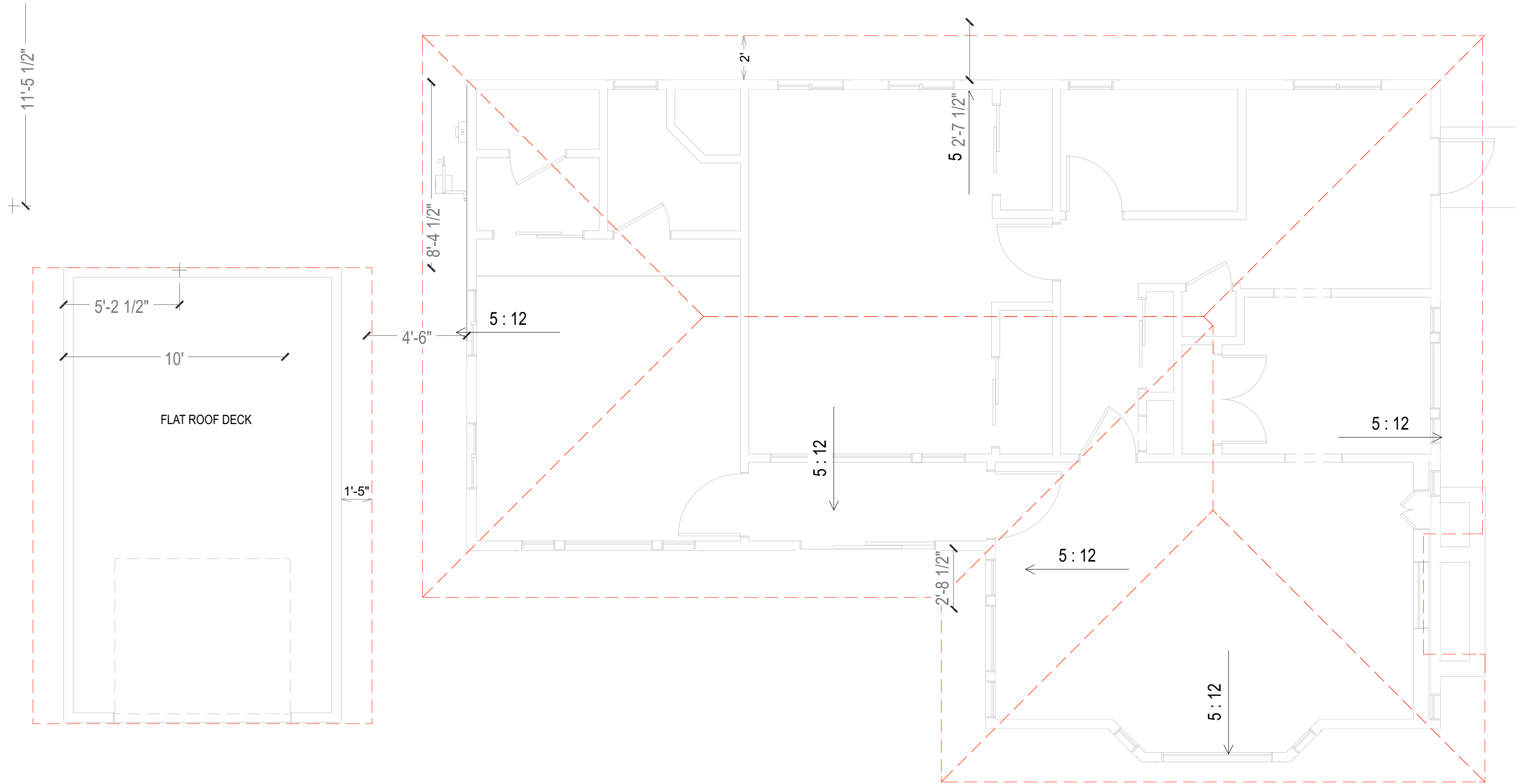
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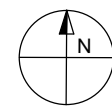
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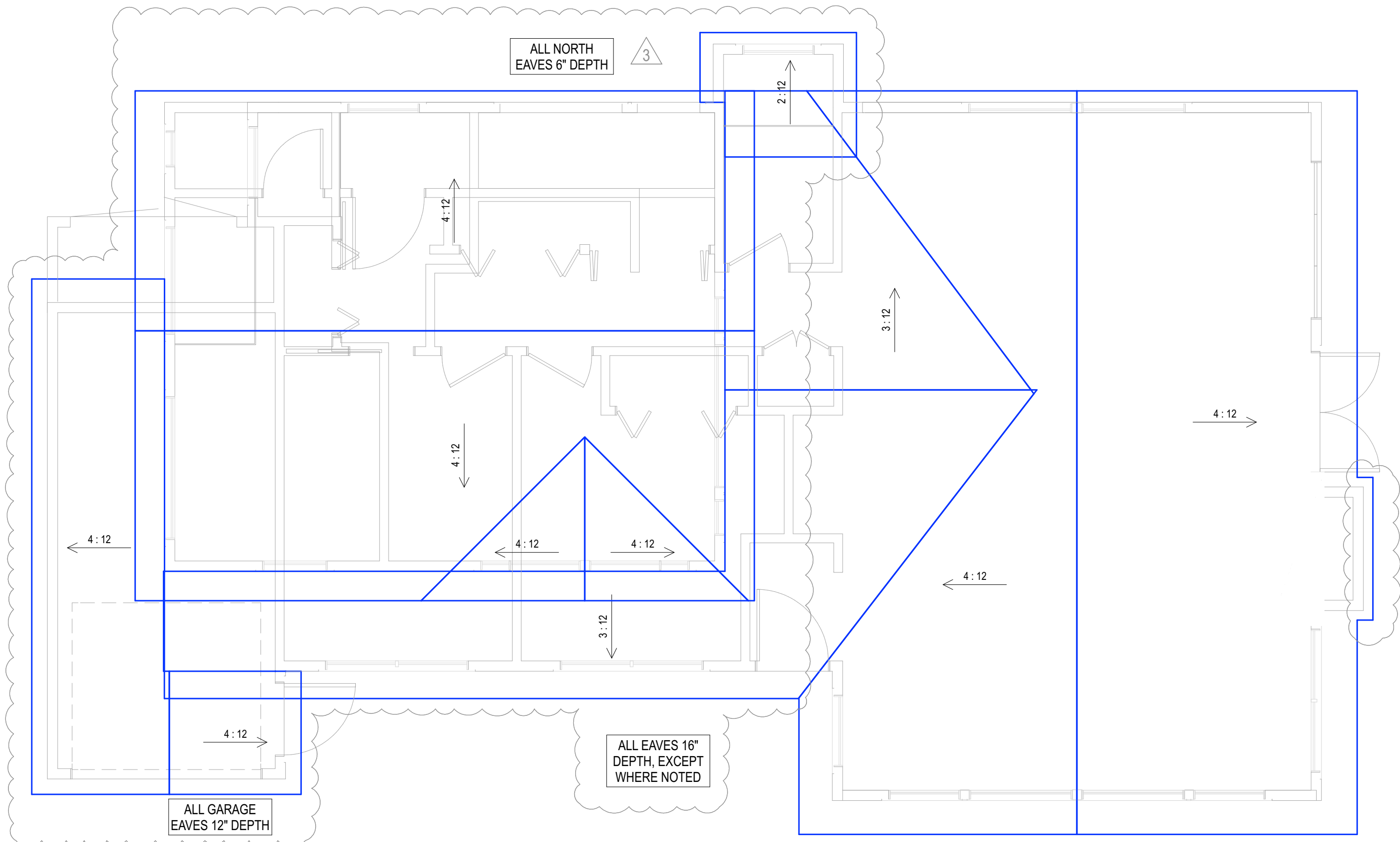
EXISTING/DEMO ROOF PLAN

SCALE: 1/4"=1'



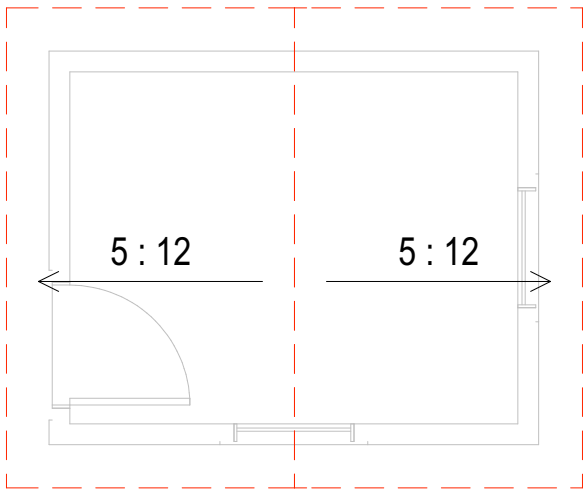
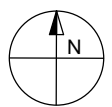
1 ROOF (NORTH TO SOUTH) ON SECOND STORY REDUCED SIZE OF ROOF OVER FIRST FLOOR ADDITION REDUCED

Attachment 2



PROPOSED ROOF PLAN

SCALE: 1/4"=1'



DRAINAGE NOTES

1. NEW WHITE (MATCH FASCIA COLOR) METAL GUTTERS WHERE AS SHOWN.
2. NEW WHITE (MATCH COLOR OF HOUSE) METAL DOWNSPOUTS WHERE SHOWN.
3. ALL DOWNSPOUTS DRAIN TO SPLASH BLOCKS OR BURIED PIPE CONNECTED TO NEW INFILTRATION TRENCH. SIZE AND LOCATION OF INFILTRATION TRENCH TBD BY LANDSCAPE ARCHITECT OR CIVIL ENGINEER.

LEGEND

- DEMO ROOF
- NEW ROOF
- NEW SKYLIGHT



A-4.1

VERSION: 2.1

DATE: 4/11/23

PLANNING

ROOF PLANS

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
1	09.08.22 PLN RFI #1	ER	2	04.11.23 PLN RFI #3	ER
2	10.28.22 PLN RFI #2	ER	3		
3	02.14.23 PLN CO#1	ER	4		

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4' GRAPESTAKE FENCE
UNPAINTED
YARDS FACING CARPENTER AND 4TH



6' WOOD PRIVACY FENCE WITH GATE
STAINED VERTICAL WOOD SLAT
NORTH YARD ONLY, REPLACES EXISTING GATE



SHAKE SIDING
HARDISHINGLE COMPOSITE STRAIGHT EDGE SHINGLE
PAINTED PEDIMENT
GARAGE AND 2ND STORY OF HOUSE



PLANK SIDING
HARDIPLANK COMPOSITE HORIZONTAL SIDING
PAINTED PEDIMENT
1ST FLOOR OF HOUSE



WINDOWS
SIERRA PACIFIC WOOD CLAD ALUM
TRUE DIVIDED LITES
BRONZE 024



EXTERIOR SWING DOORS
SIERRA PACIFIC WOOD CLAD ALUM
TRUE DIVIDED LITES
BRONZE 024



SKYLIGHTS
VELUX FIXED CURB MOUNT
LOW PROFILE
NEUTRAL GRAY



FRONT DOOR
SIERRA PACIFIC
WOOD CLAD ALUM
TRUE DIVIDED LITES
BRONZE 024



GARAGE DOOR
STEEL - SIMULATED WOOD GRAIN
TRUE DIVIDED LITES
PAINTED SHERWIN WILLIAMS PEDIMENT

WAC LIGHTING

Sodor

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens
WS-W15708 8"	3000K 90	Black Bronze	12W 9W	1000 750	314 315

Example: **WS-W15708-BZ**
For custom requests please contact customs@waclighting.com

DESCRIPTION

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

FEATURES

- Weather resistant powder coated finishes
- Light engine is factory sealed for maximum protection from the elements
- Heavy aluminum shade provides great glare cutoff
- Title 24 may not be available for all finishes, check for availability
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CR:	90
Dimming:	ELV: 100-10%
Rated Life:	54000 Hours
Standards:	ETL, cETL, IP65, Title 24 JA8-2019 Compliant, Dark Sky Friendly Wet Location Listed

FINISHES:



Bronze Black

EXTERIOR LED DOWNLIGHTS
WAC LIGHTING SODOR 3000K
BRONZE, 314 LUMENS DELIVERED
DARK SKY & TITLE 24

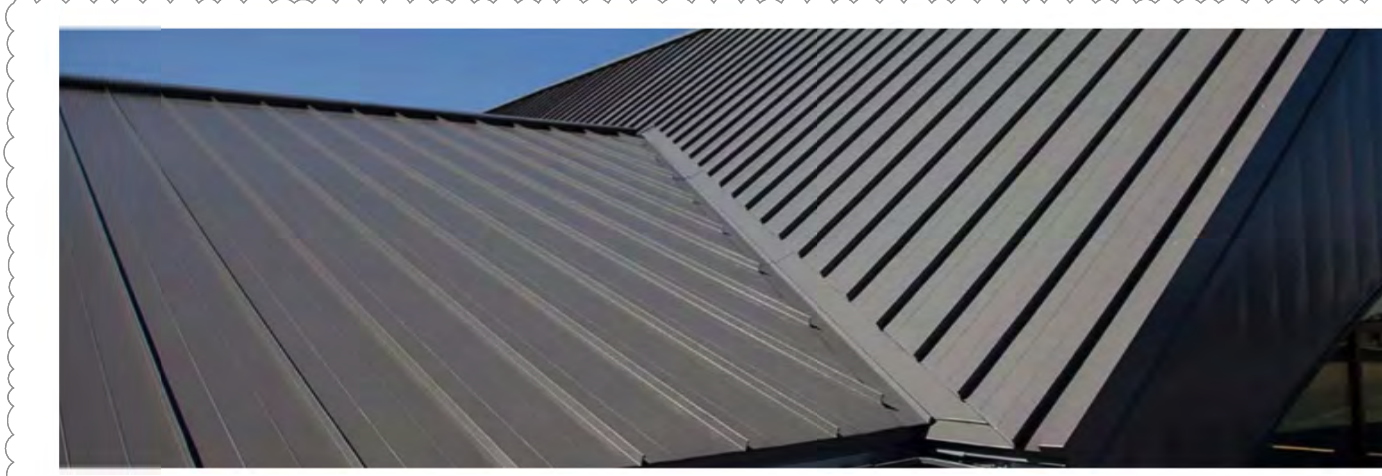
CARMEL-BY-THE-SEA EXTERIOR LIGHTING REQUIREMENTS

- WALL-MOUNTED LIGHTING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS PER FIXTURE (APPROXIMATELY 375 LUMENS).
- LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS PER FIXTURE (APPROXIMATELY 225 LUMENS).
- LANDSCAPE LIGHTS SHALL BE SPACED AT LEAST 10 FEET APART.
- NO LIGHTING MAY BE USED TO ACCENT TREES, WALLS, FENCES, ETC.
- NO LIGHTING IS PERMITTED UPON CITY PROPERTY OR DIRECTED TOWARDS CITY PROPERTY, INCLUDING THE RIGHT OF WAY.



Bronze Black

Fixture Type:
Catalog Number:
Project:
Location:



Design Span[®] hp

Design Span hp is a performance-rated structural standing seam, concealed fastener metal roof system with net coverage of 12", 16", 17" & 18".

Design Span hp is excellent as a roof over metal or wood decking, and as a fascia or mansard over plywood or supports.

Section Properties										
Width	Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft)	I _x (in ⁴ /ft)	S _x (in ³ /ft)	I _y (in ⁴ /ft)	S _y (in ³ /ft)	
12"	24	0.0232	50	65	1.45	0.1185	0.0820	0.0762	0.0586	
	22	0.0294	50	65	1.83	0.1522	0.1080	0.0997	0.0771	
16"	24	0.0232	50	65	1.34	0.0943	0.0624	0.0593	0.0440	
	22	0.0294	50	65	1.68	0.1213	0.0825	0.0773	0.0580	
17"	24	0.0232	50	65	1.31	0.0901	0.0589	0.0562	0.0414	
	22	0.0294	50	65	1.65	0.1158	0.0779	0.0734	0.0546	
18"	24	0.0232	50	65	1.30	0.0858	0.0557	0.0533	0.0391	
	22	0.0294	50	65	1.63	0.1104	0.0737	0.0696	0.0515	

NOTE: The hybrid positive moment of inertia, I_h, presented for determining deflection is: $(2I_{x\text{effective}} + I_{y\text{panel}})/3$

standard features

- Offered in 12", 16", 17" & 18" widths.
- Factory applied sealant is a standard offer.
- Custom manufactured sheet lengths from 5'-3" to 45'-0".
- Subtle striations between ribs available for 16" and wider panels.
- Available in 24ga and 22ga in standard finishes - Refer to AEP Span Color Charts for full range of color options, prints, textures, finishes and paint systems.
- Recommended minimum slope of 2:12. Inquire for slopes below 2:12.
- Tested in accordance with UL580-Class 90 & ASTM E1592.
- Has been tested for air infiltration per ASTM E1680, and water infiltration per ASTM E1646.
- Snap-together panel, no field seaming required.
- Panel evaluated by accredited third party. All structural performance data is contained within an IBC/IRC 2018 code compliance report #ER-0309.

optional features

- Short cut sheets from 6'-0" to 1'-0". Additional fees and lead times may apply.
- Lengths over 45' available for additional charge.
- Additional wide batten cap option offers a clean bold look with the structural capacity and weather resistance of regular Design Span hp.
- Factory notching available for turn under at the eave.



EXTERIOR PAINT COLOR
SHERWIN WILLIAMS
PEDIMENT SW-7634
SIDING & TRIM



EXTERIOR PAINT COLOR
SHERWIN WILLIAMS
BLACK FOX SW-4020
FASCIA



EXTERIOR PAINT COLOR
SHERWIN WILLIAMS
SNOWBOUND SW-7004
ALTERNATE TRIM COLOR - TBD



EXTERIOR BRICK ACCENT
MATCH EXISTING
FOUNDATION, PORCH, CHIMNEY

F-1.1

VERSION: 2.1

DATE: 4/11/23

PLANNING

FINISH MATERIALS & LIGHTING SHEET

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
1	09.08.22 PLN RFI #1	ER	2	04.11.23 PLN RFI #3	ER
2	10.08.22 PLN RFI #2	ER	3		
3	02.14.23 PLN C0#1	ER	4		

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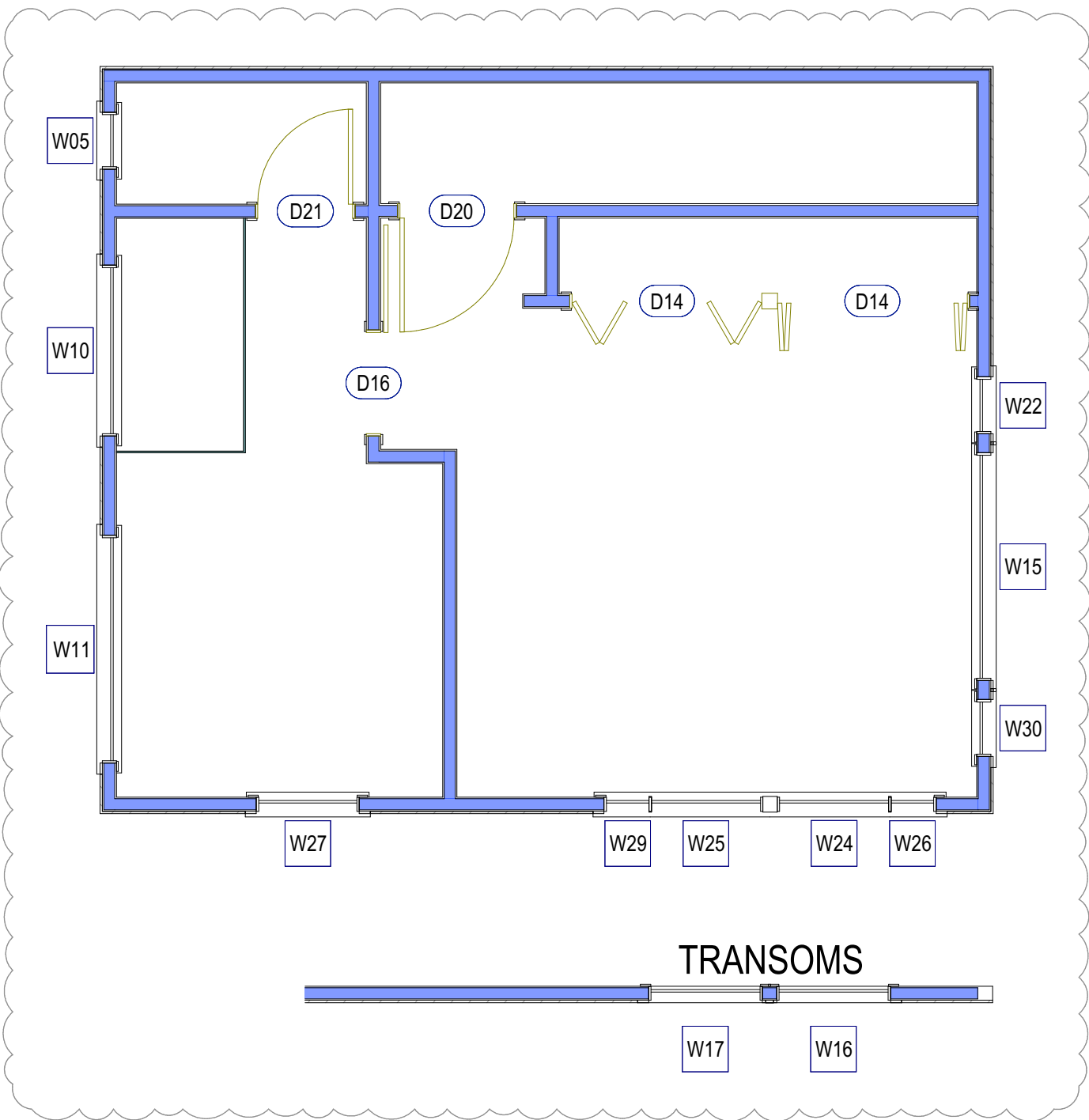
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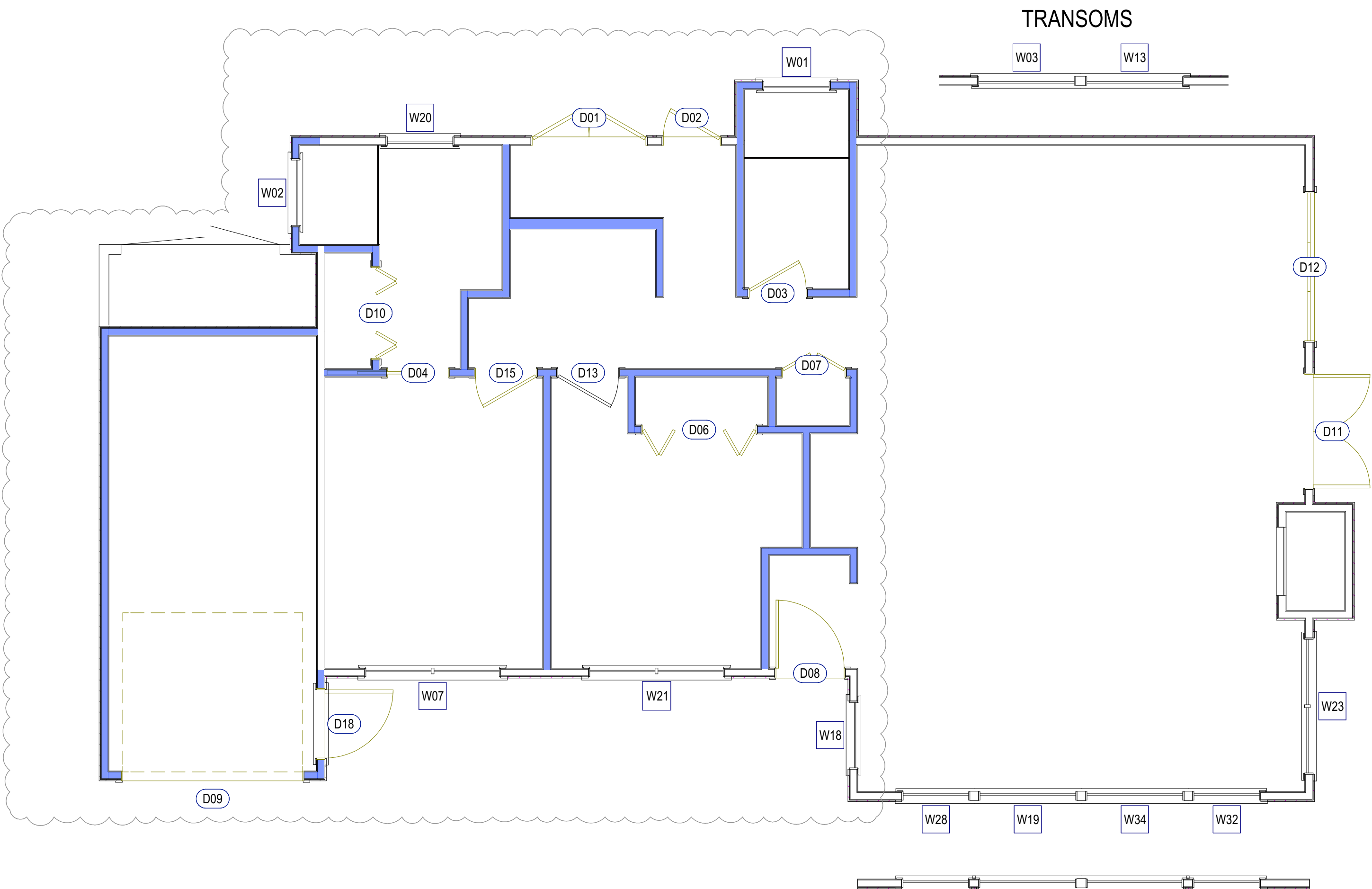
DOORS: SIERRA PACIFIC WOOD CLAD ALUMINUM IN BRONZE 024, EXCEPT WHERE NOTED. TRUE DIVIDED LITES AS SHOWN.

DOOR SCHEDULE									
NUMBER	QTY	FLOOR	ROOM NAME	SIZE	WIDTH	HEIGHT	TEMPERED	DESCRIPTION	COMMENTS
D01	1	1	BATH 2	5026 L R EX	80"	30"		EXT. DOUBLE HINGED-DOOR S03	
D02	1	1	BATH 2	2626 R EX	30"	30"		EXT. HINGED-DOOR S03	
D03	1	1	HALL/BATH 1	2668 L IN	30"	80"		HINGED-SLAB	
D04	1	1	BATH 2/BEDROOM 2	2868 L	32"	80"		POCKET-SC01 MIRROR DOOR	
D06	1	1	BEDROOM 1/CLOSET 1	5068 L R	60"	80"		4 DR. BIFOLD-SC01 MIRROR DOOR	
D07	1	1	HALL/COAT	2968 L R IN	33"	80"		DOUBLE HINGED-SLAB	
D08	1	1	ENTRY	3068 L IN	36"	80"	YES	HINGED-GLASS PANEL	
D09	1	1	GARAGE	71170	96"	84"		GARAGE-GARAGE DOOR CHD08	
D10	1	1	BATH 2/CLOSET 2	4068 L R	48"	80"		4 DR. BIFOLD-SC01 MIRROR DOOR	
D11	1	1	GREAT ROOM	5068 L R EX	80"	80"	YES	EXT. DOUBLE HINGED-GLASS PANEL	
D12	1	1	GREAT ROOM	6639 L EX	78"	44 1/2"	YES	EXT. 3-0 DR. BIFOLD-GLASS PANEL	ACCORDION WALL TYPE - FLUSH TO TOP OF INTERIOR AND EXTERIOR COUNTERTOPS
D13	1	1	HALL/BEDROOM 1	2868 R IN	32"	80"		HINGED-SLAB	
D14	2	2	PRIMARY BATH/PRIMARY CLOSET	5068 L R	60"	80"		4 DR. BIFOLD-SC01 MIRROR DOOR	
D15	1	1	HALL/BEDROOM 2	2868 L IN	32"	80"		HINGED-SLAB	
D16	1	2	PRIMARY BATH/PRIMARY BEDROOM	2868 R	32"	80"		BARN-SC01 MIRROR DOOR	
D18	1	1	GARAGE	3068 L EX	36"	80"		EXT. HINGED-SLAB	
D20	1	2	STAIRWELL/PRIMARY BATH	3068 R IN	36"	80"		HINGED-SLAB	
D21	1	2	WC/PRIMARY BEDROOM	2668 R IN	30"	80"		Attachment 2 HINGED-SLAB	



2ND FLOOR DOOR PLAN

SCALE: 1/4"=1'



1ST FLOOR DOOR PLAN

SCALE: 1/4"=1'

A-5.1

VERSION: 2.1
DATE: 4/11/23
PLANNING

DOOR SCHEDULE			
REV #	DATE / DESCRIPTION	BY	REV #
1	09.08.22 PLN RFI #1	ER	04.11.23 PLN RFI #3
2	10.28.22 PLN RFI #2	ER	
3	02.14.23 PLN CO#1	ER	

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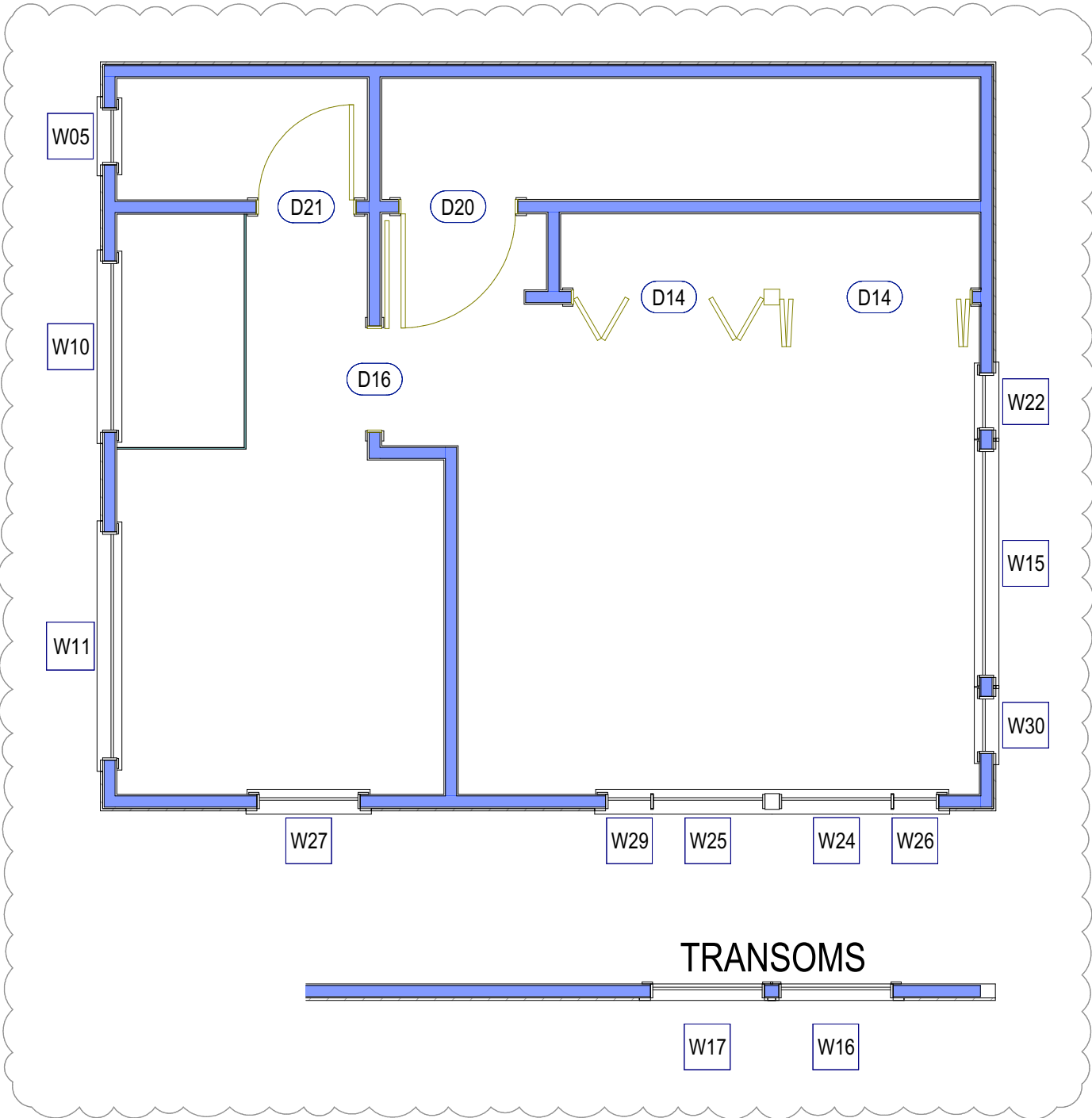
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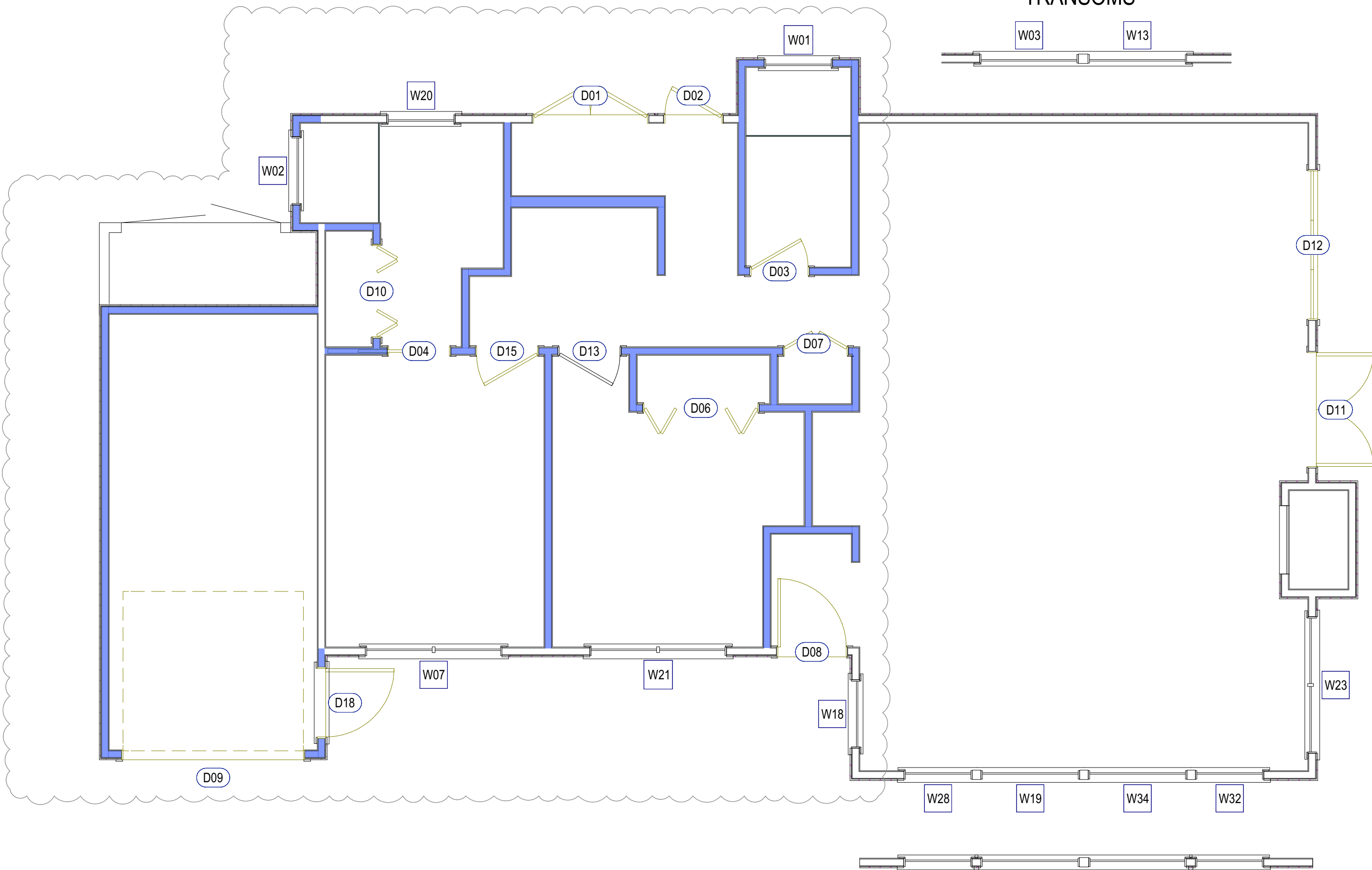
WINDOWS: SIERRA PACIFIC WOOD CLAD
ALUMINUM IN BRONZE 024 WITH DIVIDED LITES

WINDOW SCHEDULE											
NUMBER	QTY	ROOM NAME	SIZE	WIDTH	HEIGHT	DESCRIPTION	EGRESS	TEMPERED	COMMENTS	3D EXTERIOR VIEW	FLOOR
W01	1	CURBLESS SHOWER	3016AW	36"	18"	SINGLE AWNING		YES	PRIVACY GLASS		1
W02	1	CURBLESS SHOWER	3016AW	36"	18"	SINGLE AWNING		YES			1
W03	1		4426FX	52"	30 1/4"	FIXED GLASS					2
W04	1		1340SC	15"	48"	SINGLE CASEMENT-HL					1
W05	1	WC	1640SC	18"	48"	SINGLE CASEMENT-HL					2
W06	1	UNSPECIFIED	1040DH	11 5/8"	48"	DOUBLE HUNG					1
W07	1	BEDROOM 2	6040DC	72"	48"	DOUBLE CASEMENT-LHL/RHR	YES				1
W08	1		30111FX	36"	23"	FIXED GLASS					2
W09	1		3040FX	36"	48"	FIXED GLASS					1
W10	1	CURBLESS SHOWER	4640FX	54"	48"	FIXED GLASS					2
W11	1	PRIMARY BEDROOM	6040FX	72"	48 1/4"	FIXED GLASS		YES			2
W12	1		4336FX	51 5/16"	41 11/16"	FIXED GLASS					2
W13	1		4426FX	52"	30 1/16"	FIXED GLASS					2
W14	1		4436FX	52"	41 13/16"	FIXED GLASS					2
W15	1	PRIMARY BATH	6016FX	72"	18"	FIXED GLASS	YES				2
W16	1		30111FX	36"	23 1/4"	FIXED GLASS			CUSTOM TRANSOM		3
W17	1		30111FX	36"	23 1/4"	FIXED GLASS					3
W18	1	GREAT ROOM	3040FX	36"	48"	FIXED GLASS		YES			1
W19	1	GREAT ROOM	4440FX	52"	48"	FIXED GLASS					1
W20	1	BATH 2	3040SC	36"	48"	SINGLE CASEMENT-HL		YES	PRIVACY GLASS		1
W21	1	BEDROOM 1	6040DC	72"	48"	DOUBLE CASEMENT-LHL/RHR	YES				1
W22	1	PRIMARY BATH	1630SC	18"	36"	SINGLE CASEMENT-HL					2
W23	1	GREAT ROOM	6040DC	72"	48"	DOUBLE CASEMENT-LHL/RHR					1
W24	1	PRIMARY BATH	3040FX	36"	48"	FIXED GLASS					2
W25	1	PRIMARY BATH	3040FX	36"	48"	FIXED GLASS					2
W26	1	PRIMARY BATH	1340SC	15"	48"	SINGLE CASEMENT-HL					2
W27	1	PRIMARY BEDROOM	2940SC	32 1/2"	48"	SINGLE CASEMENT-HL					2
W28	1	GREAT ROOM	3040SC	36"	48"	SINGLE CASEMENT-HR					1
W29	1	PRIMARY BATH	1340SC	15"	48"	SINGLE CASEMENT-HR					2
W30	1	PRIMARY BATH	1630SC	18"	36"	SINGLE CASEMENT-HL					2
W31	1		30111FX	36"	23"	FIXED GLASS					2
W32	1	GREAT ROOM	3040SC	36"	48"	SINGLE CASEMENT-HL					1
W33	1	UNSPECIFIED	1040DH	11 5/8"	48"	DOUBLE HUNG					1
W34	1	GREAT ROOM	4440FX	52"	48"	FIXED GLASS					1



2ND FLOOR DOOR PLAN

SCALE: 1/4"=1'



1ST FLOOR DOOR PLAN

SCALE: 1/4"=1'

A-5.2

VERSION: 2.1

DATE: 4/11/23

PLANNING

WINDOW SCHEDULE

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
1	09.08.22 PLN RFI #1	ER	2	04.11.23 PLN RFI #3	ER
2	10.28.22 PLN RFI #2	ER	3		
3	02.14.23 PLN CO#1	ER	4		

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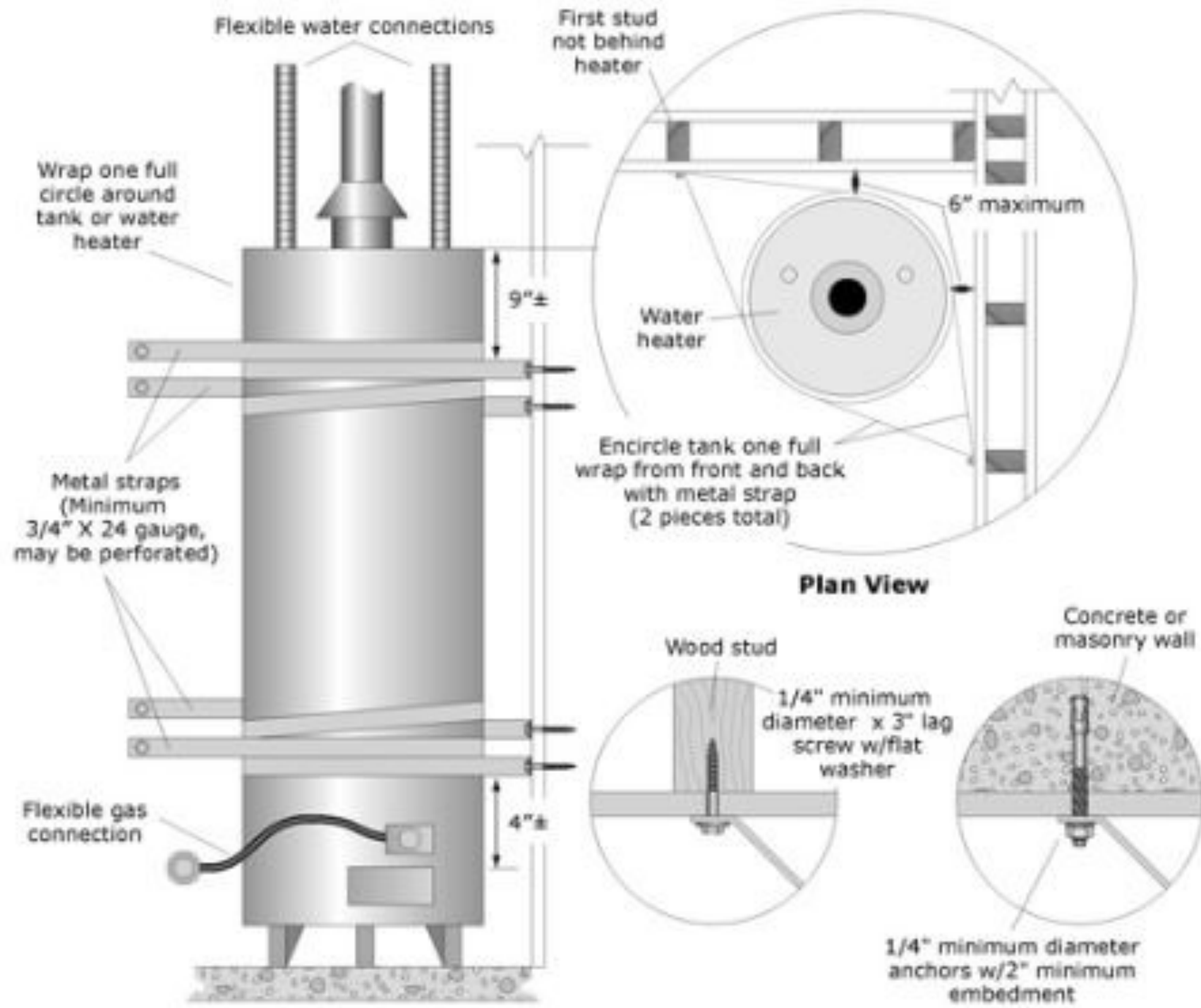
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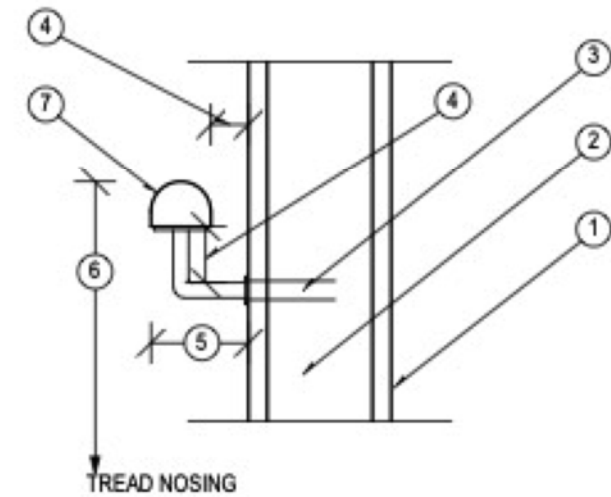
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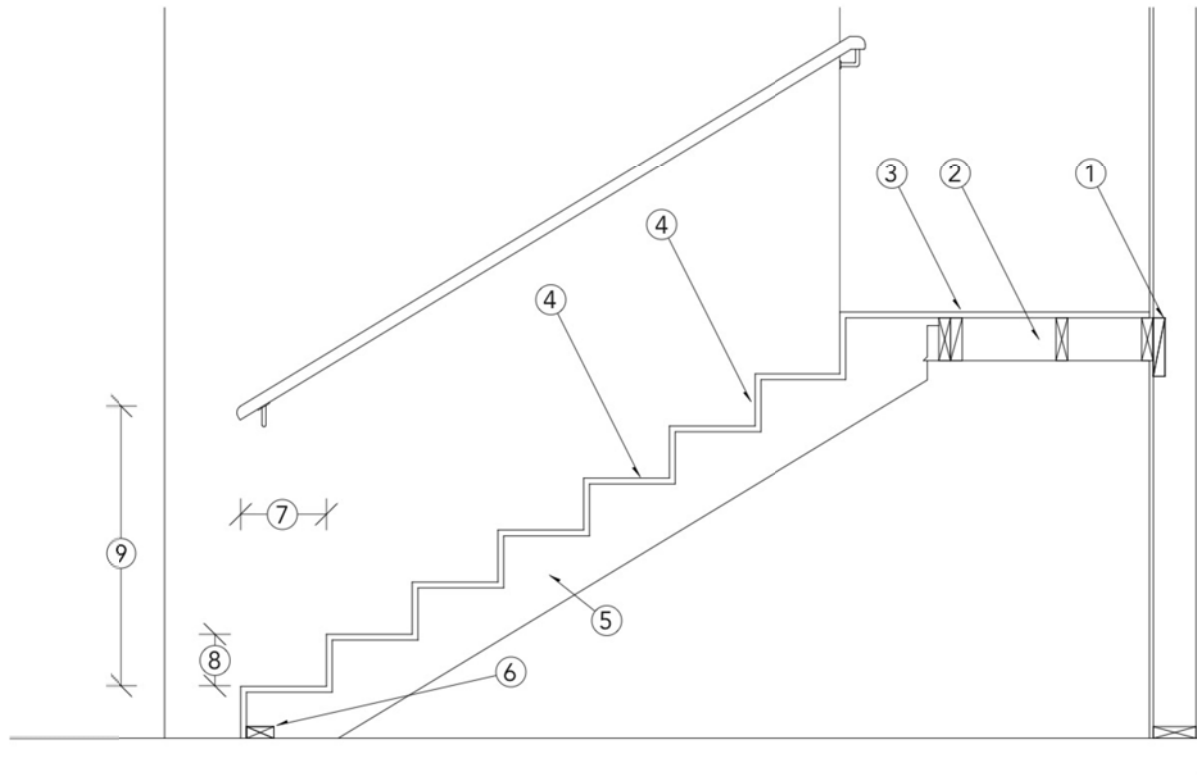
- 1/2" GWB
- 2X FRAMING, PER PLAN
- 3/8" x 3" LAG SCREW @ 48" OC
- 1-1/2" MINIMUM
- 4-1/2" MINIMUM
- 3/4" TO 3/8" TOP OF HANDRAIL TO TOP OF STAIR TREAD NOSING
- CONTINUOUS HANDRAIL, FULL LENGTH OF STAIRS, NO LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTION, OR SHAPE MUST PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAIL SHALL BE RETURNED OR END AT A NEWEL POST OR SAFETY TERMINAL



HANDRAIL DETAIL

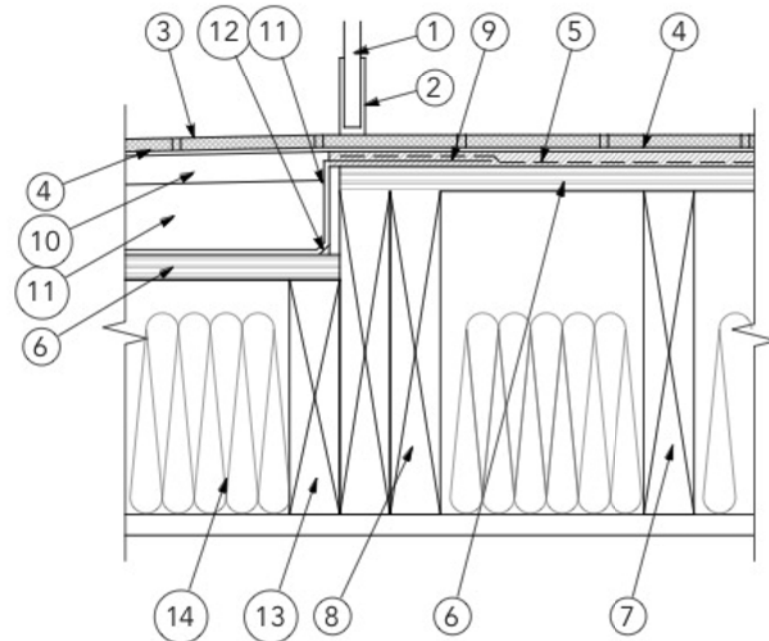
- HANDRAIL SHALL BE NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING OF THE STAIR TREADS
- HANDRAILS FOR STAIRWAY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM THE POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.
- THE HANDGRIP OF THE HANDRAIL SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION. HANDGRIP MUST BE OF GRASPABLE SHAPE.
- HANDRAIL TO TERMINATE INTO POST AT EACH END OF THE FLIGHT OF STAIRS.
- VERTICAL RAILINGS:
- A 4-3/8" DIAMETER SPHERE CANNOT PASS THROUGH VERTICAL GUARD RAILS ON STAIRS
- A 6" SPHERE CANNOT PASS BETWEEN STAIR TREAD AND LOWER GUARDRAIL ON STAIRS

- 2X BLOCKING
- 3/4" PLYWOOD O/ 2X JOISTS, PER PLANS
- LANDING, MIN 36" DEEP
- 3/4" PLYWOOD TREADS AND RISERS
- (3) 2X12 DF STRINGERS SPACED EQUALLY
- 2X NAILER
- TREAD DEPTH: 10" MINIMUM DEPTH
- RISER HEIGHT: 7-3/4" MAXIMUM HEIGHT
- HEIGHT OF HANDRAIL 34" MIN TO 38" MAX ABOVE NOSING OF STAIR TREADS

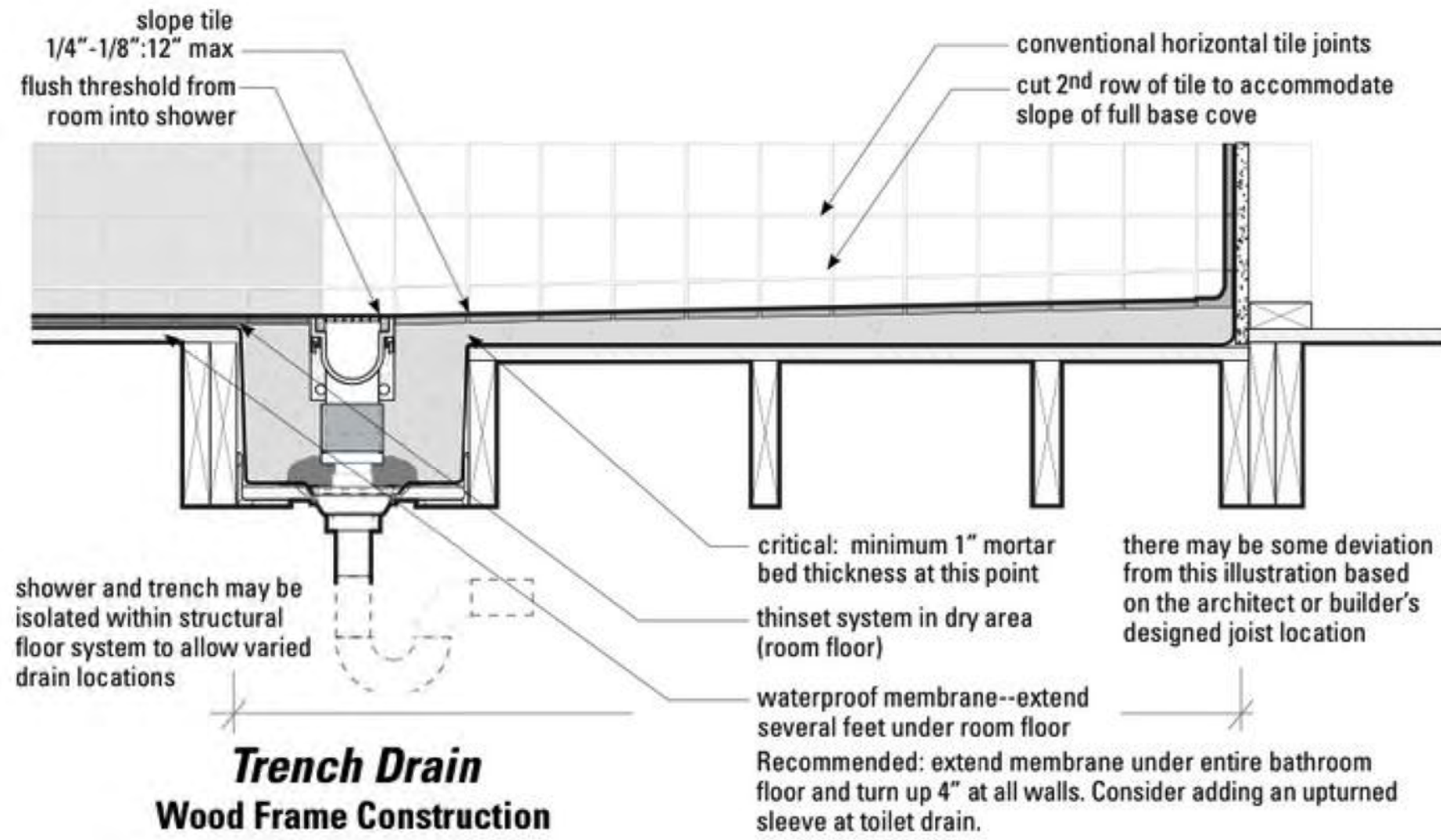


INTERIOR STAIR DETAIL

- 1/2" SHOWER GLASS - OPTIONAL
- SHOWER GLASS BRACKET - OPTIONAL, PER MANUFACTURER'S INSTRUCTIONS
- THINSET FLOOR TILE
- CEMENTIOUS TILE BACKER BOARD W/ CLEAVAGE MEMBRANE
- WATERPROOF MEMBRANE
- 3/4" T&G PLYWOOD
- FLOOR JOIST
- DOUBLE FLOOR JOIST @ SHOWER EDGE
- WATERPROOF SHOWER MEMBRANE, LAP 5" OVER RECESS LIP
- TILE SETTING BED
- SLOPED SHOWER BED
- SEALANT CANT
- 2X FLOOR JOISTS CUT DOWN, ALIGN WITH BOTTOM OF (E) JOISTS
- SUB-AREA BELOW FLOOR



CURBLESS SHOWER PAN DETAIL



Trench Drain Wood Frame Construction

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0	= 2.0
Two Washbasins in the Master Bathroom*	1	x 1.0	= 1.0
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	1	x 1.8	= 1.8
Toilet, High Efficiency (HET)	1	x 1.3	= 1.3
Toilet, Ultra High Efficiency (UHET)		x 0.8	=
Urinal, Pint (0.125 gallon maximum)		x 0.1	=
Urinal, Zero Water Consumption		x 0.0	=
Masterbath (one per Dwelling): Tub & Shower Stall*	1	x 3.0	= 3.0
Large Bathtub (may have Showerhead above)		x 3.0	=
Standard Bathtub or Shower Stall (one head)	2	x 2.0	= 4.0
Shower, each additional (heads, body spray, etc)		x 2.0	=
Shower system, Rain Bar/ Custom Shower (specs)		x 2.0	=
Kitchen Sink (with optional Dishwasher)	1	x 2.0	= 2.0
Kitchen Sink with High Efficiency Dishwasher		x 1.5	=
Dishwasher, each additional (with optional sink)		x 2.0	=
Dishwasher, High Efficiency (with opt. sink)		x 1.5	=
Laundry Sink/Utility Sink (one per Site)	1	x 2.0	= 2.0
Clothes Washer	1	x 2.0	= 2.0
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0	=
Bidet		x 2.0	=
Bar Sink		x 1.0	=
Entertainment Sink		x 1.0	=
Vegetable Sink		x 1.0	=
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0	=
Other Instant Hot Water		x -0.5	=
Other		x	=
Other		x	=
Other		x	=

* Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 15.1

Table No. 2 Proposed Property Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0	= 2.0
Two Washbasins in the Master Bathroom*	1	x 1.0	= 1.0
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8	=
Toilet, High Efficiency (HET)	1	x 1.3	= 1.3
Toilet, Ultra High Efficiency (UHET)	2	x 0.8	= 1.6
Urinal, Pint (0.125 gallon maximum)		x 0.1	=
Urinal, Zero Water Consumption		x 0.0	=
Masterbath (one per Dwelling): Tub & Shower Stall*	1	x 3.0	= 3.0
Large Bathtub (may have Showerhead above)		x 3.0	=
Standard Bathtub or Shower Stall (one head)	2	x 2.0	= 4.0
Shower, each additional (heads, body spray, etc)		x 2.0	=
Shower system, Rain Bar/ Custom Shower (specs)		x 2.0	=
Kitchen Sink (with optional Dishwasher)		x 2.0	=
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5	= 1.5
Dishwasher, each additional (with optional sink)		x 2.0	=
Dishwasher, High Efficiency (with opt. sink)		x 1.5	=
Laundry Sink/Utility Sink (one per Site)		x 2.0	=
Clothes Washer		x 2.0	=
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0	= 1.0
Bidet		x 2.0	=
Bar Sink		x 1.0	=
Entertainment Sink		x 1.0	=
Vegetable Sink		x 1.0	=
Instant-Access-Hot-Water System (fixture credit)	1	x -0.5	= -0.5
Subtotal proposed indoor fixtures			= 14.9
New Connection - Refer to District Rule 24-A5			
"Exterior Residential Water Demand Calculations"		x	=
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0	=

PROPOSED FIXTURE UNIT COUNT TOTAL = 14.9

A-6.1

VERSION: 2.1

DATE: 4/11/23

PLANNING

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
		ER			ER
		ER			ER
		ER			ER

NOTE

STAMP/SIGNATURE

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS.

LEWIS BUILDERS
CA LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168





RENDERING OF PROPOSED 2ND STORY ADDITION AND NORTH NEIGHBOR'S EXISTING RESIDENCE
SHADOWS AT 1PM ON WINTER SOLSTICE

VARIANCE APPLICATION SPECIAL FINDINGS:

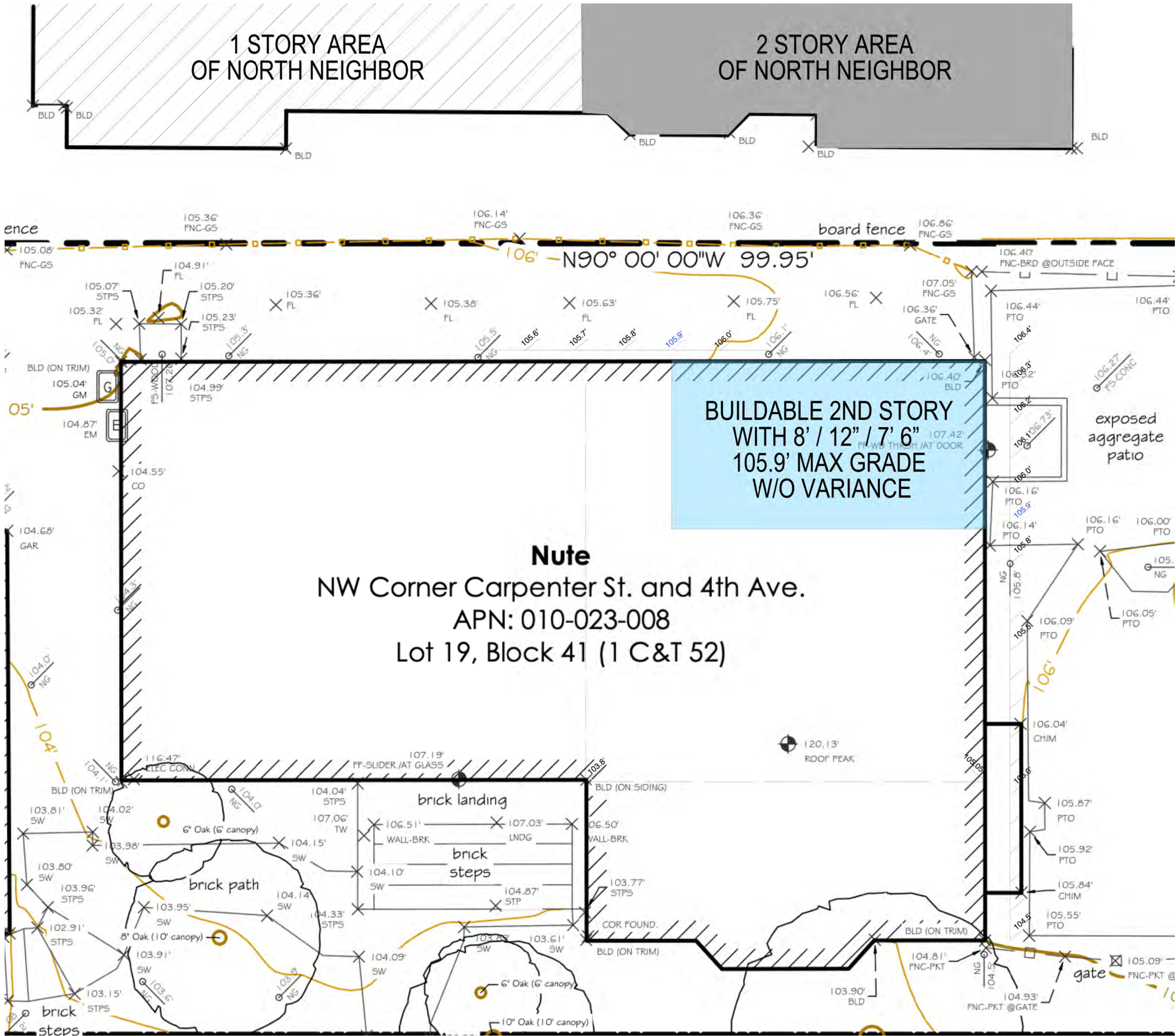
- A. DUE TO SPECIAL PHYSICAL CIRCUMSTANCES OF NATURAL EXISTING GRADE, THE STRICT APPLICATION OF THE 2ND STORY PLATE HEIGHT WILL DEPRIVE THE PROPERTY OF 2 STORY PRIVILEGES ENJOYED BY OTHER PROPERTIES IN THE VICINITY WHICH WERE DEVELOPED UNDER THE SAME LIMITATIONS OF THE ZONING ORDINANCE.
- B. THE VARIANCE WILL NOT CONSTITUTE A SPECIAL PRIVILEGE INCONSISTENT WITH LIMITATIONS ON OTHER PROPERTY IN THE VICINITY AND WITHIN THE SAME ZONE. OUR REQUEST IS TO ACCOMODATE A 2ND FLOOR, WHICH IS A PRIVILEGE ENJOYED BY THE NORTH NEIGHBOR, THE WEST NEIGHBOR AND BOTH HOMES ACROSS THE STREET ON 4TH AVENUE.
- C. THE VARIANCE WILL NOT BE DETRIMENTAL TO ADJACENT PROPERTIES OR INJURIOUS TO PUBLIC HEALTH, SAFETY OR WELFARE.
- D. THE CONDITION OR SITUATION OF THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT IS NOT SO GENERAL OR RECURRENT IN NATURE AS TO MAKE REASONABLE OR PRACTICAL THE FORMULATION OF A GENERAL REGULATION TO ADDRESS SUCH CONDITION OR SITUATION.
- E. THE SITUATION OR CONDITION FOR WHICH THE VARIANCE IS SOUGHT WAS NOT THE RESULT OF ACTIONS OF THE EXISTING OR ANY PRIOR OWNER OF THE PROPERTY. THE EXISTING CONDITION OF THE LOT IS THE NATURAL GRADE. PRIOR CONSTRUCTION WAS REASONABLE AND CONSTRAINED GIVEN THE NATURAL SLOPE OF THE LOT.
- F. GRANTING THE VARIANCE WILL NOT BE IN CONFLICT WITH THE GENERAL PLAN, OR THE GENERAL ZONING OBJECTIVES OF THE DISTRICT WITHIN WHICH THE AFFECTED PROPERTY LIES.

VARIANCE CONSIDERATIONS:

- 1 VARIANCE REQUEST IS FOR TWO ITEMS: Attachment 2
- A) 2ND STORY PLATE. REQUEST 2ND STORY PLATE INCREASE OF 22". NO VARIANCE NEEDED FOR TOTAL HEIGHT (FALLS BELOW LIMIT OF 24').
- B) FRONT ENTRY IMPERMEABLE BRICK STEPS IN SIDE SETBACK. FIRST FLOOR MOVED 3' CLOSER TO SOUTH (SIDE) SETBACK TO ACCOMMODATE SUNLIGHT EXPOSURE FOR NORTH NEIGHBOR. RELOCATION DOES NOT LEAVE ENOUGH ROOM FOR STAIRS TO FRONT PORCH DUE TO STEEP GRADE DIFFERENCE AT ENTRY STAIRS.
- 2 EXISTING ROOF PITCH OF 5/12 REDUCED TO 4/12 TO REDUCE VOLUME AND MEET HEIGHT RESTRICTION.
- 3 NEIGHBOR'S FINISHED FLOOR AND GRADE IS SIGNIFICANTLY HIGHER THAN OUR FINISHED FLOOR AND GRADE. A 2ND STORY PLATE INCREASE WILL BE MITIGATED BY THE DIFFERENCE IN GRADE AND FINISHED FLOOR HEIGHTS BETWEEN THE TWO PROPERTIES.
- 4 BELIEVE THERE IS NO SIGNIFICANT NEIGHBOR VIEW BEING IMPACTED. NO SIGNIFICANT VIEWS WERE MENTIONED IN RECENT ONLINE REAL ESTATE LISTINGS.
- 5 THE SLOPE OF THE LOT IS EXISTING, NATURAL GRADE. THE GRADE IS OUT OF OUR CONTROL AND WILL NOT BE ALTERED.
- 6 PLANNER SUGGESTED LOCATING THE 2ND FLOOR TO THE EAST SIDE OF THE RESIDENCE. THE EAST LOCATION REQUIRES 2ND STORY PLATE VARIANCE AND HEIGHT VARIANCE AND DIRECTLY OPPOSES THE NORTH NEIGHBOR'S SECOND STORY. AN EAST LOCATION IS LESS DESIRABLE. THE FOLLOWING PAGES COMPARE MASS AND VIEW IMPACTS OF THE SUGGESTED EAST LOCATION AND THE DESIRED WEST LOCATION.
- 7 NATURAL GRADE DROPS OVER 2 FEET FROM NORTHEAST CORNER TO SOUTHEAST CORNER OF EXISTING HOUSE FOOTPRINT.
- 8 AN 18' PLATE RESTRICTION IS OVERLY RESTRICTIVE WITH THIS LOT DUE TO NATURAL SLOPE AND EXISTING STRUCTURE.
- 9 THE AREA AVAILABLE TO BUILD A NORMAL HEIGHT SECOND STORY IS VERY SMALL. A PLATE HEIGHT VARIANCE IS REQUIRED TO ADD A SECOND FLOOR TO EXISTING STRUCTURE.
- 10 SOLAR STUDIES SHOW WEST LOCATION OF 2ND STORY ADDITION HAS LESS IMPACT ON NORTH NEIGHBOR'S NATURAL LIGHT AND VIEWS.
- 11 WE ARE MAINTAINING THE SAME STYLE, MATERIALS AND FEEL OF THE EXISTING CARMEL COTTAGE. PROJECT WILL IMPROVE THE LOOK OF A CORNER LOT ON A MAIN FEEDER STREET.
- 12 BUILDING ACROSS THE STREET ON 4TH HAVE A TALL MONOLITH 2 STORY FACADE. OUR SECOND STORY IS STAGGERED TO AVOID TWO MONLITHIC FACADES AT THE CORNERS OF 4TH AVENUE.
- 13 CONCERTED EFFORT MADE TO EMBRACE THE CHARACTER AND HARMONY OF THE CARMEL COTTAGE STYLE.

SOLAR STUDY FINDINGS:

- A PERPETUAL SHADOWS WOULD BE CAST ON NEIGHBOR'S NARROW SIDE YARD (NOT AN ENTERTAINMENT SPACE).
- B NEIGHBOR HAS SMALL WINDOWS WITH HIGH SILLS FACING OUR COMMON SIDE YARD. MOST VIEWS FROM THESE WINDOWS ARE NOT IMPACTED BY OUR PROPOSED 2ND STORY ADDITION (WEST LOCATION). THE NEIGHBOR WILL SEE THE 2ND FLOOR, BUT THEY ARE ALREADY LOOKING AT ASPHALT ROOFING AND WOOD FENCE.
- C SHADOWS OF WEST LOCATION WOULD SHADE THE NEIGHBOR'S REAR YARD.
- D WEST LOCATION FALLS WITHIN SHADE ALREADY IN CAST BY TWO VERY LARGE TREES AT SOUTHEAST OF OUR LOT.
- E IF 2ND STORY IS LOCATED ON EAST SIDE OF EXISTING RESIDENCE, THE EAST LOCATION WOULD SHADE THE NORTH NEIGHBOR'S FRONT YARD AND THEIR STAGGERED SOUTH FACING EASTERN FACADE WHICH APPEARS TO HAVE BEEN DESIGNED TO MAXIMIZE LIGHT. EAST LOCATION OF 2ND STORY WOULD SIGNIFICANTLY IMPACT NEIGHBOR VIEWS, LIGHT AND WARMING MORNING SUN.



BUILDABLE 2ND STORY AREA WITHOUT VARIANCE

TO SCALE

MAXIMUM BUILDABLE AREA: GRADE CALCULATION

HIGHEST GRADE OF EXISTING RESIDENCE IS 106.4'
FFE OF FIRST FLOOR IS 107.4'
THUS EXISTING FFE IS 12" ABOVE GRADE

PLATE HEIGHT LIMIT IS 18' ABOVE GRADE (124.4')
EXISTING FFE IS ALREADY 12" ABOVE GRADE OF 106.4'
ASSUMING 2ND FLOOR PLATE IS 16' 6" ABOVE FFE OF FIRST FLOOR OF 107.4'
EXISTING 1ST FLOOR PLATE OF 8' (115.4')
NEW DEPTH OF 1ST FLOOR CELING 12" (116.4')
SECOND FLOOR PLATE OF 7' 6" (123.9')

BUILDABLE AREA WITHOUT VARIANCE IS 6" BELOW HIGHEST GRADE OF EXISTING RESIDENCE
THUS ELEVATION 105.9' IS THE LOWEST POSSIBLE GRADE FOR 2ND STORY WITHOUT VARIANCE
AREA OF 105.9' IS SHADED IN BLUE ABOVE

V-1.1

VERSION: 2.1
DATE: 4/11/23
PLANNING

VARIANCE SUMMARY

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
09.08.22	PLN RFI #1	ER	04.11.23	PLN RFI #3	ER
10.28.22	PLN RFI #2	ER			
02.14.23	PLN C0#1	ER			

NUTE

0 NW CARPENTER AT 4TH, CARMEL, CALIFORNIA
APN 010-023-008-000

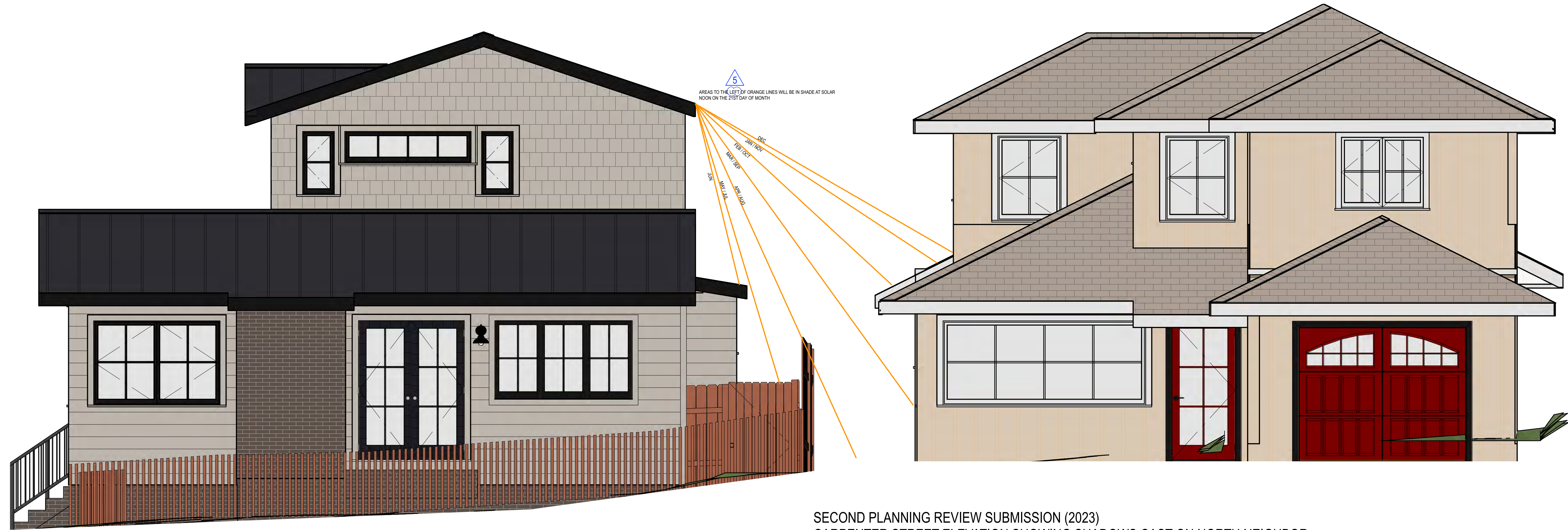
STAMP/SIGNATURE

[Signature]

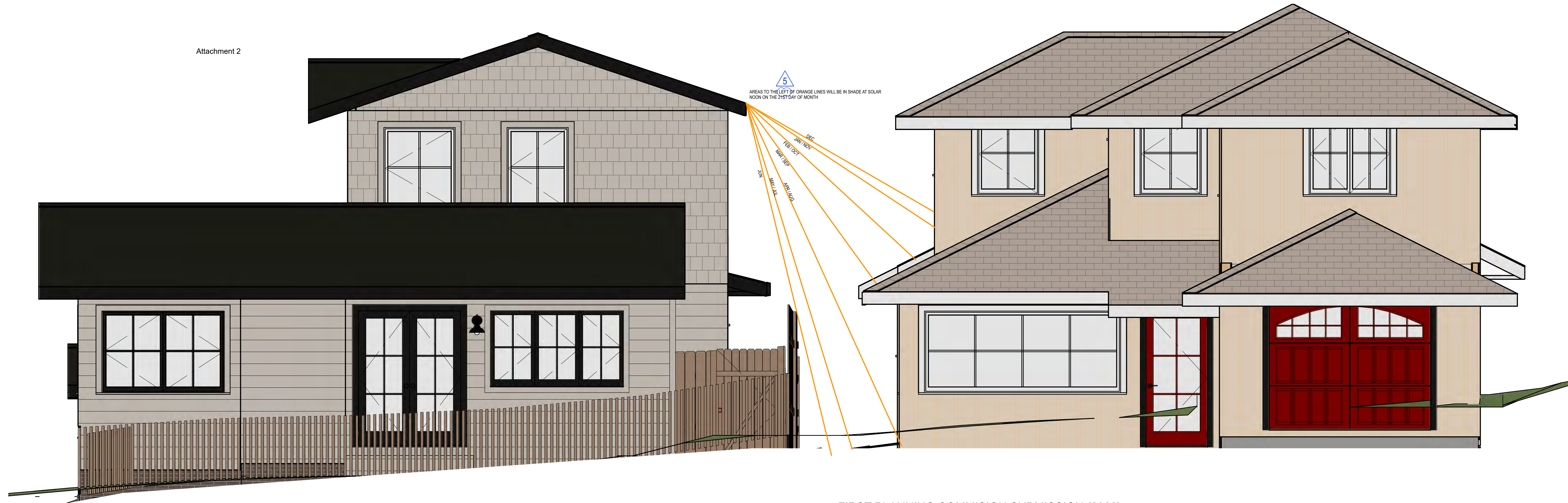
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SECOND PLANNING REVIEW SUBMISSION (2023)
CARPENTER STREET ELEVATION SHOWING SHADOWS CAST ON NORTH NEIGHBOR
SCALE: 1/4"=1'



FIRST PLANNING COMMISSION SUBMISSION (2022)
CARPENTER STREET ELEVATION SHOWING SHADOWS CAST ON NORTH NEIGHBOR
SCALE: 1/4"=1'

Y-1.2

VERSION: 2.2

DATE: 5/2/23

PLANNING

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION	BY
09.08.22	PLN RFI #1	ER	04.11.23	PLN RFI #3	ER
10.28.22	PLN RFI #2	ER	05.02.23	PLN RFI #4 INF	ER
02.14.23	PLN C0#1	ER			ER

SHADOW COMPARISONS: STREET VIEW

0 NW CARPENTER AT 4TH, CARMEL, CALIFORNIA
APN 010-023-008-000

STAMP/SIGNATURE

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CARMEL CA 93923
(831) 250 7168



Update

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

Thu, May 4, 2023 at 9:02 AM

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

From: **Erin Allen** <REDACTED>
Date: Sun, Apr 30, 2023 at 5:22 PM
Subject: Update
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>

Hi Marnie,

I wanted to give an update in regards to my neighbor's proposed design. Unfortunately- I'm not seeing much change from the last proposed design so I'm expressing the same concerns around my view and my light. And as I stated before- these affect my home value. I'm attaching a photo to show the impact to my view and as you can see- the white water view is gone with this proposed design. The light and view from my kitchen and primary bedroom will also be greatly impacted- removing my tree view and limiting light access.



I oppose this proposed design. I believe this property has a lot of beauty and potential to offer to a home that is the proper context within the neighborhood. This design is not the answer- the height and bulk create a single large continuous form that blocks views, interferes with open space and restricts free passage of light and air (as stated in the guidelines.)

Please share my concerns with the Planning Commission.

Thank you so much,
Erin Allen



Lewis Builders
3706 The Barnyard G11
Carmel, CA 93923

May 2, 2023

Carmel-by-the-Sea Planning Commission
c/o Leah Young, Administrative Coordinator
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Dear Planning Commissioners,

DS-22-191 Nute Residence - Revised Submission May 10, 2023

Thank you for reviewing our revised design submission for the Nute Residence 0 NW Carpenter at 4th Avenue, intended to address the concerns of Ms. Erin Allen, the neighbor to the north and a Carmel Planning Commissioner. Like the originally proposed design, the compromise-driven redesign comports with the setbacks and height limits applicable to standard residential lots in Carmel-by-the-Sea. The redesigned project is also consistent with the Design Guidelines governing additions, with extensive consideration given to maintaining existing protected trees, mass setback from Carpenter Street, the surrounding two- story massing, the northern neighbor's windows, and the footprint of the Nutes' existing residence.

Reduction of View Impact

In the spirit of view sharing per the Design Guidelines, we redesigned the proposed new residence to address Ms. Allen's concern and preserve as much of her view from the guest bedroom as feasible, given the existing trees and site conditions. Please note that in contrast to a "significant view" which, in my experience, is typically exploited by a large window enjoyed while sitting, Ms. Allen's view of the water (more than a mile away) exists only when standing in a specific position and looking through a high window.

Improved Views and Natural Sunlight Exposure

The redesign shifts the first-floor addition to the south wall rather than the north wall as originally proposed, thereby allowing the north wall to remain in its existing position 36" from the setback line, providing more distance, air flow, and solar exposure for Ms. Allen's south-facing facade. The redesigned second-floor addition similarly shifts 32" south and 5' west, providing the same benefits to Ms. Allen.

Based on the field review of the story poles, we anticipate that shifting the second-story 5' west preserves a view from the neighbor's upstairs guest room.

The redesign also reduces all roof eaves to 16" to allow more overhead sunlight to reach Ms. Allen's south facade. We further reduced the north eave of the proposed second floor to 6" to reduce shade cast upon Ms. Allen's home.

For numerous reasons as explained, redesigning the Nutes' proposed second story to wholly maintain Ms. Allen's existing field of view is not reasonably feasible, nor are the Nutes willing to eliminate the proposed second story altogether. Requiring otherwise is not feasible, reasonable, equitable, or otherwise supported by Carmel City Code or the Design Guidelines. Carmel City Code and zoning reasonably predict that Carmel residents will see neighbors' homes, be impacted by shade from a second-story structure, and not be entitled to 180-degree exposure to tree canopy, sunlight, moonlight, or wind. Ms. Allen has no recorded view easement over the Nutes' property or any other guarantee to unimpeded views by neighbors.

Increased Privacy

The redesigned project eliminated the north-facing windows from the second-story addition, thereby providing additional privacy to Ms. Allen's south-facing windows and yard. The only new north-facing windows are first-floor gable transoms, which allow light into the Nutes' kitchen. The bottom sills of the transoms are 8' above the floor, precluding any direct line of sight into Ms. Allen's home.

Summary of Design Decisions

To follow is a narration by Erin Rose, the lead designer of the Nute residence, detailing her design decision-making process and considerations, along with how she interpreted the most favorable impact on Ms. Allen's property throughout design development. Ms. Rose has an architecture degree, 15 years of experience designing homes in Carmel-by-the-Sea, and is well-versed in the City Code and responding to Design Review requests. The design of the Nute residence was guided by her expertise and prior experience in Carmel-by-the-Sea.

My initial site assessment of the Nute property was heavily influenced by existing and natural conditions on Ms. Allen's property. I considered the 2nd story location, window locations, and sizes of Ms. Allen's south facade, her side yard, rear yard, the sunlight requirements of her front yard landscaping, and the annual solar exposure for Ms. Allen's home.

1. *The property setbacks and height limits were the first design consideration.*
2. *The second consideration was the proximity to protected trees, as recorded by the City Forester. Tree root restrictions further limited the Nute property building envelope.*
3. *The third consideration was the size and location of Ms. Allen's south-facing windows. Progressing from east to west, the following assumptions were made regarding windows and yard:*

- a. *First floor (living room) window and bay window on east facade: The window sills are low, and the glass is large, implying that this room was designed for socializing in, and that view and light are focal and important. Additionally, as a southeast corner window, it provides critical early morning sun and passive heating during the winter mornings, the coldest time of the year; thus an important feature to preserve. Therefore, building on the east end of the Nute lot presumably would have been undesirable for Ms. Allen. It would have cast perpetual shadows on her large bay window, depriving her of passive solar heat at the most critical time of year and depriving her established front yard partial-sun landscaping from sunlight. I chose to remove from consideration any construction on the east side of the Nutes' lot.*
- b. *First floor (Dining and Kitchen) windows on the south facade: The sills are low and the glass is large. Again, this indicates that these rooms were designed for socializing rooms and the enjoyment of light. However, these two windows look out onto the existing tall fence and the Nutes' roof, meaning existing views from that vantage point are limited. Therefore, Ms. Allen would benefit from not building on the east end of the Nutes' lot for the same reasons outlined above.*
- c. *Second floor (bedroom) window on south facade: The window is relatively small with a high sill compared to the windows below it. This indicates that views from that window were of lesser value to the original designer and owners in subsequent years of habitation. I correctly assumed it was a bedroom, which enjoyed light, ventilation, and canopy views from the window, which would be enhanced by standing. I was able to view the filed plans at the City to verify my estimation of a high window sill that would not provide a view while sitting, thus I assumed the view was neither focal nor significant. I was unaware of the ocean view as it was not mentioned in the property description or photographs in the 2021 MLS listing of Ms. Allen's property. However, I elected not to build a second-story directly across from Ms. Allen's second-story window in order to preserve at least 90 degrees of her sky and canopy view. Had we placed the second floor on the east end of the Nutes' footprint, Ms. Allen's windows view would be dominated by the Nutes' north facade.*
- d. *First floor (bathroom) window: The window has a high sill, small glazing, and privacy glazing. I correctly assumed it to be a bathroom. Bathrooms are typically of low and solitary use. When open, the bathroom window looks out on the 7' fence and the Nutes' existing asphalt shingle roof. These considerations led me to assign a lower priority for preserving views and direct sunlight from that window.*
- e. *First floor window (primary bedroom): The window has a high sill and limited height, implying that this window was purposed for ventilation and indirect light, not for focal views. Also, because the window is shaded by canopy in the afternoon, its utility for view and direct sunlight is limited.*

By considering the site and design of Ms. Allen's property and residence, and by prioritizing the views and direct sunlight exposure of Ms. Allen's home, I determined that the Nutes' second floor should be located on the west end of their existing residence, so as to not directly face Ms. Allen's second-floor bedroom, first-floor dining room, or kitchen windows. The shadows cast by the proposed second-story addition would cast the most shade on Ms. Allen first-story western mass during the hottest part of the day. In summer, the shade cast by the redesigned second floor will provide passive cooling of Ms. Allen's guest bathroom and primary bedroom suite. In winter,

the revised proposed location will preserve Ms. Allen's passive morning heating to the east half of her home, which has large windows to take advantage of the morning sun. The 6' distance between the homes will still allow for ventilation and indirect natural light into all of Ms. Allen's windows year-round.

- Erin Rose

Sincerely,

A handwritten signature in black ink, appearing to read 'Damien Georis', with a large, stylized flourish at the end.

Damien Georis

Vice President of Design, Lewis Builders

Cc: Marnie Waffle, Principal Planner

Cc: Derric G. Oliver, Fenton & Keller



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

June 14, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Katherine Wallace, Associate Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 23-019 (De Caussin):** Consideration of a Concept Design Study, DS 23-019 (De Caussin), for a 265-square-foot net addition to a 4,000-square-foot property developed with an existing 1,258-square-foot, two-story residence and 208-square-foot guesthouse, and various site improvements located at Carmelo 2 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-265-010

Application: DS 23-019 (De Caussin)

APN: 010-265-010

Block: N

Lot: 16

Location: Carmelo Street 2 NE 8th Avenue

Applicant: Amy Denney, Project Manager at IDG, Inc.

Property Owner: Myrtle Rosalie De Caussin Trust

Executive Summary:

The project involves partial demolition and subsequent addition to an existing two-story home on 4,000-square-foot lot. The project proposes an increase in floor area to accommodate a new attached garage and second-floor primary bedroom/bathroom, and includes various site improvements to bring the currently non-conforming site into compliance. Additionally, the applicant is proposing the conversion of a guesthouse to an accessory dwelling unit, which is not subject to design review but is depicted in the plan set.

The subject property was found to be ineligible for the Carmel Historic Inventory on September 29, 2022, and no trees are proposed for removal.

The Planning Commission reviewed DS 23-019 (De Caussin) at the April 12, 2023 meeting, and continued the Concept Design Study to a date uncertain. The Commission expressed concerns about the mass and bulk of the proposed project, and found neighbor objections about light/privacy/view impacts to be legitimate. The Commissioners agreed that the project as presented in April was too massive, particularly when viewed from the west (Carmelo Street). Suggestions presented by the Commission to mitigate the perceived impacts included moving the laundry/pantry addition and removing the roof over the terrace – both of which have since been incorporated in the revised plans. Additional revisions are described in this

staff report.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Concept Design Study (DS 23-019, De Caussin) for a 265-square-foot net floor area addition to a 4,000 square-foot property developed with an existing 1,258-square-foot two-story residence and 208-square foot guesthouse, and various site improvements located on Carmelo Street 2 NE of 8th Avenue in the Single-Family Residential (R-1) District. APN 010-265-010.

Background and Project Description:

The subject property is a 4,000-square-foot lot developed with a 1,258-square-foot two-story residence and detached 208-square-foot guesthouse. The applicant, Amy Denney of IDG, Inc., is proposing an interior remodel and exterior changes to the main residence. Changes include: construction of a 200-square-foot attached garage at the first story; demolition of an existing exterior fireplace and proposed addition of a laundry room off the new garage resulting in a net additional 19 square feet; and a 254-square-foot second-floor addition. The second story addition would accommodate a relocated/expanded primary bedroom, a new primary bathroom in addition to an existing second-floor bathroom, and a new walk-in closet. The existing exterior stone fireplace at the north elevation is proposed to be demolished and replaced with an interior living room fireplace. A 60-square-foot primary bedroom-adjacent terrace is also proposed.

Planned site improvements include a reduction of 530 square feet of site coverage, from 1,303 square feet to 773 square feet (reflecting a reduction 2x the amount of new floor area proposed). A new driveway at the northwest corner of the lot will feature sand-set pavers and a central planted island. Additional exterior modifications include the replacement of the rear (west) elevation first-story bay window copper roof with skylight lites, and adding three new dormer windows: one first-story west-facing dormer and two second-story west-facing dormers. The existing metal driveway gate is proposed to remain in place. The existing 208-square-foot detached guesthouse is proposed to be converted to a 264-square-foot legal accessory dwelling unit. The accessory dwelling unit is not subject to design review.

Staff has scheduled this application for conceptual review. The project was first heard at the April 12, 2023 Planning Commission hearing and was continued. The primary purpose of the June 14, 2023 meeting is to review and consider the site planning, privacy and views, mass and scale related to the revised project. However, the Commission may provide input on other aspects of the design.

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.*

Staff Response: The City Forester has identified four trees on the property including one Magnolia and three Coast Live Oaks, all classified as Significant lower canopy trees. No trees are proposed to be removed.

City code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects, if needed. The City Forester recommends a tree density of one lower canopy tree (already existing) and three new upper canopy trees. The project plans depict proposed locations for three new upper canopy trees; the tree species have yet to

be selected but will be either Monterey Pine, Monterey Cypress, Bishop Pine, Canary Island Pine, Deodar Cedar, Coast Redwood, or Peppermint Gum. Recommended Condition of Approval #2 specifies the landscape plan will need to show the size and species of the three upper canopy trees.

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

Staff Response: Staff has not identified significant privacy or view impacts associated with the project. The main residence will be modified to accommodate a new 200-square-foot attached garage; a garage-adjacent laundry room; and 254-square-foot second-floor addition. A 60-square-foot primary bedroom-adjacent terrace is also proposed. The plate height of the first story will remain unchanged at 9'7" and the ridge height of the first story will remain unchanged at 14'. The plate height of the second story will increase 1" from 17' 3" to 17'4", and the ridge height of the existing second story will remain unchanged at 21' 11". The second-story addition will sit lower than the existing residence with a ridge height of 20' 11.75".

The fenestration proposed for the addition is human-scaled and appears to preserve "reasonable" privacy for neighboring properties. At the first story of the north elevation, one proposed garage window and one proposed powder room window will not result in any privacy impacts due to the presence of an existing 8' wood fence along the north property line to be maintained. While the north neighboring house does feature three south-facing first-story windows, the fence eliminates any privacy impact at the first story. At the second story of the proposed north elevation, two proposed primary bedroom windows and two proposed primary bath windows do not appear to result in a privacy impact because the north neighboring house features no second-story windows. In response to the north neighbor's concerns about privacy impacts at their first story, the applicant has reduced the width of the two proposed second-story primary bedroom windows by 6 inches. Lastly, it can be noted that a view from the second story of the De Caussin home to the north neighboring home already exists due to a six-light casement window located at the far west end of the north elevation.

A 60-square-foot uncovered terrace is proposed at the second story of the west façade, adjacent to the proposed primary bedroom. Notably, the north neighboring house features a second-story porch stretching the length of the façade. Staff received correspondence from Charlie Zakskorn, owner of Carmelo 3 NE of 8th, on June 8, 2023 (Attachment 5). Mr. Zakskorn's primary concern is that the proposed length of the north addition added to the existing building would create a tunnel or corridor effect, and would eliminate the sense of open space that currently exists between the two properties. Mr. Zakskorn's concerns will be discussed at the public hearing.

The proposed addition includes two south-facing second-story windows that are sufficiently set back from the neighbor to the south such to prevent any privacy impacts. Further, the subject property features a tall hedge along the south property line that offers considerable privacy.

Three proposed dormer windows at the façade do not create any privacy impacts. These west-facing dormers (one at the first story, two at the second story) will look onto the front yard of the subject property and Carmelo Street beyond. The applicant removed proposed north and east-facing dormer windows from the project at the request of the adjacent property owners.

The proposed addition will block a portion of a filtered ocean view from the Camino Real 3 NW of 8th (the property located northeast of the subject property). Staff received correspondence from Christopher Maxcy, owner of Camino Real 3NW of 8th, on May 30, 2023 (Attachment 5); Mr. Maxcy's primary concern is that "Camino Real 3NW 8th is losing access to its limited filtered views, light, and breeze" and "the mass of the redesigned house is simply excessive for the

neighborhood.” Mr. Maxcy’s concerns will be discussed at the public hearing.

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 has proposed a 200-square-foot attached garage located at the northwest portion of the residence. The existing area of asphalt (34 square feet) and turf at the northwest portion of the property will be removed and replaced with an 81-square-foot driveway of sand-set pavers with a landscaped island. The proposed garage will provide required on-site parking, and the proposed design of the driveway will minimize the amount of hardscape as feasible. The proposed garage location appears to be appropriate given the site limitations (i.e., not possible to put a garage at the rear of the home). The applicant revised the plans since the April hearing to pull the garage footprint back 18’9” from the west property line (the previous submittal depicted a 15’ 3” setback).

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage a building’s mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms.

Staff Response: The proposed addition would increase the floor area of the property from 1,466 to 1,731 square feet (net 265 square feet added), remaining below to the maximum allowable square footage of 1,800 square feet. Note that this calculation is affected by the 208-square-foot detached guesthouse which is proposed to be converted to an accessory dwelling unit (which does not currently count towards a property’s overall floor area). The three proposed dormers will not significantly contribute to the increase in perceived mass and bulk. The lot’s topography gently slopes from the rear (east) to the front (west), and the proposed addition steps down with the topography. The grade change does amplify the perception of the addition massing when viewed from Carmelo Street. However, the fact that both neighboring properties to the north and the south are developed with two-story residences (each featuring a balcony or deck fronting Carmelo Street) softens the impact of the proposed addition.

At the April 12, 2023 Planning Commission hearing, the Commissioners (and neighbors to the north and northeast) expressed concern that the project would inappropriately increase the building’s mass and bulk. Various adjustments to the plans have since been incorporated by the applicant for the June 15, 2023 Concept Review, which reduce the impact of increased mass and bulk. Staff asks the Planning Commission to provide feedback on whether the massing revisions (below) have sufficiently mitigated the visual impact and if not, to provide direction to the applicant prior to the Final Details hearing.

- Proposed: 200-square-foot attached garage, 19 net new square feet at the first floor; and a 254-square-foot second-floor addition.
- Removed north and east proposed dormers.
- Moved the new garage footprint 18’-9” from west property line, previous submittal was 15’-3” from west property line; increased setback from west property line by 3’ 6 3/8”.
- Moved the new roof eave 22’-9” from the west property line, previous submittal was 16’-11” from west property line, thus reducing mass and bulk by 5’-10”. The ridge height of the addition has been reduced from 21’5” to 20’11.75”.
- Removed proposed pantry closet from main level.
- Relocated laundry closet to the south side of new garage.
- Reduced upper-level primary bedroom length to 15’-6”, previous submittal was 17’-6”; overall reduction of 2’-0” for the primary bedroom length.

- Garage top of slab finish is now at 102.06', previously 100.91'. This will reduce overall site grading.

The northwest corner of the De Caussin's proposed garage extends 8'-9.5" past the southwest corner of the house to the north, and the proposed second-story addition extends 3'-7.5" past the north neighbor's southwest corner. The south neighbor's garage extends 8'-8" past the De Caussin's proposed new garage and 13'-10" past the proposed second-story addition.

Height: *Per CMC 17.06.020.L.1 Measuring Building Height. The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof.*

Staff Response: The plate height of the first story will remain unchanged at 9'7" and the ridge height of the first story will remain unchanged at 14'. The plate height of the second story will increase 1" from 17' 3" to 17'4", and the ridge height of the existing second story will remain unchanged at 21' 11". The addition at the second story will lower than the existing residence with a ridge height of 20' 11.75". As designed, the proposed project meets height standards dictated by the zoning code.

The applicant has revised the plans since April to remove the roof from the proposed terrace. Additionally, the ridge height of the addition has been reduced from 21'5" to 20'11.75".

Building and Roof Form: *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.*

Staff Response: The pitch of the proposed addition will maintain the 7:12 slope of the existing residence. The three proposed west-facing dormers do not appear to over-complicate the roof form. The project meets the design guideline objectives for building and roof forms.

Finish Details: *Residential Design Guideline 9.4 states, "Architectural details should appear to be authentic, integral elements of the overall building design concept." Design Guideline 9.5 encourages the use of natural building materials such as wood and stone and Design Guideline 9.8 states, "Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood."*

Staff Response: The existing residence is clad with stone veneer and stucco above. The new addition is proposed to match the existing siding in both color and material. The proposed addition will feature a wood shake roof to match the existing residence. The proposed dormers will feature stucco siding and wood shake roofing.

The windows proposed for the addition (Kolbe "Heritage" simulated divided lite wood windows or equal) are consistent with or smaller than the size of the existing wood windows, and will be painted with Benjamin Moore "Timberwolf" grey to match existing.

The proposed second-story terrace will feature a redwood fascia and railing stained to match the wood elements that already exist on the existing house. Likewise, proposed redwood shutters (proposed for some but not all new window openings) will match existing shutters. The vehicular opening at the west façade of the proposed garage will feature a redwood surround and redwood roll-up garage doors.

Right-of-Way Character: *Residential Design Guidelines 1.5 through 1.7 encourage maintaining an*

informal open space character of the right-of-way; maintaining trees and natural vegetation; and, designing parking areas to reinforce the forest image.

Please note that the Planning Commission is not responsible for reviewing the encroachments in the right-of-way; the description below is provided for informational purposes.

The right-of-way presently features multiple right-of-way encroachments. A review of the property file indicates an encroachment permit was granted by the City Council on August 3, 2004 that included the following features, as identified in a letter dated April 8, 2004, from Building Official Timothy Meroney to then-property owner Charlotte Marchiando:

1. Stones placed in a manner forming a curbing/planter.
2. Stepping stones placed flat along the front of the planter.
3. Landscape lighting fixtures. (*Ordered removed by City Council*).
4. Plants/shrubs carved in the shape of animals.
5. Statues and/or birdhouse structures standing approximately 24" tall.

While most of the features approved in 2004 either were never installed or no longer exist, the "stones placed in a manner forming a curbing/planter" do appear extant and thus are considered legal non-conforming. While there are no "plants/shrubs carved in the shape of animals," there are topiary-like shrubs presently. Extant encroachments have exceeded the scope of the 2004 encroachment permit (which is not presently insured as required per CMC 12.08.110). The extant, unpermitted encroachments include the crushed rock curb border, concrete paving, and a mortared stone walkway and fan step with brick edging. Recommended Condition of Approval # 1 requires the applicant to either remove unpermitted encroachments or, if the encroachments are found to meet the standards outlined in CMC 12.08.060 (Encroachment Application Review Standards) obtain an encroachment permit prior to issuance of a building permit.

Exterior Lighting/Skylights: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8, states that projects should, *"preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas."*

Residential Design Guidelines 9.13 and 9.14 state, *"when a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights may be appropriate when, interior spaces have no access to exterior windows or windows have limited access to light; windows would cause greater impacts to adjoining homes; the skylight design is compatible with the architecture; and, the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or neighboring windows. The size, placement, number, and design should be an integral part of the building design; skylights should be framed in colors that match adjoining roof surfaces, and skylights that produce glare or light pollution visible to neighbors or the public should be mitigated."*

Staff Response: The applicant is proposing three wall-mounted light fixtures for the proposed addition. The applicant has proposed a compliant light fixture: Merrimack (Item 8762-66-L) by Minka-Lavery.

The Family Room bay window located at the at the rear (northeast) first-story portion of the building,

presently features a copper roof. The copper is proposed to be replaced with skylights. The bay window is not visible from the street. The location of the proposed skylight at the first story limits any light pollution impact to neighboring residences, as does the sloping topography and existing fencing/vegetation and the accessory dwelling unit. Recommended Condition of Approval # 4 requires that the skylight be low-profile with non-reflective glass to minimize the amount of light and glare visible from adjoining properties. In addition, automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.

Driveway Gate: Residential Design Guideline 11.3 states, *“Keep a sense of openness into the site as seen from the street.”*

Staff Response: The existing wrought iron driveway gate is proposed to be retained. The previous submission reviewed by the Planning Commission in April, 2023, proposed relocating the gate approximately 1’ west. Staff and the Commissioners did not support the relocation of the driveway gate, as it is inconsistent with the design guideline 11.3. The gate interferes with a sense of openness into the site. Two commissioners expressed a preference for the gate to be removed; however, if the applicant wishes to keep the gate in place they may do so as an existing structure. The applicant has revised the plans to indicate the gate will not be relocated but will be retained.

Site Coverage/Fencing: 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 permitted 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 area, ponds, hot tubs, and swimming pools.

If at least 50 percent of all site coverage on the property 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.

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area only when:

- a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A) and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
- b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less.

Staff Response: The site is currently non-compliant with site coverage limits. The applicant is reducing site coverage by 530 square feet from 1,303 square feet to 773 square feet bringing the site into compliance with the zoning requirement of CMC 17.10.030.C.2.b that requires non-compliant site coverage be reduced at a rate equal to two times the amount of floor area added to the site. Portions of hardscape throughout the property will be removed and replaced with mulch. The proposed project involves the demolition of two stone columns located along the south border of the turf area and new planters north and south of the new driveway. No changes to the existing stone perimeter walls and fencing are proposed. Although portions of the fence exceed the 4’ and 6’ height limits (reaching 8’ in places), no changes to the non-conforming fencing are proposed and they may be retained.

Landscaping: Residential Design Guideline 10.0 states that project sites should *“Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other*

varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel."

Carmel Municipal Code Section 17.48.080, Table 17.48-A includes recommended tree densities for a variety of lot sizes. Lots up to 4,000 square feet are recommended to have 3 upper canopy trees and 1 lower canopy tree.

Staff Response: See Section on Forest Character analysis on pg. 2. The applicant is not proposing to remove any plantings or trees and is not proposing any new plantings beyond the three new upper canopy trees as directed by the City Forester. Recommended Condition of Approval #2 requires approval of the landscape plan by the City prior to Final Details review.

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 - Site Photos

Attachment 3 - Data Table

Attachment 4 - Project Plans

Attachment 5 - Public Comment

Attachment 6 - Architect Response to Public Comment

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

PLANNING COMMISSION RESOLUTION NO. 2022-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR A NET ADDITION OF 265 SQUARE FEET TO A 4,000 SQUARE-FOOT PROPERTY DEVELOPED WITH AN EXISTING 1,258-SQUARE-FOOT TWO-STORY RESIDENCE AND 208-SQUARE-FOOT GUESTHOUSE, AND VARIOUS SITE IMPROVEMENTS LOCATED ON CARMELO STREET 2 NORTHEAST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT.
APN 101-265-010.**

WHEREAS, on January 24, 2023 Amy Denney, Project Manager ("Applicant") submitted an application on behalf of Mere De Caussin requesting approval of a Track 2 Design Study application (DS 23-019, De Caussin) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District (Block N, Lot 16); and

WHEREAS, the Applicant is requesting to demolish 12 existing square feet of floor area at the main residence and construct a 485-square-foot two-story addition inclusive of a 200-square-foot attached garage, and 285 square feet of bedroom/bathroom and laundry space, resulting in a net addition of 473 square feet to an existing 1,258-square-foot two-story residence; and

WHEREAS, the Applicant is additionally requesting to construct a 60-square-foot second-story terrace; demolish the existing stone exterior chimney and construct a relocated interior chimney; add three (3) new dormer windows; replace an existing first-story bay window copper roof with a skylight roof; and install site improvements including a new sand-set paver driveway; 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, in accordance with CMC 17.52.090 (Coastal Development Permit Required) a Coastal Development Permit is also required and will be considered at the Final Details hearing; and

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WHEREAS, the project plans also depict the conversion an existing 208-square-foot guesthouse to a 264-square-foot accessory dwelling unit, which is not subject to design review nor does it require a Coastal Development Permit; and

WHEREAS, on March 31, 2023, notice of an April 12, 2023 public hearing was published in the *Carmel Pine Cone* in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the time and date of the hearing; and

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

WHEREAS, on April 12, 2023, the Commission expressed in their deliberations that the mass and bulk of the proposed addition created problematic visual impacts and view/light impacts to neighboring properties; and

WHEREAS, on April 12, 2023, the Planning Commission continued the Concept Design Study to a date uncertain based on Commissioner concerns primarily related to mass and bulk, and based on objections of adjacent property owners surrounding privacy and views; and

WHEREAS, on June 2, 2023, notice of a June 14, 2023 public hearing was published in the *Carmel Pine Cone* in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the time and date of the hearing; and

WHEREAS, on or before June 4, 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 June 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the continued Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

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

Commented [KW1]: Unless someone already knows that guesthouse floor area is counted as existing floor area and ADU floor area is not counted as proposed floor area, they'll be confused about my "net addition" calculation in the resolution title. Would it be appropriate to add language here along the lines of: "WHEREAS, the project plans also depict the conversion an existing 208-square-foot guesthouse to a 264-square-foot accessory dwelling unit, which affects the total floor area of the property but is not subject to design review nor does it require a Coastal Development"

Commented [BS2R1]: That's very wise, good idea. Thank you for thinking about how someone would read this in the future!

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

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

WHEREAS, acceptance of a Concept Design Study is "not a project" pursuant to section 15378 of the CEQA Guidelines as it does not grant any permits of entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, a CEQA analysis and determination will be conducted as part of the Final Details 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, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	

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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.	✓	
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 for Design Study application DS 23-019, De Caussin for a net addition of 265 square feet to an existing 4,000 square-foot property developed with an existing 1,258-square-foot residence and a 209-square-foot guesthouse located on Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) District (APN 010-265-010), subject to the following Recommendations/Draft Conditions of Approval:

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RECOMMENDATIONS / DRAFT CONDITIONS OF APPROVAL	
No.	
1.	Right of Way. Prior to issuance of a building permit, the applicant shall remove all unpermitted encroachments in the public right-of-way or obtain a permanent encroachment permit insured per CMC 12.08.110.
2.	Landscape Plan/Required Tree Planting. Prior to the final details review, the applicant shall identify the size, species, and location of three new upper canopy trees on the landscape plan, which shall be approved by the City.
3.	Volume Study. Prior to the final details review, the required Volumetric Study shall be successfully completed and submitted to the Planning Department. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
4.	Skylight & Skylight Shade. The applicant shall submit product information for the bay window skylight and skylight shade to the Planning Department prior to the issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.
5.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan to the Community Planning and Building Department for review and approval by the City.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of June, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Resolution No. 2022-XX-PC
Page 6 of 6

Michael LePage
Chair

Leah Young
Planning Commission Secretary



Figure 1: Subject block with property outlined (left). Subject block with property outlined and proposed addition in RED (right).



Figure 2: View looking east.



Figure 3: View looking southeast.



Figure 4: View looking northeast.



Figure 5: Neighboring property to the north (image left) and subject property (image right).



Figure 6: Subject property (image left) and neighboring property to the south (image center/right).



Figure 7: Detail of existing asphalt, driveway gate, and turf.



Figure 8: Detail of right-of-way.



Figure 9: Detail of right-of-way.



Figure 10: Detail of south portion of existing residence, looking east.



Figure 11: Rear elevation, looking west. Note bay window copper roof to be replaced with a skylight roof.



Figure 12: Detached guesthouse, proposed to be expanded and converted to an ADU.



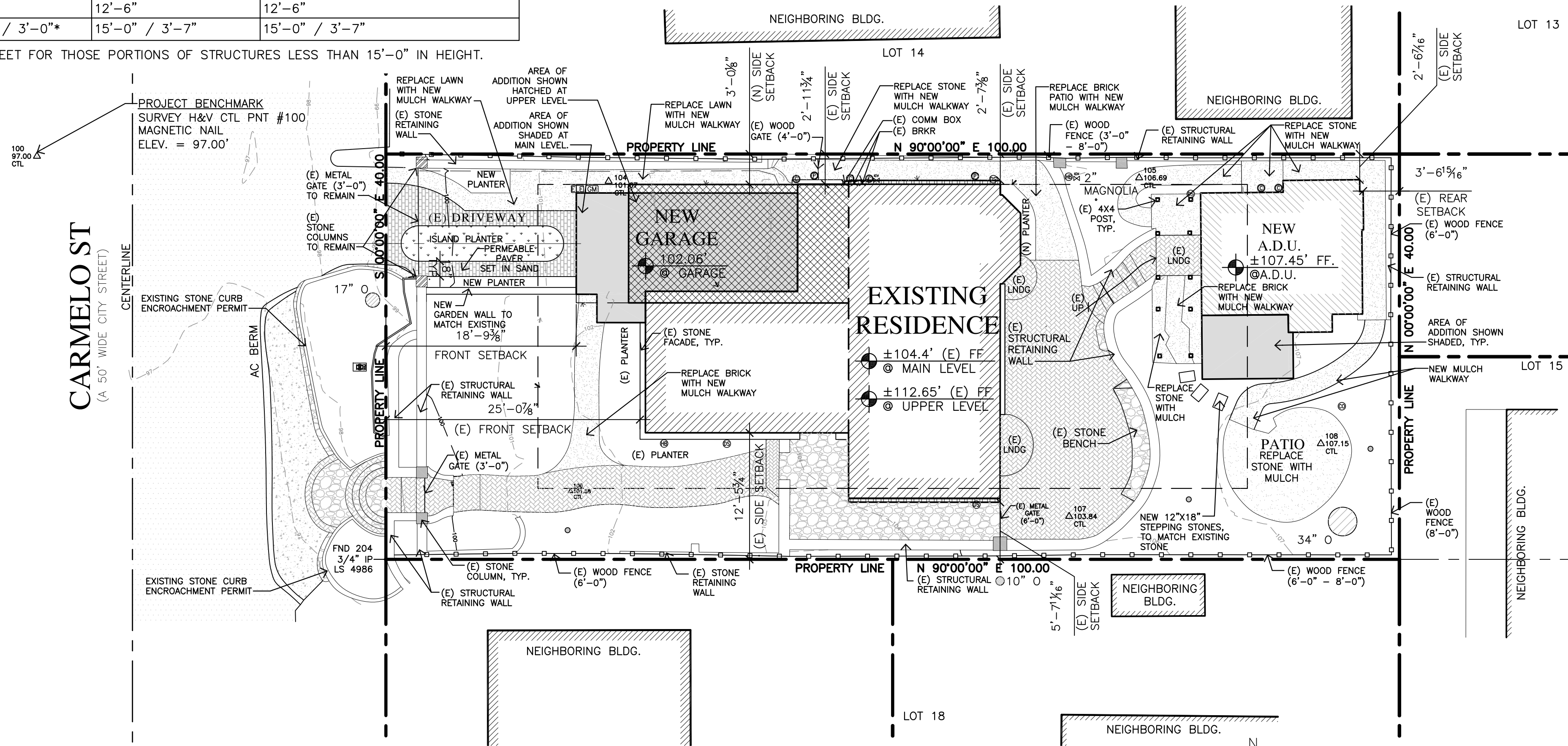
Figure 13: View from subject property to north neighbor, looking northwest.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,466 SF (36.6%)	1,731 SF (44.62%)
Site Coverage	396 SF/556 SF	1,303 SF	773 SF
Trees (Upper/Lower)	3/1	4 lower	Retain 4 lower; plant 3 upper
Ridge Height (1 st /2 nd)	18'/ 24'	14'/ 21'11"	14'/ 20' 11.75" (addition)
Plate Height (1 st /2 nd)	12'/ 18'	9'7"/ 17'3"	9'7"/ 17'4"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	25'1"	18'9"
Composite Side Yard	10' (25%)	8'3"	8'3"
South Side Yard	3'	5'7 11/16"	5'7 11/16"
North Side Yard	3'	2'11 3/4" / 2'7 3/8" 2'7" (guesthouse)	3' (addition) 2'7" (ADU)
Rear	15'/3'*	15' 3'7" (guesthouse)	15' 3'7" (ADU)

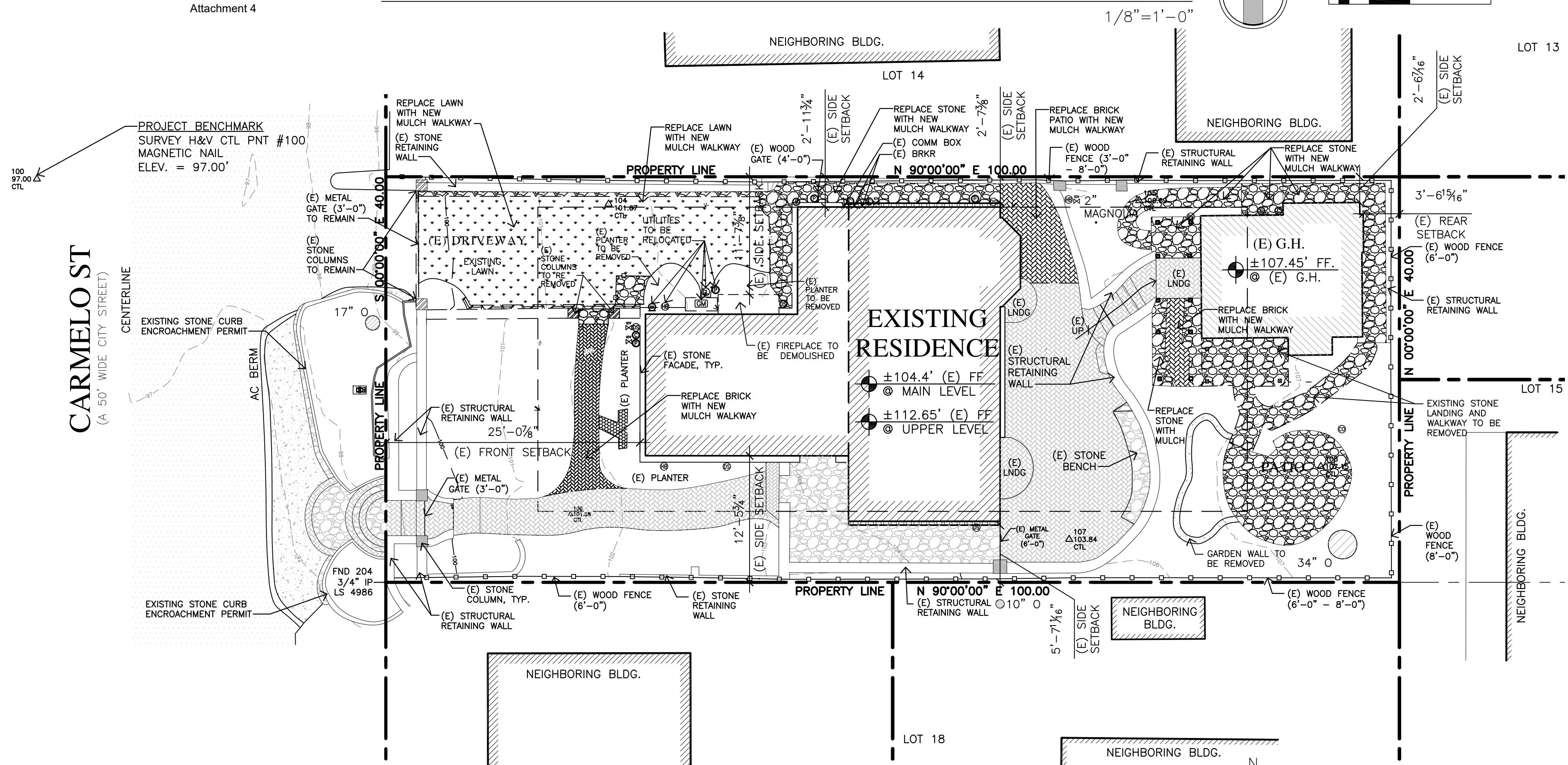
*The rear setback is three feet for those portions of structures less than 15 feet in height.

PROJECT DATA FOR AN 4,000 SF SITE			
SITE CONSIDERATIONS	ALLOWED	EXISTING	PROPOSED
FLOOR AREA	1,800 SF (45%)	1,466 SF (36.6%)	1,731 SF (43.27%)
SITE COVERAGE	396 SF	1,303 SF	773 SF
TREES (UPPER/LOWER)	3 / 1	0 / 1	3 / 1
RIDGE HEIGHT (1ST/2ND)	18' / 24'	14'-0" / 21'-11"	14'-0" / 20'-11.75" (ADDITION AREA)
PLATE HEIGHT (1ST/2ND)	12' / 18'	9'-7" / 17'-3"	9'-7" / 17'-4"
SETBACKS	MINIMUM REQUIRED	EXISTING	PROPOSED
FRONT	15'-0"	25'-1"	18'-9"
COMPOSITE SIDE YARD	10'-0" (25%)	8'-3" (20.6%)	8'-3" (20.6%)
SIDE YARD - NORTH	3'-0"	2'-11" @ EXIST.	3'-0" @ ADDITION
SIDE YARD - SOUTH	7'-0"	12'-6"	12'-6"
REAR	15'-0" / 3'-0"*	15'-0" / 3'-7"	15'-0" / 3'-7"

* THE REAR SETBACK IS THREE FEET FOR THOSE PORTIONS OF STRUCTURES LESS THAN 15'-0" IN HEIGHT.



PROPOSED SITE PLAN



EXISTING SITE PLAN

PLANNING INFO.

- PROPERTY OWNER:
RON WILKS AND MERE De CAUSSIN
9820 E. THOMPSON PEAK PARKWAY, LOT 609
SCOTTSDALE, AZ 85255
PH. (408) 766-1479 (MERE)
PH. (949) 607-7437 (RON)
- PROJECT ADDRESS:
CARMELO STREET 2NE OF 8TH AVENUE
CARMEL-BY-TH-SEA, CA
- PROJECT SCOPE:
 - CONVERT EXISTING 208 SF GUEST HOUSE INTO ACCESSORY DWELLING UNIT WITH AN ADDITION OF 56 SF
 - 31 SF ADDITION TO EXISTING MAIN LEVEL, REPLACE EXISTING FIREPLACE
 - NEW 200 SF GARAGE ADDITION
 - 254 SF ADDITION TO EXISTING UPPER LEVEL
 - REPLACE EXISTING FAMILY ROOM BAY WINDOW COPPER ROOF WITH SKYLIGHT ROOF.
 - ADD A FIRST-STORY WEST-FACING DORMER, TWO SECOND-STORY WEST-FACING DORMER
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 010-265-010
- LEGAL DESC.: BLOCK: N LOT: 16
- ZONE: R-1
- STORIES: TWO
- MAX BLDG. HT ALLOWED: 24 FT
- GRADING: SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE,
CALIFORNIA GREEN BUILDING CODE & 2019 CALIFORNIA ENERGY CODE
- LOT AREA: 4,000 S.F. (0.092 Ac.)
- SITE COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	
DRIVEWAY (ASPHALT)	34	-34	0	0	IMP.
PAVER SET IN SAND	0	0	81	81	S-P
STONE PATIO	712	-258.5	0	453.5	IMP.
WALKWAY/STAIRS	477	-301	0	176	IMP.
RETAINING/GARDEN WALLS	71	-30	10	51	IMP.
COLUMNS	9	-2	0	7	IMP.
STEPPING STONES	0	0	4.5	4.5	IMP.
TOTAL	1,303	-625.5	95.5	773	

NOTE: IMPERVIOUS = IMP. PERMEABLE = PER. SEMI-PERMEABLE = S-P

- SITE COVERAGE ALLOWED: 396 SF (22% OF BASE FLOOR AREA)
- SITE COVERAGE EXISTING: 1,303 SF (REDUCE EXISTING BY 530 SF)
- SITE COVERAGE PROPOSED: 773 SF (PER CMC 17.10.30.C.2.b.)
- F.A.R. CALCULATIONS

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING				
MAIN FLOOR	820	31	-12	839
UPPER FLOOR	438	254	0	692
GARAGE	0	200	0	200
GUEST HOUSE	208	0	-208	0
*A.D.U.	0	*264	0	*264
TOTAL	1,466	485	-220	1,731

NOTE: * NOT INCLUDED IN TOTAL FAR CALCULATION

- F.A.R. ALLOWED: 1,800 SF (45%)
- F.A.R. EXISTING: 1,466 SF (36.6%)
- F.A.R. PROPOSED: 1,731 SF (43.27%)

VICINITY MAP



JUN A. SILLANO, AIA



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STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- MARCH 20, 2023
PLANNING SUBMITTAL CRL1
- MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
- APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
- MAY 4, 2023
PLANNING DEPT. SUBMITTAL

SITE
PLAN

SHEET NO.

A1.0

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△ APRIL 4, 2023
△ PLANNING SUBMITTAL CRL 3
△ MAY 4, 2023
△ PLANNING DEPT. SUBMITTAL
△
△

EXTERIOR LIGHTING
PLAN

SHEET NO.

A1.1

LEGEND

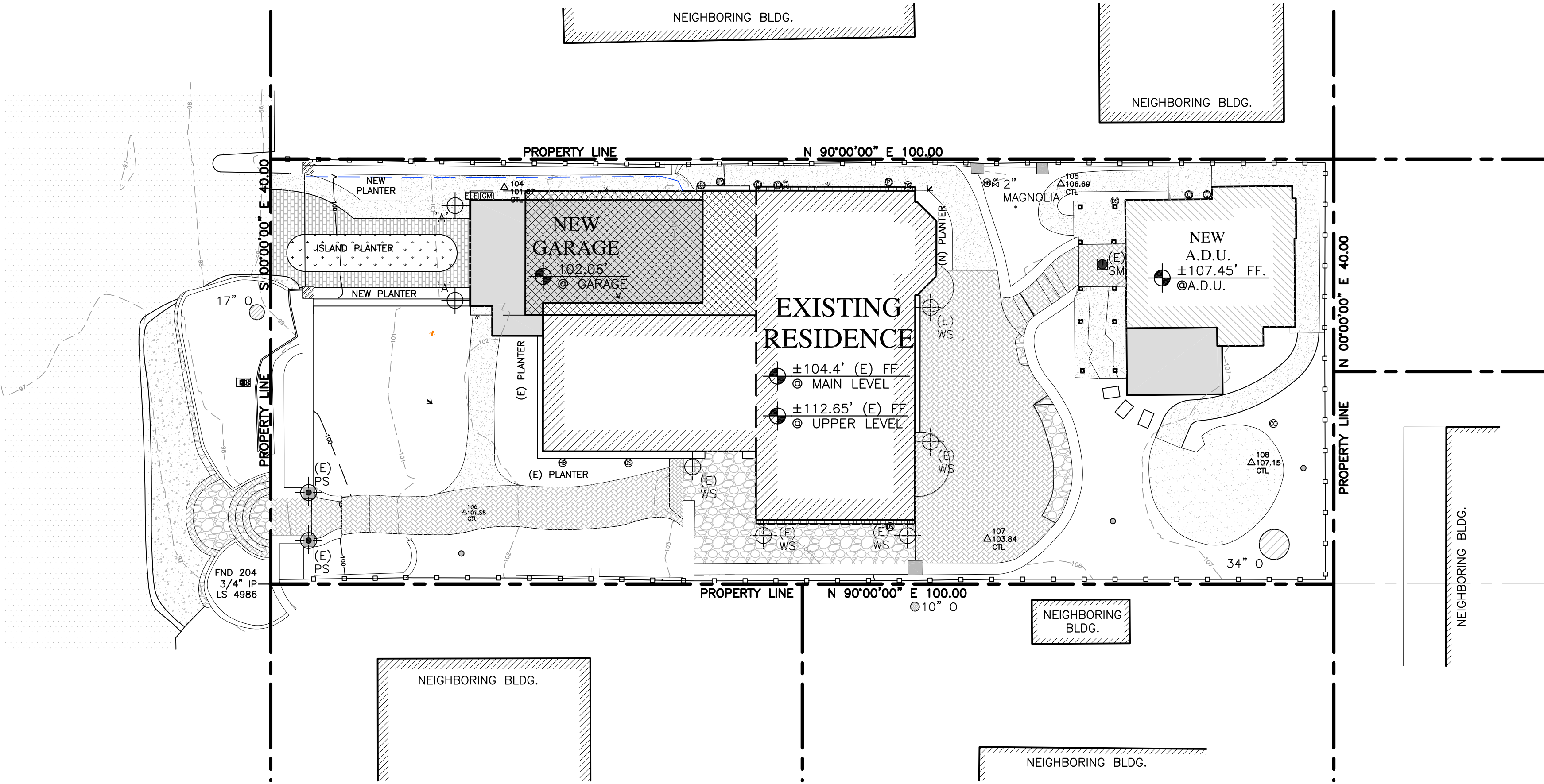
- ⊕ A' WALL MOUNTED
DOWNLIGHT LIGHT FIXTURE
10 WATTS, TO MATCH
EXISTING
- ⊕ (E) WS EXISTING EXTERIOR WALL
SCONCE LIGHT FIXTURE
- ⊕ (E) PS EXISTING EXTERIOR POST
MOUNT LIGHT FIXTURE
- ⊕ (E) SM EXISTING EXTERIOR
SURFACE MOUNT LIGHT
FIXTURE



1-10 WATTAGE LED BULB, MAX. (DELIVERED LUMENS 343.25)
MAX.MINKA-LAVERY "MERRIMACK" OUTDOOR FIXTURE

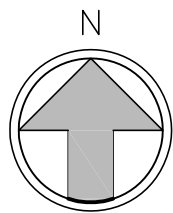
'A' EXT. WALL MOUNT
LIGHT FIXTURE

Attachment 4



PROPOSED EXTERIOR LIGHTING PLAN

1/8"=1'-0"



0' 2' 4' 8' 16'

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RESIDENCE**

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93921**

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TRACK 2 SUBMITTAL

REVISIONS:

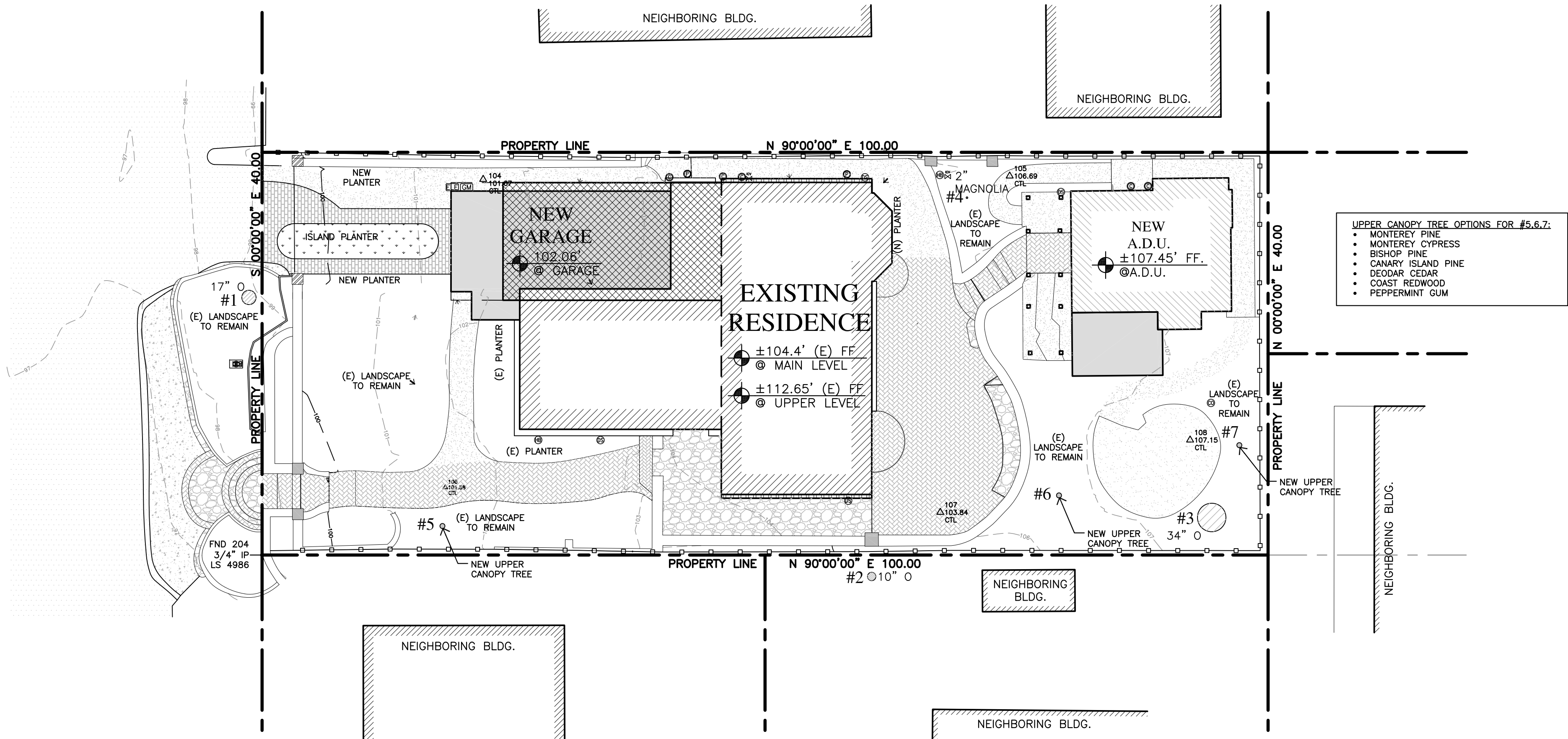
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△ PLANNING SUBMITTAL CRL 1
△ MARCH 24, 2023
△ PLANNING SUBMITTAL CRL 2
△ APRIL 4, 2023
△ PLANNING SUBMITTAL CRL 3
△ MAY 4, 2023
△ PLANNING DEPT. SUBMITTAL
△
△

**LANDSCAPE
PLAN**

SHEET NO.

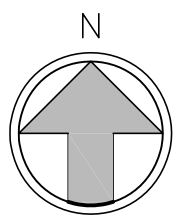
A1.2

Attachment 4



PROPOSED LANDSCAPE PLAN

1/8"=1'-0"



0' 2' 4' 8' 16'

DOOR SCHEDULE												
Door No.	Door Size (Finished)			Style	Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick				Type	Tempered	Exterior	Interior		
MAIN LEVEL – EXTERIOR (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
1	8'–0"	8'–0"	1–3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING–UP	OVERHEAD GARAGE DOOR – ARCH TOP
WINDOW SCHEDULE												
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks	
	Width	Height	Head Height				Type	Tempered	Exterior	Interior		
MAIN LEVEL (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
1	PR 2'–3"	4'–2"	8'–0"	---	CASEMENT	WOOD	DBL.–PANE	NO	K–KRON	PAINTED	FRENCH CASEMENT @ GARAGE	
2	1'–9"	3'–0"	5'–4 1/2"	---	CASEMENT	WOOD	DBL.–PANE	NO	K–KRON	PAINTED	@ EXISTING POWDER ROOM	
3	1'–8"	2'–4"	10'–1 3/4"	---	FIXED	WOOD	DBL.–PANE	NO	K–KRON	PAINTED	DORMER – ARCH TOP @ EXISTING LIVING RM	

DOOR/WINDOW LEGEND

- x⁶ x x⁴

1

DENOTES A WINDOW
- xx

2

DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION

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RESIDENCE

PROJECT ADDRESS:

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CARMEL, CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

- MARCH 20, 2023

PLANNING SUBMITTAL CRL1
- MARCH 24, 2023

PLANNING SUBMITTAL CRL 2
- APRIL 4, 2023

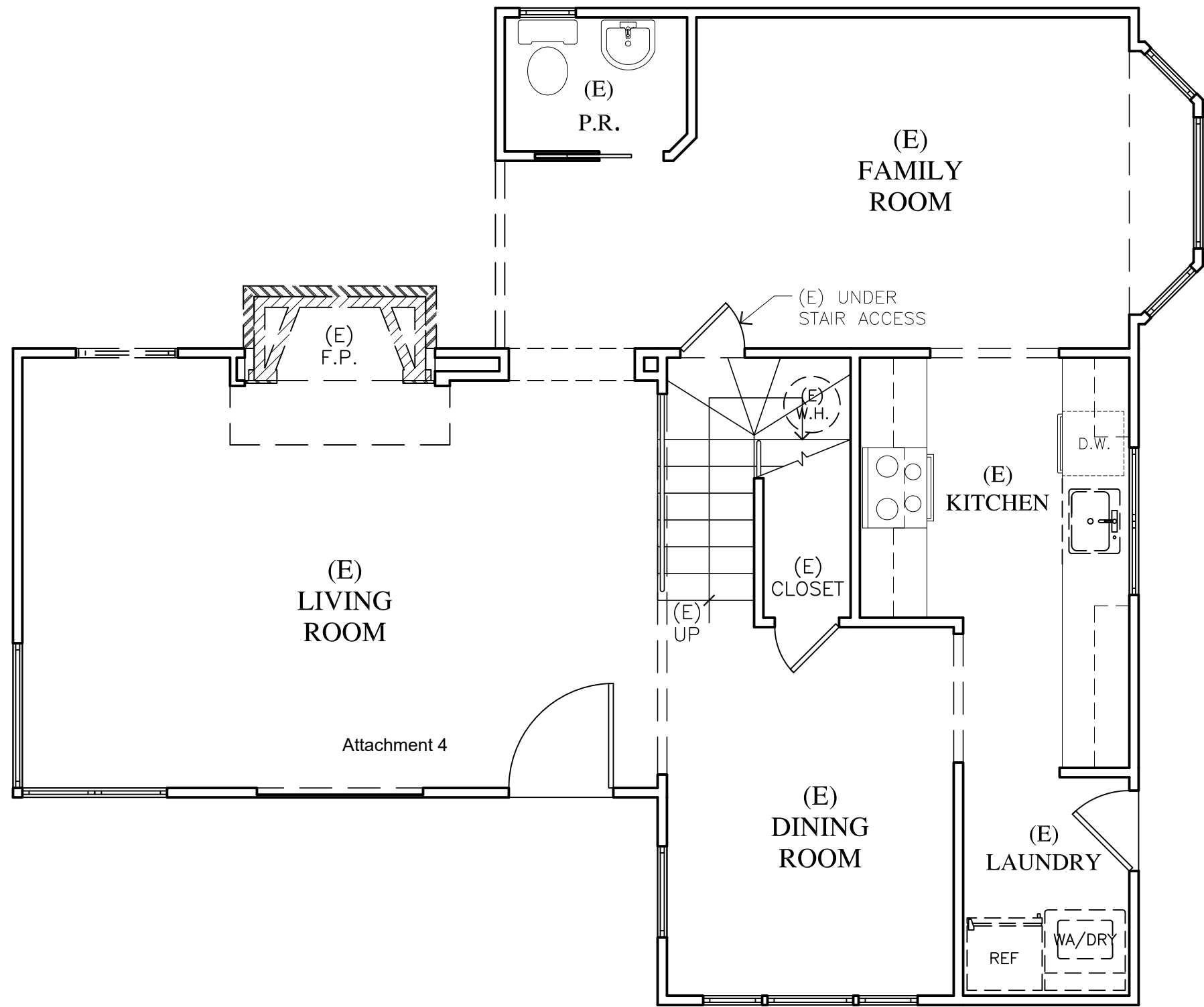
PLANNING SUBMITTAL CRL 3
- MAY 4, 2023

PLANNING DEPT. SUBMITTAL
-
-
-

MAIN LEVEL
PLAN

SHEET NO.

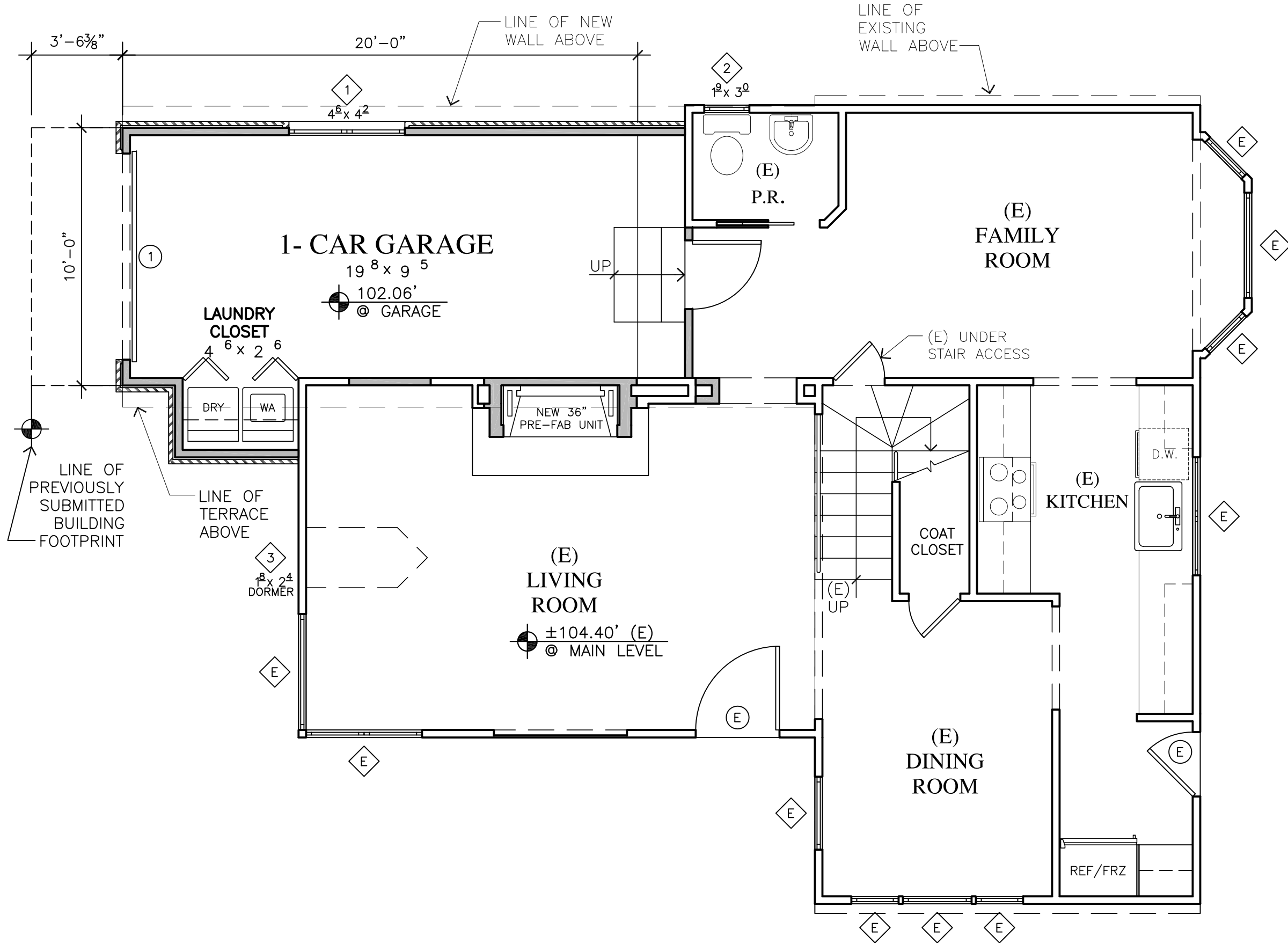
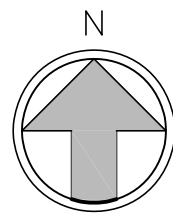
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EXISTING / DEMOLITION MAIN LEVEL PLAN

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED



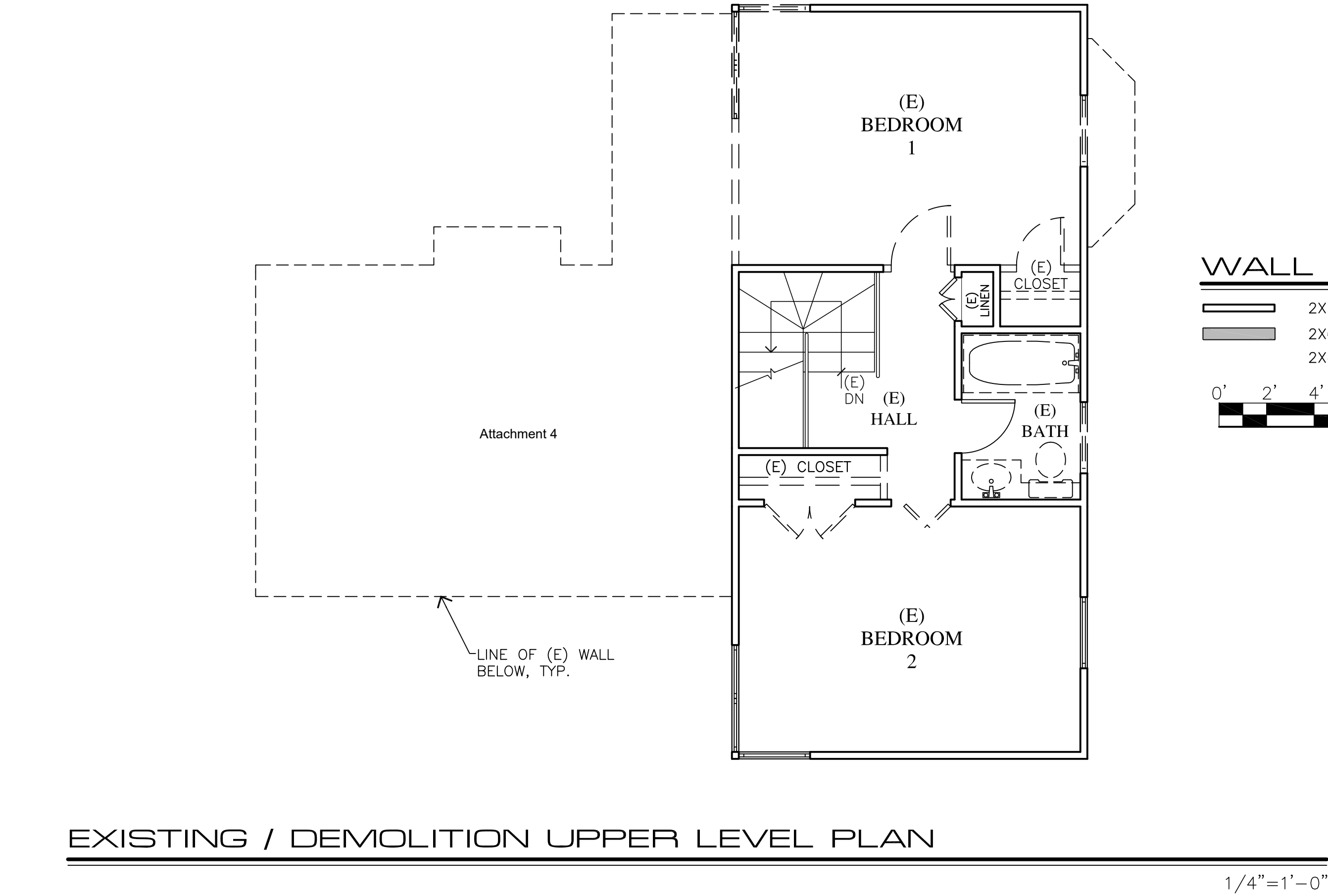
PROPOSED MAIN LEVEL PLAN

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

1/4"=1'-0"

DOOR SCHEDULE												
Door No.	Door Size (Finished)			Style	Material	Core	Glass		Finish		Action	Remarks
	Width	Height	Thick				Type	Tempered	Exterior	Interior		
UPPER LEVEL – EXTERIOR (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
3	10'-0"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	DBL.-PANE	YES	K-KRON	PAINTED	SLIDING	THREE FIXED DOORS – ONE OPERABLE DOOR
4												NOT USED
WINDOW SCHEDULE												
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks	
	Width	Height	Head Height				Type	Tempered	Exterior	Interior		
UPPER LEVEL (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
5												NOT USED
6	PR 2'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		FRENCH CASEMENT @ PRIMARY BEDROOM
7	2'-6"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		@ PRIMARY BEDROOM
8	2'-0"	2'-6"	6'-5 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		@ STAIRWELL
9	1'-8"	2'-4"	10'-0 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		DORMER – ARCH TOP @ STAIRWELL
10	1'-8"	2'-4"	10'-0 1/2"	---	FIXED	WOOD	DBL.-PANE	YES	K-KRON	PAINTED		DORMER – ARCH TOP @ (E) BEDROOM 2
11	3'-0"	3'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	YES	K-KRON	PAINTED		@ EXISTING BATH
12	3'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		@ PRIMARY CLOSET
13	2'-0"	3'-0"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		@ PRIMARY BATH
14	2'-0"	3'-0"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	YES	K-KRON	PAINTED		@ PRIMARY BATH
15	2'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		@ PRIMARY BEDROOM
16	2'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	K-KRON	PAINTED		@ PRIMARY BEDROOM



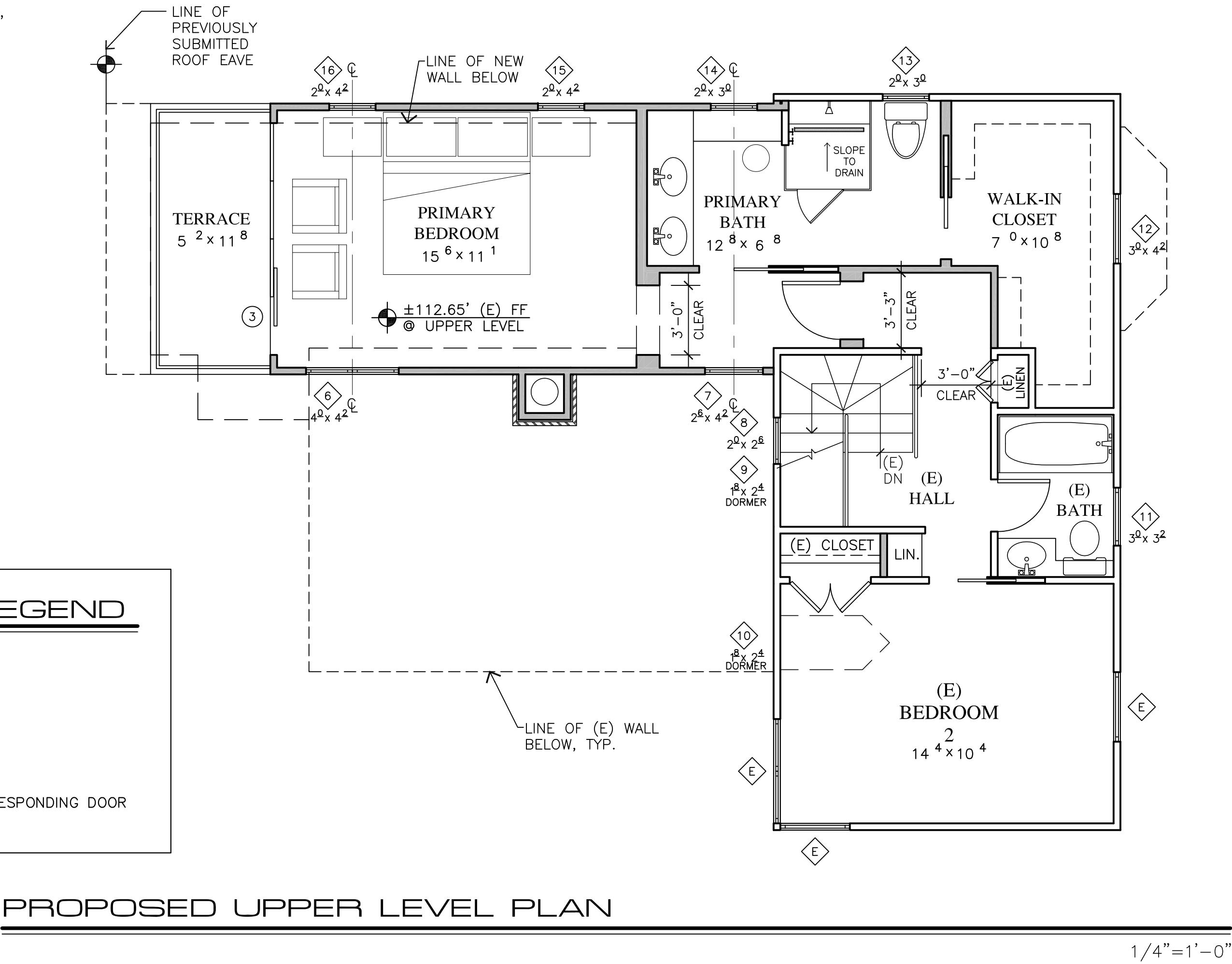
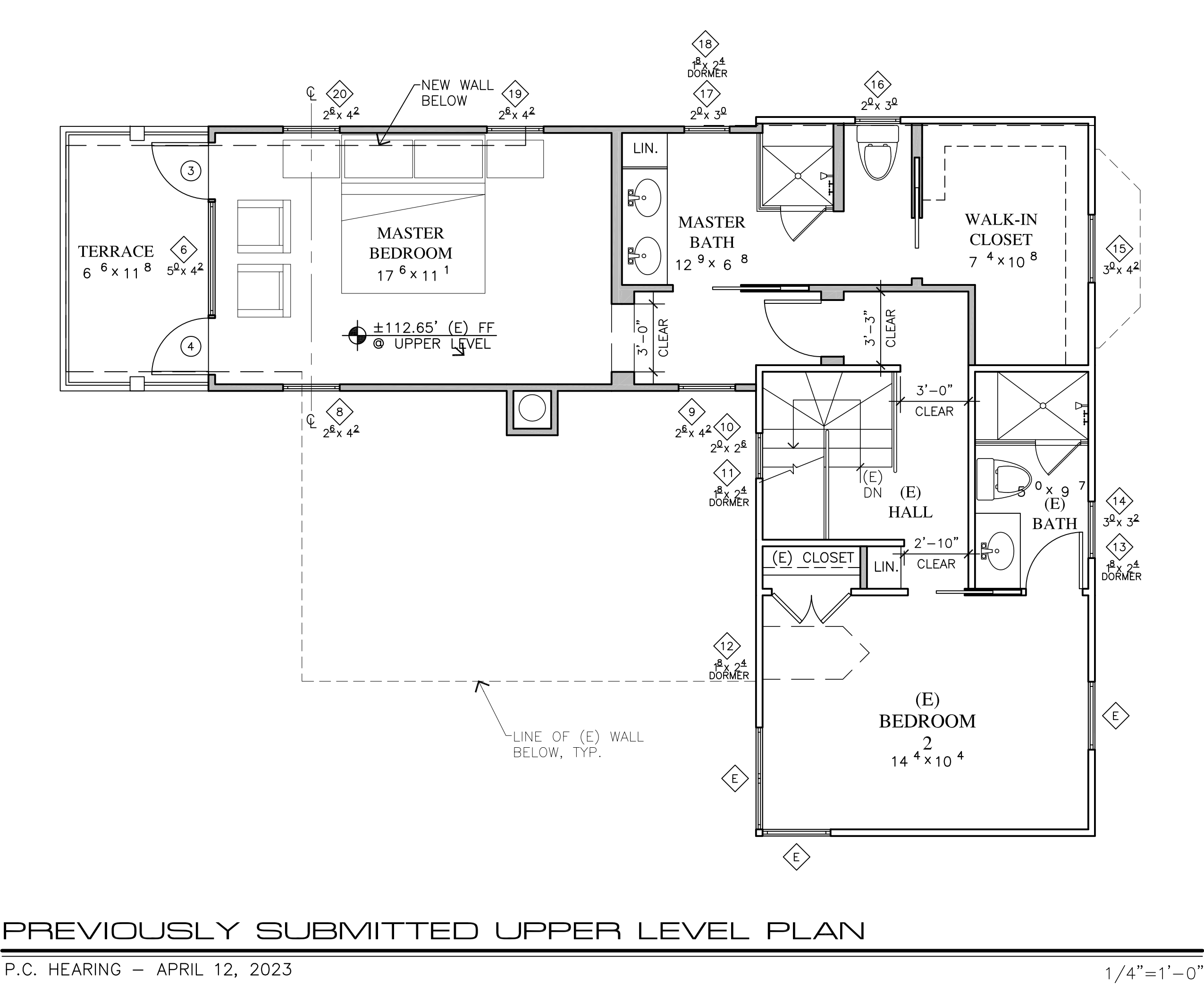
WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

DOOR/WINDOW LEGEND

- DENOTES A WINDOW
- DENOTES A DOOR

NOTE:
SEE DOOR & WINDOW SCHEDULE FOR CORRESPONDING DOOR & WINDOW INFORMATION



JUN A. SILLANO, AIA



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TRACK 2 SUBMITTAL

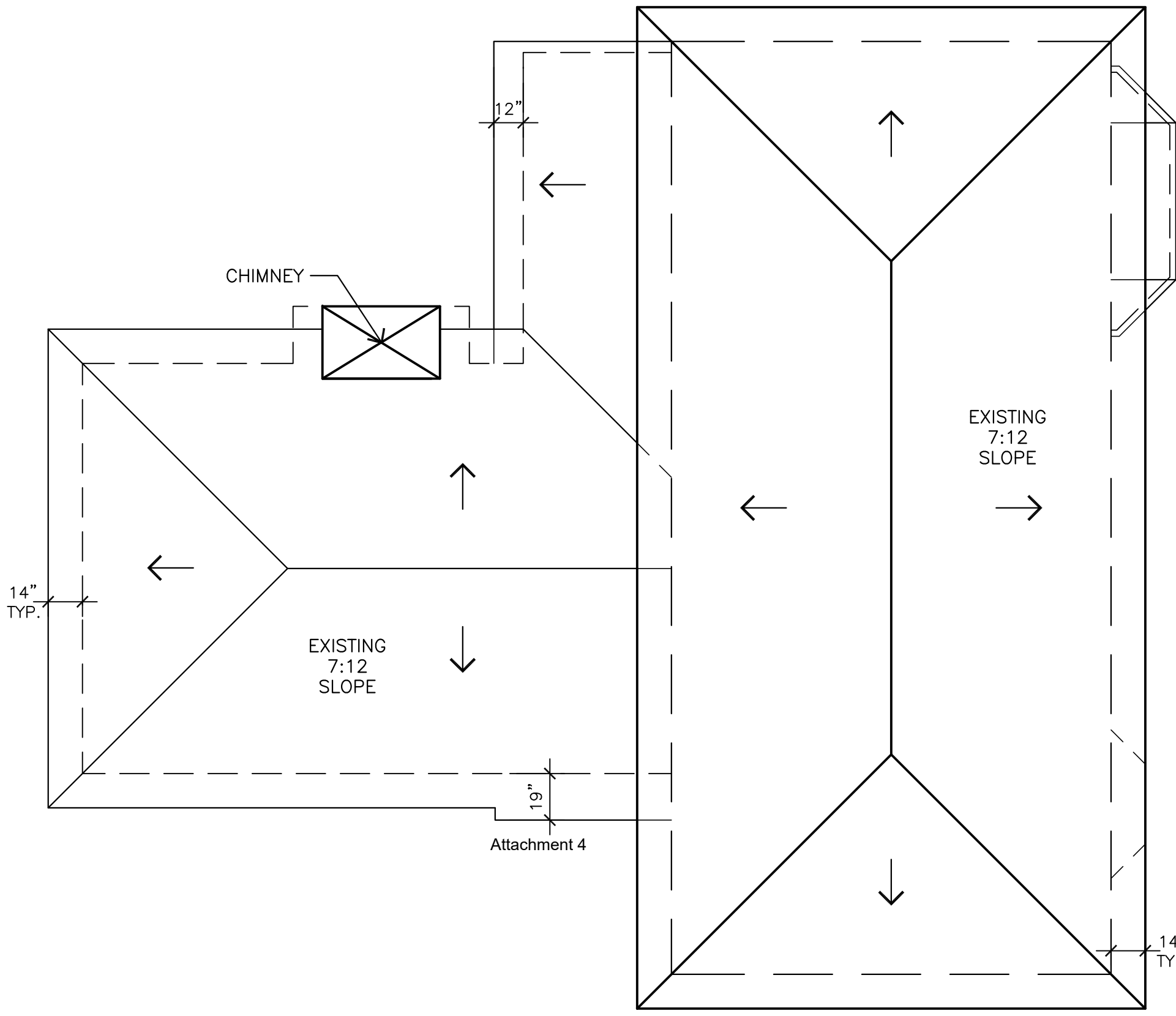
REVISIONS:

- MARCH 20, 2023
PLANNING SUBMITTAL CRL 1
- MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
- APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
- MAY 4, 2023
PLANNING DEPT. SUBMITTAL

UPPER LEVEL
PLAN

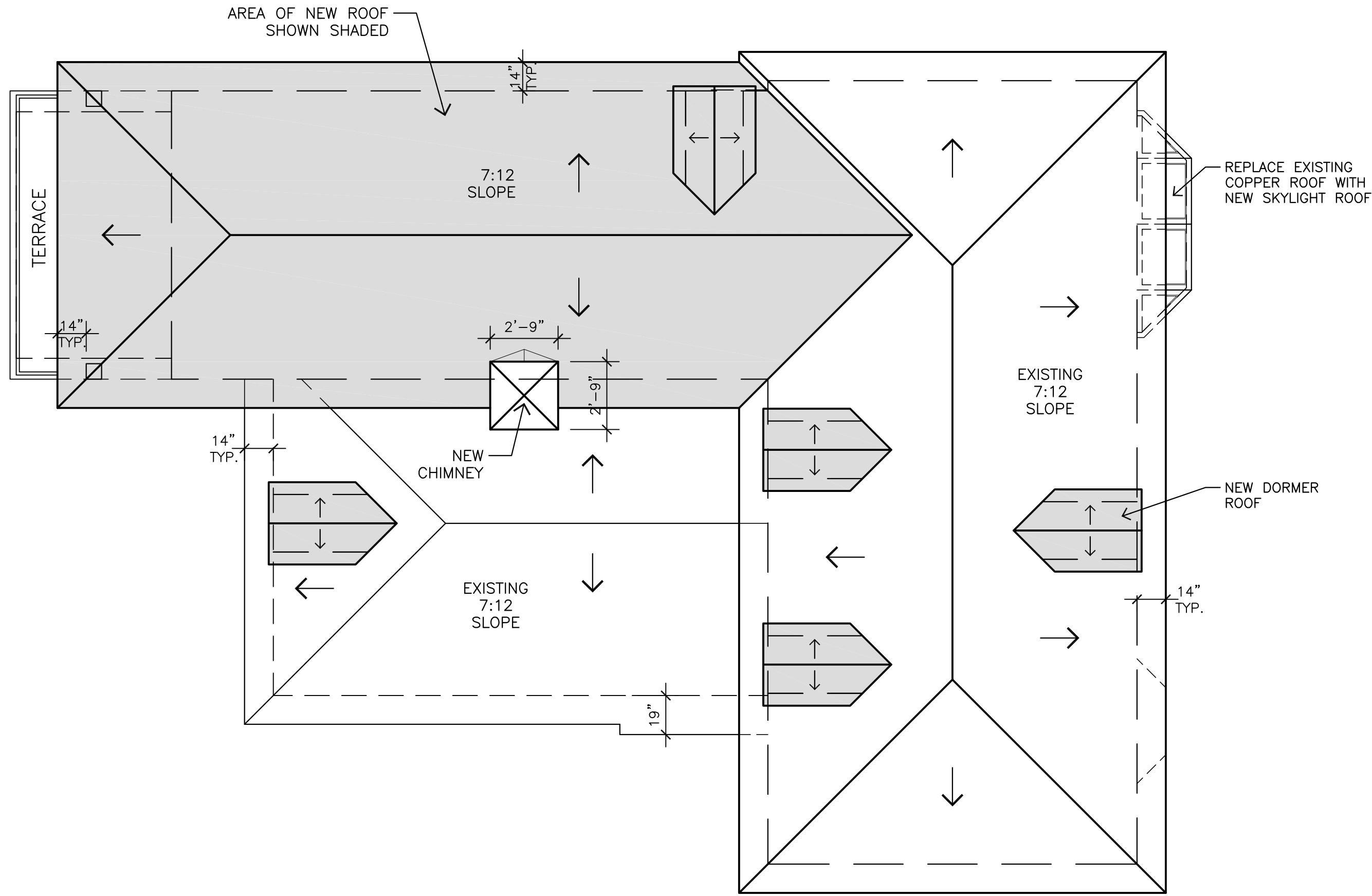
SHEET NO.

A3.0



EXISTING ROOF PLAN

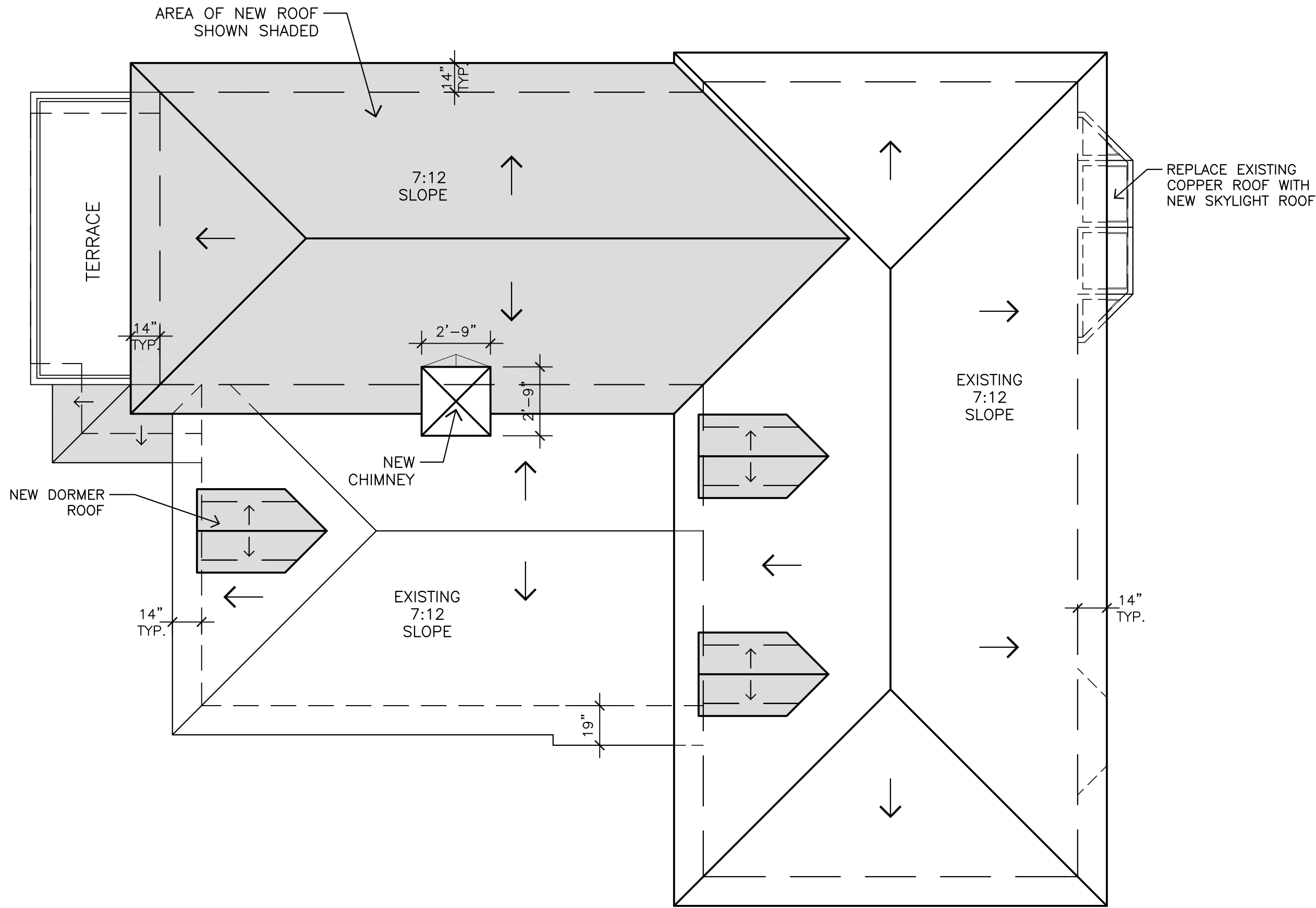
1/4"=1'-0"



PREVIOUSLY SUBMITTED ROOF PLAN

P.C. HEARING – APRIL 12, 2023

1/4"=1'-0"



PROPOSED ROOF PLAN

1/4"=1'-0"

JUN A. SILLANO, AIA



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STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

CARMELO ST. 2NE
OF 8TH AVE.
CARMEL. CA
93921

APN: 010-265-010

DATE: JANUARY 24, 2023

TRACK 2 SUBMITTAL

REVISIONS:

△	MARCH 20, 2023
△	PLANNING SUBMITTAL CRL 1
△	MARCH 24, 2023
△	PLANNING SUBMITTAL CRL 2
△	APRIL 4, 2023
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△	MAY 4, 2023
△	PLANNING DEPT. SUBMITTAL
△	
△	

ROOF
PLAN

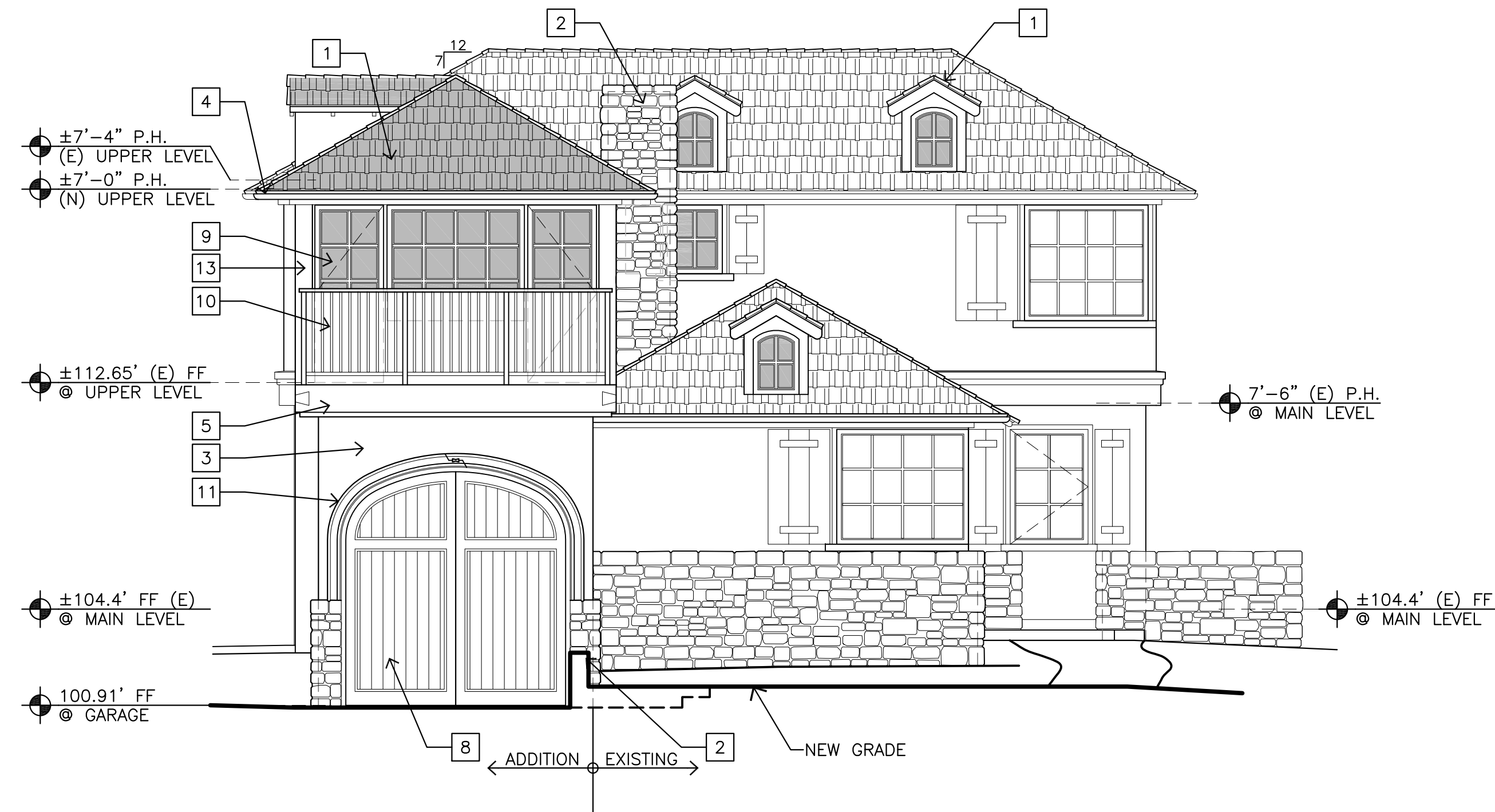
SHEET NO.

A5.0



EXISTING WEST ELEVATION

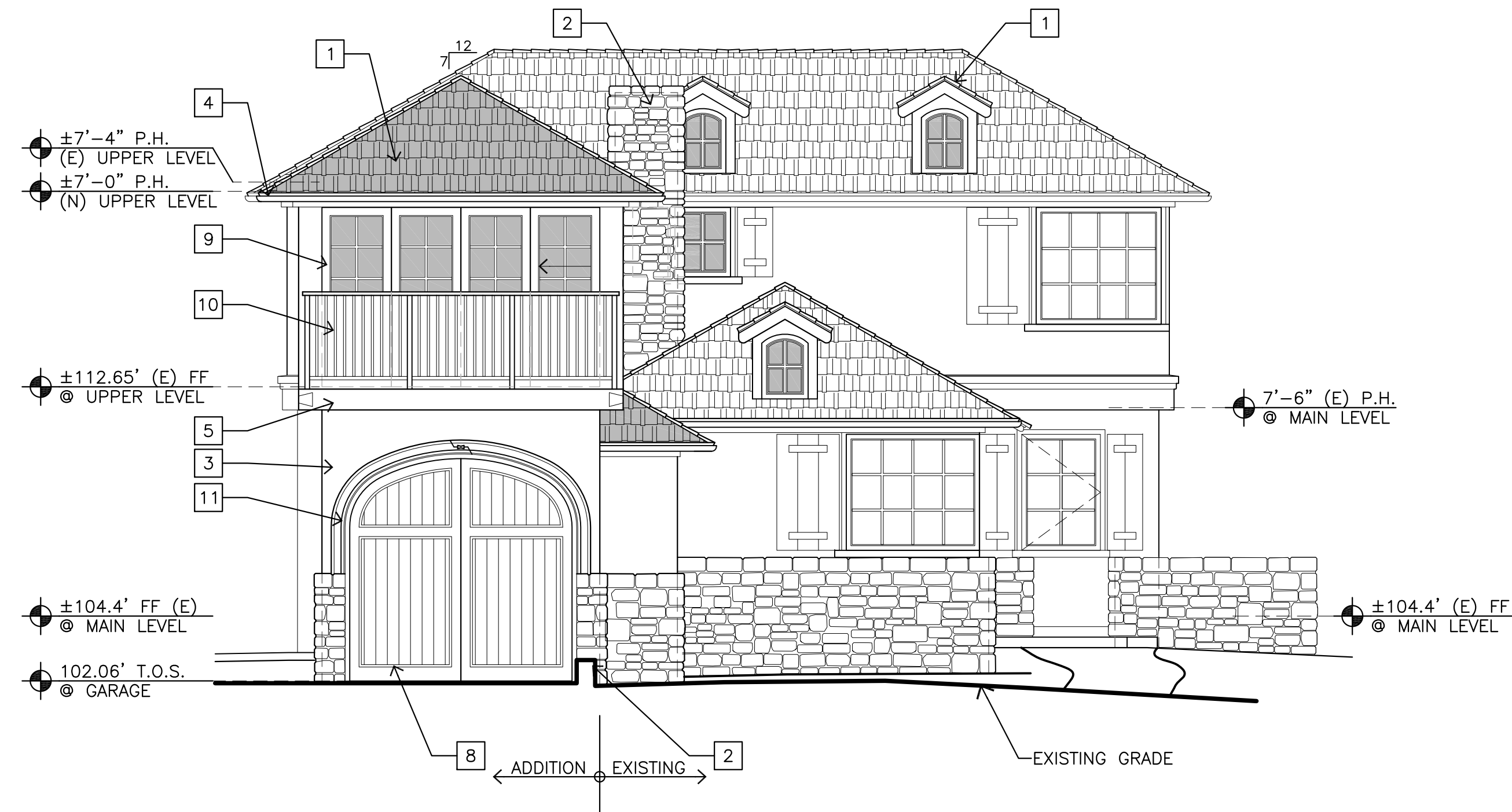
1/4"=1'-0"



PREVIOUSLY SUBMITTED WEST ELEVATION

P.C. HEARING — APRIL 12, 2023

1/4"=1'-0"



PROPOSED WEST ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- | | |
|----|---|
| 1 | WOOD SHAKE ROOF — MATCH EXISTING |
| 2 | EXTERIOR STONE VENEER — MATCH EXISTING |
| 3 | EXTERIOR STUCCO — MATCH EXISTING |
| 4 | 5" HALF ROUND GALVANIZED GUTTER |
| 5 | 2X12 REDWOOD FASCIA |
| 6 | NOT USED |
| 7 | REDWOOD SHUTTER — MATCH EXISTING |
| 8 | REDWOOD ROLL-UP GARAGE DOOR |
| 9 | K-KRON WOOD EXTERIOR DOORS AND WINDOWS — KOLBE OR EQUAL |
| 10 | STAINED REDWOOD 1" SQ. PICKETS AND 2" SQ. POSTS, WITH REDWOOD HANDRAIL — MATCH EXISTING |
| 11 | REDWOOD SURROUND |
| 12 | NEW SKYLIGHT ROOF SYSTEM |



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| △ | PLANNING DEPT. SUBMITTAL |
| △ | |
| △ | |
| △ | |

ELEVATIONS

SHEET NO.

A6.0

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PLANNING DEPT. SUBMITTAL
△
△

ELEVATIONS

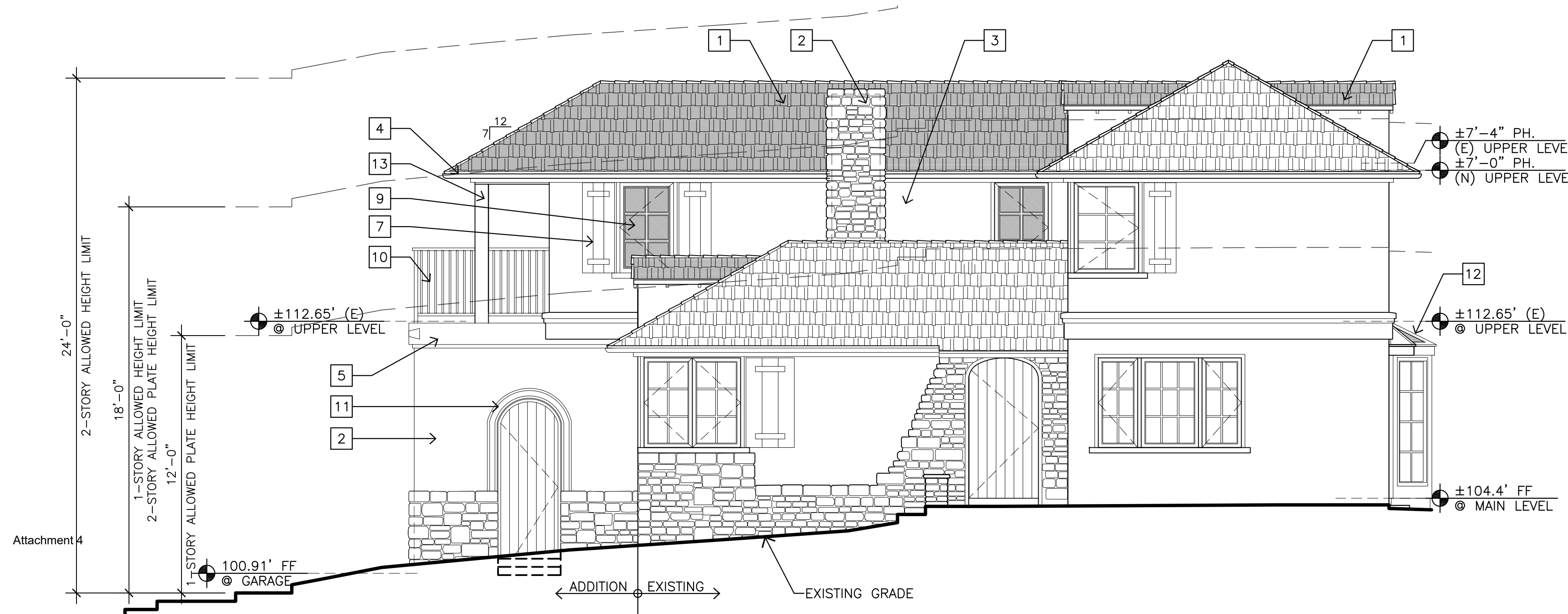
SHEET NO.

A6.1



EXISTING SOUTH ELEVATION

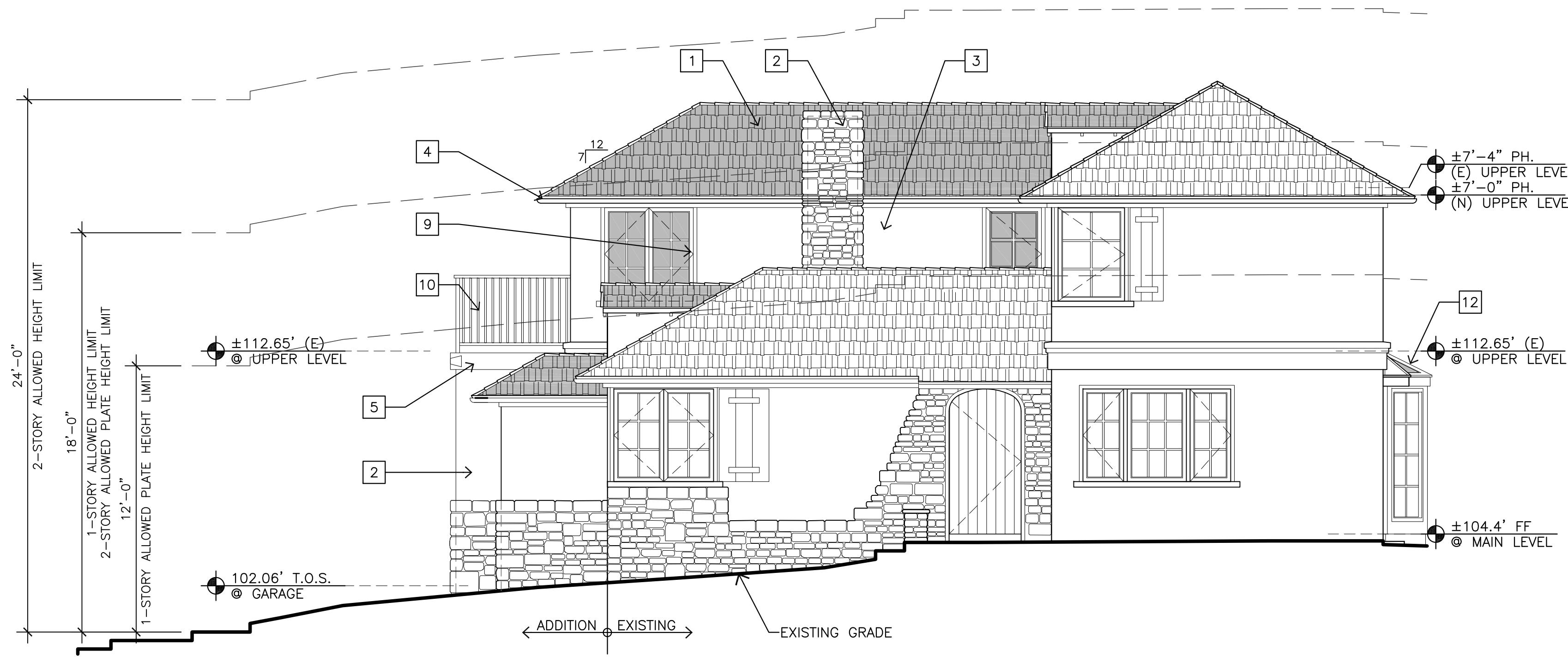
1/4"=1'-0"



PREVIOUSLY SUBMITTED SOUTH ELEVATION

P.C. HEARING - APRIL 12, 2023

1/4"=1'-0"



PROPOSED SOUTH ELEVATION

1/4"=1'-0"



EXISTING EAST ELEVATION

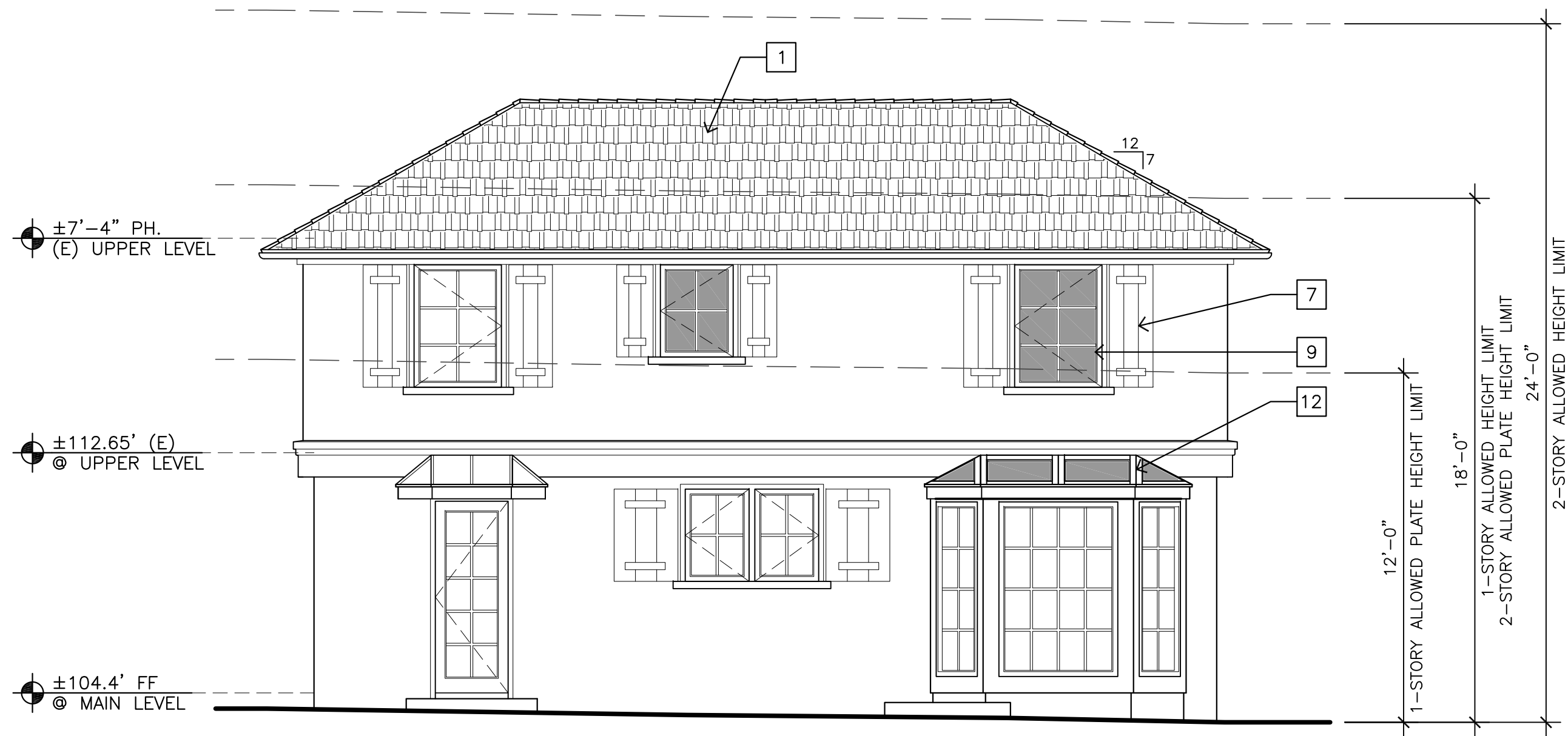
1/4"=1'-0"



PREVIOUSLY SUBMITTED EAST ELEVATION

P.C. HEARING – APRIL 12, 2023

1/4"=1'-0"



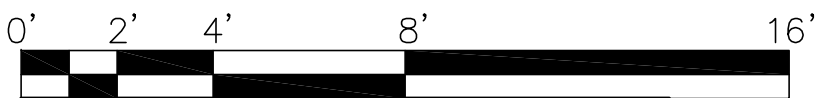
PROPOSED EAST ELEVATION

1/4"=1'-0"

Attachment 4

EXTERIOR FINISH LEGEND

- 1 WOOD SHAKE ROOF – MATCH EXISTING
- 2 EXTERIOR STONE VENEER – MATCH EXISTING
- 3 EXTERIOR STUCCO – MATCH EXISTING
- 4 5" HALF ROUND GALVANIZED GUTTER
- 5 2X12 REDWOOD FASCIA
- 6 NOT USED
- 7 REDWOOD SHUTTER – MATCH EXISTING
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- 12 NEW SKYLIGHT ROOF SYSTEM



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TRACK 2 SUBMITTAL

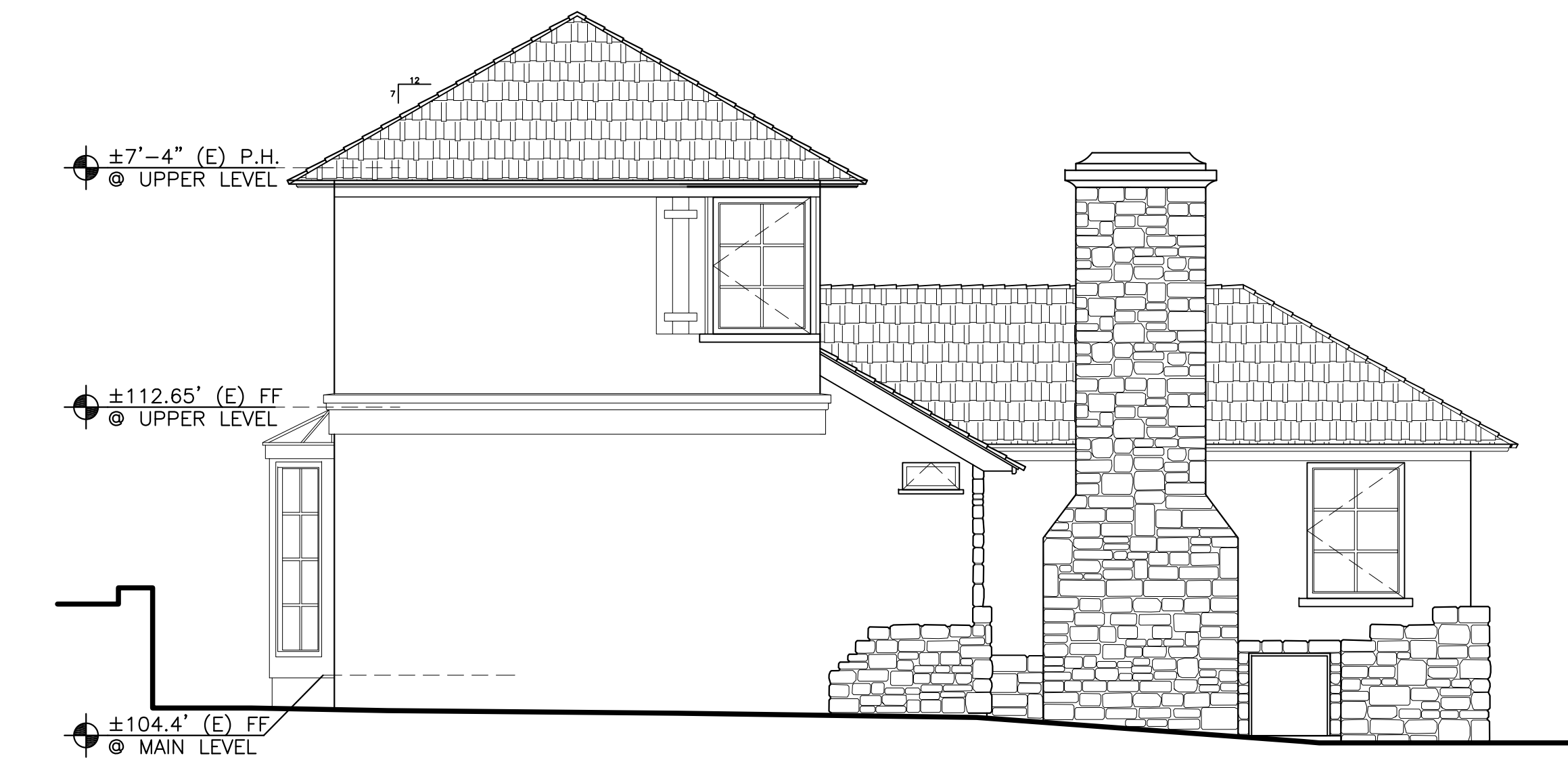
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PLANNING DEPT. SUBMITTAL

ELEVATIONS

SHEET NO.

A6.2



EXISTING NORTH ELEVATION

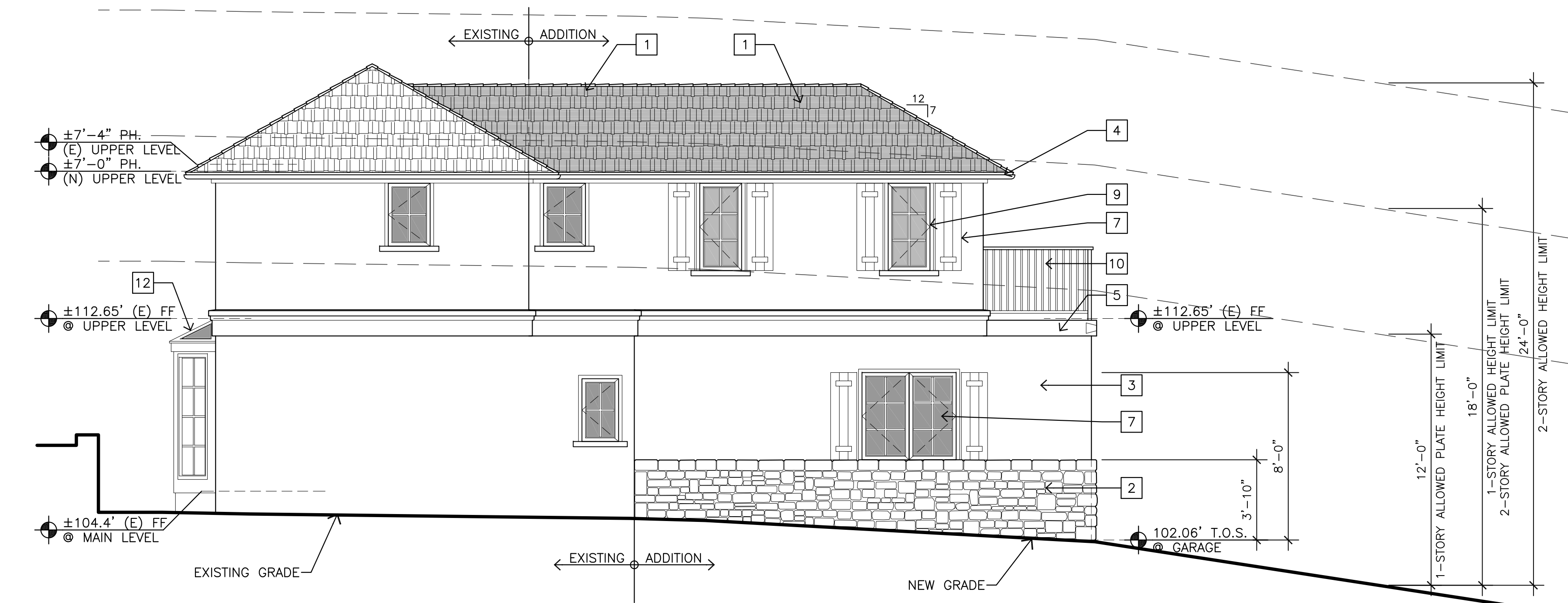
1/4"=1'-0"



PREVIOUSLY SUBMITTED NORTH ELEVATION

P.C. HEARING - APRIL 12, 2023

1/4"=1'-0"

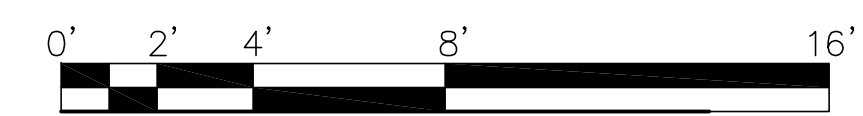


PROPOSED NORTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 WOOD SHAKE ROOF - MATCH EXISTING
- 2 EXTERIOR STONE VENEER - MATCH EXISTING
- 3 EXTERIOR STUCCO - MATCH EXISTING
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- 6 NOT USED
- 7 REDWOOD SHUTTER - MATCH EXISTING
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- 12 NEW SKYLIGHT ROOF SYSTEM



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DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

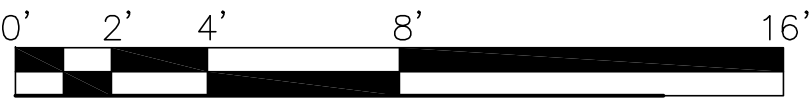
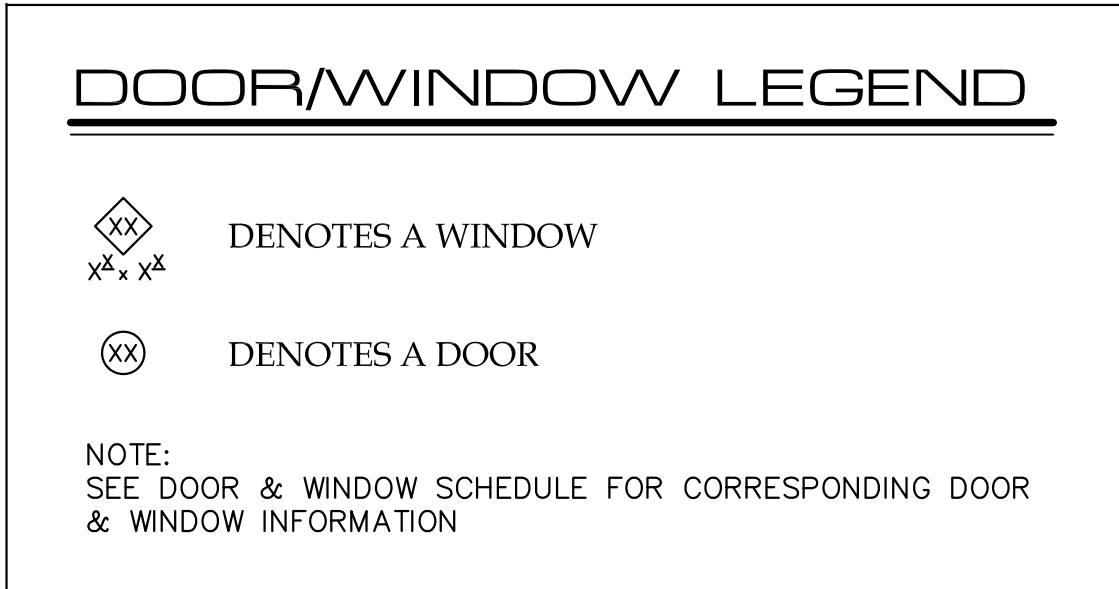
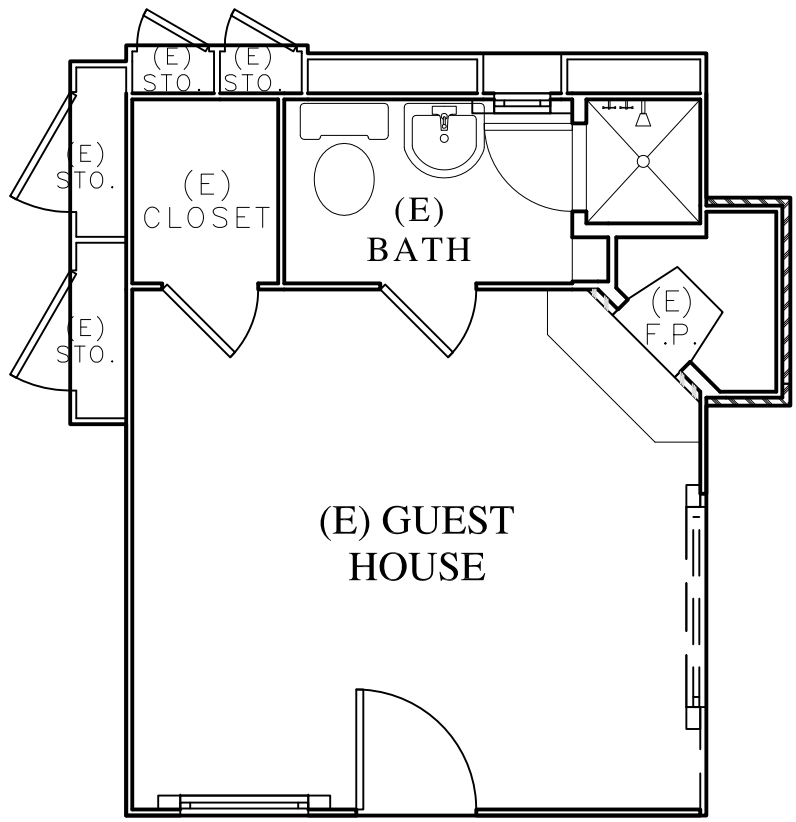
- REVISIONS:
- MARCH 20, 2023 PLANNING SUBMITTAL CRL1
 - MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
 - APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
 - MAY 4, 2023 PLANNING DEPT. SUBMITTAL

ELEVATIONS

SHEET NO.

A6.3

WINDOW SCHEDULE											
Window No.	Window Size (Finished)			Style	Type	Material	Glass		Finish		Remarks
	Width	Height	Head Height				Type	Tempered	Exterior	Interior	
A.D.U.	(MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)										
1	PR 2'-6"	3'-8"	6'-2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	FRENCH CASEMENT
2	PR 2'-6"	3'-8"	6'-2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	FRENCH CASEMENT

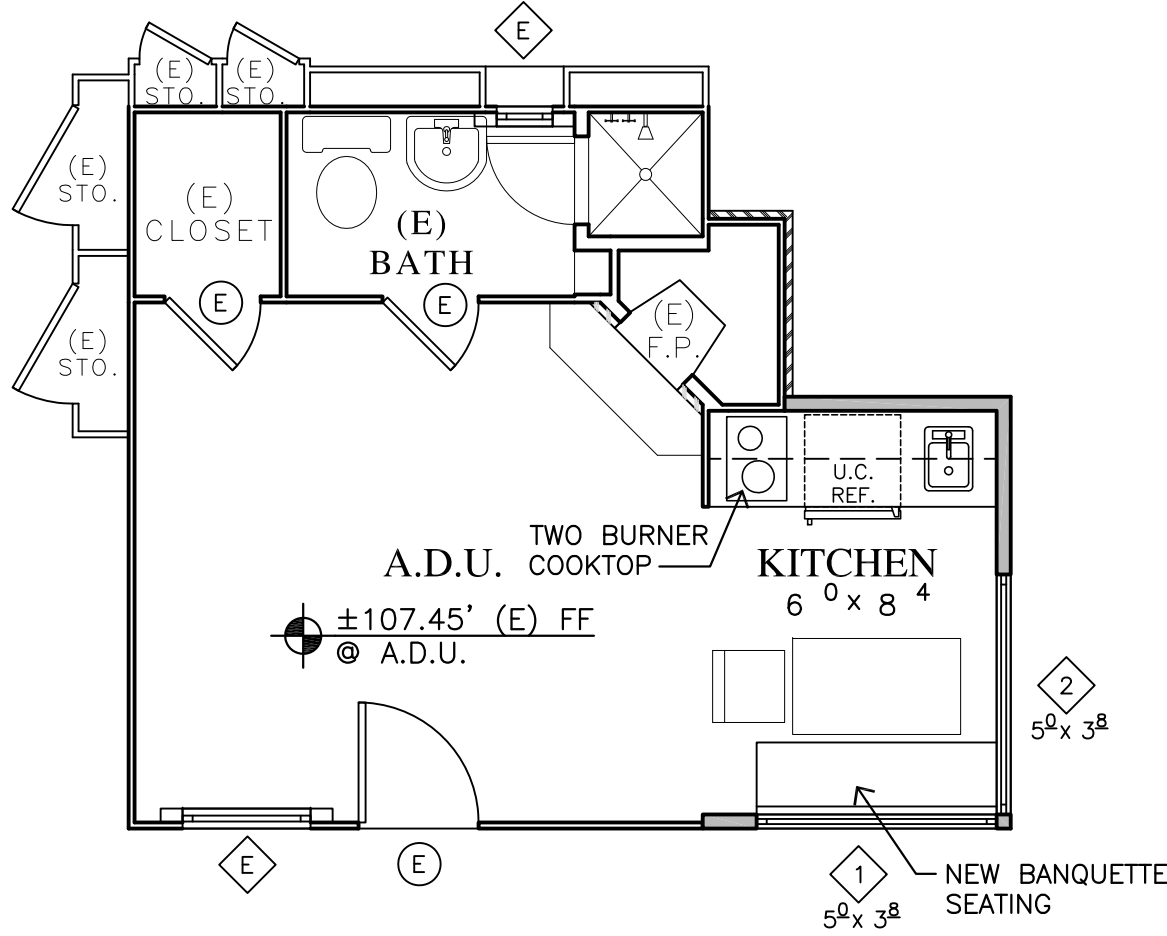
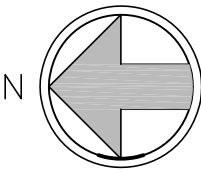


EXISTING GUEST HOUSE PLAN

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

1/4"=1'-0"



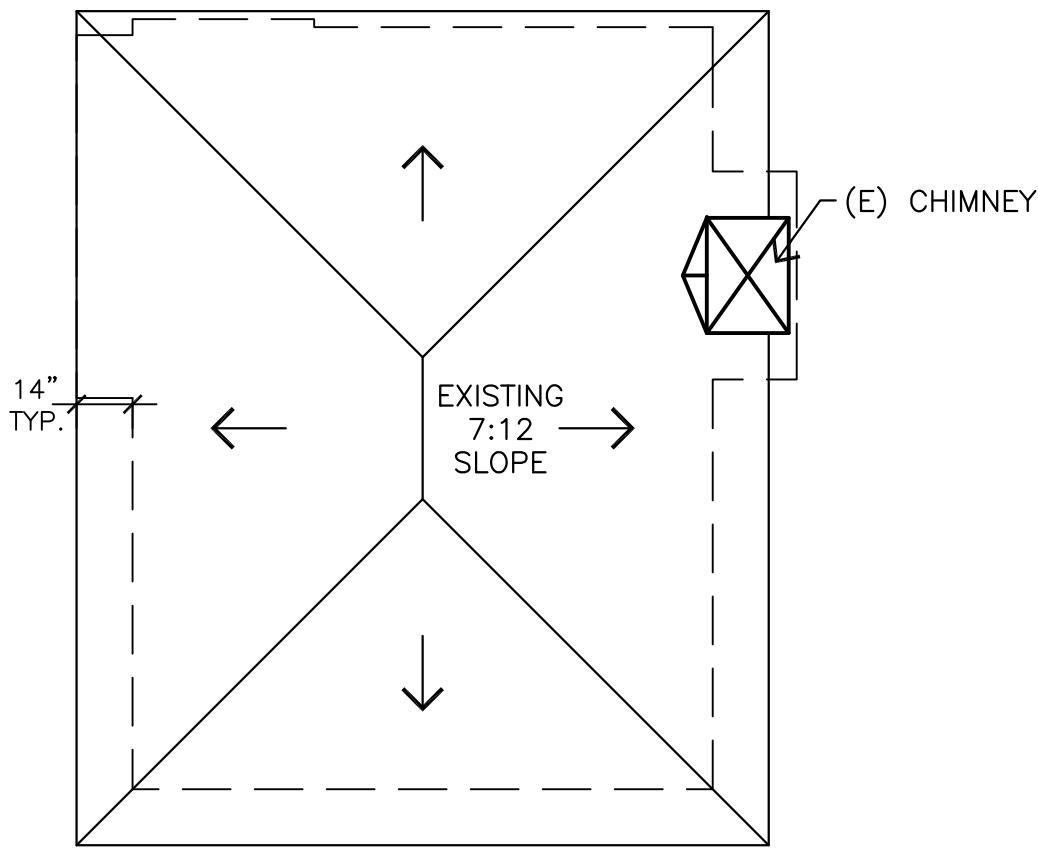
PROPOSED ACCESSORY DWELLING UNIT PLAN

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

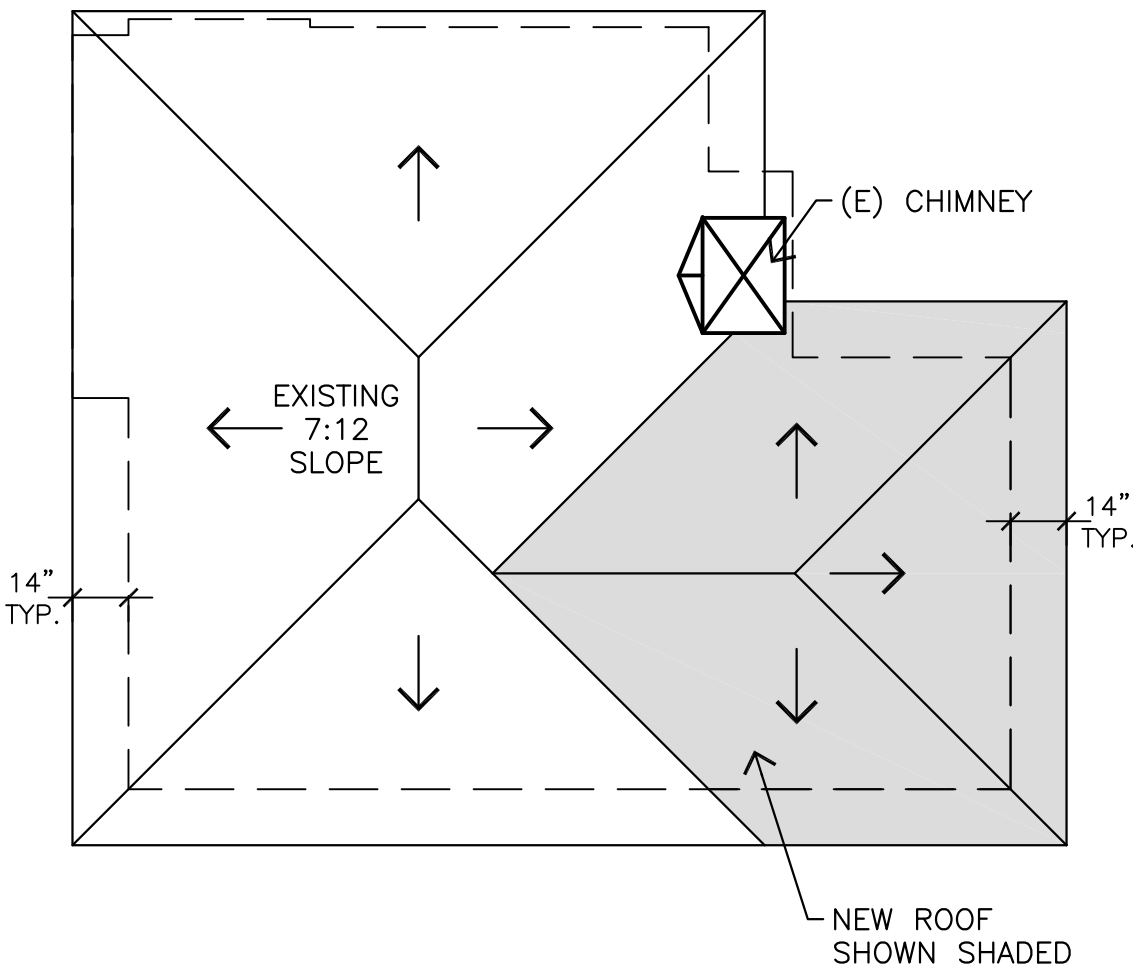
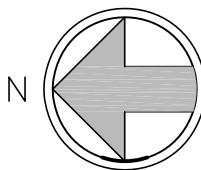
1/4"=1'-0"

Attachment 4



EXISTING GUEST HOUSE ROOF

1/4"=1'-0"



PROPOSED ACCESSORY DWELLING UNIT ROOF

1/4"=1'-0"

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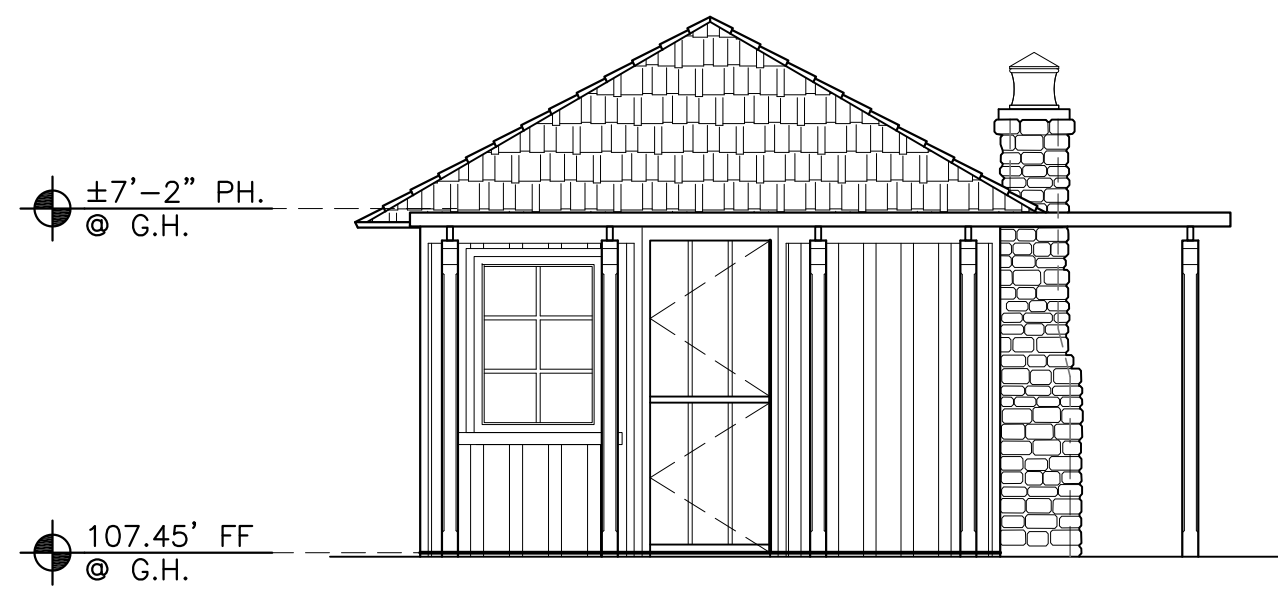
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**A.D.U.
PLAN & ROOF**

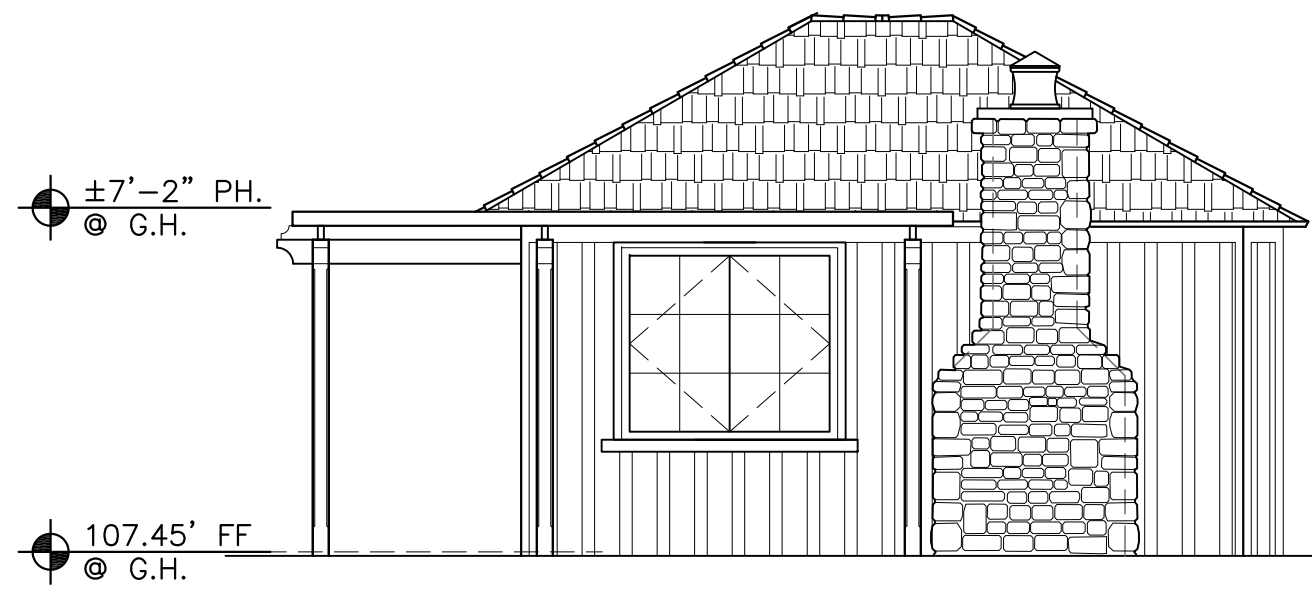
SHEET NO.

ADU2.0



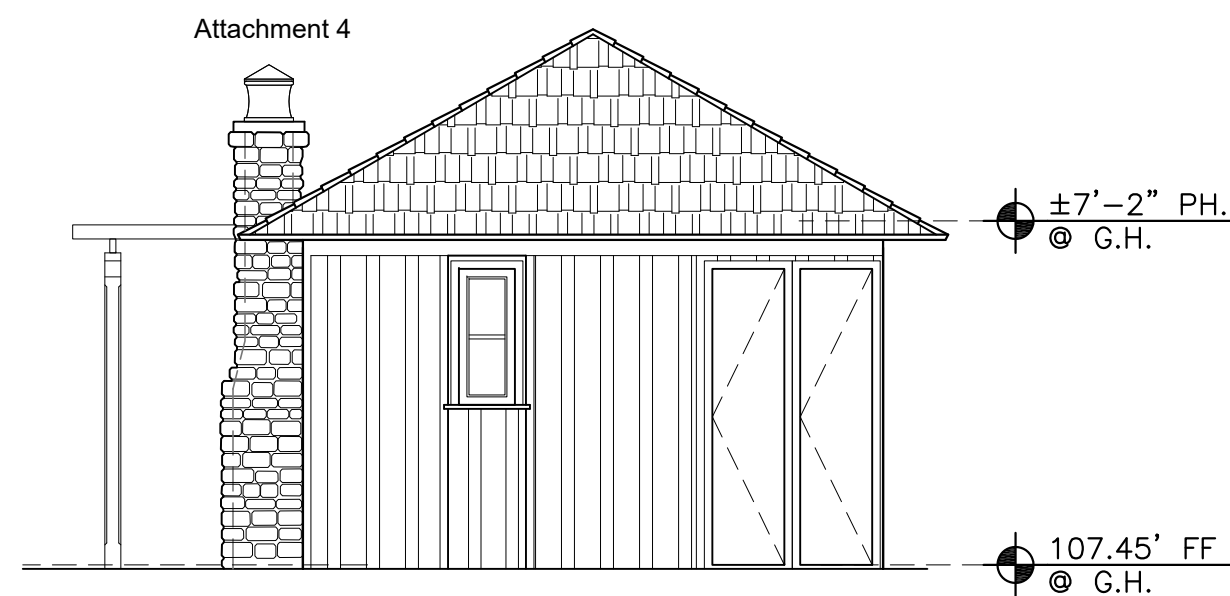
EXISTING G.H. WEST ELEVATION

1/4"=1'-0"



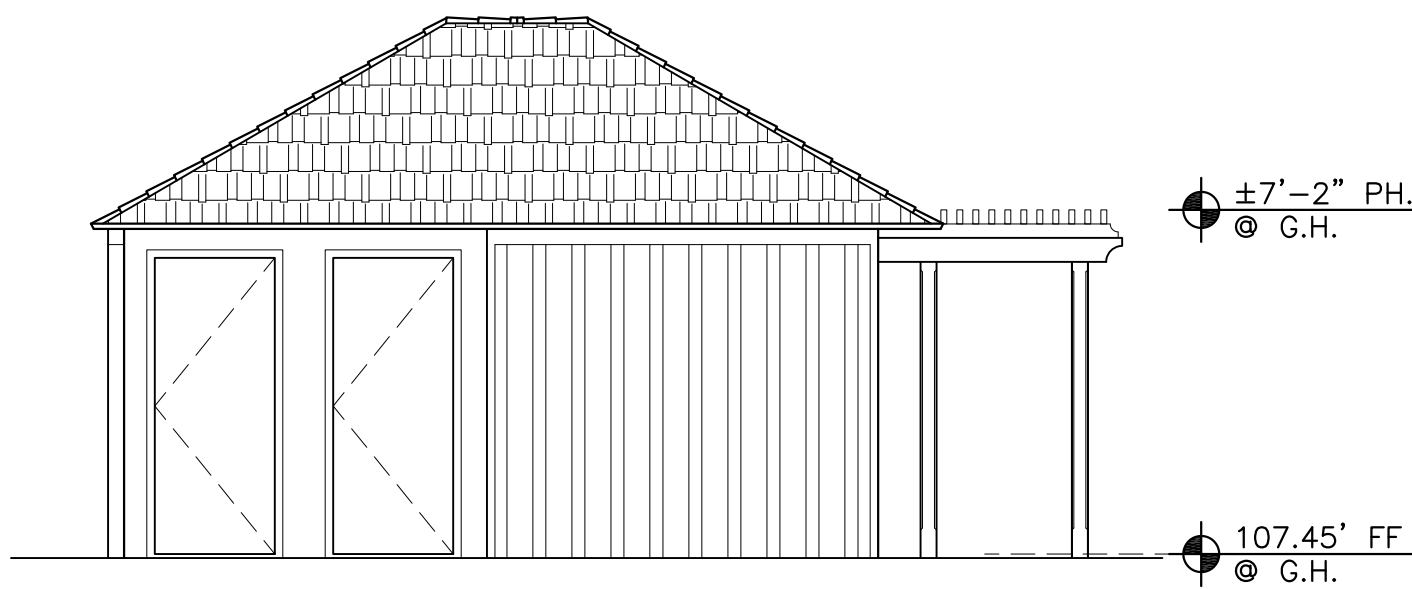
EXISTING G.H. SOUTH ELEVATION

1/4"=1'-0"



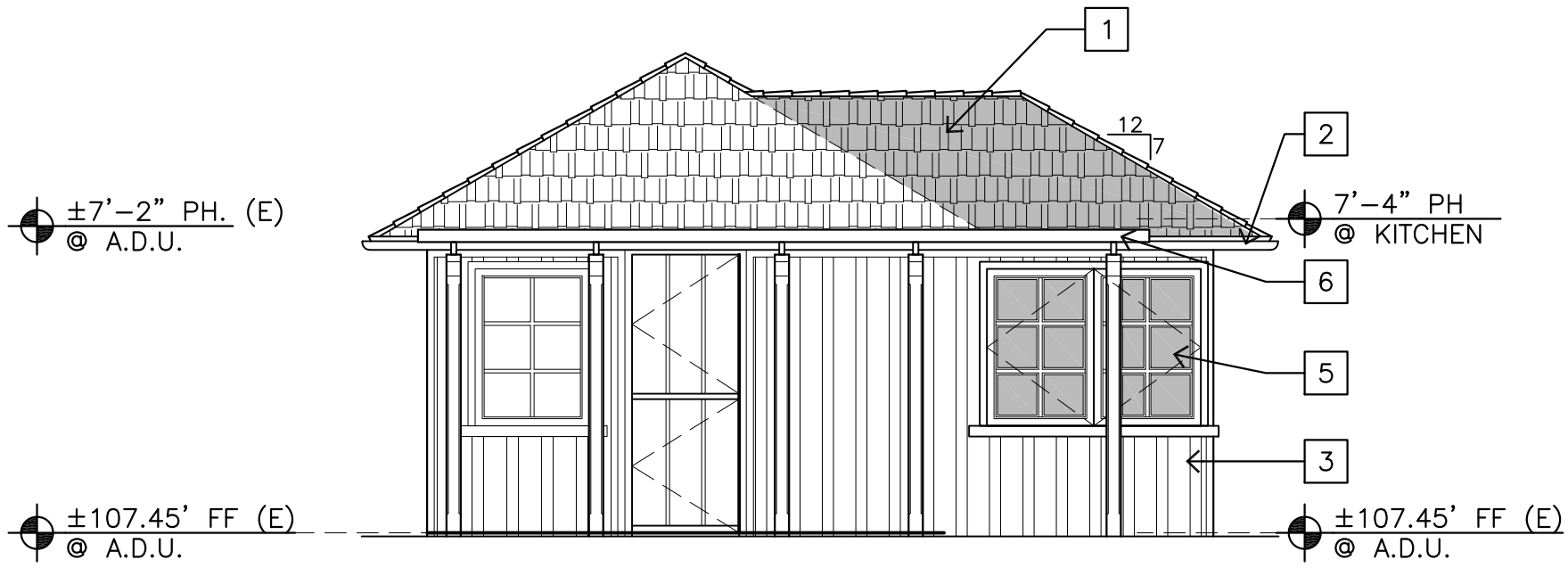
EXISTING G.H. EAST ELEVATION

1/4"=1'-0"



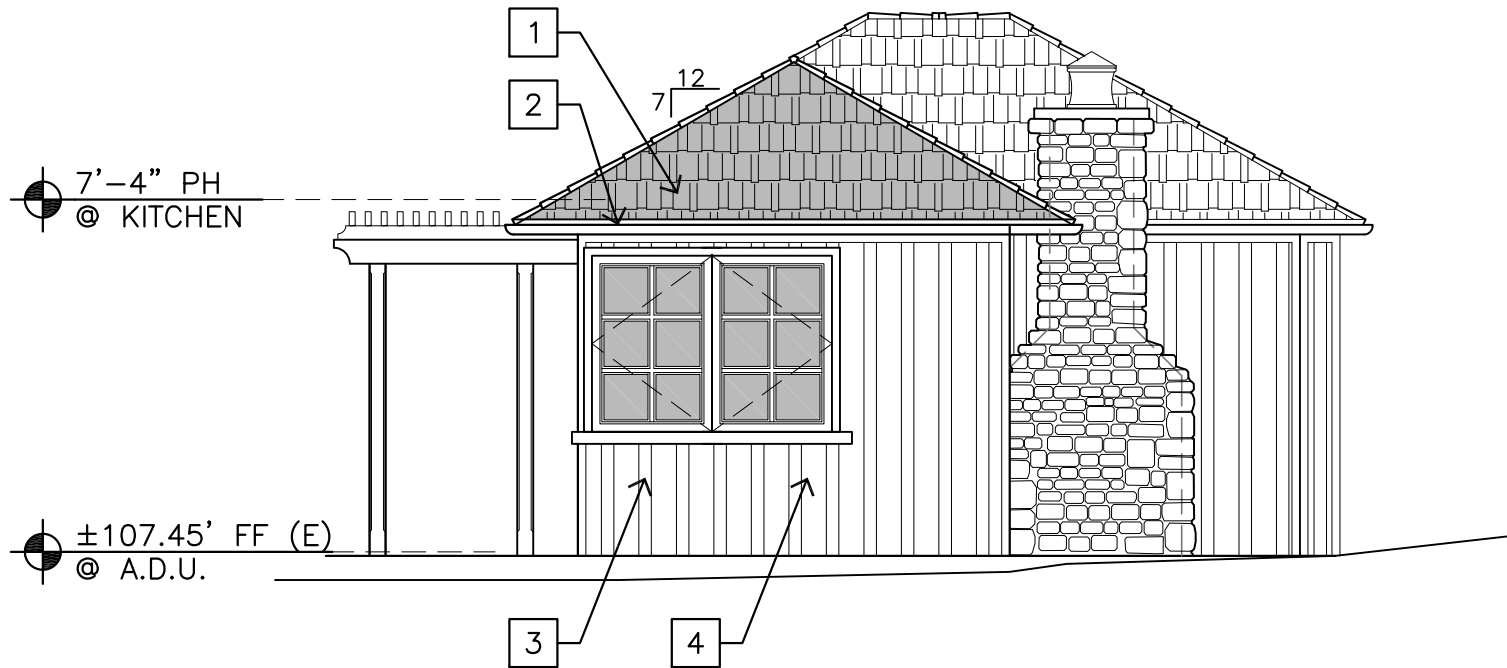
EXISTING G.H. NORTH ELEVATION

1/4"=1'-0"



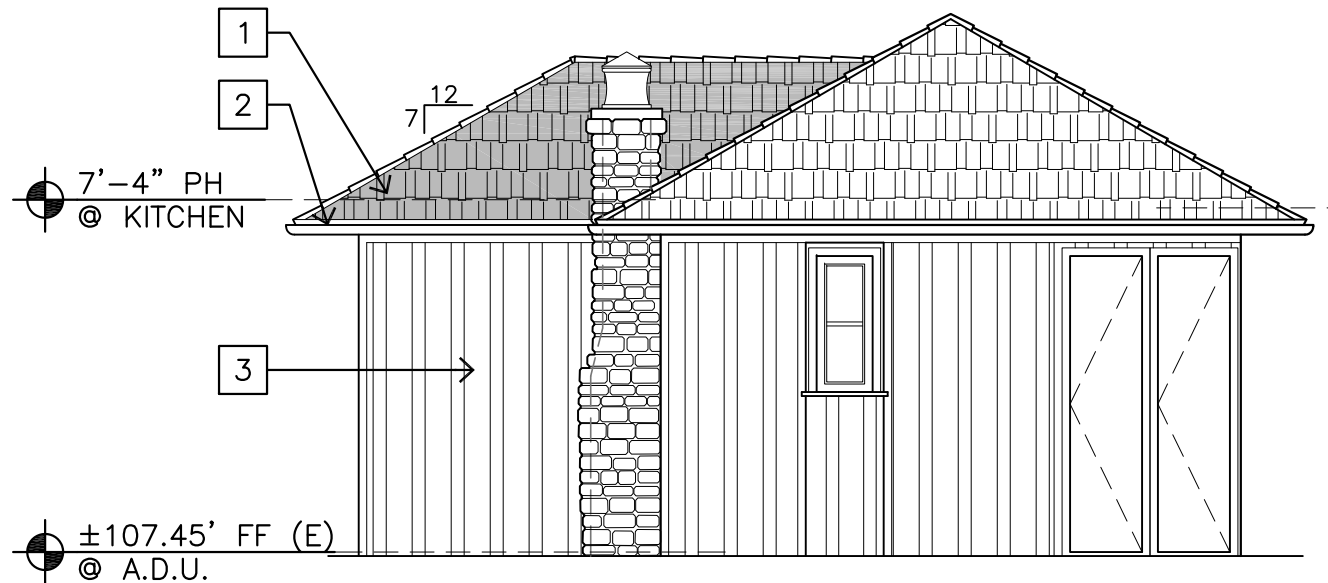
PROPOSED ADU WEST ELEVATION

1/4"=1'-0"



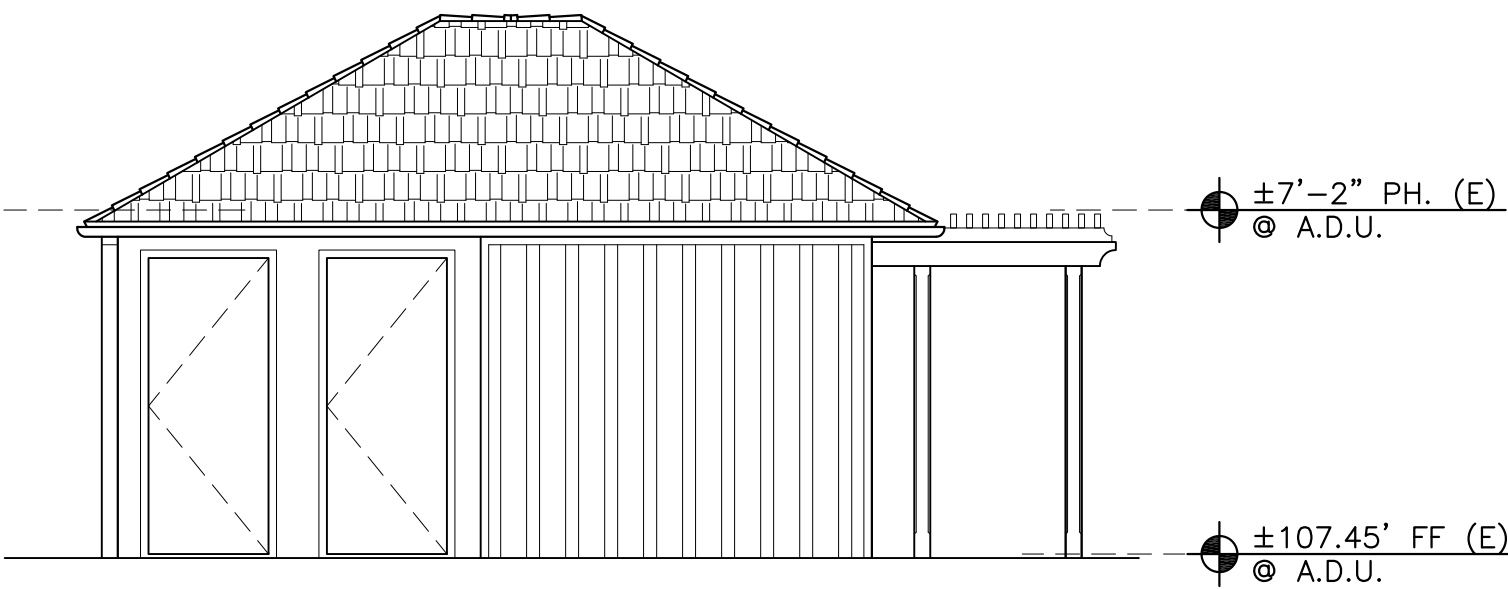
PROPOSED ADU SOUTH ELEVATION

1/4"=1'-0"



PROPOSED ADU EAST ELEVATION

1/4"=1'-0"

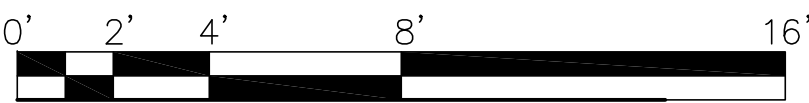


PROPOSED ADU NORTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

- 1 WOOD SHAKE ROOF - MATCH EXISTING
- 2 5" HALF ROUND GALVANIZED GUTTER
- 3 BOARD AND BATTEN SIDING - MATCH EXISTING
- 4 DUTCH DOOR - TO MATCH EXISTING
- 5 METAL CLAD WOOD WINDOWS - KOLBE OR EQUAL
- 6 EXISTING TRELLIS - REPAIR AS NEEDED



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PLANNING SUBMITTAL CRL 3
MAY 4, 2023
PLANNING DEPT. SUBMITTAL

A.D.U.
ELEVATIONS

SHEET NO.

ADU3.0

To:
 Planning Commission of the City of Carmel-by-the-Sea
 % Katherine Wallace, Associate Planner
kwallace@ci.carmel.ca.us

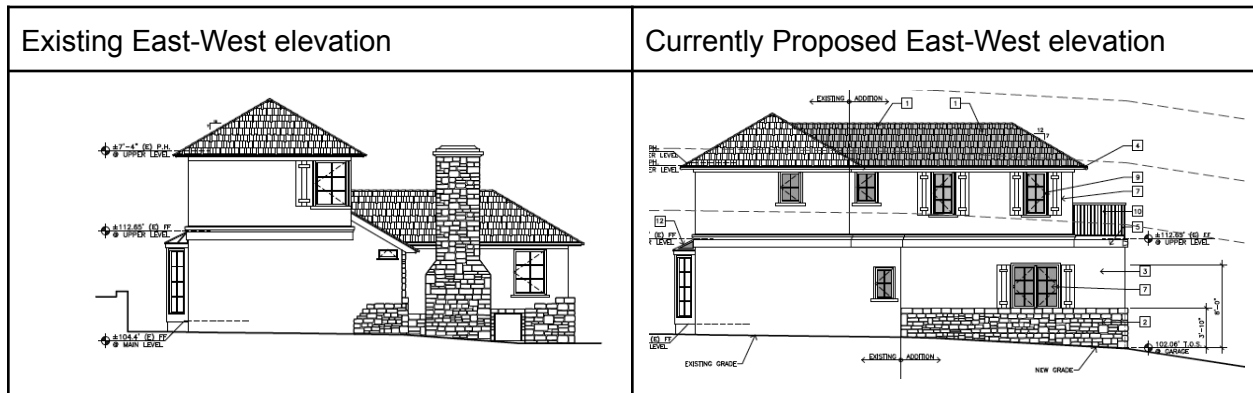
May 30, 2023

Re: DS 23-019 (De Caussin)

Dear Planning Commission:

This letter is in response to the latest submission of a concept design for a two-story addition to the property at Carmelo 2NE 8th. Unfortunately, we are forced to restate our strong objection to the plans. **As a concept, the new submission is virtually the same as the previous one.**

On April 12th, the Commission concluded that the issues with the original submission were, literally, massive, as in the mass of the redesigned house is simply excessive for the neighborhood. The proposed new adjustments, while appreciated, are minimal. They don't offer any new architectural principles, but rather marginal changes to a concept that was deemed inappropriate. Substantively, one window, two dormers, and three feet of foundation are eliminated. All significant design elements, such as height, bulk, and placement of the new square footage, remain unchanged. That is evident in the direct comparison below.



We are hoping that the owners and their architects can come up with a genuinely new concept, i.e., new design intent and direction, that addresses the previously identified deviations from Carmel's residential design guidelines. We equally hope that a new design concept can build on the premise of shared assets. In the restated proposal, Carmelo 2NE 8th is gaining a spacious second-story master bedroom and walk-in closet featuring unobstructed ocean views, light, and breeze, while Camino Real 3NW 8th is losing access to its limited filtered views, light, and breeze, as are other neighbors impacted by the mass of the solid East-West addition and the "tunnel" it creates between adjacent buildings.

The pictures below depict the outline of the proposed construction from our living area. The impact is practically the same between concepts as both substantially reduce open space and create a narrow corridor that blocks views from that angle.

View from living room on 4/5/23 with rejected concept design storey-poles	View from living room on 5/20/23 with revised concept design storey-poles
	

We support Carmelo 2NE 8th's goal to increase the footprint of the existing house. However, there are conceivably many different paths to that outcome that promote open space and coordinate with adjoining properties in ways that avoid a "win-lose" scenario. For example, a second floor can be added in a different location on the house, the garage can be depressed to make space for a lower second floor, the two existing buildings can be connected to add square footage, among many other unique approaches on which their capable architects can elaborate.

Using anchoring and minor adjustments off a problematic starting point will not bring us to an equitable outcome that promotes sharing of Carmel's outstanding natural features. We had hoped that this round of reviews would offer an architectural direction that is meaningfully different from what has been already deemed too massive, needlessly disruptive, and one-sided in terms of gains and losses. We are looking for a different concept that realistically addresses the concerns identified in the April meeting and allows us all to enjoy our Carmel homes. This is not it.

Sincerely,

Christopher Maxcy
Camino Real 3NW 8th

Enclosed: Larger version of above pictures

April 2023 (rejected) concept design impact on Camino Real properties:



May 2023 (currently proposed) concept design impact on Camino Real properties:



To: **Planning Commission of the City of Carmel-by-the-Sea**
c/o Katherine Wallace, Associate Planner
kwallace@ci.carmel.ca.us

Re: **DS 23-019 (De Caussin)**

Dear Planning Commission

Thank you for providing the revised application with sufficient time to review and digest the minor changes that have been proposed. As currently submitted, with the exception of a minor adjustment to the bedroom located over the garage the issues that were discussed in the Planning Commission meeting of April 12th generally appear to remain. Specifically, the garage and second story bedroom structure is located within 2 to 3' from the property line adjoining our property. The edge of the roof overhang effectively aligns with the property line. If the addition is constructed as drawn there will ultimately exist a 42' long wall essentially on the property line with a height equivalent to the existing plate line of the existing structure or 18' above grade (this is the plate line, not the peak of the roof). In reviewing the City of Carmel's design guidelines there appear to be recommendations to which this design does not conform. For instance, Neighborhood Guidelines Section 4 states, "Open space should be distributed around a building to provide a visual separation from adjacent structures on abutting sites and **avoid the appearance of crowding**". There will be no open space remaining between the property line and the addition once the addition is constructed. Of interest, our property at Carmelo 3NE 8th is entitled to the same setback at our South property line adjacent to this parcel. At such time as we, or some future home owner, decides to modify and/or remodel our house to the South there will only remain 5 or 6' feet between the homes. Section 4 goes further to state, "More yard space should be provided alongside yards when buildings are on adjacent properties and are located close to the joint property line. This is particularly important when two story structures are involved. A design should avoid creating a "tunnel" or narrow corridor between buildings on adjacent sites." Sections 4.4 goes further to state, "Consider how the side yard space may relate to that of the adjoining property to maximize the perception of open space". Based on the design, there can be no perception of open space on this property as no side yard exists on this property based on this design, in relation to our home. Currently without the addition, given the setback of the living room and the staggered relationship of our respective homes, while a portion of their existing structure is essentially on the property, there is a sense of open space between the properties.

The concept of constructing the extensive two story structure challenges many of the design Guidelines. Specifically, Section 5 which addresses Privacy, Views, Lights and Air and states, "Designs also should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site **should be avoided**".

The Guidelines pay special attention to the addition of garage structures. While the City acknowledges appropriate reasons why off street parking is desirable, they also recognize that specific considerations go into the planning. The Guidelines state that while off street parking may be desirable, "Nonetheless, it should remain subordinate to the overall character of the site." It further goes on to state, "When locating a garage, consider view impacts, the relationship to open space on the lot, and the relationship to that of the neighboring property". And, finally, "...avoid garage structures that dominate the site and building design." This criteria seems to specifically address this design.

Finally Section 7, Building Mass, Scale and Form as it applies to this lot and the location of this addition is very relevant and worthy of consideration. It addresses many of our issues. For instance it states, "Large...structures and those with continuous, blank surfaces can appear massive and should be avoided" and "Avoid long uninterrupted planes." As noted above, as constructed, we will be facing a wall that is approximately 42' long and 18' high on our South property line. From the street, the addition is very prominent and will present much higher than the 18' noted, some of which obviously is the result of the fact that this is an upsloping lot. The Guidelines states, "A building should contribute to the character of the neighborhood and should not dominate the street or neighboring properties."

For reference please find enclosed a few photos of the existing story poles and netting. We have shaded in the structure to illustrate its massing and its impact on the adjacent properties, ours included. While not a perfect rendition, it provides a pretty clear indication of the end result if this addition is constructed.

As it applies to the modification to the two existing bedrooms on the second floor in various discussions the question was raised among interested parties, why not expand the bedrooms into the rear yard? I am certain that there is an option to do so and in doing so, it abates the issues respective neighbors have about the current design.

We look forward to attending the next hearing and can be available to open up our home for your tour. Please let us know when you would like to re-visit the property.

Respectfully

Rhonda and Charles Zakskorn
Carmelo 3NE of 8th Avenue









DS 23-019

1 message

[REDACTED]

Dear Charlie and Rhonda,

In response to your email to the city, we offer our response below. First all, these revisions were based on comments made at the last Planning Commission hearing for the above referenced project including your comments regarding mass and bulk, second story addition, and moving the laundry room and pantry to reduce length of additions which we believe we have addressed in the latest iterations of drawings.

The revision made to the De Caussin's project (DS 23-019) are as listed:

1. Removed the north and east side Dormer windows.
2. Reduced the new addition massing:
 - a. Moved the new garage footprint 18'-9" from west property line, previous submittal 15'-3" from west property line. Overall increase setback from west property line by 3' 6 3/8".
 - b. Moved the new roof eave 22'-9" from the west property line, previous submittal is 16'-11" from west property line, thus reducing mass and bulk by 5'-10".
 - c. Removed proposed pantry closet from main level.
 - d. Relocated laundry closet to the south side of new garage.
 - e. Reduced upper-level primary bedroom length to 15'-6", previous submittal is 17'-6". Overall reduction of 2'-0" for the primary bedroom length.
 - f. Removed roof over upper level terrace.
3. Removed two windows from main level north elevation.
4. Reduced the width of the windows on the north elevation by 6" each at the upper-level Primary Bedroom.
5. New 4-panel door at west elevation at the upper-level Primary Bedroom.
6. Garage top of slab finish is now at 102.06', previously 100.91'. This will reduce overall site grading.
7. Addition areas shows offset from existing building on the north side elevation.
8. Proposed upper level terrace reduce to 5'2" x 11'-8" from 6'6"x 11'8".

We believe, once you see the re-staked project you will appreciate the reduction in mass and bulk.

Let me know if you have any questions or clarifications.

Regards,

Jun



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

June 14, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Suray Nathan, Assistant Planner

APPROVED BY: Brandon Swanson, Community Planning and Building Director

SUBJECT: **DS 23-069 (Mitchell-Berchem):** Consideration of a Combined Concept and Final Design, DS 23-069 (Mitchell-Berchem), and associated Coastal Development Permit for the full exterior renovation, a 268-square-foot net addition, and construction of a 220-square-foot detached carport in the front yard setback to an existing nonconforming 2-story, 1,737-square-foot single-family residence, inclusive of a 269-square-foot attached carport located on Santa Rita Street 2 northwest of 4th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-029-009

Application: DS 23-069

APN: 010-029-009-000

Block: 39

Lot: 17

Location: Santa Rita 2 NW of 4th Avenue

Applicant: Patrick Le Master, Architect

Property Owner: Phil Mitchell & Alexia Berchem

Executive Summary:

The applicant is proposing a single-story addition, construction of a detached carport in the front yard setback, removal of an indoor fireplace, and the full renovation of the exterior materials at an existing two-story residence with an attached carport. The site is currently non-conforming concerning plate height, rear yard setback, and site coverage. The proposed project would also require the removal of two non-significant trees. The applicant also proposes a 731-square-foot attached accessory dwelling unit (ADU) encompassing the entire lower level.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) accepting a Combined Concept and Final Design Study and associated Coastal Development Permit for the full exterior renovation, 268-square-foot net addition, and the construction of a 220-square-foot detached carport to an existing nonconforming 1,737 square foot two-story single-family residence located on Santa Rita 2 NW of 4th Avenue, in the Single-Family Residential (R-1) Zoning District. APN: 010-029-009.

Background and Project Description:

The project site is a 4,000-square-foot lot located on Santa Rita 2 NW of 4th Avenue and allowed a base floor area of up to 1,800 square feet. The property contains an existing nonconforming rear-yard setback of 11' where 15' is required, a nonconforming plate height of 23'-3" where 18' is the maximum allowed, and a two-story 1,737 square-foot residence inclusive of a 269 square-foot attached carport. The applicant proposes additions totaling 268 square feet and constructing a 220 square-foot detached carport in the front yard setback.

The project also includes a 731-square-foot accessory dwelling unit (ADU) on the residence's lower level (1st floor), which would be created by converting the 162-square-foot storage area, expanding at the rear elevating, and excavating the existing crawl space. The total floor area, including the ADU, would be 2,525 square feet.

The applicant proposes replacing horizontal wood shingles with vertical cedar or Kebony wood siding and integrating stucco for the lower north and south elevation. According to the manufacturer's brochure, a Kebony product is an environmentally friendly, sustainably grown softwood treated to extract moisture that gives the wood the same durability and hardness as tropical hardwood (Attachment 5). The existing tar and gravel roofing membrane is proposed to be replaced with a new PVC membrane under a layer of light gray pebble gravel, and the existing aluminum windows with no divided lights will be replaced with aluminum-clad windows with no divided lights in 'Midnight Bronze' by Loewen Windows. The project also proposes the removal of an external stair leading to the second-story deck on the south elevation and site coverage modifications throughout to bring the property into compliance. In addition, a volume study has been submitted to the City's consultant, William Vasilovich, and Condition of Approval No. 37 states that the project shall meet the required volumetric standards as this project is subject to the approval of a volume study and failure to meet the volumetric standards will require another Planning Commission hearing. CMC 17.10.030.3.b – Volume Option for Additions: states that an existing home built prior to 2003 have the option to apply volume factor only for the specific floor area contained in the addition(s). The volume factor will be used only for the 268-square-foot net addition. Staff's opinion, the project should meet the required volumetric standards.

Staff has scheduled this application for a combined Concept and Final review as the project consists of a minor addition with no significant issues needing to be addressed that would require multiple hearings consistent with CMC 17.58.040.B.5.a.

Staff Analysis:

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

Staff Response: The City Forester has identified eleven (11) trees on the property, three (3) of which are significant trees, including two (2) Coast Live Oaks and one (1) Monterey Pine. Of the remaining trees, seven (7) are classified as Pittosporum, and one (1) is classified as 'other.'

City code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects if needed. The City Forester recommends planting two (2) upper canopy trees, and the applicant has proposed planting two (2) Cypress trees to meet the requirements. The applicant has applied for the removal of two (2) non-significant

'Pittosporum' trees (TR 23-169). However, the application is pending review. Condition of Approval No. 31 states that the applicant shall obtain a tree removal permit from the City Forester prior to the building permit approval.

The project will not affect the structural root zone of the three (3) significant trees on site. Therefore, the project is consistent with the Design Guidelines pertaining to the forest character. (Attachment 3 – Sheet A1.00 & L1.00).

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

Staff Response: Staff has not identified any significant privacy impacts associated with the project, and Staff has received letters of support from the neighbors to the south, west, and east (Attachment 4). However, Staff is still waiting to receive a response from the north neighbor at the writing of the Staff Report.

The only potential privacy issue would be from the proposed second-story window on the west side of the north elevation that will overlook the second-story deck of the north neighbor. Staff would like some direction from the Planning Commission regarding the privacy impact from the upper-level window (3' x 3'-6") on the west corner of the north elevation and the privacy impact it might pose for the north neighbor. Condition of Approval No. 32 states that the applicant shall reduce the window size or make the glasses opaque.

The applicant proposes ten (10) windows at the north elevation: from east to west – one (1) small office window, one (1) bathroom window, one (1) large music room window, one (1) primary closet window, one (1) primary bathroom window and one (1) primary bedroom window; the south elevation will have nine (9) windows, and three (3) glass & wood doors: from east to west – one (1) office window, one (1) living room window, one (1) glass & wood doors to the side entrance, three (3) living room windows, one (1) glass-paneled door to the south deck on the upper floor, and one (1) bedroom window; the west elevation will have three (3) windows, and two (2) glass & wood, and the east elevation will have two (2) and one front Dutch doors: from north to south – one (1) office window, one (1) front Dutch door, and one (1) kitchen window (Attachment 3, Sheet A2.12).

The project is consistent with the Design Guidelines pertaining to privacy and views with conditions.

Mass and Bulk: 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.

Staff Response: The residence is a nonconforming 2-story house but presents a single-story form on the front elevation and is compatible with the scale of the adjacent homes (refer to Attachment 3, Sheet A3.23). The proposed addition does not significantly increase the mass and bulk of the main residence as seen from the public way. The proposed 268-square-foot net addition would increase the floor area to 1,794 square feet (1,800 allowed). The applicant is not increasing the nonconforming plate height. The maximum plate height for the new addition would be maintained at 22'-6", however, the ridge height would increase by 5" to 23'-8" (24' allowed).

The single-story part of the house has an existing ridge height of 14' – 3" and a proposed ridge height of 14'-6" (18' maximum allowed) and a nonconforming existing plate height of 13'-5" and a proposed plate height of 13'-5" (12' maximum allowed). The two-story portion of the residence at its highest point has an existing ridge height of 23'-3" and is proposed to be 23'-8" tall (24' maximum allowed) and has a nonconforming plate height of 22'-6" and a proposed plate height of 22'-6" (18' maximum allowed).

Therefore, the project meets the design guideline objectives for mass and bulk.

Building and Roof Form: 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 proportionate to the scale of the building; and roof eave lines that are low in scale.

Staff Response: The existing nonconforming building is a simple rectangle shape with decks located on the west end (rear) of the building, and the proposed 268 square-foot additions at the front elevation and the modifications to the building form is primarily dictated by the existing building's mid-century modern style of the architecture. The proposed additions, when viewed either from the street or from a neighboring site, it is not overly complex. It is consistent with the Residential Design Guidelines relating to the building form (Attachment 3, Sheet A3.01, A3.02, A3.21, & A3.22).

The existing flat roof form will be maintained, but the roof at the entryway and the entrance foyer area on the east elevation would be raised by 1'- 9". However, the plate and ridge height of the raised entryway would be under the maximum plate and ridge height allowed for a first story. The applicant proposes replacing the five existing skylights with fixed skylights with non-reflective glass and automatic interior shades. The two skylights on the south elevation will remain approximately similar in size (30" x 46"), and of the three on the north elevation, two will reduce in size (24" x 24"). The third one will remain approximately similar in size to the existing one (24" x 24"). Condition of Approval No. 12 requires that the skylight be low-profile and use non-reflective glass to minimize the light and glare visible from adjoining properties.

Setback nonconformity: The proposed improvements do not maintain the minimum side yard setback nor composite side yard setbacks. The proposed stairs leading to the first floor on the south elevation encroach into the minimum 3-foot side yard setback. However, City's municipal code CMC 17.10.030 provides an exception for stairs leading to the first floor to encroach into the 3-foot side yard setback (see Attachment 2 – data table). The rear yard setback is nonconforming, and the nonconforming portions of the residence are proposed to be maintained in accordance with CMC 17.36.030.A which state, "a lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter." The project meets the design guideline objectives for roof and building forms.

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

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

Staff Response: The code stipulates that the minimum dimension of a carport in the front yard setback should be 20' by 10' and no higher than 15 feet. The proposed carport conforms at 20' by 11', would be 220 square feet in floor area, and would have a height of 8'-6" at the front elevation and 12'- 11" at the rear.

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

Staff Response: The applicant proposes leaving the existing adjacent right-of-way in its natural state apart from the proposed driveway. The landscape plan shows the proposed vegetation in the front yard setback and the natural state in the right-of-way (Attachment 3, Sheet L1.00).

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

Staff Response: The City Forester reviewed the proposed project and indicated the detached carport will not impact the Coast live oak, provided the tree protection measures and conditions are maintained.

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

Staff Response: The proposed carport would be setback 18 inches from the front property line; however, the carport will be located 13'-8" (Approx.) from the paved portion of Santa Rita Street. Additionally, a carport lends itself to an open view of the right-of-way (ROW) and the road providing greater safety for pedestrians and drivers (Attachment 3, Sheet A1.00 & A2.13).

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

Staff Response: The applicant proposes the detached carport in the front yard setback to increase floor area to enlarge the kitchen and office area at the front elevation. The proposed detached carport would be 8'-6" in height at the front and 12'-11" at the back, where the maximum allowed for a carport or a garage in the front yard setback is 15'. The carport would have a flat roof form similar to the primary house. The proposed detached carport will be in scale with adjacent properties and the neighborhood context.

- 6) The placement of the garage within the front setback will add diversity to the neighborhood streetscape.

Staff Response: The proposed detached carport's style is in keeping with the house's overall modernist style and adds to the diversity of the neighborhood streetscape. The garages in the immediate vicinity are predominantly attached, and some are located below the second-floor living space. The north neighbor has a parking pad in the front yard setback due to the topography's steepness, and the south neighbor has a carport with the entrance on Fourth Avenue.

Finish Details

Residential Design Guideline 9.4 states, "*Architectural details should appear to be authentic, integral elements of the overall building design concept.*" Design Guideline 9.5 encourages the use of natural building materials such as wood and stone, and Design Guideline 9.8 states, "*Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.*"

Staff Response: The proposed finish materials comply with the Residential Design Guidelines. The existing residence is clad with beige-colored vertical wood siding. The applicant proposes horizontal unpainted cedar or Koban siding and "Thunder Af-685 (soft gray)" stucco on the lower level, aluminum-clad divided light windows in 'Midnight Bronze' (black), rough iron and steel cable railing in black with unstained wood cap for the deck, balcony, and carport, and light gray pebble gravel over gray PVC membrane roof.

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 permitted 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 area, ponds, hot tubs, and swimming pools.

If at least 50 percent of all site coverage on the property 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, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area only when:

- a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A), and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
- b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

Staff Response: The project site is allowed 556 square feet of site coverage if 50% or more is permeable. The applicant proposes 545 square feet (97% permeable) of site coverage. The project will be consistent with CMC 17.10. 030.C pertaining to site coverage (Attachment 3, Sheet G1.00).

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8 states that projects should "*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas.*"

Staff Response: The applicant proposes 16 exterior light fixtures, 12 recessed ceiling lights by Wac Lighting in Tuscan bronze finish, two (2) wall fixtures on the carport post by Wac Lighting in bronze finish, and re-use two (2) light fixtures, one by the front door and the other on the south elevation at the lower level in bronze finish. All proposed light fixtures are shielded and direct light downwards, and the lumen output complies with the Code (Attachment 3, E1.00). Therefore, the project will be consistent with Carmel Municipal Code Section 15.36.070.B.1 and Residential Design Guidelines 11.8 pertaining to exterior lighting.

Landscape Plan: Residential Design Guidelines 10.0 through 10.4 states, provide for upper and lower canopy trees when designing the landscape; use native plants and other varieties accustomed to growing along the Central Coast; planting in areas visible from the street or other public places should continue the forest character; and, plants in the public right-of-way should be predominately green foliage plants, in keeping with the design traditions of Carmel.

Staff Response: The City Forester recommends planting two (2) upper canopy trees to meet the required three (3) upper canopy and one (1) lower canopy trees, and the applicant has proposed planting two (2) Cypress trees fulfilling the upper canopy requirement. The landscape plan has been included in (Attachment 3, Sheet L1.00) of the project plan. Condition of Approval No. 33 states that any modification to the landscape plan shall require a separate Design Study.

Fencing/Gate/Arbor: Residential Design Guidelines 11.1 through 11.3 states that designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

Staff Response: The applicant proposes a 6-foot-high grape stake fence along the south (side) property line, the existing 5-foot high in the rear portion of the lot is to remain, and the applicant is not proposing any fence at the front elevation. Condition of Approval No. 34 states that the applicant shall remove the existing fence in the right-of-way along Santa Rita Street prior to the final inspection. The project will be consistent with Residential Design Guidelines 11.1 through 11.3 pertaining to fences.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include alterations to existing private structures involving negligible or no expansion of the existing or former use, such as additions to existing structures, provided that the addition will not result in an increase of more than 50 percent of the existing floor area of 2,500 square feet, whichever is less. The project consists of interior and exterior alterations and additions to an existing single-family residence and the addition of an attached ADU. The 999-square-foot net increase in floor area (including the ADU) for the site represents a 32% increase in the floor area of the existing site. The project does not change the existing or former use of the property as a single-family residence. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 – Data Table

Attachment 3 - Project Plan

Attachment 4 – Neighbor's Letters of Support

Attachment 5 – Kebony brochure

**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 A COMBINED CONCEPT AND FINAL DESIGN STUDY AND ASSOCIATED COASTAL
DEVELOPMENT PERMIT FOR A 268 SQUARE-FOOT ADDITION TO AN EXISTING 2-STORY, 1,737-
SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A 220-SQUARE-FOOT
DETACHED CARPORT IN THE FRONT YARD SETBACK AT SANTA RITA 2 NORTHWEST OF 4TH
AVENUE IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT., APN: 010-029-009**

WHEREAS, on March 24, 2023, Patrick Le Master ("Applicant") submitted an application on behalf of Phil Mitchell & Alexia Berchem ("Owners") requesting the approval of a Design Study "DS 23-069" described herein ("Application"); and

WHEREAS, the project site is comprised of a 4,000 square-foot lot of record located at Santa Rita 2 NW of 4th Avenue; and

WHEREAS, the site is currently developed with an existing 1,468 square foot single-family residence with a 269 square foot detached carport; and

WHEREAS, the Applicant is seeking approval of a Design Study application for the full exterior renovation and addition of 268 square-foot at the front elevation and 220 square foot carport at the front yard setback to an existing 1,468-square-foot two-story single-family residence with a 269 square-foot attached carport, and the creation of a 731 square foot attached accessory dwelling unit; and

WHEREAS, a Design Study is required in accordance with CMC 17.58.040.B; which requires the review of the proposed site design, basic massing, and other elements of the design concept for compliance with the City's design concept guidelines and the findings required in CMC 17.64.080; and

WHEREAS, CMC Section 17.58.040.B.2 (Procedures) allows the Director to authorize concept review and final details review to occur at the same meeting for limited changes to non-historic structures; and

WHEREAS, the project shall be considered at a concept and final details hearing pursuant to CMC 17.64.080; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 and will be considered at the Final Details hearing; and

WHEREAS, on May 26, 2023, a notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of all public hearings for the application; and

WHEREAS, on June 14, 2023, the Planning Commission held a public hearing to receive public testimony regarding the application, including, without limitation, the information provided to the Planning Commission by City staff and public testimony on the conceptual design of 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 Commission at its June 14, 2023 hearing, including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)		
For each of the required design study findings listed below, staff has indicated whether the plans submitted, or as recommended to be conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
Municipal Code 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 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 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. 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 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 make the following findings and determinations regarding the Coastal Development Permit:

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):	YES	NO
1. Local Coastal Program Consistency: The project conforms to the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the combined Concept and Final Design Study (DS 23-069, Mitchell-Berchem) and associated Coastal Development Permit for of 268 square-foot first-story addition, and 220 square foot carport in the front yard setback to an existing 1,737-square-foot single-story located on Santa Rita 2 NW of 4th Avenue (APN 010-029-009), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study (DS 23-069, Mitchell-Berchem) authorizes for the full exterior renovation, 268-square-foot net addition, the construction of a 220-square-foot detached carport to an existing nonconforming 1,737 square-foot two-story single-family residence, and the creation of a 731 square foot attached accessory dwelling unit located on Santa Rita 2 NW of 4th Avenue, in the Single-Family Residential (R-1) Zoning District as depicted in the plans prepared by Patrick Le Master dated received by Community Planning & Building Department on June 1, 2023, unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	Service Laterals. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed	✓

	underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	
7.	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 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 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.	✓
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 that is 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 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.	✓
11.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to	✓

	safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	
12.	Skylights & Skylight Shades. The Applicant shall submit product information for the skylights and skylight shades prior to issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.	✓
13.	Aluminum-Clad Wood Frame Windows and Doors. The Applicant shall submit product information for the aluminum-clad wood windows and doors prior to issuance of a building permit. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in or internal only mullions and muntins are prohibited.	✓
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 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.	✓
15.	Driveway. The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
16.	Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
17.	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 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 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.	✓
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. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
Landscape Conditions		
21.	Landscape Plan. All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to the issuance of a building permit</u> . The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
22.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
23.	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. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
24.	Erosion Control in the Right-of-Way. Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought tolerant ground cover to manage post-construction	✓

	erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.	
25.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows the location, size and species of required tree plantings. All new trees shall be installed prior to final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester and/or Forest & Beach Commission.	✓
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 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. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building	✓

	permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
ENVIRONMENTAL COMPLIANCE CONDITIONS		
27.	Drainage Plan. Prior to issuance of a building permit, the Applicant shall provide 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 into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
28.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel.	✓
29.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall provide cross-section details for semi-permeable surfaces.	✓
30.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
SPECIAL CONDITIONS		
31.	Tree Removal Permit. Prior to the issuance of a building permit, the Applicant shall obtain a tree removal permit to remove the two non-significant trees from the City Forester and submit the approved permit to the Planning Department.	✓
32.	Primary Bedroom Windows. Prior to the issuance of a building permit, the Applicant shall make the primary bedroom window on the north elevation opaque or change the location and size to provide privacy for the north neighbor.	✓
33.	Tree Planting Required. Prior to the final inspection, the Applicant shall plant two (2) upper canopy trees, and any modification to the landscape plan shall require a separate Design Study.	✓
34.	Right-of-Way Encroachments. All unpermitted right-of-way encroachments including the fence shall be removed from the right-of-way prior to the final inspection.	✓
35.	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 and submitted to the Planning & Building Department. A signed copy of the acknowledgment shall also be printed on the building plan set.	✓
36.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan to the Community Planning & Building Department for review and approval by the City.	
37.	Volume Study. Prior to issuance of a building permit, the project shall meet the required volumetric standards as this project is subject to the approval of a volume study and failure to meet the volumetric standards will require another Planning Commission hearing.	✓

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

**PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF
CARMEL-BY-THE-SEA this 14th day of June 2023, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

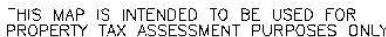
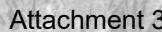
June 14, 2023

Project Data Table

Page 1 of 1

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%) 868 SF ADU	1,723 SF (43%) N/A	1,794 SF (44%) 731 SF ADU
Site Coverage	396 SF/556 SF	891 SF	545 SF (97% permeable)
Trees (Upper/Lower)	3/1	1/2	
Ridge Height (1 st /2 nd)	18'/24'	14'-3"/23'-3"	14'-6"/23'-8"
Plate Height (1 st /2 nd)	12'/18'	13'-5"/22'-6"	13'-5"/22'-6"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	34'- 10"	22' – 10"
Composite Side Yard	10' (25%)	8'-10" (22.5%)	7' (17.5%)
Side Yard	3'	4'	2'-10"
Rear	15'/3'*	11'	11'

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



SITE COVERAGE (EXISTING)			
Name	Area	Hardscape Type	Comments
(E) HARDSCAPE	540 SF	(E) HARDSCAPE	IMPERVIOUS
(E) WOOD DECK	28 SF	(E) WOOD DECKING	PERVIOUS
(E) STAIRS	50 SF	(E) WOOD DECKING - STAIRS	PERVIOUS
(E) GRAVEL	273 SF	GRAVEL	PERVIOUS

Grand total: 9 545 SF

ASSESSMENT.

REAR: 15' > 15'H 3' < 15'H

2022 CALIFORNIA GREEN BUILDING STANDARDS

TOTAL NET CUT OR FILL 7 CU.YDS. (FILL)

STRUCTURAL	T.B.D.
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PLANNING PERMIT	F 00 00
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- NEW 40 SF WOOD DECK

GRAND TOTAL	1737 SF
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(C) LEVEL 2 - T.T.	2134 SF
GRAND TOTAL	2525 SF



◁

and Remodel
Santa Rita 2NW of 4th
Carmel-by-the-Sea CA 93921

5/23/2023 5:23:01 PM

	EXISTING	ID	IMPERIAL BOARD
	EAG	IN	INSIDE DIAMETER
	EXPANSION JOINT	INCHES	
	ELEVATION	INSUL	INSULATION
	ELECTRICAL	INVERT	
C.	ELEVATOR	JAN.	JANITOR
V.	EMERGENCY	JT.	JOINT
R.	ENCLOSURE MACHINE RM		
L.	ENCLOSURE, ENCLOSED	L	ANGLE
R.	ENGINEER	LB	POUND
	ENTRANCE	LG.	LONG, LENGTH
	EQUAL	LAM.	LAMINATION(ON)
	EXHAUST FLOOR OR FINISHED FACE	LAV.	LAVATORY
	ESTIMATE	LH	LONG LEG HORIZ
	EXISTING	LLV	LONG LEG VERT.
	EXHAUST	LT(G)	LIGHT(ING)
	EXPANSION	LVR.	LOUVER
	EXTERIOR		
	FRESH AIR INTAKE	MACH.	MACHINE
	FLOOR DRAIN	MAX.	MAXIMUM
	FLOOR	MECH.	MECHANICAL
	FIND	MEMB.	MEMBRANE
	FIRE EXTINGUISHER	MEZZ.	MEZZANINE
	FINISH FLOOR OR FINISHED FACE	MFR.	MANUFACTURER
	FINISH GRADE	MH.	MAN HOLE
	FIBERGLASS	MIN.	MINIMUM
	FIRE HYDRANT, FLAT HEAD	MISC.	MISCELLANEOUS
C.	FIRE HOSE CABINET	M.O.	MASONRY OPENING
	FISH	M.O.	MOUNTED
	FLOOR	MTL.	MEETING
	FLUORESCENT	MTL.	METAL
	FACE OF		
	FACE OF CONC.	N	NORTH
C.	FACE OF MASONRY	NAT.	NATURAL
M.	FACE OF STUD	N.I.C.	NOT IN CONTRACT
	FIRE PROOFING	N.	NUMBER
	FRAME / FIRE RATED	NOM.	NOMINAL
	FULL SIZE/SCALE	NRC	NOISE REDUCTION COEFFICIENT
	FOOT/FEET	N.T.S.	NOT TO SCALE
	FOOTING		
R.	FIXTURE		
	GAUGE	O'	OVER
	GALVANIZED	O.C.	ON CENTER
V.	GENERAL CONTRACTOR	O.D.	OUTSIDE DIAMETER
L.	GENERAL	OFF.	OFFICE
	GASOLIN FAULT	O.H.	OPPOSITE HAND
	CIRCUIT INTERRUPTER	OPG.	OPENING
	GALVANIZED IRON	OPP.	OPPOSITE
	GLASS	O.V.H.D.	OVERHEAD
	GUELUM		
	GLUING		
	GLASS MOSAIC TILE	PERF.	PERFORATED
	GRADE	PL	PLATE
	GYPSUM	PLAS.	PLASTER
	GYPSUM WALL BOARD	PLBG.	PLUMBING
V.	GYPSUM	PLG.	PANELLING
		PLY.	PLYWOOD
	HOLLOW CORE	PM	PERF. MTL
R).	HEAD(ER)	POL	POLISHED
V.D.	HARPOWOD	PR	PAIR
	HARDWARE	PT.	PARTED
	HOLLOW METAL	PTL	PARTITION
RZ.	HORIZONTAL	PW.	PAINTED WOOD
	HOUR		
	HEADED STUD	QT.	QUARRY TILE
	HEIGHT	QTY.	QUANTITY
	HEATING		
	HEATER		
C.	HEATING VENTILATION & AIR CONDITIONING		
	HOT WATER		
	IMPERIAL BOARD		
	INSIDE DIAMETER		
	INCHES		
	INSULATION		
	INVERT		
	JANITOR		
	JOINT		

1. PROVIDE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. ALL 120-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, KITCHENS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS, BATHROOMS, AND GARAGES SHALL BE PROTECTED BY INSTALLED 150-KILOVOLT (K) ARC-FAULT CIRCUIT INTERRUPTER PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI. [210-12 (B)]
2. GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
3. ALL OUTLETS AND DEVICES (I.E. RECEPTACLES, LIGHTING, HOODS, ETC) SHALL BE TAMPER-RESISTANT (TR).
4. RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITH A MINIMUM DIMENSION OF 12 INCHES.
5. COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
6. COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
7. ISLANDS/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
8. DWELLING UNIT RECEPTACLE OUTLETS. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. ANY SPACE 2' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18" OF WALL. [210-52 (A)]
9. GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION REQUIRED AT: BATHROOMS, GARAGES AND ACCESSORY BUILDINGS; OUTDOORS; CRAWL SPACES; UNFINISHED BASEMENTS, KITCHENS, AND LAUNDRY.
10. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION.
11. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CCC 210.12(A)]
12. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CCC 410.10(D)]
13. ALL INSTALLED LUMINAIRE SHALL BE HIGH EFFICIENCY; EITHER LISTED BY SOURCE TYPE OR BY BEING JANS-2016 CERTIFIED AND LABELED. [CENC 150.0(K)(4)]
14. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR.
15. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING, AIR LEAKAGE, SEALING, MAINTENANCE, AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 160.0010. ONLY JAG-JAN-2012 CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CENC 150(K)(1)(C)]
16. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(X)(2B)]
17. FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION, THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.

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

ARED07 - DRIVEWAYS (NOT APPLICABLE TO MONTEREY COUNTY)

DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT BE LESS THAN 1% DRAINAGE. DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASE SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (27 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING TRUCKS AND TRAILERS. DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM STRUTTED RADIUS OF CURVATURE SHALL BE 25 FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS SHALL BE CONSTRUCTED WITH A MINIMUM 2% DRAINAGE. DRIVEWAYS SHALL BE LOCATED NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 80 FEET, TURNOUTS SHALL BE PROVIDED AT NOT GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPER AT BOTH ENDS. DRIVEWAYS SHALL BE LOCATED WITH A MINIMUM OF 50 FEET OF SURFACE LENGTH AND SHALL LONG WITH A MINIMUM 25-FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 25 FEET. TURNAROUNDS SHALL BE CONSTRUCTED WITH A MINIMUM 2% DRAINAGE. IF A HAMMERHEAD IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE-008 - GATES (ONLY APPLIES TO MONTEREY COUNTY)
ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FEET FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FEET WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40-FOOT TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.

PREL1 - ADDRESSES FOR BUILDINGS (ONLY APPLIES TO MONTEREY COUNTY)
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY
ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ADDRESSINGS, SHALL HAVE ITS OWN
ADDRESS PLATE POSTED ABOVE WHERE MULTIPLE OCCUPANCIES SHARE A SINGLE BUILDING
BUILDING NUMBER, OCCUPANCY NUMBER, AND SEPARATELY IDENTIFIED BY ITS OWN ADDRESS
LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4" HIGH HEIGHT,
12/24" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE
ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF A NONCOMBUSTIBLE
MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH
DRIVEWAY EXIT. ADDRESS SIGNS SHALL BE PLACED AT THE BEGINNING OF EACH WAY OF
TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF
CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROAD
SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE
REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN, WHERE A
ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE OCCUPANCY, THE ADDRESS SIGN SHALL
BE PLACED AT THE BEGINNING OF THE DRIVEWAY PROVIDING ACCESS TO THAT OCCUPANCY.
PERMANENT ADDRESS SIGNS SHALL BE POSTED FIRST TO REQUESTING FINAL CLEARANCE.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 30 FEET OF STRUCTURES. LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE020 - DEFENSIBLE SPACE REQUIREMENTS (HAZARDOUS CONDITIONS)
REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES. LIMB
TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL FIRE
PROTECTION OR FIREBREAKS APPROVED BY THE REVIEWING AUTHORITY MAY BE REQUIRED TO
PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE
ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR
OF PLANNING AND BUILDING INSPECTION.

FIRE025- SMOKE ALARMS - (SINGLE FAMILY DWELLING) •
WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS
INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE,
THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) •
ALL NEW STRUCTURES, AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 50 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS A ROOF CONSTRUCTION.

1. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE-BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [CPC 408.3]
2. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9]
3. SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CSC 1210 AND CRC R307.2)
4. MAX. PLUMBING FIXTURE FLOW RATES SHALL BE:

CONFLICTS

1. IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS OR BETWEEN DRAWINGS WHETHER DURING THE BIDDING PROCESS OR CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO SEEK CLARIFICATION/RESOLUTION WITH THE DESIGN INTENT FROM THE ARCHITECT. FOR BIDDING PURPOSES, WHEN INFORMATION IN THE DRAWINGS AND/OR SPECIFICATIONS IS INCONSISTENT, THE CONTRACTOR SHALL BASE ITS BID ON THE MORE STRINGENT REQUIREMENT, THE HIGHER QUALITY OR GREATER QUANTITY OF WORK.
2. REVIEW THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF SYSTEMS SHOWN ON CONSULTING ENGINEERS' DOCUMENTS. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND ENGINEERING DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR DIRECTION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL WORK INSTALLED NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT UPON FINDING ANY CONFLICTS IN THE DRAWINGS AND SPECIFICATIONS. FOR BIDDING PURPOSES, THE CONTRACTOR SHALL INCLUDE THE HIGHER COST APPROACH WHEN INFORMATION IN THE DRAWINGS OR SPECIFICATIONS IS IN CONFLICT.
5. CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DETECT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTOR'S RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.

1. ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS SHOW WHERE DUCTWORK IS TO BE INSTALLED AT A SPECIFIC ELEVATION IN A CONTROLLED PATTERN. THE CONTRACTOR MUST COMPLY ON ALL OF THESE DISRUPTIONS TO COMPLETE THE WORK AND SHOULD NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL COORDINATE LAYOUT, CLEARANCES, AND LOCATION OF HEAD HEIGHTS WITH THE STRUCTURE, MECHANICAL, ELECTRICAL, AND ELECTRICAL LIGHTING, DRAINAGE PIPING, AND THE ARCHITECTURAL REFLECTED CEILING PLANS.
2. THE CONTRACTOR SHALL PROVIDE AND COORDINATE THE EXACT DIMENSIONS, SIZES AND POSITIONS OF ALL OPENINGS IN ANY FLOOR, ROOF, OR WALL CONSTRUCTION NECESSARY FOR THE INSTALLATION OF THE WORK, INCLUDING CONFIRMING THE LOCATION OF ALL SUCH OPENINGS PRIOR TO BEING PERMITTED TO BEGIN WORK.
3. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS DESCRIBE VARIOUS FLOOR SLAB SLOPE REQUIREMENTS, ACCESSIBLES AND DGE CONDITIONS. USE BOTH SETS OF DRAWINGS WHEN INSTALLING THE FLOOR SLAB.
4. PROVIDE FOR THE PROPER SEQUENCE OF CONSTRUCTION, LOCATION AND SIZE OF OPENING COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY ARCHITECT.
5. FLOOR DRAINS IN TOILET ROOMS SHALL BE LOCATED UNDER TOILET PARTITION PRIVACY PANELS TO AVOID CONFLICT WITH SUPPORT PLASTERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH ANY 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK WITH ANY EQUIPMENT, FURNITURE, AND SYSTEMS IN THE PROJECT.
7. ALL ATTACHMENTS TO AND PENETRATIONS THROUGH CONCRETE NOTED ON THE DRAWINGS TO BE WATERPROOFED SHALL BE MADE PRIOR TO THE APPLICATION OF THE WATERPROOFING MATERIAL.
8. ALL OPERATING MECHANISMS IN PIPING AND DUCTWORK SHALL BE INSTALLED AT LOCATIONS THAT PROVIDE SAFE, DIRECT AND EASY ACCESS FOR MAINTENANCE. ACCESS DOORS SHALL BE PROVIDED AT ALL WALLS AND CEILINGS WHERE ACCESS TO SUCH MECHANISMS IS NOT OTHERWISE AVAILABLE.
9. THE CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND COORDINATE AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL PROVIDE ALL WORK NECESSARY TO INSTALL COMPLETE AND FULLY OPERATIONAL SYSTEMS AND COMPONENTS.
10. THE CONTRACTOR SHALL WORK WITHIN THE BOUNDARIES INDICATED IN THE PROJECT DOCUMENTS AND COMPLY WITH ALL APPLICABLE BUILDING CODE, REGULATIONS AND ORDINANCES. REQUIREMENTS FOR OCCUPANCY ADJACENT TO THE PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
11. PERFORM THE WORK AT THE PROJECT SITE WITHIN NORMAL BUSINESS HOURS, UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES SERVING EXISTING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND/OR ALL AUTHORITIES HAVING JURISDICTION, AND SHALL PROVIDE TEMPORARY SERVICES DURING CONSTRUCTION TO MAINTAIN THE QUALITY OF THE WORK.

	PROJECT NORTH ARROW		EXTERIOR ELEVATION
	FLOOR ELEVATION		INTERIOR ELEVATION
	COLUMN GRID SYMBOLS		DETAIL CALLOUT VIEW NUMBER SHEET NUMBER
	CENTER LINE INDICATOR		SECTION VIEW VIEW NUMBER SHEET NUMBER
	DOOR TAG		REVISION INDICATOR
	WINDOW TYPE / NUMBER		
	WALL / PARTITION TYPE		DETAIL SECTION
	NEW / EXISTING CONTOUR		KEYED NOTE
	EXISTING CONTOUR TO BE MODIFIED		

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER GRANT DEED DOC. NO:2021000976, AND SHOWN APPROXIMATE ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY
MAY NOT NECESSARILY BE SHOWN.

5. CONTOUR INTERVAL = ONE FOOT.

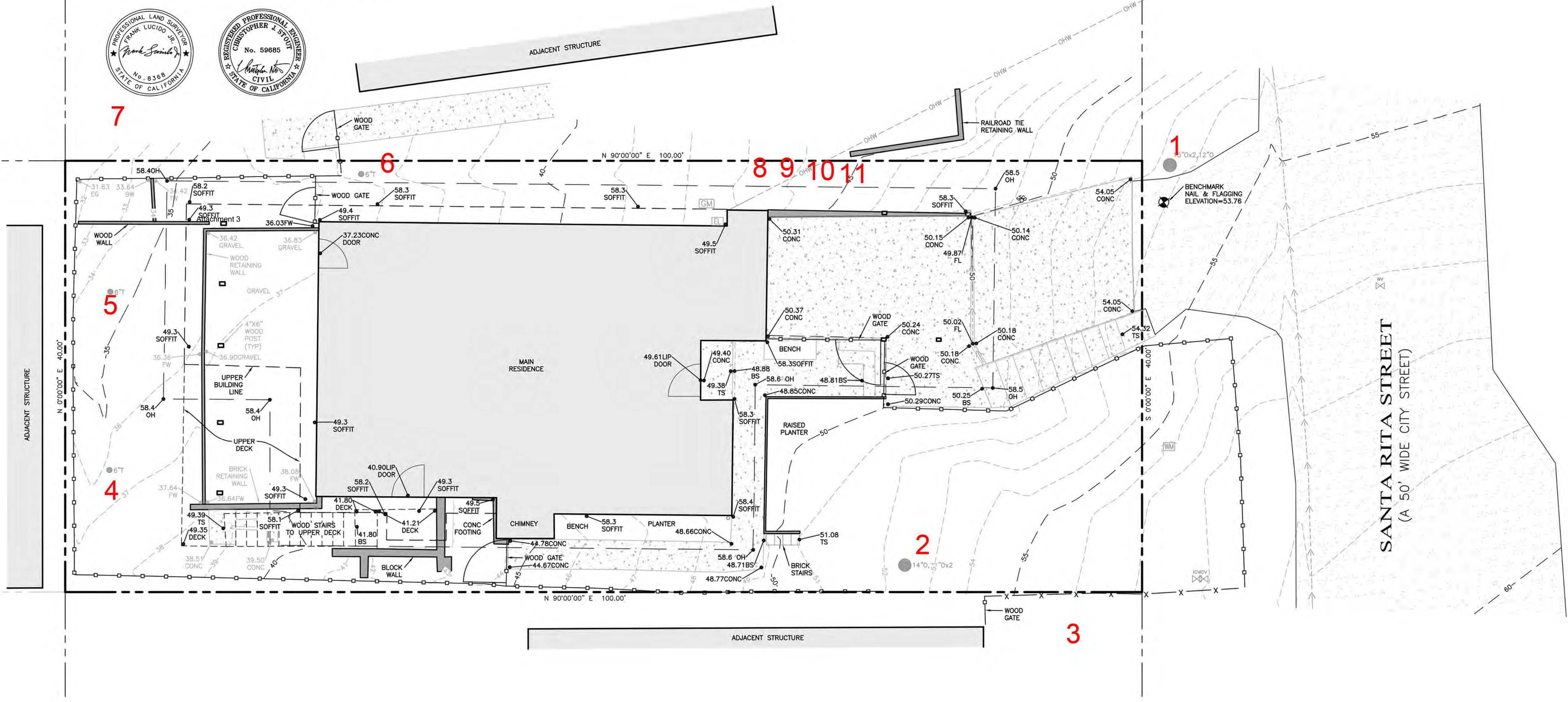
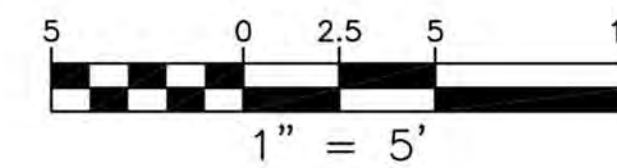
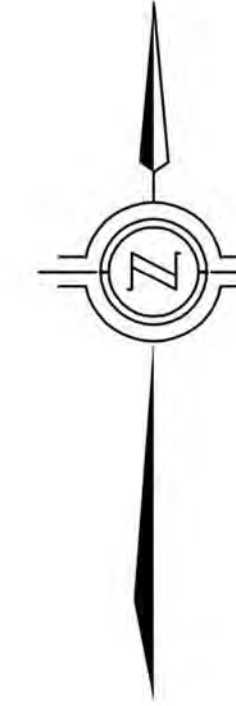
7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A NAIL & FLAGGING SET IN THE DRIVEWAY AS SHOWN HEREON, HAVING AN ELEVATION OF 53.76 BASED UPON AN ASSUMED DATUM.

11. SOFFIT SHOTS WERE TAKEN AS CLOSE TO THE BUILDING AS POSSIBLE. OVERHANG SHOTS WERE TAKEN AT THE TOP OF EAVE.

PROPERTY LINE
FLOW LINE
WOOD FENCE
WIRE FENCE
WOOD RAIL
BUILDING OVERHANG
OVERHEAD WIRE
MAJOR CONTOUR
MINOR CONTOUR

AC	ASPHALT
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
CONC	CONCRETE
CYP	CYPRESS TREE
DS	DOWNSPOUT
E	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
FC	FACE OF CURB
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
JUN	JUNIPER TREE
O	OAK TREE
OV	OVERHANG
PLM	PALM TREE
RL	RIDGE LINE
T	TREE
TS	TOP OF STAIRS
TH	TOP OF WALL
TYP	TYPICAL





CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

MATERIALS & WASTE MANAGEMENT		EQUIPMENT MANAGEMENT & SPILL CONTROL	EARTHWORK & CONTAMINATED SOILS	PAVING/ASPHALT WORK	CONCRETE, GROUT & MORTAR APPLICATION	PAINTING & PAINT REMOVAL	DEWATERING
Non-Hazardous Materials □ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days. □ Use (but don't overuse) reclaimed water for dust control. Hazardous Materials □ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations. □ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast. □ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours. □ Arrange for appropriate disposal of all hazardous wastes.	Waste Management □ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather. □ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site. □ Clean or replace portable toilets, and inspect them frequently for leaks and spills. □ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.) □ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste. Construction Entrances and Perimeter □ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site. □ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.	Maintenance and Parking □ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage. □ Perform major maintenance, repair jobs, and vehicle and equipment washing off site. □ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste. □ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters. □ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc. Spill Prevention and Control □ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times. □ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made. □ Clean up spills or leaks immediately and dispose of cleanup materials properly. □ Do not hose down surfaces where fluids have spilled. □ Use dry cleanup methods (absorbent materials, cat litter, and/or rags). □ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them. □ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. □ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).	Erosion Control □ Schedule grading and excavation work for dry weather only. □ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established. □ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned. Sediment Control □ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, filter rolls, berms, etc. □ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins. □ Keep excavated soil on the site where it will not collect into the street. □ Transfer excavated materials to dump trucks on the site, not in the street. □ Contaminated Soils □ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board: • Unusual soil conditions, discoloration, or odor. • Abandoned underground tanks • Buried barrels, debris, or trash.	□ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure. □ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc. □ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters. □ Do not use water to wash down fresh asphalt concrete pavement. Sawcutting & Asphalt/Concrete Removal □ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system. □ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner). □ If sawcut slurry enters a catch basin, clean it up immediately.	□ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain. □ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage. □ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.	Painting cleanup □ Never clean brushes or rinse paint containers into a street gutter, storm drain, or surface waters. □ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage. □ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite. Painting □ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain. □ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinners/solvents as hazardous waste. Paint Removal □ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste. □ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.	□ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance. □ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required. □ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or bailed off-site for proper disposal.
LANDSCAPE MATERIALS □ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used. □ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied. □ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.		* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program					

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



LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.

						
MANEJO DE MATERIALES Y RESIDUOS	MANEJO DEL EQUIPO Y CONTROL DE DERRAMES	TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS	TRABAJO CON PAVIMENTO/ASFALTO	APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y MORTERO	REMOVIENDO PINTURA	EXTRACCIÓN DEL AGUA
Materiales no peligrosos □ Haga un borde alrededor y cubra con lona impermeable las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días. □ Use (pero no abuse) agua reclaimada para controlar el polvo. Materiales peligrosos □ Póngalos etiquetados con nombre de todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales. □ Ponga los materiales y residuos peligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cubra después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia. □ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos al exterior cuando se haya pronosticado lluvia en las próximas 24 horas. □ Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos. Manejo de residuos □ Cubra bien con lona impermeables los contenedores con residuos peligrosos al terminar cada día de trabajo, y durante la temporada de lluvias.	Mantenimiento y estacionamiento □ Designe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento. □ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción. □ Si es necesario poner gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordada, alejada de los desagües pluviales y sobre una bandija de goma de tamaño suficiente para contener los líquidos peligrosos que se derraman. □ Si es necesario lavar los vehículos o equipos en el sitio de construcción, límpielos solo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuíferas (lagos, arroyos, etc.). □ No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, degreasers, equipo de limpieza en seco, etc. Entradas y perímetros de los sitios de construcción □ Establezca y mantenga control efectivo de los perímetros y establezca todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio. □ Barre o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.	Prevención y control de derrames □ Mantenga a mano en el sitio de construcción, en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.). □ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repararlos inmediatamente. Use bandija de goma para recoger el líquido que pierda hasta que pueda hacer las reparaciones. □ Limpie los derrames o pérdidas inmediatamente y deséchelos apropiadamente de los materiales de limpieza. □ No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de coque sanitaria para gatos o trapos). □ Barre inmediatamente los materiales secos que se hayan desperdiciado. No trate de deshacerse de ellos usando agua, ni de enterrarlos. □ Limpie los derrames en la tierra excavando la tierra contaminada y desechándolos correctamente de ella. □ Comunique inmediatamente cualquier derrame significativo. La ley obliga a comunicar todos los derrames de materiales peligrosos, incluyendo al público. Para comunicar un derrame: 1) Llame al 911 o al número local de emergencias; 2) Llame al Centro de Emergencias y Servicio de Prevención de la Oficina del Gobernador, (800) 852-7550, las 24 horas del día.	Control de erosión □ Planee trabajo de nivelación y excavación solo cuando no vaya a llover. □ Establezca todas las áreas donadas, instale y mantenga control de erosión provisional (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación. □ Plante semillas o plantas para control de erosión en superficies en declive o donde no se planea la construcción inmediata. Control de sedimento □ Proteja las ripillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc. □ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de limpieza, como rollos de fibra, cerca de sedimentos o estaciones de sedimentos. □ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle. □ Transfiera a los camiones, en el sitio mismo de construcción y no en la calle, los materiales excavados, para transportarlos. □ Si los suelos contaminados: □ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua: • Condiciones inusuales en la tierra, descoloramiento u olor. • Tanques enterrados abandonados • Pozos de agua abandonados. • Barriles, bauxitas o residuos enterrados.	□ Evite pavimentar o resucitar pavimento en tiempo de lluvias, o cuando se haya pronosticado lluvia antes que el nuevo pavimento haya tenido tiempo de secarse. □ Cubra las ripillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (slurry seal), capa final fluida, etc. □ Junte y recoleccione el desahogue apropiadamente del exceso de grava y arena abrasiva. NO las barra ni las empuje con agua a los desagües de aguas pluviales. □ No use agua para lavar pavimento de concreto y asfalto fresco. Cortando con sierra y removiendo asfalto/concreto □ Cubra completamente o arroje una barrera alrededor de las ripillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtro en las bocas de alcantarillas, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales. □ Evite con pala, absorbente o aspire la lechada producida por la sierra y desahogue de todos los residuos tan pronto como haya finalizado un sitio, o al terminar cada día de trabajo (lo que sea antes). □ Si la lechada producida por la sierra entra en un sumidero, límpielo inmediatamente.	Limpieza después de pintar □ Nunca lave los pinceles ni empuje los barridos en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.). □ Usando pinturas a base de agua, al terminar, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las alturas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe. □ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos. Removiendo pintura □ Los residuos de productos químicos para remover pintura y los trozos o polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos. □ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con diluantes de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.	□ Controle efectivamente toda el agua que corra, o dentro del sitio y la que corra hacia afuera originada en el sitio. Deseche toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera nospese de cumplir con las ordenanzas. □ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tiempo o entrapamiento de sedimento. □ En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adaptación de permiso del Programa de Prevención de Pérdida del Agua al Condado

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA \$10,000 POR DÍA!



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SHEET ISSUE

REVISION #

OWNER:
Mitchell / Berchem
Santa Rita - 2NW of 4th
Carmel-by-the-Sea, CA 93921

Mitchell / Berchem Addition
and Remodel
Santa Rita 2NW of 4th
Carmel-by-the-Sea, CA 93921

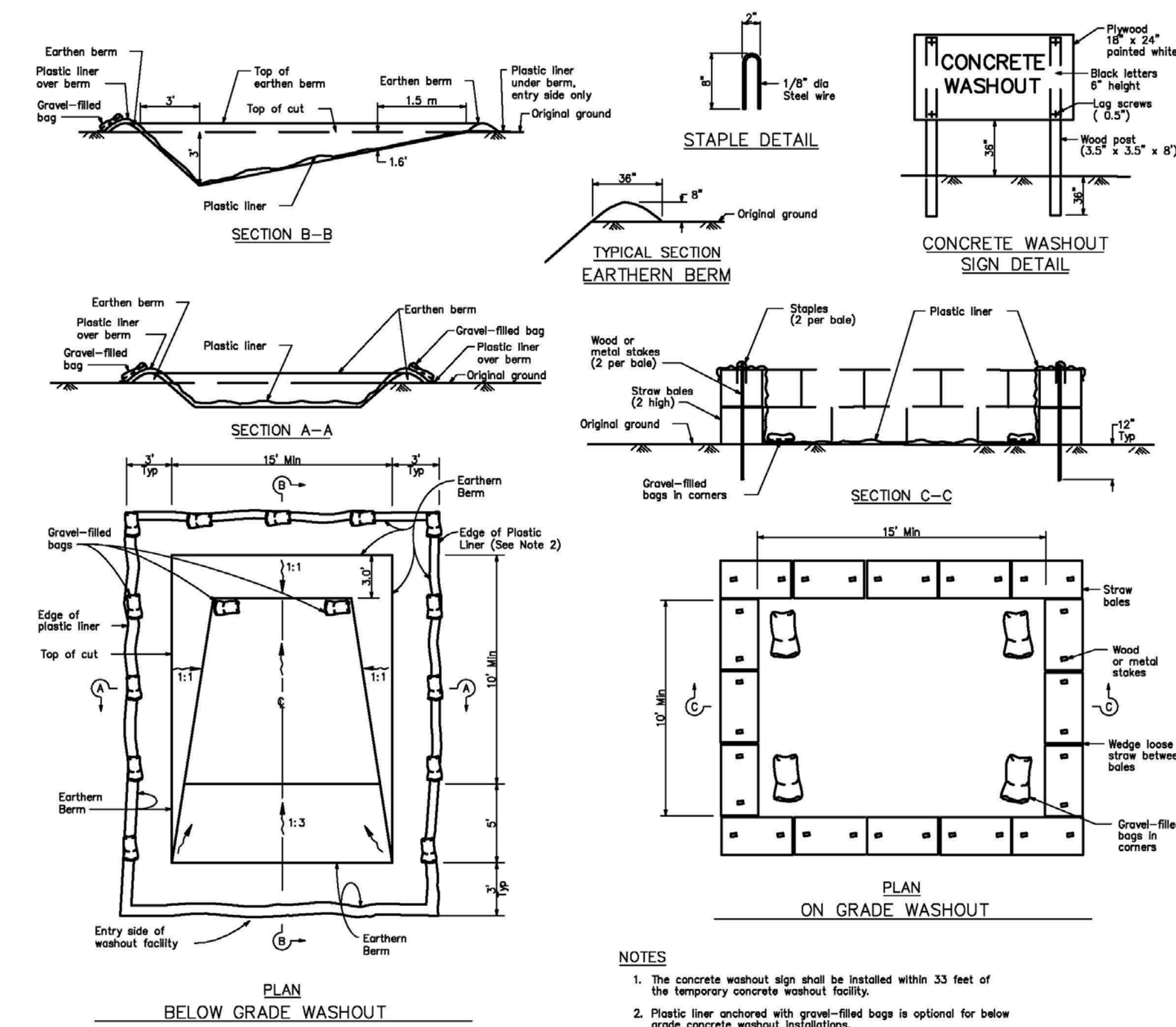
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EROSION CONTROL NOTES

1. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
2. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
3. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 15 AND APRIL 15.
 - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE SANTA LUCIA PRESERVE.
4. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONTINUE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.
5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, AN IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LOADING RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
12. WITH THE APPROVAL OF THE ENGINEER, EROSION AND SEDIMENT CONTROLS MAY BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

EROSION CONTROL MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESPECTED TO ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. STRAW BALE INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE FOOT.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENuded SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE ENGINEER.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCEWAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE COUNTY.
5. APPLY STRAW WITH TACKIFIER TO ALL DISTURBED AREAS, AFTER SEEDING. ANCHOR STRAW IN SLOPES BY TRACK ROLLING, AS SHOWN ON THIS SHEET.

6. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
7. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE COUNTY REPRESENTATIVE OF ANY FIELD CHANGES.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:

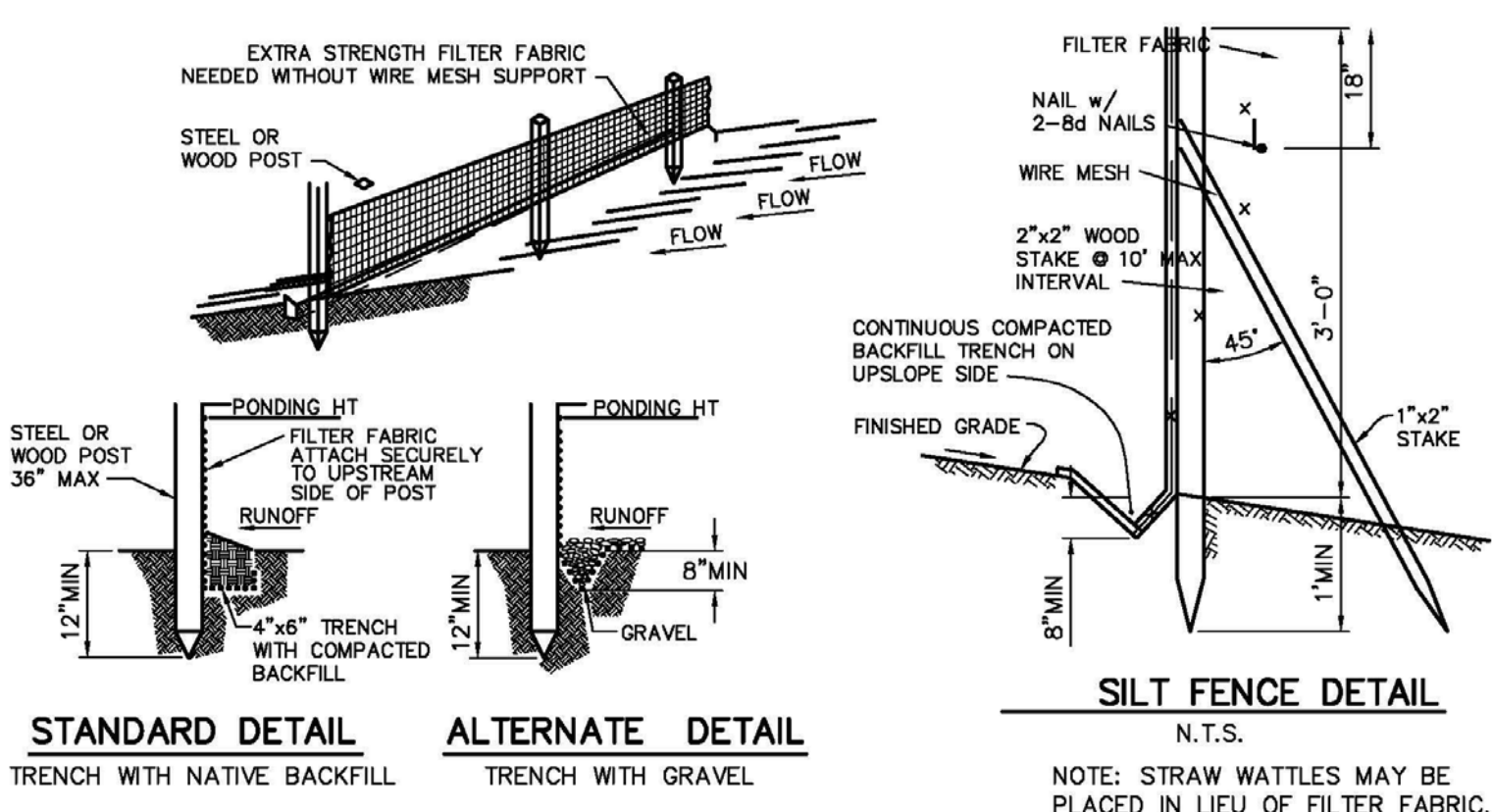
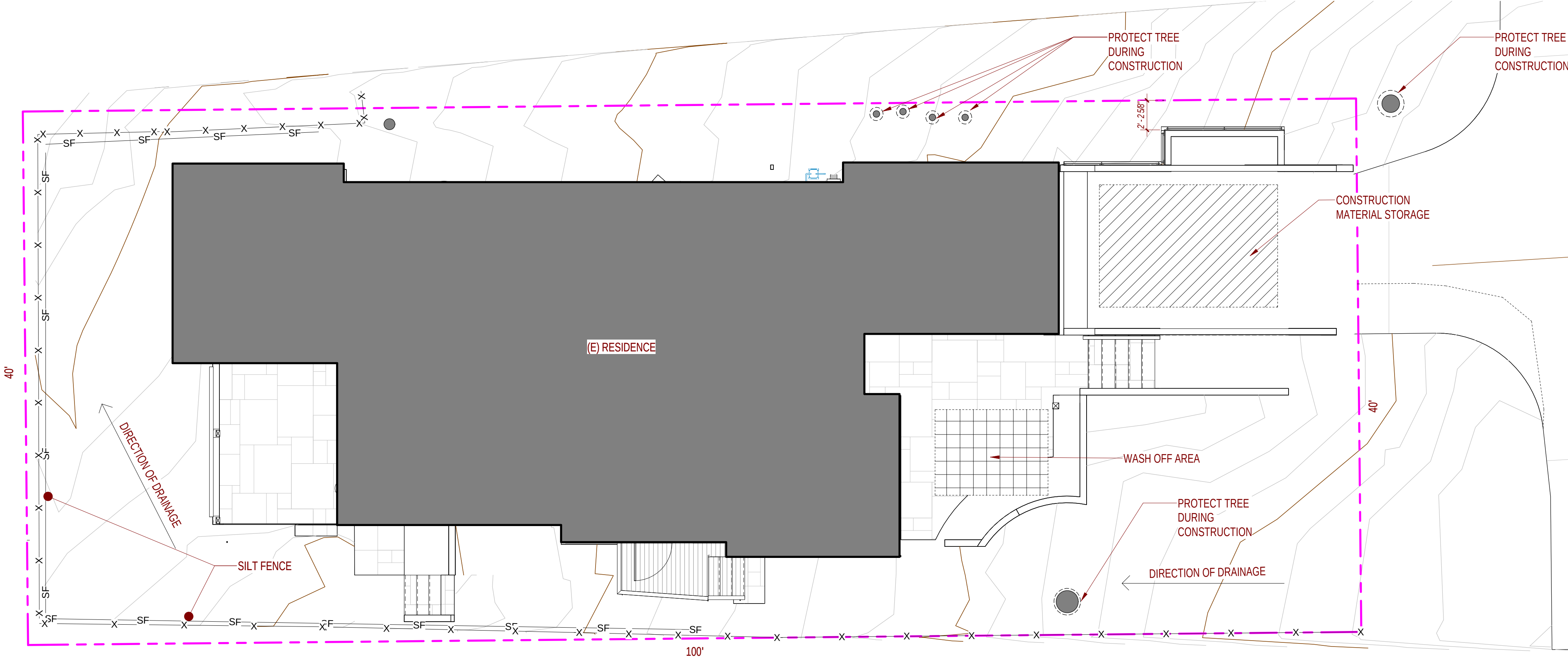
- SPILL PREVENTION AND RESPONSE;
- LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
- GOOD HOUSEKEEPING;
- FINES AND PENALTIES;
- MATERIAL MANAGEMENT PRACTICES.

OBSERVATION AND MAINTENANCE

1. VISUALLY OBSERVE AND MAINTAIN BMPs AS FOLLOWS:
 - A. INSPECT BMPs:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - B. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
 - C. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SLUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
 - D. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
 - E. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
 - F. REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

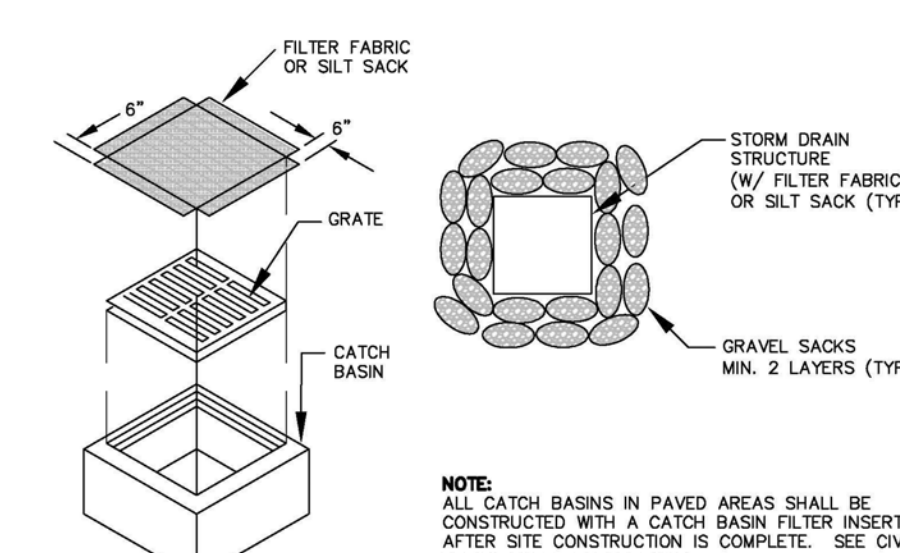
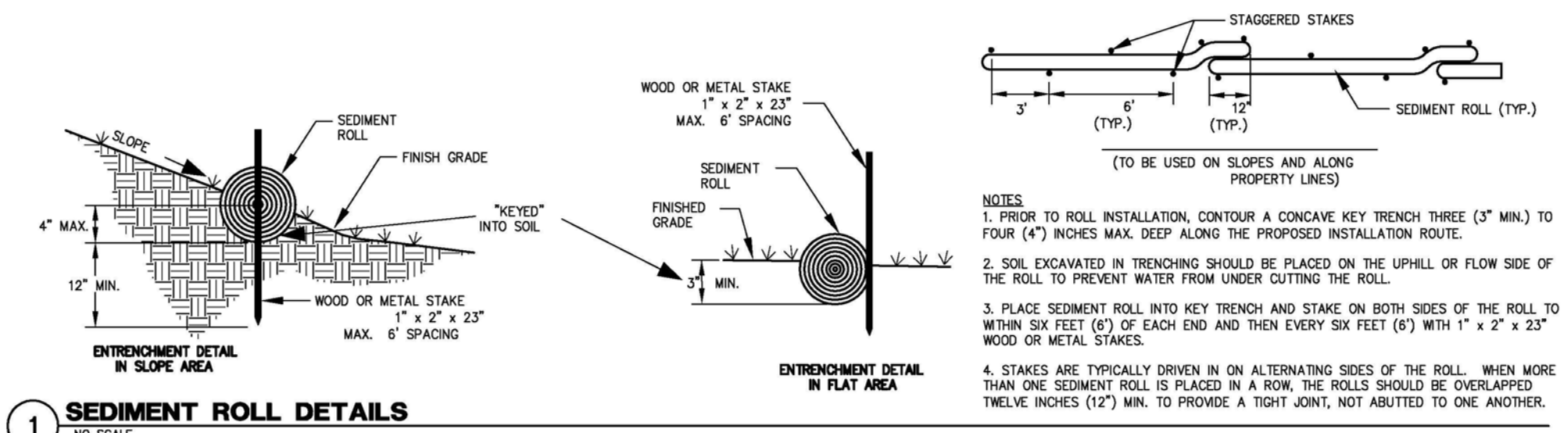
NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
 - FIRE HYDRANT FLUSHING,
 - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
 - PIPE FLUSHING AND TESTING,
 - WATER TO CONTROL DUST,
 - UNCONTAMINATED GROUND WATER FROM DEWATERING,
 - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
 - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
 - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
 - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
 - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPs REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
 - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
 - THE DISCHARGE IS MONITORED AND MEETS THE APPLICABLE NALS AND NELS
 - THE DISCHARGER REPORTS THE SAMPLING INFORMATION IN THE ANNUAL REPORT
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.



LEGEND

- Construction Material Storage
- Direction of Drainage
- Washoff Area
- SF
- Silt Fence Barrier



3 NO SCALE CONSTRUCTION ENTRANCE

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LICENSED ARCHITECT
NO. 28415
EXPI. 05/23
STATE OF CALIFORNIA

SHEET ISSUE

REVISION #

OWNER: Mitchell / Berchem Addition and Remodel

Santa Rita - 2NW of 4th
Carmel-by-the-Sea, CA 93921

DD

Scale: As indicated

Job: 2205

Sheet
CONSTRUCTION
MGMNT - STORM
WATER MGMNT

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1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER GRANT DEED DOC. NO:2021000976, AND SHOWN APPROXIMATE ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY
MAY NOT NECESSARILY BE SHOWN.

5. CONTOUR INTERVAL = ONE FOOT.

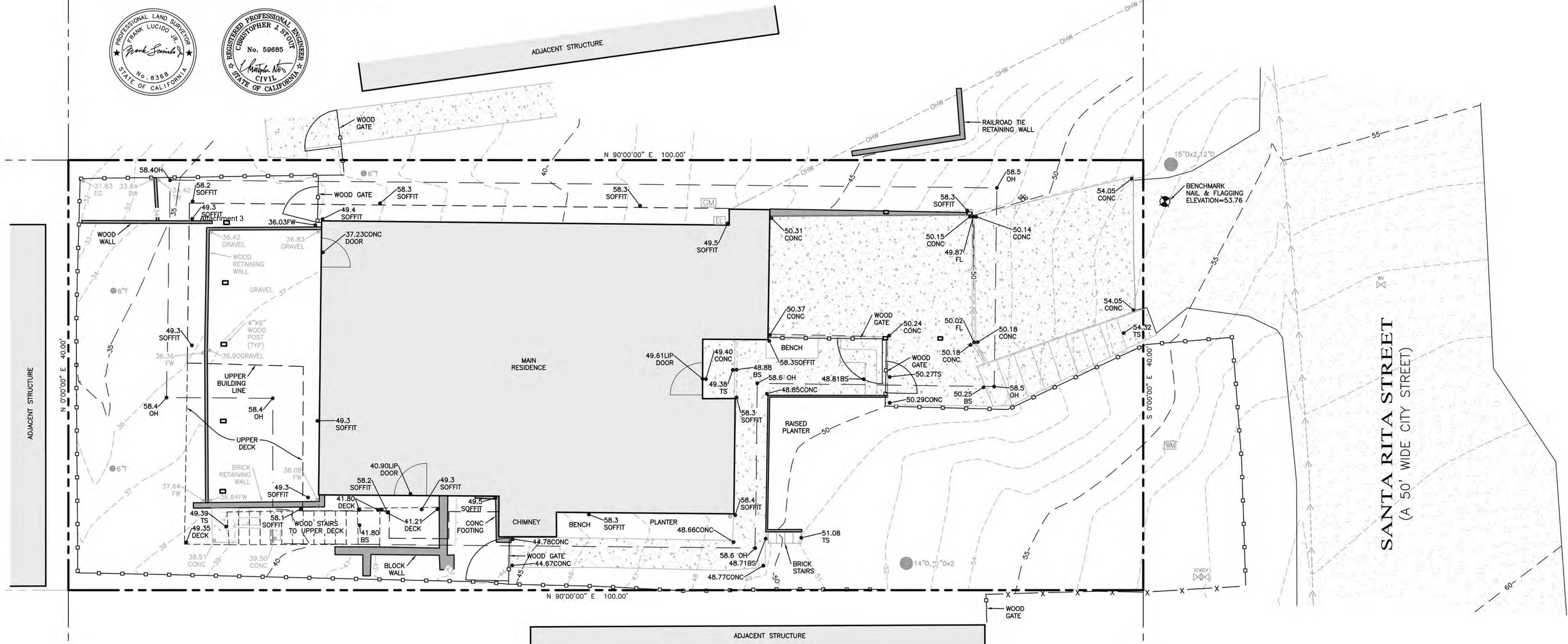
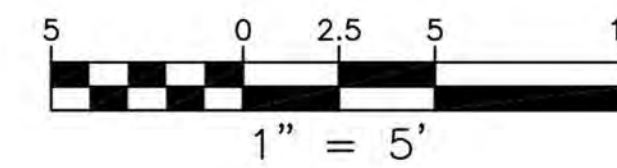
7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A NAIL & FLAGGING SET IN THE DRIVEWAY AS SHOWN HEREON, HAVING AN ELEVATION OF 53.76 BASED UPON AN ASSUMED DATUM.

11. SOFFIT SHOTS WERE TAKEN AS CLOSE TO THE BUILDING AS POSSIBLE. OVERHANG SHOTS WERE TAKEN AT THE TOP OF EAVE.

The diagram illustrates a 500m race track layout. It features a series of lane markings with arrows indicating the direction of travel. A distance marker of 500m is shown, along with a lane width of 80m. The layout includes a start line, a 500m marker, and a finish line.

AC	ASPHALT
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
CONC	CONCRETE
CYP	CYPRESS TREE
DS	DOWNSPOUT
EG	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
FC	FACE OF CURB
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
JUN	JUNIPER TREE
O	OAK TREE
OH	OVERHANG
PLM	PALM TREE
RL	RIDGE LINE
T	TREE
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL



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SURVEYING, INC**

2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY:	PJM
DESIGNED BY:	N/A
DATE:	10/3/22
SCALE:	1" = 5'
JOB NUMBER:	22-64
LAST REVISED:	
REVISED BY:	

TOPOGRAPHIC SURVEY

SANTA RITA ST. 2NW OF 4th AVE.
CARMEL-BY-THE-SEA, CA 93923

APN: 010-029-009

APN: 010-029-009

SHEET 1
OF
1 SHEET



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SHEET ISSUE

REVISION #



OWNER:
Mitchell / Berchem
Santa Rita - 2NW of 4th
Carmel-by-the-Sea, CA 93921

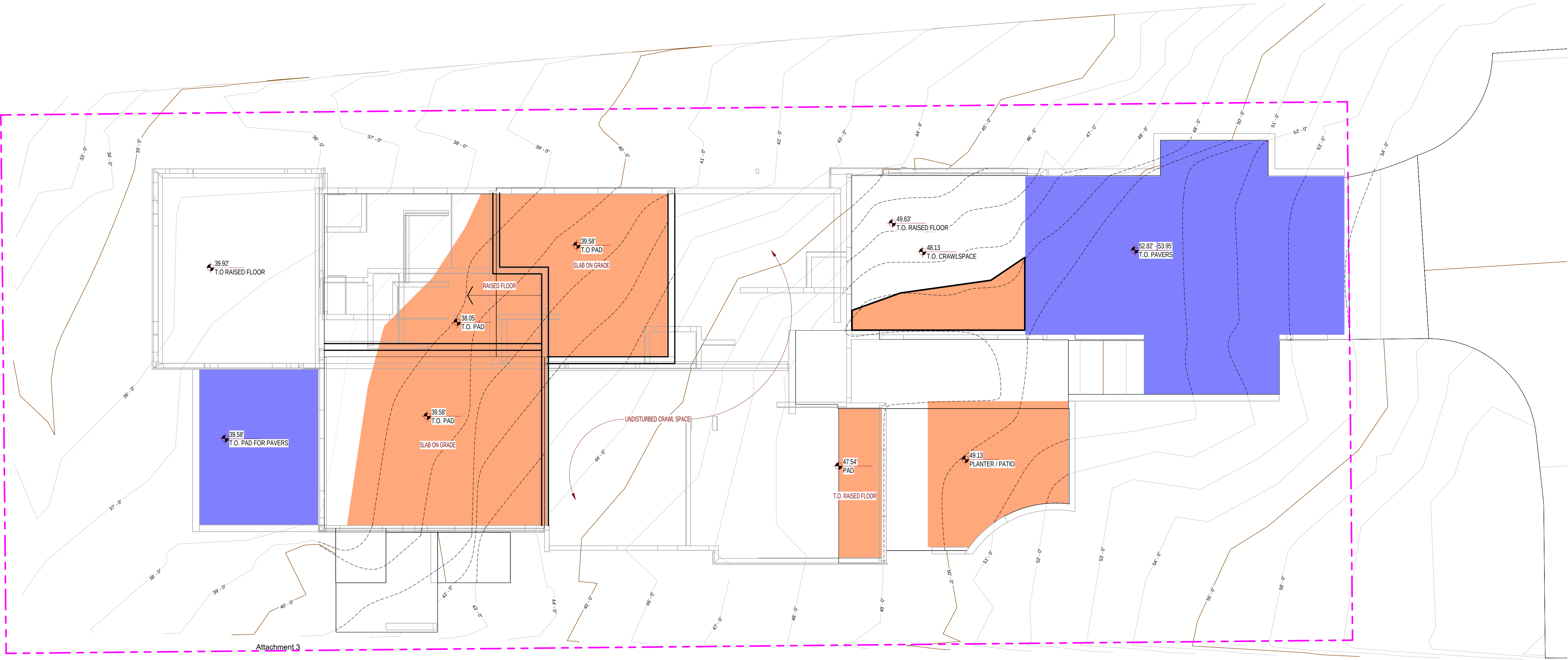
**Mitchell / Berchem Addition
and Remodel**
Santa Rita 2NW of 4th
Carmel-by-the-Sea CA 93921

DD

Scale: 1/4" = 1'-0"
Job: 2205

Sheet
GRADING PLAN

C2.00
5/10/2023 10:09:31 AM



1 GRADING PLAN
1/4" = 1'-0"

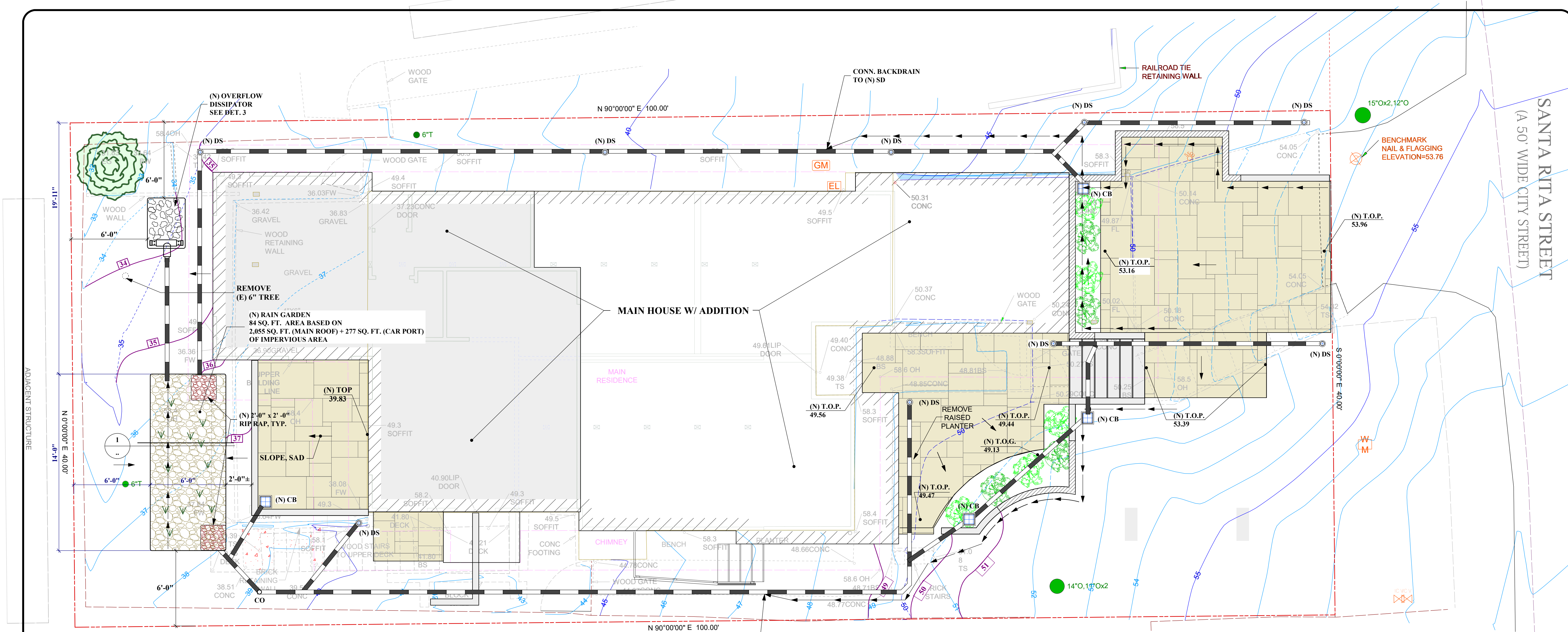
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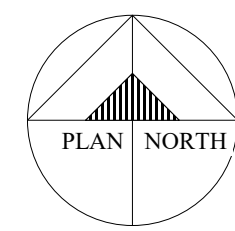
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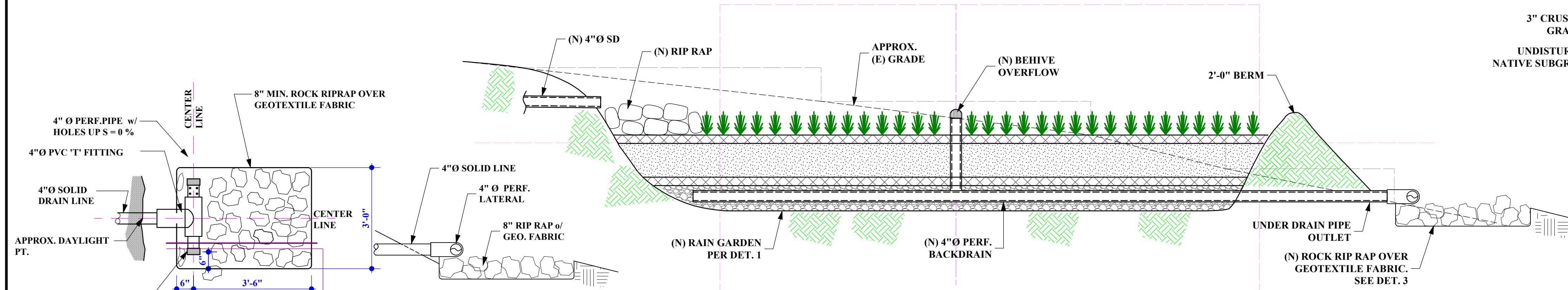
CUT (SEE SHEET G1.00 FOR QUANTITY)



LEGEND			
	CONC. AREA		(E) CONTOUR TO BE MODIFIED
	PAVING AREA		(N) CONTOUR
	CONC. RET. WALL		CLEAN OUT
	PROPERTY LINE		4"Ø SDR35 PVC STORM DRAIN. PROVIDE 1'-0" MIN. COVER AND 1/8"Ø FT. MIN. SLOPE
S.A.D.	SEE ARCHITECTURAL DRAWINGS		4"Ø PERF. RETAINING WALL BACKRAIN WRAPPED IN 8" DRAIN ROCK w/ FILTER FABRIC; INSTALL w/ PERFORATION DOWN
S.S.D.	SEE STRUCTURAL DRAWINGS		TYPICAL
T.O.G.	TOP OF GRADE		UNLESS OTHERWISE NOTED
T.O.P.	TOP OF PAVING		
TYP.	TYPICAL		
U.O.N.	UNLESS OTHERWISE NOTED		



DRAINAGE PLAN
1/4" = 1'-0"



3
OUTFALL DISSIPATOR
1/2" = 1'-0"

2
TYP. FILTRATION RAIN GARDEN & OVERFLOW DISSIPATOR
NTS

1
TYP. FILTRATION RAIN GARDEN DETAIL
(w/ IMPERMEABLE LINER)
NTS

FILTRATION RAIN GARDEN NOTES:

- THE BIORETENTION SOIL MIX SHALL CONSIST OF A UNIFORM MIXTURE OF TWO PARTS (40% BY VOLUME) COARSE SAND, TWO PARTS (40% BY VOLUME) TOP SOIL AND ONE PART (20% BY VOLUME) HARDWOOD CHIPS.
- THE LARGEST STONE SIZE SHALL BE 2" DIAMETER IN THE TOP SOIL.
- 30 MIL PVC LINER PROTECTION LINER SUBGRADE SHALL BE FREE OF ROCKS, STONES, ANY ORGANICS, VEGETATION OR FOREIGN MATERIAL, STICKS, SHARP OBJECTS, HARD NODULES, SUBSURFACE VOIDS, SOFT AREAS, PROTRUSIONS, OR DEBRIS OF ANY KIND, UNLESS EXISTING SUBGRADE CONSISTS OF SANDY SOILS FREE OF ROCKS AND PROTRUSIONS, THEN APPROPRIATE BEDDING SHOULD BE USED TO PROTECT THE LINER.

REVISIONS	BY

Engineer:
ST. ONGE & ASSOCIATES
CIVIL / STRUCTURAL ENGINEERING
1934 Park Boulevard,
Oakland, CA, 94606.
Ph: (510) 444.1450
sgoeng@aol.com
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Architect:
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AIA, LEED AP
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patrick@lxdesignstudio.com

Client:
Phil Mitchell and
Alexa Berchem

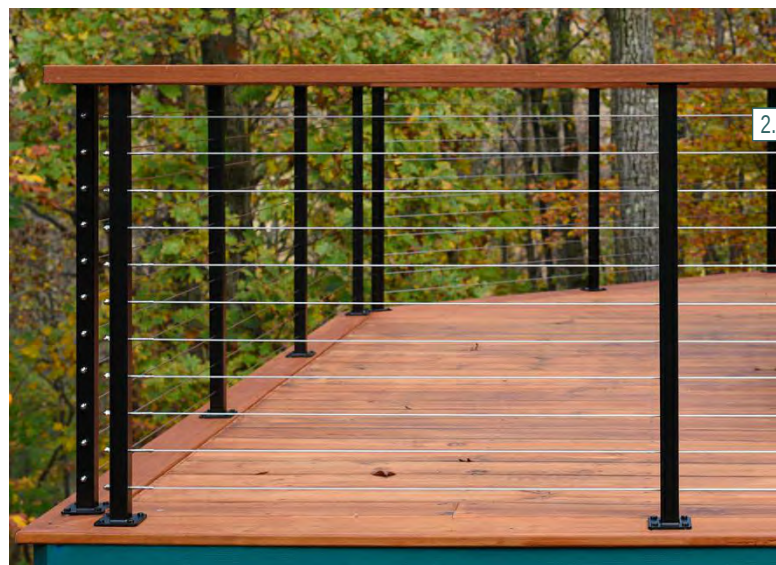
Santa Rita 2 NW of 4th,
Carmel-by-the-Sea,
CA 93921

Drainage Plan for
Santa Rita 2 NW of 4th
Carmel-by-the-Sea, CA 93921

DRAINAGE PLAN & DETAILS

DRAWN JAC & LBH
CHECKED GSO
DATE May 22, 2023
SCALE As Noted
JOB 2315
SHEET

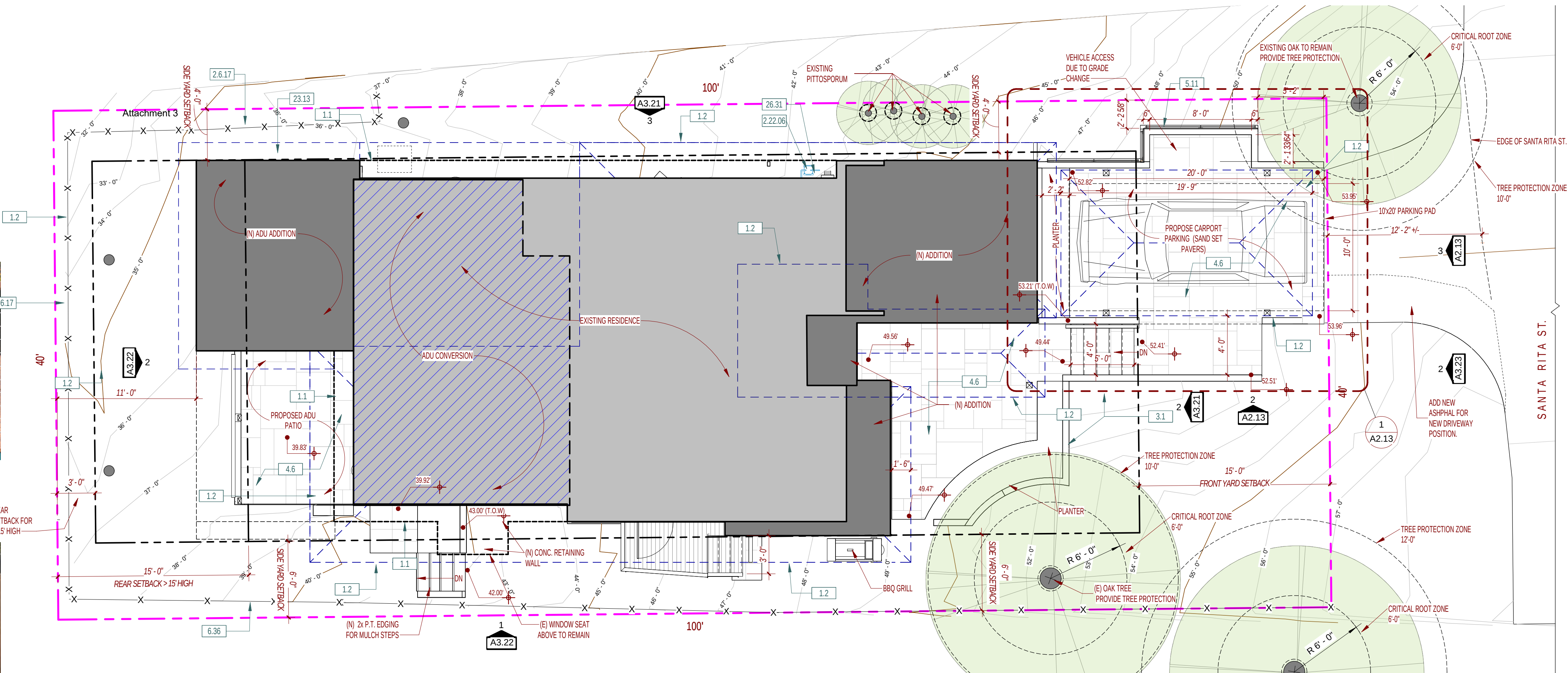
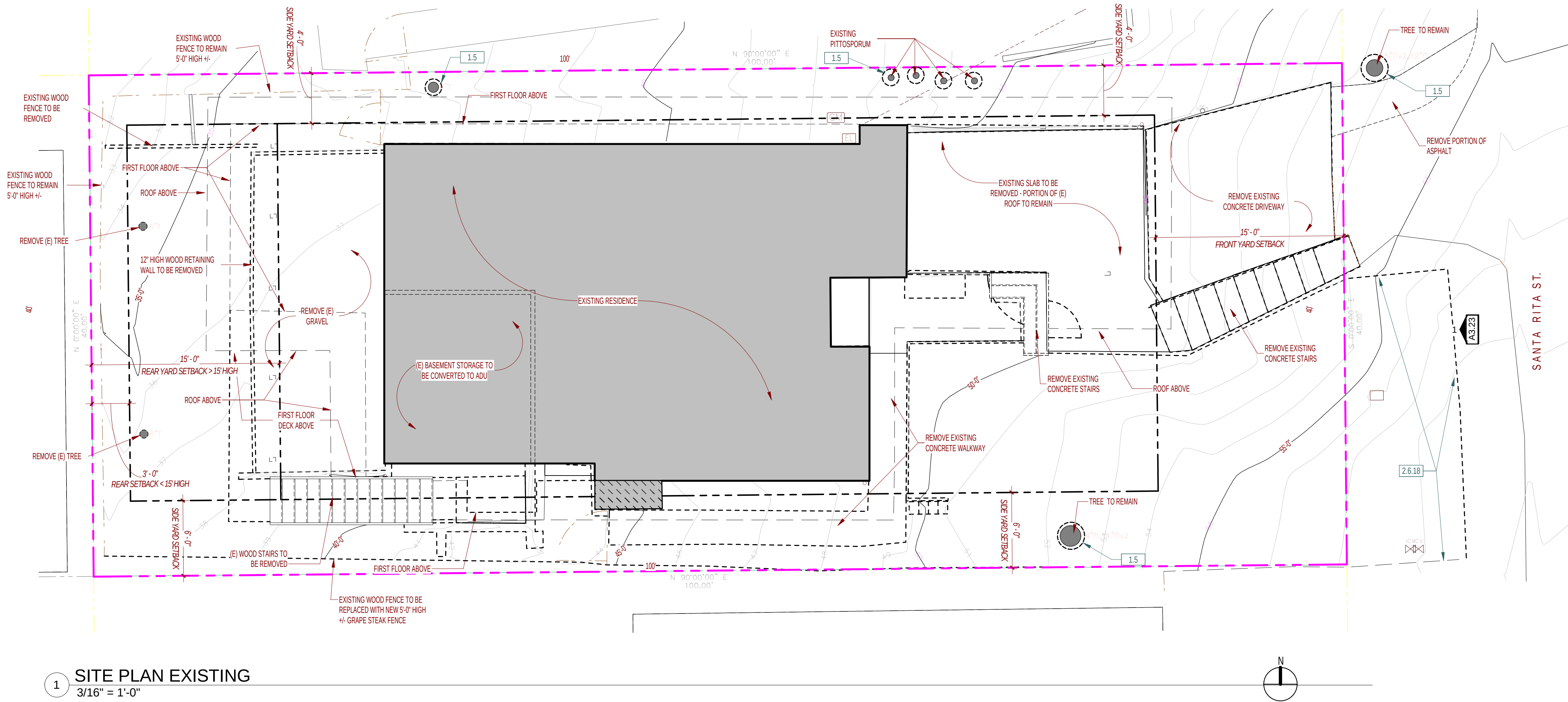
C3
of 1 sheets



PROPOSED POWDER COATED METAL GUARDRAIL / RAILING WITH WOOD CAP



PROPOSED GRAPE STAKE FENCING ALONG SOUTH PROPERTY LINE.



GENERAL NOTES

SITE COVERAGE (EXISTING)

Name	Area	Hardscape Type	Comments
(E) HARDSCAPE	540 SF	(E) HARDSCAPE	PERVIOUS
(E) WOOD DECK	28 SF	(E) WOOD DECKING	PERVIOUS
(E) STAIRS	50 SF	(E) WOOD DECKING - STAIRS	PERVIOUS
(E) GRAVEL	273 SF	GRAVEL	PERVIOUS
Grand total	891 SF		

SITE COVERAGE (PROPOSED)

Name	Area	Hardscape type	Comments
DRIVEWAY PAVERS	85 SF	(N) SANDSET PAVERS	PERVIOUS
ENTRY PAVERS	203 SF	(N) SANDSET PAVERS	PERVIOUS
HARDSCAPE - ADU ENTRY	14 SF	(N) SANDSET PAVERS	PERVIOUS
NEW DECK - SOUTH SIDE	40 SF	(N) WOOD DECKING	PERVIOUS
ROOF EAVE > 18"	42 SF		
STAIRS ADU ENTRY	15 SF	(N) CONC. STAIRS @ADU	IMPERVIOUS
WOOD DECK - WEST SIDE 2ND FLOOR	146 SF	(E) WOOD DECKING	PERVIOUS
Grand total	9		

TREE PROTECTION NOTES

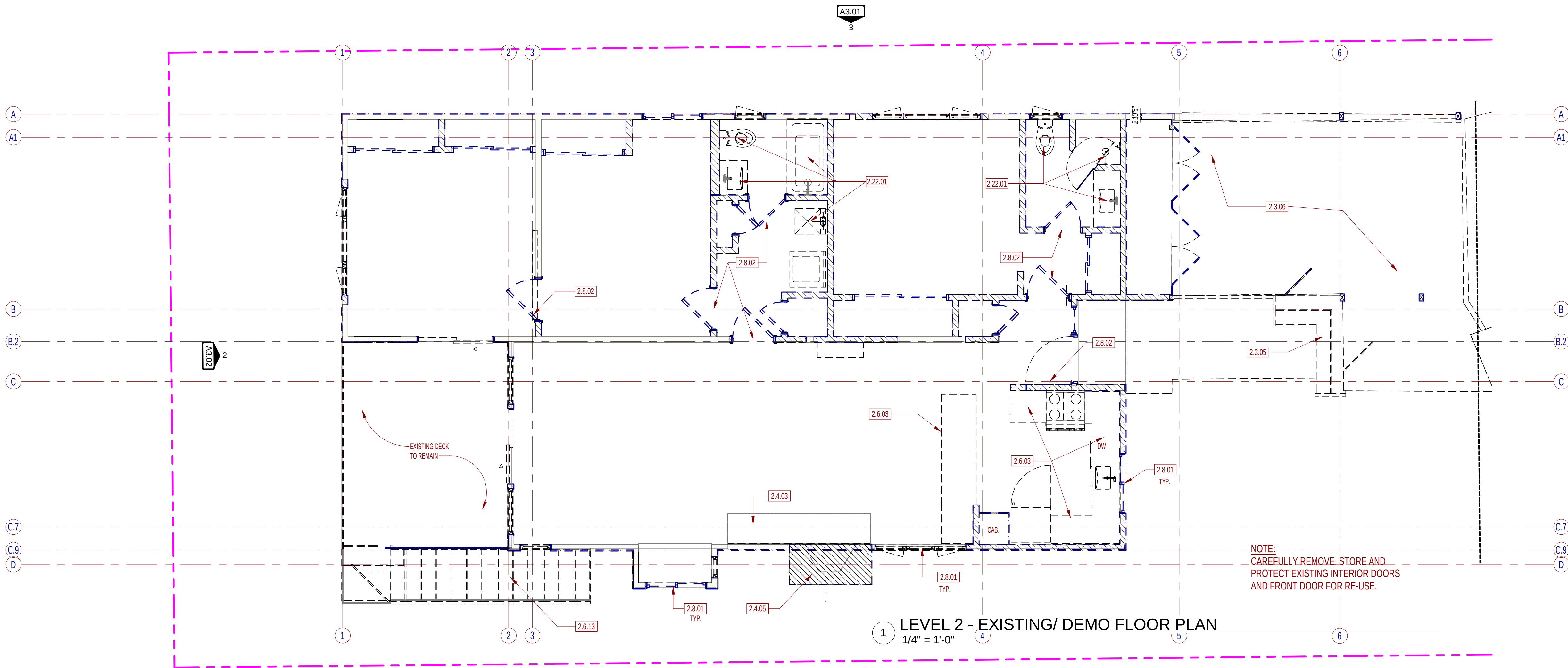
- PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
- EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- PER MUNICIPAL 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 RADIALY 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 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 RADIALY 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 BE 6 FEET FROM THE TRUNK OR 6 INCHES RADIALY 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.

SHEET KEYNOTES

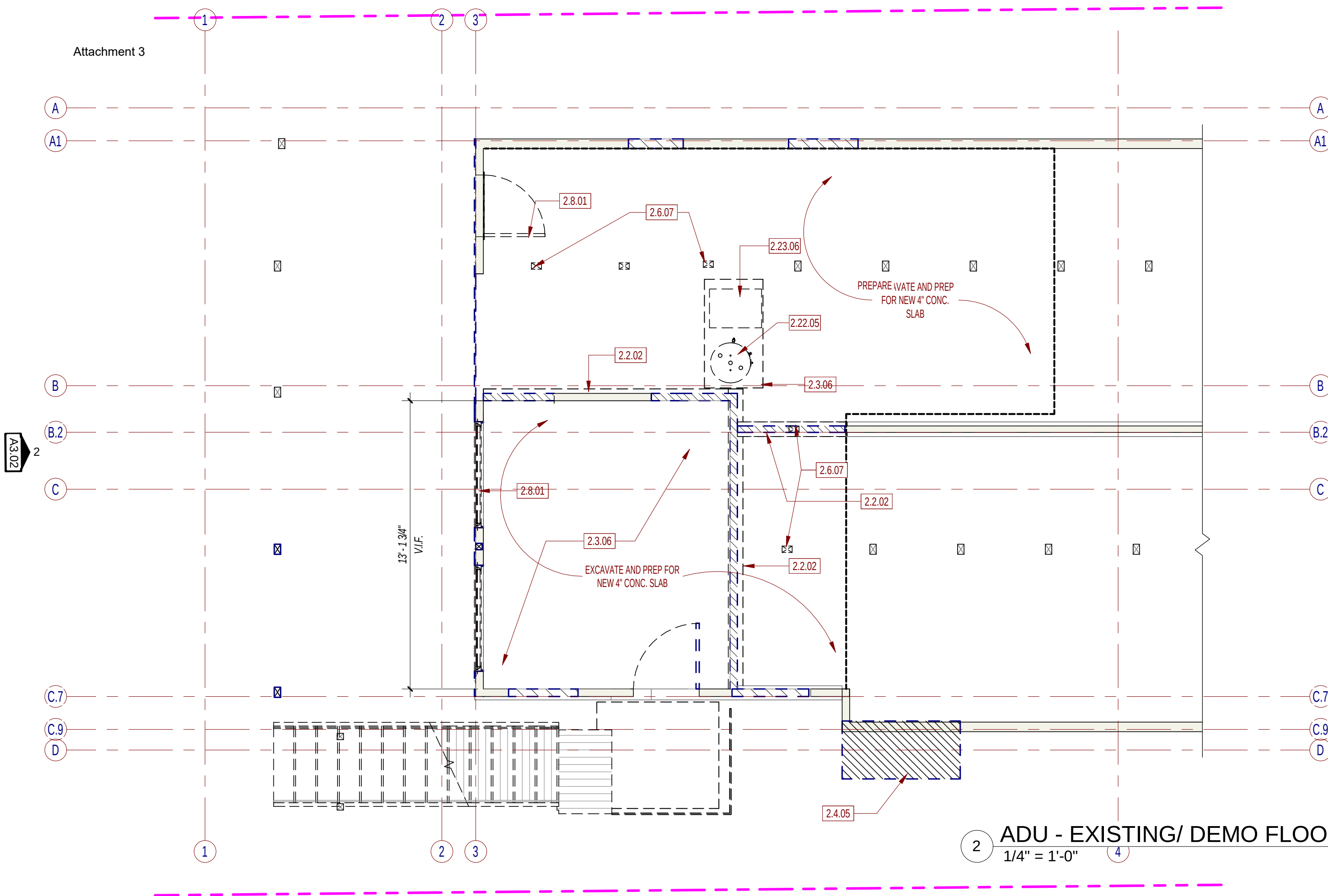
KEYNOTE #	DESCRIPTION
1.1	FLOOR ABOVE
1.2	ROOF ABOVE
1.5	PROVIDE TREE PROTECTION AROUND EXISTING TREES
2.6.17	(E) WOOD FENCE TO REMAIN
2.6.18	REMOVE (E) WOOD FENCE IN RIGHT-OF-WAY
2.22.06	(E) GAS METER
3.1	BOARD FORMED CONCRETE WALL
4.6	NEW SAND SET STONE PAVERS
5.11	42" HIGH POWDER COATED STEEL & CABLE GUARDRAIL WITH WOOD CAP
6.36	NEW 6'-0" HIGH WOOD GRAPE STAKE FENCE
23.13	NEW HEAT PUMP, DECIBLE LEVEL SHALL BE LIMITED TO 60 DB OR THREE DB ABOVE AMBIENT, WHICHEVER IS GREATER AS MEASURED AT THE PROPERTY BOUNDARY.
26.31	REPLACE (E) 100 AMP SERVICE PANEL WITH NEW 200 AMP SERVICE PANEL

LEGEND

	PORTION OF EXISTING BUILDING TO BE REMOVED
	EXISTING BUILDING TO REMAIN
	PORTION OF (E) BUILDING TO BE CONVERTED TO ADU
	PROPOSED ADDITION



1 LEVEL 2 - EXISTING/ DEMO FLOOR PLAN
1/4" = 1'-0"



2 ADU - EXISTING/ DEMO FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- MATERIAL SALVAGE:** COORDINATE WITH OWNER PRIOR TO DEMOLITION. REMOVE, PROTECT AND STORE MATERIAL SCHEDULED FOR REUSE AND SALVAGE.
- SEE STRUCTURAL DRAWINGS FOR DEMOLITION SPECIFIC TO ANY NEW STRUCTURAL WORK.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOB SITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE ARCHITECT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
- REPAIR ALL DEMOLITION PERFORMED, IN EXCESS OF THAT REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
- REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
- REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN A CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING /SHORING.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.02	REMOVE PORTION OF EXISTING WALL
2.3.05	REMOVE (E) CONCRETE STAIRS
2.3.06	REMOVE (E) CONCRETE
2.4.03	REMOVE (E) STONE VENEER
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.6.03	REMOVE (E) CABINETRY
2.6.07	REMOVE (E) WOOD COLUMN
2.6.13	REMOVE (E) WOOD STAIRS
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.02	REMOVE DOOR AND FRAME AND RE-INSTALL IN NEW LOCATION
2.22.01	REMOVE (E) PLUMBING FIXTURE, ALL NEW FIXTURES TO MEET STATE REQUIRED FLOW RATES
2.22.05	RELOCATE WATER HEATER PER NEW FLOOR PLAN
2.23.06	REPLACE (E) FURNACE WITH NEW 90% EFFICIENT UNIT

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED

SHEET ISSUE

REVISION #

OWNER:
Mitchell / Berchem
Santa Rita - 2NW of 4th
Carmel-by-the-Sea, CA 93921

**Mitchell / Berchem Addition
and Remodel**
Santa Rita 2NW of 4th
Carmel-by-the-Sea, CA 93921

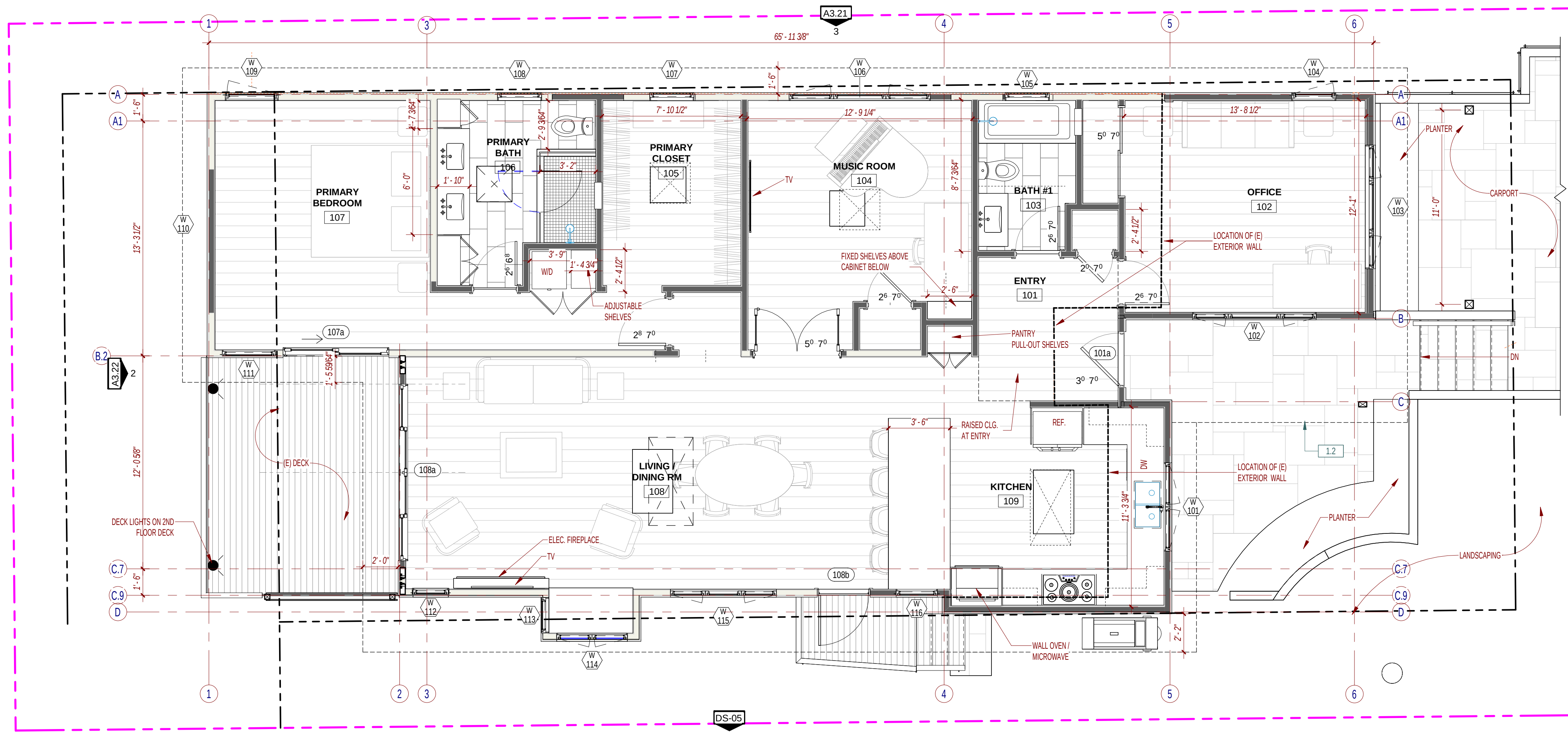
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Job: 2205

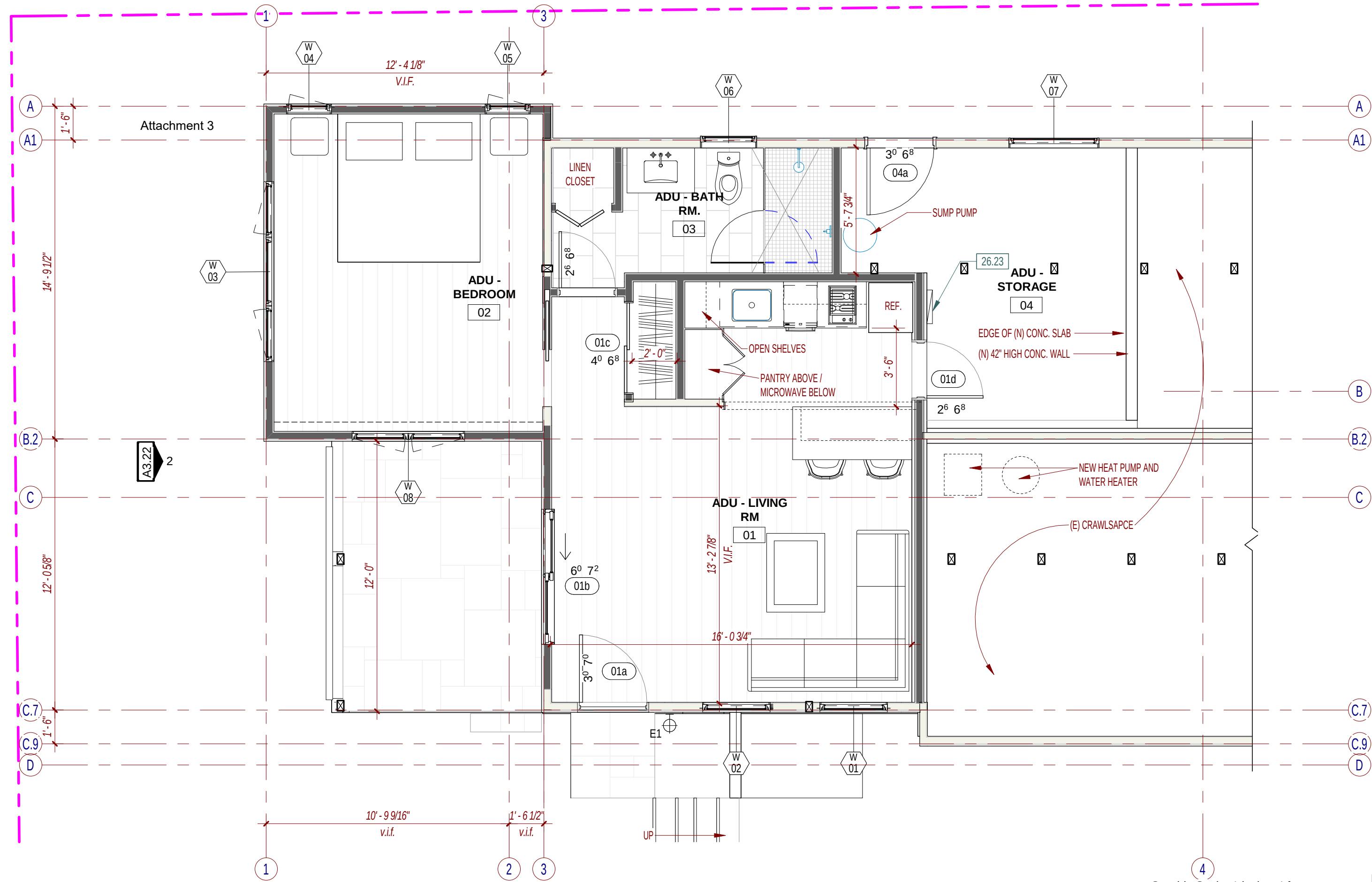
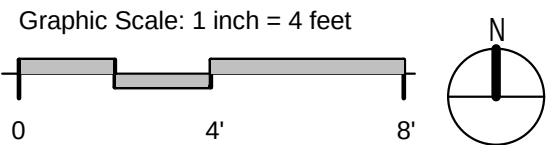
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EXISTING/
DEMOLITION
PLAN

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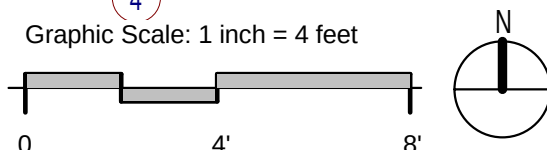
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1 Level 2 - PROPOSED
1/4" = 1'-0"



2 ADU FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES

- ALL DIMENSIONS ARE FROM GRID LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
- SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
- DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, U.O.N.
- PARTITION TYPES CONTINUE AT OPENINGS AND AROUND CORNERS U.O.N.
- CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
- ALIGNMENT OF PARTITIONS AND FINISHES, AS SCHEDULED, SHALL BE STRAIGHT, TRUE AND PLUMB, U.O.N.
- UNMARKED PARTITIONS SHALL MATCH ADJACENT TYPES.
- FOR LIGHTING AND LIGHTING CONTROL SEE REFLECTED CEILING PLAN.
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AS REQUIRED BY SECTION R301.3 OF THE 2018 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 907.2.11.2 OF THE 2013 CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA HEALTH AND SAFETY CODE SECTION 13113.7.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AS REQUIRED BY SECTION R301.5.2 OF THE 2018 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 420.6 OF THE 2016 CALIFORNIA BUILDING CODE (CBC). *MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE
26.23	NEW 70 AMP ELECTRICAL PANEL

LEGEND

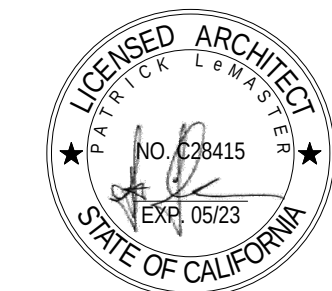
	EXISTING STUD WALL TO REMAIN	
	NEW WALL - SEE WALL / PARTITION TYPES	SEE SHEET A0.10
	CMU WALL	
	CONCRETE WALL	
	WALL / PARTITION TAG	SEE SHEET A0.10
	DOOR TAG	SEE SHEET A6.1
	WINDOW TAG	SEE SHEET A6.2



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SHEET ISSUE

REVISION #

OWNER:
Mitchell / Berchem

Santa Rita - 2NW of 4th
Carmel-by-the-Sea, CA 93921

Mitchell / Berchem Addition
and Remodel

Santa Rita 2NW of 4th
Carmel-by-the-Sea, CA 93921

DD

Scale: 1/4" = 1'-0"
Job: 2205

Sheet
PROPOSED
FLOOR PLANS

A2.12

5/23/2023 3:35:21 PM

GENERAL NOTES

- ALL DIMENSIONS ARE FROM GRID LINES, FACE OF MASONRY AND FACE OF STUD UON. MASONRY DIMENSIONS ARE NOMINAL.
- SEE SHEET G1.1 FOR PLUMBING, ELECTRICAL AND MECHANICAL NOTES.
- DOOR OPENINGS WITHIN STUD PARTITIONS SHALL BE LOCATED WITH THE HINGE SIDE 4" FROM THE FINISH FACE OF ADJACENT PARTITION, UON.
- PARTITION TYPES CONTINUE AT OPENINGS AND AROUND CORNERS UON.
- CONSTRUCTION DOCUMENTS SHALL NOT BE SCALED. DRAWING SCALES AS INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGNATED CONDITIONS. ONLY WRITTEN DIMENSIONS SHALL GOVERN. THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DIMENSIONS THAT ARE IN QUESTION OR THAT ARE REQUIRED TO PROPERLY LAYOUT THE WORK. DO NOT PROCEED WITH WORK IN THE AREA OF A DISCREPANCY OR CONFLICT UNTIL ARCHITECT GIVES DIRECTION. IF THE CONTRACTOR PROCEEDS WITHOUT DIRECTION FROM ARCHITECT, IT SHALL BE AT CONTRACTORS RISK AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CORRECTIVE ACTION WITH NO ADDITIONAL COST TO THE OWNER.
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- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AS REQUIRED BY SECTION R301.3 OF THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC) AND SECTION 420.6 OF THE 2016 CALIFORNIA BUILDING CODE (CBC). *MULTI-PURPOSE ALARMS (COMBINATION CARBON MONOXIDE AND SMOKE ALARMS) MAY BE USED.

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SHEET ISSUE

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE
5.11	42" HIGH POWDER COATED STEEL & CABLE GUARDRAIL WITH WOOD CAP
32.15	SAND SET STONE PAVERS

REVISION #

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Mitchell / Berchem Addition
and Remodel
Santa Rita 2NW of 4th
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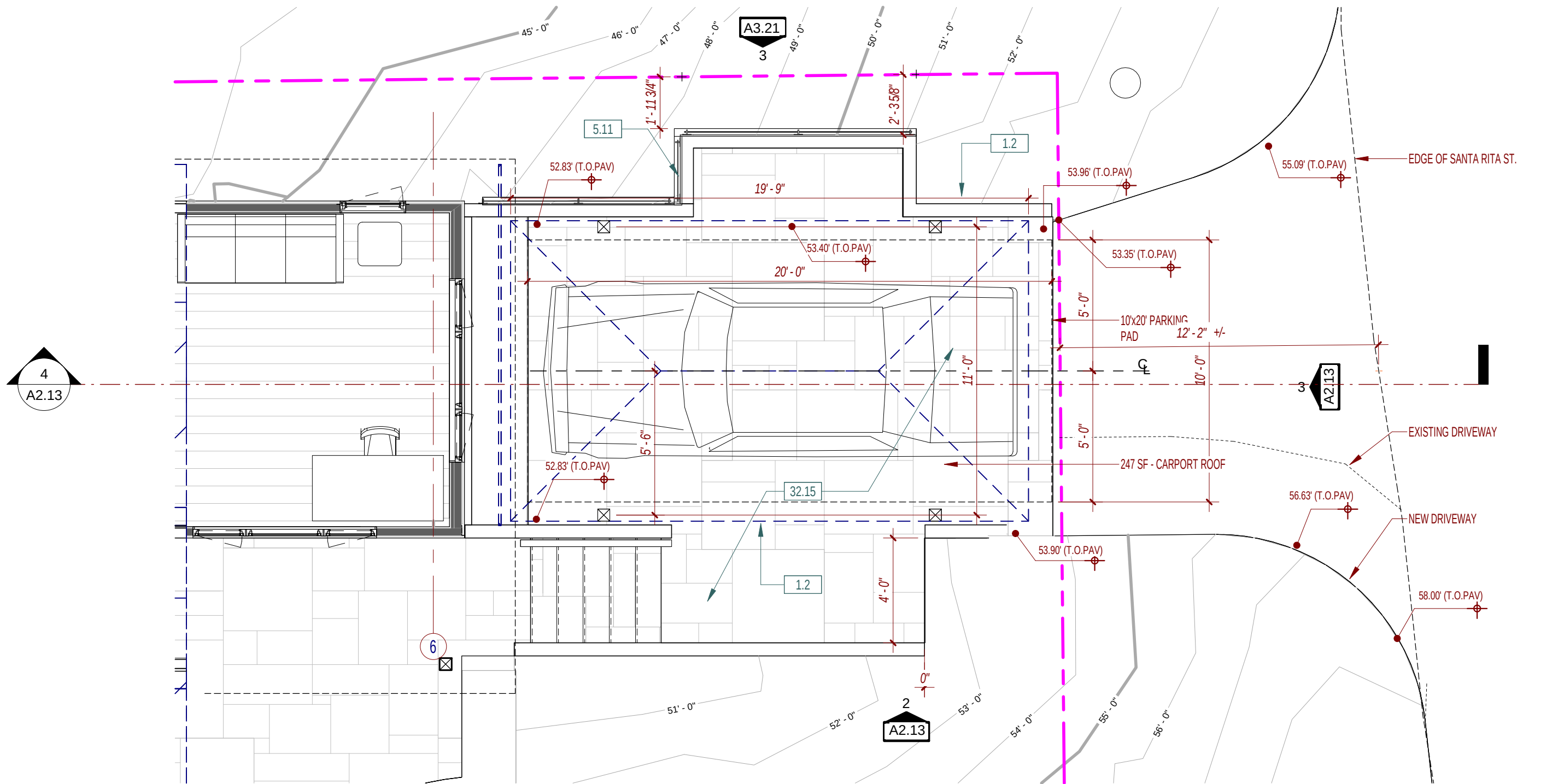
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Job: 2205

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PROPOSED
CARPORT

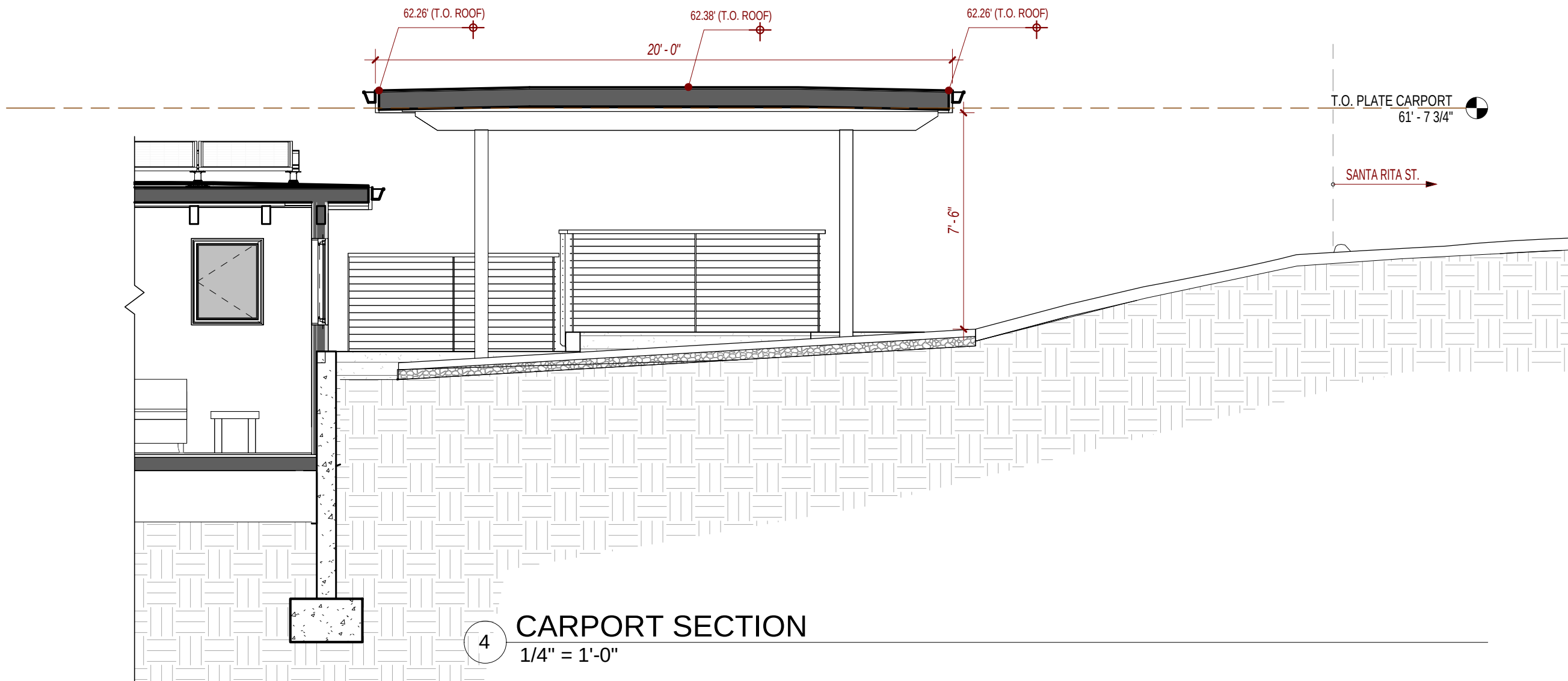
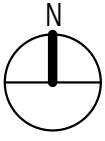
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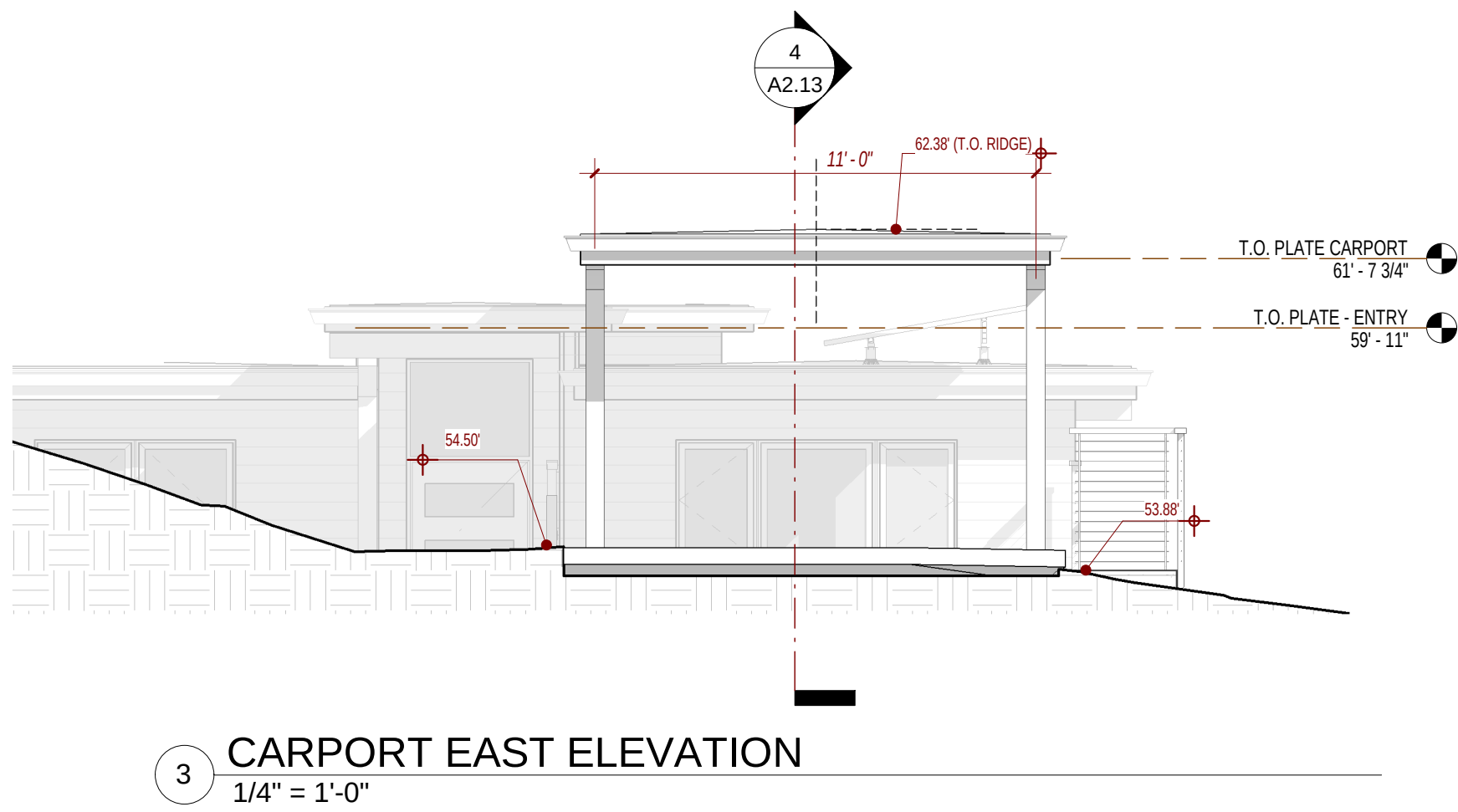
1 PARKING PAD LEVEL
1/4" = 1'-0"

Graphic Scale: 1 inch = 4 feet

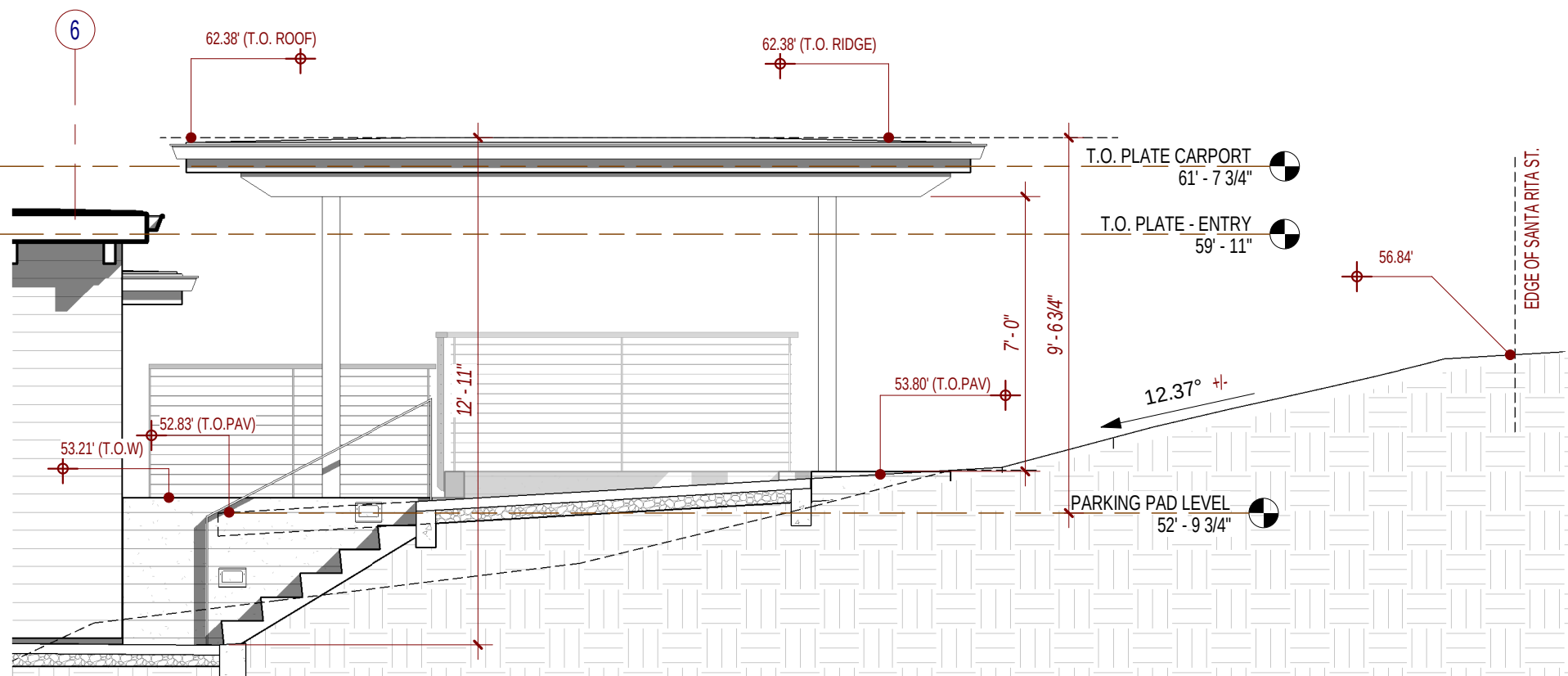


4 CARPORT SECTION
1/4" = 1'-0"

Attachment 3



3 CARPORT EAST ELEVATION
1/4" = 1'-0"



2 CARPORT - SOUTH ELEVATION
1/4" = 1'-0"

LEGEND

- EXISTING STUD WALL TO REMAIN
- NEW WALL - SEE WALL / PARTITION TYPES
- CMU WALL
- CONCRETE WALL
- WALL / PARTITION TAG
- DOOR TAG
- WINDOW TAG

SEE SHEET A0.10

SEE SHEET A6.1

SEE SHEET A6.2

GENERAL NOTES

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SHEET ISSUE

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.04	REMOVE (E) ROOF STRUCTURE
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.7.06	REMOVE (E) TAR AND GRAVEL ROOFING MEMBRANE, ROOF DECKING, AND ROOF FLASHINGS
2.8.04	REMOVE (E) SKYLIGHT
7.12	NEW ALUMINUM GUTTER
7.20	NEW CLASS A SINGLE PLY PVC ROOFING MEMBRANE (LIGHT GREY COLOR) WITH LIGHT GREY PEBBLE GRAVEL ADHERED WITH EPOXY, FULLY ADHERED OVER TAPERED INSULATION AND PROTECTION BOARD.
8.12A	SKYLIGHT (FIXED) WITH NON-REFLECTIVE GLASS AND AUTOMATIC INTERIOR SHADE
26.32	NEW PHOTOVOLTAIC SOLAR PANELS

LEGEND

SKYLIGHT SCHEDULE

Mark "SL-X"	Frame Width	Frame Height	Manufacturer	Model	WIN U-VALUE	Is Tempered	Is Laminated	Comments
01	2'-6"	3'-10"	VELUX	VCE	0.53		Yes	TESTED AND APPROVED IAPMO UES ER-199
02	2'-6"	3'-10"	VELUX	VCE	0.53		Yes	TESTED AND APPROVED IAPMO UES ER-199
03	2'-0"	2'-0"	VELUX	VCE	0.53		Yes	TESTED AND APPROVED IAPMO UES ER-199
04	2'-0"	2'-0"	VELUX	VCE	0.53		Yes	TESTED AND APPROVED IAPMO UES ER-199
06	2'-0"	2'-0"	VELUX	VCE	0.52		Yes	TESTED AND APPROVED IAPMO UES ER-199

2 ROOF PLAN - EXISTING / DEMOLITION
1/4" = 1'-0"

1 ROOF PLAN - PROPOSED
1/4" = 1'-0"

OWNER:
Mitchell / Berchem
Santa Rita - 2NW of 4th
Carmel-by-the-Sea, CA 93921

Mitchell / Berchem Addition
and Remodel
Santa Rita 2NW of 4th
Carmel-by-the-Sea, CA 93921

DD

Scale: 1/4" = 1'-0"
Job: 2205

Sheet
ROOF PLAN

A2.14
5/23/2023 4:22:37 PM

GENERAL NOTES

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SHEET ISSUE

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.2.04	REMOVE (E) ROOF STRUCTURE
2.6.14	REMOVE (E) T111 WOOD SIDING
2.7.06	REMOVE (E) TAR AND GRAVEL ROOFING MEMBRANE, ROOF DECKING, AND ROOF FLASHINGS
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.04	REMOVE (E) SKYLIGHT
2.22.06	(E) GAS METER
2.26.04	(E) ELECTRICAL METER TO REMAIN
26.31	REPLACE(E) 100 AMP SERVICE PANEL WITH NEW 200 AMP SERVICE PANEL

LEGEND

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Mitchell / Berchem
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Carmel-by-the-Sea, CA 93921

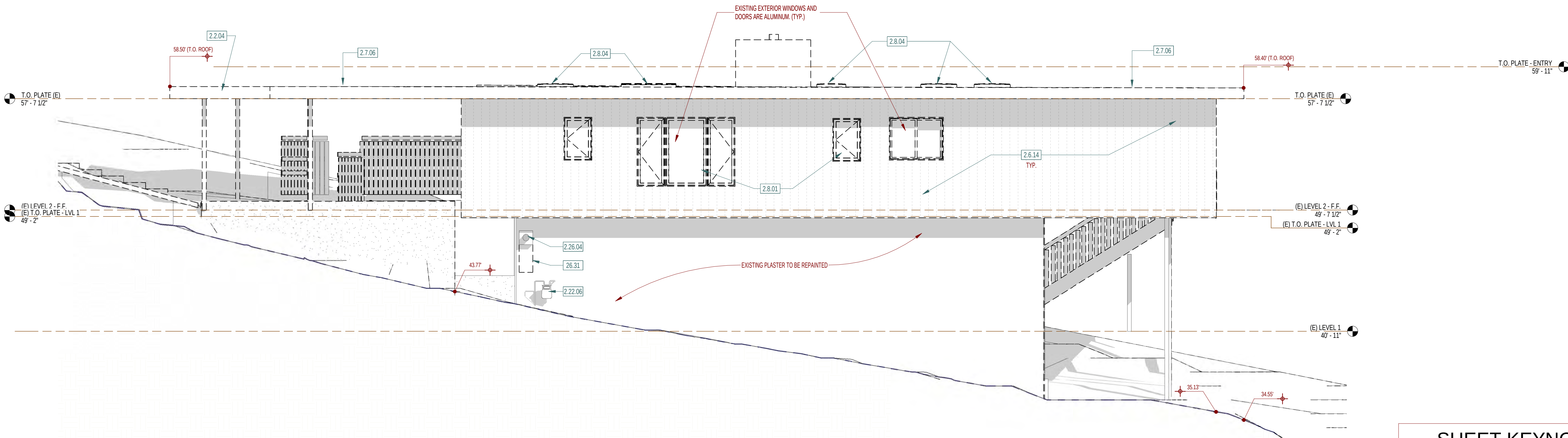
Mitchell / Berchem Addition
and Remodel
Santa Rita 2NW of 4th
Carmel-by-the-Sea, CA 93921

DD

Scale: 1/4" = 1'-0"
Job: 2205

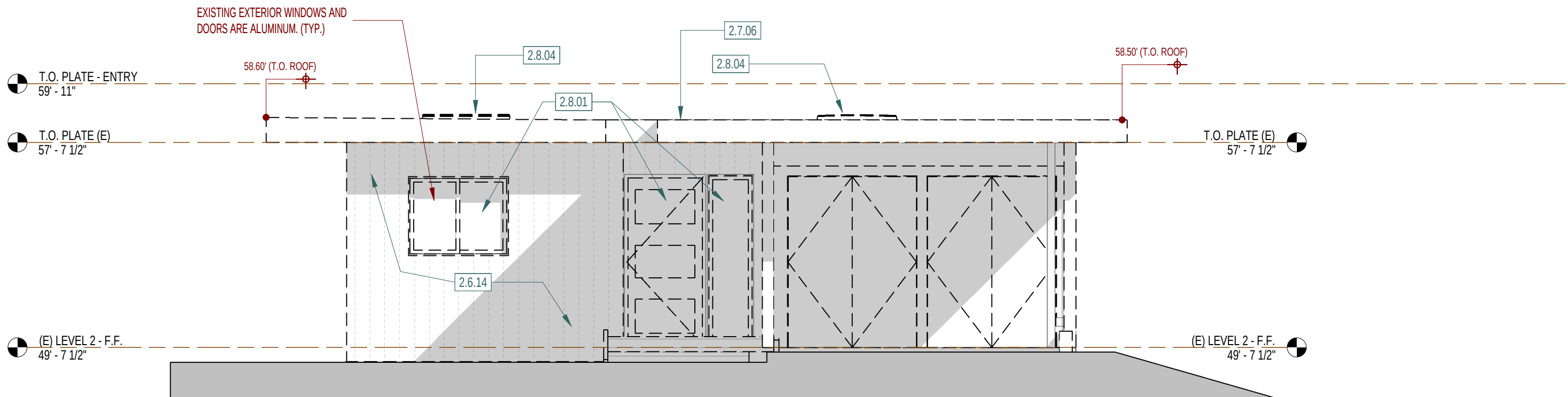
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EXISTING
EXTERIOR
ELEVATION/
DEMO
A3.01

5/30/2023 2:03:39 PM



3 NORTH ELEVATION (E)
1/4" = 1'-0"

Attachment 3



4 EAST ELEVATION (E)
1/4" = 1'-0"

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SHEET ISSUE

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
2.4.05	REMOVE (E) MASONRY FIREPLACE
2.5.01	REMOVE (E) GUARDRAIL
2.6.07	REMOVE (E) WOOD COLUMN
2.6.13	REMOVE (E) WOOD STAIRS
2.6.14	REMOVE (E) T111 WOOD SIDING
2.8.01	REMOVE (E) WINDOW OR DOOR AND ASSOCIATED FRAME
2.8.04	REMOVE (E) SKYLIGHT

REVISION #

OWNER:
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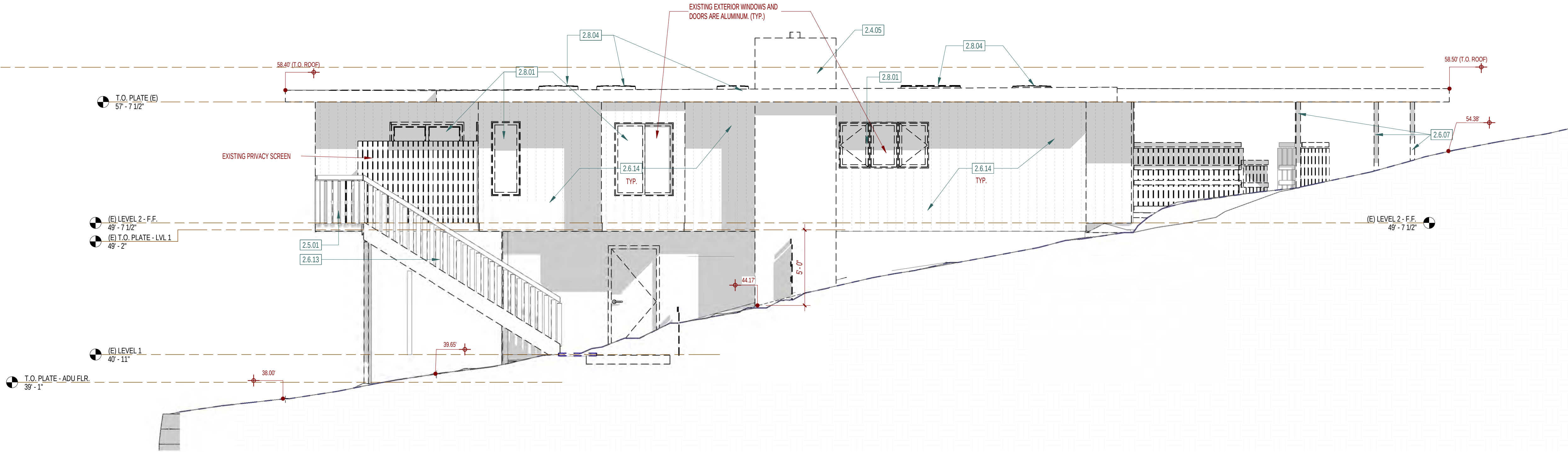
Mitchell / Berchem Addition
and Remodel
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DD

Scale: 1/4" = 1'-0"
Job: 2205

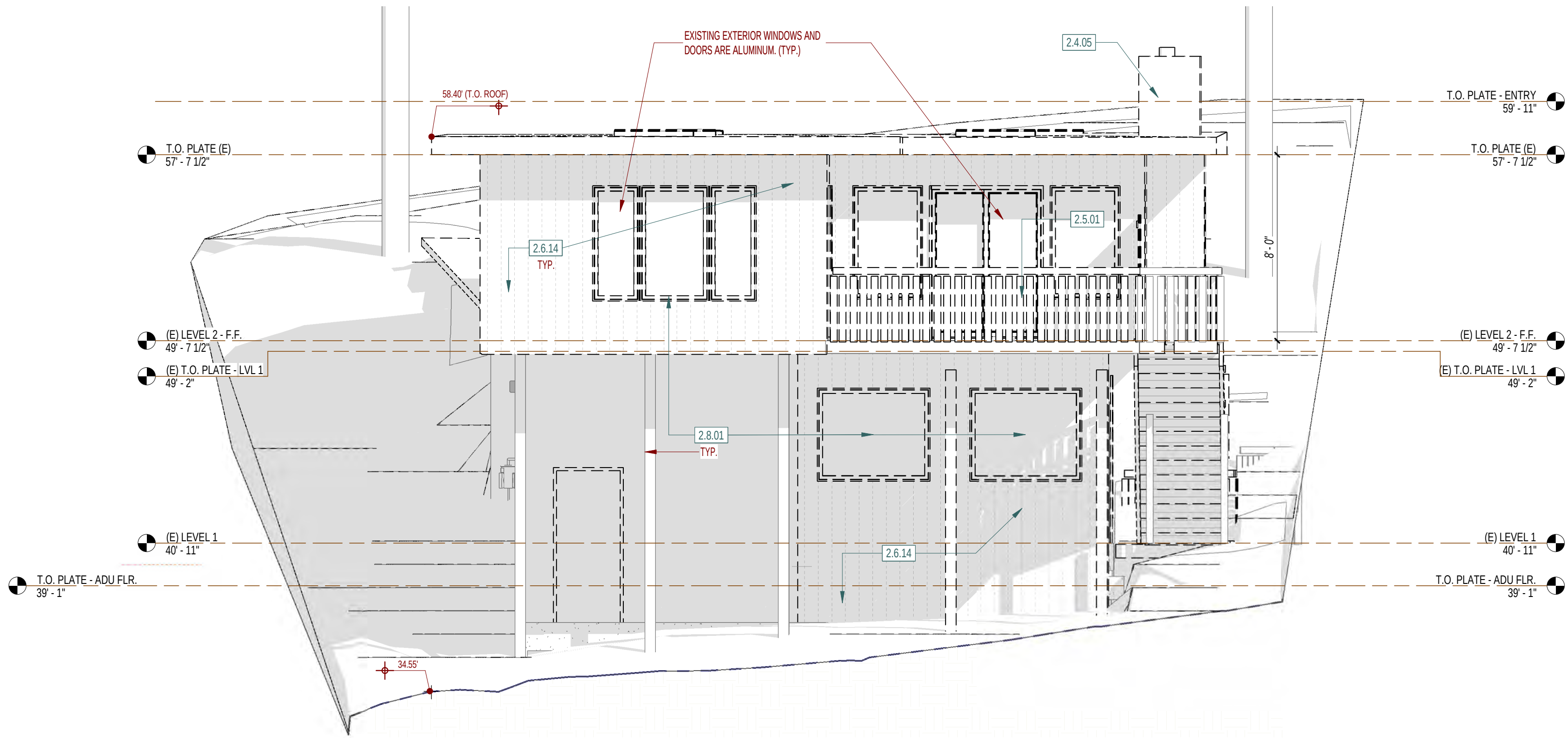
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EXISTING
EXTERIOR
ELEVATION/
DEMO
A3.02

5/30/2023 2:04:18 PM



1 SOUTH ELEVATION (E)
1/4" = 1'-0"

Attachment 3



2 WEST ELEVATION (E)
1/4" = 1'-0"

LEGEND



3D VIEW LOOKING NW



3D VIEW LOOKING NORTH



9.19 - STAINED WOOD BEAM TO MATCH SIDING



8.17 NEW SOLID CORE FIR DOOR - STAINED



7.7 PAINTED ALUMINUM GUTTER AND DOWNSPOUTS
COLOR TO BE "WEATHERED COPPER" BY ASC BLDG. PRODCUTS



32.5 - STONE PAVER - CALSTONE - SEQUOIA SANDSTONE



9.18 - PAINTED PVC FASCIA BOARD COLOR TO BE
"FAIRVIEW TAUPE HC-85" BY BENJAMINE MOORE



6.10D - 1X6 KEBONY SHIPLAP SIDING
(HORIZONTAL) NATURAL COLOR



3.10 BOARD FORMED CONCRETE WALLS



7.20 - PVC LOW SLOPE ROOF - COVERED WITH GREY
PEBBLES (EPOXY ADHERED)



8.13 - ALUMINUM CLAD WOOD EXTERIOR DOORS
AND WINDOWS - "MIDNIGHT BRONZE" COLOR BY
LOEWEN WINDOWS



9.9 EXTERIOR PLASTER - COLOR TO BE
"THUNDER AF-685" BY BENJAMINE MOORE



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SHEET ISSUE

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and Remodel

Santa Rita 2NW of 4th
Carmel-by-the-Sea CA 93921

DD

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

Job: 2205

Sheet

EXTERIOR
MATERIAL
PALLETTE

A3.10

5/30/2023 2:37:12 PM



3D VIEW LOOKING NE



3D VIEW LOOKING SOUTH



9.19 - STAINED WOOD BEAM TO MATCH SIDING



6.10D - 1X6 KEBONY SHIPLAP SIDING (HORIZONTAL) NATURAL COLOR



8.17 NEW SOLID CORE FIR DOOR - STAINED



3.10 BOARD FORMED CONCRETE WALLS



7.7 PAINTED ALUMINUM GUTTER AND DOWNSPOUTS
COLOR TO BE "WEATHERED COPPER" BY ASC BLDG. PRODCUTS



7.20 - PVC LOW SLOPE ROOF - COVERED WITH GREY PEBBLES (EPOXY ADHERED)



32.5 - STONE PAVER - CALSTONE - SEQUOIA SANDSTONE



8.13 - ALUMINUM CLAD WOOD EXTERIOR DOORS AND WINDOWS - "MIDNIGHT BRONZE" COLOR BY LOEWEN WINDOWS



9.18 - PAINTED PVC FASCIA BOARD COLOR TO BE "FAIRVIEW TAUPE HC-85" BY BENJAMINE MOORE



9.9 EXTERIOR PLASTER - COLOR TO BE "THUNDER AF-685" BY BENJAMINE MOORE

SHEET ISSUE	
REVISION #	
OWNER: Mitchell / Berchem Santa Rita - 2NW of 4th Carmel-by-the-Sea, CA 93921	
DD	
Scale: 12" = 1'-0"	
Job: 2205	
Sheet EXTERIOR MATERIAL PALLETE	
A3.11	
5/30/2023 2:38:54 PM	

GENERAL NOTES



SHEET ISSUE

REVISION #

OWNER:
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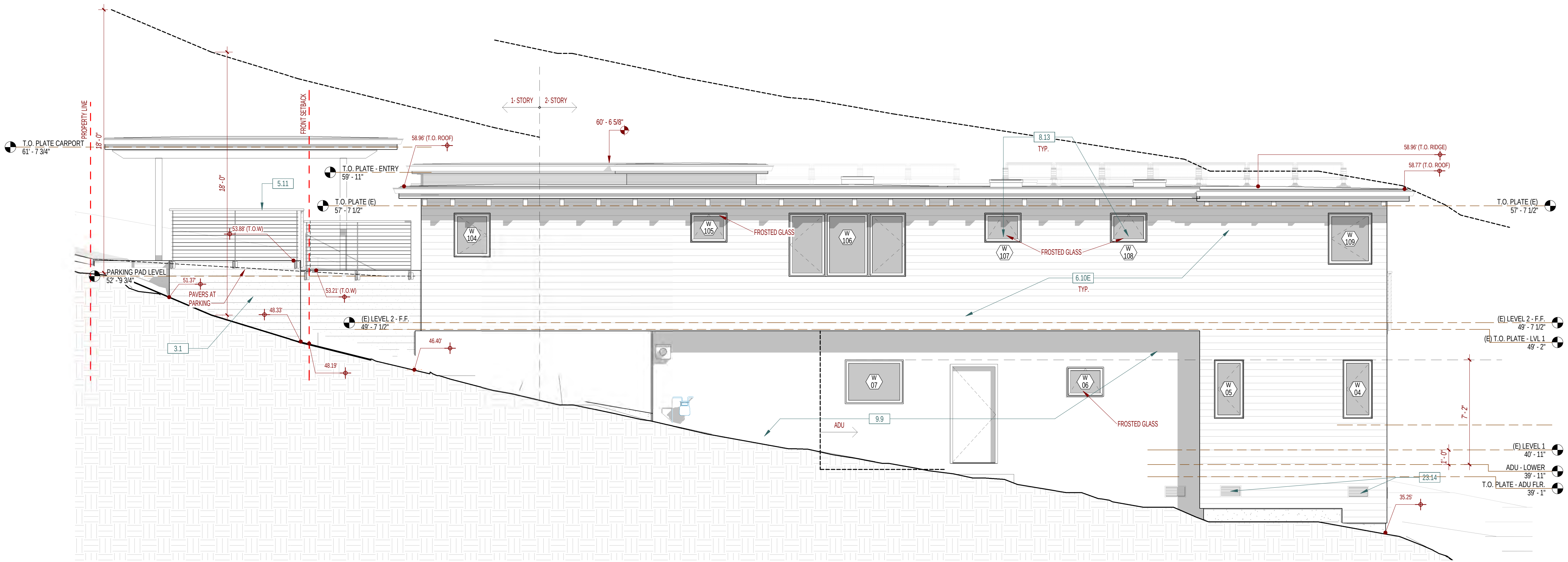
**Mitchell / Berchem Addition
and Remodel**
Santa Rita 2NW of 4th
Carmel-by-the-Sea, CA 93921

DD

Scale: 1/4" = 1'-0"
Job: 2205

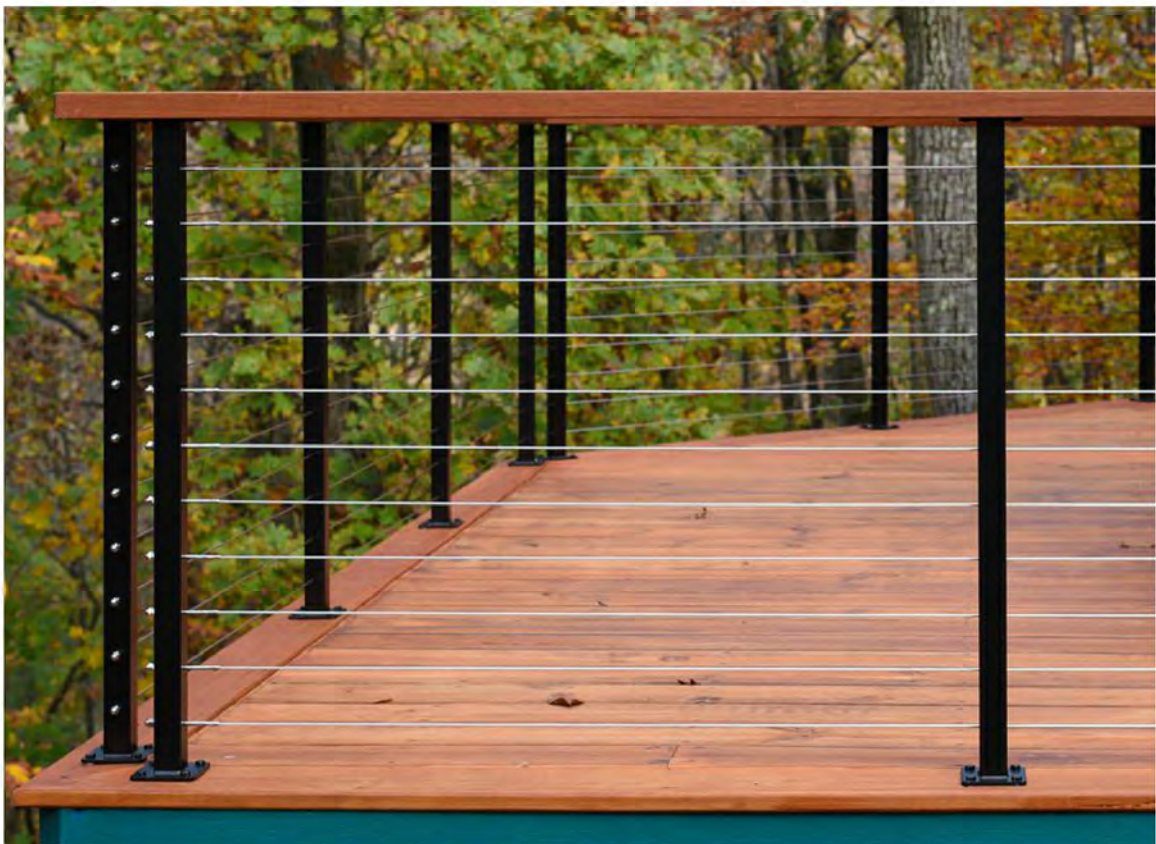
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PROPOSED
EXTERIOR
ELEVATION

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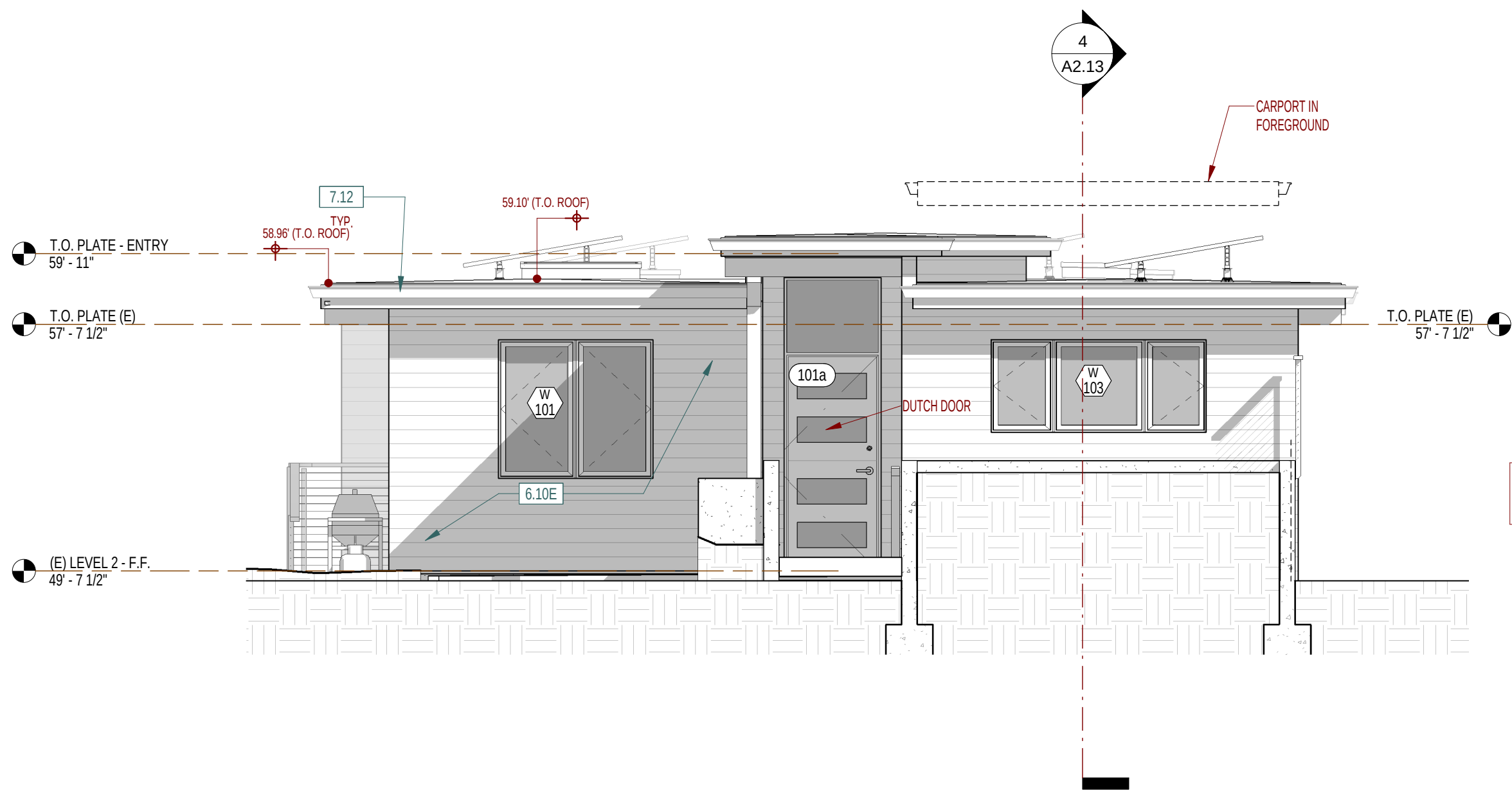


3 NORTH ELEVATION (P)
1/4" = 1'-0"

Attachment 3



PROPOSED GALVANIZED STEEL (POWDER COATED) GUARDRAIL / RAILING WITH WOOD CAP
POSTS TO BE DARK BRONZE COLOR
WOOD CAP TO BE KEBONY WOOD CAP - NATURAL FINISH



2 EAST ELEVATION (P)
1/4" = 1'-0"

LEGEND

GENERAL NOTES

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SHEET ISSUE

SHEET KEYNOTES

LEGEND

REVISION #



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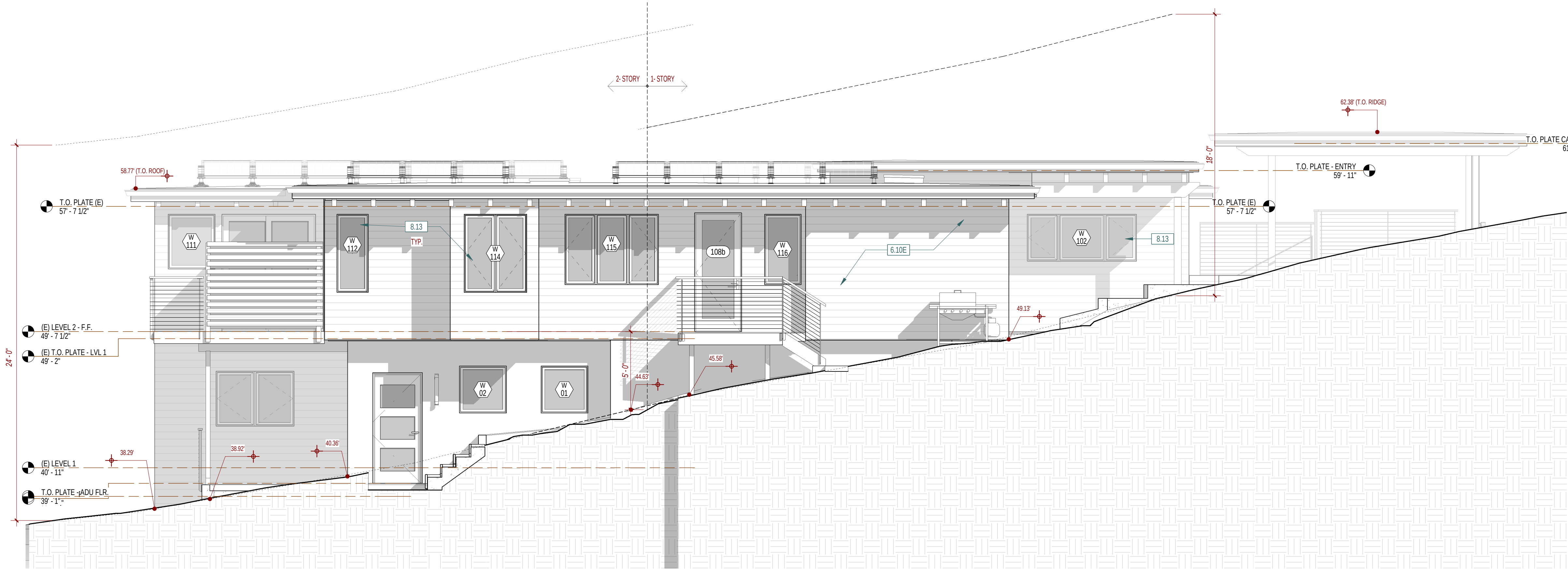
**Mitchell / Berchem Addition
and Remodel**
Santa Rita 2NW of 4th
Carmel-by-the-Sea, CA 93921

DD

Scale: 1/4" = 1'-0"
Job: 2205

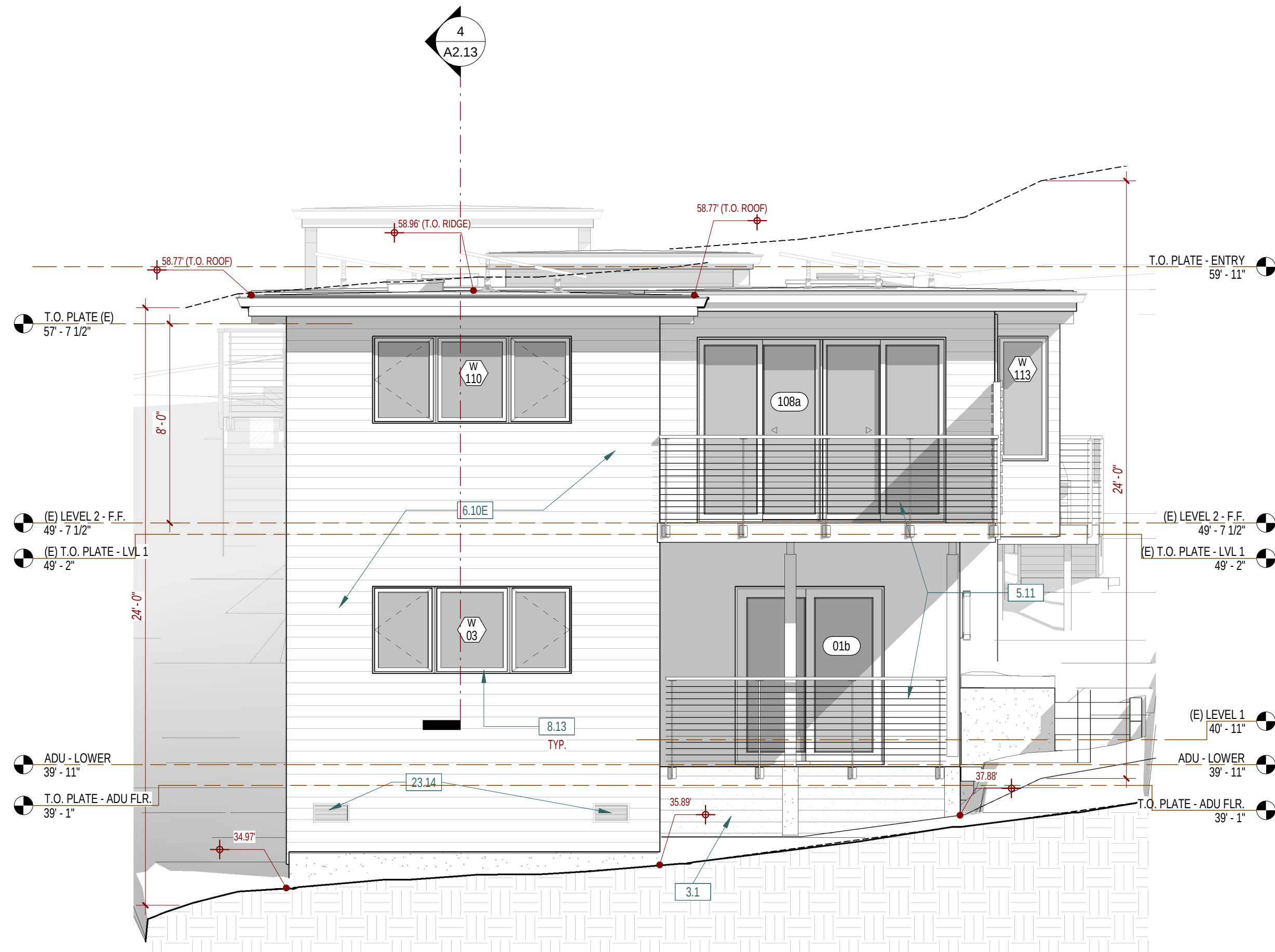
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PROPOSED
EXTERIOR
ELEVATION

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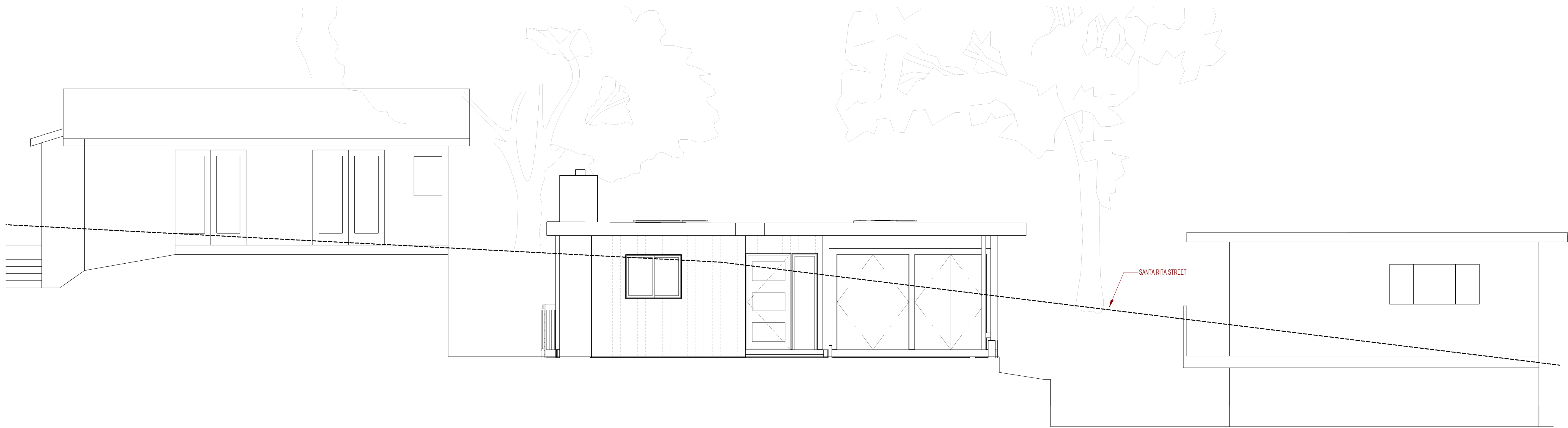


1 SOUTH ELEVATION (P)
1/4" = 1'-0"

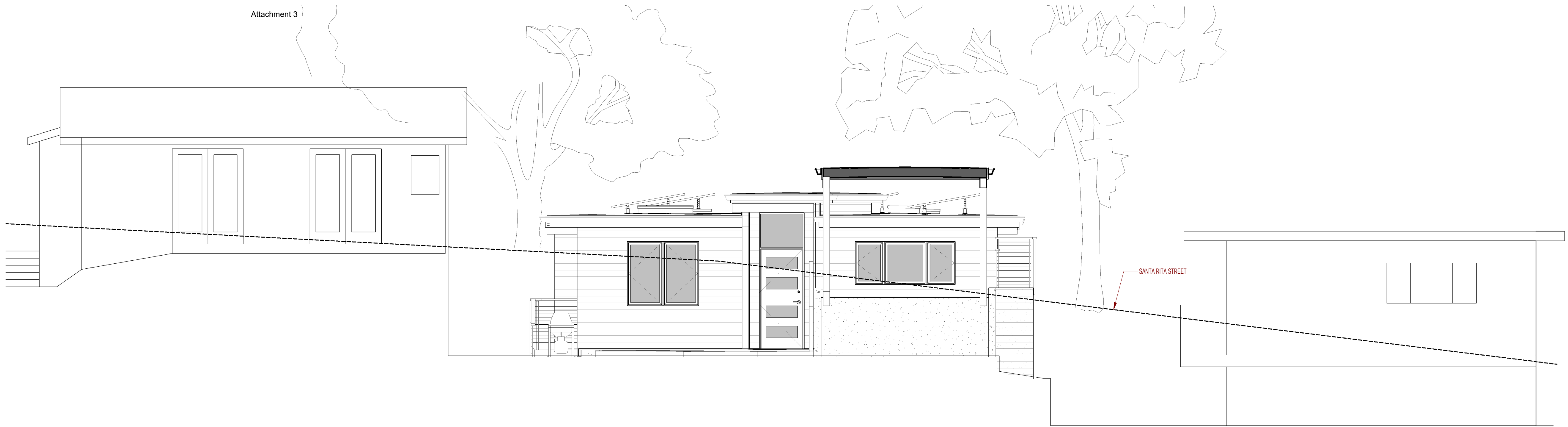
Attachment 3



2 WEST ELEVATION (P)
1/4" = 1'-0"



1 STREET ELEVATION - EXISTING
1/4" = 1'-0"



2 STREET ELEVATION - PROPOSED
1/4" = 1'-0"



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**Mitchell / Berchem Addition
and Remodel**
Santa Rita 2NW of 4th
Carmel-by-the-Sea CA 93921

DD

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

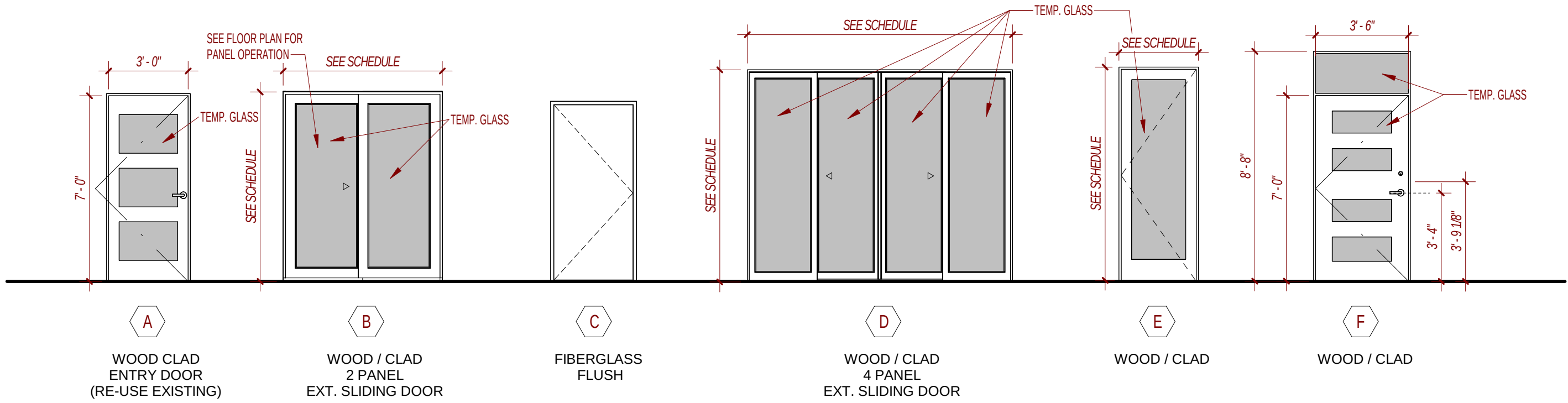
Job: 2205

Sheet
STREET
ELEVATIONS

A3.23

5/23/2023 5:01:09 PM

DOOR SCHEDULE													
DOOR NO.	ORIENTATION		DOOR			Fire Rating	DOOR TYPE	DOOR MTL	DOOR FINISH	FRAME MTL.	FRAME FINISH	HRDW GROUP	COMMENTS
	FROM ROOM NAME	TO ROOM NAME	WIDTH	HEIGHT	THICK								
01a	EXTERIOR	ADU - LIVING RM	3' - 0"	7' - 0"	0' - 1 3/4"	-	A						
01b	EXTERIOR	ADU - LIVING RM	6' - 0"	7' - 2"	0' - 1 3/4"		B						
04a	EXTERIOR	ADU - STORAGE	3' - 0"	6' - 8"	0' - 1 3/4"		C						
101a	ENTRY	EXTERIOR	3' - 6"	7' - 0"	0' - 1 3/8"	-							
107a	EXTERIOR	PRIMARY BEDROOM	6' - 0"	7' - 2"	0' - 1 3/4"		B						
108a	EXTERIOR	LIVING / DINING RM	10' - 0"	8' - 0"	0' - 1 3/4"		D						
108b	LIVING / DINING RM	EXTERIOR	2' - 10"	8' - 0"	0' - 1 3/8"		E						



Door Legend
1/4" = 1'-0"

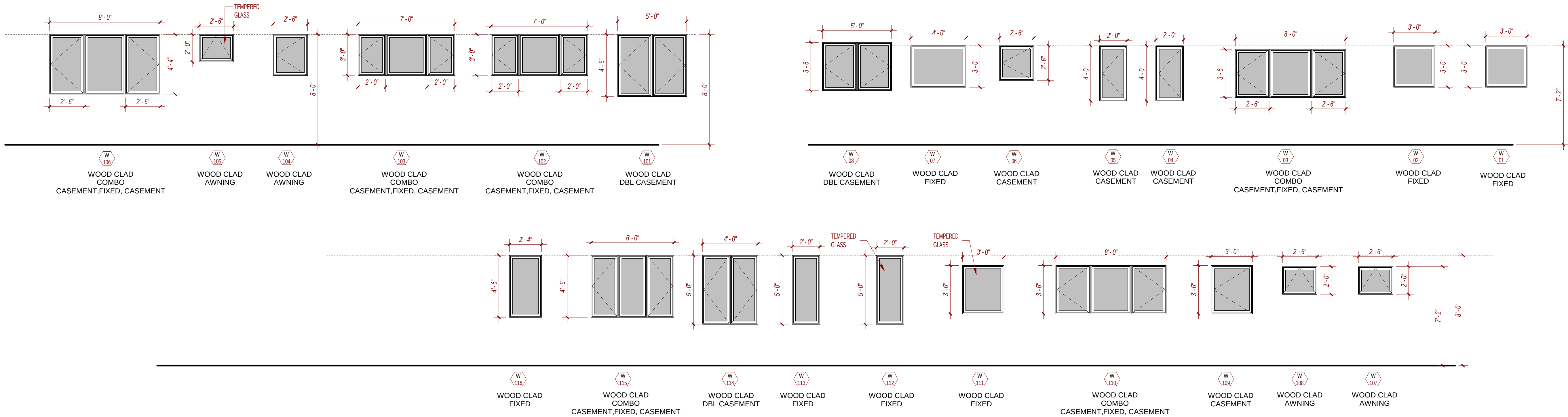
WINDOW NOTES:

- WINDOWS ARE BY "xxx mfg"
GLAZING: HEAT SMART DOUBLE 366 - DUAL GLAZED ALUMINUM / WOOD CLAD / MIDNIGHT BRONZE COLOR
MTL:
- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS.
- ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
- ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
(A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ;
AND
(B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR;
AND
(C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR;
AND
(D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING
- GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING DOORS AND WINDOWS.
- ALL WINDOWS TO BE DUAL GLAZED - THERMAL SPACER- DARK BRONZE OR BLACK COLOR.

DOOR NOTES:

- CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING DOORS.
- ALL GLASS IN DOORS TO BE SAFETY TEMPERED GLAZING TO MEET LOCAL AND STATE BUILDING CODES.
- SEE DOOR TYPES FOR ELEVATIONS
- GENERAL ABBREVIATIONS:
WD = WOOD, STN = STAIN, PNT = PAINT, ALUM = ALUMINIUM, GLS = TEMPERED GLASS, FG = FIBERGLASS

Attachment 3



WINDOW LEGEND
1/4" = 1'-0"



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SHEET ISSUE

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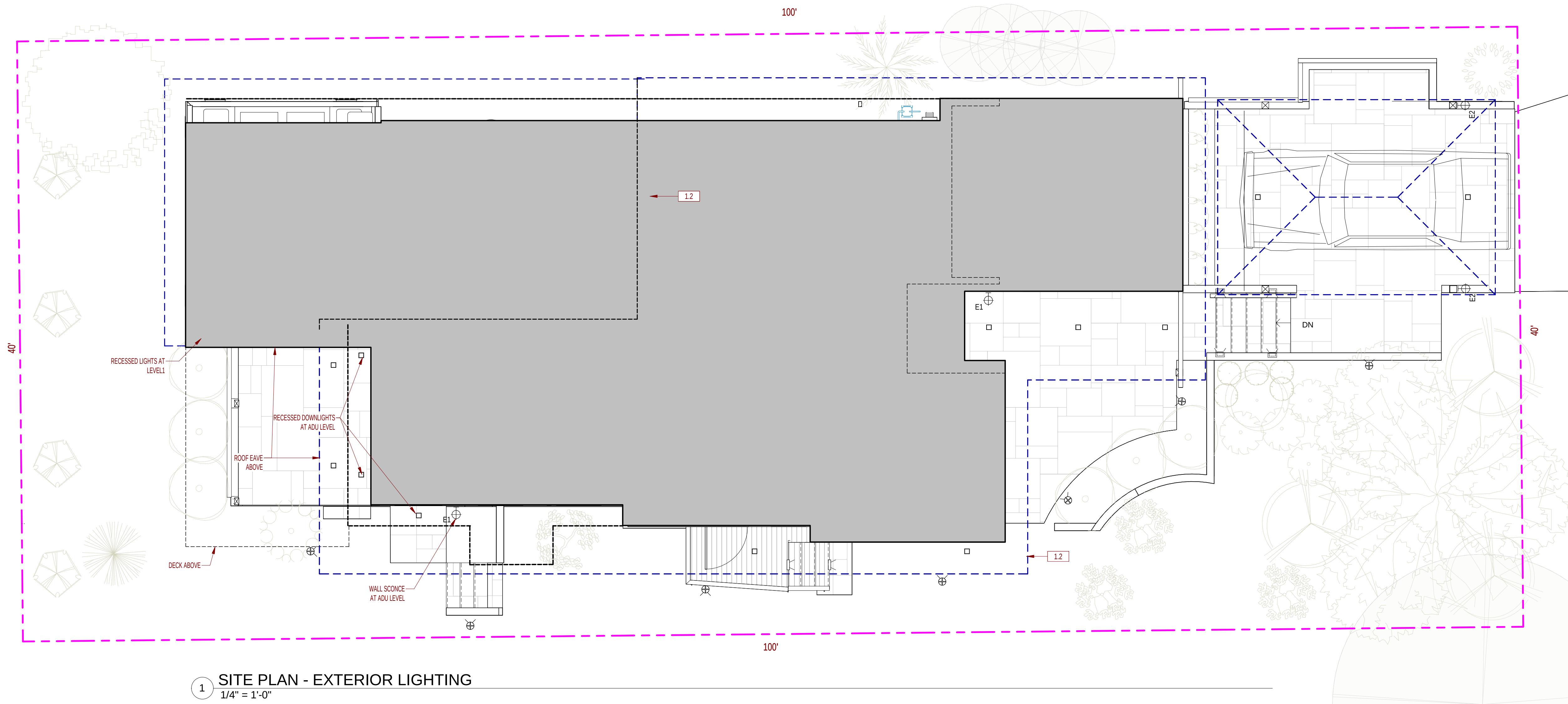
Mitchell / Berchem Addition
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Santa Rita 2NW of 4th
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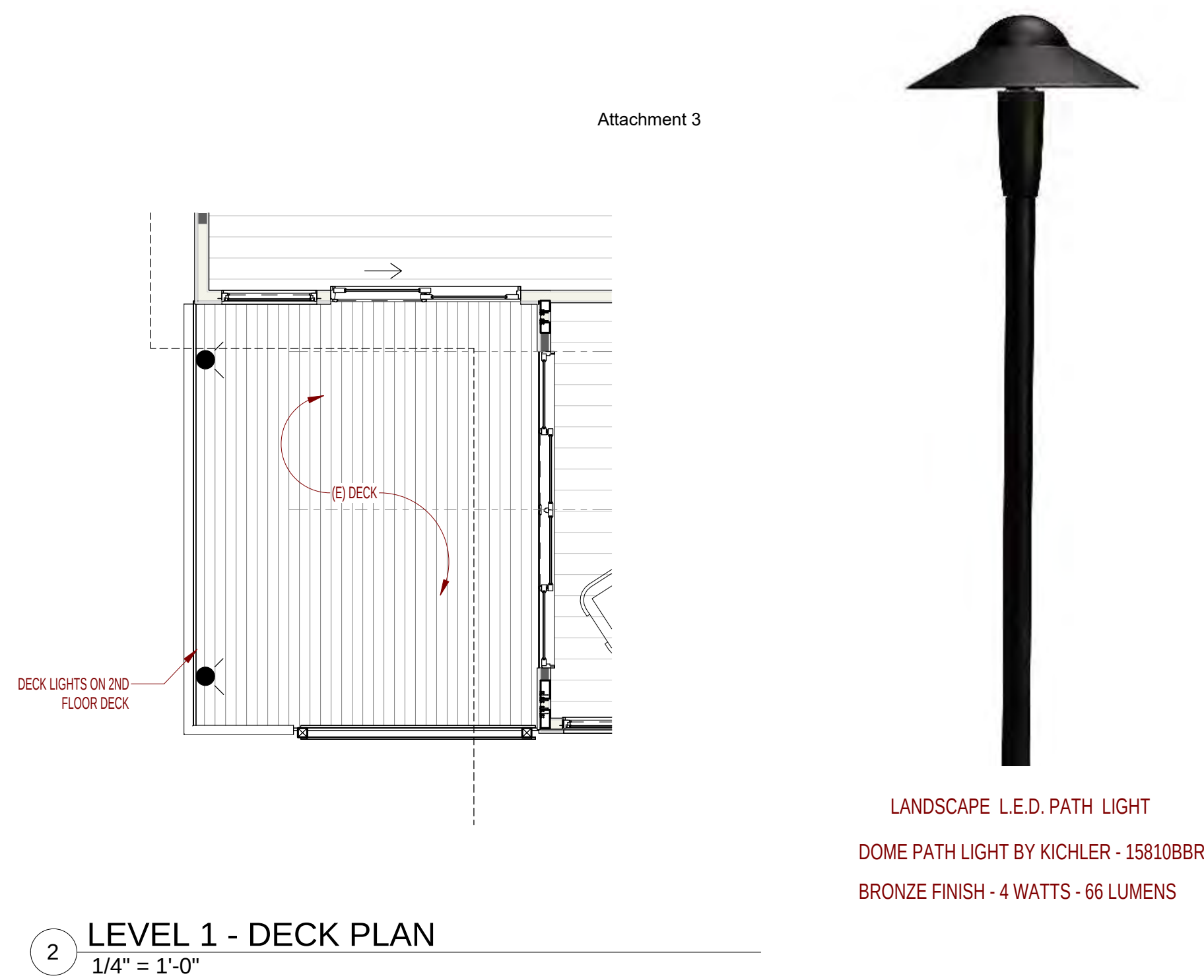
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Job: 2205

Sheet
DOOR AND
WINDOW
SCHEDULE

A6.00
5/7/2023 3:08:44 PM



1 SITE PLAN - EXTERIOR LIGHTING
1/4" = 1'-0"



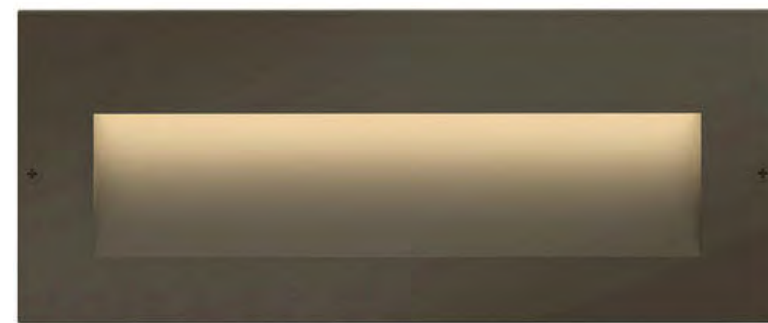
2 LEVEL 1 - DECK PLAN
1/4" = 1'-0"



EXISTING EXTERIOR WALL SCONCE TO BE RE- USED
DOWN FACING & SHIELDED L.E.D. LAMP
"RAIN" BY MODERN FORMS 12" TALL
BRONZE FINISH - 7.9 WATTS - 146 LUMENS



L.E.D. WALL SCONCE
CUBIX BY WAC LIGHTING - WS-W220208-30-BZ
BRONZE FINISH - 18 WATTS - 325 LUMENS



L.E.D. RECESSED STEP LIGHT
STEP LIGHT BY HINKLEY LIGHTING - 1565BZ
TRANSFORMER REQ'D
BRONZE FINISH - 2.5 WATTS - 300 LUMENS



L.E.D. RECESSED STAIR LIGHTING
STEP LIGHT BY WAC LIGHTING - 4011-30BZ
TRANSFORMER REQ'D
BRONZE FINISH - 2 WATTS - 50 LUMENS



POST MOUNTED L.E.D. DECK LIGHT
MINI DECK LIGHT BY KICHLER LIGHTING - 15165AZ
TRANSFORMER REQ'D
BRONZE FINISH - 6.5 WATTS - 200 LUMENS



LED RECESSED CEILING LIGHT
1" RECESSED CAN LIGHT BY WAC LIGHTING - HR-LED251E-30-BN
TUSCAN BRONZE FINISH - 4 WATTS - 316 LUMENS MAX (DIMMABLE)

GENERAL NOTES

MUNICIPAL CODE RESTRICTIONS PER CITY OF CARMEL-BY-THE-SEA

1. WALL-MOUNTED LIGHTING SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND AND SHALL NOT EXCEED 25 WATTS PER FIXTURE (APPROXIMATELY 375 LUMENS).
2. LANDSCAPE LIGHTING SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS PER FIXTURE (APPROXIMATELY 225 LUMENS). LANDSCAPE LIGHTS SHALL BE SPACED AT LEAST 10 FEET APART. NO LIGHTING MAY BE USED TO ACCENT TREES, WALLS, FENCES, ETC.
3. NO LIGHTING PERMITTED UPON CITY PROPERTY OR DIRECTED TOWARDS CITY PROPERTY, INCLUDING THE RIGHT OF WAY.

SHEET KEYNOTES

KEYNOTE #	DESCRIPTION
1.2	ROOF ABOVE

LEGEND

EXTERIOR LIGHTING

- LED RECESSED CEILING LIGHT
- E1 EXISTING EXTERIOR WALL SCONCE TO BE RE-USED
- E2 EXTERIOR WALL SCONCE
- RECESSED WALL LIGHTING
- STAIR TREAD LIGHT
- POST MOUNTED DECK LIGHT @ 18" ABOVE DECK
- LANDSCAPE PATH LIGHT

SHEET ISSUE

REVISION #

OWNER:
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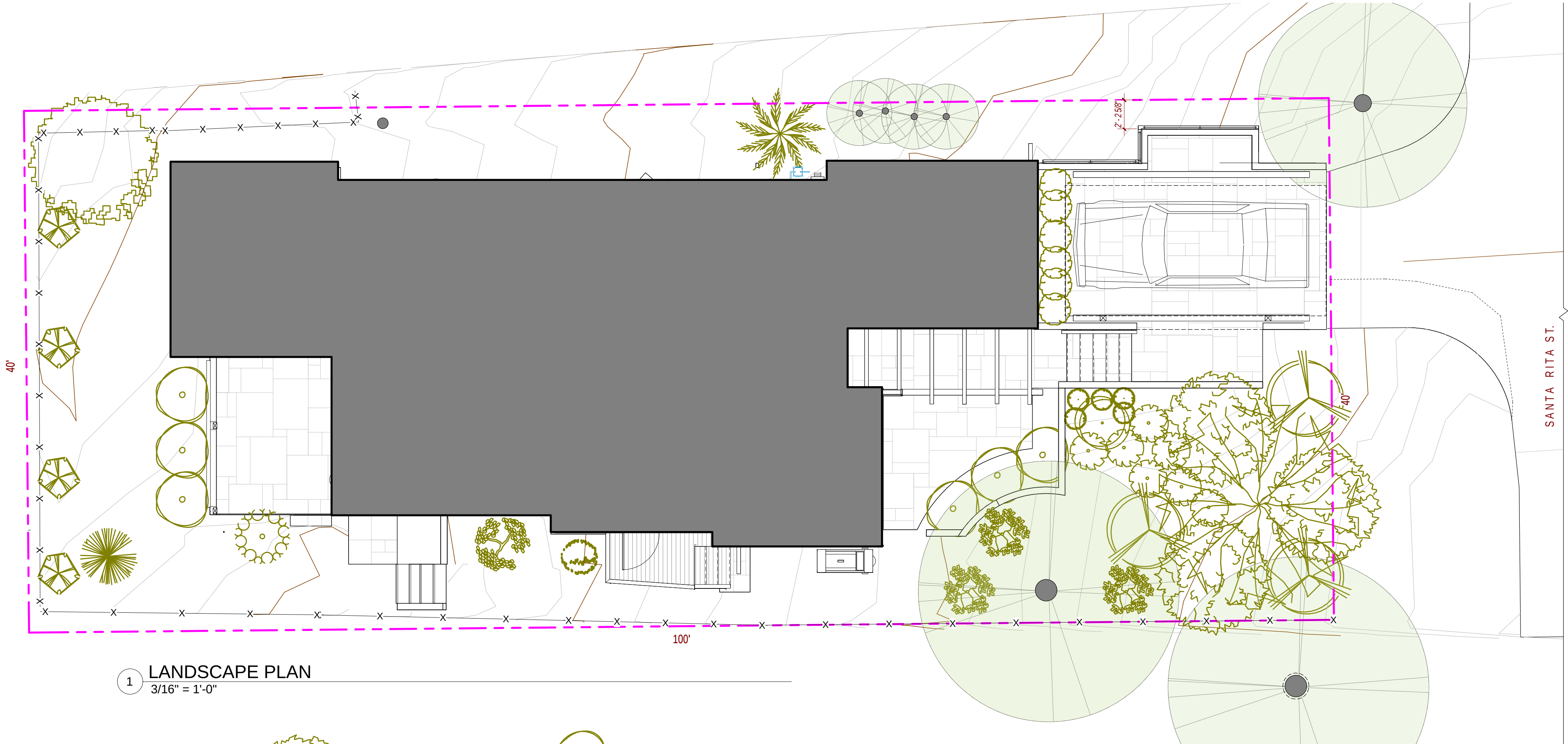
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Scale: 1/4" = 1'-0"
Job: 2205

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**EXTERIOR
LIGHTING PLAN**

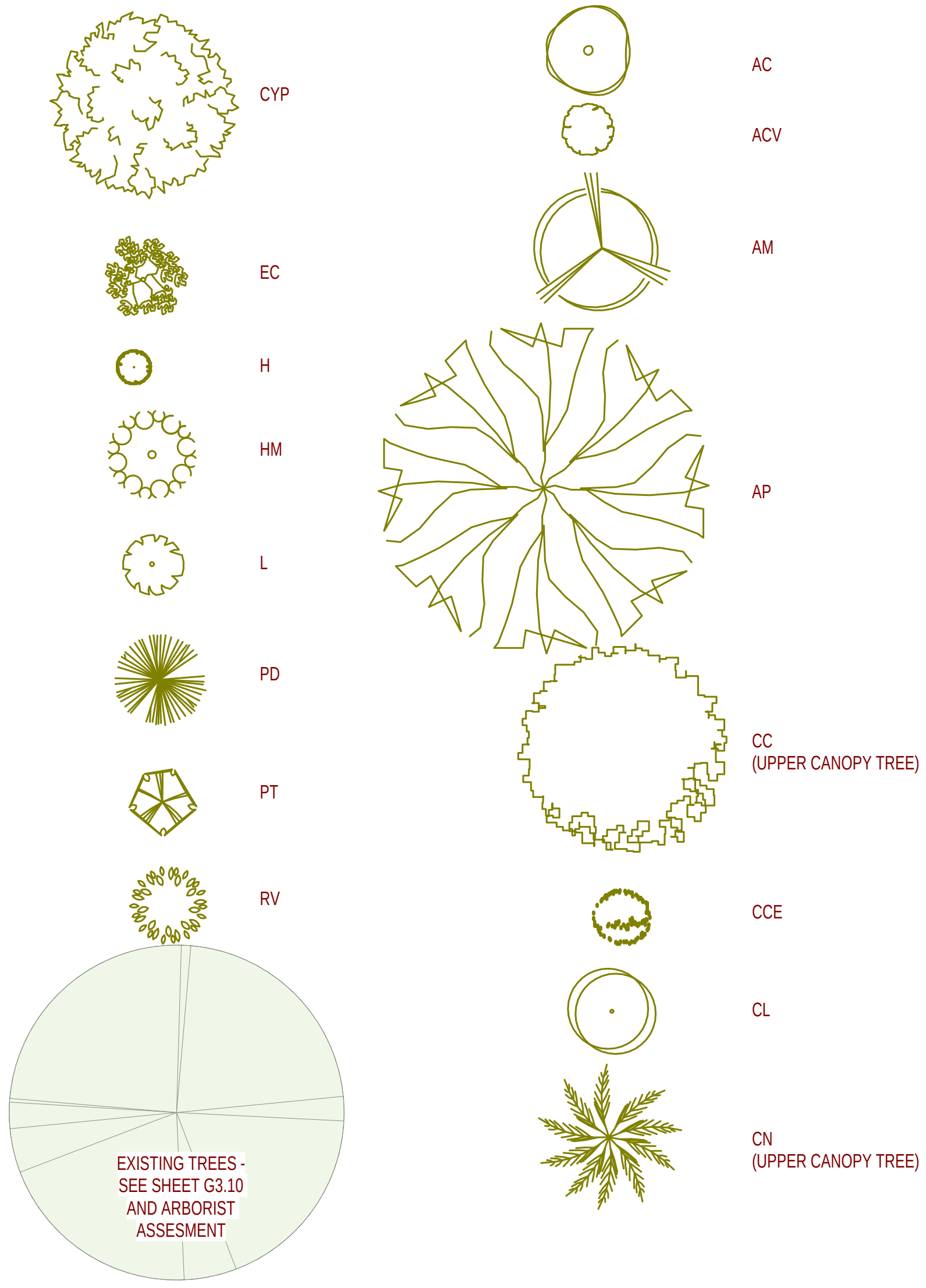
E1.00

5/10/2023 10:10:20 AM



1 LANDSCAPE PLAN
3/16" = 1'-0"

Attachment 3



LANDSCAPE DESIGN BY:
TERROIR LANDSCAPE DESIGN
DENISE COLEMAN - 831-277-8810

PLANT SCHEDULE				
Key	Size	Species	Common Name	CA Native
AC	1-Gal	Acacia cognata 'Cousin Itt'	Little River Wattle	
ACV	1-Gal	Adiantum capillus-veneris	Southern Maidenhair	Y
AM	5-Gal	Arctostaphylos 'Howard McMinn'	Howard McMinn Manzanita	Y
AP	15-Gal	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	
CC	24" Box	Cupressus cashmiriana	Kashmir Cypress	
CCE	5-Gal	Carpenteria californica 'Elizabeth'	Bush Anemone	Y
CL	5-Gal	Ribes sanguineum var. glutinosum 'Claremont'	Pink Flowering Currant	Y
CN	24" Box	Chaemaecyparis nootakensis	Nootka Cypress	
CYP	1-Gal	Ceanothus 'Yankee Point'	Yankee Point California Lilac	Y
EC	1-Gal	Arcotstaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	Y
H	1-Gal	Heuchera sp.	Coral Bells	Y
HM	5-Gal	Hesperocyparis macrocarpa 'Wilma Goldcrest'	Lemon Cypress	
L	1-Gal	Lomandra 'Platinum Beauty'	Dwarf Mat Rush	
PD	15-Gal	Pinus densiflora 'Umbraculifera Compacta'	Tanyosho Pine	
PT	5-Gal	Pittosporum tenuifolium 'Marjorie Channon'	Kohuhu	
RV	1-Gal	Ribes viburnifolium 'Spooners Mesa'	Catalina Perfume	Y

GENERAL NOTES

SHEET KEYNOTES

LEGEND

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SHEET ISSUE

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Santa Rita 2NW of 4th
Carmel-by-the-Sea, CA 93921

DD

Scale: 3/16" = 1'-0"

Job: 2205

Sheet
LANDSCAPE
PLAN

L1.00
5/23/2023 5:39:06 PM

Patrick LeMaster

From: Phil Mitchell <I>
Sent: Tuesday, May 9, 2023 5:38 PM
To: Patrick LeMaster
Cc: ICE - Alexea Berchem
Subject: Fwd: Mitchell-Berchem remodel

Hi Patrick,

I met with Paul and his wife Taffy, our neighbors across the street to the east of us, last week and reviewed our plans with them.

Here is their email supporting our remodeling plans.

- Phil

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

From: paul bellingham <>
Date: Tue, May 9, 2023 at 5:17 PM
Subject: Mitchell-Berchem remodel
To: Phil Mitchell <>

Hi Phil,

After reviewing your remodeling plans, we support your design.

Thank you
Paul Bellingham

Sent from my iPhone

Patrick LeMaster

From: Phil Mitchell <>
Sent: Monday, May 8, 2023 9:58 AM
To: Patrick LeMaster
Cc: ICE - Alexea Berchem
Subject: Fwd: Planning Department Request

Hi Patrick,

Here is the response from our neighbor to our south.

- Phil

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

From: **Shelly Barnard** <>
Date: Sun, May 7, 2023 at 7:31 PM
Subject: Re: Planning Department Request
To: Phil Mitchell <>

Hi Phil

So glad to see you guys are “getting” somewhere! We have not been able to get back to Carmel since early February due to traveling and work. Can’t believe you didn’t call us!! We could have had Carmel come to us!! I’m hoping to be there the last week of June as I am covering for a couple people thru May at the place I teach at.

I think your plans are beautiful! Can’t wait to see it come along. Too bad you can’t get a full-on garage in there but I know it’s a square footage thing.

Steve is traveling this week so I will show him the pictures but I think he will love it also... maybe get him on board to renovate our place! We are looking into getting a Tesla battery installed along with some solar panels. With the storms and electricity being shut off, it would be nice to know the refrigerator is at least still going!

Ok I look forward to seeing Alexea and you in late June. Until then Good luck!

Shelly B

Sent from my iPhone

> On May 5, 2023, at 10:08 AM, Phil Mitchell <> wrote: >

>

> Hi Shelly and Steve,

>

> I hope this finds you both doing well. How was your trip to Ireland?

>

> Want to let you know our renovation plans are heading toward the Carmel Planning Commission for approval, hopefully at their June meeting.

>

> As part of their review, our planner would like to have input from our neighbors on our plans.
>
> Shelly, I know you and Alexea reviewed our plans last time you were here. To refresh your memory, attached are the 3-D renderings.
>
> Please let us know if you have any questions or wish to discuss anything.
>
> If our renovation plans look good to you, we'd appreciate you confirming that to us by email.
>
> By the way, I was just down in Camarillo visiting my daughter and her family and thought of getting in touch with you. Unfortunately, time was just too short this trip. Would love to connect when we're down there next time!
>
> Best,
> Phil
> M: 925-989-3731
>
> <MITCHELL_ - Sheet - A3-11 - EXTERIOR MATERIAL PALLETE.pdf>
> <MITCHELL_ - Sheet - A3-10 - EXTERIOR MATERIAL PALLETE.pdf>

Patrick LeMaster

From: Phil Mitchell <>
Sent: Sunday, May 14, 2023 8:14 AM
To: Patrick LeMaster
Cc: ICE - Alexea Berchem
Subject: Fwd: Improvements

Hi Patrick,

Here is the response regarding our plans from our back neighbor to the west.

-Phil

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

From: John Souza <>
Date: Sun, May 14, 2023 at 8:03 AM
Subject: Improvements
To: Carmel(Neighbor)Phil Mitchel <>

Hi Phil

We looked at plans you sent everything looks good to us. Neighbor on
4th Ave Carmel By The Sea

Thanks for sharing your plans with us.

John Souza



Natural wood
Made to last

Product Guide



Sustainable
wood cladding &
decking for long-
lasting projects.

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Decking

Sourced from FSC®-Certified forests, our Kebony® Clear decking is engineered to handle the harshest of conditions. The rich brown color and clear grain are designed to impress, while hardwood-like durability and a 30-year warranty provide supreme peace of mind. Whether you maintain the original color or let Kebony Clear naturally patina, your project will amaze for decades to come.

Decking Products

- Kebony Deck Board
- Boardwalk Decking

ZILKER DECK

Austin, TX

Product: Kebony Deck Board with Step-Clip
for Kebony Fasteners (#2637, #2638)

Builder: FIA Homes

Photography: James Burniston





The Kebony Deck Board

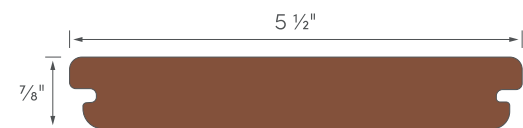
The Only 4-in-1 Wood Decking Profile

The Kebony Deck Board is the most versatile wood decking profile on the market. We've engineered a profile that can be fastened in four different ways, making it easy to secure your surface decking according to your needs without added milling or lead time. Whether you want to fasten through the face of the board, plug, use hidden fasteners or the patented Step-Clip™ for Kebony system, the Kebony Deck Board is ready to go.

- 30-year, non-prorated warranty against rot
- 50-75 year expected life span as decking
- No maintenance required



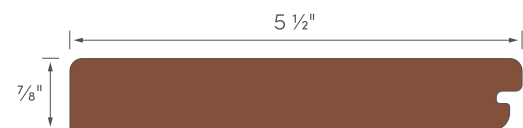
- Evenly fades to silver-gray patina when left unfinished
- End-seal wax not needed or recommended



5/4x6 Kebony Deck Profile (#2637)

Actual Dimensions: 7/8" x 5 1/2"

Lengths: 10', 12', 14', 16'

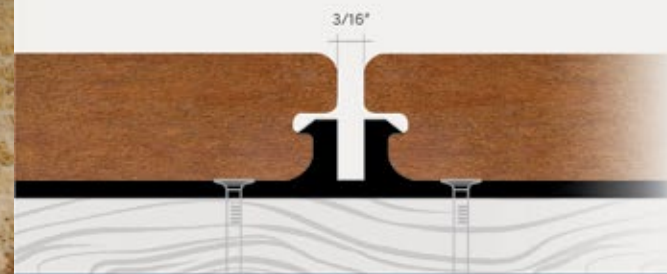


5/4x6 Kebony Deck One-Sided Profile (#2638)

Actual Dimensions: 7/8" x 5 1/2"

Lengths: 14'

Step-Clip® for Kebony

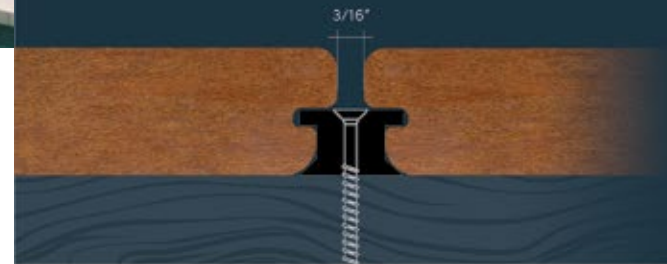


HIGHLIGHTS

- Fastest of the four install options
- Step-Clip® strip doubles as joist protection
- Automatic and consistent deck board spacing
- Easy board replacement

Step-Clip® Is A Registered Trademark Of Barrette Outdoor Living, Inc., Used With Permission By Kebony

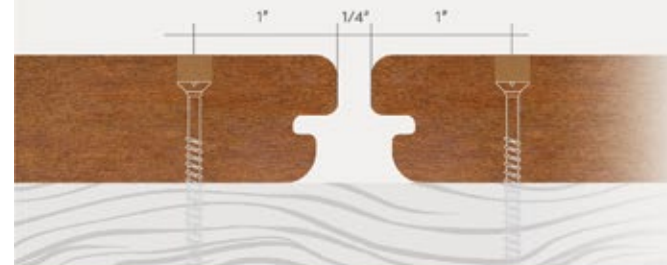
Fastenator™ Hidden Fasteners



HIGHLIGHTS

- Automatic and consistent deck board spacing
- Works great for diagonal and herringbone deck patterns
- Ideal for resurfacing and/or out of square framing
- Stainless steel screws are pre-loaded in clip for quick and easy fastening

Pro Plug® System for Kebony

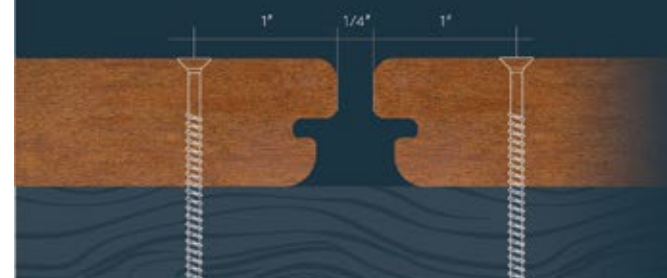


HIGHLIGHTS

- Hidden fasteners with face fastened strength
- Plugs made from actual Kebony face grain, so they perfectly match the surface
- Patented Pro Plug® Tool pre-drills and counterbores simultaneously for a perfect fit
- Kebony Kits include screws, plugs, glue nozzle and drill bit (Pro Plug® Tool and glue sold separately)

PRO TIP: Keep screws at least 1" from the end and edges of the boards.

Face Fastened



HIGHLIGHTS

- Ensures a secured board to the joist

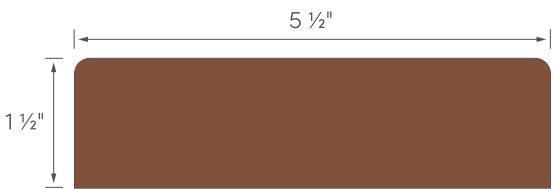
PRO TIPS

- Pre-drill holes prior to fastening
- Use Stainless Steel Screws
- Keep screws at least 1" from the end and edges of the boards.
- Make sure screws are flush with top of the deck board to maintain a smooth and safe surface

Boardwalk Decking

Kebony Clear is perfect for high traffic areas like boardwalks and docks. With larger available dimensions and enhanced stability, choosing Kebony will ensure your project will withstand heavy use and retain beauty as it patinas to a silver-gray over time. Kebony's boardwalk product is the go-to for award-winning outdoor spaces across the country, including The Wharf in Washington D.C. and New York City's Hunter's Point South.

Available Profile



2x6 Square S4S E2E (#2522)

Actual Dimensions: 1 1/2" x 5 1/2"
Lengths: 10', 12', 14', 16'



Get more information and installation guides at www.kebony.us.

THE WHARF DC

Washington, DC

Product: Kebony Clear Boardwalk (#2522)

Architect: Hoffman-Madison Waterfront

Builder: Clark Construction Group

Photography: Sean O'Rourke Photography

Cladding

Kebony is leading the way in sustainable and long-lasting real wood cladding. Our award-winning cladding projects have solidified Kebony as the go-to for America's top architects. Kebony cladding is unmatched in beauty, durability, and sustainability.

Cladding Products

- Passive Rainscreen System
- Kebony Clear Cladding
- Kebony Character Cladding



EDMONDS HOUSE

Animas Valley, NM

Product: Kebony Clear Rough Sawn
(#1935 Machined to T&G Nickel Gap)

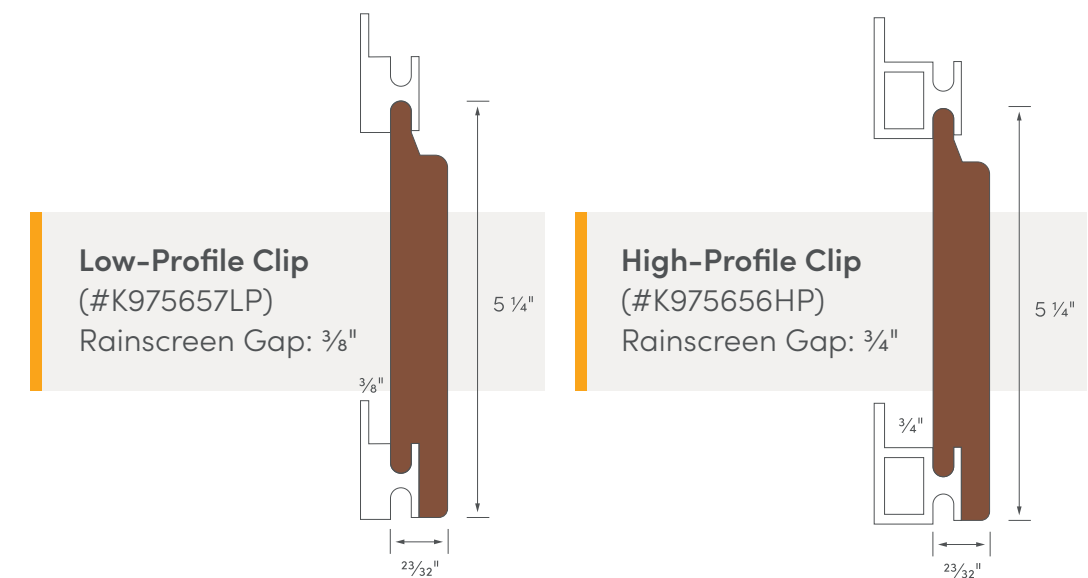
Architect: Jim Rothwell

Millwork: Delta Millworks

Photography: Marona Photography

Passive Rainscreen System

The Passive Rainscreen System (PRS) goes beyond a traditional rainscreen to deliver maximum performance and aesthetics. A combination of marine-grade aluminum clips and perfectly matched Kebony Clear cladding, the PRS replaces common wood furring strips to create passive air flow between the cladding and sheathing. Its unique cladding profile creates a gap while providing increased protection from the elements, leading to a longer-lasting project all while hiding the fastener from view.



1x6 Clear Rainscreen Cladding (#KPRS1X6)

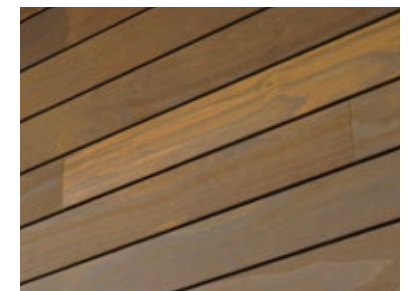
Actual Dimensions: $\frac{23}{32}$ " x $5\frac{1}{4}$ "

Face: $4\frac{9}{16}$ "

Gap: $\frac{1}{4}$ "

Lengths: 10', 12', 14', 16'

PASSIVE
RAINSCREEN SYSTEM



Passive Rainscreen cladding is special order, which may result in a longer lead time. Get more information and installation guides at www.kebony.us.

FULSHEAR HOUSE

Fulshear, TX

Product: Kebony Character 90 Degree Shiplap (#2216)

Architect: Tammy Hodgeson

Photography: Kristian Alveo

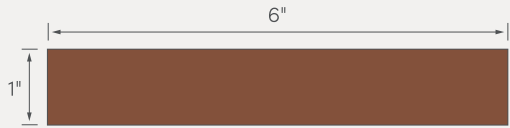
Kebony Clear Cladding



SILVERNAILS HOUSE
Rhinebeck, NY
Product: Kebony Clear Square S4S E2E (#2226)
Architect: Amalgam Studio
Photography: Oliver Mint, Jesse Turnquist

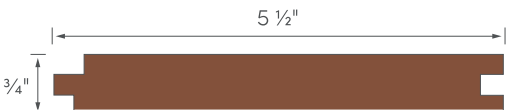
Kebony Clear cladding is a perfect fit for residential and commercial siding applications. The uniform color will naturally patina over time like Brazilian Hardwoods, but without the instability and inconsistent color or grain. Our cladding also comes with a 30 warranty against rot, ensuring the beauty of your best projects for decades to come.

1x6 Clear Rough Sawn (#1935)
Actual Dimensions: 1" x 6"
Lengths: 10', 12', 14', 16'



CAN BE MILLED TO ANY PROFILE

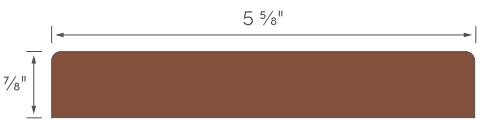
Available Profiles



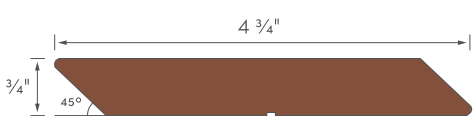
1x6 T&G w/Nickel Gap (#KTGNG)
Face: 5 1/4" Gap: 1/8"
Actual Dimensions: 3/4" x 5 1/2"
Lengths: 10', 12', 14', 16'



1x6 90 Degree Shiplap (#K90XX514)
Face: 5 1/4"
Actual Dimensions: 3/4" x 5 3/4"
Lengths: 10', 12', 14', 16'



5/4x6 Square S4S E2E (#2226)
Actual Dimensions: 7/8" x 5 5/8"
Lengths: 10' 12', 14', 16'



1x6 Rhombus (#2436)
Actual Dimensions: 3/4" x 4 3/4"
Lengths: 10', 12', 14', 16'

All profiles are special order, which may result in a longer lead time. Get more information and installation guides at www.kebony.us.

Kebony Character Cladding

The knotty grain of Kebony Character cladding gives your project a rustic feel at a value-conscious price. Kebony Character goes through the same modification process and comes with the same 30-year warranty as Kebony Clear.



BURKE MUSEUM

Seattle, WA

Product: Kebony Character Cladding

Architect: Olson Kundig

Photography: Ben Roberts & James Burniston

Available Dimensions

1x3 Character Square (#2335)

Actual Dimensions: 21 x 73 mm
Lengths: 3 m, 3.6 m, 4.2 m, 4.8 m

1x4 Character Square (#1407)

Actual Dimensions: 21 x 98 mm
Lengths: 3 m, 3.6 m, 4.2 m, 4.8 m

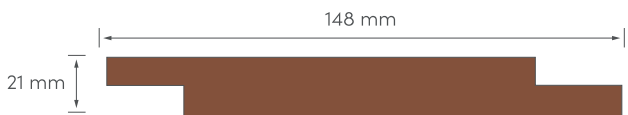
1x5 Character Square (#2336)

Actual Dimensions: 21 x 123 mm
Lengths: 3 m, 3.6 m, 4.2 m, 4.8 m

1x8 Character Square (#2338)

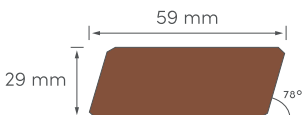
Actual Dimensions: 21 x 198 mm
Lengths: 3 m, 3.6 m, 4.2 m, 4.8 m

Available Profiles



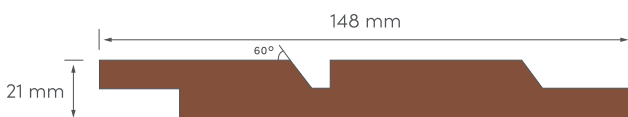
1x6 Character 90 Degree Shiplap (#2216)

Actual Dimensions: 21 x 148 mm
Lengths: 3 m, 3.6 m, 4.2 m, 4.8 m



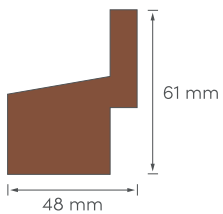
70 Degree Rhombus (#2168)

Actual Dimensions: 29 x 59 mm
Lengths: 3 m, 3.6 m, 4.2 m, 4.8 m



1x6 Character 60 Degree Shiplap w/Shadow (#2242)

Actual Dimensions: 21 x 148 mm
Lengths: 3 m, 3.6 m, 4.2 m, 4.8 m



Character Melsomslat (#1217)

Actual Dimensions: 61 x 48 mm
Lengths: 3 m, 3.6 m, 4.2 m, 4.8 m

All profiles are special order, which may result in a longer lead time. Get more information and installation guides at www.kebony.us.

Millwork

Our Kebony Clear lumber has tremendous versatility compared to tropical hardwoods. Not only is our FSC®-Certified wood easy to work, it is dimensionally stable. The modification process changes the cell structure of the wood without harsh additives or glues to get in the way. For this reason, Kebony can handle heavy use on commercial benches, create stunningly intricate outdoor sculptures, or get milled down for wooden guitar picks and silverware handles.



EDMONTON FUNICULAR
Edmonton, AB, Canada
Product: Kebony Clear 2x8
Architect: Dialog Design
Photography: Brock Kryton



2019 Winner



Available Dimensions in Kebony Clear

2x3 Clear Beam S4S E4E (#2480)

Actual Dimensions: 1 1/2" x 2 1/16"

Lengths: 10', 12', 14', 16'



1x4 Rough Sawn (#2535)

Actual Dimensions: 1" x 4"

Lengths: 10', 12', 14', 16'

1x8 Rough Sawn (#1931)

Actual Dimensions: 1" x 8"

Lengths: 10', 12', 14', 16'

1x6 Rough Sawn (#1935)

Actual Dimensions: 1" x 6"

Lengths: 10', 12', 14', 16'

2x6 Rough Sawn (#2537)

Actual Dimensions: 2" x 6"

Lengths: 10', 12', 14', 16'

2x4 Rough Sawn (#2423)

Actual Dimensions: 2" x 4"

Lengths: 10', 12', 14', 16'

2x8 Rough Sawn (#2537)

Actual Dimensions: 2" x 8"

Lengths: 10', 12', 14', 16'

All profiles are special order, which may result in a longer lead time. Get more information and installation guides at www.kebony.us.

About Kebony

Natural wood made to last.

Headquartered in Oslo, Norway, Kebony is the leading global modified wood brand. Underpinned by proven and patented timber modification technologies, it produces an enhanced wood of superior quality that is both environmentally friendly and cost-effective.

From its production facilities located in Skien, Norway, and Flanders, Belgium, Kebony redefines standards in the timber industry and new possibilities for wood as a sustainable construction material. Kebony has sales and distribution across Europe spanning into North America and the rest of the world.

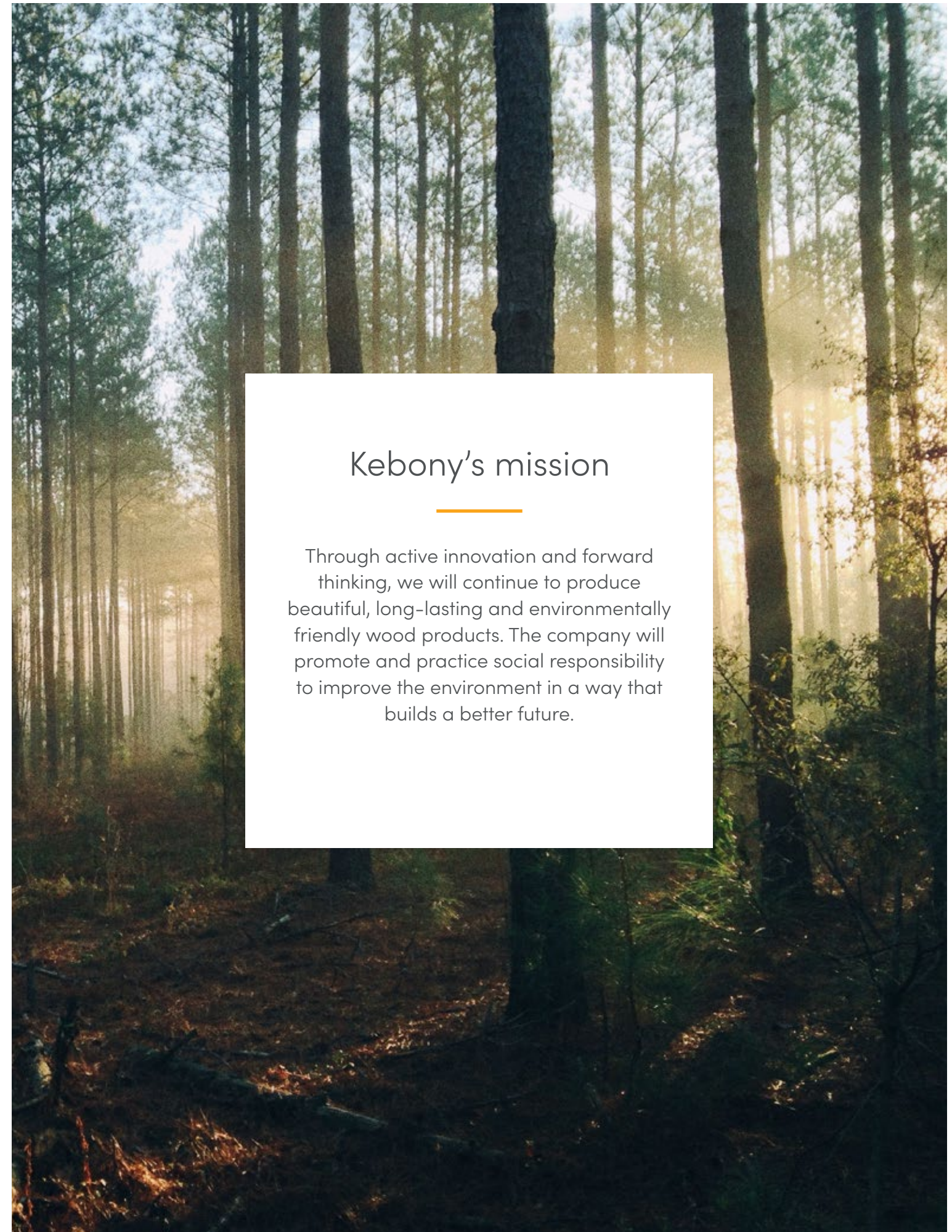
The company has received numerous awards and accolades for its environmentally friendly technology and innovation, including being named a World Economic Forum Technology Pioneer, repeated recognition as a Global Cleantech 100 company, and a 2019 Building, Design + Construction Top 101 Products Reader's Choice Winner.

Kebony Technology

Fully compliant with EU Timber Legislation, Kebony technology permanently transforms sustainable wood species such as pine into finished products with characteristics comparable to and, in some cases, better-performing than tropical hardwoods. This unique, patented technology is a process whereby sustainably sourced wood species are impregnated with furfuryl alcohol, which is derived from agricultural crop waste. With the addition of heat, the furfuryl polymer is permanently grafted into the wood cell wall, resulting in greatly improved durability and dimensional stability, making the wood strong and resistant to biological decay and harsh weather conditions. FSC®-certified, Kebony wood provides architects and specifiers with a product that is unrivalled in its performance, delivering aesthetic value and durability.

Kebony's mission

Through active innovation and forward thinking, we will continue to produce beautiful, long-lasting and environmentally friendly wood products. The company will promote and practice social responsibility to improve the environment in a way that builds a better future.



UNIVERSITY OF MIAMI B.E. & W.R. MILLER BUILDLAB

Miami, FL

Product: Kebony Clear Cladding (#2436, #K90, #2522, #2226)

Architect/Builder: Rocco Ceo - University of Miami

Department of Architecture

Photography: Herman Schumacher Photography



The Modification Process

Developed in Norway, Kebony is an environmentally friendly, patented process that enhances the properties of sustainable softwood with a bio-based liquid. The process permanently modifies the wood cell walls, giving Kebony premium hardwood characteristics and a rich brown color throughout in two basic steps.

Step 1: Impregnation

Impregnation is the process in which the wood is infused with furfuryl alcohol (FA) produced from a bio-based liquid to make it dimensionally stable.

Step 2: Curing and Drying

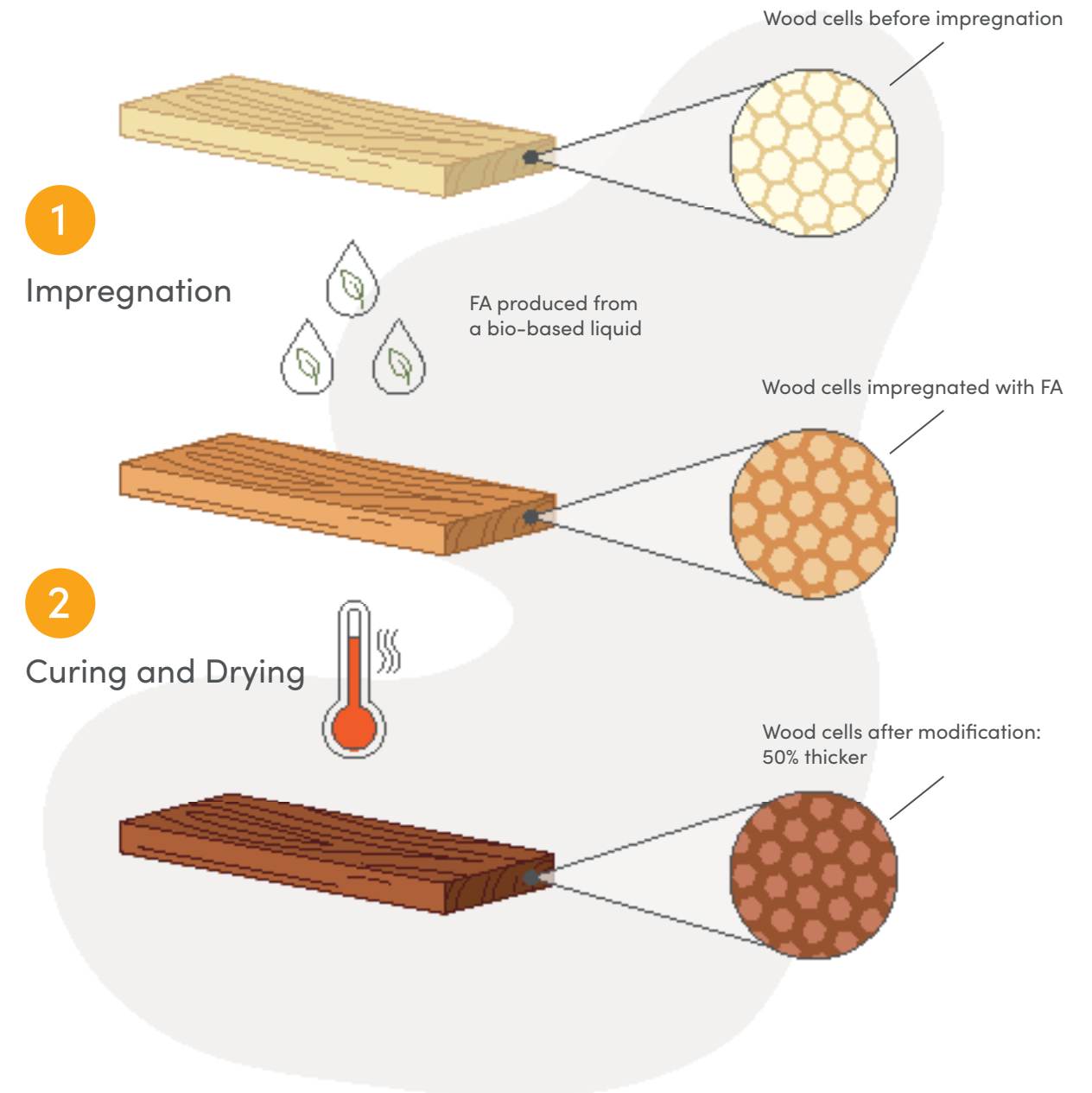
After impregnation, the wood is heated, also known as curing. The resulting polymer, which is now permanently locked into the wood cells, is stable and will not disintegrate or leach out of the wood.

Result: Kebony Wood

After modification, the wood cell walls are 50 percent thicker due to the stable, locked-in polymers. This permanent modification of the wood cell walls gives the final wood product outstanding stability, the maximum amount of hardness and a guaranteed long life. Kebony wood also provides a high level of safety as the wood does not splinter and contains no toxins or chemicals, as well as staying cooler in the summer.

Because Kebony permanently changes the wood's behaviors as compared to natural woods, there is no need to consistently maintain the surface for longevity; you can simply let the wood naturally gray like Ipé or other Brazilian hardwoods.

Steps



Stable, locked-in furan polymers in the wood cell walls give:
Outstanding stability • Maximum hardness • Guaranteed long life

Performance

Appearance

All Kebony woods have a deep brown color that will turn to a silver-gray patina over time. The speed of this graying process depends on the intensity of exposure to environmental elements like the sun and rain combined with the type of application.



Kebony Clear RAP products are produced from FSC®-certified Pinus Radiata, they have a clear front surface and are treated through the board. They can be further machined as any other hardwood.



Kebony Character products are produced from FSC®-certified Pinus Sylvestris and contain knots and untreated heartwood. They should not be further machined or split as untreated heartwood will be exposed. Kebony Character products can be cross-cut to length. Exposed end grain after cross-cutting must be treated with a wood preservative.



Durability, Hardness & Maximum Movement

Wood species	Durability 1=best EN 350	Hardness Janka (lbf)	Swelling Dry to wet in tangential direction (%)
Ipe	1	3510	6
Kebony Clear RAP	1	1618	4
Teak	1	1070	3 - 4
Thermo Ash	1 - 2	900	5
Kebony Character	1 - 2*	630	6
Thermo Pine	2	600	4
Western Red Cedar	2 - 3	350	5

*Heartwood

Kebony vs. Ipe

Whether you call it epay, ipe, or I.P.E. (the correct pronunciation is ee-pay, FYI), the Brazilian Hardwood known as Ipe is starting to come under fire; literally and figuratively. Between increased fires in the Amazon Basin and illegal harvesting, it's time to start looking for Alternatives for Ipe.

So, how does Kebony stack up against Ipe and other Brazilian hardwoods? We are going to look at 5 main characteristics.

Durability

Ipe has always been known for its strength, being branded as "Iron Wood" by some importers. There's no doubt Ipe is extremely durable, in terms of hardness, the Brazilian Hardwood is more than twice as hard as Kebony Clear on the Janka hardness test. Ipé is also touted as lasting 75-100 years; that's a long time!

How strong is too strong?

Kebony is not as hard as Ipe, but does it need to be? Kebony does come with a 30-year warranty and is still as hard as other Brazilian Hardwoods. Ipe's density makes it extremely hard to work with, so be prepared to pre-drill and buy extra carbide-tipped saw blades. The biggest advantage Kebony has over Ipe is in stability. Kebony's modification process makes it very resistant to warping, cupping and splintering, which is a common problem with any tropical hardwood that leads to added waste.

Winner: Ipe for density, Kebony for stability and warranty

Appearance

Kebony Clear and Ipe are very similar in appearance. Both have a rich brown color, and both will naturally fade to a nice light gray unless regularly oiled. Both products also have a clear and straight grain pattern. The difference in Kebony and Ipe is the consistency. Kebony has a very uniform color and grain pattern, where Ipé will have variations in color and grain. Ipé has varying grades as well, so know what you are getting before it arrives.

Winner: Kebony for its uniformity

Maintenance

Both products have nearly identical maintenance routines. If you would like Kebony or Ipe to patina to a silver/gray, then little to no maintenance is required. Just let nature run its course. If you would like to keep the lustrous brown color of either product, regularly use a UV inhibiting Hardwood Oil. With Ipe, the extreme density of the wood means the Hardwood Oil won't soak into the wood, so be sure to back wipe excess oil within 15 minutes of application. Kebony will require some back wiping, but the oil will also soak into the wood.

Winner: Tie

Environmental Impact

This area is where Kebony and Ipe differ the most. Kebony is sustainably harvested from FSC®-certified forests. Because Kebony uses responsibly managed lumber and eco-friendly chemicals, it is an incredible green product: perfect for gaining LEED points for a project. Ipe? Well, that all depends on the mill. Unless the importer visits the sawmills personally, it's hard to know whether or not your Ipe was illegally harvested. Even when the rainforest is properly managed, Ipe trees take 80-100 years to mature. One thing is certain: Ipe is not sustainable and the supply of Ipe in the Amazon will eventually run out in the distant future. Ipe could even end up on the CITES Appendix II List in the next several years, making it very hard to harvest.

Obvious Winner: Kebony

Value

A price comparison will vary depending on region. Generally speaking, 5/4x6 Kebony Clear decking is priced right in between 1x6 Ipe and 5/4x6 Ipe. The added benefit of Kebony is it comes in premium lengths like 12' and 16' at no additional charge, so you can get the best lengths for your project without paying extra. For most of the country, Ipé will have a 10-20% upcharge for 12', 16' and 20' lengths, and many retailers will steer you towards shorter or random lengths to keep your cost down. For exact numbers you can consult your local lumberyard.

Winner: Kebony for price consistency

The Verdict

It's time to rethink whether you REALLY need Ipe on your next project, because there is a clear-cut alternative: Kebony.

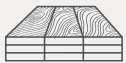
How to Buy

Whether you order through your local lumberyard or buy direct, Kebony products are available anywhere in the United States & Canada from our Regional Distribution Centers (RDC) and trusted partners.

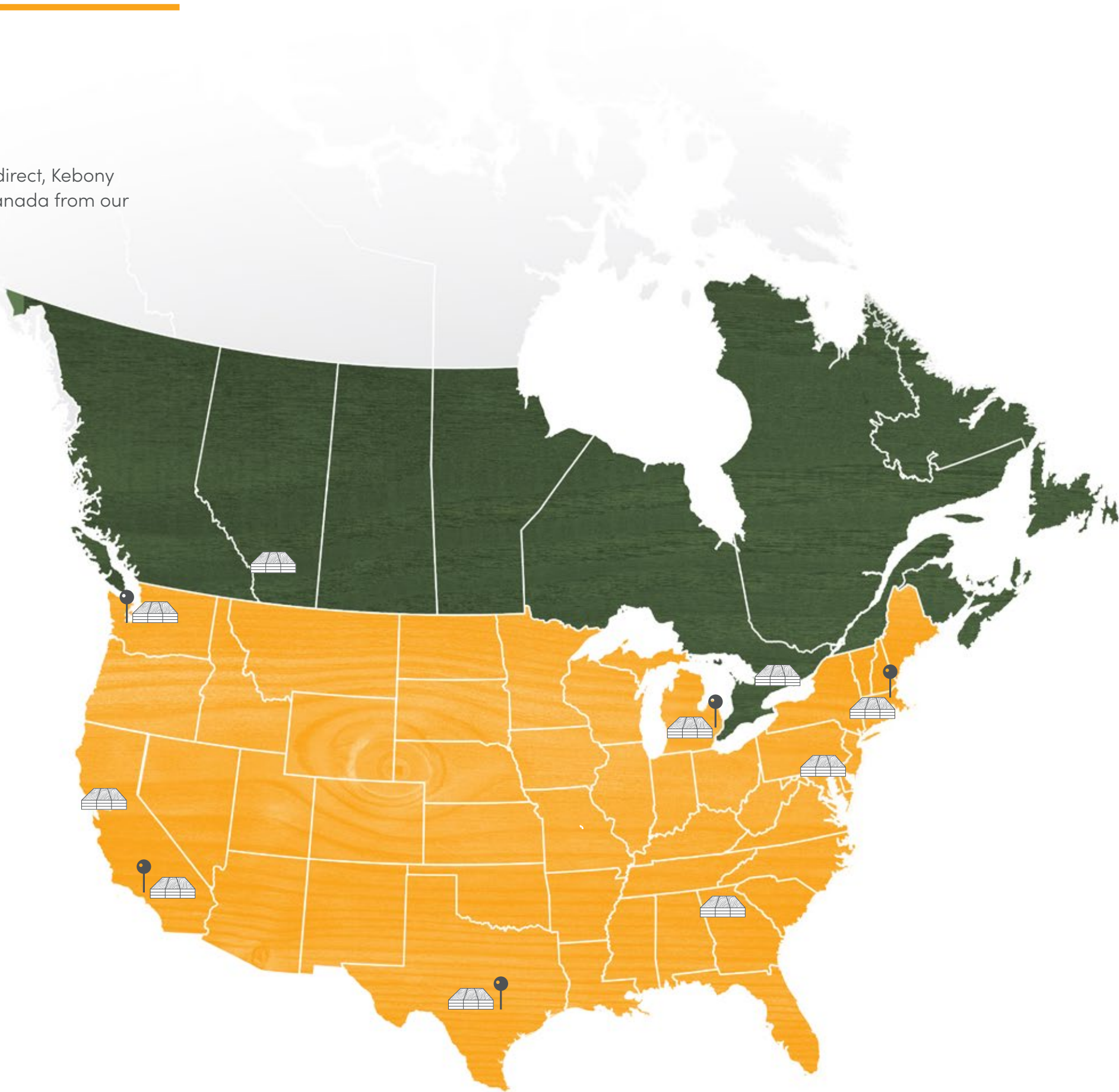
Call Us: 855.230.5656
Email Us: info@kebony.us



- Offices**
- St Clair, MI (Headquarters)
 - Providence, RI
 - Austin, TX
 - Menifee, CA
 - Seattle, WA



- Regional Distribution Centers**
- Lansing, MI
 - Toronto, ON, Canada
 - North Kingston, RI
 - Baltimore, MD
 - Atlanta, GA
 - Austin, TX
 - Long Beach, CA
 - Oakland, CA
 - Seattle, WA
 - Calgary, AB, Canada





Natural wood
Made to last

More Resources

To get the latest information on new products, projects or other valuable resources visit our website and subscribe to our monthly newsletter.

www.kebony.us
855.230.5656
info@kebony.us



PRINT-PG-85X11-2020
8.5 x 11 Product Guide - 2020 Ed.





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

June 14, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 23-022 (Bellasis):** Consideration of a Concept Design Study, DS 23-022 (Bellasis), for a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District. APN 010-013-004

Application: DS 23-022 (Bellasis)

APN: 010-013-004

Block: 1B

Lot: 2

Location: 4th Avenue 2 northeast of Lobos Street

Applicant: Adam Jeselnick, Architect

Property Owner: Nicholas Bellasis

Executive Summary:

The applicant is requesting approval of a Concept Design Study for an addition to a one-story single family residence. The Concept Design Study was considered at the May 10, 2023 hearing, however, the item was continued primarily due to privacy and view concerns raised by the neighbors at the hearing as the Commission did not have an opportunity to tour the neighboring sites.

Recommendation:

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

Background and Project Description:

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

The existing one story residence is finished primarily with lapped siding with hipped composition shingle roof forms throughout. The applicant is proposing to demolish 45% of the existing exterior building walls to accommodate an addition and new second floor to the structure. The ground floor of the building is proposed to be expanded by 206 square feet and a new 509 square foot second story addition is also proposed. The building is also proposed to be re-finished with a combination of horizontal wood siding and board and batten, new aluminum clad wood windows, with a new standing seam metal roof.

The primary purpose of this conceptual review meeting is to address concern raised by the Commission from the May 10, 2023 hearing regarding potential privacy and view impacts raised by neighboring property owners. Written comments from the neighbors were received a few hours before the May 10th hearing, and as such, site visits were not able to be coordinated with the adjacent neighbors. Although the merits of the project were considered, the prior hearing was ultimately continued to allow the Commission an opportunity to tour the neighboring sites to assess the privacy and view concerns raised by the neighbors before making a decision on the Concept Design Study. The Commission also gave preliminary feedback on a number of items for the final details hearing, such as building colors and finish materials, however, the primary purpose of this hearing is to address the privacy and view concerns. The applicant has also provided a letter responding to the concerns addressed by the Commission that has been included as Attachment 4.

This concept staff report only addresses the areas of concern discussed at the May 10, 2023 meeting. The full discussion of the project, or areas not of concern can be found in the May 10, 2023 staff report ([Click Here for May 10th Staff Report](#)), however, some Draft Conditions of Approval have been carried over from the prior staff report, as appropriate (refer to Attachment 1).

Staff Analysis:

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

As noted above, prior to the May 10th hearing, staff received written correspondence from adjacent neighbors the day of the hearing a few hours prior to the start of the hearing (these letters have been included as Attachment 5). Prior to the receipt of these letters, no written correspondence had been received from any of the neighbors though staff did make a site visit to the neighbor to the north and requested they provide a written statement expressing their concerns. Despite multiple requests, comments were not provided until the day of the hearing.

The concerned neighbors are the neighbors to the north and to the east (refer to Figure 1, below).



Figure 1. Subject property (Star) and Adjacent Neighbors

The neighbor to the north has stated that the proposed second floor addition compromises their privacy enjoyed from their property. They have also expressed concerns regarding the visibility of the addition as viewed from the front of the home (Monterey Street).

The neighbor to the east has stated that the second floor addition will create privacy impacts to their living room that currently faces the subject property, as well as eliminate an ocean view that can be seen out of a second story dormer window.

Staff has conducted site visits to both neighboring properties and has included photographs from each site visit as Attachment 3. Following the initial concept hearing, the applicant also met with the neighbor to the east at their home to discuss their concerns. In speaking with the applicant, at the time of writing this report the applicant has been unsuccessful in coordinating a site visit with the neighbor to the north.

The applicant has attempted to address some of the concerns outlined above by changing the bathroom windows on the north elevation to opaque (frosted) windows; this is specifically noted on the north elevation (refer to Attachment 6, Sheet A10). No other changes have been made to the project between the two hearings relating to the concerns raised by the neighbors.

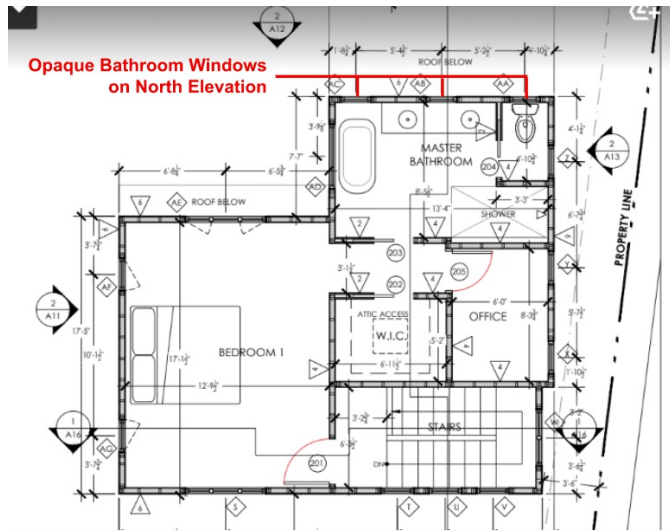


Figure 2. Proposed 2nd floor plan.

The addition window in the bathroom on the east elevation (window “z”) is not proposed to be opaque, however, however if the Commission feels this could resolve a privacy impact, the Commission could require this window (window “z”) also be made opaque (note: if window z were to be made opaque, all windows in the master bathroom would be frosted).

As discussed by staff at the prior meeting, Concept Design Study Finding #5 states, “The project is consistent with the City’s objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.” Based on staff’s analysis, the project had already met this standard for the reasons outlined in the prior staff report (click here for May 10 staff report) and presentation made at the prior hearing.

Considerations for Final Details Review:

The building is also proposed to be re-finished with a combination of horizontal wood siding and board and batten, new aluminum clad windows, and a new standing seam metal roof.

At the previous hearing, staff requested the Commission provide feedback to the applicant regarding the proposed color of the residence. The applicant had proposed a white color as the primary building finish (actual color has not been identified in the plans) with “gull gray” windows and a black or dark gray standing seam metal roof. In the past, the Commission had not been supportive of a primarily white color scheme with contrasting trim elements. As such, staff requested the Commissions input ahead of the final details hearing.

The applicant has revised the color palate of the residence from black and white to “Agreeable Grey” ([click here](#) for manufacturer’s website) by Sherwin Williams, with “Morris Room Grey” ([click here](#) for manufacturer’s website) windows and a medium bronze standing seam metal roof (refer to Attachment 6, Sheet A16). The primary body color, Agreeable Grey, is described by the manufacturer as being a neutral color with a beige undertone that exudes a subtle warmth. In staff’s opinion the color palette is more inline with the residential design guidelines which encourage muted earth tones, though the Commission should review the new color proposal and provide initial feedback. If the Commission is not supportive of the revised color scheme, direction should be provided to the applicant.

While this feedback was not specifically requested by staff, the Commission provided the direction that they were not supportive of the proposed metal roof. While the color of the roof has changed consistent with the Commission’s direction, the applicant has chosen to maintain the roof stating that “metal is consistent with the current design guidelines as a natural material, and has proven advantages for durability, fire resistance, and thermal performance over asphalt shingles” (refer to Attachment 4).

Though the Planning Commission has allowed metal roofs in the past primarily based on the finding of fire protection, Residential Design Guideline 9.8 states, “Roof materials should be consistent with the

architectural style of the building and with the context of the neighborhood... Metal, plastic and glass roofs are inappropriate in all neighborhoods.”

While the residence is in the Very High Fire Hazard Severity Zone (VHFHSZ), all new roofs in the city, regardless of their location, are required to meet a “Class A” Assembly (CMC 15.08.120). Class A refers to the highest rating offering the highest resistance to fire.

The Commission should consider whether to continue with the practice of allowing metal roofs provided other design guidelines and objectives are met for the project, as consistent with past practice, or require the applicant to select an alternative roofing material. As the Commission was not supportive of the metal roof at the first concept hearing, Draft Condition of Approval #8 has been included requiring an alternative roof material be selected.

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 - Project Data Table

Attachment 3 - Site Photographs

Attachment 4 - Applicant Response Letter

Attachment 5 - Public Correspondence

Attachment 6 - Project Plans

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

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA
ACCEPTING A CONCEPT DESIGN STUDY FOR A 716 SQUARE FOOT ADDITION TO AN EXISTING
ONE-STORY SINGLE FAMILY RESIDENCE INCLUDING A NEW 509 SQUARE FOOT SECOND STORY
LOCATED AT 4TH AVENUE 2 NORTHEAST OF LOBOS STREET IN THE SINGLE FAMILY
RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-013-004**

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

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

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

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

WHEREAS, CMC 17.58.040.B.2 requires 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 April 28, 2023, a notice of the public hearing scheduled for May 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 April 30, 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 30, 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 May 10, 2023, 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, on May 10, 2023, the Planning Commission continued the application to a date uncertain based on testimony provided by adjacent property owners over concerns relating to privacy and views; and

WHEREAS, in their deliberation on May 10, 2023, the Commission stated that they needed to tour the neighboring sites prior to making a determination of the concept design, which they had not done prior to the hearing due to late correspondence from the neighbors expressing their concerns; and

WHEREAS, on June 2, 2023, a notice of the public hearing scheduled for June 14, 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 4, 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 June 4, 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 June 14, 2023, 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, 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, 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 Concept Design Study:

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

5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study for a 716 square foot addition to an existing one-story single family residence including a new 509 square foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District; APN 010-013-004, subject to the draft conditions/recommendations listed below:

CONCEPT CONDITIONS OF APPROVAL		
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 Planting. Prior to scheduling for final details review the applicant shall revise plans to meet the recommended tree density for the site. The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan.	✓
	Material Cut Sheets. Prior to scheduling for final details review, the applicant shall provide material cut sheets of all exterior materials, including but not limited to driveway pavers, building stonework, exterior wall siding, roof materials, etc.	✓
	Roof Material. Prior to scheduling for final details review, the applicant shall identify an alternative roofing material for the proposed project throughout the plans. The proposed roof shall be consistent with the Residential Design Guidelines.	✓
	Landscape Plan. Prior to scheduling for final details review, a landscape plan shall be submitted that includes the information listed on the Track 2 submittal checklist published by the Community Planning and Building Department.	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of June 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

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

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

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

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



Figure 1. Photo from east neighbor's living room. Privacy concern.



Figure 2a. Photo from east neighbor's living room at window. Privacy concern.



Figure 2b. Photo from east neighbor's living room at window. Approximate location of story poles outlined in black. Privacy concern.



Figure 3. Photo from east neighbor's bedroom window. View concern.



Figure 4. Photo from north neighbor's living room. Photo taken prior to May 10th concept hearing -story poles in yellow.



Figure 5. Photo from north neighbor's bedroom. Photo taken prior to May 10th concept hearing -story poles in yellow.



Figure 6. Photo from north neighbor's bathroom. Photo taken prior to May 10th concept hearing -story poles in yellow.



Figure 7. Photo from north neighbor's rear patio. Photo taken prior to May 10th concept hearing -story poles in yellow.



Figure 8. Photo from right-of-way adjacent to north neighbor (Monterey Street). Story poles in orange.

May 22, 2023

Mr. Evan Kort
Associate Planner
City of Carmel-by-the-Sea
Post Office Drawer G
Carmel-by-the-Sea, California 93921

RE: Bellasis Residence (DS 23-022)
APN: 010-013-004
Planning Commission Concept Hearing
June 14th, 2023

Mr. Kort,

The subject property, located at 4th Avenue 2 Northeast of Lobos Street in Carmel-by-the-Sea, was reviewed by the Planning Commission on May 10th for the Concept Design review hearing. I have prepared this letter with comments in response to specific areas identified by the commissioners, members of the public, and your staff report.

1. Privacy and views.

-The existing single-story house sits on a large (for Carmel-by-the-Sea standards) lot of 7,392 sf. Although the existing 1-story ranch-style house provides a comfortable living space for 2 or 3 people, the owners and their young family wish to make this their full-time residence, which is the purpose of the new upper floor primary bedroom suite. Based on the layout of the existing house on the lot, a single-story addition was not feasible to accomplish this primary design objective.

The addition is situated within all required building setbacks, and is below the maximum allowable height at 21'. The neighbor to the east expressed a concern with a distant ocean view - we will assess this in person, however it's my understanding based on the photograph provided and the orientation of the house window this is not a primary view from inside the house.

The neighbor to the north expressed a concern with the massing of the addition as viewed from Monterey Street, which dead-ends north of the property. While I agree that neighborhood context is important, there are many other 2-story homes in the area, including the very large house east of the subject property, another 2-story house on the south side of 4th Avenue, and a house north on Monterey Street. The upper floor addition is located 23'-1" from the property line, and the windows that face north and east are relatively small or with higher sills (to maintain privacy for the bathroom and office). By contrast, the neighbor's house sits very close to the property line. We intend to augment the existing landscape screening with trees and shrubs that will enhance privacy for all parties.

We agree with staff's previous findings that the project is consistent with Finding #5 for preservation of views and privacy. And, reiterate staff's comment that "the placement of windows appears to be thoughtful and pose minimal privacy impacts, if any".

2. Site coverage.

-Minor changes to the site plan have reduced the total site coverage to 783 SF, or below the maximum allowed of 917 SF. Of that, all but 27 SF is permeable including a new wood deck at the back courtyard.

3. Color and materials

-The materials proposed for the project remain wood siding with a standing seam metal roof. Despite recent concerns voiced about metal roofs in Carmel, I maintain that metal is consistent with the current design guidelines as a natural material, and has proven advantages for durability, fire resistance, and thermal performance over asphalt shingles. The renderings on Sheet A15 are an accurate portrayal of the proposed exterior palette, and the roof has a very minor presence when viewed from street level.

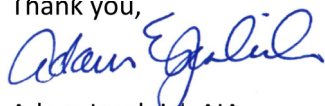
In regards to color selections, the changes shown on the current, revised plans reflect more muted, neutral tones for the wood siding, roof, and window trim. The metal roof will be medium bronze, matte finish – the siding will be painted Agreeable Gray, and the trim will be painted Morris Room grey. Again, these colors are consistent with the current Design Guidelines and represent a significant enhancement to the current condition of the property.

In addition, all exterior color samples have been represented in the revised plan set on sheet A16, including concrete pavers, redwood decking, and exterior lighting.

4. Story poles

The story poles on-site have been updated to reflect the city's standards (orange netting) and to include the proposed new ridge over the living room.

Thank you,



Adam Jeselnick AIA

aejarch@gmail.com

831.620.5164

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

From: **Anne Urban** <[REDACTED]>

Date: Wed, May 10, 2023 at 11:57 AM

Subject: Comments on DS 23-022 (Bellasis)

To: <ekort@ci.carmel.ca.us>

Cc: Anne Urban <[REDACTED]>, Bill Nitzberg <[REDACTED]>

Re: DS 23-022

To Whom It May Concern,

Thank you for the opportunity to comment on DS 23-022. We are next door neighbors to the subject property; we live at [REDACTED]. We moved here a few years ago, and are planning to retire here.

We would like to raise our concerns about DS 23-022 (Bellasis):

1. The proposed second floor will block our bedroom view of the ocean (see attached photo taken from bedroom window)
2. The windows in the proposed second floor will also look directly into our living room, and feels as if it will impact our privacy

Sincerely,

Anne Urban & Bill Nitzberg



From: **Anne Urban** <[REDACTED]>
Date: Wed, May 10, 2023 at 1:07 PM
Subject: Update to comments on DS 23-022 (Bellasis)
To: <ekort@ci.carmel.ca.us>
Cc: Bill Nitzberg <[REDACTED]>, Anne Urban <[REDACTED]>

Hello,

We are so sorry. We need to add one comment:

3. We are concerned about the location of the property line as it appears on the proposed plans. That property line does not match the one we have on our draft survey (attached).

Thank you again.

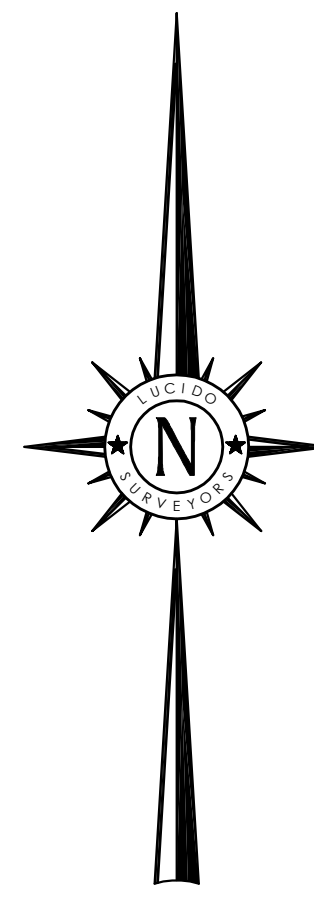
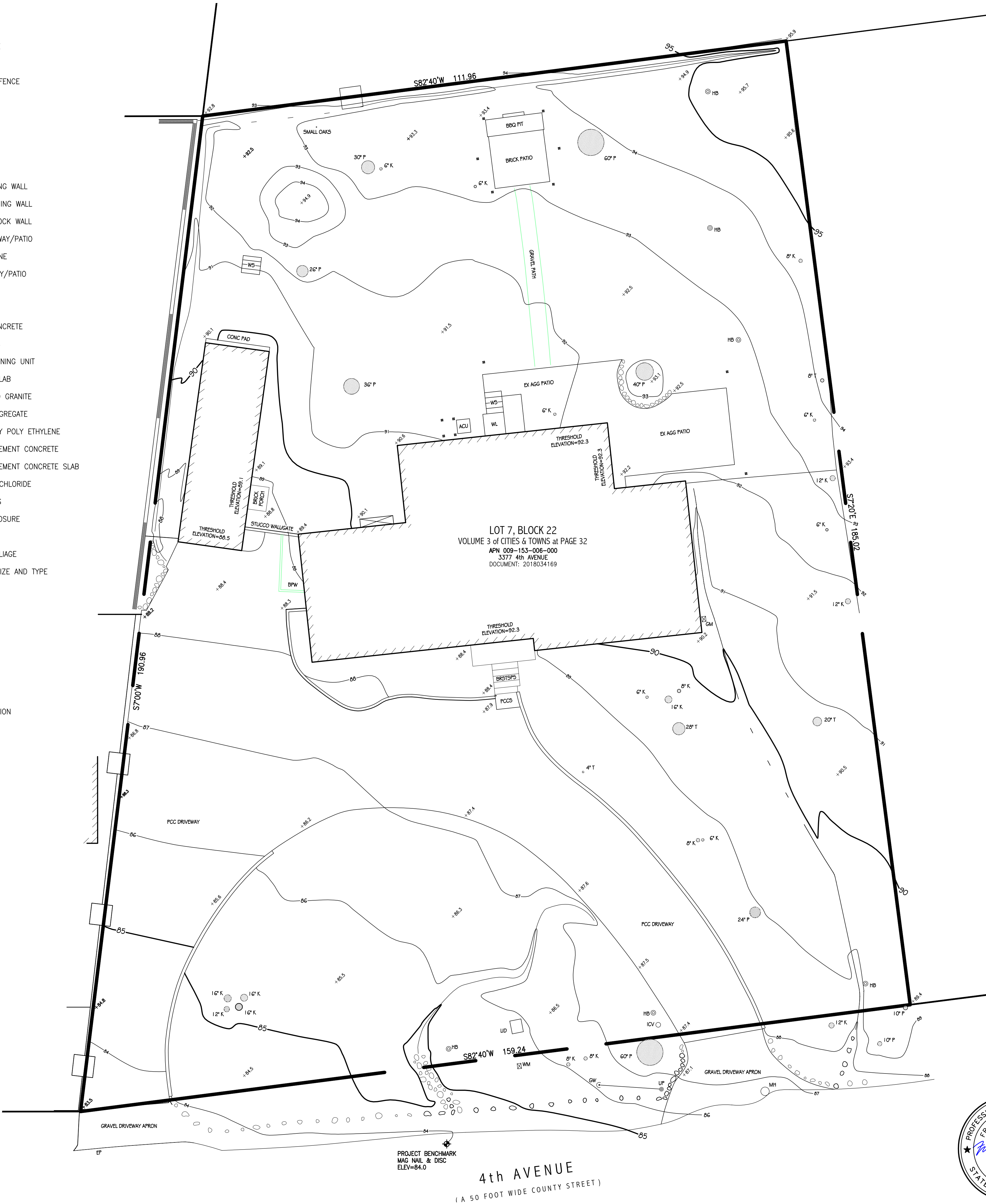
Sincerely,
Anne Urban & Bill Nitzberg

LEGEND:

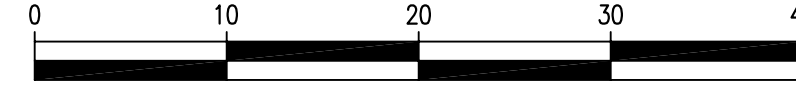
	RECORD BOUNDARY
	RECORD RIGHT OF WAY
	RECORD LOT LINE
	RECORD CENTERLINE
	RECORD EASEMENT LINE
	RECORD SETBACK
	OLD RECORD LINE
	PROJECT BENCHMARK
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	GRADEBREAK
	EDGE OF PAVEMENT
	LIP OF GUTTER
	FACE OF CURB
	CURB AND GUTTER
	BACK OF CURB
	BACK OF SIDEWALK
	EDGE OF DRIVEWAY
	FLOWLINE
	APPROXIMATE BUILDING OUTLINE
	CHIMNEY
	APPROXIMATE FLOOR ELEVATION
	DECK
	CONCRETE PAD
	STEP
	PLANTER
	WATER LINE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	HOSE BIB
	IRRIGATION CONTROL VALVE
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN-OUT
	STORM DRAIN
	STORM DRAIN MANHOLE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	ELECTRIC LINE
	UTILITY POLE
	GUY WIRE
	ELECTRIC VAULT
	UTILITY VAULT
	ELECTRIC METER
	STREET LIGHT
	LAMP POST
	GAS LINE
	GAS METER
	TELEPHONE LINE
	TELEPHONE STANDARD
	CABLE TELEVISION LINE
	CABLE TELEVISION BOX
	SURVEY CONTROL POINT

	WOOD FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	STREET SIGN
	SIGN POST
	MAIL BOX
	BOLLARD
	WOOD POST
	PCC RETAINING WALL
	ROCK RETAINING WALL
	STACKED BLOCK WALL
	BRICK WALKWAY/PATIO
	CARMEL STONE
	PCC WALKWAY/PATIO
	ASPHALT CONCRETE
	BRICK STEPS
	AIR CONDITIONING UNIT
	CONCRETE SLAB
	DECOMPOSED GRANITE
	EXPOSED AGGREGATE
	HIGH DENSITY POLY ETHYLENE
	PORTLAND CEMENT CONCRETE
	PORTLAND CEMENT CONCRETE SLAB
	POLY VINYL CHLORIDE
	WOOD STAIRS
	TRASH ENCLOSURE
	EDGE OF FOLIAGE
	TREE WITH SIZE AND TYPE
	ACACIA
	CYPRESS
	OAK
	PINE
	REDWOOD
	TREE
	SPOT ELEVATION

Attachment 5



SCALE: 1"=10'



BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 84.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS, FENCES AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN APRIL 2022.

TOPOGRAPHIC SITE SURVEY

OF
3377 4th Avenue
per
DOCUMENT: 2018034169
Records of Monterey County
PREPARED FOR
Ann Urban

BY
LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032



SCALE: 1"=10' PROJECT No. 2598 MARCH 2022

ENVIRONS OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA



FIRST DRAFT
IN PROGRESS DRAWING
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBJECT TO REVISION

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

From: **TRACEY Manning** <[REDACTED]>
Date: Wed, May 10, 2023 at 1:52 PM
Subject: Bellasis Proposed Project Impact
To: ekort@ci.carmel.ca.us <ekort@ci.carmel.ca.us>

Good Morning, Evan,

As discussed when you visited my property on April 10, 2023 the subject Proposed Project will seriously impact my property. I am the southernmost house on Monterey Street, south of Third Avenue.

My house was originally designed by a licensed Builder Designer for Ev and Eve Porch. The Porchs wanted their new home to blend and tuck into their Carmel-By-The-Sea surroundings. They wanted the tile roof to be the feature piece of the property. That was accomplished as you can see by the photos I sent to you earlier.

My husband and I bought the property in 1989 and met Mr. Porch who had written a small diary about the house and laughingly warned us that people came to the edge of the property to take pictures. He was right. That happens a lot. Many people think this home is much older than it is because of the overall design, the details of the property, and the way it quietly fits into its location.

With the Bellasis 500+ sq ft Proposed Second Floor addition the lines and privacy of my property are compromised. Not only will this addition look like a pop-up with no coherence to the surrounding properties I am deeply concerned that my privacy on the southern exposure to include a private Patio will be eliminated. I also think my front Courtyard and Driveway can be seen from the new addition.

I apologize for not writing to you sooner but my concerns are genuine Not just for me but for everyone who will be impacted by this Proposed Addition.

Thank you,
Tracey Manning
[REDACTED]

GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

SHEET INDEX

Attachment 6			
A0	TITLE (PROJECT DATA & SITE LOCATION)	A10	EXISTING AND PROPOSED NORTH ELEVATIONS
A0.1	SURVEY AND TREE PROTECTION	A11	EXISTING AND PROPOSED EAST ELEVATIONS
A1	EXISTING SITE PLAN	A12	DEMOLITION ELEVATIONS
A2	PROPOSED SITE PLAN	A13	EXISTING AND PROPOSED STREETScape ELEVATIONS
A3	EXISTING PLAN	A14	DOOR AND WINDOW SCHEDULES
A4	DEMOLITION PLAN	A15	3D VIEWS
A5	PROPOSED FLOOR PLANS	C1	COVER SHEET
A6	EXISTING ROOF PLAN	C2	GRADING, DRAINAGE & UTILITY PLAN
A7	PROPOSED ROOF PLAN	C3	EROSION &SEDIMENT CONTROL PLAN
A8	EXISTING AND PROPOSED SOUTH ELEVATIONS	C4	CONSTRUCTION MANAGEMENT PLAN
A9	EXISTING AND PROPOSED WEST ELEVATIONS		

EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION



EXISTING BACK ELEVATION

PROJECT DATA

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

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

SITE COVERAGE CALCULATIONS:

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

FLOOR AREA CALCULATIONS:

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

SITE COVERAGE CALCULATIONS:

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

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

TOTAL, (P)	783 SF
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PROJECT DATA

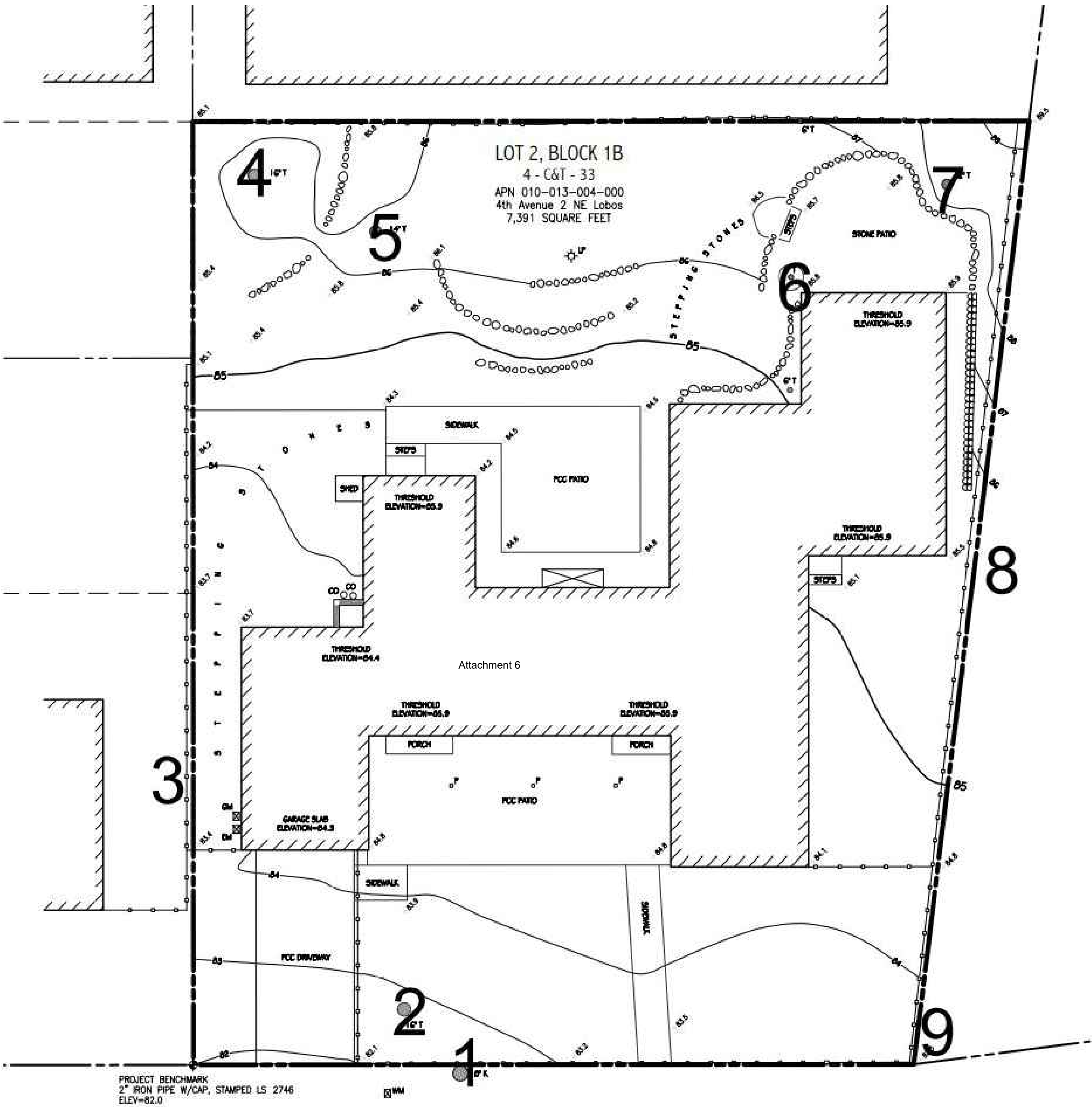
ADDRESS:	4TH AVENUE 2 NE LOBOS STREET CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-013-004
ZONING:	R-1
OWNER:	NICK AND MICHELLE BELLASIS 9904 YORKTOWN DRIVE FRESNO, CA 93720
ARCHITECT:	ADAM JESELNICK ARCHITECT 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA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

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

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



1 VICINITY MAP
SCALE: N.T.S.



Significant Tree Evaluation Worksheet

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

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

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

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

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

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

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

MP-Monterey pine MC-Monterey cypress BP-Bishop pine CR-coast redwood CO-coast live oak
CI-Catalina ironwood CS-California sycamore BL-big leaf maple OT-other
(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment
Record the total points scored on D - G for each tree.

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

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

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

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

Yes _____

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

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

Part Two: Assessment For Tree Significance
For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

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

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

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

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

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

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

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

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

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

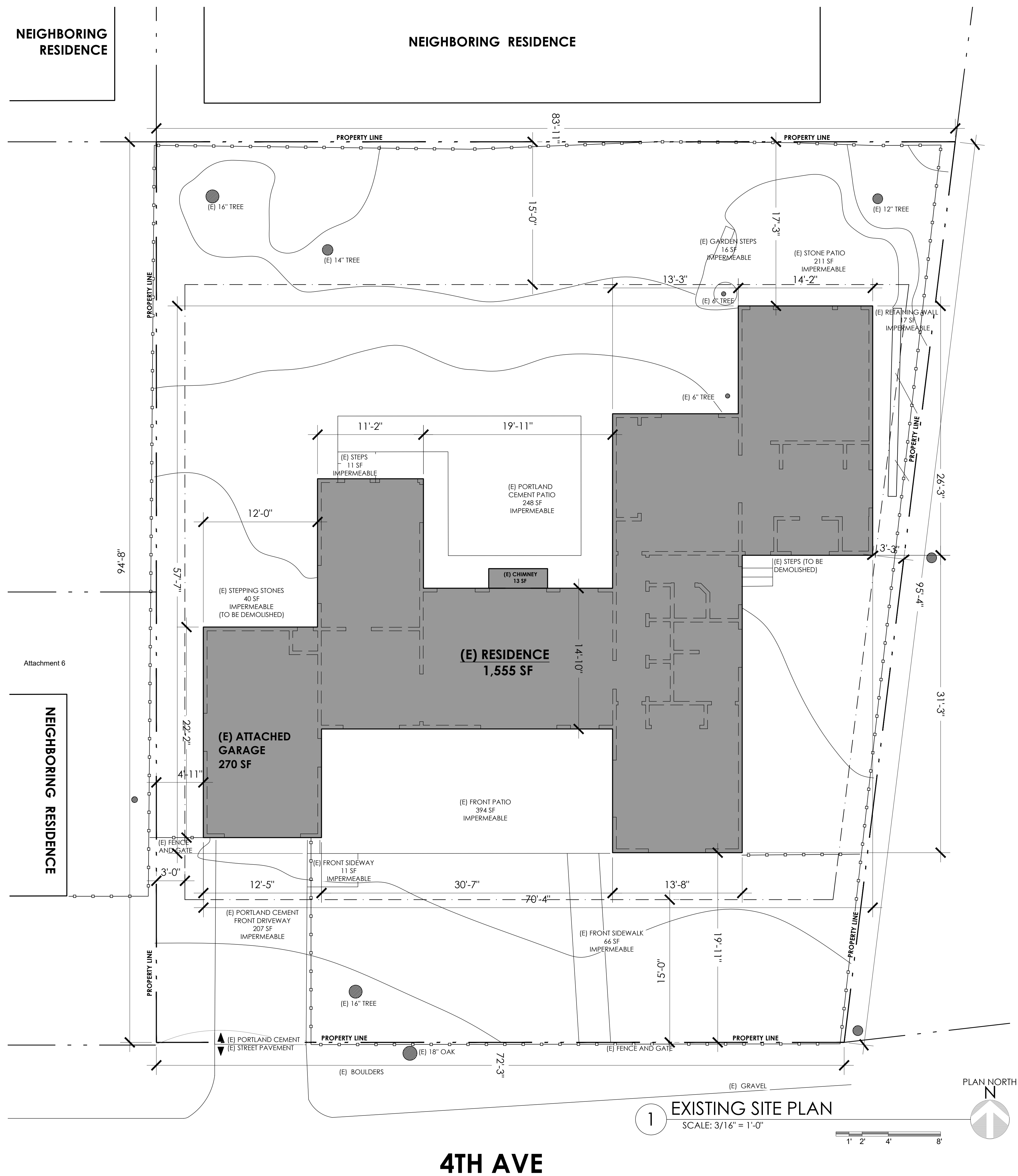
Items to note:
Required Structural Root Zone

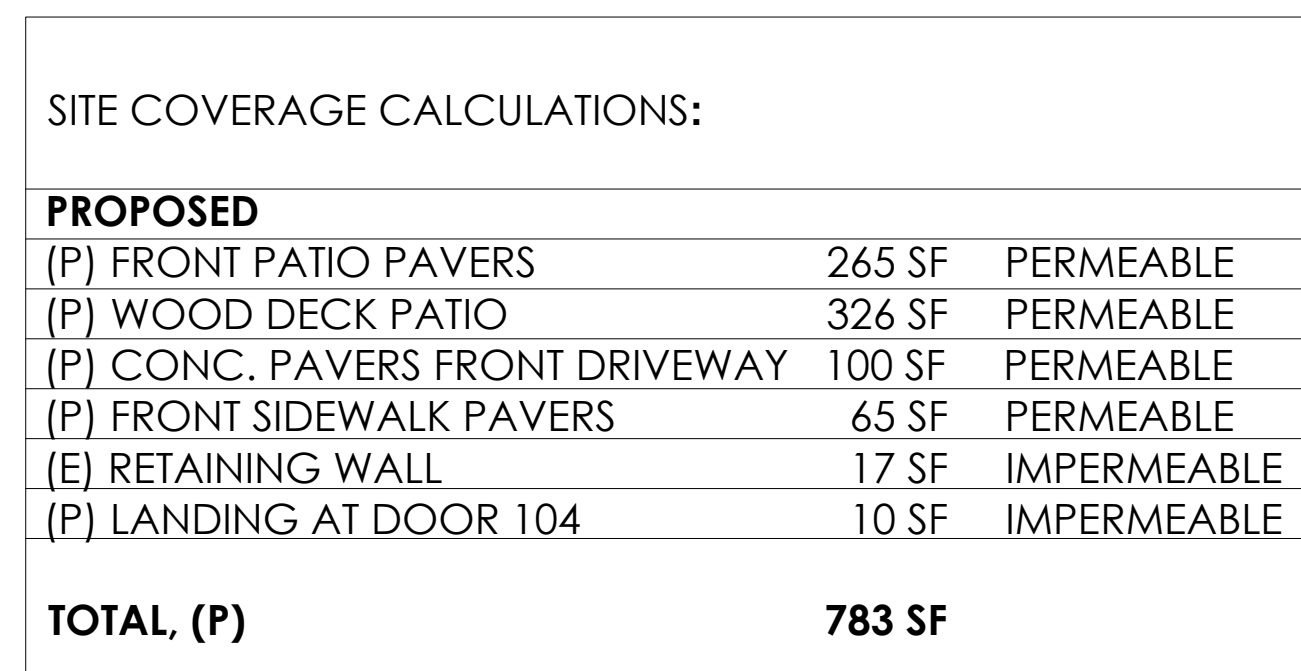
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	7.25	8.5	6	7.5	5.5	6	6	6							

Required Tree Protection Zone

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

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







PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

94'-8"

17'-3"

95'-4"

19'-11"

3
A14

4
A14

2
A14

1
A14

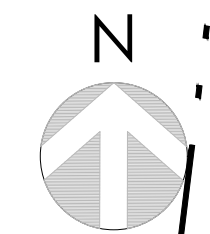
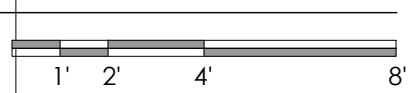
1 DEMOLITION PLAN

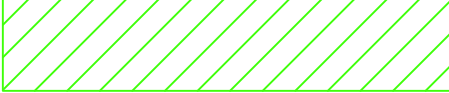
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PROPERTY LINE

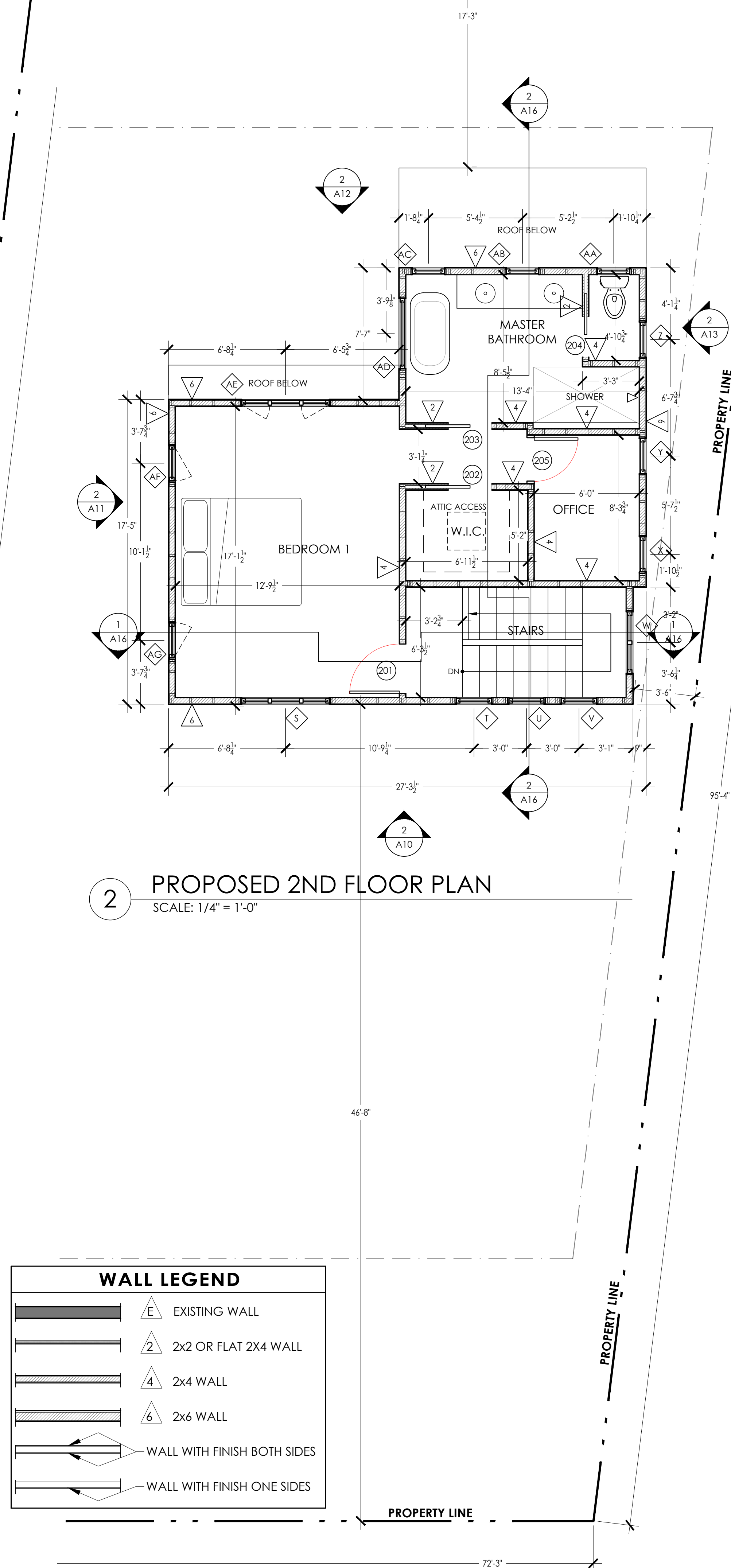
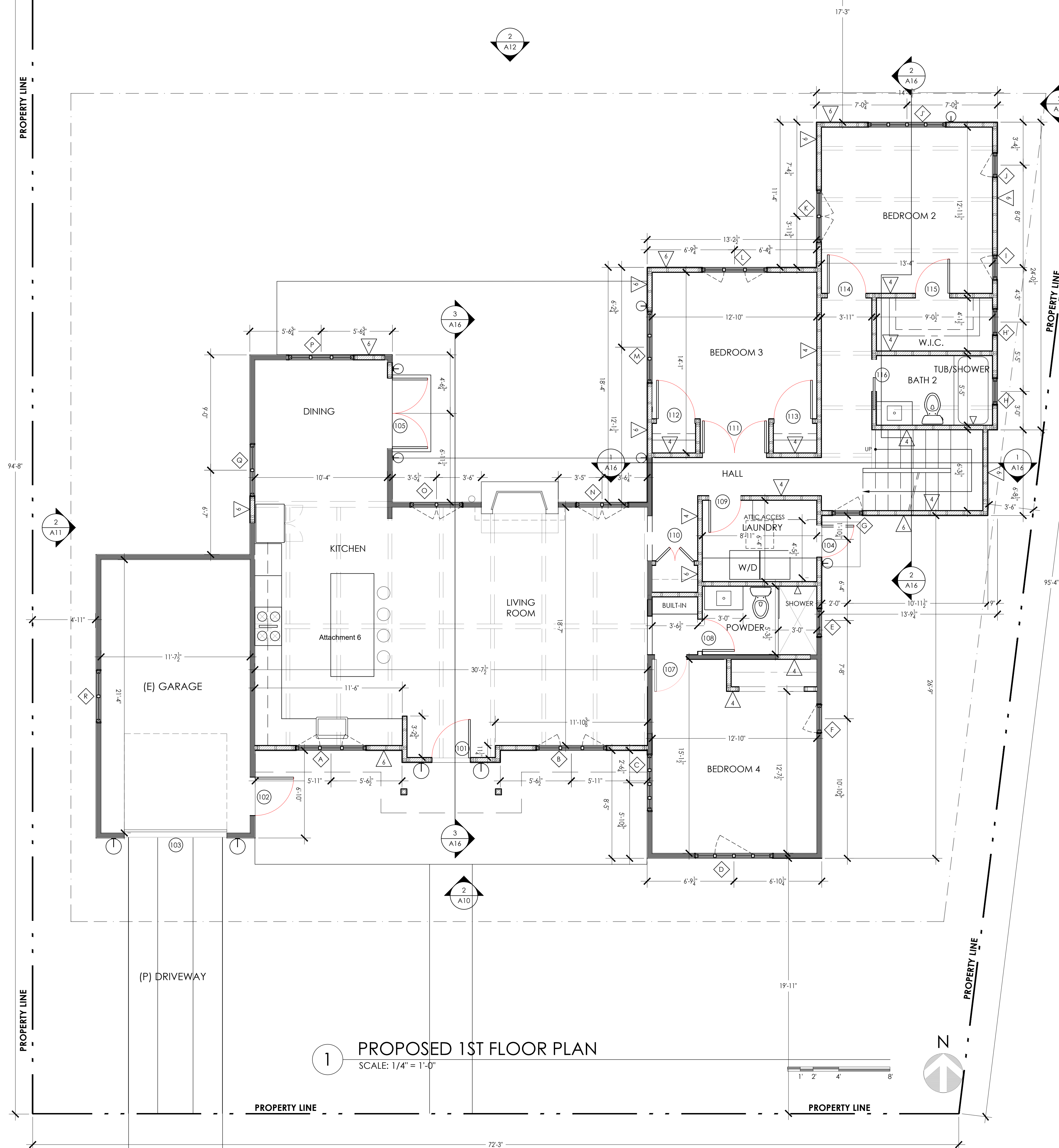
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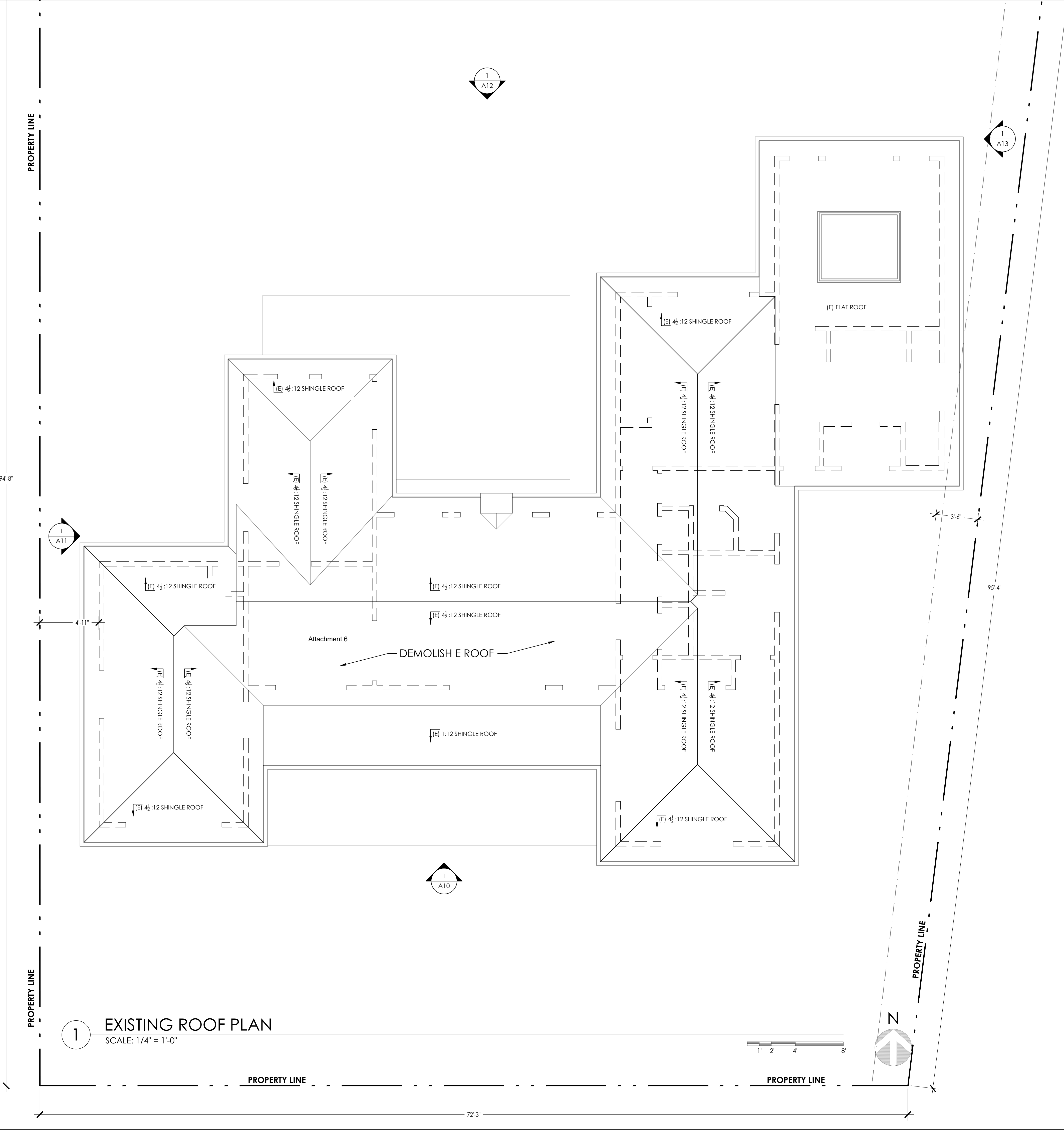
72'-3"



-  EXISTING WALL TO REMAIN
-  EXTERIOR WALL TO BE DEMOLISHED
-  INTERIOR WALL TO BE DEMOLISHED
-  WINDOW TO BE DEMOLISHED

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





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

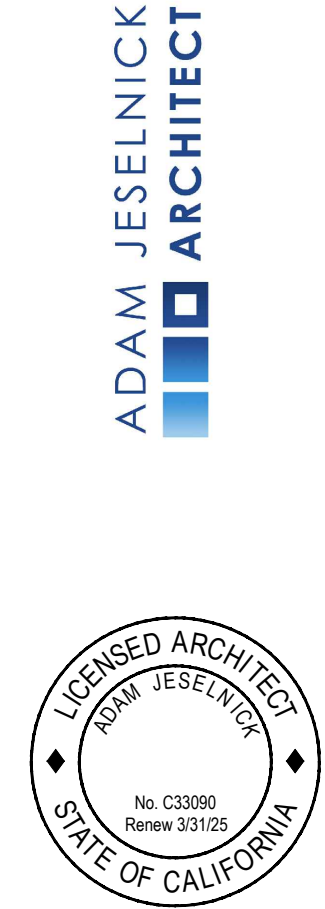
BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING ROOF
PLAN

5/22/2023

1/4" = 1'-0"

A6



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

94'-8"

95'-4"

72'-3"

2
A12

2
A13

2
A11

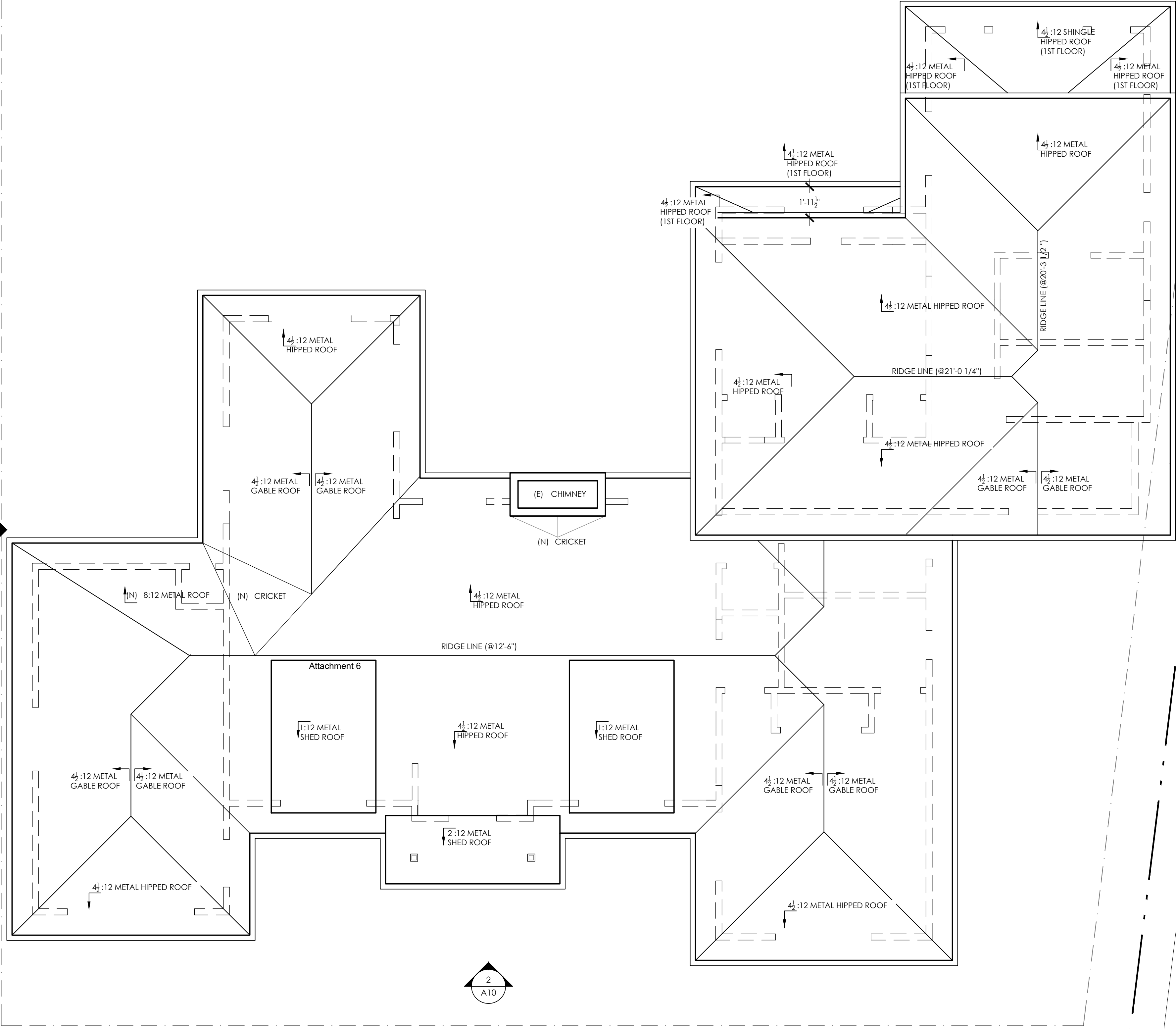
2
A10



1' 2' 4' 8'

PROPOSED ROOF PLAN

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



ADAM JESELNICK
ARCHITECT



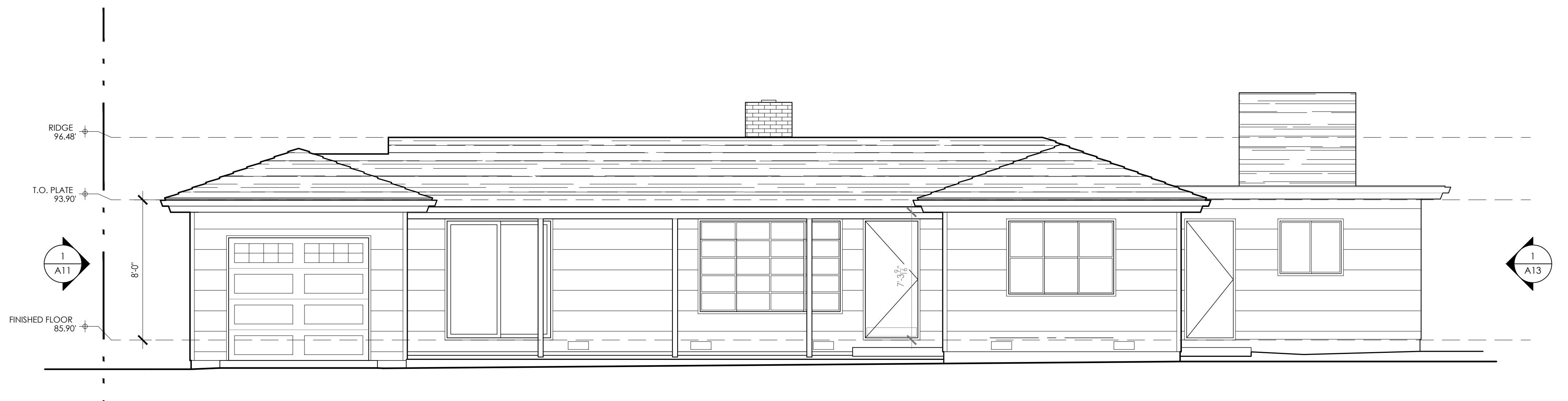
BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ROOF
PLAN

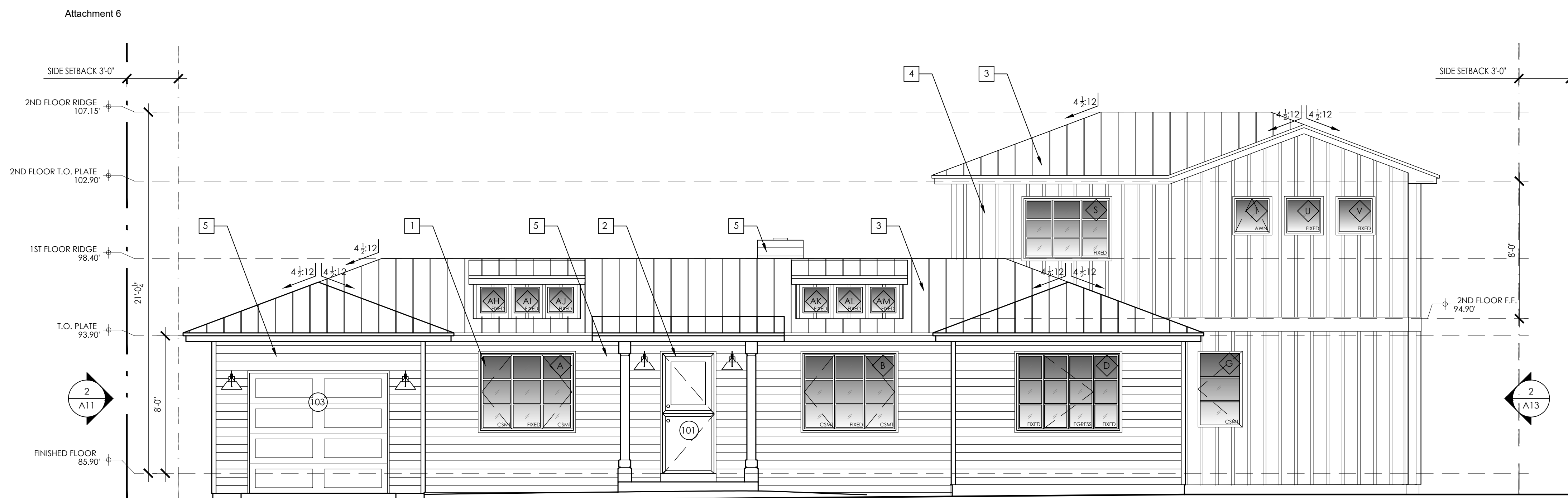
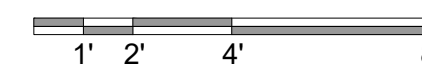
5/22/2023

1/4" = 1'-0"

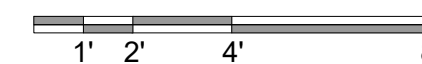
A7



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

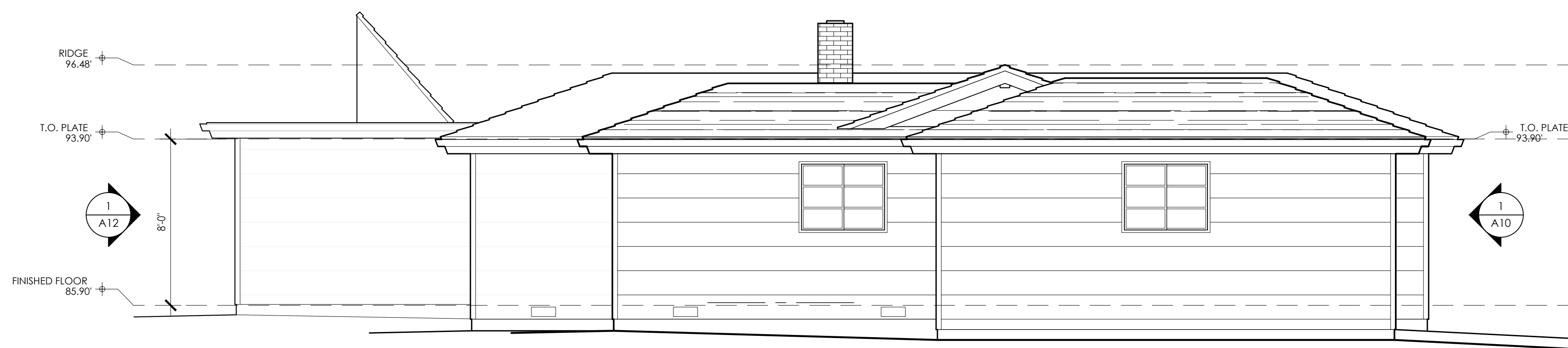


2 PROPOSED SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

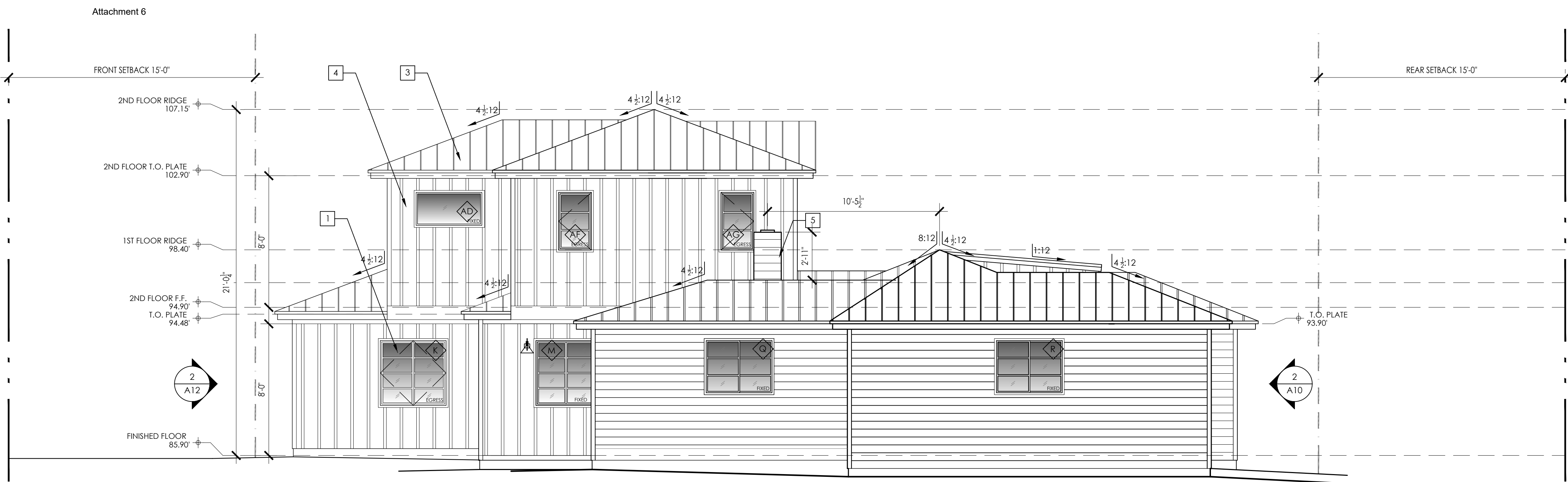
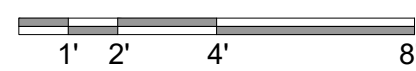


NOTES:

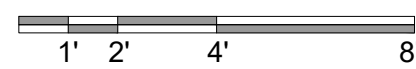
1. NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS - KOLBE SAHARA
2. NEW ALUMINUM - ALUMINUM CLAD WOOD DOORS - KOLBE SAHARA
3. NEW STANDING SEAM METAL ROOF - MATTE FINISH
4. VERTICAL WOOD BOARD AND BATTEN SIDING - PAINT AGREEABLE GRAY
5. 7 1/2" HORIZONTAL V-GROOVE WOOD SIDING - PAINT AGREEABLE GRAY



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

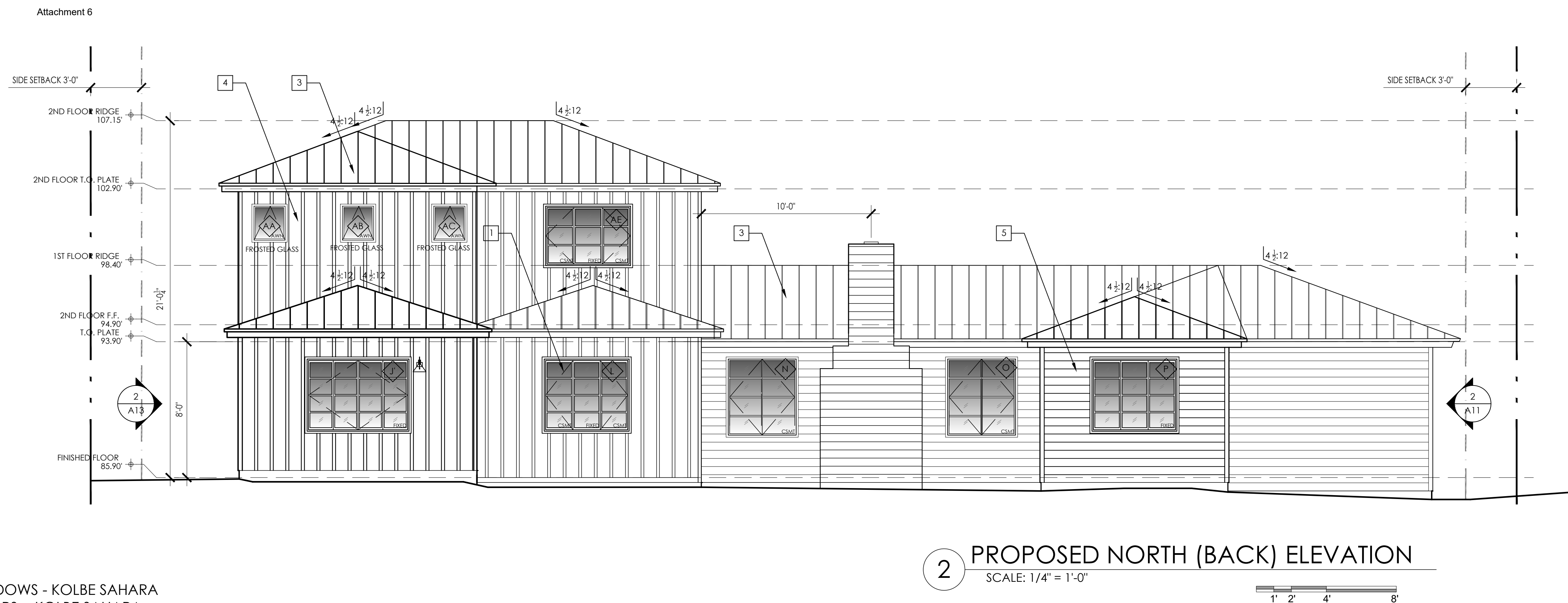
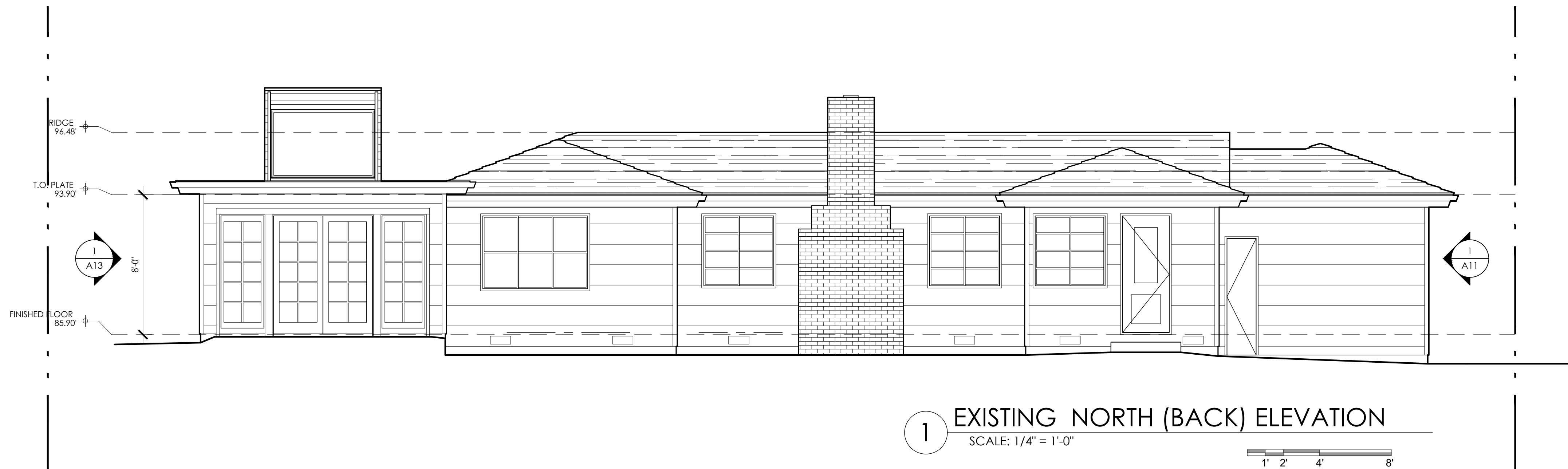


2 PROPOSED WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



NOTES:

1. NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS - KOLBE SAHARA
2. NEW ALUMINUM - ALUMINUM CLAD WOOD DOORS - KOLBE SAHARA
3. NEW STANDING SEAM METAL ROOF - MATTE FINISH
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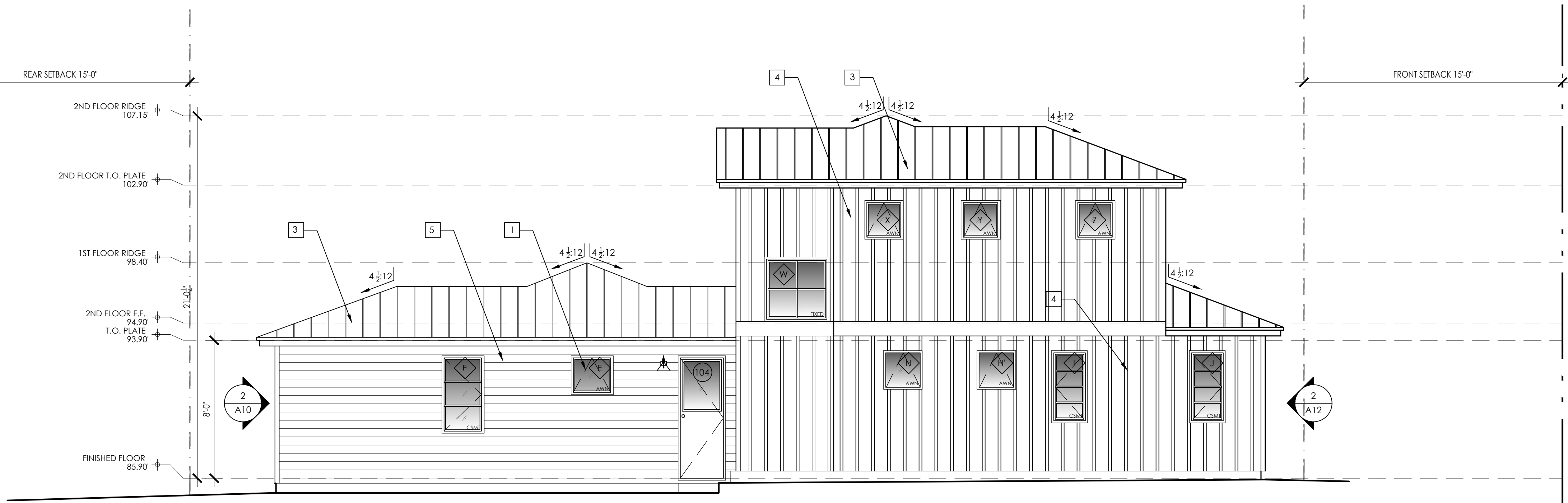
- NOTES:
1. NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS - KOLBE SAHARA
 2. NEW ALUMINUM - ALUMINUM CLAD WOOD DOORS - KOLBE SAHARA
 3. NEW STANDING SEAM METAL ROOF - MATTE FINISH
 4. VERTICAL WOOD BOARD AND BATTEN SIDING - PAINT AGREEABLE GRAY
 5. 7 1/2" HORIZONTAL V-GROOVE WOOD SIDING - PAINT AGREEABLE GRAY



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



Attachment 6



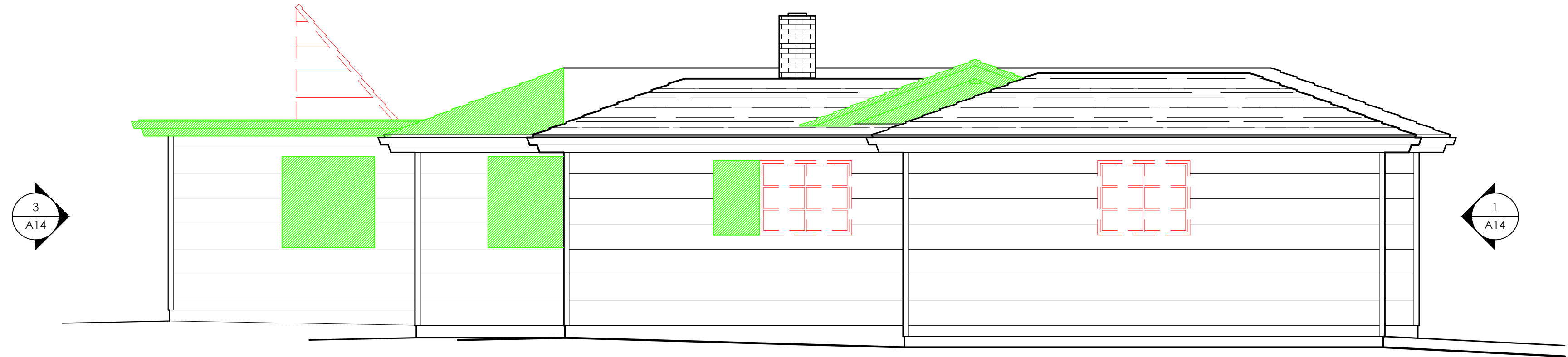
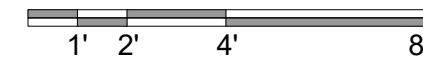
2 PROPOSED EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



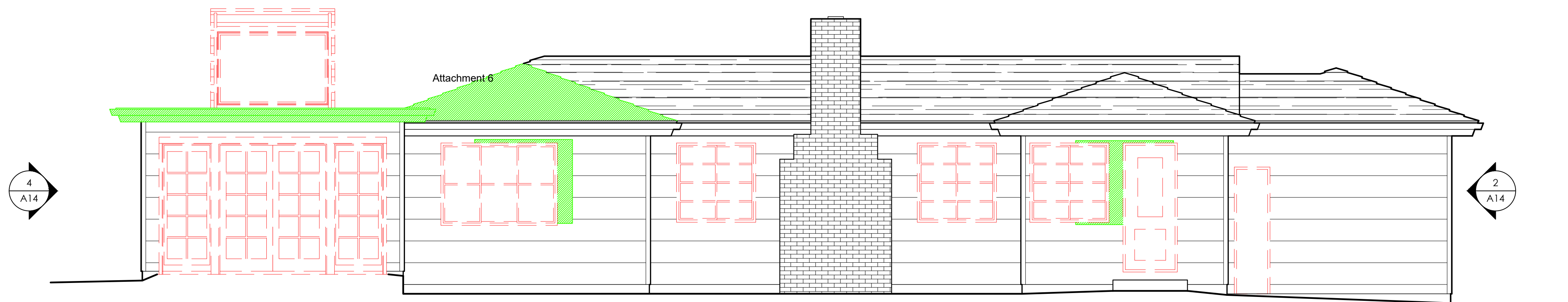
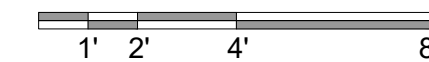
- NOTES:
1. NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS - KOLBE SAHARA
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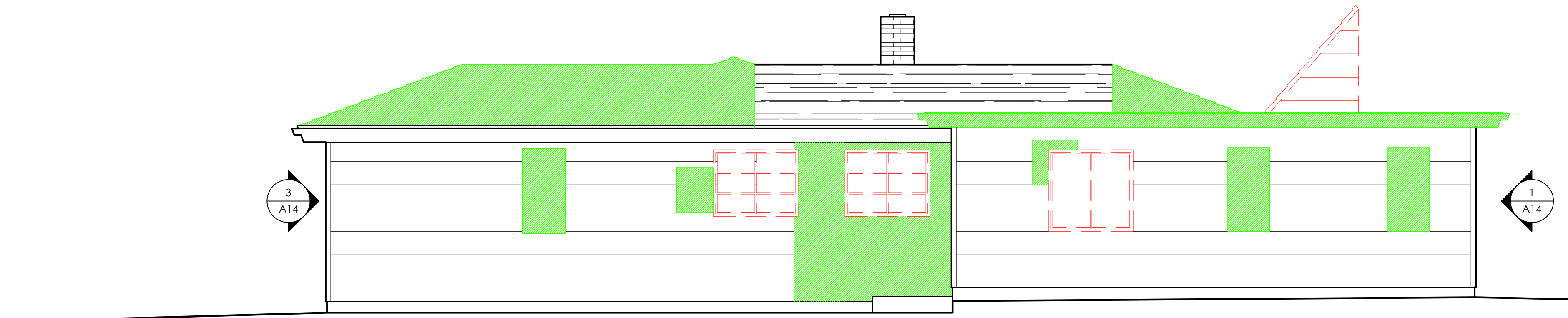
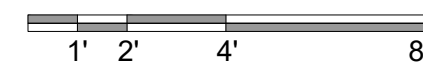
1 DEMOLITION SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



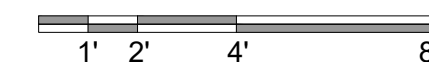
2 DEMOLITION WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



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

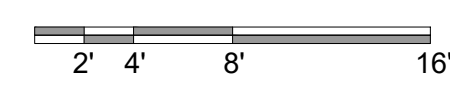


4 DEMOLITION EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"





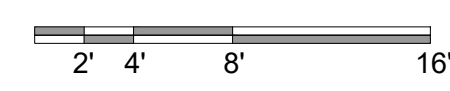
1 EXISTING STREETSCAPE ELEVATION
SCALE: 1/8" = 1'-0"



Attachment 6



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



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

1

PROPOSED DOOR SCHEDULE

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

2

PROPOSED WINDOW SCHEDULE



1 GENERAL - FRONT



2 GENERAL - REAR



3 FRONT ENTRY



4 FRONT AND EAST SIDE



5 REAR



4 REAR AND EAST SIDE



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



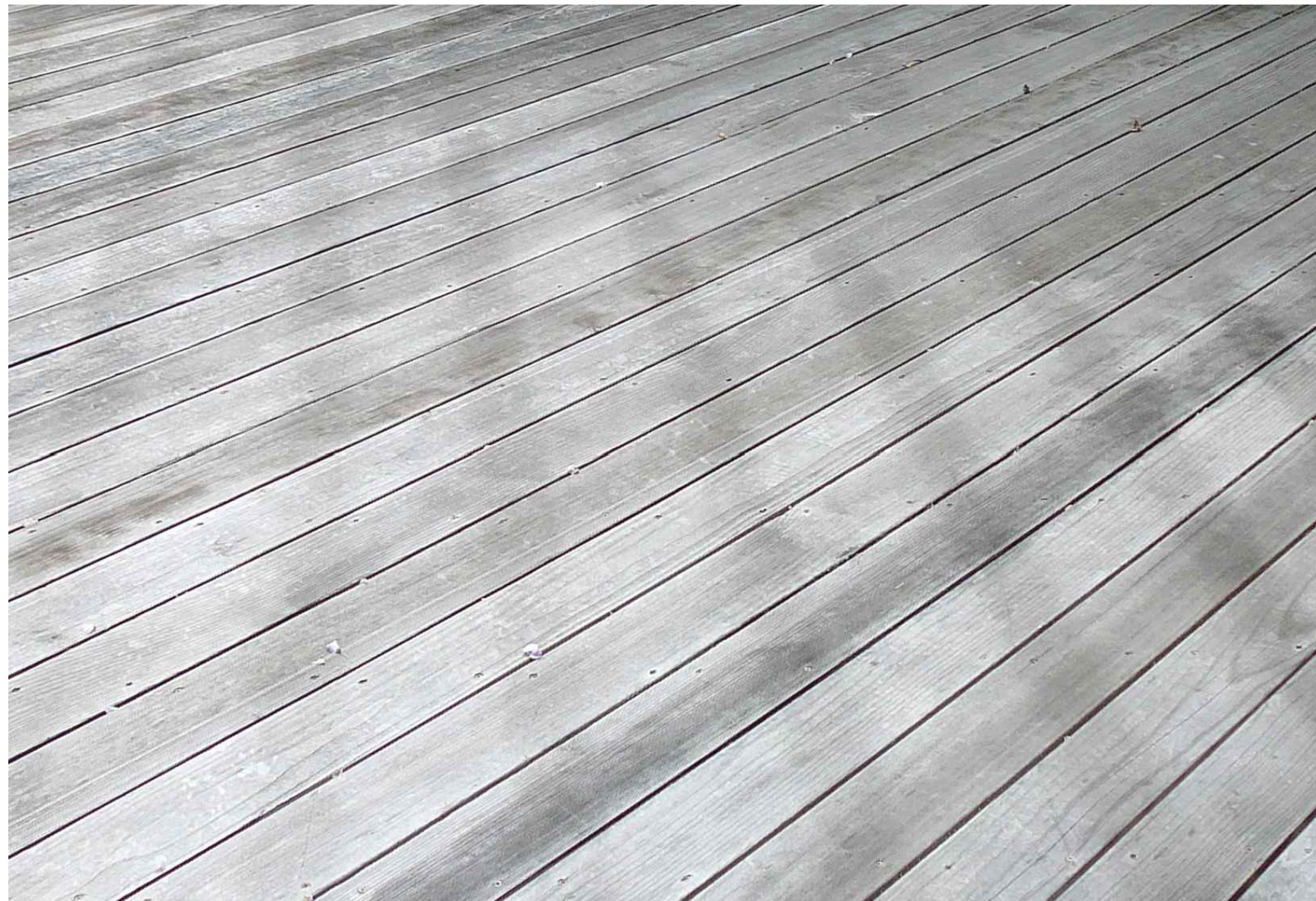
4 CONCRETE PAVERS
BELGARD AQUALINE COLOR VICTORIAN



7 DOORS AND WINDOWS
KOLBE ALUMINUM CLAD SAHARA



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



5 REDWOOD DECK



3 STANDING SEAM METAL ROOF
MATTE MEDIUM BRONZE



6 WOOD TRIM
SHERWIN WILLIAMS MORRIS ROOM GREY SW 0037



8 EXTERIOR LIGHTING - WALL SCONCE
HENRY OUTDOOR- HUBBARDTON FORGE



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

June 14, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	DS 23-036 (Metcalf): Consideration of a Concept Design Study for the demolition of an 868-square-foot single-story residence and construction of a 1,600-square-foot two-story residence and associated site improvements located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-091-012

Application: DS 23-036 (Metcalf)

APN: 010-091-012

Block: 47

Lot: 10

Location: Torres Street 4, southeast of 4th Avenue

Applicant: Adam E. Jeselnick, AIA, Architect

Property Owner: Gary W & Nancy A Metcalf TRS

Executive Summary:

The project is the demolition of a single-story residence and the construction of a two-story residence with an uncovered parking pad. The property was found to be ineligible for the Carmel Historic Inventory on January 4, 2022, and no trees are proposed for removal. The Planning Commission will consider the concept design and determine whether to accept the design with conditions.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the demolition of an 868-square-foot single-story residence and construction of a 1,600-square-foot two-story residence and associated site improvements located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District.

Background and Project Description:

The project site is a 4,000-square-foot lot on the east side of Torres Street between 4th and 5th Avenues. The existing residence was constructed in 1955. The applicant is proposing to demolish the 868-square-foot single-story residence and construct a 1,600-square-foot two-story residence on a 4,000-square-foot lot. The property was found to be ineligible for the Carmel Historic Inventory on January 4, 2022. This determination remains in effect for five years. No trees are proposed for removal.

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.

Staff Response: The City Forester identified 19 trees on or immediately adjacent to the property, including one Coast Redwood in the front yard of the southern neighbor's property, one Monterey Pine in the rear yard of the project site, two "other" (Tree No.'s 5 and 8, both located on the property) and 15 Coast Live Oaks both on the property and in the right-of-way fronting the property.

Carmel Municipal Code Section 17.34.070 (Landscaping Standards for Residential Districts) requires that upper and lower canopy trees be planted as a component of development projects if needed. Following the Preliminary Site Assessment, the City Forester recommended that the property meet the recommended tree density of 3 upper canopy trees and 1 lower canopy tree. Recommendation/Draft Condition No. 2 requires the applicant to submit a preliminary landscape plan that identifies the size, number, species, and location of two new upper canopy trees on the project site prior to the final details review.

In order to protect the root systems of trees being preserved, the City Forester has identified a structural root zone where no excavation is permitted without prior authorization from the Forester. The applicant has identified structural root zones in the plans that are generally consistent with the City Forester's recommendations. However, staff has included Recommendation/Draft Condition No. 3, requiring the applicant to revise the plans to show the structural root zone radius of all trees as measured from the face of the trunk (not the center). Additionally, staff recommends that the radius reflect the structural root zone identified by the City Forester in the tree survey. Lastly, all site improvements within the structural root zone shall be reviewed and approved by the City Forester prior to the final details review. With the application of conditions, the project meets the objectives of forest character.

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

Staff Response: The existing single-story cottage is set back over 35 feet from the front property line and is between 2 feet and 3 feet from the south (side) property line. There is one window on the south elevation in the bathroom. Refer to Figure 1.

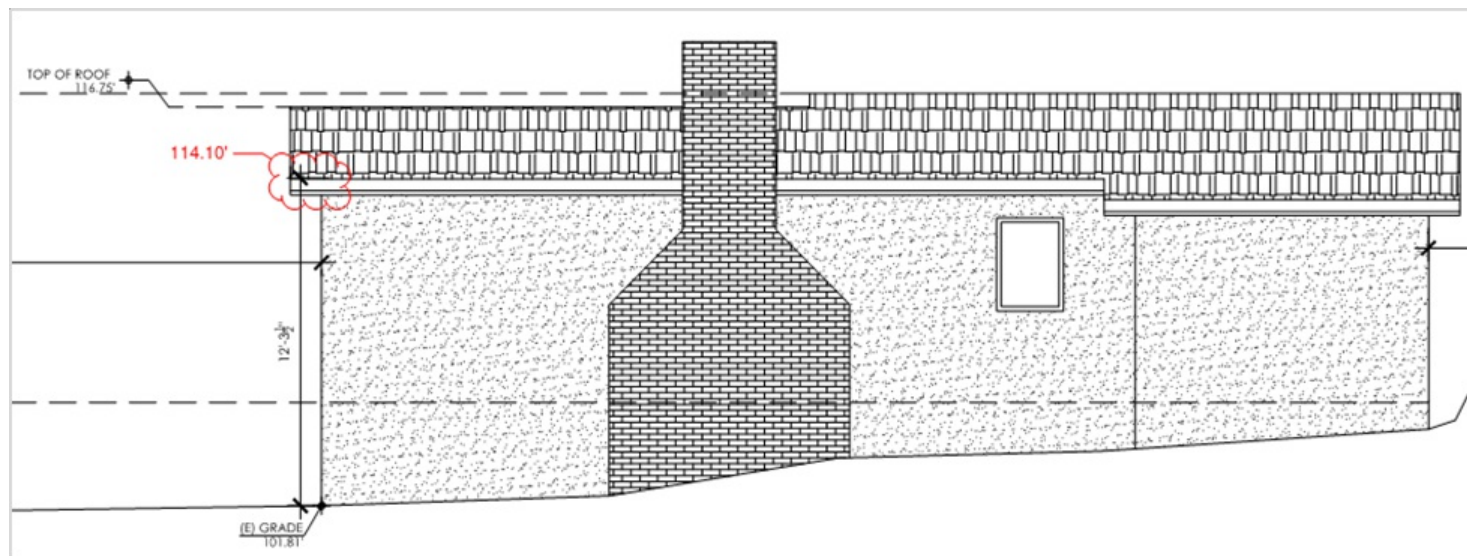


Figure 1. Existing South Elevation

The proposed design is setback 4'-3" from the south property line. Refer to Figure 2.

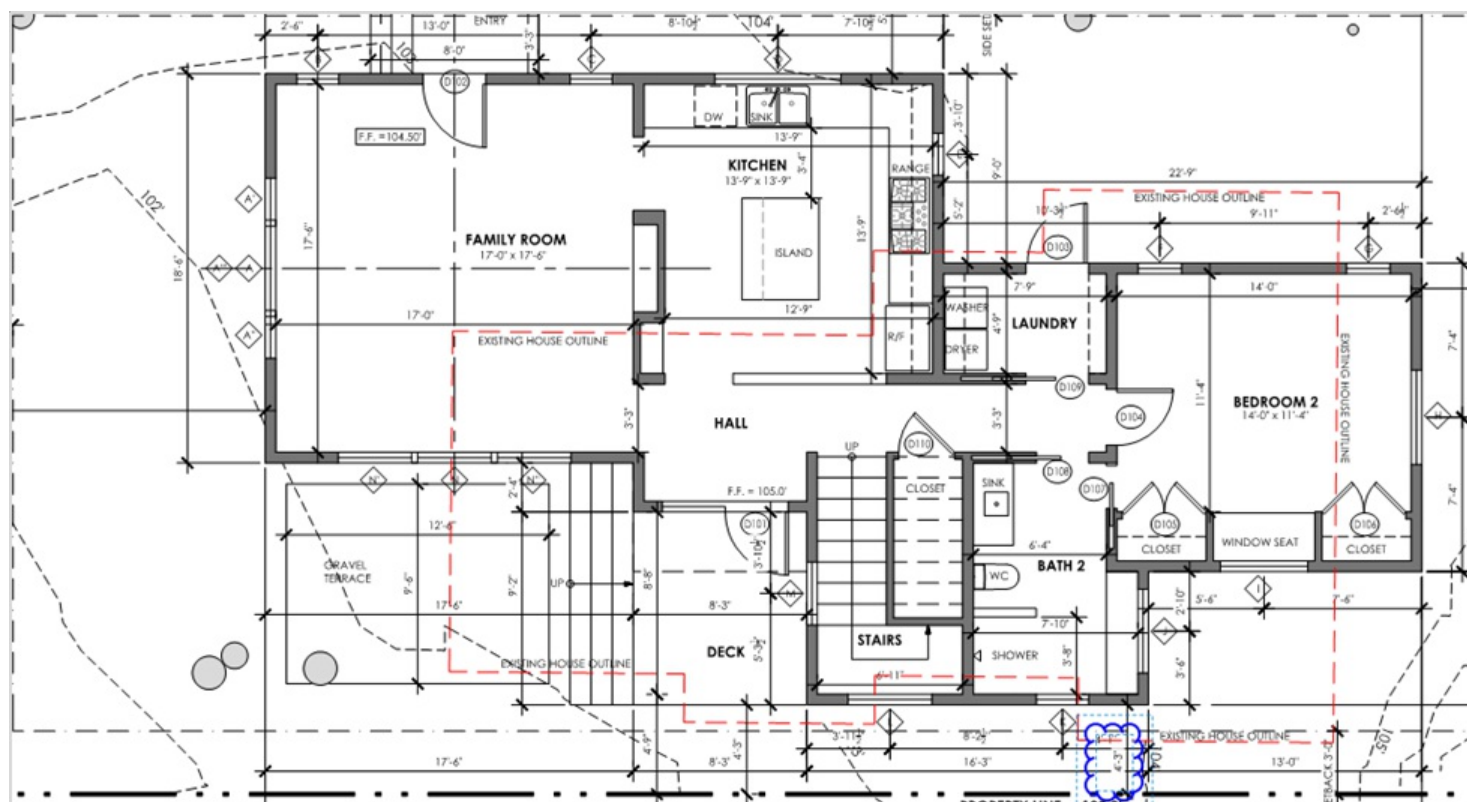




Figure 2. Proposed Site Plan/Floor Plan

The four windows closest to the southern property line include two fixed windows at the stairs, one on the first floor (4'x3'-9") and one on the second floor (4'x4'-6"), a casement window at bath 2 on the first floor (2'-6"x4'), and an awning window at bath 1 on the second floor (2'-6"x2'-4"). Refer to Figure 3.

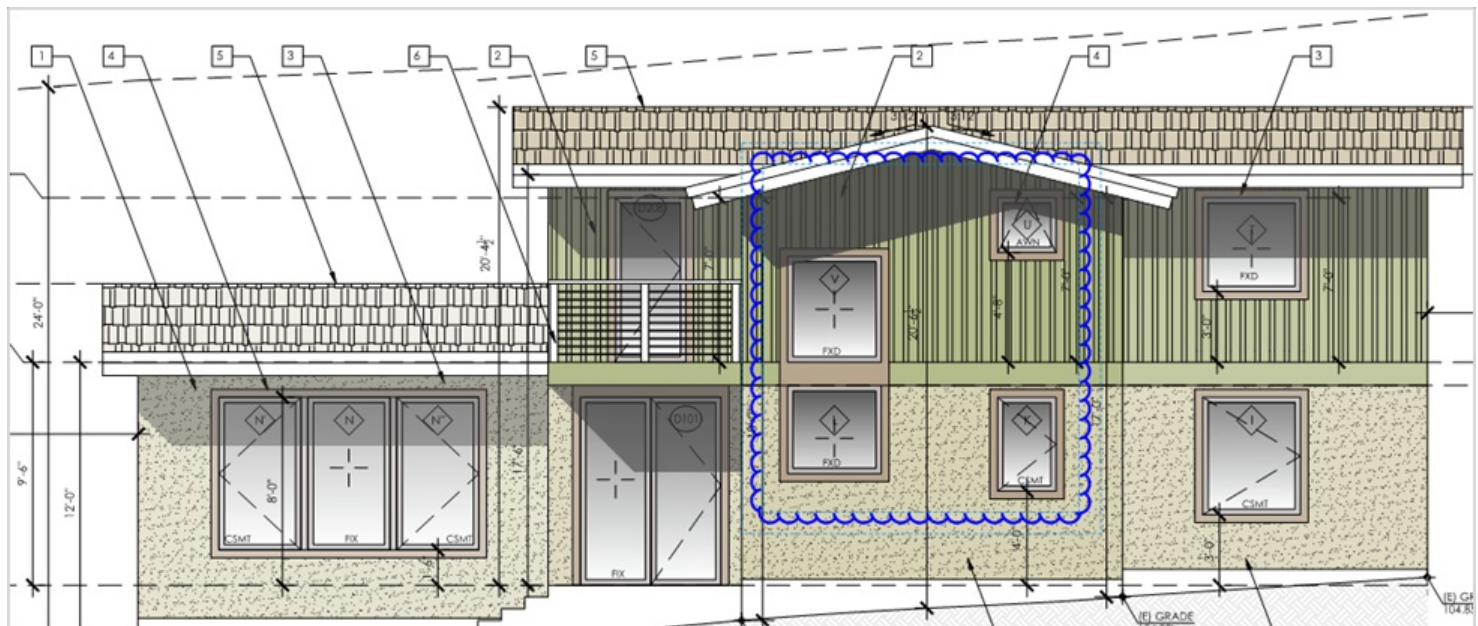


Figure 3. South Elevation windows at stairs and bathrooms

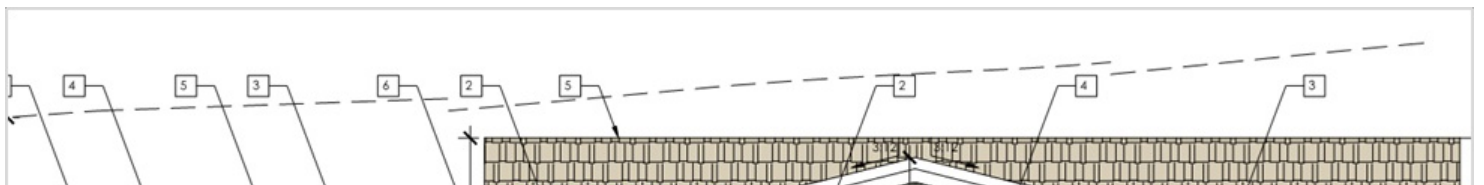
The property to the south is also a two-story residence with living room and bedroom windows on the north elevation facing the project site. The windows at the proposed stairs could present a privacy impact on the southern neighbor's bedroom window. Recommendation/Draft Condition No. 4 requires the applicant to remove, reduce, or use opaque glass to mitigate the potential impact.

Additional windows on the south elevation include a casement window above a window seat in the first-floor bedroom 2 (4'-2"x5') and a fixed window in the second-floor bedroom 1 above (4'-2"x4', set back 10'-7" from the south property line). Refer to Figure 4.



Figure 4. South Elevation windows in bedrooms

A tri-partite window in the first-floor family room consisting of two casement windows with a fixed window in the middle (15'-9" from the south property line), a double-wide glass door with one fixed panel, and one operable (10'-7" from the south property line), and a single glass door on the second floor leading to the proposed deck (15'-9" from the south property line). Refer to Figure 5.



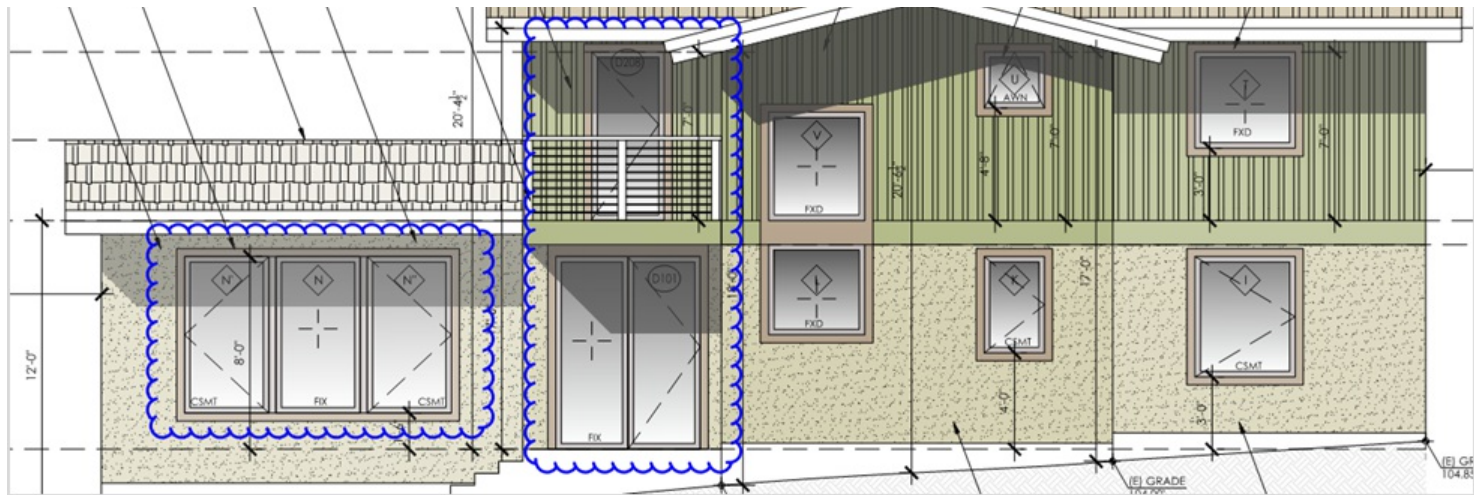


Figure 5. South Elevation windows

As of the writing of this report, staff has not been contacted by the southern neighbor.

A proposed 52-square-foot second-floor deck would be 4'-3" from the south property line. A 4-foot tall metal cable railing with a wood top rail would surround the deck. The deck would not have a direct view into the southern neighbor's living room or bedroom. With the application of conditions, the project meets the objectives of privacy and views.

Parking and Access: *Residential Design Guidelines 6.1 through 6.7 encourages 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 property does not currently contain a garage or carport. A large expanse of concrete in the front yard of the property provides an uncovered area for an on-site parking pad. The applicant proposes to maintain an uncovered on-site parking pad in front of the residence that would be parallel to Torres Street in order to comply with the required 15-foot front yard setback. This configuration creates a more complex, but not entirely unfeasible, parking situation in that a vehicle would enter the property perpendicular to the road and then must reorient to be parallel and remain outside of the front yard setback. However, it would be unrealistic to enforce whether a vehicle is parked perpendicular or parallel to the street. Ample room is available should the current or future owners decide to construct covered parking within the front yard setback, which the code currently allows.

The benefit of a parking pad is that it maintains a greater amount of open space on the property. The downside to the proposed parking configuration is a greater amount of site coverage needed for parking and access and less open space for planting. However, strategic planting both on-site and in the public right-of-way could visually screen the additional site coverage when unoccupied by a vehicle and screen the vehicle when parked on-site. Recommendation/Draft Conditions No. 5 and 6 require the applicant to submit a preliminary landscape plan for both on-site planting and planting in the right-of-way prior to the final details review. With the application of conditions, the project meets the objectives of parking and access.

Mass and Bulk: *Residential Design Guidelines 7.1 through 7.7 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; avoid placing a tall building wall near a property line when adjacent to similar walls on neighboring sites; avoid the creation of large, unused underfloor areas that increase building mass; and, relate to a human scale in its basic forms.*

Staff Response: The site slopes 2.81' from the back of the existing residence (104.62') to the front (101.91'). The existing finish floor level is 105.7'. The applicant proposes a finish floor level of 105.0'.

Development on the site would increase from 868 square feet to 1,600 square feet. According to the floor area calculations (Sheet A0), the applicant proposes 1,060 square feet on the first floor and 540 square feet on the second floor. The second floor represents 34% of the total square footage. However, the two-story building mass is the dominant building form on the site. The residences to the north and south are also two-story.

The building mass is broken up on the south elevation with a two-story projection at the stairs and bathrooms that would be 6'-4" deep. Views of the two-story mass from the public way would be minimal due to a large setback and dense tree canopy.

The single-story building mass is proposed at the maximum permitted external plate height of 12 feet (as measured from the lowest adjacent grade). The proposed internal plate height is 10 feet. The finish floor level of the single-story building mass at the front of the residence would be 105.0', approximately 3' above the adjacent grade. The proposed height of the single-story would be 15'-4". Additionally, incorporating a window on the west elevation above a portion of the tripartite window further exaggerates the verticality of the

scale.

While the building mass is proposed to be set back 27' from the front property line, it presents an exaggerated scale where it is most visible from the public way. The Residential Design Guidelines encourage avoiding the creation of unused underfloor areas that increase building mass and stepping floor levels to follow site grade. Recommendation/Draft Condition No. 7 requires the applicant to reduce the perceived mass by lowering the plate height and the finish floor level and consider introducing a stone water table to break up the verticality of the building mass. Recommendation/Draft Condition No. 8 requires the applicant to eliminate the window above the center portion of the tripartite window on the front/west elevation. With the application of conditions, the project meets the objectives of mass and bulk.

Building and Roof Form: 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.

Staff Response: The one-story building form is proposed at the maximum permit external plate height of 12 feet (measured from grade); the proposed internal plate height is 10 feet. The one-story ridge height is below the 18-foot maximum allowed at 15 feet, 4 inches. The sloping topography of the site, the finish floor level approximately 3 feet above the adjacent grade, and the external plate height of 12 feet present an exaggerated scale.

The 27-foot front setback plus an additional 23 feet of unimproved right-of-way creates a significant setback from the street and additional opportunities for landscape screening to soften the scale of the building. However, staff recommends that the one-story plate height be reduced to achieve a more human scale (Recommendation/Draft Condition No. 9). Staff also recommends that the applicant consider introducing a stone water table to reduce the perceived mass visually. This adds another natural material to the building palette to offset the stucco exterior.

The two-story plate height exceeds the 18 feet maximum permitted. This further contributes to the mass and exaggerated scale of the project. Recommendation/Draft Condition No. 10 requires the applicant to reduce the two-story plate height prior to the final details review.

The proposed roof form has two front-facing gables and a side-facing gable at a 3:12 pitch. The proposed eave depth is 12-15 inches. The Residential Design Guidelines recommend moderately pitched roofs (4:12 to 6:12) and more steeply pitched roofs with low plate lines on two-story buildings. Recommendation/Draft Condition No. 11 requires the applicant to reduce the two-story plate height to reduce the mass

and bulk of the residence. With the application of conditions, the project meets the objectives of building and roof form.

Finish Details: The applicant proposes a stucco wall cladding for the first floor and board & batten for the second floor (refer to Sheets A13 and A14). The Keynotes on Sheets A9 and A10 indicate that the board and batten will be vertical wood.

The windows are proposed to be unclad wood by Sierra Pacific. All windows are proposed to have wood trim surrounds. Recommendation/Draft Condition No. 12 requires the applicant to include a dimensioned detail of the proposed wood window trim on the plans. Residential Design Guideline 9.11 encourages divided light windows. Recommendation/Draft Condition No. 13 requires the applicant to incorporate divided lights that appear to be true divided lights prior to the final details review.

The proposed roof material is listed as cedar wood shake in the Keynotes on Sheets A9 and A10 and on the Proposed Materials on Sheet A13. However, the roof plan on Sheet A7 indicates a composite asphalt shingle roof. The applicant has indicated that the roof material proposed is wood shake. Recommendation/Draft Condition No. 14 requires the applicant to revise Keynotes legend (Sheets A9 and A10), the proposed materials sheet (A13), and the proposed roof plan (Sheet A7) to reflect a consistent roof material prior to the final details review.

The applicant proposes a metal cable railing with a wood-top railing at the second-floor deck on the southwest corner of the residence. It is unclear whether the posts are wood or metal. Recommendation/Draft Condition No. 15 requires that the metal railing be replaced with wood prior to the final details review.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8 states that projects should “*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas.*”

Staff Response: Any proposed exterior light fixtures will be reviewed at final details.

Fencing/Gate/Arbor: Residential Design Guidelines 11.1 through 11.3 states that designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

Staff Response: Any proposed fencing, gates, or arbors will be reviewed at final details.

Staff Response: Any proposed fencing, gates, or arbors will be reviewed at final details.

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 permitted 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 included in floor area, ponds, hot tubs, and swimming pools.

If at least 50 percent of all site coverage on the property 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 project site is nonconforming, with 1,279 square feet of site coverage. The applicant proposes to remove all existing site coverage and install 447 square feet of new site coverage, of which 353 square feet would be permeable and 94 square feet impermeable. New site coverage proposed within the structural root zone of trees is subject to review and approval by the City Forester to ensure the protection of the trees (Recommendation/Draft Condition No. 3). The project meets the objectives of site coverage.

Landscaping: Residential Design Guideline 10.0 states that project sites should *“Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel.”*

Carmel Municipal Code Section 17.48.080, Table 17.48-A includes recommended tree densities for various lot sizes. Lots up to 4,000 square feet are recommended to have 3 upper canopy trees and 1 lower canopy tree.

Staff Response: The applicant has deferred the submittal of a preliminary landscape plan to the final details review.

Skylights: Residential Design Guidelines 9.13 and 9.14 state that *when a skylight is to be used, it should blend with the overall building design, and its visual impacts should be minimized. Skylights may be appropriate when interior spaces have no access to exterior windows or windows have limited access to light; windows would cause greater impacts to adjoining homes; the skylight design is compatible with the architecture; and the size [of the skylight] is appropriate to the lighting task. Skylights should not be visually prominent from the street or from neighboring windows. The size, placement, number, and design should be an integral part of the building design; skylights should be framed in colors that match adjoining roof surfaces; and, skylights that produce glare or light pollution visible to neighbors or the public should be mitigated.*

Staff Response: The existing residence does not contain any skylights. The applicant proposes one 2-foot by 2-foot skylight on the east side of the south-facing gable roof in Bath 1. The proposed bathroom would also have a south-facing 2'-6" by 2'-4" awning window to provide natural light to the space. The skylight would not create a visual impact because it would not be visible from the public way. Additionally, the skylight is proposed on the east-facing roof plane, which faces the rear of the property and is over 30 feet from the rear property line. Recommendation/Draft Condition No. 16 requires that the skylight be equipped with an automatic shade to prevent light filter during the hours of darkness. Additionally, the skylight must be low-profile, use non-reflective glass to minimize light and glare, and have flashing that matches the roof color. With the application of conditions, the project meets the objectives of skylights.

Other Project Components:

Staff recommends that pursuant to Section 15378 of the CEQA Guidelines, the Application is “not a project.” 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.

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

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

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING
A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF AN 868-SQUARE-FOOT SINGLE-STORY
RESIDENCE AND CONSTRUCTION OF A 1,600-SQUARE-FOOT TWO-STORY RESIDENCE AND
ASSOCIATED SITE IMPROVEMENTS LOCATED ON TORRES STREET 4 SOUTHEAST OF 4TH AVENUE
APN 010-091-012**

WHEREAS, February 14, 2023, Adam E. Jeselnick, AIA, Architect (“Applicant”) submitted an application on behalf of Gary W & Nancy A Metcalf TRS (“Owners”) requesting approval of Track 2 Design Study application DS 23-036 (Metcalf) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District (Block 47, Lot 10); and

WHEREAS, the Applicant proposes to demolish an existing 868-square-foot single-story residence and construct a 1,600-square-foot two-story residence with a 200-square-foot parking pad and associated site improvements; and

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

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required) and will be considered at the Final Details hearing; and

WHEREAS, on June 2, 2023, a notice of public hearing was published in the Carmel Pine Cone for the June 14, 2023, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 4, 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 June 9, 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 June 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, 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 Section 15378 of the CEQA Guidelines, the Application is "not a project." 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.	✓	
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BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study (DS 23-036, Metcalf) for the demolition of an existing 868-square-foot single-story residence and construction of a 1,600-square-foot two-story residence with a 200-square-foot parking pad and associated site improvements located on Torres Street 4 southeast of 4th Avenue (APN 010-091-012), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions		
No.		
1.	Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division to complete the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.	✓
2.	Tree Planting Requirements. Prior to the final details review, the Applicant shall submit a preliminary landscape plan that identifies the size, number, species, and location of <u>two new upper canopy trees</u> on the project site.	✓
3.	Structural Root Zones. Prior to the final details review, the Applicant shall revise the plans to show the structural root zone radius of all trees as measured from the face of the trunk (not the center). The radius shall reflect the structural root zone identified by the City Forester in the tree survey. Site improvements within the structural root zone shall be reviewed and approved by the City Forester prior to the final details review.	✓
4.	South Elevation Windows at the Stairs. Prior to the final details review, the Applicant shall revise the plans to a) remove the two windows at the internal stairs, b) reduce the size of the two windows, or c) use opaque glass to mitigate the potential privacy impact on the southern neighbor.	✓
5.	Right-of-Way Landscape Plan. Prior to the final details review, the Applicant shall submit a preliminary landscape plan that includes landscaping in the public right-of-way. The plan shall include the location, number, size, and species of all plant material. Landscaping shall be reviewed and approved by the City Forester prior to the final details review.	✓
6.	Preliminary Landscape Plan. Prior to the final details review, the Applicant shall submit a preliminary landscape plan for review and approval by the Community Planning & Building Department and the City Forester. All new landscaping shall be 75% drought-tolerant and irrigated by a drip/sprinkler system set on a timer.	✓

7.	Reduce Building Mass. Prior to the final details review, the applicant shall reduce the perceived mass by lowering the plate height and the finish floor level and consider introducing a stone water table to break up the verticality of the building mass.	✓
8.	Front/West Elevation Window. Prior to the final details review, the applicant shall eliminate the window above the center portion of the tripartite window on the front/west elevation.	✓
9.	One-Story Plate Height. Prior to the final details review, the applicant shall reduce the one-story plate height to reduce the mass and bulk of the residence. The applicant shall also consider introducing a stone water table to reduce the perceived mass visually.	✓
10.	Two-Story Plate Height. Prior to the final details review, the applicant shall reduce the two-story plate height to reduce the mass and bulk of the residence.	✓
11.	Roof Pitch. Prior to the final details review, the applicant shall revise the roof pitch to be between 4:12 and 6:12, as recommended by the Residential Design Guidelines.	✓
12.	Wood Window Trim. Prior to the final details review, the applicant shall include a dimensioned detail of the proposed wood window trim on the plans.	✓
13.	Divided Lights. Prior to the final details review, the applicant shall incorporate divided lights that appear to be true divided lights throughout the building.	✓
14.	Roof Material. Prior to the final details review, the applicant shall revise the Keynotes legend (Sheets A9 and A10), the proposed materials sheet (A13), and the proposed roof plan (Sheet A7) to reflect a consistent roof material.	✓
15.	Metal Cable Railing. Prior to the final details review, the applicant shall replace the proposed metal cable railing with natural wood material.	✓
16.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Automatic shades shall be installed in the skylight to reduce visible light transmission during the hours of darkness.	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of June 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000-SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	868 SF house 200 SF parking pad	1,600 SF house 200 SF parking pad
Site Coverage	396 SF/556 SF	1,279 SF	447 SF
Trees (Upper/Lower)	3/1	1/10 (+1 other)	TBD
Ridge Height (1 st /2 nd)	18'/24'	15.05' / NA	15.33' / 22.25'
Plate Height (1 st /2 nd)	12'/18'	12.29' / NA	12' / 19.08'
Setbacks	Minimum Required	Existing	Proposed
Front	15'	35'-9"	27'
Composite Side Yard	10' (25%)	13'-8"	10'
Side Yard	3'	2'-5" (south) 11'-3" (north)	4'-3" 5'-9"
Rear	15'/3'*	21'-11" (house) 9'-8" (deck)	18'

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

GENERAL NOTES

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

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

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

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

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

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

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

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

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

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

Attachment 3

SHEET INDEX

A0	TITLE (PROJECT DATA AND SITE LOCATION)	A11	PROPOSED STREETScape ELEVATIONS
A0.1	EXISTING SITE SURVEY/TREE ASSESSMENT	A12	PROPOSED SCHEDULES
A1	EXISTING/DEMOLITION SITE PLAN	A13	PROPOSED MATERIALS
A2	PROPOSED SITE PLAN	A14	RENDERING VIEWS
A3	EXISTING FLOOR PLAN		
A4	PROPOSED LOWER LEVEL FLOOR PLAN	C1	COVER SHEET
A5	PROPOSED UPPER LEVEL FLOOR PLAN	C2	TOPOGRAPHIC MAP/EXISTING CONDITIONS
A6	EXISTING ROOF PLAN		
A7	PROPOSED ROOF PLAN	C3	GRADING, DRAINAGE & UTILITY PLAN
A8	EXISTING ELEVATIONS	C4	GRADING SECTIONS, STANDARD PLANS & CONSTRUCTION DETAILS
A9	PROPOSED ELEVATIONS		
A10	PROPOSED ELEVATIONS	C5	EROSION &SEDIMENT CONTROL PLAN
		C6	CONSTRUCTION MANAGEMENT PLAN

EXISTING SITE PHOTOGRAPHS



PROJECT DATA

SCOPE OF WORK:
DEMOLITION OF EXISTING SINGLE FAMILY DWELLING; AND CONSTRUCTION OF NEW TWO-STORY RESIDENCE.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	YES
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL:	NONE
GRADING:	90 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE	4,000 SF
MAX. ALLOWABLE FLOOR AREA	= 1,800 SF
MAX. ALLOWABLE SITE COVERAGE	= 396 SF / 556 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) HOUSE	868 SF
TOTAL, (E)	868 SF
(21.70% OUT OF TOTAL LOT AREA)	
PROPOSED	
(P) 1ST FLOOR	1,060 SF
(P) 2ND FLOOR	540 SF
(P) PARKING PAD	200 SF
TOTAL, (P)	1,800 SF
(45% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING	
(E) CONCRETE DRIVEWAY AND PATIO	794 SF
(E) WOOD PATIO AND STAIRS	155 SF
(E) BACK DECK	171 SF
(E) RETAINING WALL	67 SF
(E) BACK STEPS	9 SF
(E) PATIO AND STEPS	31 SF
(E) SHED	26 SF
(E) SHED	26 SF

TOTAL, (E)	1,279 SF
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EXISTING NON CONFIRMING
ALL SITE COVERAGE TO BE DEMOLISHED

PROPOSED	
(P) STONE TILE FRONT ENTRY AND STEPS	26 SF
(P) WOOD FRONT DECK AND STEPS	87 SF
(P) GRAVEL FRONT TERRACE	118 SF
(P) CONCRETE LAUNDRY LANDING	28 SF
(P) GRAVEL DRIVEWAY	148 SF
(P) STEPPING STONES	40 SF

TOTAL, (P)	447 SF
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PROJECT DATA

ADDRESS: TORRES STREET 4 SE OF 4TH AVE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

A.P.N. 010-091-012

ZONING: R-1 SINGLE FAMILY

OWNER: **GARY AND NANCY METCALF**
TORRES STREET 4 SE OF 4TH AVE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

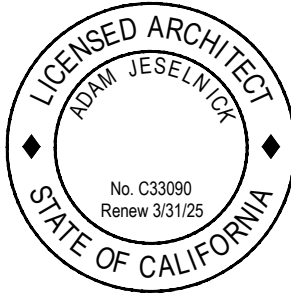
ARCHITECT: **ADAM JESELNICK ARCHITECT**
24398 PORTOLA AVENUE
CARMEL, CA 93923
PHONE: (831) 620.5164 m
CONTACT: ADAM JESELNICK AIA
EMAIL: aejarch@gmail.com

SURVEYOR: LANDSET ENGINEERS, INC.
520-B CRAZY HORSE ROAD,
SALINAS , CA 93907
OFFICE: 831-443-6970
FAX: 831-443-3801



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK
ARCHITECT



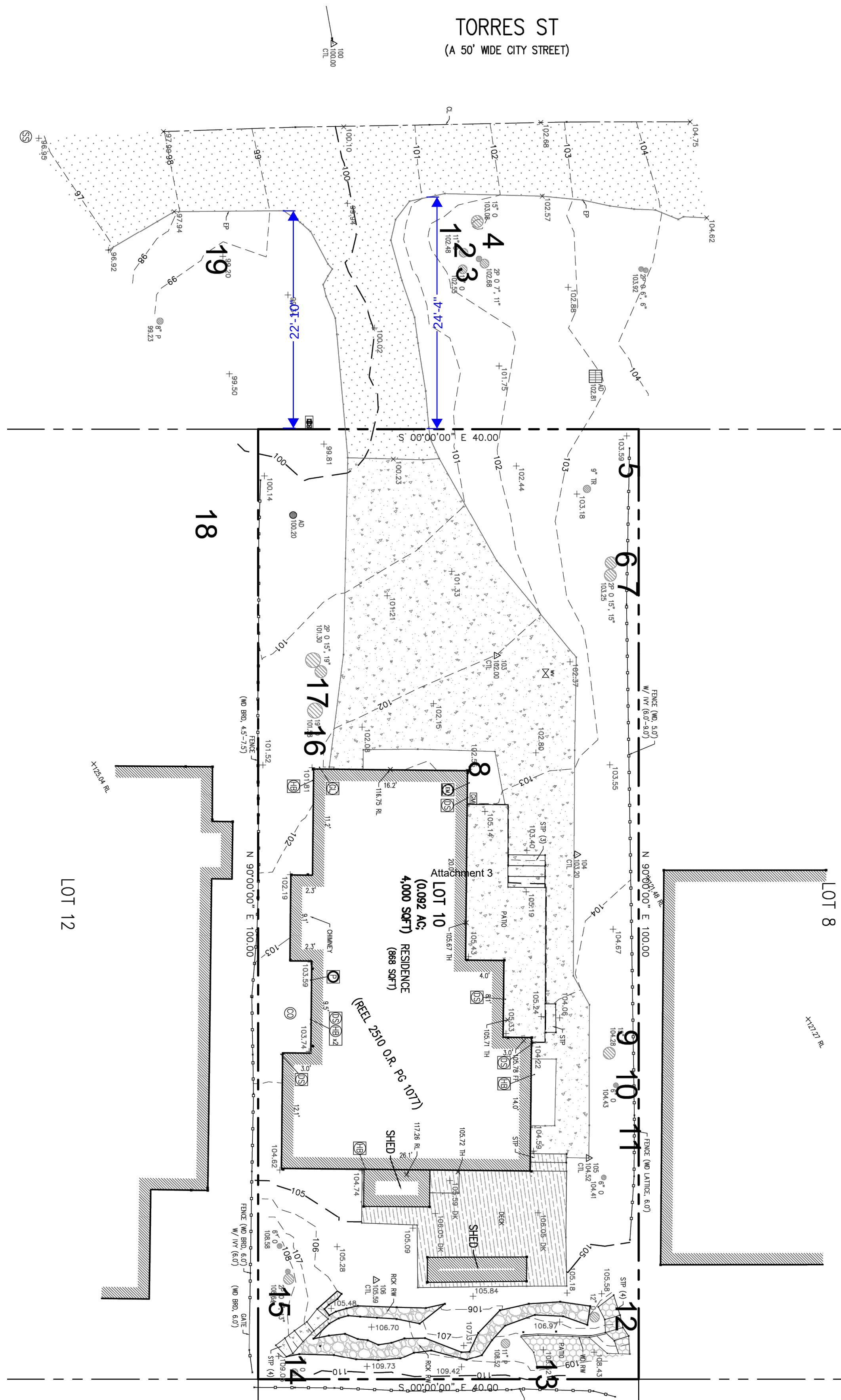
METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

TITLE SHEET

5/26/2023

N.T.S.

A0



Significant Tree Evaluation Worksheet

APN: 010-091-012-000
Street Location: Torres 4 SE of 4th Ave
Planner: Marni Waffle
City Forester: Sara Davis
Property Owner: Metcalf
Recommended Tree Density: 3 upper and 1 lower canopy trees

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

A. Does the tree pose an above-normal potential risk to life and property?																			
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
YES																			
NO	X	X	X	X	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	16	17	18	19
Species	CO	CO	CO	CO	OT	CO	CO	OT	CO	CO	CO	MP	CO	CO	CO	CO	CR	CO	
YES	X	X	X	X		X	X		X	X	X	X	X	X	X	X	X	X	X
NO					X			X											

MP-Monterey pine MC-Monterey cypress BP-Bishop pine CR-coast redwood CO-coast live oak
C--Catalina ironwood CS--California sycamore BL--big leaf maple OT--other
(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

C. Does the tree meet the minimum size criteria for significance?																			
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
YES	14	9	11	11	10	12.5	15		14									24	4.75
NO								4		5.5	3.8								4.75

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

G. Are environmental conditions favorable to the tree?																			
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
score	1	1	1		1	1	1		1			1	1	1	1	2	2	2	2

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

Part Three: Final Assessment

Record the total points scored on D - G for each tree.																			
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Total Score	7	7	7		7	7	7		7			7	7	7	7	8	8	9	9

A. Did all assessment categories in Part Two achieve a minimum score of 1-point?																			
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
YES	X	X	X		X	X	X		X			X	X	X	X	X	X	X	X
NO				X				X		X	X								

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

Yes _____

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
SIGNIF	X	X	X		X	X	X		X			X	X	X	X	X	X	X	X
MOD																			
SIGNIF																			
NOT				X				X		X	X								
SIGNIF																			

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?																			
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
score	2	2	2	0	2	2	2		2			2	2	2	2	2	2	3	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	16	17	18	19
score	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

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

F. What is the age and vigor of the tree?																			
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
score	2	2	2		2	2	2		2			2	2	2	2	2	2	2	3

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.

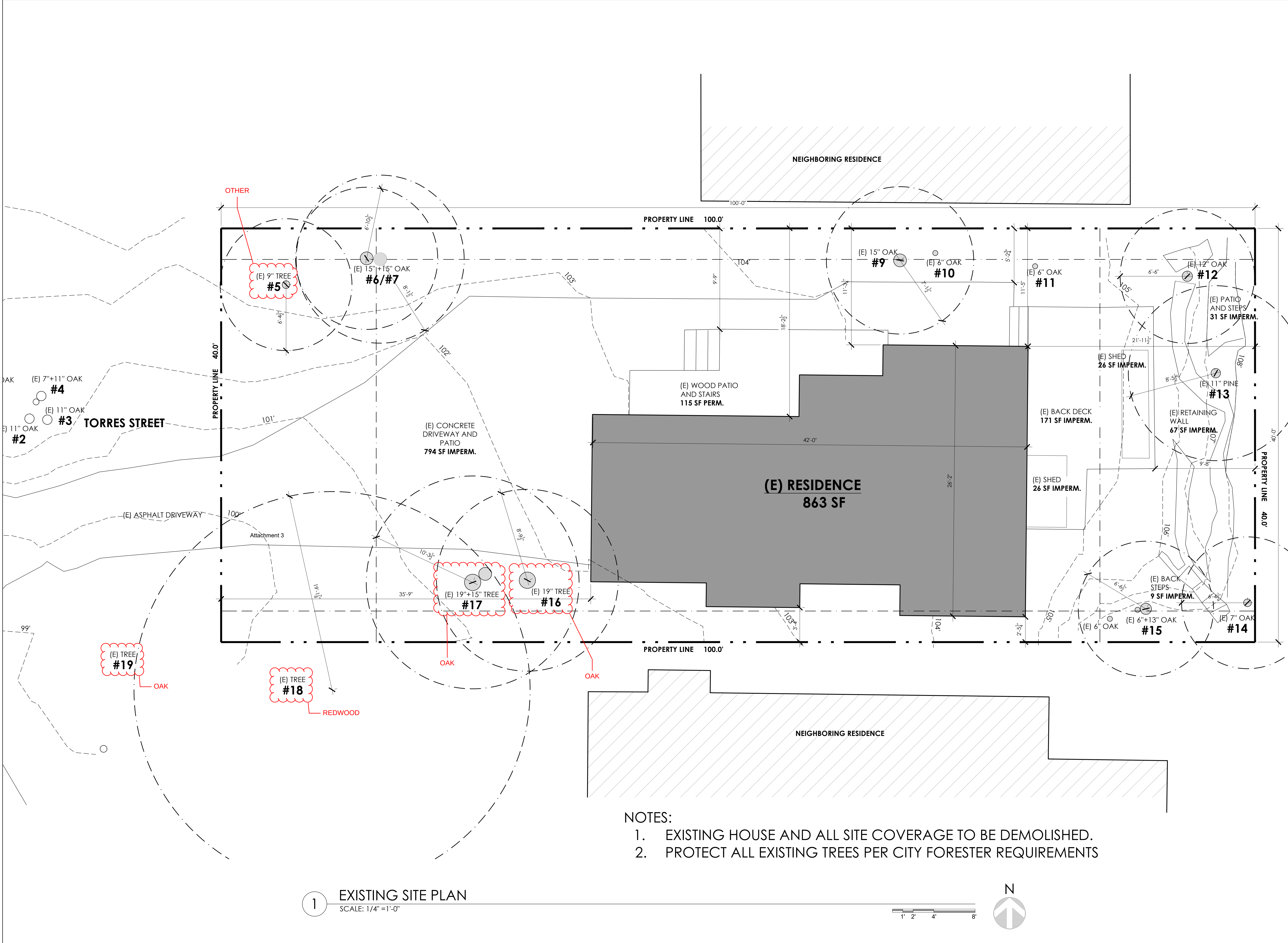
Items to note:

Required Structural Root Zone																			
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Feet	7	6	6		6	6.25	7.5		7			6	8	6	6	8	9.5	12	6

Required Tree Protection Zone																			
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
YES	21	18	18	18	18.8	22.5		21				18	24	18	18	24	28.5	36	18

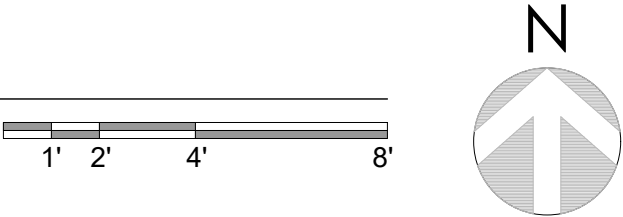
Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

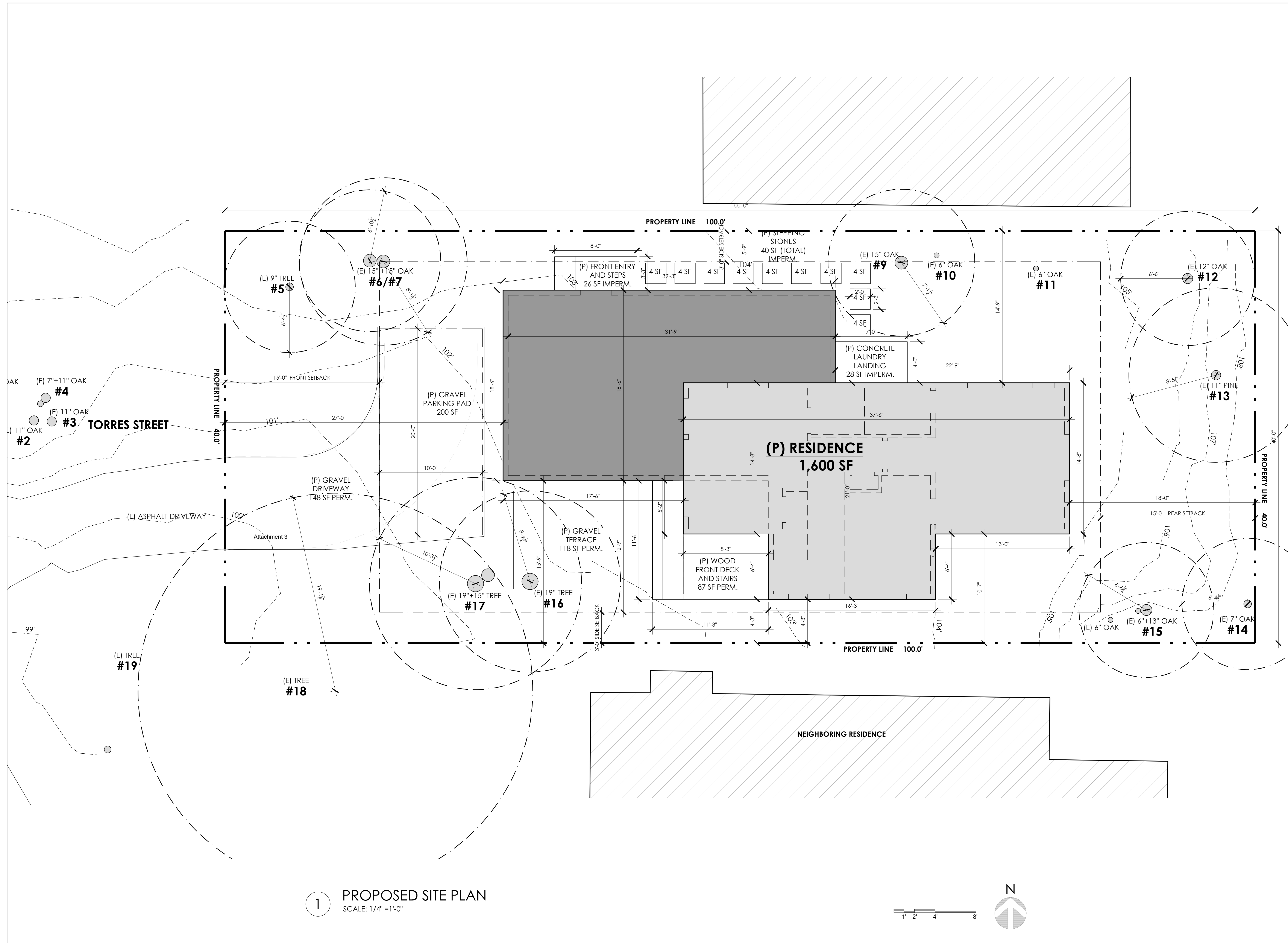
- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall 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 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 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.



- NOTES:
- EXISTING HOUSE AND ALL SITE COVERAGE TO BE DEMOLISHED.
 - PROTECT ALL EXISTING TREES PER CITY FORESTER REQUIREMENTS

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





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

ADAM JESELNICK
ARCHITECT



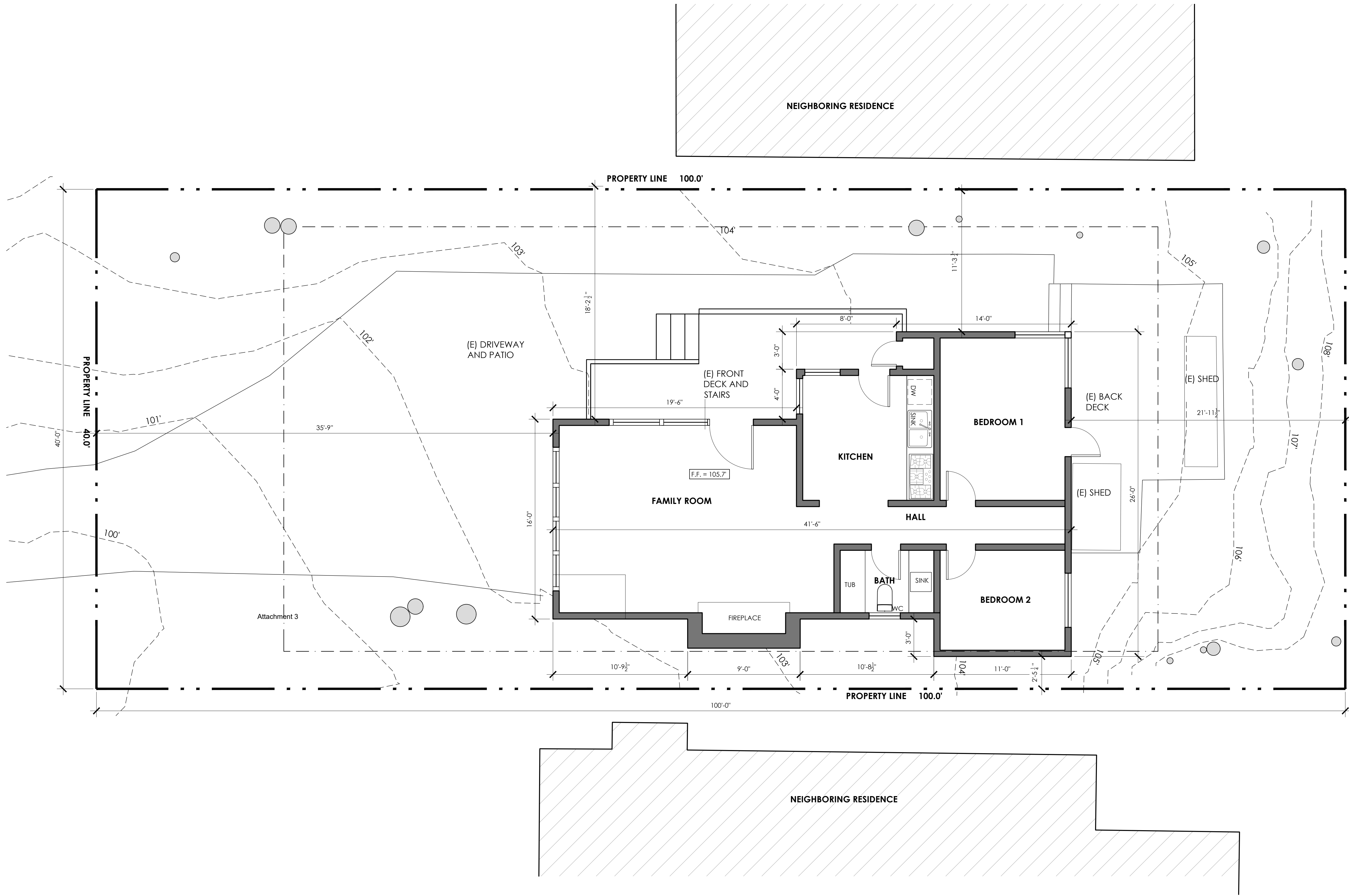
METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED SITE
PLAN

5/26/2023

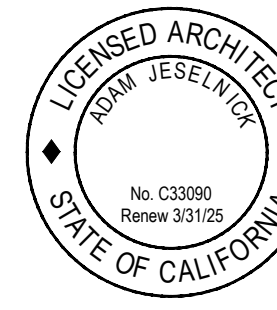
1/4" = 1'-0"

A2



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

ADAM JESELNICK
ARCHITECT



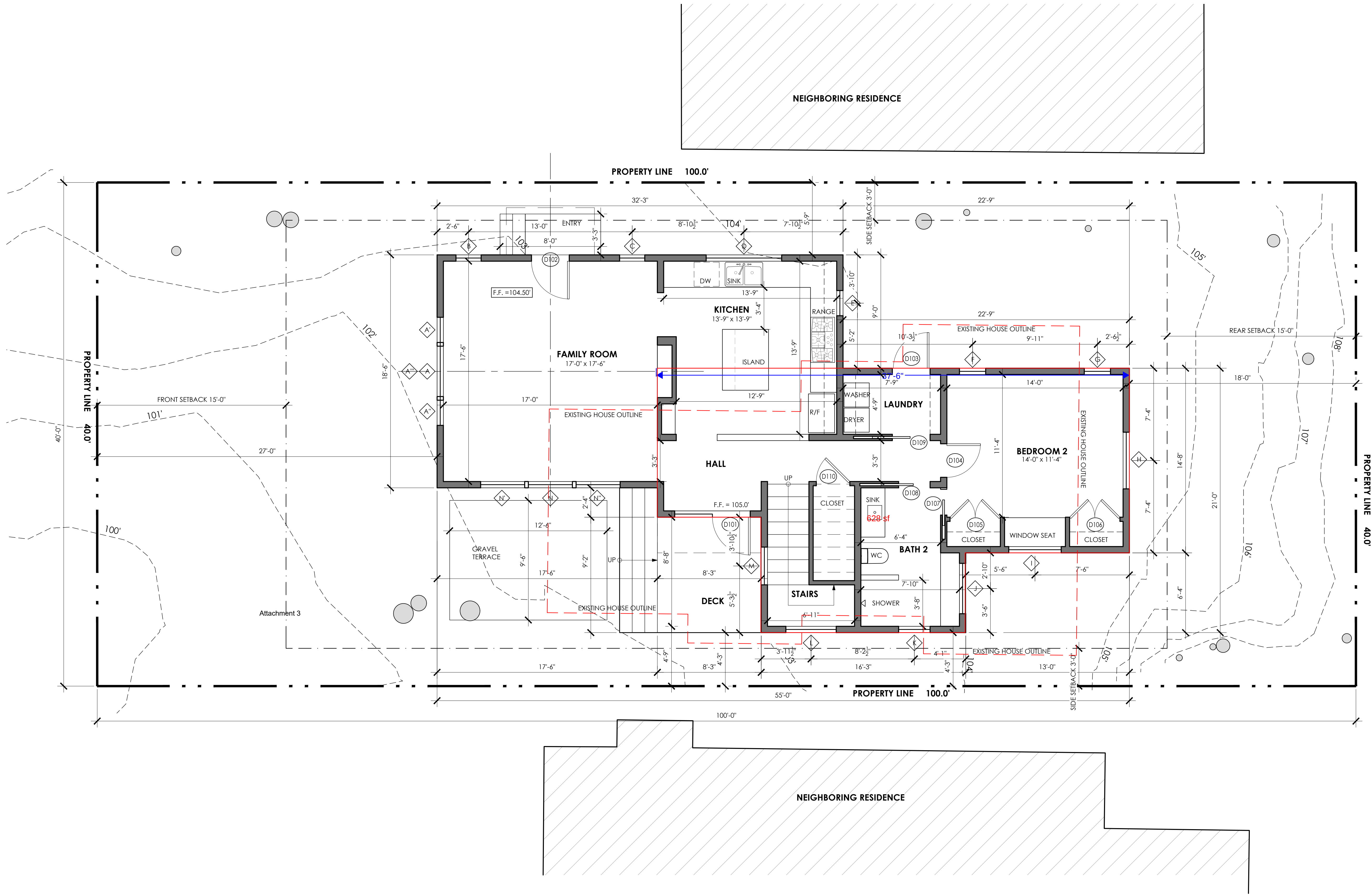
METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FLOOR
PLAN

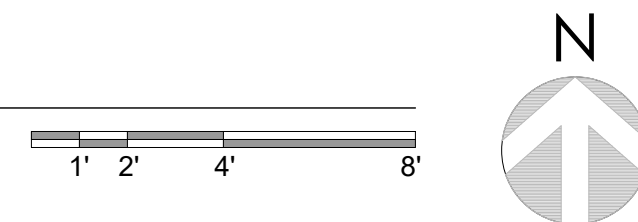
5/26/2023

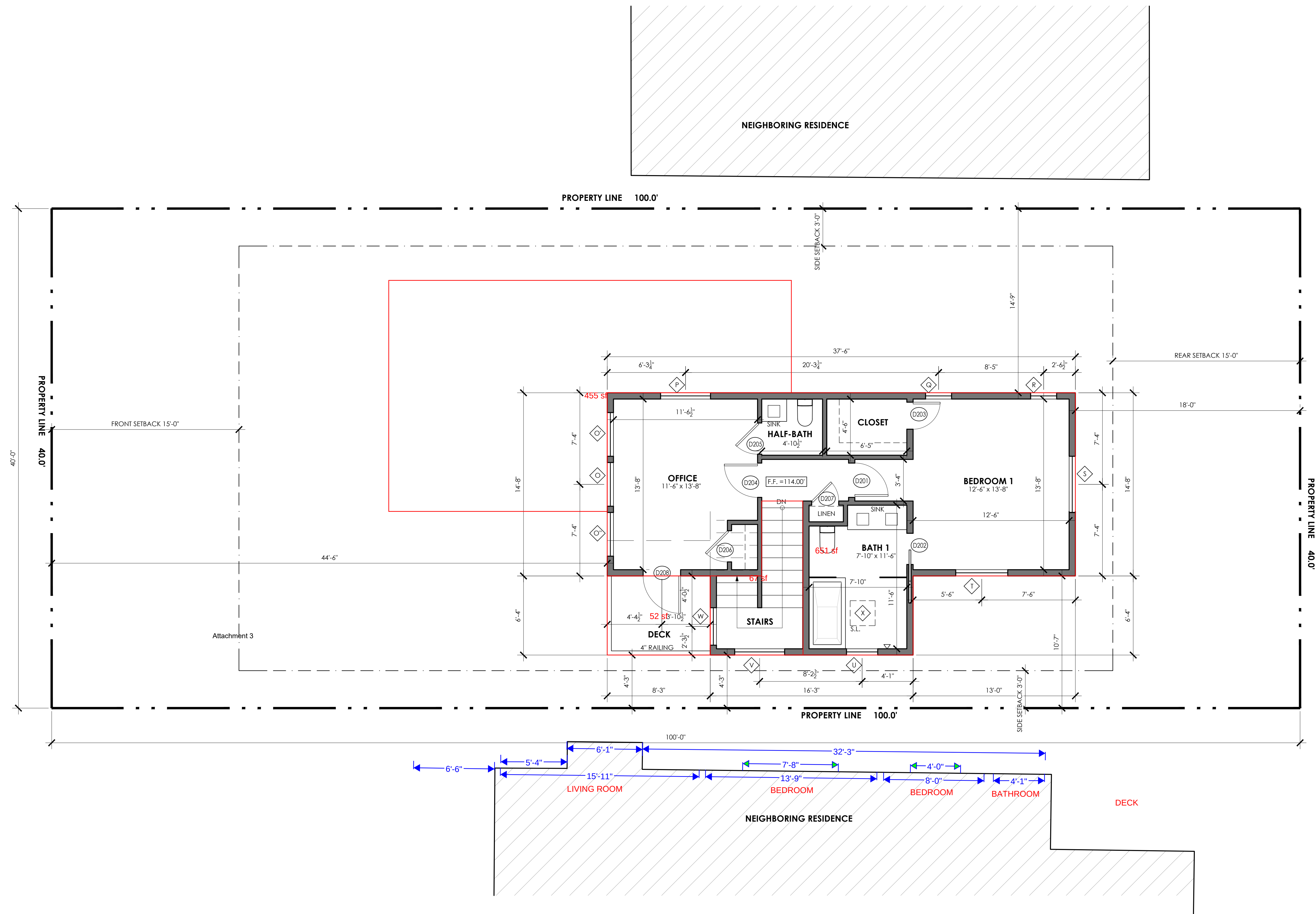
1/4" = 1'-0"

A3

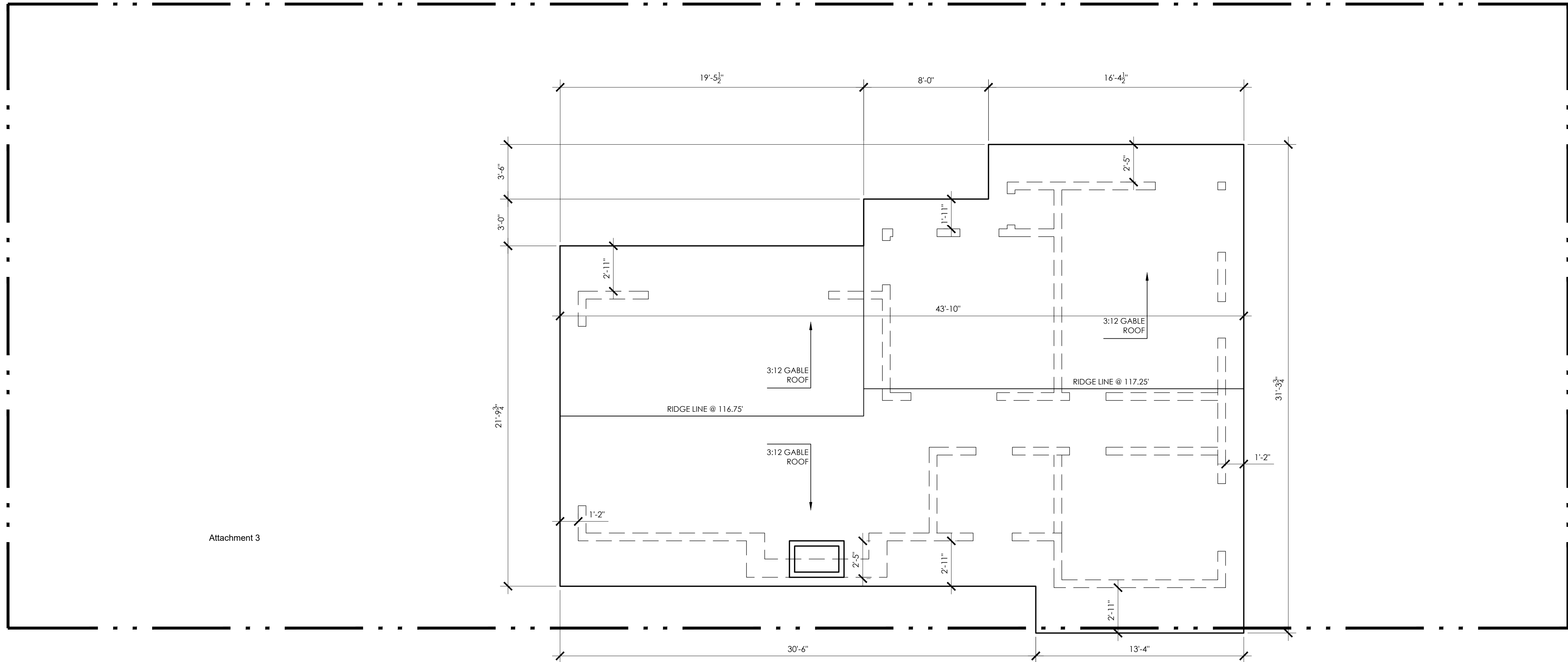


1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"





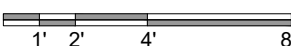
1 PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

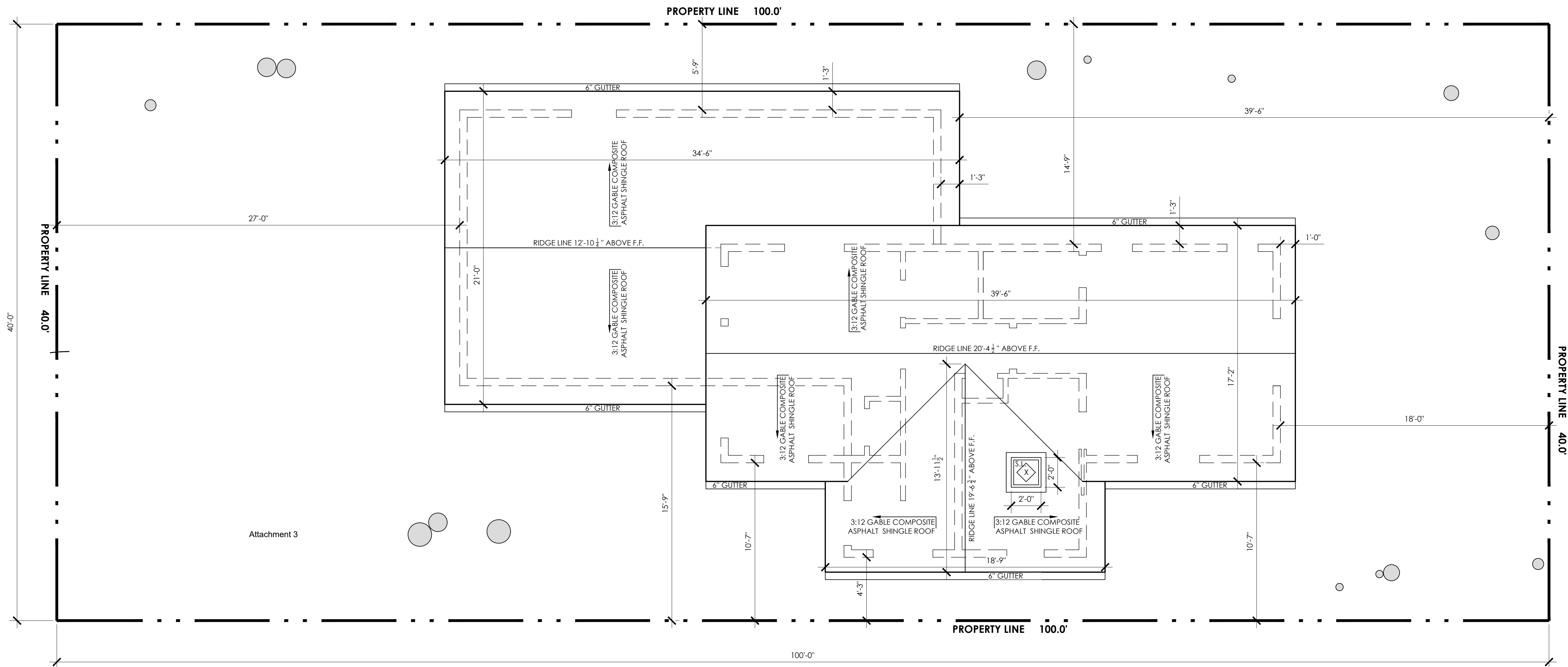


Attachment 3

1

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





1

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

1" 2" 4" 8"



METCALF RESIDENCE

TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED ROOF
PLAN

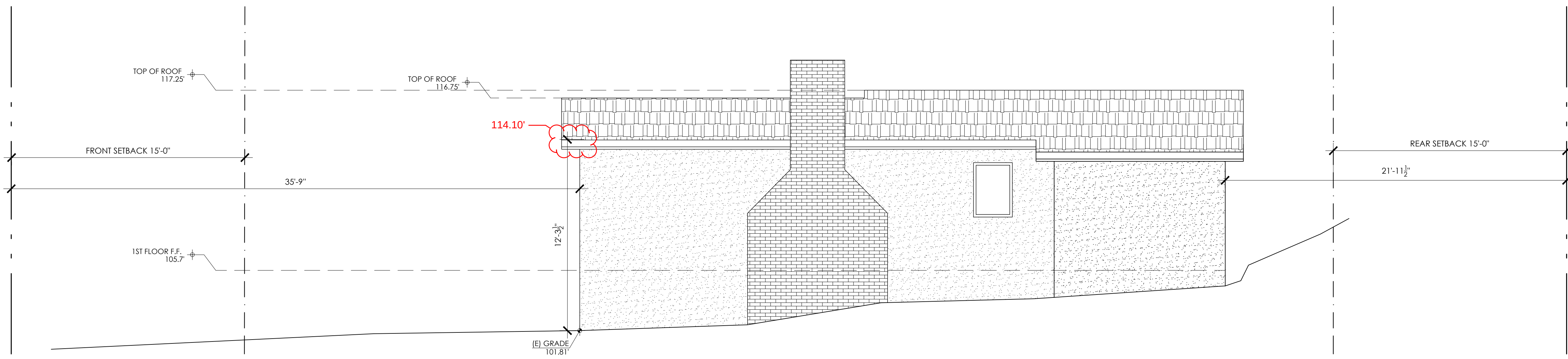
5/26/2023

1/4" = 1'-0"

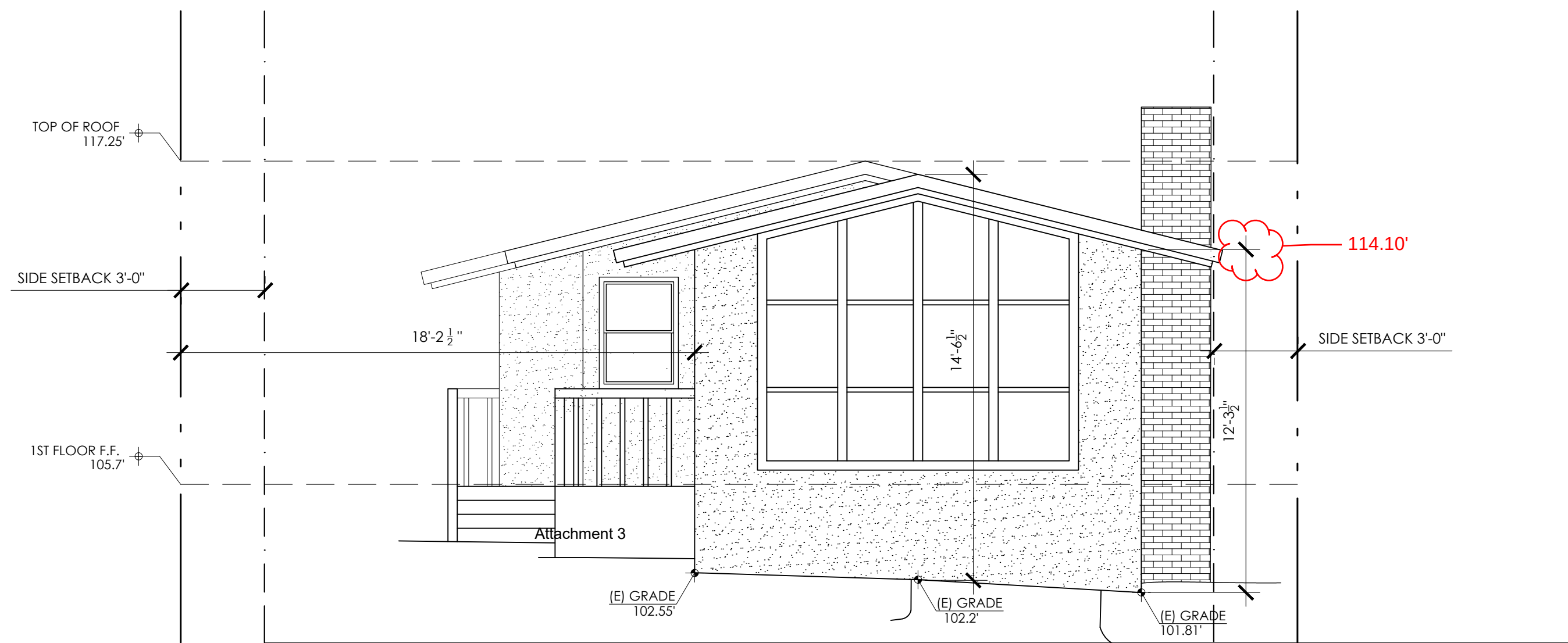
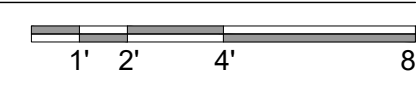
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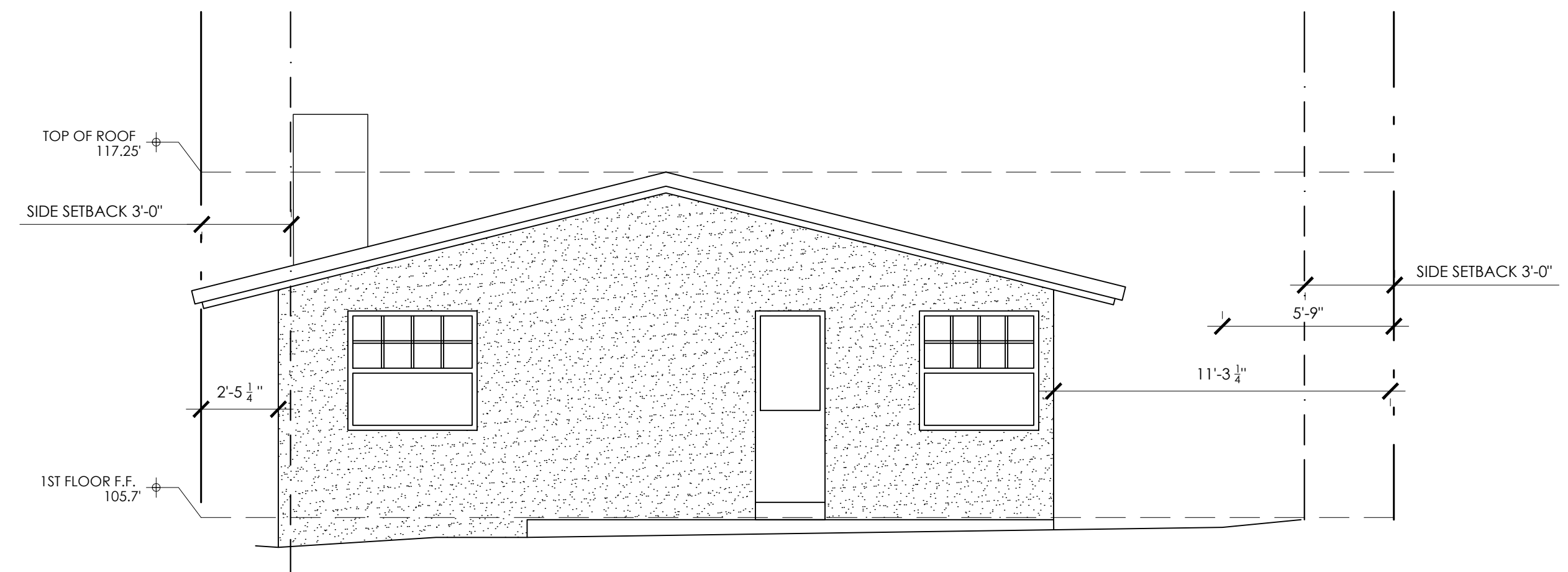
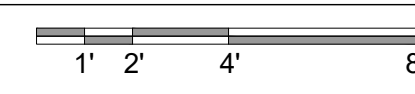
ADAM JESELNICK
ARCHITECT



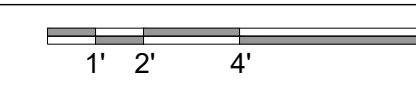
1 EXISTING SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



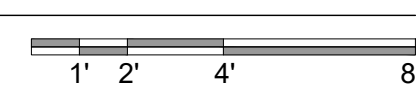
2 EXISTING WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



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

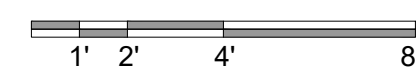


4 EXISTING NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

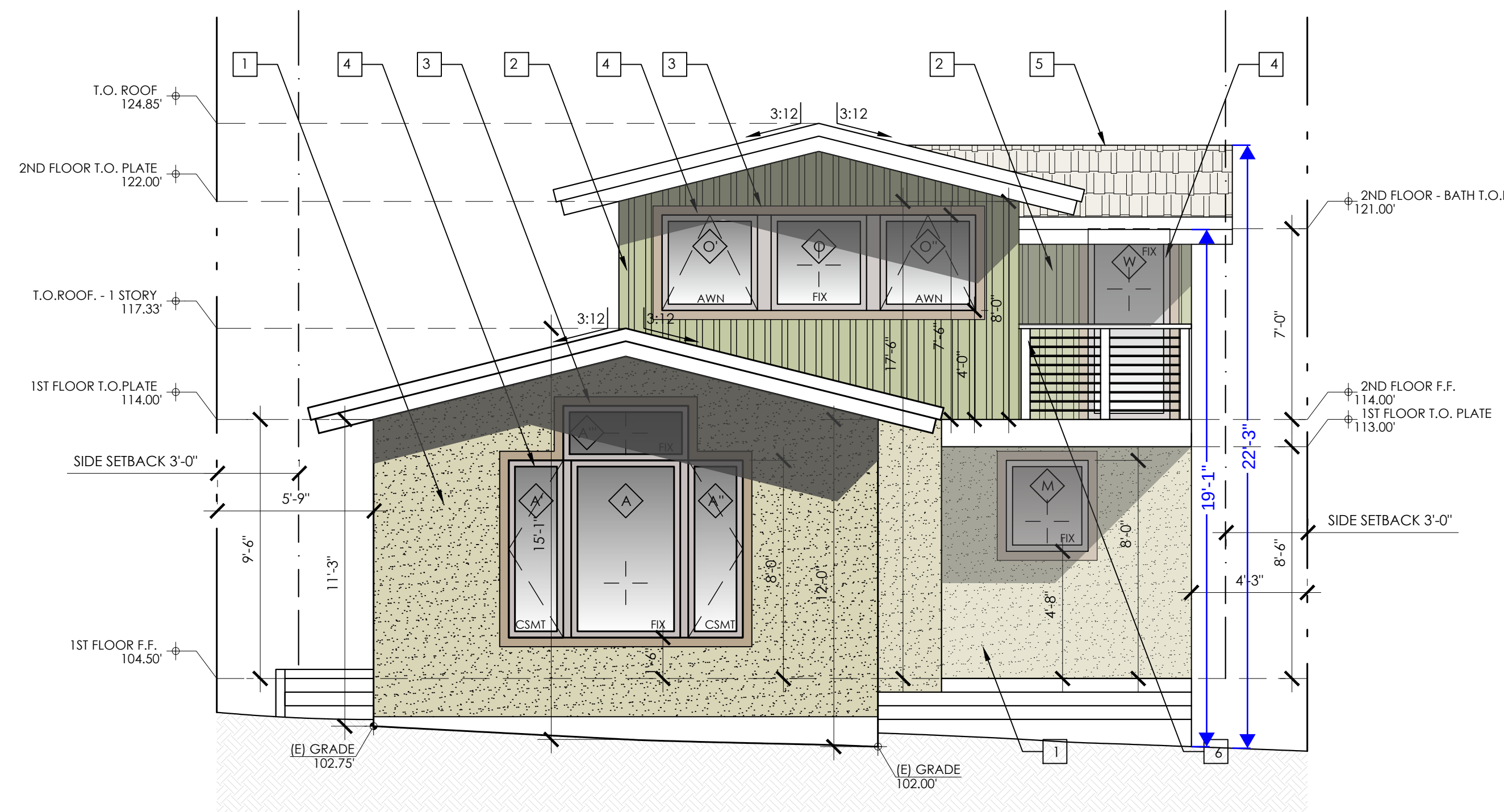




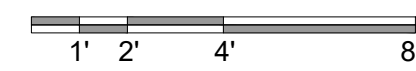
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Attachment 3



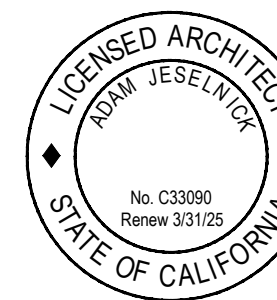
2 PROPOSED WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



KEYNOTES

1	STUCCO
2	OLIVE GRAY PPG1027-4
3	VERTICAL WOOD; BOARD AND BATTEN
4	RATTAN PALM PPG1027-5
5	WINDOWS WOOD TRIM
6	CONVERSATION PPG1027-6
7	DOOR AND WINDOWS SIERRA PACIFIC
8	COLOR STAY COLLECTION - GULL GRAY 007
9	ROOF
10	CEDAR WOOD SHAKE
11	DECK RAILING
12	METAL CABLE AND WOOD TOP

ADAM JESELNICK
ARCHITECT



METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED
ELEVATIONS

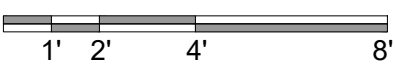
5/26/2023

1/4" = 1'-0"

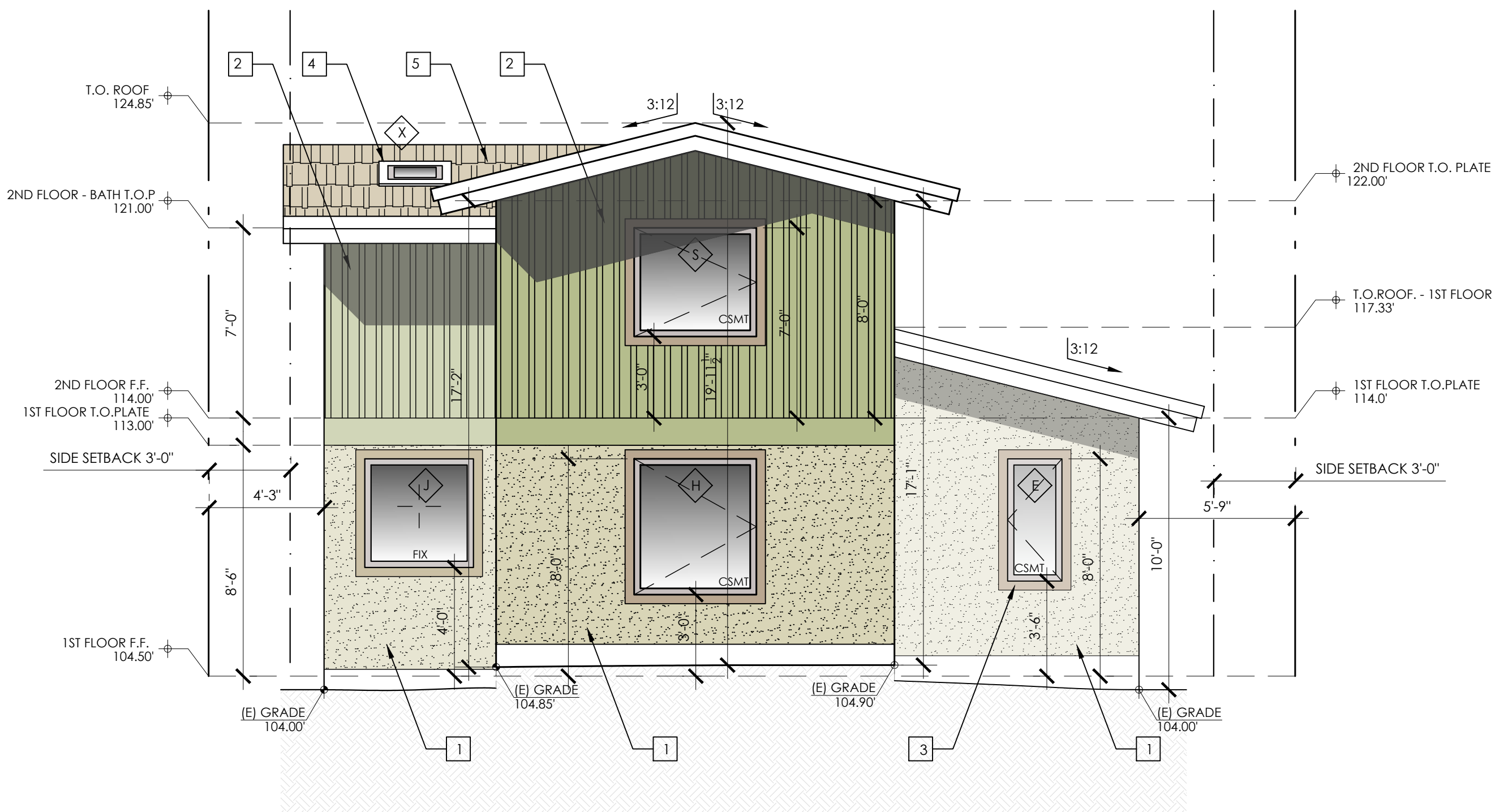
A9



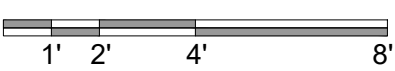
1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Attachment 3



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



KEYNOTES

1	STUCCO
2	OLIVE GRAY PPG1027-4
3	VERTICAL WOOD; BOARD AND BATTEN
4	RATTAN PALM PPG1027-5
5	WINDOWS WOOD TRIM
6	CONVERSATION PPG1027-6
7	DOOR AND WINDOWS SIERRA PACIFIC
8	COLOR STAY COLLECTION - GULL GRAY 007
9	ROOF
10	CEDAR WOOD SHAKE
11	DECK RAILING
12	METAL CABLE AND WOOD TOP

ADAM JESELNICK
ARCHITECT



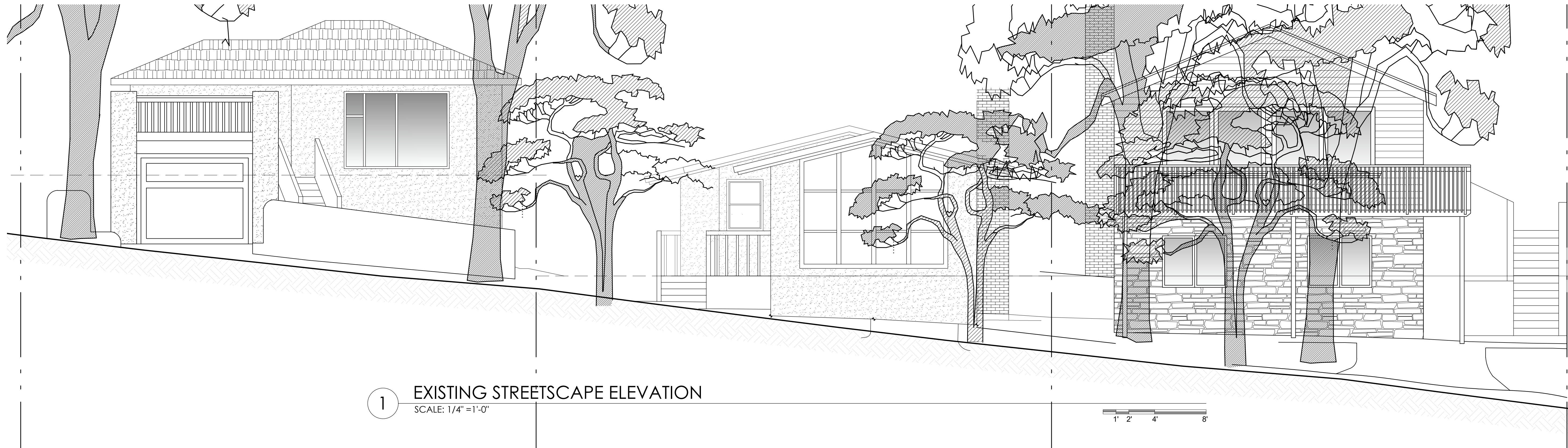
METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED
ELEVATIONS

5/26/2023

1/4" = 1'-0"

A10

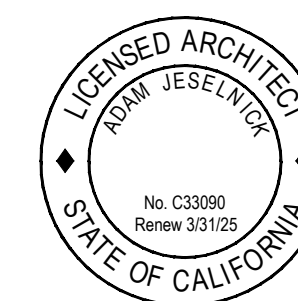


1 EXISTING STREETSCAPE ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED STREETSCAPE ELEVATION
SCALE: 1/4" = 1'-0"

ADAM JESELNICK
ARCHITECT



METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

STREETSCAPE
ELEVATIONS

5/26/2023

1/4" = 1'-0"

A11

1 PROPOSED WINDOW SCHEDULE

METCALF RESIDENCE WINDOW SCHEDULE						
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		FIRST FLOOR				
	A	4'-0" x 6'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	A'	2'-0" x 6'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	A"	2'-0" x 6'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	A'''	4'-7" x 2'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	B	2'-0" x 4'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	C	2'-0" x 4'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	D	6'-0" x 4'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	E	2'-0" x 4'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	F	2'-1" x 3'-10"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	G	2'-1" x 3'-10"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	H	4'-6" x 5'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	I	4'-2" x 5'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	J	4'-0" x 4'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	K	2'-6" x 4'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	L	4'-0" x 3'-9"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	M	3'-0" x 3'-4"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	N	3'-6" X 6'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	N'	3'-6" X 6'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	N''	3'-6" X 6'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
		SECOND FLOOR				
	O	3'-6" x 3'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	O'	3'-6" x 3'-6"		UN-CLAD WOOD	AWNING	DUAL GLAZED
	O''	3'-6" x 3'-6"		UN-CLAD WOOD	AWNING	DUAL GLAZED
	P	4'-0" x 3'-4"		UN-CLAD WOOD	AWNING	DUAL GLAZED
	Q	2'-1" x 3'-4"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	R	2'-1" x 3'-4"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	S	4'-6" x 4'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	T	4'-2" x 4'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	U	2'-6" x 2'-4"		UN-CLAD WOOD	AWNING	DUAL GLAZED
	V	4'-0" x 4'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	W	3'-0" x 7'-0"	Attachment 3	UN-CLAD WOOD	FIXED	DUAL GLAZED
	X	2'-0" x 2'-0"		UN-CLAD WOOD	FIXED S.L.	DUAL GLAZED

2 PROPOSED DOOR SCHEDULE

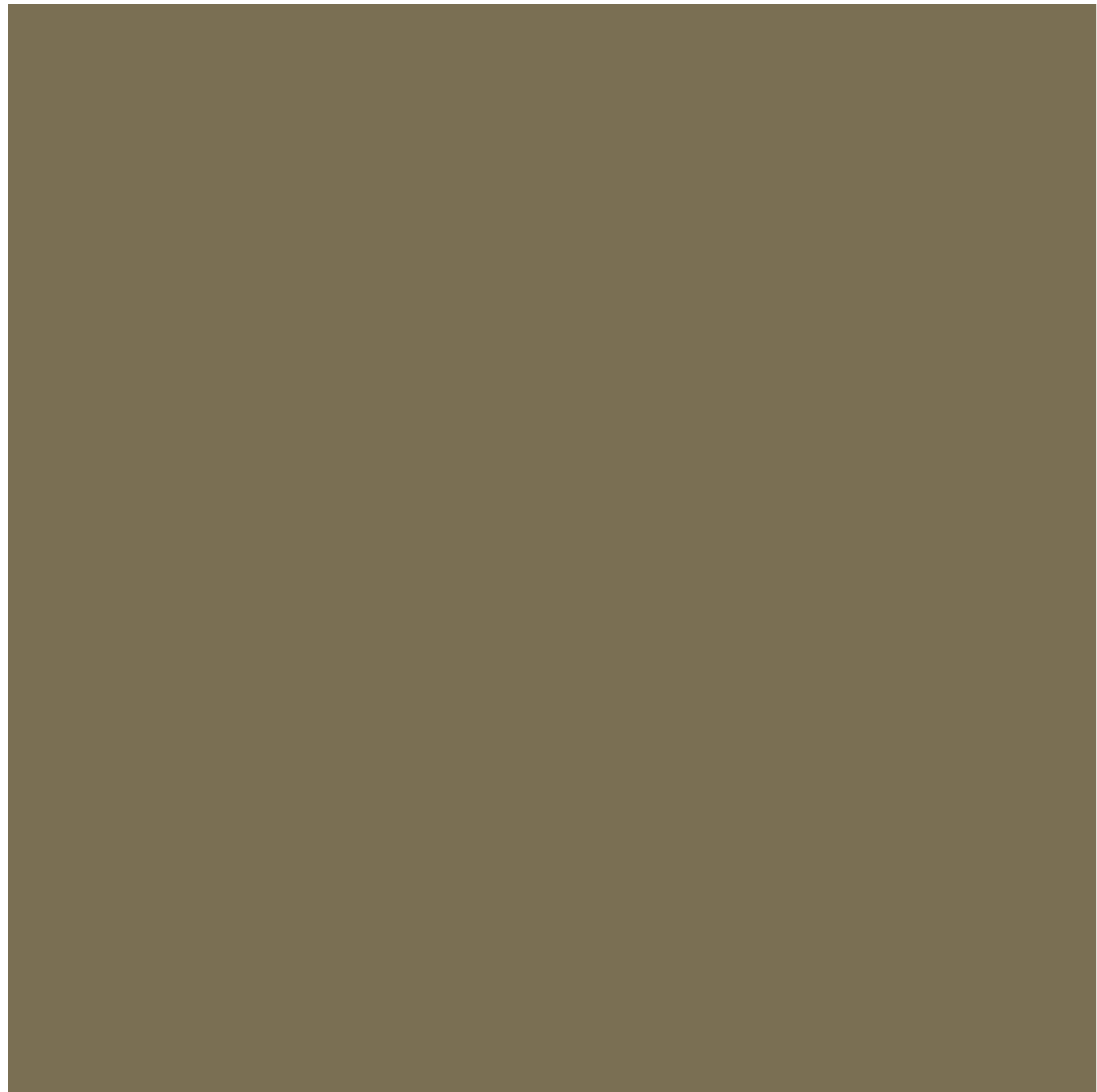
METCALF RESIDENCE DOOR SCHEDULE						
			DOOR TYPE	THICKNESS	HAND	H.W. TYPE
1ST FLOOR						
	101	3'-0" X 8'-0" + 3'-0" X 8'-0" SIDE LITE	1	2"	LH	ENTRY FULL LITE GLASS DOOR + SIDE LITE
	102	3'-0" X 8'-0"	1	2"	LH	ENTRY DUTCH DOOR
	103	3'-0" X 8'-0"	2	2"	RH	ENTRY FULL LITE GLASS DOOR
	104	2'-8" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR
	105	4'-0" X 7'-0" (2 DOORS)	6	1 3/4"	LHRH	CLOSET WOOD DOOR
	106	4'-0" X 7'-0" (2 DOORS)	6	1 3/4"	LHRH	CLOSET WOOD DOOR
	107	2'-0 1/2" X 7'-0"	7	1 3/4"	LH	POCKET DOOR
	108	2'-7" X 7'-0"	7	1 3/4"	RH	POCKET DOOR
	109	3'-0" X 7'-0"	7	1 3/4"	LH	POCKET DOOR
	110	2'-8" X 7'-0"	6	1 3/4"	RH	CLOSET WOOD DOOR
2ND FLOOR						
	201	2'-9" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
	202	2'-6" X 7'-0"	7	1 3/4"	LH	POCKET DOOR
	203	2'-2" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR
	204	2'-9" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
	205	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
	206	2'-6" X 7'-0"	6	1 3/4"	RH	CLOSET WOOD DOOR
	207	2'-2" X 7'-0"	6	1 3/4"	LH	CLOSET WOOD DOOR
	208	3'-0" X 7'-0"	1	2"	LH	ENTRY FULL LITE GLASS DOOR
DOOR TYPE LEGEND			HARDWARE TYPE LEGEND			
TYPE 1	ENTRY DOOR, FULL LITE GLASS, WOOD					TYPE 1: --,
TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD					
TYPE 3	EXTERIOR SLIDING DOORS.WOOD.					TYPE 2: --,
TYPE 4	FRENCH DOORS, FULL LITE GLASS W/ SIDE LITES, WOOD.					TYPE 3: --,
TYPE 5	FRENCH DOORS, FULL LITE GLASS, WOOD.					
TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED					
TYPE 7	POCKET DOOR, MDF, PRIMED					
TYPE 8	GLASS INTERIOR DOOR					
TYPE 9	INTERIOR BARN DOOR					
TYPE 10	GARAGE DOOR					
TYPE 11	INTERIOR SLIDING DOORS					
TYPE 10	PARTITION DOOR					



1 PROPOSED STUCCO (1ST FLOOR)
OLIVE GRAY PPG1027-4



2 PROPOSED BOARD AND BATTEN (2ND FLOOR)
RATTAN PALM PPG1027-5



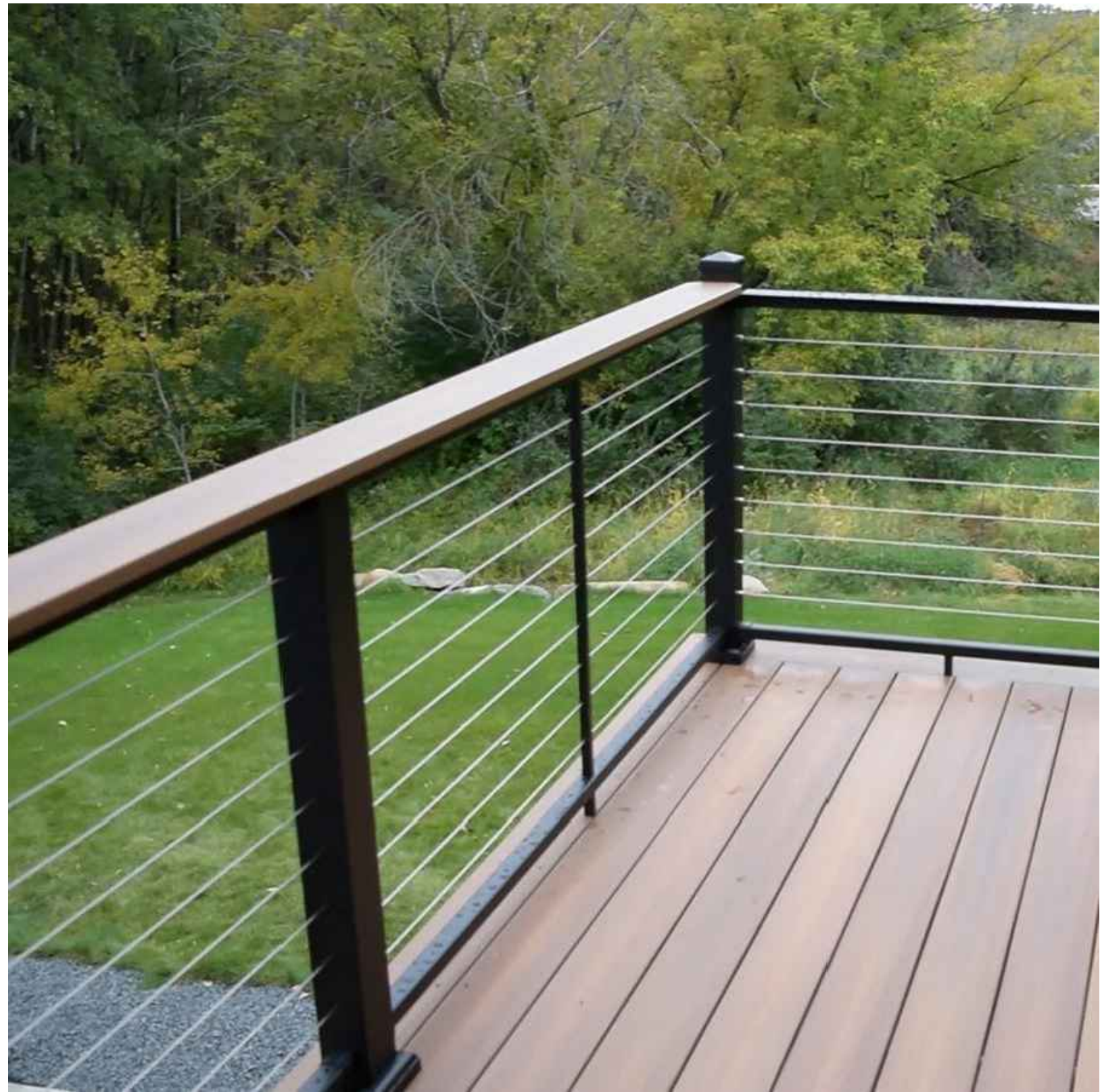
3 PROPOSED WINDOWS WOOD TRIM
CONVERSATION PPG1027-6



4 PROPOSED SIERRA PACIFIC WINDOWS
COLOR GULL GRAY 007



5 PROPOSED ROOF
CEDAR WOOD SHAKE



6 PROPOSED RAILING
METAL CABLE AND WOOD TOP



1 FRONT (WEST) AND SIDE (NORTH) FACADES



2 FRONT (WEST) AND SIDE (SOUTH) FACADES

Attachment 3



3 SIDE (SOUTH) AND REAR (EAST) FACADES



4 REAR (EAST) AND SIDE (NORTH) FACADES

ADAM JESELNICK
ARCHITECT



METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

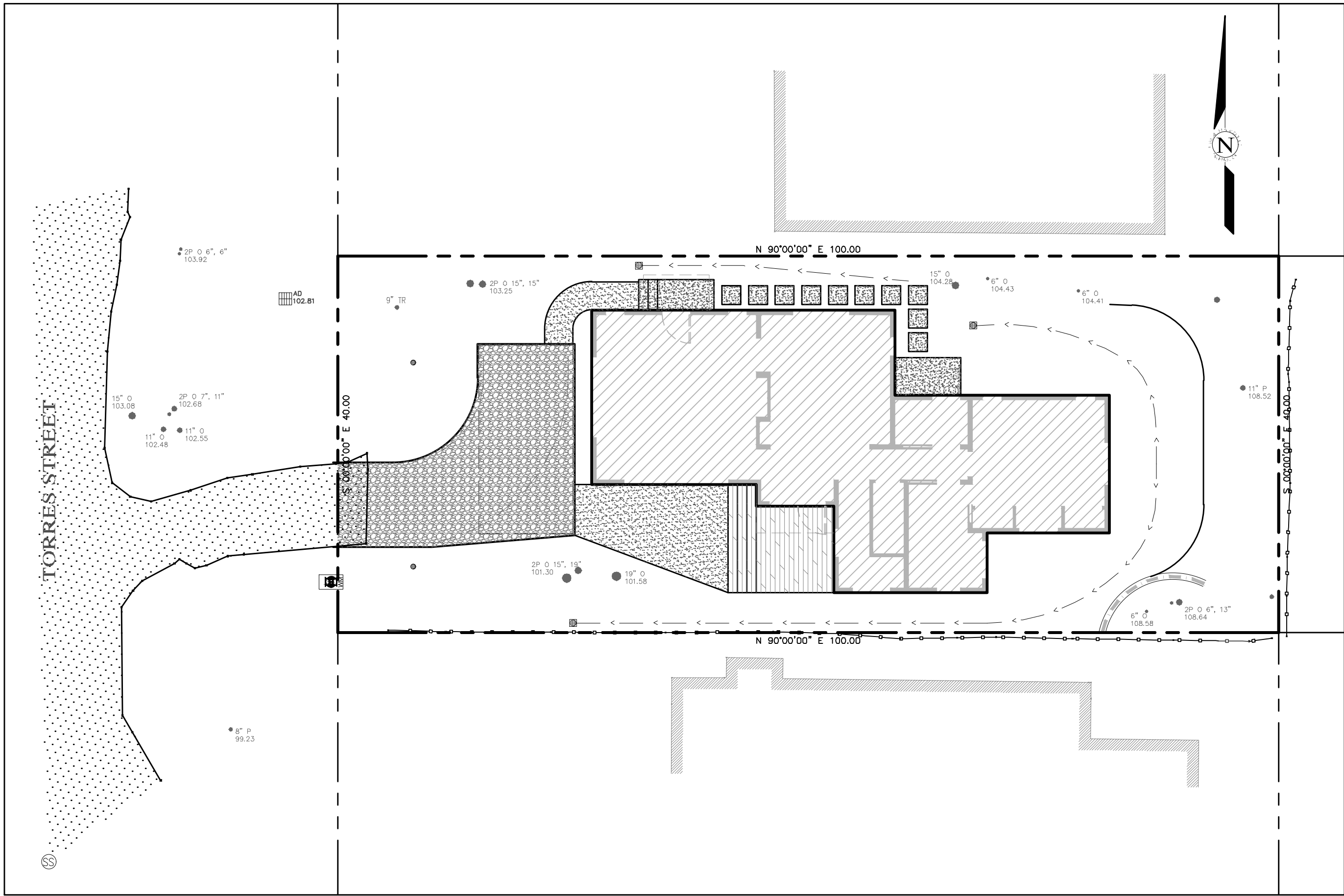
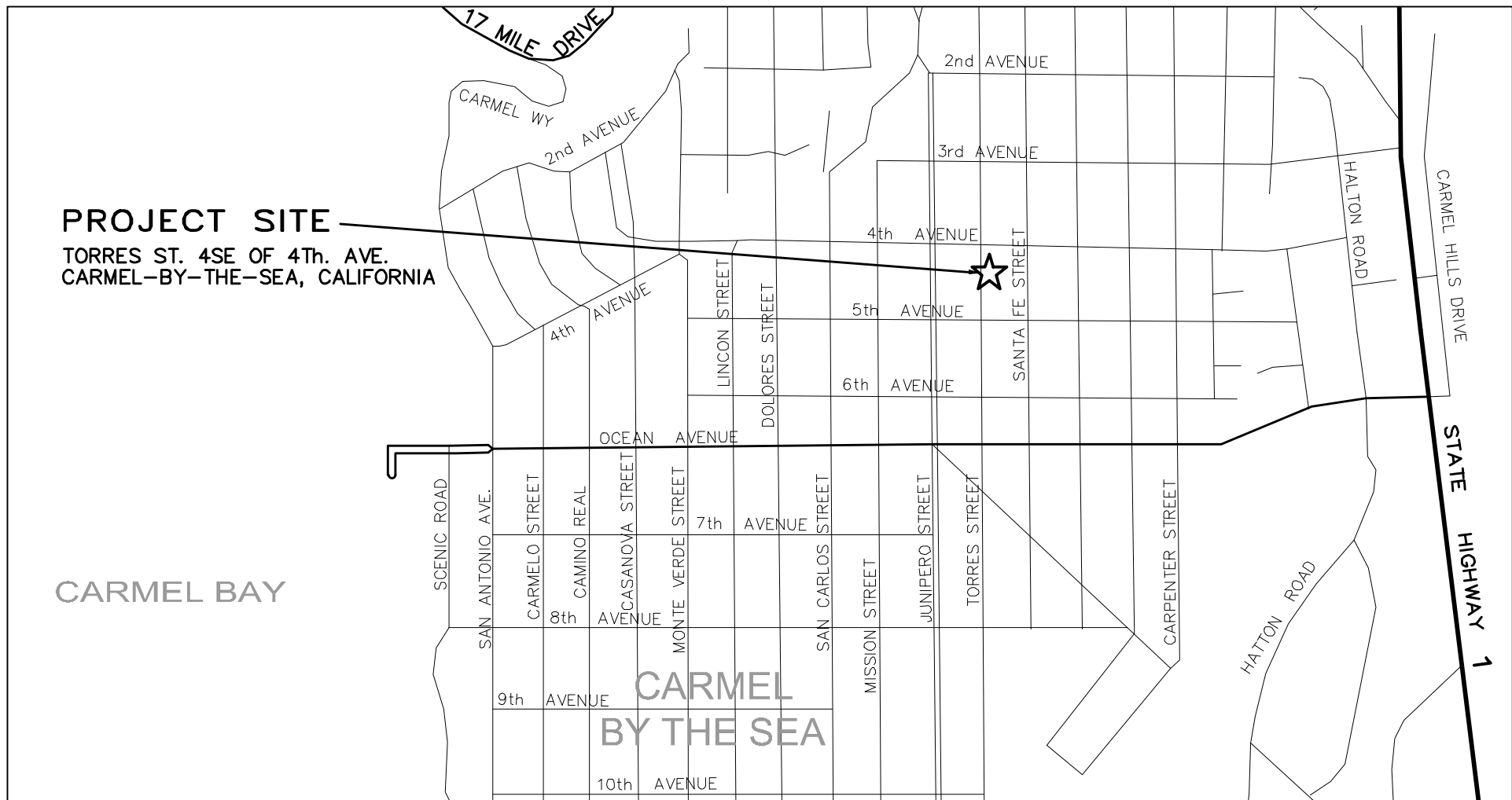
RENDERING VIEWS

5/26/2023

N.T.S.

A14

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
METCALF RESIDENCE
APN: 010-091-012
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



LEGEND:

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- DRAINAGE SWALE FLOW LINE
- LANDSCAPE WALL
- STORM DRAIN LINE
- SUBDRAIN PIPE
- SPOT ELEVATION
- AREA DRAIN
- ROOF DOWNSPOUT/SPLASH BLOCK
- MAIN FLOOR HOUSE FOOTPRINT
- PORTLAND CEMENT CONCRETE SURFACE
- GRAVEL SURFACE/DRAIN ROCK
- D.G. WALKWAY
- WOOD DECK

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE METCALF RESIDENCE A2 PREPARED BY ADAM JESELNICK ARCHITECT, DATED 01/19/23, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON AUGUST 26, 2021.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/23/21) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROJECT OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

Attachment 3

- ALL GRADING SHALL CONFORM TO THE CITY OF CARMEL-BY-THE-SEA GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- THERE ARE APPROXIMATELY 90 C.Y. OF CUT AND 5 C.Y. OF FILL WITH AN EXPORT OF 85 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL-BY-THE-SEA PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET, IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS DRAINING INTO LANDSCAPE AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF CATCH BASINS AND DRAINAGE SWALES OTLETING ONTO AN UNDERGROUND INFILTRATION SYSTEM.
- SUBSURFACE DRAINAGE FOR FOUNDATIONS SHALL BE COLLECTED AND PIPED TO SAID UNDERGROUND INFILTRATION SYSTEM.
- THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. AREA DRAINS AND INFILTRATION SYSTEM SHALL BE "NDS" PRODUCTS, ROUND SPEE-D WITH SQUARE GRATE AND 24" ROUND FLO-WELL WITH 4" OVERFLOW GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF THE CITY OF CARMEL-BY-THE-SEA BUILDING SERVICES.
- SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE CITY OF CARMEL-BY-THE-SEA PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

STORM WATER CONTROL NOTES:

- THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.
- THIS PROJECT WILL CREATE AND/OR REPLACE 1,180 SQ.FT. OF IMPERVIOUS AREA < 1,200 SQ.FT., THEREFORE, THIS PROJECT DO NOT REQUIRE ENGINEERING DESIGN (PRESCRIPTIVE PROJECT).
- THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: DISPERSE RUNOFF THROUGHOUT THE SITE AND CONVEY IT BY SWALES TO INFILTRATION SYSTEMS, MINIMIZE IMPERVIOUS SURFACES CREATING Pervious DRIVEWAY AND WALKWAYS, MINIMIZE STORM WATER RUNOFF BY DIRECTING RUNOFF FROM DOWNSPOUTS VIA SPLASH BLOCKS, DRIVEWAY AND WALKWAYS ONTO LANDSCAPED AREAS AND SWALES SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH CALIFORNIA BUILDING CODE.

TOTAL LOT AREA = 4,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,180 SQ.FT.
TOTAL SEMIPERVIOUS AREA = 539 SQ.FT.
TOTAL AREA OF DISTURBANCE = 2,860 SQ.FT.

GRADING QUANTITIES:
CUT = 90 C.Y.
FILL = 5 C.Y.
NET = 85 C.Y. EXPORT

ABBREVIATIONS:

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	ND	NEW
BLDG	BUILDING	NTS	NOT TO SCALE
BDRY	BOUNDARY	O.C.	ON CENTER
BOT	BOTTOM	P/L	PROPERTY LINE
CB	CATCH BASIN	PUE	PUBLIC UTILITIES EASEMENT
CL	CENTERLINE	PVC	POLYVINYL CHLORIDE
CO	CLEAN OUT	R	RADIUS
DI	DRAIN INLET	R RAD	RIGHT OF WAY
DW	DRIVEWAY	R/C	RELATIVE COMPACTION
ELEV EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	REL	RELATIVE
EX (E)	EXISTING	RET WALL	RETAINING WALL
FC	FACE OF CURB	S	SLOPE
FD	FACE OF DIKE	SD	SHOULDER
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SS LAT	SANITARY SEWER LATERAL
FDG	FIRE DEPARTMENT CONNECTION	SSMH	SANITARY SEWER MANHOLE
FD	FIRE HYDRANT	STA	STATION
FL	FACE OF CURB	S/W	SIDEWALK
FL F/L	FLOW LINE	TC	TOP OF CURB
FP	FINISHED PAD	T/C	TOP OF DIKE
FW	FACE OF WALL	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
GR	GRATE	UP	UTILITY POLE
HDPE	HIGH DENSITY POLYETHYLENE	W	WATER
HP	HIGH POINT	WS	WATER SERVICE
LF	LINEAR FEET		
LP	LOW POINT		
MAX	MAXIMUM		

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. GARY & NANCY METCALF
3594 S. JOSHUA PL.
WICKENBURG, AZ 85390

SECONDARY: ARCHITECT
ADAM JESELNICK ARCHITECT
ATTN: MR. ADAM JESELNICK
24398 PORTOLA AVENUE
CARMEL, CA 93923
PH: (831) 620-5184

SITE LOCATION:
TORRES ST. 4 SE OF 4TH. AVE.
CARMEL-BY-THE-SEA, CA 93923

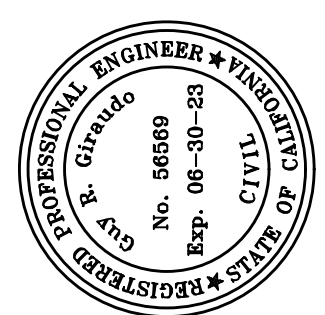
	04/11/23	AMS	C.O.C.-PUBLIC WORKS PLAN REVIEW		
	02/02/23	AMS	RELEASED TO CLIENT		
No.	DATE	BY	REVISION		

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
METCALF RESIDENCE
A.P.N.: 010-091-012
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. GARY METCALF

" COVER SHEET "

SHEET **C1**
OF 6 SHEETS



APPROVED BY:

GUY R. GIRARDO
41102



TORRES ST
(A 50' WIDE CITY STREET)

PROJECT BENCHMARK
SURVEY H&V CTL PNT #100
MAGNETIC NAIL IN PAVEMENT
ELEV. = 100.00'

Attachment 3

LEGEND:

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	ORIGINAL PROPERTY BOUNDARY
	EASEMENT (TYPE AS SHOWN)
	ROADWAY CENTERLINE
	MAJOR CONTOUR LINE (5' INTERVAL)
	MINOR CONTOUR LINE (1' INTERVAL)
	FENCE (TYPE AS MARKED)
	ASPHALT CONCRETE
	PORTLAND CEMENT CONCRETE
	WOOD
	PAVERS
	NATURAL GROUND SURFACE/ LANDSCAPED AREA

	CONDUIT
	PIPE
	CLEANOUT
	DOWNSPOUT
	HOSEBIB
	WATER SERVICE
	IRRIGATION BOX
	IRRIGATION CONTROL VALVE
	WATER VALVE
	DRAIN LINE
	STREET LIGHT

	GAS LINE
	TELEPHONE SERVICE
	UNKNOWN UTILITY
	FUSE BOX
	ELECTRICAL OUTLET
	UTILITY POLE
	GUY WIRE
	TELEPHONE BOX
	AREA DRAIN
	HYDRANT
	SIGN

	GAS METER
	WATER METER
	PG&E BOX
	UTILITY HUB
	ELECTRICAL HUB
	ELECTRICAL PANEL
	ELECTRICAL METER
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	PGE GAS MANHOLE
	ELECTRICAL MANHOLE

	FOUND MONUMENT - TYPE NOTED
	SURVEY H&V CONTROL POINT
	SPOT ELEVATION
	RIDGELINE
	FINISHED FLOOR
	THRESHOLD
	TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX.
	TWO-PRONGED TREE (2P)
	THREE-PRONGED TREE (3P)
	MULTIPRONGED TREE (MP)
	CE = CEDAR PA = PALM
	CW = COTTON WOOD PE = PEPPER
	CYP = CYPRESS P = PINE
	E = EUCALYPTUS R = REDWOOD
	H = HOLLY TR = TREE
	O = OAK W = WILLOW

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 7.9' NORTHERLY AND 40.6' WESTERLY OF THE SOUTHWESTERLY CORNER OF LOT 10 IN BLOCK 47, ELEVATION = 100.00' AS SHOWN.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE, AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/23/21) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
- STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

No.	DATE	BY	REVISION
	04/11/23	AMS	C.O.C.-PUBLIC WORKS PLAN REVIEW
	02/02/23	AMS	RELEASED TO CLIENT

" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

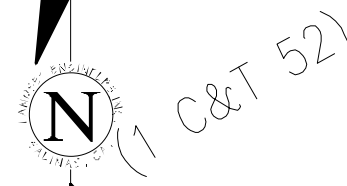
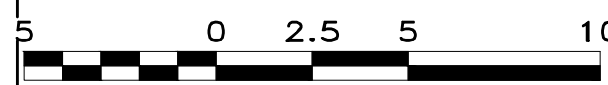
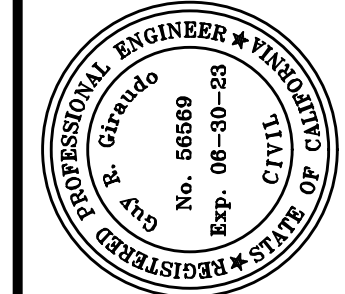
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
METCALF RESIDENCE
A.P.N.: 010-091-012
FOR
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
MR. GARY METCALF

SCALE: 1"=5'
DATE: JANUARY 2023
JOB NO. 2358-02
SHEET C2
OF 6 SHEETS



APPROVED BY:
GUY R. GIRAUDO
Professional Engineer #111129
Exp. 06-30-26



LOT 8

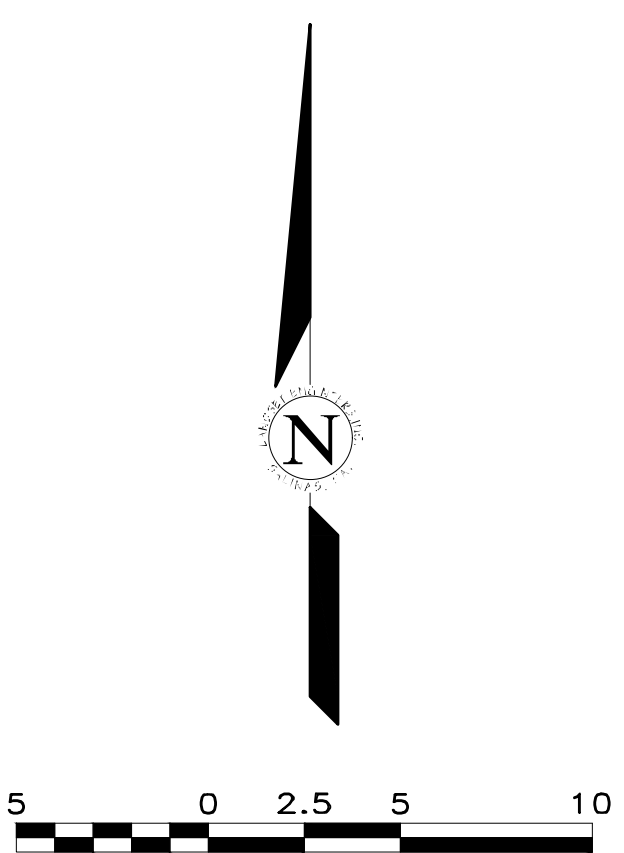
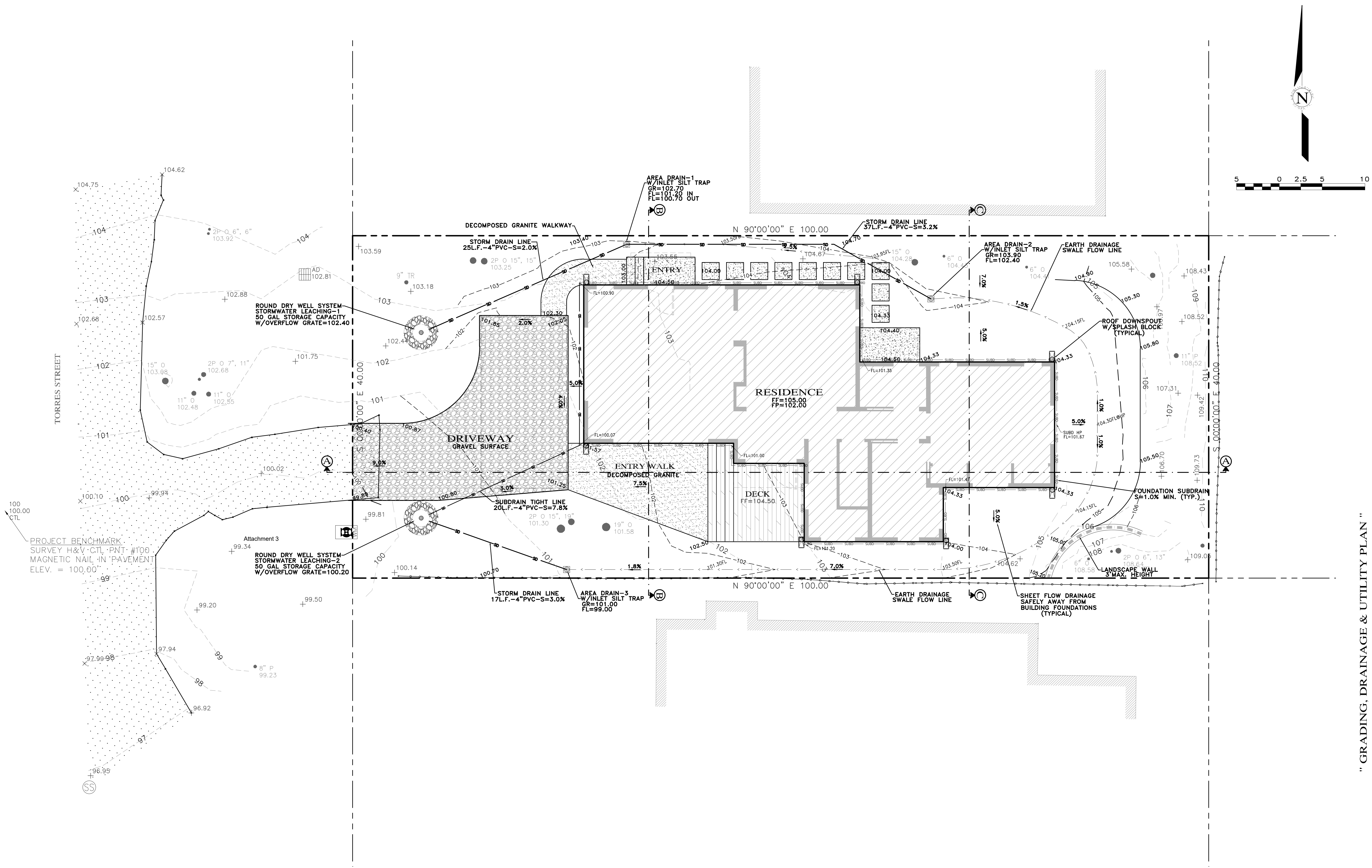
LOT 12

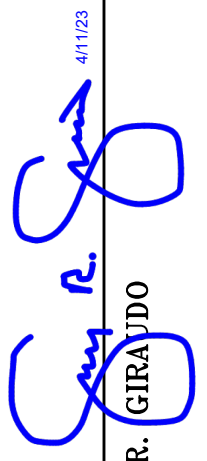
LOT 10
(0.092 AC;
4,000 SQFT) RESIDENCE
(868 SQFT)

SHED

SHED

BLOCK 47



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



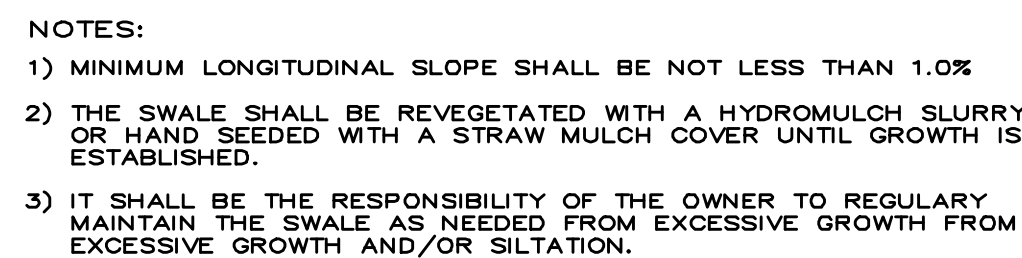
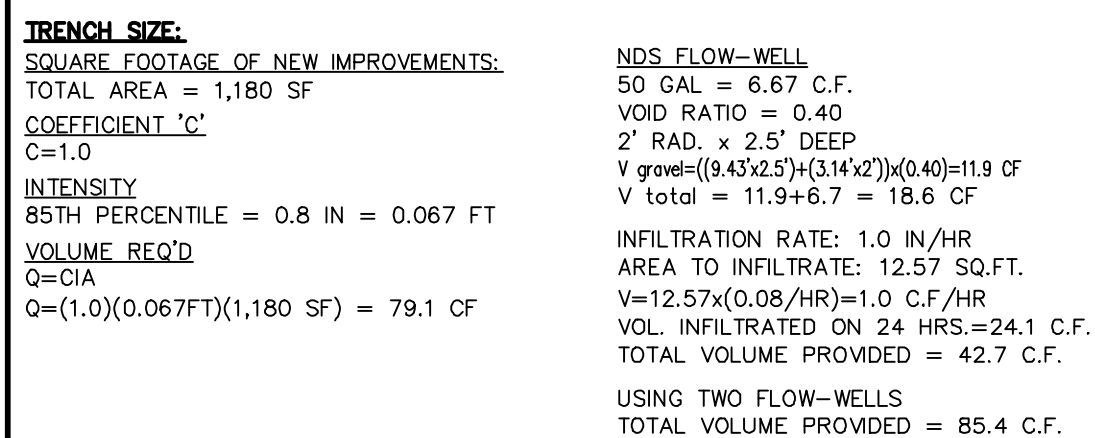
" GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
METCALF RESIDENCE
A.P.N.: 010-091-012
FOR
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
MR. GARY METCALF

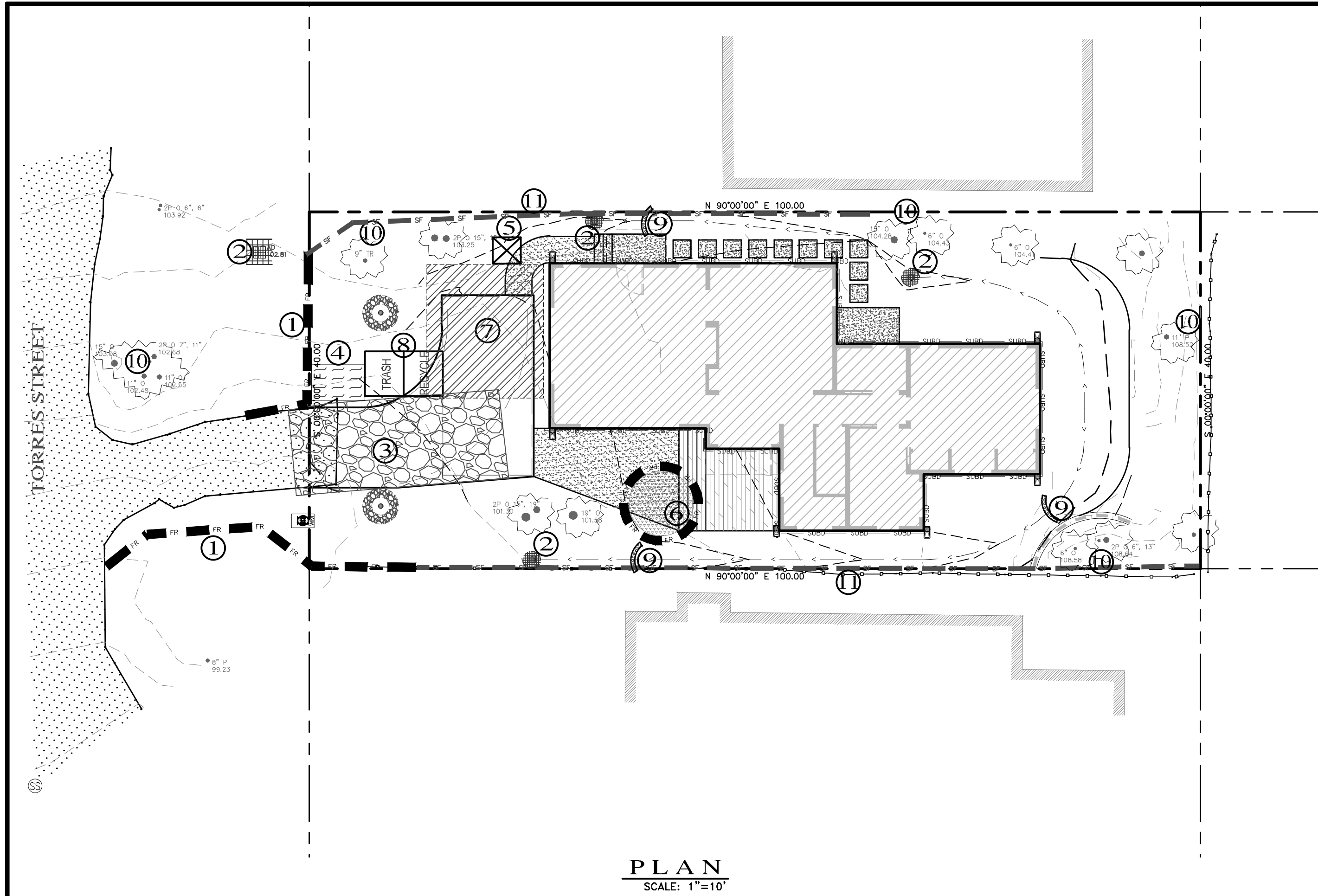
SCALE: 1"=5'
DATE: JANUARY 2023
JOB NO. 2358-02

SHEET **C3**
OF 6 SHEETS

No.	DATE	BY	REVISION
04/11/23	AMS	C.O.C.-PUBLIC WORKS PLAN REVIEW	
02/02/23	AMS	RELEASED TO CLIENT	



SHEET C4
OF 6 SHEETS



PLAN
SCALE: 1"=10'

LEGEND:

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

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRUMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HDC-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HDC-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HDC-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

PAVING/ASPHALT WORK

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

CONCRETE, GROUT & MORTAR APPLICATION

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

PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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

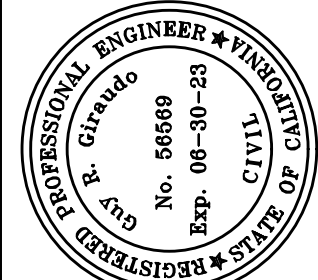
DEWATERING

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

LANDSCAPE MATERIALS

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

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



APPROVED BY:

GUY R. GIRARDO
CIVIL
41025



" EROSION & SEDIMENT CONTROL PLAN "

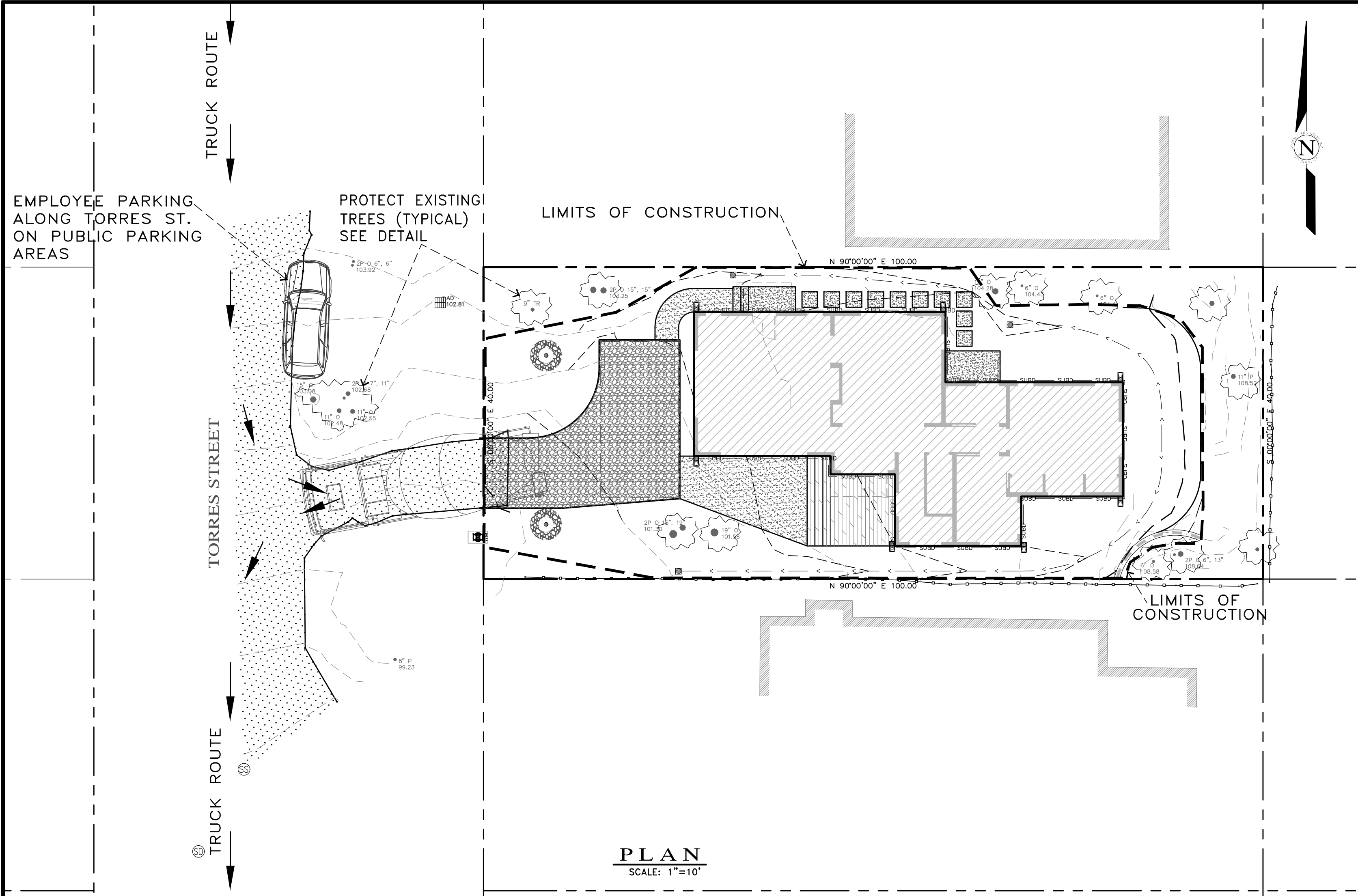
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
METCALF RESIDENCE
A.P.N.: 010-091-012
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. GARY METCALF

SCALE: AS SHOWN
DATE: JANUARY 2023
JOB NO. 2358-02

No.	DATE	BY	REVISION
	04/11/23	AMS	C.O.C.-PUBLIC WORKS PLAN REVIEW
	02/02/23	AMS	RELEASED TO CLIENT

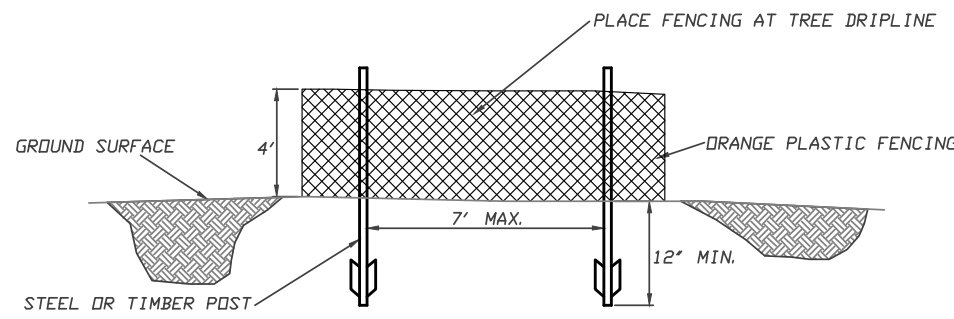
SHEET C5

OF 6 SHEETS



PLAN
SCALE: 1"=10'

Attachment 3



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
90 CY CUT
5 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW GRAVEL DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON TORRES ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO N. JUNIPERO STREET TO 4TH AVENUE TO TORRES STREET. HAUL TRUCKS EXIT IS TO SOUTH TORRES STREET TO W. 5TH AVE TO S. JUNIPERO STREET TO E. OCEAN AVENUE TO HIGHWAY 1. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON TORRES STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING ALONG TORRES STREET, 4TH AVE, JUNIPERO ST. AND/OR PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG TORRES STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

A CONSTRUCTION STAGING PLAN

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	6	2
GRADING & SOIL REMOVAL (EXPORT)	5	1
ENGINEERING MATERIALS (IMPORT)	3	2
TOTALS	14	5

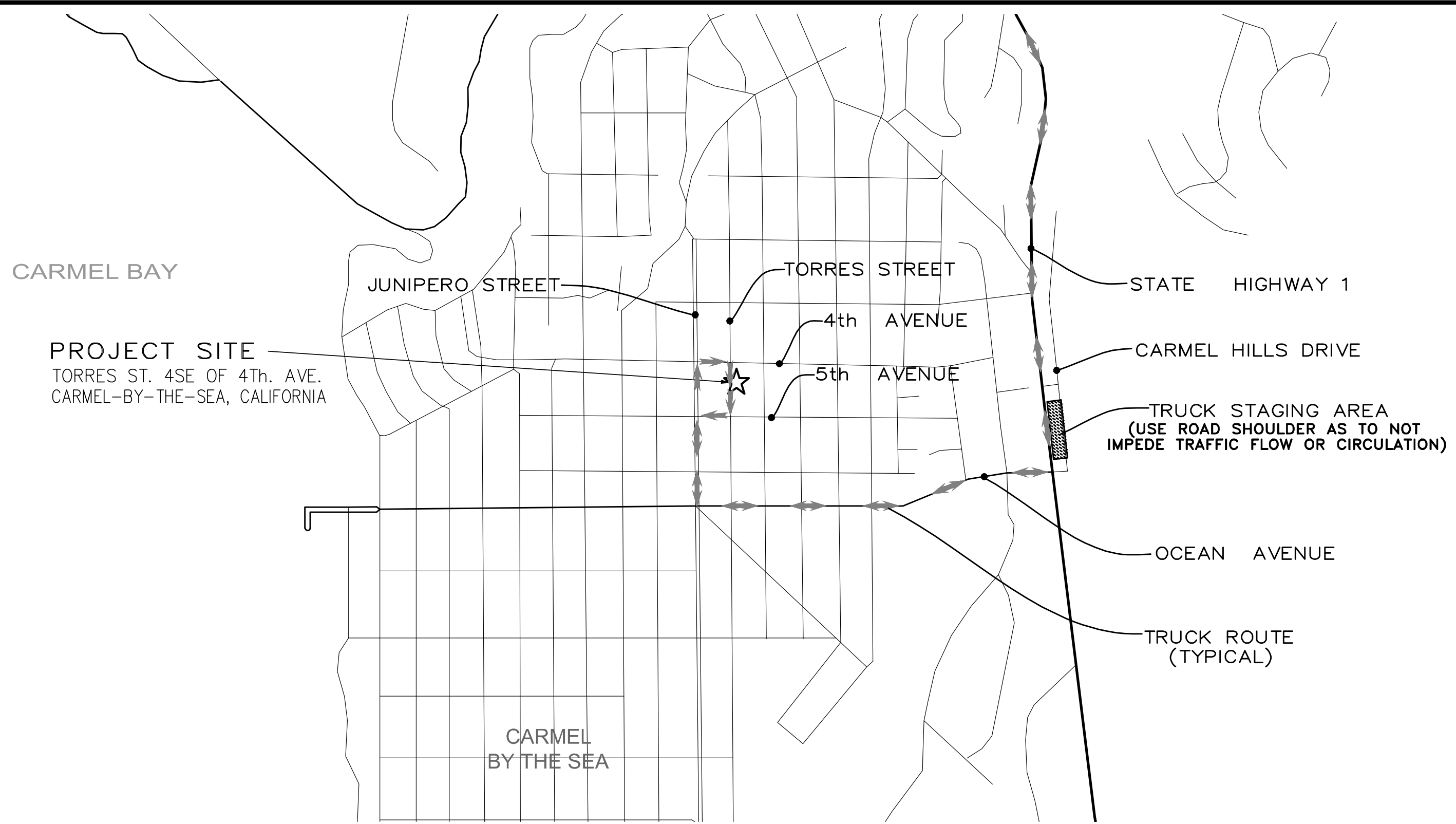
TRUCK TRIP GENERATION NOTES:

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 85 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 20 FEBRUARY 2023, 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.



B NEIGHBORHOOD TRUCK ROUTING PLAN



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
04/11/23	AMS	C.O.C.-PUBLIC WORKS PLAN REVIEW	
02/02/23	AMS	RELEASED TO CLIENT	

CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

METCALF RESIDENCE

A.P.N.: 010-091-012

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

MR. GARY METCALF

SCALE: AS SHOWN

DATE: JANUARY 2023

JOB NO. 2358-02

SHEET C6

OF 6 SHEETS

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER

CIVIL

NO. 54680

EXP. 08-30-23

STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.

520-B Crazy Horse Canyon Road

Salinas, California 93907

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

June 14, 2023
ADJOURNMENT

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

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

SUBJECT: PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

Application: N/A

APN: N/A

Block: N/A

Lot: N/A

Location: N/A

Applicant: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 22-191 (Nute) - Letter & Supporting Docs dated 05-08-2023 from Attorney for Nute

Attachment 2: DS 22-191 (Nute) - Letter dated 05-09-2023 from Lewis Builders - Response to Staff Report

Attachment 3: DS 23-022 (Bellasis) - Email & Supporting DOCs dated 06-12-2023 from B. Nitzberg & A.

Urban

Attachment 4: DS 23-069 (Mitchell-Berchem) - Email & Screenshot dated 06-13-2023 from P. Mitchell

Attachment 5: DS 23-036 (Metcalf) - Email & Supporting DOCs dated 06-13-2023 from A. Jeselnick, Architect

Attachment 6: DS 23-022 (Bellasis) - Email & Supporting DOCs dated 06-13-2023 from A. Jeselnick, Architect

Attachment 7: DS 23-019 (De Caussin) - Email & Supporting DOCs dated 06-13-2023 from C. & R. Zakskorn

Attachment 8: DS 23-022 (Bellasis) - Email & Photos dated 06-14-2023 from T. Manning

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May 8, 2023

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VIA EMAIL (LYOUNG@CI.CARMEL.CA.US)

Carmel-by-the-Sea Planning Commission
c/o Leah Young, Administrative Coordinator
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: Nute Project (DS 22-191) – APN 010-023-008
Our File: 36737.36556

Dear Planning Commissioners:

This letter is submitted on behalf of Torrie and Antonette Nute, the owners of the real property located at the northwest corner of Carpenter Street and 4th Avenue (APN 010-023-008) (“Nute Property”) in the City of Carmel, the site of the above referenced revised proposed residential redevelopment project (“Project”). The following responds to the updated staff report and the Project-related objections from Erin Allen, the Nutes’ adjacent neighbor to the north and your fellow Planning Commissioner, on purported grounds the Project would impermissibly impact views and sunlight from her property (“Allen Property”).¹

For the reasons set forth below, the Planning Commission should approve the Project as-is because the numerous redesign elements, made in the spirit of compromise, equitably balances Ms. Allen’s property rights with those of the Nutes, and because the staff-recommended further revisions to the Project detailed in the staff report (i.e., shift the Project’s second story an additional 1’-2” to the west; reduce the two-story plate height to no more than 18’) are not reasonably feasible given the natural constraints and related circumstances limiting development of the Nute Property (e.g., topography, existing trees), as noted in the updated staff report.

¹ On January 3, 2023, a representative of the Project applicant/designer, Lewis Builders, spoke with Ms. Allen about the Project revisions made to alleviate Ms. Allen’s stated concerns. On January 4, 2023, Lewis Builders sent a follow-up email to Ms. Allen, summarizing the Project revisions relating to privacy, light, and views, and requesting her feedback. Ms. Allen did not respond until further prompted by Lewis Builders on May 2, 2023, merely saying she expressed her “same concerns” to Carmel’s Principal Planner, Marnie Waffle. See **Exhibit A** hereto. Ms. Allen never sent her written concerns to Lewis Builders, the Nutes, or this office, despite my written request on May 6, 2023. {DGO-01412293;3}

Carmel-by-the-Sea Planning Commission
 May 8, 2023
 Page 2 of 5

A. The Project will not “substantially eliminate” any “significant view”

1. Analytical framework of Carmel’s view protection provisions

In California, a general plan sits atop a municipality’s land use planning hierarchy, and zoning ordinances specify and consistently implement general plan directives. (Gov. Code § 65300; *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553.) The Land Use & Community Character Element of Carmel’s General Plan includes a directive to ensure that development does not “excessively block” “important” views. (General Plan Policy P1-27.) In interpreting and implementing that General Plan directive, Carmel’s applicable residential zoning ordinance aims to “avoid” buildings that will “substantially eliminate” existing “significant” views. (Carmel Code § 17.10.010(K).) Carmel’s Design Guidelines (5.0) then provide criteria for equitably and feasibly attempting to protect “significant” and “important” views.

Based on that framework and in harmonizing Carmel’s General Plan, Codes, and Design Guidelines, the Design Guidelines’ view sharing provisions apply only where a “significant” and “important” view exists. Said another way, only “significant” views are eligible for (but not guaranteed) protection in Carmel.² Importantly, that potential protection is limited to avoiding only “excessive” and “substantial” blockage and subject to further limitations; namely, requiring avoidance must be fair (equitably balanced) and feasible based on the circumstances.

2. The “water view” from the Allen Property is “very tiny”

Based on the foregoing analytical framework, the Planning Commission must evaluate and make findings as to two independent elements relevant to potential protection of a private view. First, whether the existing view sought to be protected is “significant.” Second, whether the view (but only if “significant”) will be “excessively” and “substantially eliminate[d]” by a new building.

The first required finding—that the Allen Property view is “significant”—cannot be made. As shown in the GIS and Google Earth map images attached hereto as **Exhibit B**, the “water view” from an upstairs bedroom on the Allen Property (shown as the left half of the area marked in red at the top of the first image) is more than 15 blocks and approximately 1.5 miles away. Indeed, the Allen Property’s proximity to Carmel Bay and a review of the first photograph included as Attachment 2 to the prior staff report for the Project (attached hereto as **Exhibit C**) plainly show the “water view” from the Allen Property as minimal at best or, as Commissioner Locke described it at the prior hearing on the Project: “very tiny.” Accordingly, it cannot reasonably be concluded that the “water view” from an upstairs bedroom on the Allen Property is a “significant” view entitled to any protection by the City of Carmel.³

² That is, absent an agreement providing otherwise (e.g., recorded view/solar easement), which does not exist here.

³ For additional context, the Oxford English Dictionary’s relevant definition of “significant” is “Sufficiently great or important to be worthy of attention; noteworthy; consequential, influential.” Merriam-Webster’s relevant definition is “having or likely to have influence or effect: important.” Surely, standing up to see a “very tiny” view of the water more than 1.5 miles away from an upstairs bedroom (as opposed to experiencing and enjoying a large, expansive, panoramic, close-up ocean view from a living room while seated) cannot constitute a “significant” view as the word “significant” is defined and commonly understood and used.

Carmel-by-the-Sea Planning Commission
 May 8, 2023
 Page 3 of 5

Conversely, if the “water view” from the Allen Property is deemed “significant,” then nearly any view of anything at any distance could be deemed “significant” and result in substantial additional, unreasonable, and inequitable development limitations throughout Carmel. Such a result should not be countenanced, as it would be wholly inconsistent with Carmel’s analytical framework for evaluating view impacts.

3. The Project will not “substantially eliminate” Ms. Allen’s “water view”

Even if the “water view” from the Allen Property was “significant” (and it clearly is not), the second required finding—that the Project will “substantially eliminate” (or “excessively block”) the Allen Property water view—also cannot be made. As Chair LePage explained during the previous Planning Commission hearing to consider the Project on November 9, 2022, an impact to a view is “significant when you get over 50 percent” blockage. Because the Project will not eliminate more than half of the “very tiny” water view from the upstairs bedroom on the Allen Property, requiring a further redesign of the Project to further protect that view would be similarly unwarranted.

B. The Project reasonably preserves solar access on the Allen Property

Carmel Code instructs that residential development should avoid “excessively tall buildings” in order to “preserve the rights to reasonable solar access on neighboring parcels.” (Carmel Code § 17.10.010(L).) As shown in the revised Project plans, including plan sheets V-1.1 and V-1.2, Ms. Allen’s existing residence is higher than the Project and the redesigned Project reduces its shadow impacts on the Allen Property to the extent feasible.

As explained on page 5 of the updated staff report relating to the requested plate height variance for the Project, “staff discussed shifting the second-story further south to provide some relief to the northern neighbor [Ms. Allen]. However, this increases the second-story plate height, which is already difficult to achieve due to site constraints such as topography and the location of existing trees.” In a nutshell, the Project is reasonably designed given the totality of the circumstances. As such, it cannot reasonably be concluded that the Project height is “excessively tall” or unreasonably limits solar access from the Allen Property. Relatedly, and for the reasons explained in the staff report and further detailed below, the requested height variance for the Project should also be approved.

C. The requested variance for the Project is appropriate and should be granted

A variance is issued to allow a property owner to deviate from development standards otherwise applicable to the property when the property owner would otherwise suffer unique hardship under the general zoning regulations because the particular parcel is different from other parcels to which the regulations apply. ([Gov. Code § 65906](#); *Craik v. County of Santa Cruz* (2000) 81 Cal.App.4th 880, 890.) Importantly, the criteria in Government Code section 65906 prevail over any inconsistent local provisions. (*Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 518.) That section provides, in relevant part, that a zoning ordinance variance “shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning

Carmel-by-the-Sea Planning Commission
 May 8, 2023
 Page 4 of 5

ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification” and where the variance does “not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zone in which such property is situated.”

As noted throughout the staff report for the Project, the Nute Property contains several development constraints, including the site’s natural topography and location of existing trees, coupled with the proximity of, and purported impacts to, the residence on the Allen Property about which Ms. Allen complains. The Project was originally designed, and further redesigned, to achieve a fair and feasible balance in light of these “special circumstances applicable to the property, including size, shape, topography, location or surroundings.” Based on these special circumstances, denying the requested variance for the Project plate height would be to “deprive [the Nute Property] of privileges enjoyed by other property in the vicinity and under identical zoning classification,” namely, the privilege of a two-story residence as allowed in R-1 zoning and existing on nearby properties, including the Allen Property.⁴ Furthermore, granting the variance would not be detrimental to Ms. Allen because she has no right to view protection and the Project as redesigned achieves an equitable balance as to Ms. Allen’s solar access. As such, the requested variance should be granted.

D. Requiring further revisions to the Project would not be fair or feasible

As the Planning Commission is well aware, design considerations can be complex—one design change aimed at reducing a specific impact may result in an increase to another impact, similar to a Rubik’s Cube or “Robbing Peter to pay Paul.” Similar challenges exist here. The letter from Damien Georis (Lewis Builders) dated May 2, 2023 (Attachment 4 to the staff report), summarizes the design considerations in light of the site constraints and Ms. Allen’s concerns and nicely explains why the Project redesigns are helpful and the maximum feasible.

If the Planning Commission requires further redesign of the Project to protect the “very tiny” water view from Ms. Allen’s second story bedroom or to increase solar access that has already been reasonably protected, it would (1) be tantamount to granting Ms. Allen a private view and solar access easement where none exists; (2) constitute a prohibition against a two-story residence on the Nute Property in the R-1 zone, and ignore the urban character, where two-story homes are allowed and exist, including on the next door Allen Property; (3) ignore the requirement that design controls be “fair and reasonable;” and (4) far exceed the purpose, intent, and plain language of Carmel’s General Plan, Code, and Design Guidelines.

* * * * *

⁴ For perspective, Ms. Allen complains about the purported impacts to the value of the Allen Property if her “very tiny” (unprotectable) view is reduced. Query what value impacts to the Nute Property and other “hardships” if the Nutes are denied their right to construct the two-story Project.
 {DGO-01412293;3}

Carmel-by-the-Sea Planning Commission
May 8, 2023
Page 5 of 5

For the reasons set forth above and in the Lewis Builders letter (Attachment 4 to the staff report), the Nutes respectfully request that the redesigned Project be approved as-is.

Very truly yours,

FENTON & KELLER
A Professional Corporation



Derric G. Oliver

DGO:kmc
Enclosures

cc: Michael LePage, Chair, Planning Commission (mlepage@ci.carmel.ca.us)
Stephanie Locke, Vice Chair, Planning Commission (slocke@ci.carmel.ca.us)
Christopher Bolton, Planning Commission (cbolton@ci.carmel.ca.us)
Robert Delves, Planning Commission (rdelves@ci.carmel.ca.us)
Marnie Waffle, Principal Planner, City of Carmel (mwaffle@ci.carmel.ca.us)
Brandon Swanson, Planning Director, City of Carmel (bswanson@ci.carmel.ca.us)
Lewis Builders, c/o Damien Georis (damien@johnlewisgroup.com)
Erin Allen, objecting neighbor to the north (privacy purposes, email not included)

EXHIBIT A

Attachment 1

From: **Erin Allen** <[REDACTED]>
Date: Tue, May 2, 2023 at 11:00 AM
Subject: Re: Nute Residence - Request for Feedback
To: Damien Georis <Damien@johnlewisgroup.com>

Hi Damien,

Yes- I still have my same concerns. Once the yellow netting went up- it's apparent that the proposed design will still remove my views and impact my light. I have expressed my concerns to Marnie.

Sincerely,
Erin

On Tuesday, May 2, 2023, Damien Georis <Damien@johnlewisgroup.com> wrote:
Dear Mrs. Allen,

I am following up on an email exchange you had with Anna back in January.
It appears that we did not receive any further response from you.
We would like to know if you had any remaining objections to the new proposed concept?
And if so, what you would like to see done to try to resolve them.

Looking forward to hearing from you,

Best regards,



Damien Georis
Vice President of Design

Lewis Builders
www.LewisBuilder.com
damien@johnlewisgroup.com
831-250-7168 (office)
831-917-7771 (cell)
[Find us](#)

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

From: **Anna Bornstein** <anna@johnlewisgroup.com>
Date: Mon, Jan 9, 2023 at 8:18 AM
Subject: Re: Nute Residence - Request for Feedback
To: Erin Allen <[REDACTED]>

Oh wow! No worries, this storm is pretty wild. Thanks Erin.

Best,
Anna

On Sun, Jan 8, 2023 at 9:40 PM Erin Allen <[REDACTED]> wrote:

Hi Anna,

Sorry for the delay- I was without power for 3 days at the end of the week so I'm behind on emails. This plan looks better- I'll look at it in more detail tomorrow. Thanks.
Erin

On Wed, Jan 4, 2023 at 12:08 PM Anna Bornstein <anna@johnlewisgroup.com> wrote:
Hi Erin,

Thank you for taking my call yesterday. As discussed, with forester and/or Forest and Beach Commission permission, we have a revised design proposal that shifts the massing of the home, in order to accommodate your concerns and meet the design objectives for the Nutes. The new proposed design shifts the home 3 feet to the south (towards 4th) and the 2nd story addition 5 feet to the west.

We have noted and feel this revision addresses your concerns:

- **Privacy:** Windows on the 2nd story and stairwell facing your home will be eliminated
- **Light:** Shifting the home 3 feet south / 2nd story 5 feet west will allow more light
- **View/Value:** Shifting the home 3 feet south / 2nd story 5 feet west should allow you to maintain most of your ocean view from the upstairs guest/office room

Files Attached:

- **Revised site plan with the new proposed layout:** The gray represents the initial design and the red overlay shows the new proposal, which demonstrates the shift to the south 3 feet. Note: Tree 2 will be impacted by this revision and requires forester and/or Forest and Beach Commission permission to move or remove.
- **Photo of the current orange flagging with green tape.** This tape represents the new proposed edge of the 2nd story. Note: this does not capture the shift to the south 3 feet (the new story poles will accurately demonstrate this).

Request:

It would be helpful to see any potential view impacts from the upstairs guest/office room with the new markings on the flagging. Are you able to snap a photo from this room to share with us? If not, can you provide feedback on whether this adjustment allows you to maintain more of the view. From the photo attached, it appears that shifting the home 5 feet west, preserves the view, but confirmation from you would be helpful.

Next steps:

We are planning to resubmit to Planning in the next two weeks, so any input by the end of this week would be appreciated. Feel free to reach out via email, text, or phone with any questions or concerns. We are happy to meet with you in person, or via zoom to discuss further.

We look forward to hearing your feedback.

Thank you,

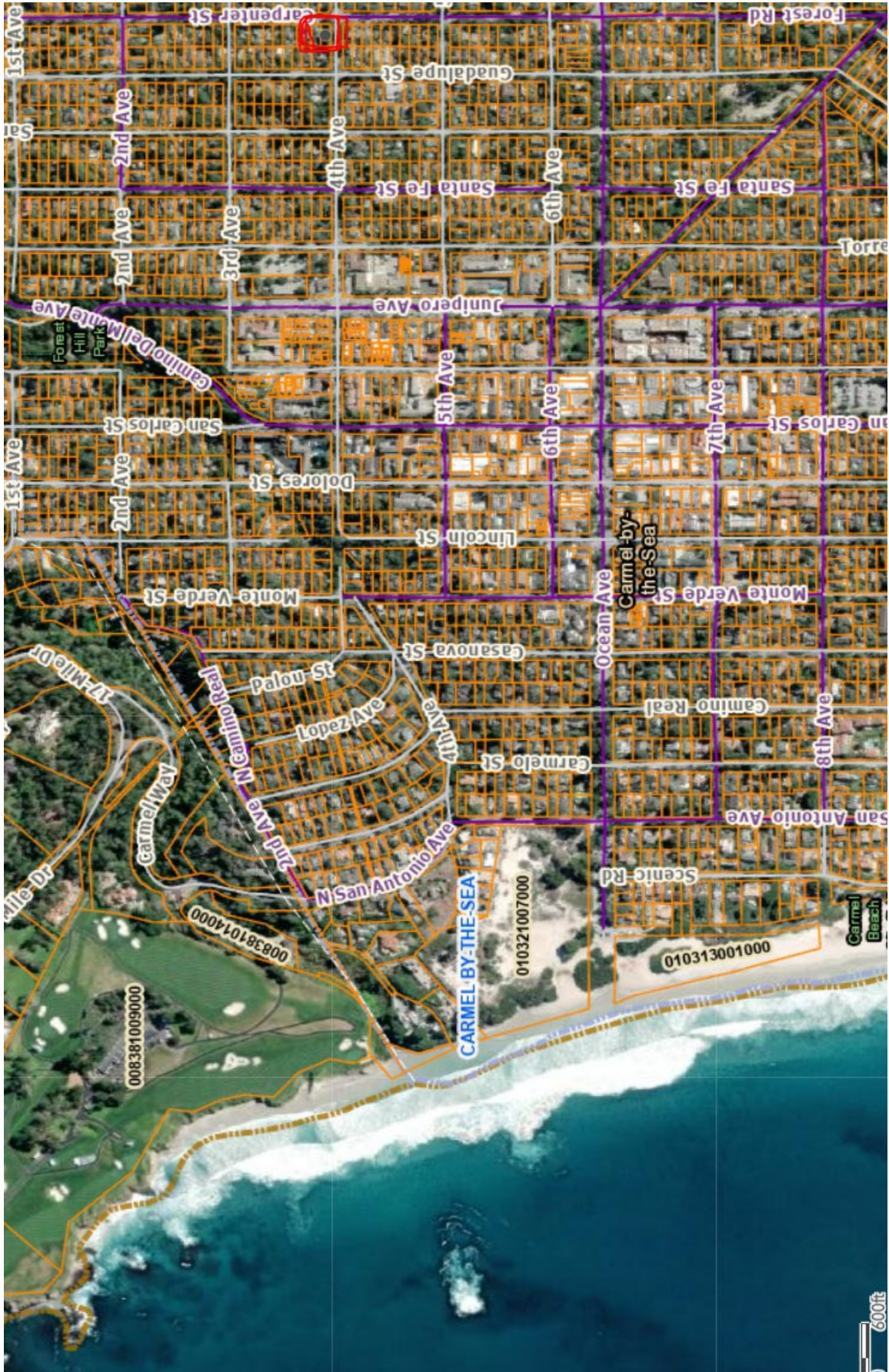
Anna

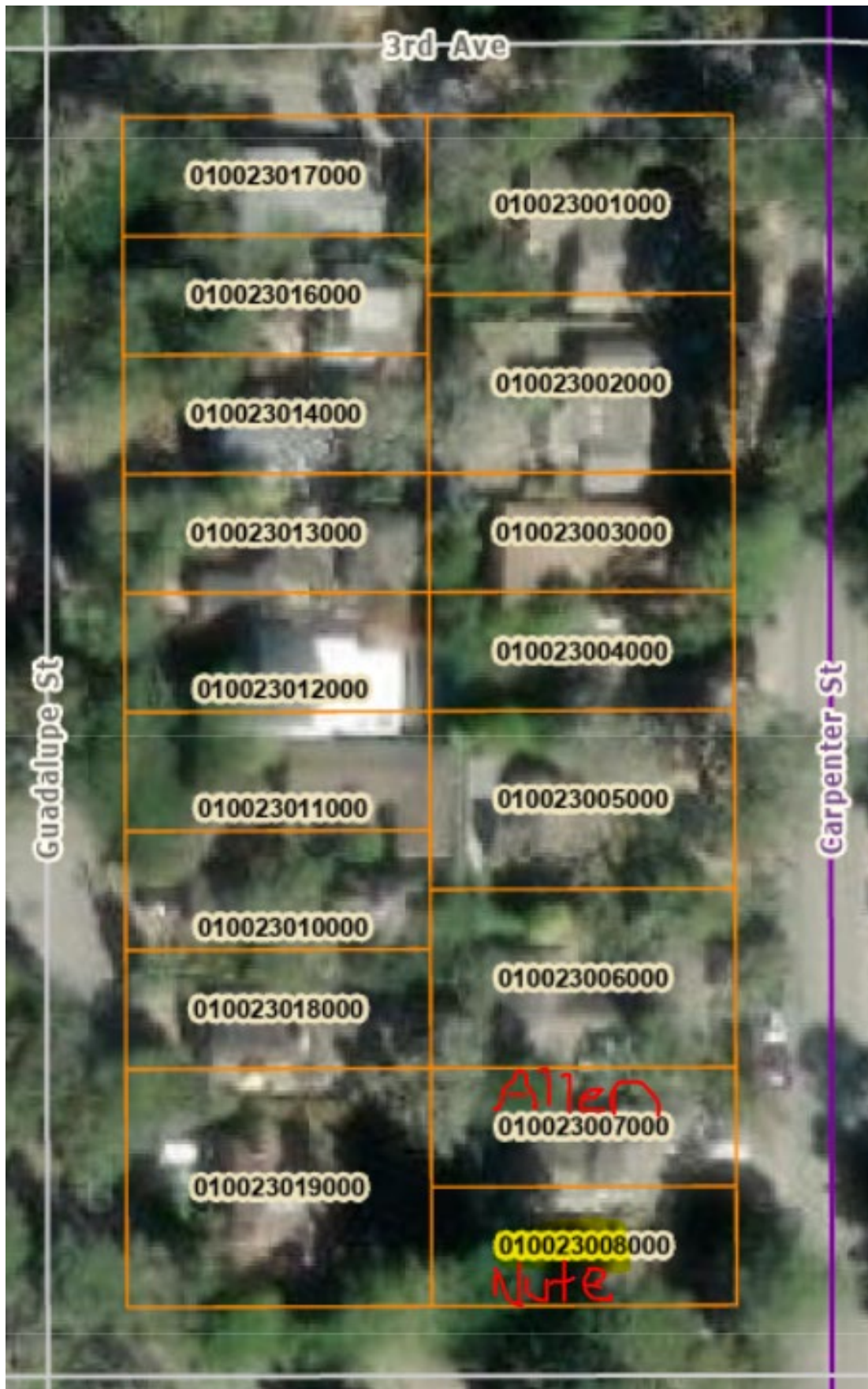


Anna Bornstein

Lewis Builders
www.LewisBuilder.com
anna@johnlewisgroup.com
831-250-7168 (office)

EXHIBIT B







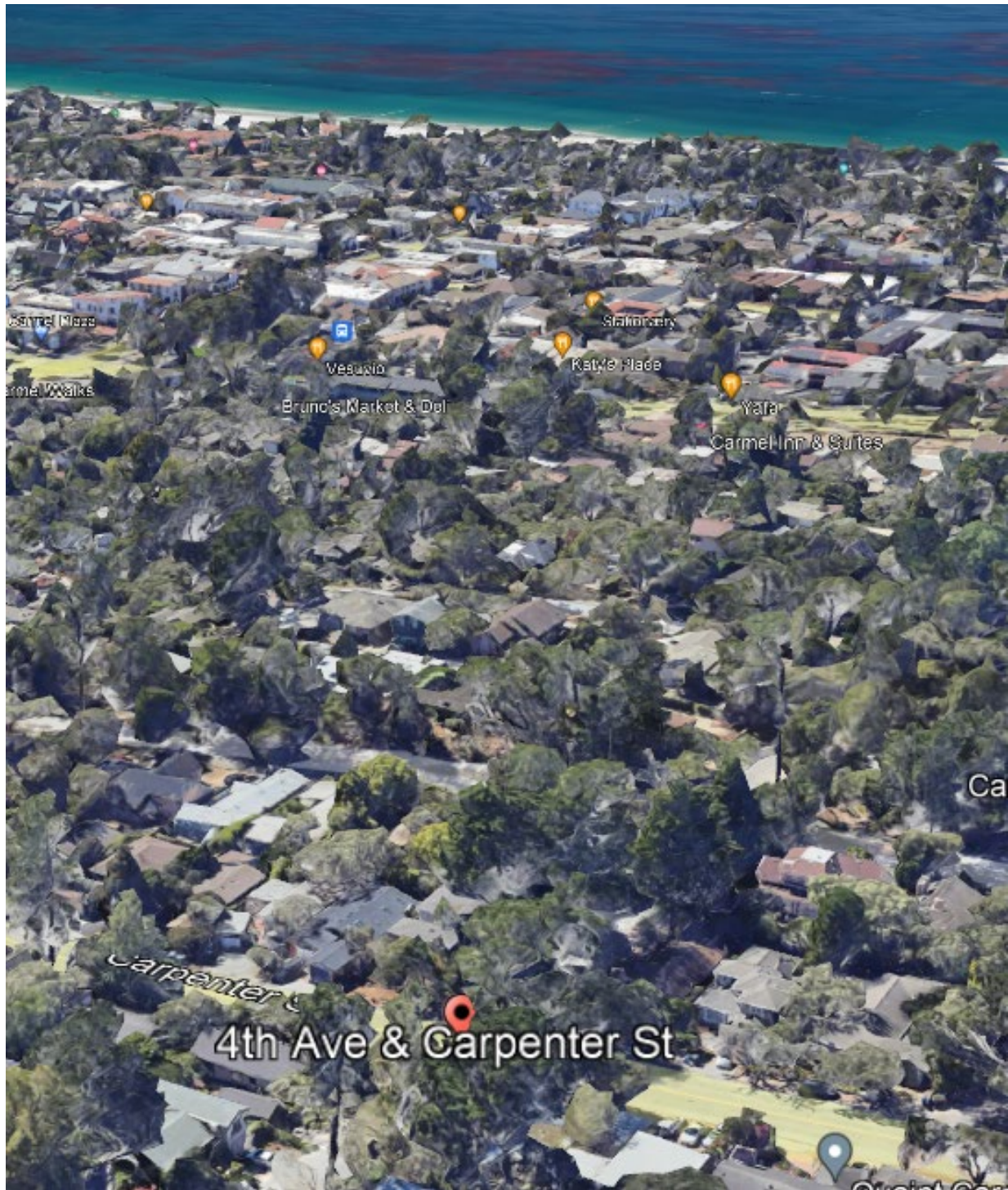


EXHIBIT C

Oct 19, 2022 at 4:24:36 PM



WATER VIEW I ACT



Lewis Builders
3706 The Barnyard G11
Carmel, CA 93923

May 9, 2023

Carmel-by-the-Sea Planning Commission
c/o Leah Young, Administrative Coordinator
P.O. Box CC
Carmel-by-the-Sea, CA 93921

DS-22-191 Nute Residence - Revised Submission May 10, 2023 - Response to Staff report

Dear Planning Commissioners,

Please find below our response to the staff report. In sum, for the reasons explained below and in our prior letter, staff's recommended further revisions are neither feasible nor equitable.

1. PRIVACY, VIEWS, LIGHT & AIR

Staff Report:

Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties; maintain view opportunities to natural features that lie outside the property; locate buildings so they will not substantially block views enjoyed by others; and, maintain views through a property to natural features when feasible.

General Plan Policy P1-51 states, Consider the effect of proposed residential construction on the privacy, solar access, and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.

The Residential Design Guidelines implement General Plan Policy P1-51 by recommending that buildings are located so they will not substantially block views enjoyed by others [emphasis added]; that major building masses be located to maintain some views through the site from other properties [emphasis added]; and, the building mass is kept low in order to maintain views over the structure [emphasis added]. The Planning Commission is tasked with determining what an equitable balance is among properties and what constitutes a "substantial" view blockage.

Staff Response: Below are separate analyses on privacy, views, and access to light.

Views. After installing the story poles for the original concept design, it was discovered that the project would impact an existing water view from one of the upstairs bedrooms. Staff recommended that the project be modified to maintain this existing water view. The Commission agreed and passed a motion to continue the project with direction to the applicant to mitigate the view impact.

The revised concept design includes shifting the two-story building mass to the south and west to preserve a portion of the existing water view. The applicant has provided a view diagram that compares the view field based on the original design and the revised concept design (refer to Attachment 3, Sheet A-1.3). The changes result in a portion of the existing view being preserved. However, the northern neighbor has expressed concerns that not much has changed, and both views and access to light will still be impacted (Attachment 4)

Response:

Based on our experience and expert opinion, there is no more we can change and still abide by the building code, existing structure, protected trees, aesthetics and design guidelines. There is nowhere else on the lot that provides a better solution for a second story, as outlined in Mr. Georis' letter to the Planning Commission dated May 2, 2023.

Beyond that, to require the Nutes to bear further delays and yet more financial burdens that are not required to achieve a fair balance would not be equitable, as Ms. Allen will retain at least 50% of her water view.

All of Ms. Allen's second story windows will maintain at least 90 degrees of view, out of a possible 180 degrees. This adheres to the code's equitable sharing of view space. It is unreasonable to expect 180 degree unobstructed views from a side setback window in a city setting, as implied in Carmel Window and Skylight handout https://ci.carmel.ca.us/sites/main/files/file-attachments/windows_and_skylights_0.pdf?1524781770. Unimpeded views are unreasonable and uncharacteristic of standard Carmel-by-the-Sea residential lots, as all Carmel homeowners can attest. Ms. Allen's expectation of not seeing the Nute home is unrealistic for Carmel's city setting.

We asked for Ms. Allen's feedback in January 2023 when we installed a bright green draft flag tape to represent the revised east edge of the second story and we didn't receive any response. We are surprised to hear her opposition now. While we regret that Ms. Allen is still displeased with the design, it is within the guidelines and has accommodated her concerns to the limit of shared views that guidelines allow.

Staff Report:

The applicable Residential Design Guideline objective is to balance and share view opportunities to natural features and landmarks. Guideline 5.2 says to maintain view opportunities to natural features that lie outside the property. Locate buildings so they will not substantially block views enjoyed by others. The question of what constitutes a substantial blockage of a view is entirely subjective and at the discretion of the Planning Commission. If the Commission finds the view impact remains significant under the revised concept design, Staff notes that the two-story building mass could be shifted an additional 1'-2" to the west and still comply with the required 15' rear yard setback. This could preserve more of the existing water view for the northern neighbor. Staff has included Recommendation/Draft Condition No. 1 that the second story be shifted an additional 1'-2" to the west.

Response:

Shifting an additional 1'-2" west will look unnatural on the existing first floor mass and alignment with the ridge of the garage. The home will look lopsided, unbalanced, and accidental. Attachment 2

Most importantly, shifting south would move the second floor closer to the large cypress tree at the Southwest corner of the lot, creating deep shade on our second story and risk of structure damage during wind events. The existing home is already dark. Our revised design is intended to capture better exposure to sunlight.

Design wise, movement of massing should occur in increments of: 5' (minimum width of a bathroom), 42" (minimum width of a staircase, or 24" (minimum depth of kitchen cabinets or a closet). A 1'-2" shift does not result in usable space in the Nute home, which is tightly designed for space efficiency.

Additionally, pushing the second floor mass 1'-2" west presents increased cost of structural engineering and redesign of the home. The redesign is already incurring a significant cost increase to accommodate Ms. Allen.

Staff Report:

Light. Solar access can be affected when a two-story residence is proposed along the south elevation of a neighboring property. To minimize impacts on natural light, the two-story portion of a residence should maintain low- to average plate heights, and the second floor should be set back from the ground floor to allow natural light to pass through to neighboring properties. A solar study can also provide additional information on the extent to which a neighbor's natural light would be blocked at summer and winter solstice.

Response:

Stepping back is not feasible because our 2 story north facade contains our windowless stairwell. By nature, a stairwell must occupy a continuous vertical volume. Requirement to move the stairwell would shift bedrooms or bathrooms into the north facade requiring windows that would impede on Ms. Allen's privacy. We investigated multiple stairwell locations during our initial design phase and determined that the north most location was most feasible given light concerns, privacy concerns and the narrow north-south existing footprint of the west wing.

The designer of Ms. Allen's home lacked foresight when choosing to build close to the south property line instead of further north to guarantee greater solar exposure on the home's south facade. There is no requirement in the code for the second story to be offset from the first floor. Ms. Allen's second story bedroom is not stepped back and it is inequitable to expect us to do so.

Staff Report:

The original concept design placed the two-story building mass 3'-5" from the north property line with a 2' eave depth. The interior plate heights were modest at 8' on the first floor and 7'-6" on the second floor. The second floor was not set back from the ground floor, and the eave depth encroached into the side yard setback, limiting the northern neighbor's access to natural light.

The revised concept design maintains the existing 6' setback along the north side of the property, with the exception of a small projection on the first floor at bath 1 for a curbless shower. The proposed setback at this location is 3'-6". However, the second floor is not set back from the ground floor. The eave depth along the entire north elevation has been reduced to 6" and no longer encroaches into the side yard setback.

The applicant has updated the solar study to reflect the shifting of the two-story building mass to the south and west, the associated increase in the side yard setback, and the reduced eave depth. These changes

increase the northern neighbor's exposure to sunlight at the first-floor windows compared to the original concept design (Attachment 3, Sheet V-1.2). Attachment 2

Neither the General Plan, Residential Design Guidelines, nor the Municipal Code provides an objective standard by which to measure solar impacts. When evaluating the revised solar study, the Planning Commission should consider whether there is an equitable balance of access to natural light under the revised concept design.

Response:

We have maintained at least 50% daily solar access to Ms. Allen's south facade for the majority of her home, emphasizing solar exposure to the two story mass and her largest windows. Our second story will have a solar impact on the smaller, single story western mass of Ms. Allen's home which contains the smallest windows in the house. Shifting our second story 5' to the west has already substantially reduced the Nutes' direct solar access due to the large cypress at the Southwest corner of the lot. It is unreasonable to expect no solar impact of a southerly neighbor when one purchases a standard 4,000 SF interior East-West lot in Carmel-by-the-Sea.

2. PARKING AND ACCESS

Staff Report:

The rear yard setback to the garage would increase from 2'-10" to 11'-6". The Carmel Municipal Code allows for structures to encroach into the rear 15-foot setback if the height of the structure is less than 15 feet. There is not sufficient detail in the plans to confirm the proposed height of the garage. Recommendation/Draft Condition No. 2 requires the applicant to provide the grade, plate, and ridge height elevations for the garage prior to the final details review.

Response:

The garage ridge is 11' above the garage slab, which is 2' above natural grade. Thus the ridge is 13' above natural grade (2' below the limit of 15').

3. MASS AND BULK

Staff Report:

Mass and Bulk: 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.

Staff Response: The existing 1,109-square-foot single-story residence is "L" shaped with a recessed front entry centrally located on the south (4th Avenue) elevation. The 252-square-foot detached garage is in the rear yard setback with driveway access on 4th Avenue. A bay window is located on the east end of the south elevation. A large brick firebox and chimney are located on the east (Carpenter Street) elevation.

The project includes a 426-square-foot second-story located at the northwest corner of the residence. Two-story residences are located to the north, south, and west. The second floor would be set back 59'-9" from the front (east) property line on Carpenter Street and 10'-2" from the street side (south) property line on 4th Avenue. The north side yard setback would be 6'. Below is a comparison of the second-floor area and setbacks between the original concept design and the revised concept design.

Response:

Our second story addition is very modest at 426 SF compared to Ms. Allen's 602 SF second story.

4. PLATE HEIGHT VARIANCE

Staff Report:

The applicant requests a variance to exceed the maximum plate height of 18' by 1'-4" at the southwest corner of the two-story building mass. The proposed interior plate heights are 8 feet on the first floor and 7'-6" on the proposed second floor.

During the preliminary site assessment, staff discussed shifting the second-story further south to provide some relief to the northern neighbor. However, this increases the second-story plate height, which is already difficult to achieve due to site constraints such as topography and the location of existing trees. Below, staff is providing a preliminary analysis of a plate height variance for the Planning Commission's consideration.

Preliminary Analysis of a Plate Height Variance. All variances require approval by the Planning Commission. Only when the findings listed in CMC 17.64.210, Variance, can be supported shall the Planning Commission grant a variance. The following special findings are required for approval of a variance:

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

Staff Response: The physical circumstances applicable to the property include the natural topography and the location of significant mature trees. These circumstances limit the area available for development but do not necessarily preclude the owners from achieving the full development potential of the site. The applicant could consider stepping down the floor plan from north to south to achieve compliance with the second-floor plate height and eliminate the need for a variance. The addition of a second floor also impacts the northern neighbor's views and access to light.

Response:

Stepping down the first floor is not feasible due to the intended use of the home, protected trees disturbance and budget considerations.

The first floor is intended for use by the Nutes' elderly parents, thus it must maintain a single floor level from the living areas of the home to the bedrooms and bathrooms in the west wing. Additionally, this home will be used by the Nutes for aging-in-place as they intend to live in the home full time until it is passed on to their children.

Our second story partially impacts the northern neighbor's view and access to light. There is nowhere in the code that guarantees any property 100% unobstructed views and light, rather the code states that light and views are shared, which our revised design has accomplished.

Staff Report:

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

Staff Response: Staff's preliminary finding is that the variance would not be a grant of special privilege, since variances for height have been granted previously to allow for a second story.

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

Staff Response: The granting of the variance would facilitate the construction of a second floor which would impact the northern neighbor's views and access to light. For these reasons, the variance could be a detriment to the northern neighbor.

Response:

The variance is only for the 2nd story plate height. It would have no effect on the overall height of the roof, as we would increase the pitch of the roof to allow usable height in the second floor if we are required to lower the 2nd story plate. Granting a variance for 7'6" second story plate height is historically granted for our lot's topographic condition to avoid short 'attic-like', non-human scale, living space on the second floor.

Staff Report:

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

Staff Response: It is not uncommon for a plate height variance to be sought for a limited portion of a building due to topographic conditions. The natural topography of the City slopes from north-to-south and east-to-west often resulting in the southwest corner of a lot being the low point. However, this condition is not so recurrent that it warrants the adoption of a regulation to address the situation. The number of plate height variances sought is minimal and limited in scope to a small portion of a property. Height Variances are also evaluated on a case-by-case basis, so a general regulation cannot be formulated.

Response:

Our design does not require a height variance, only plate variance. See above.

Staff Report:

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

Staff Response: Staff's preliminary finding is that the situation is due to natural topographic conditions and the applicant's desire to construct a second floor to their home.

Response:

The design uses the existing footprint of the home to reduce cost and avoid protected tree removal or disturbance. Asking us to completely demolish and reconfigure the west wing imposes undue financial hardship on the Nutes. Our 2nd story location is the least impactful to passive heating and cooling of Ms. Allen's home.

Staff Report:

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

Staff Response: The granting of the variance may conflict with the General Plan if it also results in the loss of a significant view or obstructs the northern neighbor's access to light.

Response:

Based on our professional experience, we disagree that the view is “significant”. We have accommodated a partial ocean view and at least 90 degrees of canopy view to the east and south from the majority of Ms. Allen’s windows (excepting the privacy glazed bathroom window and the high silled thin primary bedroom window).

Staff Report:

Based on the preliminary analysis of the variance request, all of the required findings cannot be met to support the granting of the variance. Recommendation/Draft Condition No. 5 requires the Applicant to reduce the two-story plate height to no more than 18 feet prior to the final details review.

Response:

Reducing the plate on the second floor is not feasible as it would create a non-human scale ceiling height in the second story primary bedroom suite. Lowering the plate would reveal itself unproductive as we would need to increase the roof pitch to create usable, walkable height in the second story addition. The overall height of the roof would not change, thus negating any light benefit of a lowered plate height for Ms. Allen. Additionally, we pursued the 2nd story plate variance on the guidance of the staff planner, as she advised that the 7’-6” plate variances are typically approved for this topographic condition on Carmel residential lots.

5. FENCING, WALLS, GATES AND ARBORStaff Report:

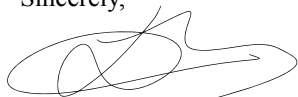
Fencing, Walls, Gates & Arbors: Residential Design Guidelines 11.1 through 11.3 state designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

Staff Response: The applicant proposes a staggered 4-foot tall grape stake fence set back approximately 12’-4” from the front property line (Carpenter Street) and 4’-8” from the street side property line (4th Avenue). On the north property line, the 4-foot fence would extend 35 linear feet into the interior side yard and terminate at a new 6-foot tall wood privacy fence and gate.

Response:

This has not been mentioned previously, but we are removing 8 linear feet of 6’ tall fence along our north property line and replacing it with 4’ grapestake fence, thus improving the view from Ms. Allen’s kitchen and dining room and improving the light for her front yard landscaping. Additionally, we are removing the shed in the northeast corner of the Nute lot which will vastly improve the view from Ms. Allen’s front yard, dining room, and living room.

Sincerely,

A handwritten signature in black ink, appearing to read 'Damien Georis', with a large, stylized loop at the end.

Damien Georis

Vice President of Design, Lewis Builders

Cc: Marnie Waffle, Principal Planner

Cc: Derric G. Oliver, Fenton & Keller

From: **Bill Nitzberg** <REDACTED>
Date: Mon, Jun 12, 2023 at 9:35 PM
Subject: Re: DS 23-022 (Bellasis) / Upcoming Planning Commission Meeting on 06/14/2023
To: Evan Kort <ekort@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>
Cc: Anne Urban <REDACTED>, Leah Young <lyoung@ci.carmel.ca.us>

Hi Brandon and Evan,

Thanks again for the opportunity to pass along our feedback on the Bellasis project (DS 23-022) to the planning commission. We are totally new to this process, so apologize again for only sending in our feedback for the May meeting by the published deadline, and not earlier. We were quite unaware that there were plans that had been moving through the approval process. We had heard a rumor that there would be work done on the house, but had no notion of a second story being added until the flags went up.

Please pass this email and attachments along for the June meeting; we will also be available for a site visit and plan to attend in person.

Since the May meeting, we were able to meet with the architect of the project, who was very nice and professional. The architect explained what he was trying to achieve, and stated that the project was consistent with current code. Reviewing the current proposal, we still have the following two concerns that we expressed at the May meeting:

1. The proposed second floor will block our bedroom view of the ocean (photo attached)
2. The windows in the proposed second floor will also look directly into our living room, and this feels as if it will impact our privacy (photo attached, looking out window from chair in living room)

Since the May meeting, we had the chance to review the Carmel Residential Design Guidelines, and feel that our number two issue is exacerbated, in part, because the design is not consistent with Section 5.1 (page 29), last sentence: "Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided." (Attached, highlighted.)

Thanks again,

Bill Nitzberg & Anne Urban
(Neighbors to the East)



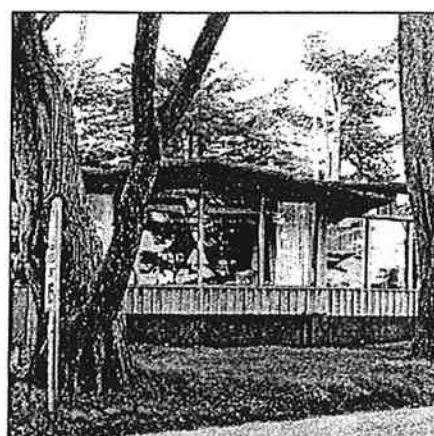
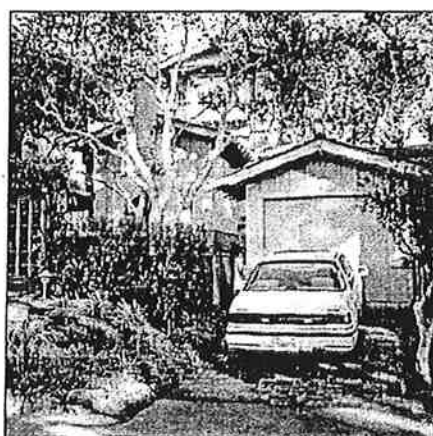
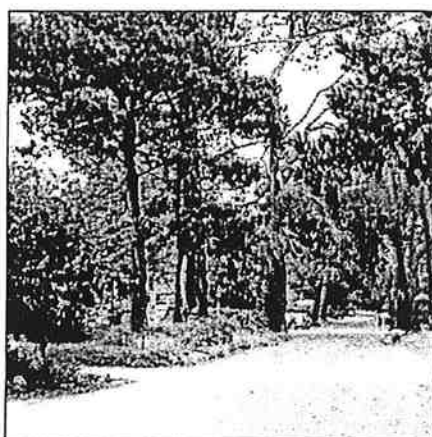


Carmel-by-the-Sea

The Design Traditions of Carmel



RESIDENTIAL DESIGN GUIDELINES INTRODUCTION AND DESIGN CONCEPT REVIEW



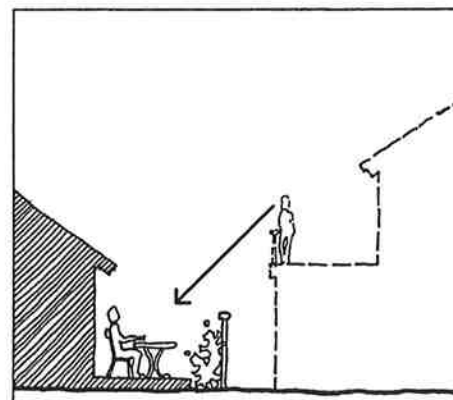
Adopted by City Council May 1, 2001

5.0 Privacy, Views, Light and Air

Neighborhoods originally developed at relatively low densities and the amount of planted open space was extensive. Most blocks evolved with a reasonable degree of privacy for individual houses. Retaining this sense of privacy, in spite of higher densities, remains an objective.

Objectives:

- To maintain privacy of indoor and outdoor spaces in a neighborhood
- To balance and share view opportunities to natural features and landmarks



Discouraged: Overlooking active outdoor areas on adjacent properties.

5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.

- Position a building to screen active areas of adjacent properties when feasible.
- Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
- Preserve significant trees that will help to screen views into adjacent properties.
- Screen patios, terraces and service areas.

Views, Light and Air

Views to natural features and landmarks are key features of Carmel's design traditions. Important views occur to the ocean, canyons, and along streets. Protecting views is an important community concern. This includes views from public ways as well as those through properties. Also note that the desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.

Policy P1-65

Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating the design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.

All applicants are strongly encouraged to consult with neighbors early in the design process to learn their concerns and explain proposed projects.

Designs also should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided.

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

From: **Phil Mitchell** <REDACTED>

Date: Tue, Jun 13, 2023 at 7:58 PM

Subject: Fwd: Texts with Angelo Campano, North Neighbor

To: Suray Nathan <snathan@ci.carmel.ca.us>

Cc: Patrick LeMaster <patrick@lxdesignstudio.com>, ICE - Alexea Berchem
<REDACTED>

Hi Suray,

In the attached email is a screenshot of the text exchange I just had this evening with Angelo Campano, our neighbor to the North.

He states, "Im good with it. No problemx." [sic]

Angelo thought he had sent his comments via email earlier, although for some reason, we did not receive his email.

Let me know if you have any questions.

See you in the afternoon.

Best,

Phil

<REDACTED>

<REDACTED>

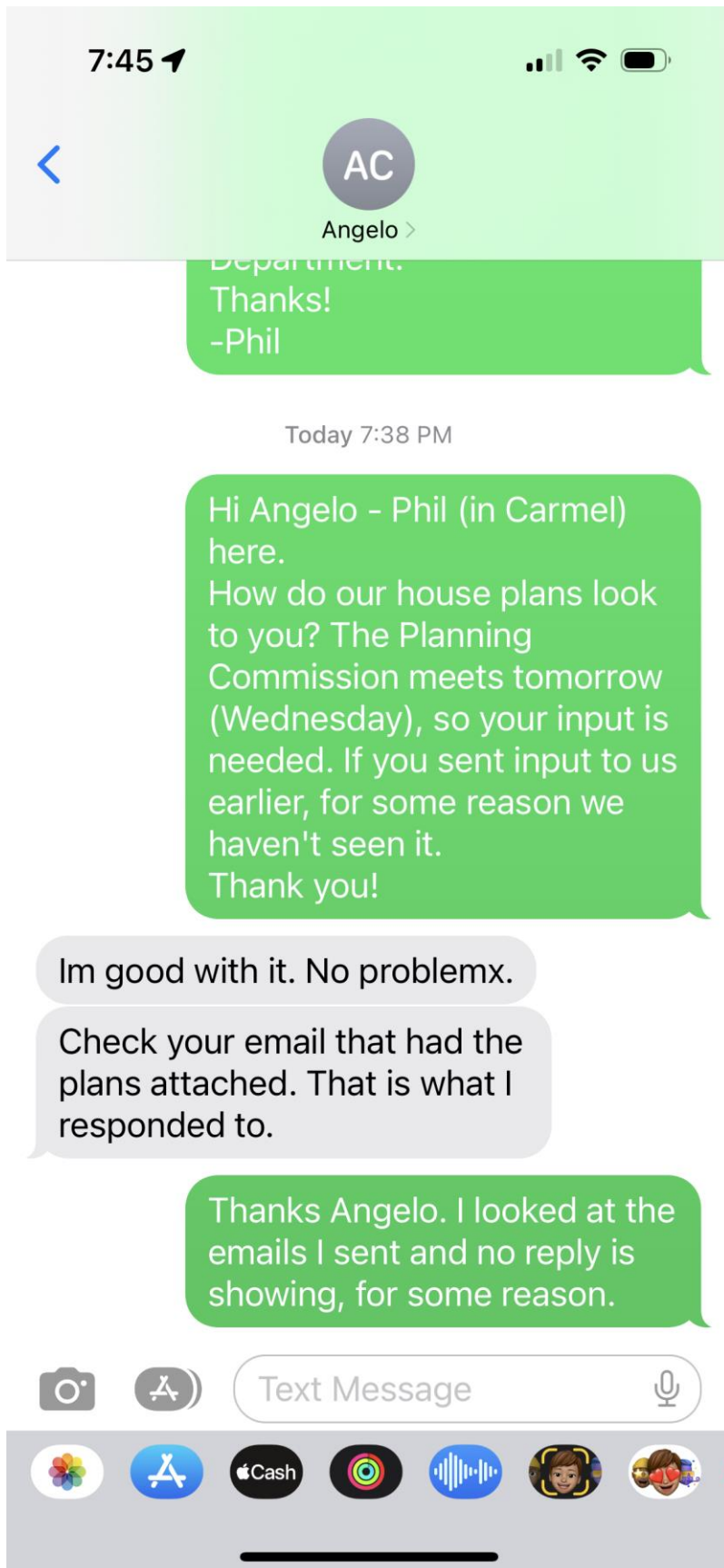
----- Forwarded message -----

From: **Phil Mitchell** <REDACTED>

Date: Tue, Jun 13, 2023 at 7:46 PM

Subject: Texts with Angelo Campano, North Neighbor

To: <REDACTED>



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

From: **Adam Jeselnick** <aejarch@gmail.com>

Date: Tue, Jun 13, 2023 at 6:25 PM

Subject: DS 23-036 letter to PC

To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>

Marnie,

Thank you for your staff report to review the proposed new Metcalf residence, recommending approval of the concept design for this project DS 23-036.

My primary purpose for this letter is to address finding #4, as it relates to perceived mass and bulk of the proposed home. In your recommendations, conditions #7, #8, #9, #10, and #11 require reductions to the plate height, the elimination of a transom window, and increasing the roof pitch. I strongly disagree with conditions 7, 8, 9, and 10, and 11. I have attached a sketch exhibit, demonstrating how solar access is unaffected by the proposed 2-story residence. Also, the scale of the new first floor of the house is actually smaller, and presents less mass to the street, than the existing home.

The plate heights are within the limits of the residential zoning code (less than 12' /1-story, less than 18' /2-story): at the maximum point. For the majority of the house walls, the plate heights are considerable shorter (< 11'-3, 1-story, and <17', 2-story). The building is also considerably lower than the maximum allowed building height of 24'. The project data in the staff report is incorrect. The plate heights are consistent with the zoning code and design guidelines, and should not be further reduced. Interior wall heights are between 7' and 8'-6", with the exception of the family room.

The proposed finish floor level is considerably lower (by 1'-2") than the floor level of the existing house. Further reduction of the floor level would require additional excavation and off-haul of natural soils, which is inconsistent with the guidelines (please review section A-A on the civil drawings for reference). This would also present unnecessary challenges with the site drainage. We are considering the addition of a stone water table, and have prepared an alternative rendering with this possible design element.

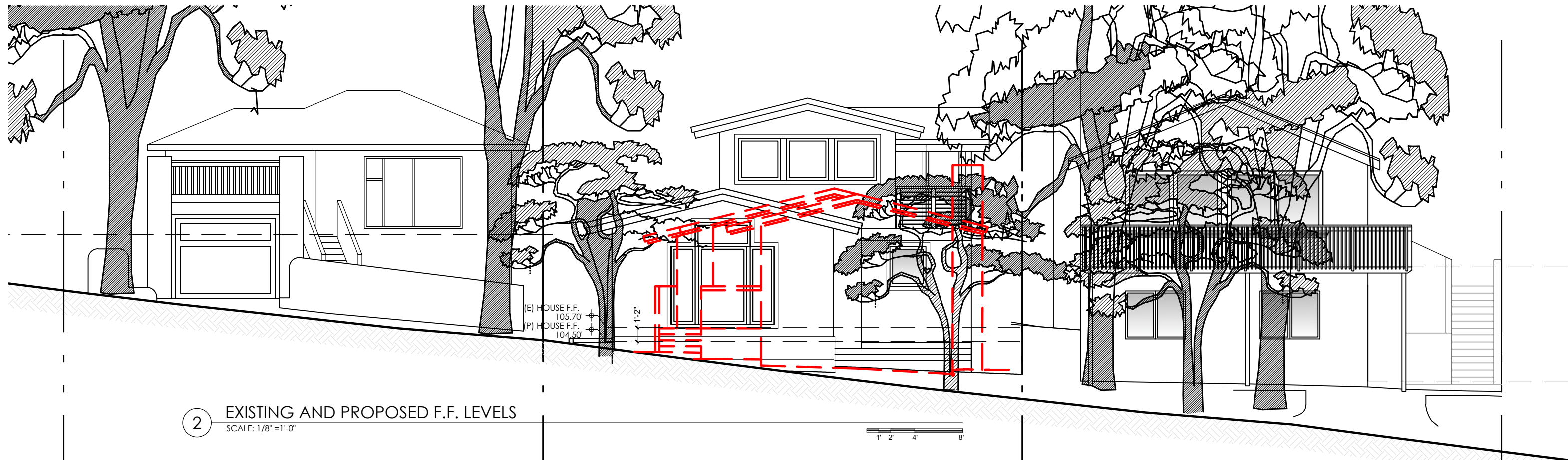
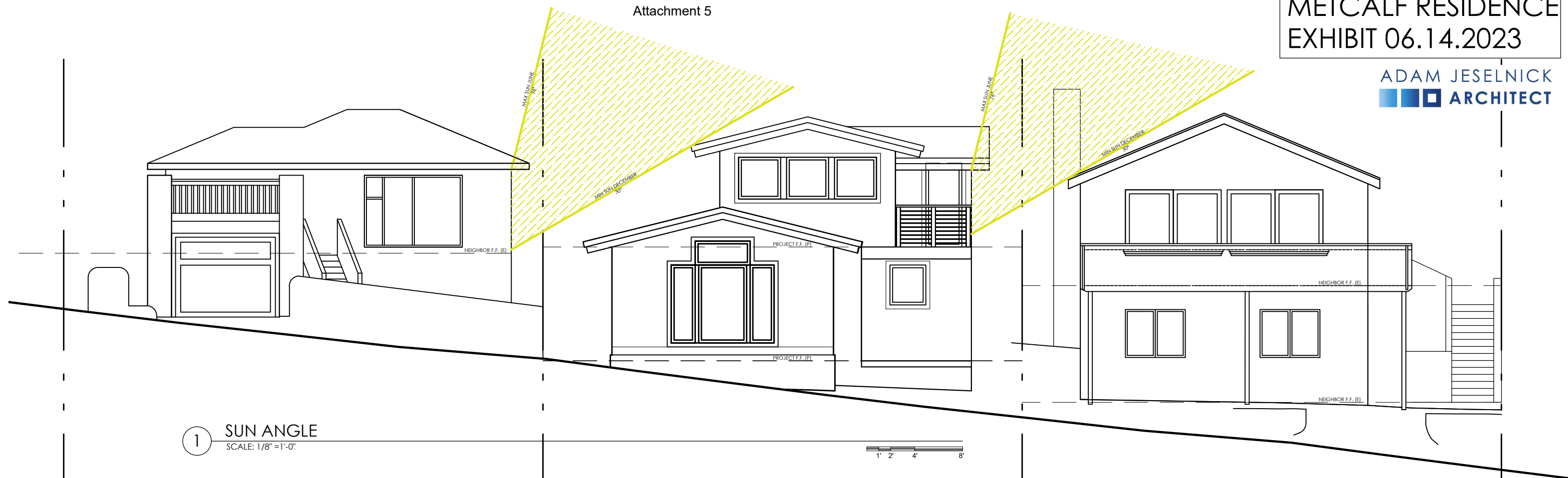
The use of a transom window on the front elevation is an important design element. Because of the significant tree coverage on the property, windows facing west are important for solar access and views out to the west.

In regards to the roof pitch, an increase to the roof pitch would increase bulk and mass of the residence. A 3:12 roof is consistent with the style of the home, and should not be changed. It helps to avoid excessive roof volume, as noted in section 7.0 of the guidelines. The house is in proportion to the site, and to the other houses in the neighborhood. One final note, the use of a parking pad, rather than a detached garage or carport, further contributes to the smaller, more human-scale of this project.

I urge the commission to consider the merits of this project and to adopt the concept as designed, without any further changes to the plate heights, finish floor level, or roof slope. I will address finish details at a later time.

Thank you for your consideration.

Adam Jeselnick AIA



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

From: **Adam Jeselnick** <aejarch@gmail.com>

Date: Tue, Jun 13, 2023 at 5:45 PM

Subject: DS 23-022 letter to PC

To: Evan Kort <ekort@ci.carmel.ca.us>, Brandon Swanson
<bswanson@ci.carmel.ca.us>

Good evening,

Thank you to the Carmel planning department for completing the comprehensive staff report to recommends acceptance of the concept design for the Bellasis residence addition, DS 23-022.

We are in agreement, the project as currently designed meets all aspects of the residential zoning code and design guidelines, in particular as relates to finding #5, (public /private views, and solar access). Please find attached a sun angle exhibit to demonstrate how solar access to the north neighbor will be unchanged by the 2nd floor addition. (neighbor's finish floor height is assumed based on all available site data).

We disagree on the choice of an alternative roofing material for this particular home. Despite the language in the design guidelines, metal roofs have been an acceptable and approved material in Carmel-by-the-Sea for many years. The metal type selected, a matte medium bronze color manufactured by Western States Metal, is an earth-toned, matte finish that helps scatter light and reduce glare. The metal is fire- and weather-resistant, with a 30 year plus warranty to reduce life cycle costs. Composite asphalt shingle roofs, by contrast, are made with asphalt, which can attract mildew, are easily damaged by falling branches, high winds, and other weather-related factors.

As noted in my previous response letter and stated at the PC hearing on May 10th, the metal roof is a natural, durable, proven material that complements the style of this house, a contemporary blend of more rural and agricultural Ranch-style influences consistent with the most common expression of Carmel home-building from the 1950s onward. (in fact, this house was previously considered by the historic resource board for possible ties to mid-century, Ranch-style homes). Please review the renderings on sheet A15, for a closer look at how the horizontal wood siding, board-and-batten siding, and standing seam metal roof are complimentary aspects of the design (the spacing, orientation, and texture is slightly different for all three materials).

I look forward to the meeting Wednesday, to further discuss the merits of the project and answer any questions about the concept design.

Sincerely,
Adam Jeselnick AIA

[Adam Jeselnick AIA](#)

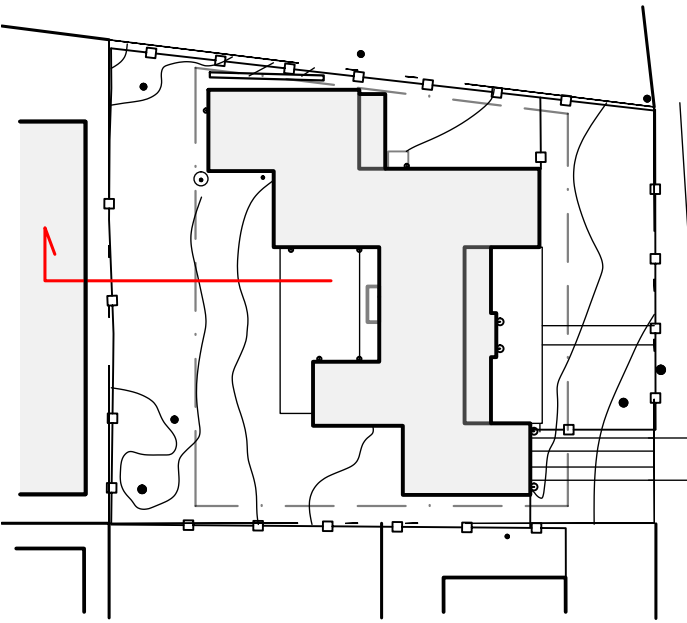
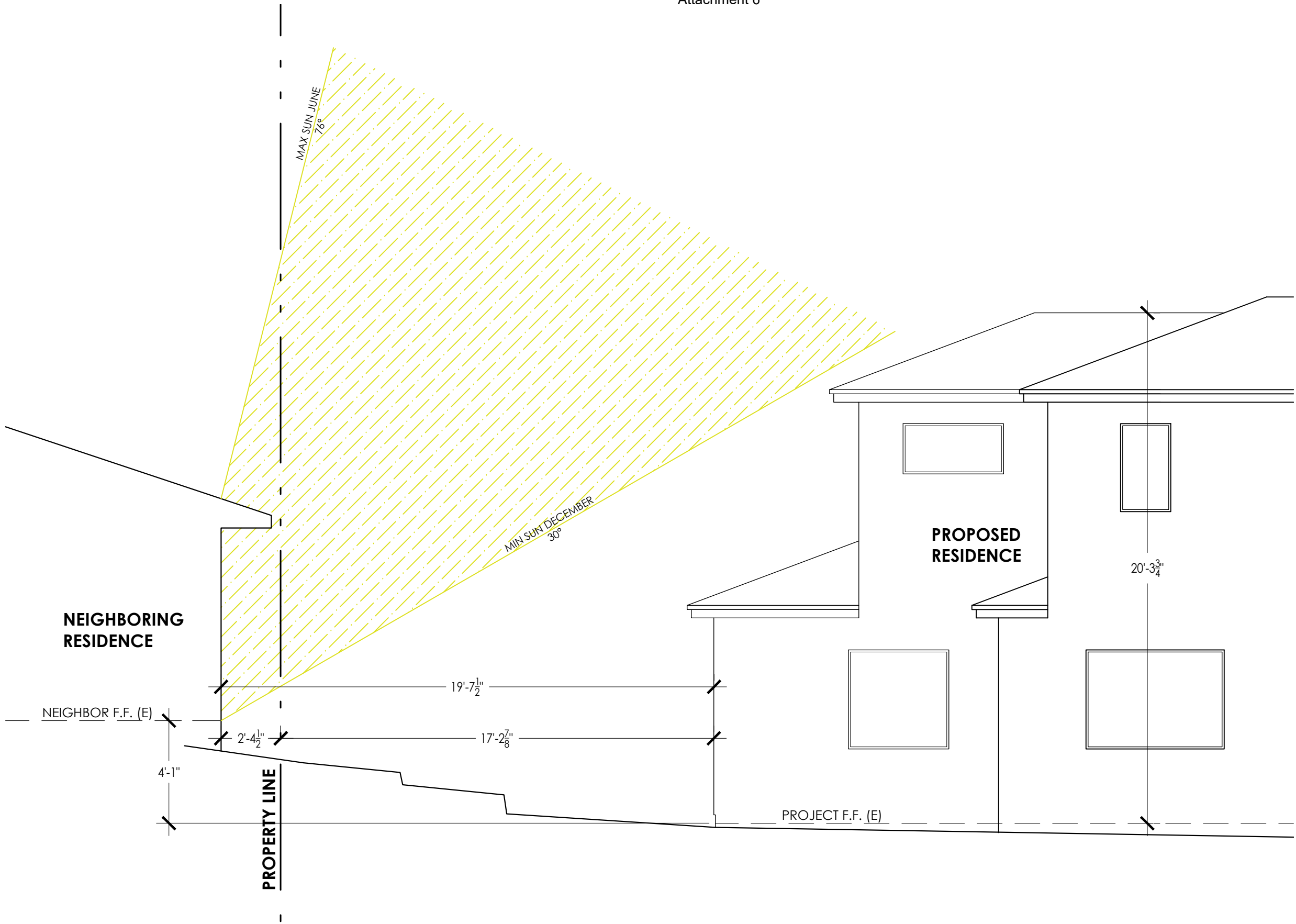
Adam Jeselnick Architect

adamjeselnick.com

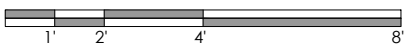
m. 831.620.5164

BELLASIS RESIDENCE
EXHIBIT 06.14.2023

ADAM JESELNICK
ARCHITECT



1 EXISTING AND PROPOSED F.F. LEVELS
SCALE: 1/4" = 1'-0"



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

From: **Charlie Zakskorn** <REDACTED>

Date: Tue, Jun 13, 2023 at 3:08 PM

Subject: Revised Plans_Carmelo 2 NE 8th

To: Katherine Wallace <kwallace@ci.carmel.ca.us>

Cc: Rhonda Zakskorn <REDACTED>, Charlie Zakskorn <REDACTED>

Katherine

Thank you for sending the information along. We will see you tomorrow. We've spent some time reviewing the plan and taking a much closer look at the second story addition over the garage and have shared this information with a respected architect whom we know and with his help we have the following suggestion:

The additional west setback for the garage and raising it seems fine, but the big issue is the impact from the second floor massing extending well into the view planes of the neighbors both north, south, and behind them. So attached is an idea you might want to consider that pushes the second floor massing further back and in our opinion, results in a better plan for them as well. Their current plan appears to have a lot of unusable circulation corridors, a chopped-up primary bath with back-up area conflicts, a small upper terrace, and the problem of having to access the closet through the bath (not ideal). This plan keeps the primary bedroom the same size, produces a larger and far cleaner primary bath, a larger closet, and loses approx. 6+/- feet of western projection on the second floor. Other benefits to this plan are:

- Much larger view terrace.
- Larger closet without having to go through the bath.
- Much larger feeling bath space with his & hers vanities and a lower make-up vanity.
- Larger shower
- Toilet in separate compartment
- Ability to have swing doors in lieu of pockets for better sound control, maintenance, etc.
- Approx. 60-70+ sf less built area that could be added back to the ground floor or ADU, and less construction cost.

The issue that continues to be bothersome, to us, is the property line wall that will be extended as part of the second story addition. The marginal couple of feet of reduction does not feel like a significant enough effort to resolve the neighboring issues. This suggested modification enclosed will further reduce the impact of the second story and may solve the view issues raised by the neighbor to the east.

We sincerely appreciate the thoroughness with which the Commission and staff review this application and look forward to having a further discussion tomorrow.

Sincerely

Rhonda and Charles Zakskorn

<REDACTED>

Attachment 7

LINE OF NEW
WALL BELOW

~~LESS IMPACT ON NEIGHBORS~~

PRINT -
SAME
SIZE

3166E12
C1405E T

GETTER
/ setter

SEARATE
N.C.

BIBER
TERRACE

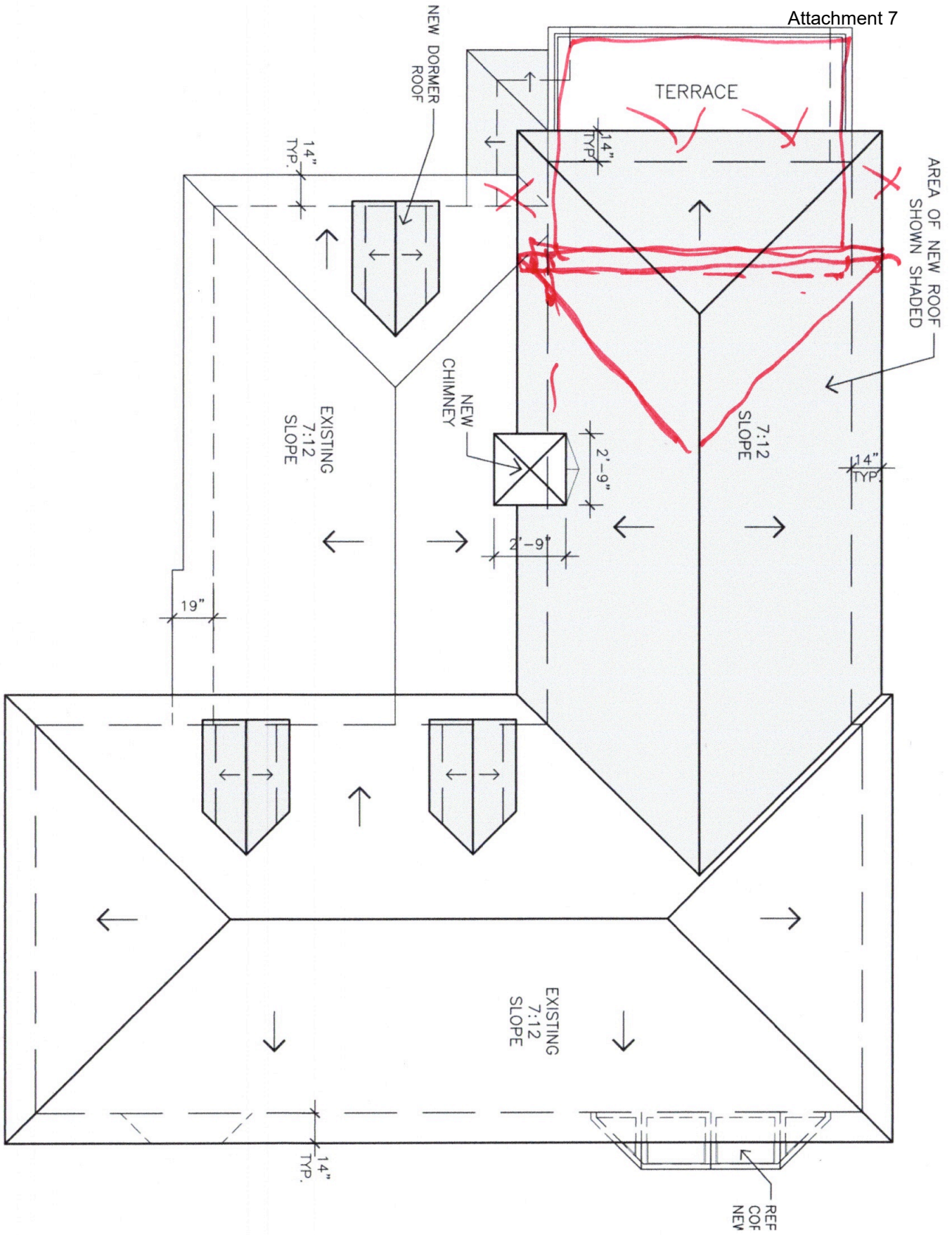
9
16 x 2
DORME

LINE OF (E) WALL
BELOW, TYP.

LOSE 'E'
LINEN
BUT
ANOTHER
ONE
HERE

DOOR

20



PROPOSED ROOF PLAN

1/4" = 1'-0"

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

From: **TRACEY Manning** <REDACTED>

Date: Wed, Jun 14, 2023 at 11:58 AM

Subject: Bellasis - Proposed Project

To: bswanson@ci.carmel.ca.us <bswanson@ci.carmel.ca.us>

Good Morning, Brandon,

The following are my comments regarding the proposed Bellasis project. I have sent you photos via text showing the snow fencing/staking outlining this project.

Massing

I think the massing of this proposed project is too large and looming. Further, it blocks my sky on the south and ruins the siting of my home from the north. It seems too large for the scale of the neighborhood.

Colour

The proposed body colour of SW 7030 "Agreeable Gray" is very light and will be very reflective. Perhaps the Owner would consider using a deeper grey. If the window/door trim is scheduled to be black I think the contrast with light colours will be too pronounced and does not blend with surrounding properties. What is the roof now scheduled to be and the colour?

Construction Period

As this project, if approved, is very close to my home, especially the most private areas such as my Primary Bedroom and Bath, Library and Private Patio, could the allowable construction period be changed from 8a-6:30p Monday thru Saturday to times that will provide me and other neighbors a respite from the construction noise and quiet enjoyment of our properties? Perhaps regular business hours like 8a-5 Monday thru Friday. Also, what is the allowed construction period from breaking ground to final approval/completion?

Thank you, Brandon.

Tracey Manning
<REDACTED>



















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

June 14, 2023
ADJOURNMENT

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

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

SUBJECT: PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

Application: N/A

APN: N/A

Block: N/A

Lot: N/A

Location: N/A

Applicant: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: