CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

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

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

REGULAR MEETING
Wednesday, June 12, 2024

THERE WILL BE NO TOUR PRIOR TO THE MEETING.

MEETING 4:00 PM

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

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

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

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

CALL TO ORDER AND ROLL CALL

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

requirements of the Brown Act meeting, that speaker will then be muted.

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. **Annual General Plan and Housing Element Progress Reports for 2023**
2. **DS 24074 (Schneider):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of a 170-square-foot detached garage and the expansion of an existing 946-square-foot single-story residence with a 1,236-square-foot two-story addition, inclusive of an attached garage, resulting in a new 2,182-square-foot residence located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-163-001-000.
3. **DS 22-191 (Nute):** Consideration of a Final Design Study, DS 22-191 (Nute), and associated Coastal Development Permit for the demolition of more than 50 percent of the exterior walls of a single-story residence and the construction of a new two-story residence located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-023-008-000.

ORDERS OF BUSINESS

PUBLIC HEARINGS

4. **APP 23-368 (Gaya):** Consideration of an Appeal, APP 23-031 (Gaya), of a Track 1 Design Study, DS 22-330 (Gaya), for a balcony and deck addition to an existing upper floor at the front of the residence and the construction of a new awning roof located at Santa Rita Street 4 southeast of Ocean Avenue in the Single-Family (R-1) District. APN: 010-043-014-000.
5. **UP 24077 & DR 24150 (VIN Kitchen):** Consideration of a Use Permit and Design Review, UP 24-077 & DR 24150 (VIN Kitchen), to establish a new 1,596-square-foot full-line restaurant with wine sales ancillary use, located on Dolores Street 2 northwest of 6th Avenue in the Central Commercial (CC) District. APN: 010-138-020-000.
6. **DS 24017 (Newman):** Consideration of a Concept Design Study, DS 24017 (Newman), for the demolition of two cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story residence located on Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-252-020-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

7. Next Regular Meeting: July 10, 2024

ADJOURNMENT

CORRESPONDENCE

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

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

June 12, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, AICP, Associate Planner & Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**Annual General Plan and Housing Element Progress Reports for 2023**

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

Executive Summary:

In accordance with Government Code Sections 65400 and 65700, all jurisdictions are required to provide the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) with General Plan and Housing Element Annual Progress Reports (APRs). Staff has prepared the calendar year 2023 annual reports, which reflect the City's progress in implementing the goals and policies of the General Plan and Housing Element during the 2023 calendar year.

Recommendation:

Adopt a Resolution (Attachment 1) recommending City Council acceptance of the General Plan and Housing Element Annual Progress Reports for the Calendar Year 2023.

Background and Project Description:

All jurisdictions are required to provide the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) with an annual report on the implementation of the General Plan and a separate report on the implementation of the Housing Element, per Government Code Sections 65400 and 65700. Both reports are due to OPR and HCD by April 1st.

City staff has submitted annual progress reports to HCD on the Housing Element since 2018. The calendar

year 2022 was the first annual report submitted to OPR on the General Plan. Both 2023 reports are scheduled to be submitted to the State on March 31, 2023, to meet the statutory deadline of April 1st. Should the City Council request any changes at the April 2nd City Council meeting, staff will update the reports and resubmit.

Staff Analysis:

General Plan Annual Progress Report

State law requires each city and county to adopt a comprehensive, long-term general plan for the physical development of the community. The law further requires each plan to include a land use element, circulation element, housing element, conservation element, open space element, noise element, and safety element. Additional elements can be included at the city or county's discretion. In addition to the seven required elements, the Carmel General Plan includes community character, coastal access and recreation, coastal resource management, and public facilities and services.

The General Plan Annual Progress Report is an opportunity to highlight how land-use decisions relate to the adopted goals, policies, and implementation measures of the General Plan. There is no standardized format for the preparation of the annual report. Each jurisdiction is allowed to determine what locally relevant issues are important to include in the annual report.

In the 2023 General Plan Annual Progress Report (Attachment 2), staff has identified various projects and accomplishments related to specific goals, policies, and objectives from each general plan element.

Housing Element Annual Progress Report

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans (aka housing elements) as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven mandatory elements: land use, transportation, conservation, noise, open space, safety, and housing.

Each jurisdiction must prepare an annual progress report (APR) on its status and progress in implementing its housing element using forms and definitions adopted by the California Department of Housing and Community Development (HCD), per Government Code Section 65400. Each jurisdiction's APR must be submitted to HCD and the Governor's Office of Planning and Research (OPR) by April 1 of each year (covering the previous calendar year (CY)).

The Housing Element Annual Progress Report (https://drive.google.com/file/d/1jdh7Ln-5y9fcIId8OP0wkJrG2veX138h/view?usp=sharing) includes tables for jurisdictions to report permit activity during the prior calendar year.

Other Project Components:

N/A

Attachment 1 - Resolution

Attachment 2 Annual General Plan Progress Report_2023

CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA RECOMMENDING CITY COUNCIL ACCEPTANCE OF THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS FOR THE CALENDAR YEAR 2023

WHEREAS, the City of Carmel-by-the-Sea adopted the City of Carmel-by-the-Sea General Plan in 1988 and adopted a revised General Plan in 2004; and

WHEREAS, the City of Carmel-by-the-Sea adopted the City of Carmel-by-the-Sea 2015-2023 Housing Element in 2015; and

WHEREAS, Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies; and

WHEREAS, Sections 65400, 65583, and 65584 of the California Government Code require the City to report certain housing information; and

WHEREAS, a General Plan Annual Progress Report and Housing Element Annual Progress Report for the Year 2023 were prepared for submission to the State of California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR); and

WHEREAS, both annual progress reports accurately reflect the City's progress in implementing the goals and policies of the General Plan and Housing Element during the 2023 calendar year; and

WHEREAS, on or before March 8, 2024, a meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing to review the progress reports; and

WHEREAS, on March 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony, and considered recommending that the City Council accept the General Plan Annual Progress Report and Housing Element Annual Progress Report for 2023 and authorize its submittal to the State HCD and OPR; 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 recommendation that the City Council accept the General Plan and Housing Element Annual Progress Reports is "not a project" pursuant to section 15378 of the CEQA Guidelines; and

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

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY recommend that the City Council accept the City of Carmel-by-the-Sea 2023 General Plan Annual Progress Report and Housing Element Annual Progress Report in a manner fully in conformity with the Coastal Act (CA Section 30510).

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of June 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

COMMUNITY PLANNING & BUILDING DEPARTMENT
CITY OF CARMEL-BY-THE-SEA
2023 GENERAL PLAN ANNUAL PROGRESS REPORT

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1. INTRODUCTION

A. Purpose and Summary

Government Code Section 65400 requires cities and counties to submit an Annual Progress Report (APR) on the status of the General Plan and implementation progress to their legislative bodies, the State Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). The 2023 reporting period did not include amendments to the Carmel-by-the-Sea General Plan. Four urgency ordinances were passed in the reporting period, which rescinded various Covid-19 pandemic health and safety measures (UO 2023-001); adopted rules of conduct for public meetings (UO 2023-002); banned wood burning fires on Carmel Beach (UO 2023-004); and paused the intake of new Mills Act applications (UO 2023-008). The California Coastal Commission approved two updates to the City's Local Coastal Program, one which strengthened timeshare provisions and one which extended the Carmel Historic Context Statement to cover an additional twenty-year period (1966-1986). These actions, along with additional efforts to implement the City's General Plan during the 2023 reporting period, are detailed in Section 2. General Plan Implementation Efforts.

This General Plan Annual Progress report will be presented to the Carmel-by-the-Sea Planning Commission for review on June 12, 2024. The City Council will be asked to review and adopt the annual report on July 9, 2024.

B. General Plan Background

In 1929, the Carmel City Council adopted Ordinance No. 96 to direct the future development of Carmel. This ordinance, now outlined in Title 17 of the Municipal Code, established the residential character of Carmel and specifically outlined the City's intent that Carmel should subordinate other activities in order to preserve the community's unique residential character. The 1929 ordinance stated the following:

> "The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential

character; and that said determination is made having in mind the history and the development of said city, its growth and the causes thereof; and also its geographical and topographical aspects, together with its near proximity to the cities of Pacific Grove and Monterey, and the businesses, industries, trades, callings and professions in existence and permissible therein."

The city council adopted Carmel's General Plan in the spring of 1988. The 1988 General Plan superseded the City's first plan from 1957, which was subsequently amended and updated over the decades (see GP/LUP page I-4 for a summary).

The General Plan is a comprehensive statement of the planning goals and policies for the City of Carmel-by-the-Sea and its surrounding Sphere of Influence that is periodically reviewed and updated. California Government Code (Section 65302) requires the General Plan to include seven specific elements (information topics): Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Elements may be combined, and additional elements may be added at a jurisdiction's discretion. Though the titles of the seven required elements may be modified, all elements shall contain the content and analysis required by the State.

Because the entire City falls within the California Coastal Commission's Coastal Zone, all of Carmel's policies, practices, ordinances, and plans must conform with the requirements of the 1976 Coastal Act. Carmel's Local Coastal Land Use Program (certified in December 2002) set forth goals, objectives, and policies governing the use of land and water in Carmel-by-the-Sea consistent with Chapter 3 of the California Coastal Act of 1976 (as amended through January 2003). Carmel's Local Coastal Program was combined with Carmel's General Plan in 2003 to ensure coordination of the two policy documents. The combined Local Coastal Program/General Plan includes:

Land Use and Community Character. This Chapter covers topics required in the State-mandated Land Use Element and also includes policies for topics in sections 30244 and 30250 through 30254 of the Coastal Act.

Circulation. This Chapter, also referred to as the Circulation Element, is required by the State. Several of the policies in this element also implement provisions of the Coastal Act.

Coastal Access and Recreation. This Chapter includes policies for topics covered in sections 30210 through 30224 of the Coastal Act.

Coastal Resource Management. This Chapter includes policies for topics in sections 30230 through 30243 and 30251 of the Coastal Act.

Each of these Chapters begins with a discussion of the local setting and policy direction adopted by the City to address the requirements of the Coastal Act. Specific Goals, Objectives and Policies are then listed. Much of the background information and policy contained in the Coastal Land Use

Program is incorporated directly from existing plans and reports that address special topics. The following documents are appendices to the General Plan/Coastal Land Use Program:

- *Forest Management Plan*
- *Mission Trail Nature Preserve Master Plan*
- *Final Results of the Environmentally Sensitive Habitat Area Study Conducted for the City of Carmel-by-the-Sea* (*ESHA Study*)
- *Historic Context Statement, Carmel-by-the-Sea*

The Carmel-by-the-Sea General Plan additionally contains the following Elements which are *not* associated with the Coastal Program:

Housing. This required element sets the city's policy and programs for housing construction and rehabilitation.

Public Facilities and Services. This is an optional element, not required by California Statutes. This element addresses the management and use of City-owned properties and facilities.

Open Space and Conservation. Open Space and Conservation elements are required elements often addressed separately, but Carmel has combined them into a single element.

Environmental Safety. This is a required element that covers topics related to earthquakes, fires, floods and other hazardous conditions.

Noise. This is a required element that addresses sources of noise in the community and establishes policies to protect noise-sensitive land uses.

The various elements have been updated and reorganized over the years and are currently ordered as follows: 1) Land Use and Community Character (2003), 2) Circulation (2010); 3) Housing (2015); 4) Coastal Access and Recreation (2003); 5) Coastal Resource Management (2003); 6) Public Facilities and Services (2009); 7) Open Space and Conservation (2009); 8) Environmental Safety (2009); and 9) Noise (2009). The City has submitted a Housing Element Update to the State Housing and Community Development Department for review, and a Safety Element Update is underway. The updated Housing and Safety Elements are on track to be adopted in 2024.

Throughout the General Plan, goals, objectives, and policies are differentiated by an alphanumeric system and are identified by the letters “G,” “O,” and “P,” respectively. The second character identifies the General Plan element in which the goal, objective, or policy is found. For example, “P4-1” refers to a Policy within Element #4 (Coastal Access & Recreation) and specifically references policy number 1.

2. GENERAL PLAN IMPLEMENTATION EFFORTS

Please note the summary below is not intended to be exhaustive or all-inclusive; rather, it is simply a snapshot of major developments, accomplishments, projects, and practices during the 2023 calendar year. In many cases, an item may fulfill multiple goals/policies within an element or even across multiple elements. However, in the interest of reducing redundancy, only the most relevant implemented goals/objectives/policies have been listed.

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
1) Land Use and Community Character	'Design Traditions 1.5' project to update the City's Design Guidelines and Zoning Code underway.	G1-1: Continue to preserve and maintain the predominance of the residential character in Carmel through appropriate zoning and land development regulations in all districts. O1-10: Apply design regulations for the commercial district that will protect its established character while supporting the land uses contained therein.
	Carmel Inventory of Historic Resources maintained and updated.	O1-14: Maintain an inventory of historic resources.
	CA Coastal Commission approved Historic Context Statement Phase I: LCP-3-CML-23-0021-1-Part A (Historical Context Statement Update). Historic Context Statement Update Phase II Certified Local Government $40k grant award received and consultant RFP released.	P1-85: Maintain an Historic Context Statement.
	City entered into 2 Mills Act contracts: L'Auberge (MA 21-238) and the Bird House (MA 23-117).	G1-5: Protect and enhance historic resources. Ensure that City ordinances, development review processes and administrative policies support, facilitate and coordinate with preservation activities. Provide incentives for property owners to preserve and rehabilitate historic resources.
2) Circulation	Resolution 2023-033 approving a list of street projects for Fiscal Year 2023/24 partially funded by SB1: The Road Repair and Accountability Act of 2017.	G2-1: Provide and maintain a transportation system and facilities that promote the orderly and safe transportation of people and goods while preserving the residential

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	Resolution 2023-004, awarding a Professional Services Agreement to BKF Engineers for the Concrete Streets Repair Project for a not-to-exceed fee of $214,667 / Resolution 2023-083, authorizing the City Administrator to execute Amendment No. 1 to the Professional Services Agreement with BKF Engineers for the Concrete Streets Repair Project, for a not-to-exceed fee of $49,092.	character and village atmosphere of Carmel.
	Council received a presentation and provided direction to staff regarding the proposed paving, bike route, and median island projects along San Carlos Street, between Eighth and Thirteenth Avenues.	O2-2: Ensure safety improvements are undertaken in response to the changing travel environment. P2-6: Maintain and encourage informal landscaped median strips and natural landscaped areas within public rights-of-way. (LUP)
	Parking and Congested Traffic (PACT) program launched, along with public engagement efforts to gauge interest in paid parking.	P2-25: Evaluate a paid parking program for the downtown.
3) Housing Element	Resolution 2023-024 Authorizing a Professional Services Agreement with EMC Planning Group Inc. to update the General Plan Housing and Safety Elements. Resolution 2023-074 authorizing an Amendment to Professional Services Agreement No. PBD-EMC-037-22-23 with EMC Planning Group, Inc. to prepare an Initial Study in accordance with CEQA.	N/A (See Housing Element Annual Progress Report)

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	Submitted Draft 2023-2031 Housing Element to the California Housing and Community Development Department on 8/3/23 and revised draft on 10/17/23.	
4) Coastal Access and Recreation	Continued Short Term Rental (STR) enforcement in 2023. STRs are identified through Host Compliance (a 3rd party compliance monitor) and resident complaints. In addition to NOV's/citations, the City sends educational "reminders" to local vacation rental companies and real estate agents. In 2023, 36 cases were logged in the City's tracking system.	P4-63 Retain measures to restrict commercial short-term rental of single-family residences in the R-l district. (LUP)
	Adoption of Ordinance No. 2022-007 - Amending Carmel Municipal Code (CMC) Sections 17.14.040, 17.28.010, and 17.70.020, to prohibit timeshare and fractional interest uses, as well as advertising and sale thereof, in a manner fully in conformity with the California Coastal Act (CA Section 30510). CA Coastal Commission approved LCP-3-CML-23-0022-1-Part B (Timeshare Provisions).	P4-64 Continue to prohibit the sale of interests in and rights to use real property in the City on a timesharing basis. (LUP)
5) Coastal Resource Management	Based on the report, "Tracing Fecal Contaminants and Copper From Watershed Sources to the Ocean (October 11, 2022)" and Council guidance, the Planning Division and Planning Commission ceased approval of copper as an	O5-43 Protect and enhance the water quality and biological productivity of local creeks, wetlands, and Carmel Bay through the prevention of point- and non-point-source water pollution. (LUP)

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	architectural metal for water-conveying elements.	G5-3: Protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including its biological resources, water resources, and scenic routes and corridors.
	Ongoing progress following Resolution 2022-094, agreement with EMC Planning Group Inc., for the Coastal Engineering and Adaptation Planning Project. Resolution 2023-081, authorizing the City Administrator to apply for and accept funds from the California Coastal Commission Local Coastal Program Local Assistance Grant Program for the Coastal Engineering and Adaptation Planning Project.	G5-2: Establish and implement a comprehensive shoreline management program for the beach, bluffs and dunes that mitigates degradation caused by public use and natural forces.
	Resolution 2023-107 approving Policy C2023-01 establishing Guidelines for Carmel Beach Cleanup Operations. Urgency Ordinance 2023-004 Regarding Wood Burning Beach Fires on Carmel Beach, Amending Municipal Code Section 17.20.200 E.	O5-6: Keep the beach free of refuse.
	City Council Discretionary Funds Grant Program.	P5-39: Encourage volunteer programs for beach and bluff clean-up activities. (LUP)
	Enforcement of existing tree planting standards and required tree protection during development projects; ongoing City tree planting efforts per the Urban Forest Master Plan Project.	O5-11: Maintain, restore and enhance the upper and lower tree canopy of Carmel's urbanized forest. (LUP) O5-13: Perform all tree work and landscaping within the City in

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	Resolution 2023-070, authorizing Amendment No. 1 to the Professional Services Agreement with Davey Resource Group for additional services to complete the Urban Forest Master Plan. Resolution 2023-015 authorizing purchase orders with John Ley's Tree Service and Tope's Tree service; Resolution 2023-060 authorizing on-call arborist services with Ono Consulting, LLC; and Resolutions 2023-028/2023-058/2023-059, authorizing On-Call Tree Maintenance Service Contracts with Community Tree Service, Tope's Tree Service, and West Coast Arborists.	accordance with City codes and policies and uniform planting practices that reflect the best current knowledge of tree and plant care.
	City continues to require tree removal and pruning permits.	O5-12: Implement policies, standards and procedures to regulate removal, pruning, and replacement of trees on private property.
	City continues to regulate the Right-of-Way per the Municipal Code and the Right-of-Way Vision Statement. Discretionary grant award to Carmel Cares for Vista Lobos landscaping.	O5-16 Remove or reduce unnecessary or excessive hardscape and other nonconforming encroachments on City parklands and within street rights-of-way to provide for and promote planting of trees and native vegetation. (LUP)
	City continues to require drainage plans for additions and new builds.	O5-22: Maximize retention of surface water on each site through site design and use of best management practices. (LUP)

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	Resolution 2023–103, selecting an Overhead to Underground Utility Conversion Project and establishing the Carmel Underground Utility District utilizing Rule 20A Allocations. Undergrounding of utilities required when a project valuation reaches $200,000 over a cumulative five-year period (exemptions considered if needed to protect significant trees). City Council received a Presentation by Wave Astound Broadband on 10/3/23 to introduce a new Fiber Optic Project and authorize issuance of an Encroachment Permit with Special Conditions of Approval; Council inquired about undergrounding and micro trench options and deferred a decision on the item, directing staff to return at a future date with more information on undergrounding costs.	P5-183: Promote the placement of utilities underground where feasible and with minimum detriment to the root system of trees. (LUP)
6) Public Facilities and Services	Approve Fiscal Year 2021/22 and Fiscal Year 2022/23 carry-over projects, approve proposed Fiscal Year 2023/24 Capital Improvement Plan Projects.	P6-14: Maintain the City's five-year Capital Improvement Program and conduct a yearly review by the Planning Commission of the Capital Improvement Program consistent with this Element.
	Ad Hoc Committee made recommendations on the Police/Public Works Building; authorized staff to move forward with RFP for architectural firms	O6-2: Support adequate levels of public services and facilities to serve the needs of the community, including police and fire protection, refuse and

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	with a strong practice in Police Department design and rehabilitation. Resolution 2023-063, authorizing a Professional Service Agreement with Hammond+Playle Architects, LLP (Indigo), for preparation of a functional program report, conceptual drawings, and cost estimates for the Police Building Project. Resolution 2023-003 to extend purchase contract with AXON for Police Body Cameras and related equipment and services. Resolution 2023-031 authorizing a 24-month service agreement with Flock Group Inc. for the lease of twenty-four (24) Falcon automated license plate reader (ALPR) cameras and six (6) Wing (ALPR) software overlays onto existing city cameras. Resolution 2023-034, authorizing a Construction Contract with Rehak General Engineering for the City Hall Wall Repair Project. Resolution 2023-002, authorizing a Professional Services Agreement with Jayson Architecture for the Library Master Plan Project. Council received a presentation on the exploration of street addresses and provided staff with direction.	sanitary disposal services, building safety and public utility services.

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	Resolution 2023-100, funding the San Carlos Bicycle Route, Eighth to Thirteenth Avenues, and Sidewalk Improvements Project.	P6-18: Pursue roadside improvements funds and other available sources to develop bicycle paths and pedestrian trails.
	Resolution 2023-072, authorizing Professional Services Agreement with Neill Engineers Corp. for civil engineering services associated with city-wide Drainage Improvement Projects. First Reading of Ordinance No. 2023-007 Amending the Carmel Municipal Code Title 17 (Zoning) by Repealing and Replacing Chapter 17.42 Stormwater Quality and Utility and Chapter 17.43 Water Quality Protection.	P6-19: Maintain the City's roadways, storm drains, and other public infrastructure to ensure they are safe and functioning adequately.
	Resolution 2023-041 Establishing the Electronic Form of Payment (Online). Ongoing public education of newly digitized Planning/Building records.	P6-20: Continue to evaluate ways to streamline the development review process.
7) Open Space and Conservation	Resolution 2023-014, authorizing Amendment No. 1 to the Professional Services Agreement with Ten Over Studio for architectural services for five facility renovation projects. Resolution 2023-082, rejecting all bids received for four Facility Renovation Projects, and directing staff to evaluate alternative contracting methods before re-advertising for bids.	07-1: Use, maintain and enhance publicly owned land for the benefit of Carmel residents.

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	Resolution 2023-073, authorizing Amendment No. 1 to the Professional Services Agreement with Ausonio, Inc. for Project Management Services for facility renovation projects for a not-to-exceed fee of $125,000 for Fiscal Year 2023/24	
	Resolution 2023-077, authorizing a Construction Contract with Bowen Engineering and Environmental for the Water Well Decommissioning, and Tank and Pump House Removal Project in the Mission Trails Nature Preserve.	G7-1: To protect, conserve, and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence. P7-8: Maintain the City's beach, park and open space in a manner that encourages use and enjoyment by residents and visitors while protecting the aesthetic and environmental quality of these areas.
8) Environmental Safety	Education and outreach about alerts (Monterey County, PG&E, Nixle, City of Carmel). The Planning Commission and Planning Division approved specific metal roof products and manufactured faux wood shingle products (as opposed to wood shake) and manufactured siding products due to flammability concerns.	G8-1: Ensure there is adequate preparedness to respond to a disaster. G8-2: Provide protection from natural hazards. G8-3: Reduce potential impacts from natural hazards. G8-4: Control land uses siting to avoid exposure to excessive risk. O8-4: Prevent or reduce the potential for life loss, injury, and property damage from fire hazards.
	Weekly vlog and email updates used to disseminate emergency alerts and recommendations, such as City-provided sand bags	O8-3: Provide public education about what to do in case of emergencies and means available to avoid or minimize their effects.

Element	2023 Projects and Accomplishments	Implemented Goals/Objectives/Policies
	and emergency shelter at the Youth Center/Park Branch Library. Resolutions 2023-011, 027, 032, and 043, declaring the continued existence of a local emergency due to the 2022-23 Atmospheric River Winter Storm Event. Resolution 2023-026 Rescinding Resolution 2020-021 and Terminating the Proclamation of a Local Emergency within the City due to COVID-19.	G8-2: Provide protection from natural hazards.
	Site coverage limited to 22% of allowed base floor area; extra 4% bonus granted if at least 50% of the site coverage is pervious.	P8-29: Limit the amount of impervious surface in flood-prone areas.
9) Noise	2 electric bicycles purchased for use by the Community Planning and Building Department.	P9-1: Noise emission levels shall be considered along with performance and cost, when purchasing City owned vehicles and construction equipment.
	Noise emission checks for all new generators, heating/AC, hot tubs, or similar systems upon permit approval and upon request.	P9-6: Develop a noise enforcement program to minimize disturbance of the community tranquility.
	Gas-powered leaf blowers prohibited.	P9-15: Continue to prohibit the use of gas-powered leaf blowers in the City.
	Truck route maintained.	P9-16: Continue to maintain a truck route to limit noise impacts in the City.
	Live Music Ordinance enforced.	P9-18: Continue to enforce the City's Live Music Ordinance limiting the sound and location of live music in the commercial districts.

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

June 12, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Katherine Wallace, Associate Planner
SUBJECT:	**DS 24074 (Schneider):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of a 170-square-foot detached garage and the expansion of an existing 946-square-foot single-story residence with a 1,236-square-foot two-story addition, inclusive of an attached garage, resulting in a new 2,182-square-foot residence located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-163-001-000.

Application: DS 24074 (Schneider)
APN: 010-163-001
Block: 138
Lot: 1
Location: SWC Mission Street and 12th Avenue
Applicant: Erik Dyar, Architect
Property Owner: Tobin Schneider

Executive Summary:

The applicant is requesting approval of a Final Design Study for the demolition of a 170-square-foot detached garage and expansion of an existing 946-square-foot single-story residence with a 1,236-square-foot, two-story addition inclusive of an attached garage, located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-163-001-000. The Planning Commission considered and approved the Concept Design Study at the May 8, 2024 meeting (Resolution 2024-036-PC), but expressed some concern regarding the amount of entry glazing. The applicant incorporated Commission feedback and submitted revised plans. Staff supports the revised project as designed.

Recommendation:

Adopt a Resolution (Attachment 1, Resolution) accepting a Final Design Study and Coastal Development Permit for the demolition of a 170-square-foot detached garage and expansion of an existing 946-square-foot single-story residence with a 1,236-square-foot, two-story addition inclusive of an attached garage, and associated site improvements located at the southwest corner of Mission Street and 12th Avenue in the

Single-Family Residential (R-1) District. APN: 010-163-001-000.

Background and Project Description:

The project site is a 5,107 square-foot lot developed with a 946-square foot residence (898-square-foot main level and 48-square-foot basement/mechanical space) and 170-square-foot detached garage (Attachment 2, Site Photos). The Historic Resources Board found the subject property to be ineligible for the Carmel Historic Inventory on February 27, 2024. The existing one-story residence features a u-plan, wood shingle siding, sliding wood windows, and a cross gabled roof form clad in composition shingles. A detached, gabled garage with board-and-batten siding is situated directly east of the main residence. Both the residence and the garage are oriented towards 12th Street.

The applicant is proposing to demolish the existing garage and remodel the main residence (Attachment 3, Plans). The existing 898-square-foot main level and 48-square-foot basement/mechanical space will be maintained, and the residence will be expanded to include an additional 399 square feet of living space at the main level; a 278-square-foot attached garage at the main level; and 559 square feet of living space at the new upper floor. The new addition will be clad in painted wood shingles to match the existing. New windows and doors will be wood, and the addition will be clad in shingles to match the existing.

The project also includes a redesigned front entry; a new second-story south-facing deck; reconstruction of an existing 251-square-foot, first-story, south-facing deck. A new 390-square-foot accessory dwelling unit will be constructed; the ADU will have its own exterior access with no interaccessibility to the main residence. The ADU is not part of the scope of this discretionary application in accordance with Government Code Section 65852.2, but is mentioned here as reference as it is described on the project plans. The Commission does not have discretion of the ADU but does have full review authority of the primary dwelling and garage. In other words, the total floor area and the design of the main residence and attached garage is under the discretionary authority of the Planning Commission.

Prior to the Concept hearing, staff received correspondence from three neighbors who expressed support for the project. The neighbors in support include Mission 2 SW of 12th; SEC 12th and San Carlos; and NW Mission and 12th. Neighbor correspondence was provided as part of the Concept hearing package and has been re-provided as Attachment 4.

The Commission considered site planning, privacy and views, and mass and scale at the Concept Hearing, and did not raise any concerns related to those points. As such, staff has scheduled this application for Final review, and has placed the item on the Consent calendar. The direction received from the Commission at the May 8, 2023 Concept hearing to reduce glazing has been incorporated into the revised plans, and staff supports the revised project as designed.

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.

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 site currently features five trees on private property and five in the adjacent right-of-way, including five significant trees (four Coast Live Oaks and one Monterey Cypress) and five moderately significant trees. In February 2024,

the City issued a permit authorizing the removal of four not significant Monterey Pines, two of which were on the property and two of which were in the adjacent right-of-way fronting 12th Avenue; the trees in the right-of-way have not yet been removed. No significant trees are proposed to be removed, and all building volumes are set back a minimum of six feet from significant trees. One limb is proposed to be removed from a multi-trunk oak tree (tree #7) to accommodate the two-story addition; the City Forester has approved the limb removal. Standard tree protection measures are included in the Conditions of Approval.

Though the landscape sheets do indicate several proposed shrubs and various plantings, the approval has been conditioned to require the Forester's tree evaluation to be included in the plan set, as well as a revised landscape plan (see Sheets L100- L300) that specifies the addition of one upper or lower canopy tree to be planted on the property. The City Forester, on May 23, 2024, communicated to the applicant and property owner via email that the one additional tree required could be either an upper or a lower canopy tree, but that lower may be most appropriate. Per Condition of Approval #23, and #36, the City Forester will review and approve the revised landscaping plan prior to issuance of a building permit, and will perform a final inspection to ensure that one additional lower or upper canopy tree is planted.

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

Staff has not identified significant privacy or view impacts associated with the project. The proposed project will introduce a new second-story volume and a new south-facing second-story deck, 4' 11" from the south property line at the closest point. None of the proposed south-facing windows provide a direct line of sight into the adjacent residence, because the existing solid wood fence along the south property line is proposed to be retained to screen the majority of the main level. The proposed second-story deck does not overlook active outdoor areas on the neighboring property to the south.

The proposed project does not obstruct any public view, as defined in CMC 17.10.010.J, which relates to significant coastal views as seen from the right-of-way. The project also meets the design objective pertaining to solar access which states, "Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided." The building is proposed to be 21' 3½" tall, which is less than the maximum allowed for a one-story building (24'). The proposed project also meets all required setbacks. The irregular lot size (5,107 square feet) results in varying setback measurements; the most restrictive measurements as follows all comply with City setback requirements. The front setback (fronting Mission Street) is 21' 11½". The (north) side setback at 12th Avenue is 7' 2½". The (south) side setback is 4'11". The rear setback is 5'8". Lastly, because the proposed two-story addition does not affect the southern elevation of any neighboring properties (only the north elevation of the south neighbor), the solar impact is lessened. The compliant setbacks and the fact the two-story portion of the building is offset to the east side of the corner lot (towards Mission Street) allow for a reasonable amount of solar access for neighboring sites.

Mass/Bulk and Building/Roof Form: Residential Design Guideline 5 states that incorporating tall or bulky building elements near the property line of an adjoining site should be avoided. 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. Guidelines 8.1 through 8.5 encourage traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale.

At both the May 8, 2024 Planning Commission Concept hearing, the Commissioners approved the residence as designed in terms of mass, bulk, and roof form. In plan, the proposed residence is irregular

but not overly complex. The U-plan of the existing home will be maintained, and the new addition is generally L-plan. The roof consists of cross gabled roof forms moderately pitched at 4.4:12 (to match existing), as encouraged by the residential Design Guidelines. At its height, the maximum ridge height will be 21'3½". The proposed plate height of the new addition is 17'8", below the maximum of 18' for a two-story element. The proposed project results in a total 2,182 square feet of floor area, which is just under the maximum allowable floor area of 2,185 square feet. The new, 390-square-foot accessory dwelling unit is not included in the 2,182 figure.

The addition complies with Design Guideline 7.7 which states, "locate two story elements downhill, except where this would appear dominant or out of scale when viewed from the public right of way or a neighboring home." The applicant followed the guidance of locating two-story elements downhill. When viewed from 12th Avenue, the gently sloping topography (downward, to the east) substantially minimizes the impact of the two-story addition, and the courtyard area adjacent to the front entry breaks up the north elevation. The Commission did not find the addition to be overly dominant or out of scale when viewed from the public right of way or a neighboring home.

Parking: Design Guideline 6.7 states, "In limited circumstances, a garage may be located under a structure when the visual impacts will be minimized, "the garage door should not dominate the front of the house" and "the driveway may not dominate the front garden and may not create a 'ramp' effect or introduce tall or massive retaining walls." While the Mission Street elevation is technically the front elevation, the 12th Avenue elevation is visually and practically the facade. Staff finds that the garage door does not dominate the front of the house, and the low retaining walls do not create a ramp effect nor are they massive in appearance. A typical solution of orienting a garage door away from the street is not an option on this corner lot. Therefore, the project complies with the Residential Design Guidelines in regards to parking. The Commission did not find the proposed attached garage design to be problematic.

Finish Details: The addition is proposed to be finished with wood shingles to match the existing, and new windows throughout the addition will be aluminum clad wood windows in a variety of configurations. The roof is proposed to be clad with composite shingle to match the existing, with the exception of a metal awning over the east ADU entrance.

Site Coverage: The project proposes 684 square feet of site coverage, under the maximum allowed of 685 square feet. The proposed site coverage elements include: retaining/site walls (19.6 sf); stone wall planters (6 sf); driveway runners (71.7 sf); concrete steps to basement (31 sf); flagstone path to ADU (88.8 sf); flagstone path to main house entry (86.3 sf); flagstone path from ADU to deck (98 sf); spaceboard deck (250.5 sf) with under area enclosed with shingle siding; and spaceboard deck stairs (32.1 sf).

Fenestration: The proposed project includes large, undivided plate glass windows; Final Details Design Guideline 9.11 states, "divided light windows are encouraged." However, the existing windows on the cottage do not feature divided lights, so in this instance undivided lights are appropriate. At the Concept hearing, the Commission expressed concern regarding the amount of glazing proposed, specifically at the Mission Street entrance. In response, the applicant has reduced the amount of glazing at the building entrances, to exclude the previously proposed fully glazed sidelights. Staff supports the revised project as designed.

Public Correspondence: Neighbors at Mission 2 SW of 12th; SEC 12th and San Carlos; and NW Mission and 12th have expressed support for the project. Neighbor correspondence has been provided as Attachment 4.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3): New Construction or Conversion of Small Structures and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines. The project consists of interior and exterior alterations and an addition (adding more than 50% of the existing floor area) to an existing single-family residence in a residential zone and therefore qualifies for a Class 3 exemption.

Attachment 1 - Resolution
Attachment 2 - Site Photos
Attachment 3 - Project Plans
Attachment 4 - Neighbor Correspondence

CITY OF CARMEL-BY-THE-SEA

PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF A 170-SQUARE-FOOT DETACHED GARAGE AND EXPANSION OF AN EXISTING 946-SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 1,236-SQUARE-FOOT, TWO-STORY ADDITION INCLUSIVE OF AN ATTACHED GARAGE, AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT THE SOUTHWEST CORNER OF MISSION STREET AND 12TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-163-001-000.

WHEREAS, on March 20, 2024, Erik Dyar of Dyar Architecture ("Applicant") submitted an application on behalf of Tobin Schneider ("Owner") requesting approval of Track 2 Design Study application DS 24-074 (Schneider) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 5,107-square-foot lot located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is requesting approval of a Design Study and Coastal Development Permit for demolition of an existing detached garage and a two-story addition to a one-story single family residence. The existing 898-square-foot main level and 48-square-foot basement/mechanical space will be maintained, and the residence will be expanded to include an additional 399 square feet of living space at the main level; a 278-square-foot attached garage at the main level; and 559 square feet of living space at the new upper floor; and

WHEREAS, the project also includes a redesigned front entry; a new second-story south-facing deck; reconstruction of an existing 251-square-foot, first-story, south-facing deck; and

WHEREAS, a new 390-square-foot accessory dwelling unit will be constructed with its own exterior access with no interaccessibility to the main residence. The ADU is not part of the scope of this discretionary application in accordance with Government Code Section 65852.2, but is mentioned here as reference as it is described on the project plans; 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, on April 26, 2024, a notice of the public hearing scheduled for May 8, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before April 28, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 3, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on May 8, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

WHEREAS, on May 31, 2024, a notice of the public hearing scheduled for June 12, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 2, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

WHEREAS, on June 12, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

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

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO

1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✔	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** a Final Design Study for the demolition of a 170-square-foot detached garage and expansion of an existing 946-square-foot single-story residence with a 1,236-square-foot, two-story addition inclusive of an attached garage, and associated site improvements located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-163-001-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 24-074 (Schneider) authorizes the demolition of a 170-square-foot detached garage and expansion of an existing 946-square-foot single-story residence with a 1,236-square-foot, two-story addition inclusive of an attached garage, and associated site improvements located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District, APN: 010-163-001-000, as depicted in the plans prepared by Dyar Architecture approved by the Planning Commission on June 12, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.

5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the

	construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
12.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers that are snap-in or otherwise superficially applied are not permitted. The painted finish shall be matte or low gloss.

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

	Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
21.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
22.	Landscape Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
23.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.

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

28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
31.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director or their designee may waive this requirement.
32.	**Copper Gutters & Downspouts Not Permitted.** Copper gutters and downspouts are not permitted due to environmental impacts on Carmel Bay, an Area of Special Biological Significance (ASBS).
Special Conditions	
33.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
34.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
35.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
36.	**Standard Tree Density.** Prior to the final inspection by the City Forester, one additional lower or upper canopy tree shall be planted.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of June, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage Leah Young

Chair Planning Commission Secretary



Existing Residence and detached garage, looking south from 12th Ave.



Proposed two-story addition, looking southeast from 12th Ave.



View of proposed two-story addition looking south from 12th Ave.



Existing solid wood fence at south property line to be maintained. View to south neighbor's north elevation.



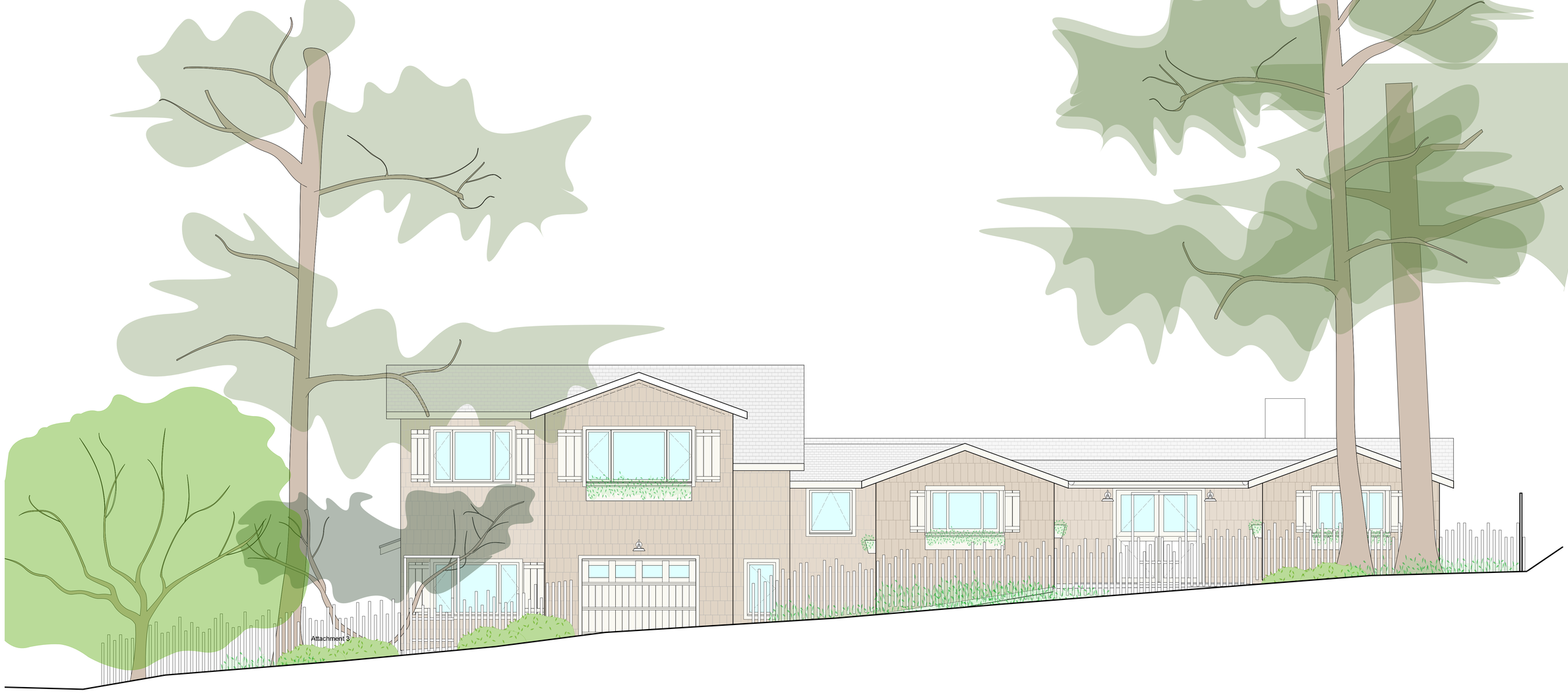
Subject property (right) and south neighbor (left), as viewed from Mission Street looking west.



Subject property with south neighbor (left), as viewed from Mission Street.



View of site from intersection of Mission and 12th, looking SW.



Project Data

Property Owner:	Tobin Schneider SW Corner of Mission St & 12th Ave Carmel- by- the- Sea, CA 93921
Architect/ Applicant:	Dyar Architecture P.O. Box 4709 Carmel, CA. 93921 Contact: Erik Dyar Ph: 831-915-5602
Project Address:	SW Corner of Mission St & 12th Ave Carmel- by- the- Sea, CA 93921
APN:	010-163-001
Block / Lot:	138 / 1
Zoning:	R-1
Project Code Compliance:	2022 CBC, CRC, CPC, CEC, CMC, CFC, California Energy Code & California Green Building Code
Occupancy Group:	R-3
Construction Type:	VB
Topography:	Sloping Down To East
Max Building Height:	1-Story: Plate: 12 Ft. Roof: 18 Ft. 2-Story: Plate: 18 Ft. Roof: 24 Ft.

Existing Lot Area:	=	5,107 sq. ft.
Base Floor Area:	=	2,185 sq. ft.

Existing Site Coverage

Impermeable Coverage		
Entry Brick Walkway and Stairs	=	243.5 sq. ft.
Deck	=	219.0 sq. ft.
Brick Floor at Garage Entry	=	5.8 sq. ft.
Concrete Walls and Steps	=	55.5 sq. ft.
Stone Planters	=	9.1 sq. ft.
Permeable Coverage		
Gravel Driveway	=	279.3 sq. ft.
Gravel Walkways	=	1,173.1 sq. ft.
Total	=	1,985.3 sq. ft.

Proposed Site Coverage

Impermeable Coverage		
Retaining / Site Walls	=	19.6 sq. ft.
(E)Stone Wall Planters	=	6.0 sq. ft.
Driveway Runners	=	71.7 sq. ft.
Concrete Steps To Basement	=	31.0 sq. ft.
Total	=	128.3 sq. ft.
Semi & Permeable Coverage		
Flagstone Path To ADU	=	88.8 sq. ft.
Flagstone Path To Main House Entry	=	86.3 sq. ft.
Flagstone Path From ADU To Deck	=	98.0 sq. ft.
Spaceboard Deck	=	250.5 sq. ft.
Spaceboard Deck Stairs	=	32.1 sq. ft.
Total	=	555.7 sq. ft.
Total Site Coverage	=	684.0 sq. ft.
Percent Permeable (555.7 / 684.0)	=	81%
Allowable Site Coverage (2,185 sf x 0.22) + 204.3	=	685 sq. ft.

Existing Floor Area

Main Level	=	898.0 sq. ft.
Garage	=	170.0 sq. ft.
Basement/Mechanical	=	48 sq. ft.
Total Floor Area:	=	1,116 sq. ft.

Proposed Floor Area

(E) Main Level	=	898.0 sq. ft.
(E) Basement/Mechanical	=	48.0 sq. ft.
Proposed Additions To Main Level	=	399.0 sq. ft.
Proposed Garage	=	278.0 sq. ft.
Proposed Upper Floor	=	559.0 sq. ft.
Total Floor Area:	=	2,182.0 sq. ft.
Allowable Floor Area (5,107 sf) x .45 - [(1,107 x 0.02)/1000]	=	2,185.0 sq. ft.
Proposed ADU	=	390.0 sq. ft.

Project Description

Remodel And Addition To An Existing 898 Sf Single Family Residence with a detached 170 SF Garage (To Be Removed). The project includes:

- Removal of Existing Detached Garage

- 1,066 SF Addition to Main Residence, including addition at Entry, Kitchen, New Garage, and 2nd story Primary Suite with Deck. New Addition to use painted wood shingles to match existing and painted wood doors and windows. New roofs to use Composite asphalt shingles to match existing.

- Reconstruction of 251 SF Rear, Spaced Board Wood Deck.

- Remodel includes Kitchen and Bathrooms.

- New 390 SF Accessory Dwelling Unit with its own exterior access and no interaccessability to main house.

- Exterior Site Changes include:
  - A. Removal Of The Brick Pathway To The Entry And Replacing with Flagstone Path.
  - B. Addition of Flag, Step Stone Paths.
  - C. Removal Existing Gravel Driveway And Replaced With Stone Driveway Runners With Planting Strips.
  - D. New Concrete Steps Basement.
  - E. New Landscaping with Grape Stake Fence
  - F. No Trees to be Removed. One Tree limb off Multi-Branch Oak Tree to be removed. This has been reviewed by City Forester.

Sheet Index

1. Project Data
2. Roof + Site Plan
3. Main Floor Plan
4. Upper Floor Plan
5. Existing + Demo Site Plan
6. Existing Roof Plan
7. Proposed + Existing North Elevation
8. Proposed + Existing East Elevation
9. Proposed + Existing South Elevation
10. Proposed + Existing West Elevation
11. Door + Window Schedules
12. Proposed + Existing 12th Ave Street Elevation
13. Proposed + Existing Mission St. Street Elevation
14. Finish Materials

L100 Conceptual Landscape Plan
L200 Landscape Materials
L300 Planting Plan
L400 Landscape Lighting Plan
L500 Landscape Lighting Cut Sheets

Vicinity Map



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Owner:
Tobin Schneider
101 South San Mateo Drive #104
Email: tmschneider@earthlink.net
Phone: 650-342-1414

Schneider Residence Addition and Remodel

SW Corner of Mission St & 112th Ave
Carmel-by-the-Sea, CA 93921
APN: 010-163-001

Job No.

Date:

- Track 2 Design Study
December 12, 2023

-Revised Track 2 Design
May 1, 2024

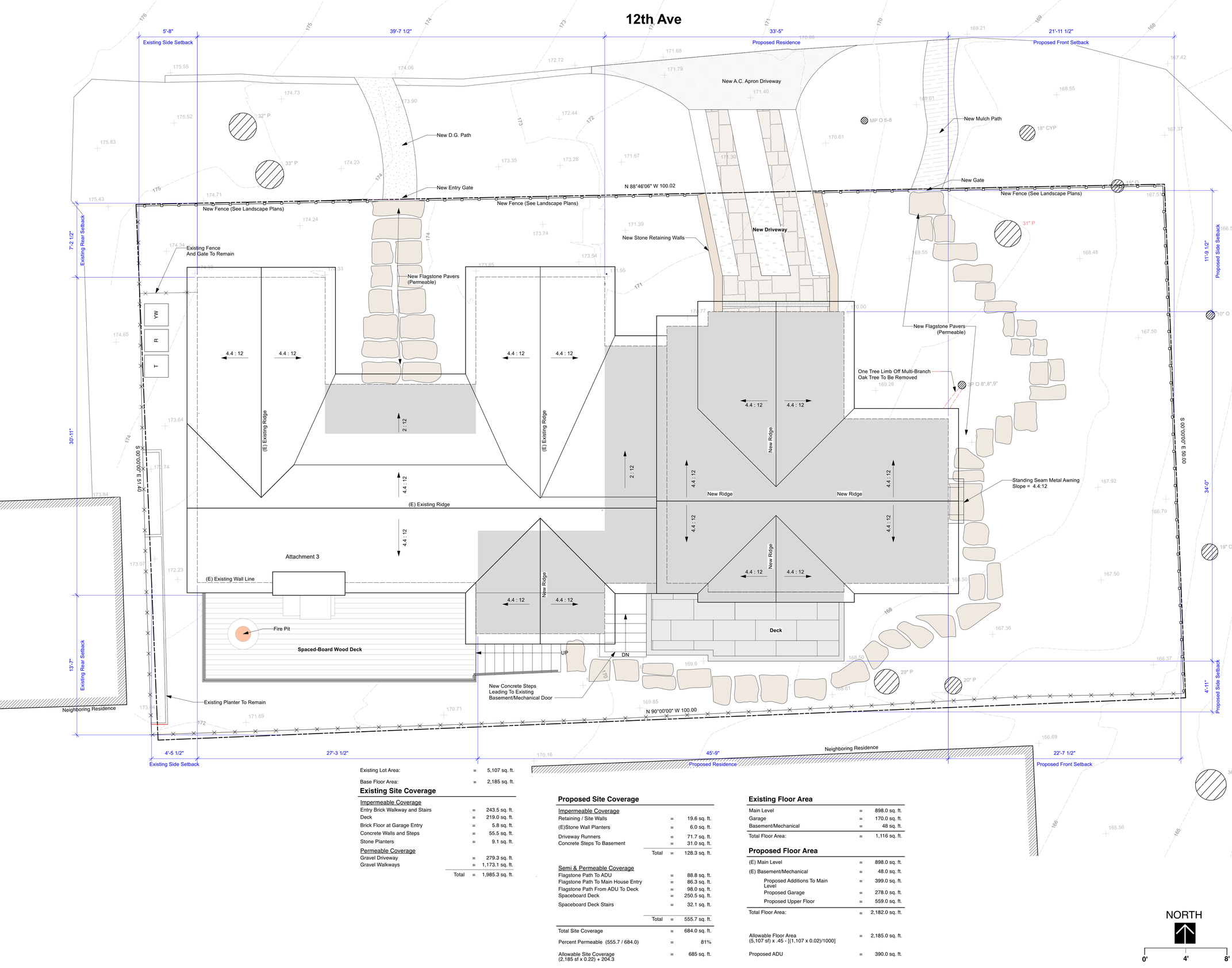
-Revision 2 Track 2 Design Study
May 17, 2024

Project Data

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.

1



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Proposed Site Coverage

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Driveway Runners	=	71.7 sq. ft.
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Legend

- Proposed Addition
- Deck With Stone Pedestal Pavers
- Driveway Runners
- Driveway Planting Strip
- D.G. Pathways
- Mulch Pathways
- Stone Retaining Walls
- Existing Contour
- Proposed Contour
- Existing Fence
- New Fence
- Property Line

NORTH

0' 4' 8'

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Email: tmschneider@earthlink.net
Phone: 650-342-1414

Schneider Residence Addition and Remodel

SW Corner of Mission St & 112th Ave
Carmel-by-the-Sea, CA 93921
APN: 010-165-001

Job No.

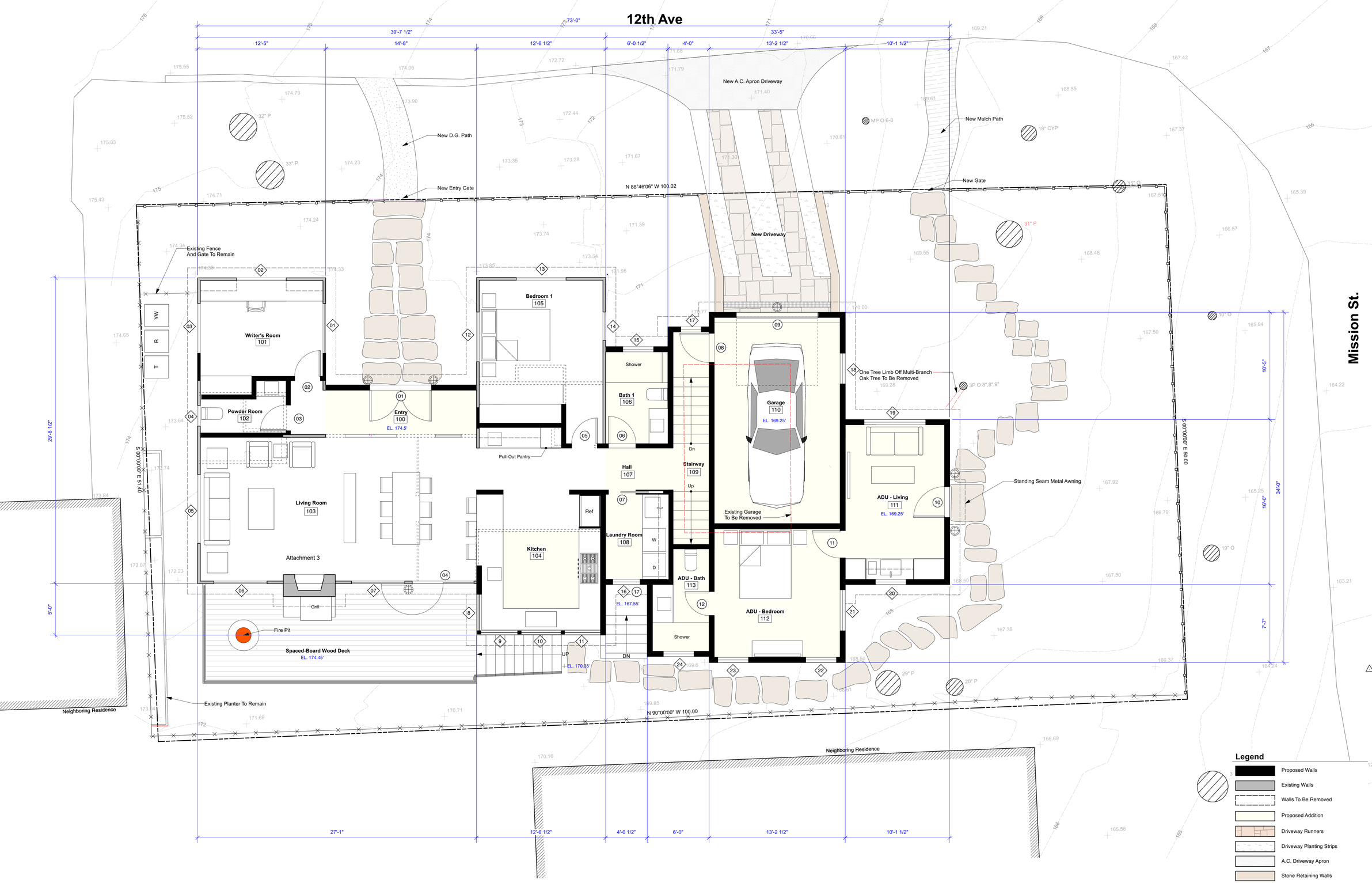
Date:
- Track 2 Design Study December 12, 2023
-Revised Track 2 Design Study May 1, 2024
-Revision 2 Track 2 Design Study May 17, 2024

Proposed Roof Plan + Site Plan

1/4" = 1'-0"

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Proposed Main Floor Plan

1/4" = 1'-0"

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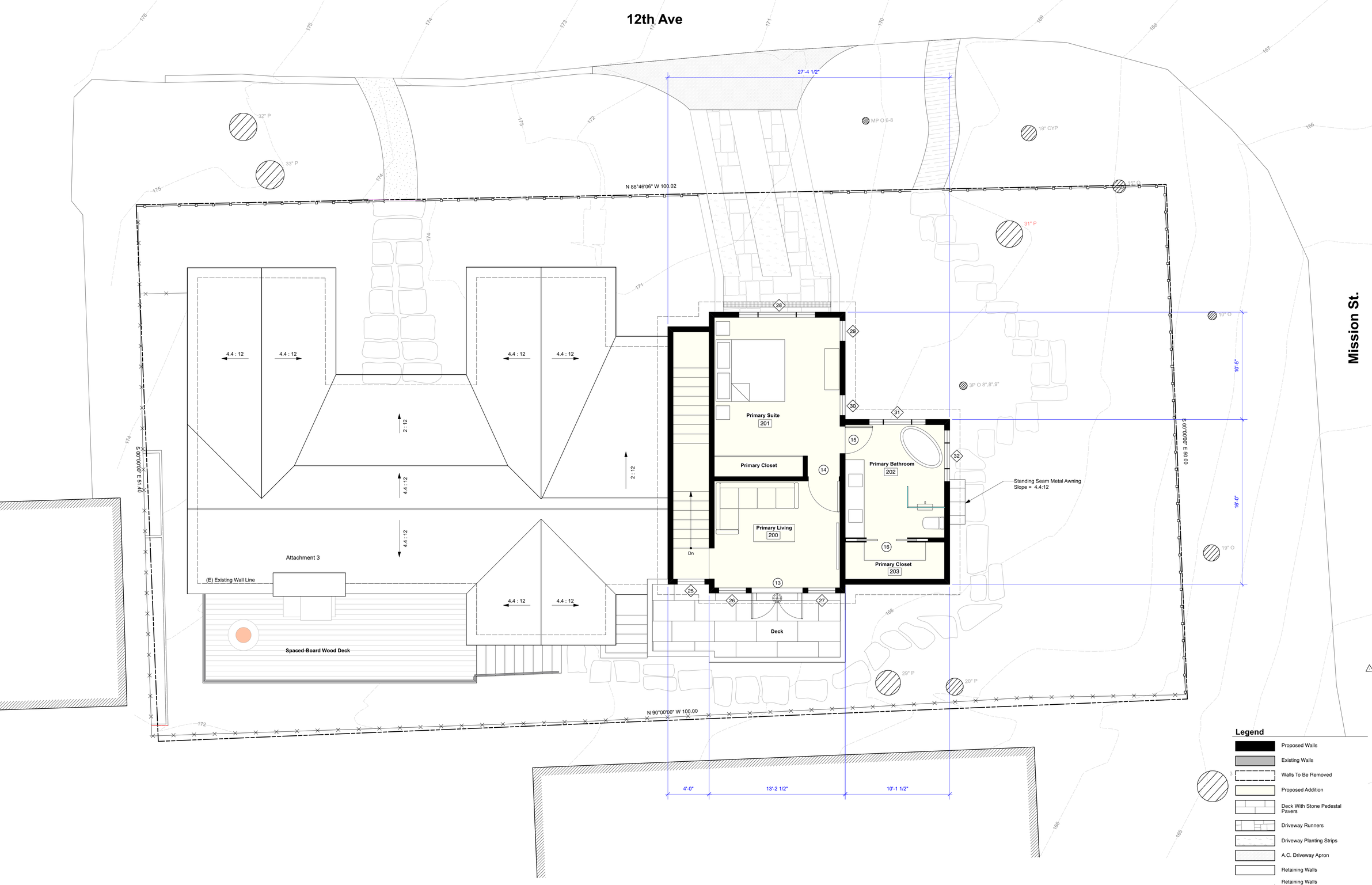
3

NORTH

0' 4' 8'

Legend

- Proposed Walls
- Existing Walls
- Walls To Be Removed
- Proposed Addition
- Driveway Runners
- Driveway Planting Strips
- A.C. Driveway Apron
- Stone Retaining Walls
- Retaining Walls Existing Contour
- Proposed Contour
- Existing Fence
- New Fence
- Property Line
- New Outdoor House Light (See Page 14)



Legend

- Proposed Walls
- Existing Walls
- Walls To Be Removed
- Proposed Addition
- Deck With Stone Pedestal Pavers
- Driveway Runners
- Driveway Planting Strips
- A.C. Driveway Apron
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- New Outdoor House Light (See Page 14)

NORTH

0' 4' 8'

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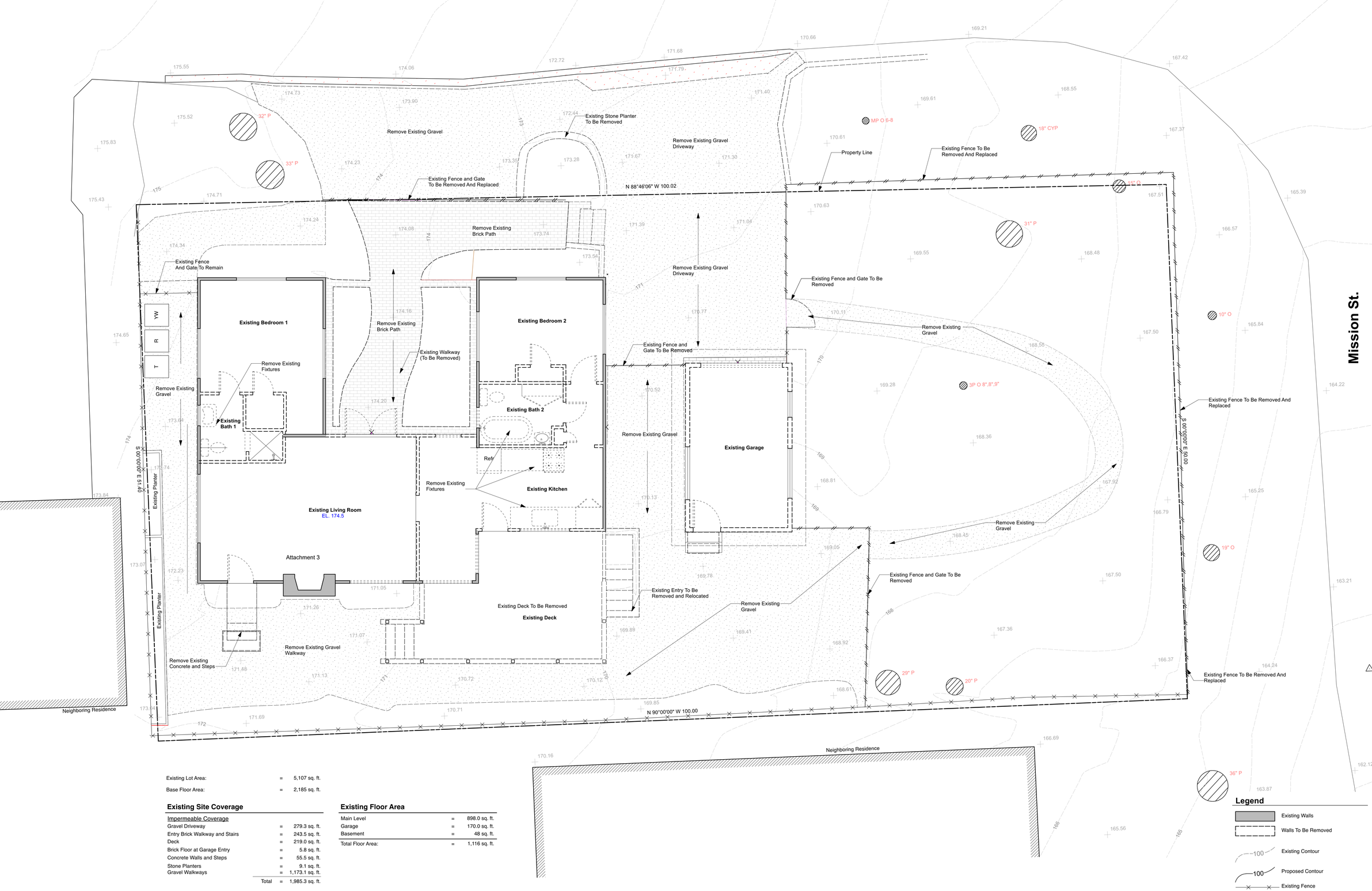
Proposed Upper Plan

1/4" = 1'-0"

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No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.

4



Existing Lot Area:	=	5,107 sq. ft.
Base Floor Area:	=	2,185 sq. ft.

Existing Site Coverage

Impermeable Coverage		
Gravel Driveway	=	279.3 sq. ft.
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Total	=	1,985.3 sq. ft.

Existing Floor Area

Main Level	=	898.0 sq. ft.
Garage	=	170.0 sq. ft.
Basement	=	48 sq. ft.
Total Floor Area:	=	1,116 sq. ft.

Legend

- Existing Walls
- Walls To Be Removed
- Existing Contour
- Proposed Contour
- Existing Fence
- Fence To be Removed
- Element To Be Removed
- Property Line

NORTH

0' 4' 8'

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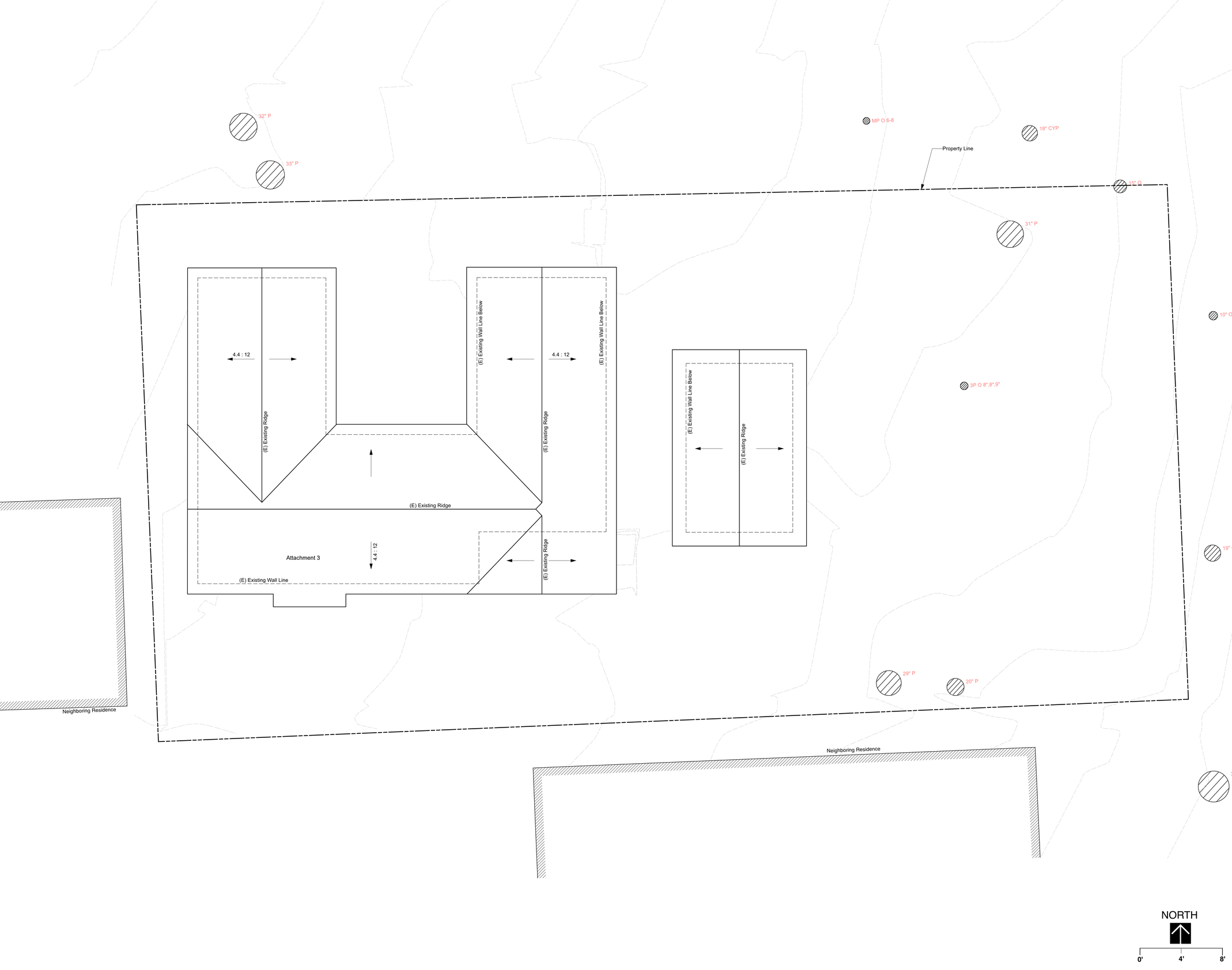
Date:
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-Revision 2 Track 2 Design Study May 17, 2024

Existing+ Demolition Site Plan

1/4" = 1'-0"

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Owner:
Tobin Schneider
101 South San Mateo Drive #104
Email: tmschneider@earthlink.net
Phone: 650-342-1414

Schneider Residence Addition and Remodel

SW Corner of Mission St & 112th Ave
Carmel-by-the- Sea, CA 93921
APN: 010-163-001

Job No.

Date:

- Track 2 Design Study
December 12, 2023

-Revised Track 2 Design Study
May 1, 2024

-Revision 2 Track 2 Design Study
May 17, 2024

Existing Roof Plan

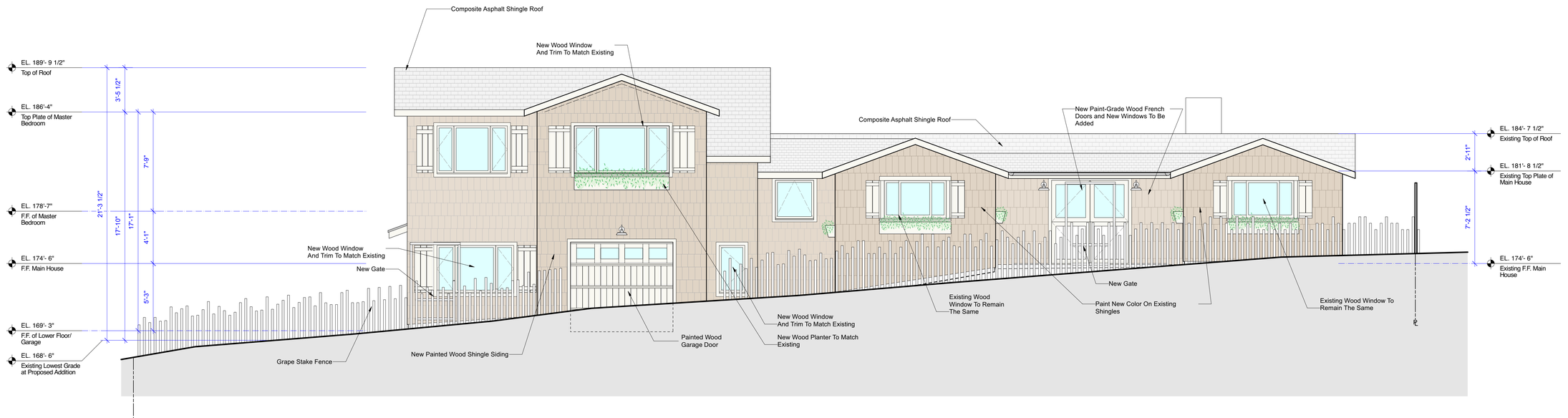
1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.

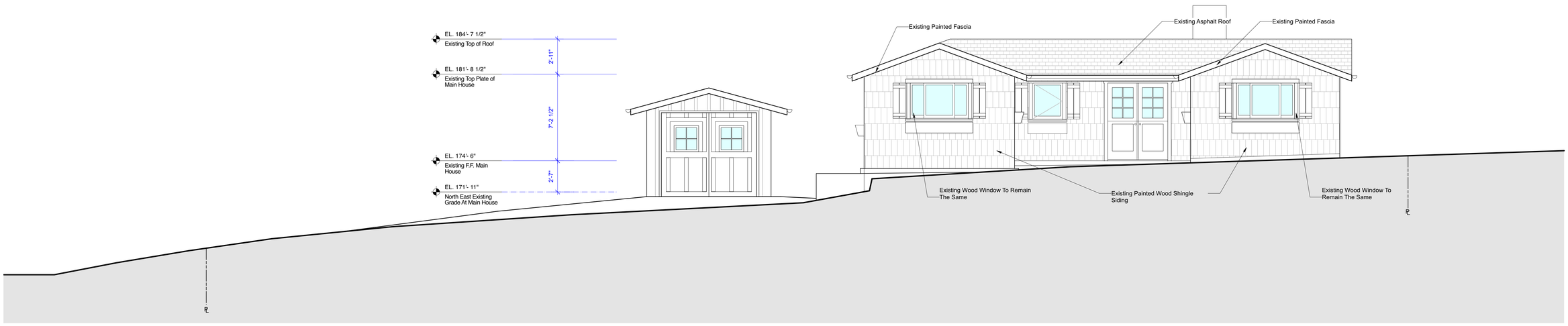
6

Attachment 3



Proposed North Main Residence Elevation

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



Existing North Main Residence Elevation

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

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Proposed +Existing North Elevations

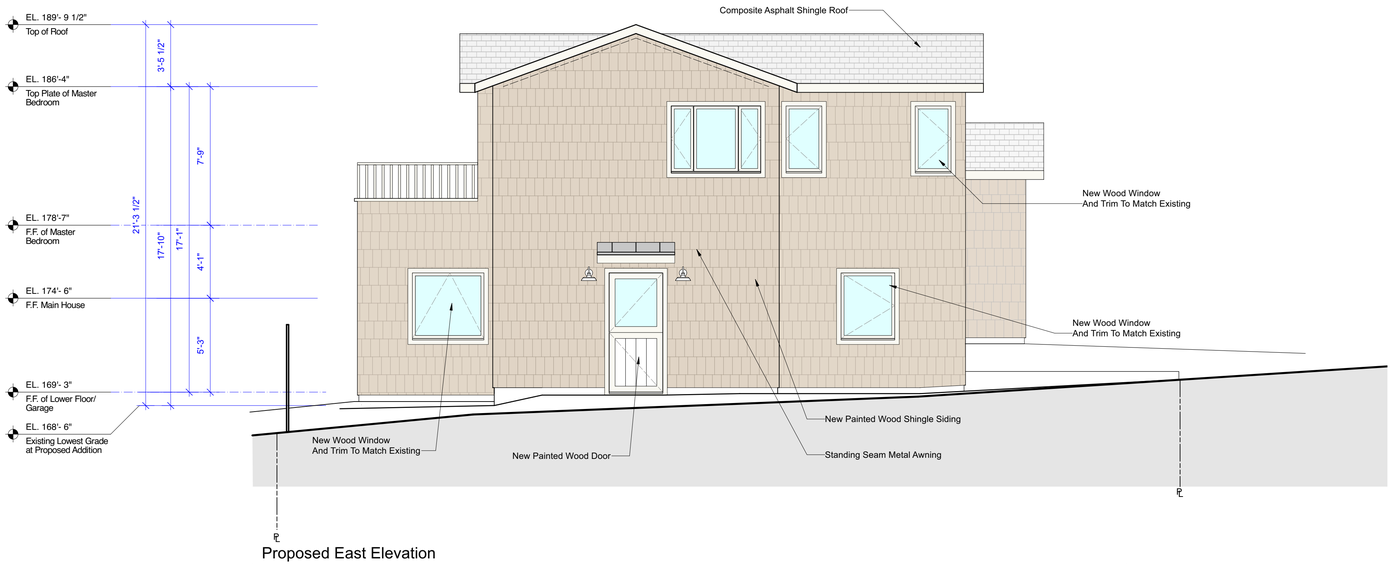
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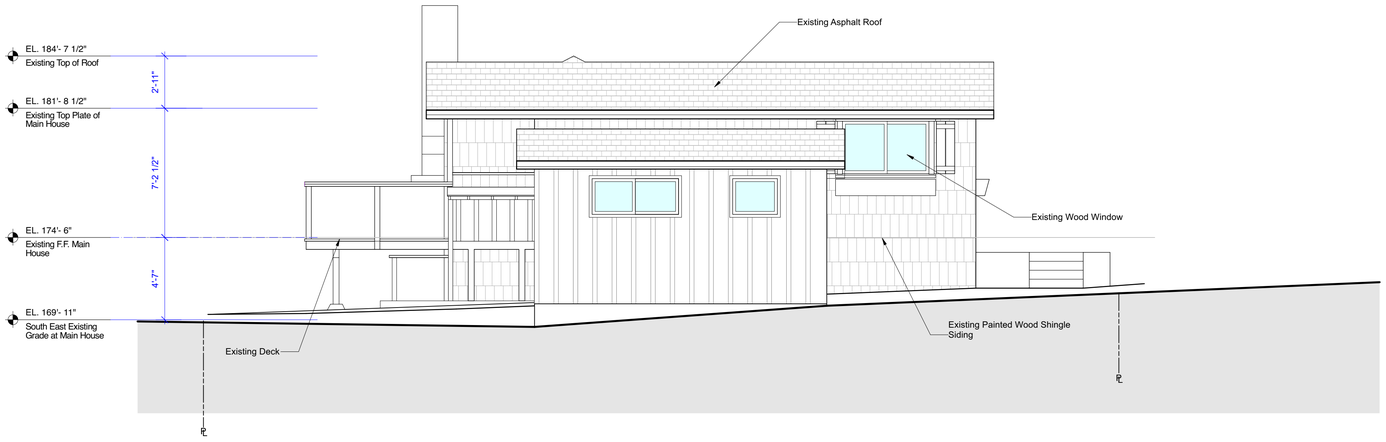
7

Attachment 3



Proposed East Elevation

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



Existing East Elevation

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

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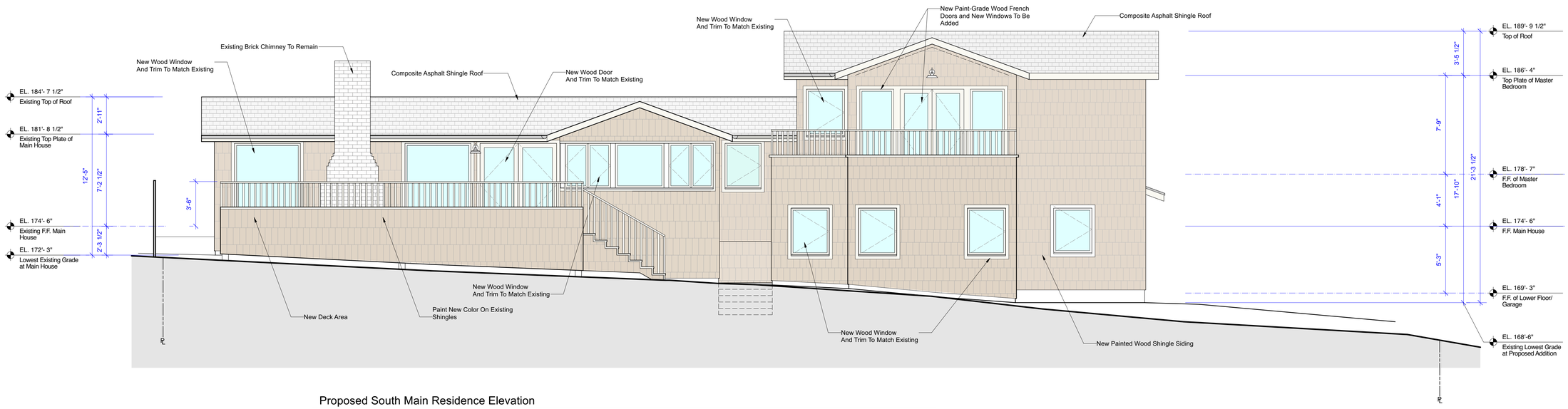
Proposed +Existing East Elevations

1/4" = 1'-0"

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8



Proposed South Main Residence Elevation

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



Existing South Main Residence Elevation

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

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Proposed + Exisitng South Elevations

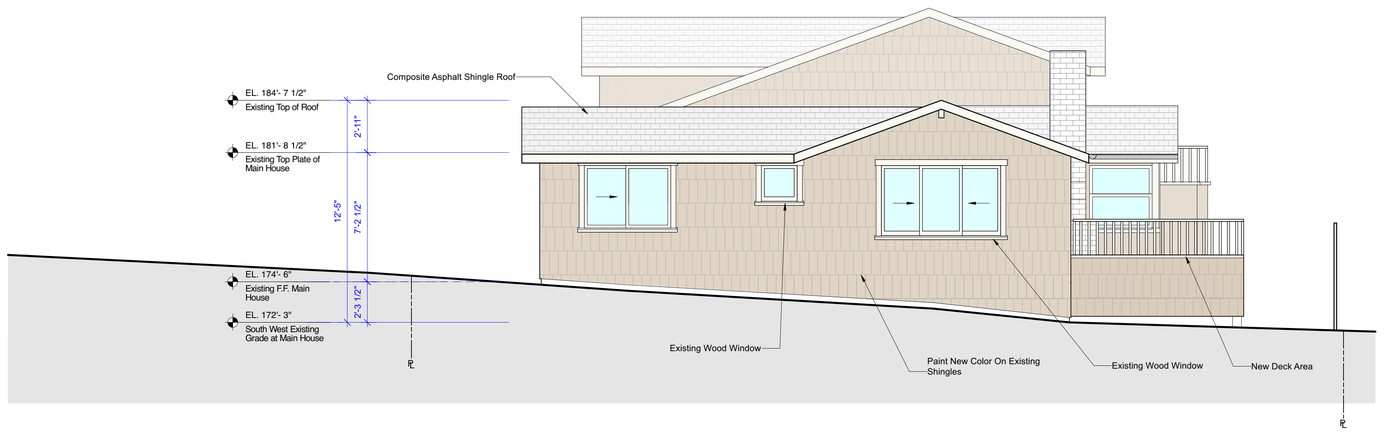
1/4" = 1'-0"

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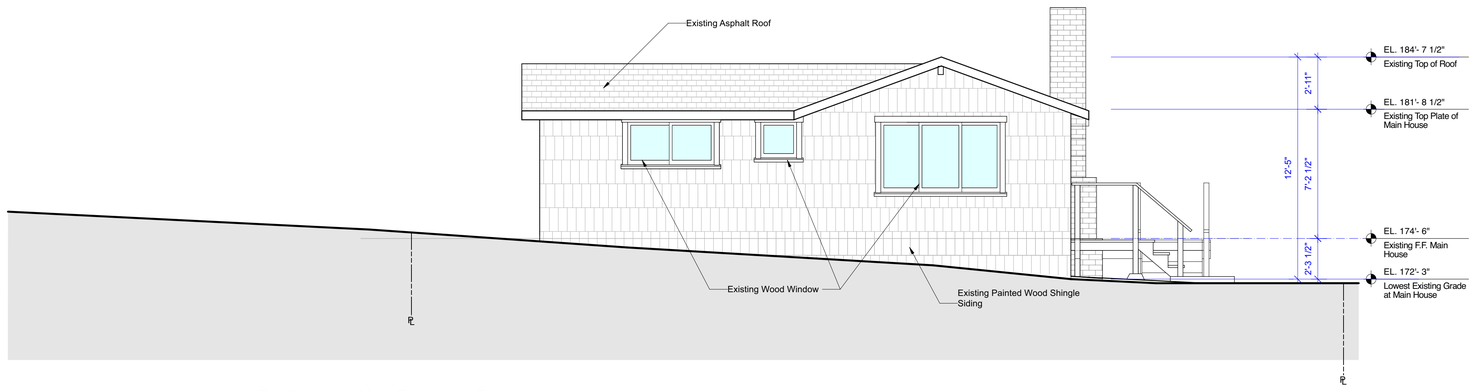
9

Attachment 3



Proposed West Main Residence Elevation

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



Existing West Main Residence Elevation

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

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May 17, 2024

Proposed +Existing West Elevations

1/4" = 1'-0"

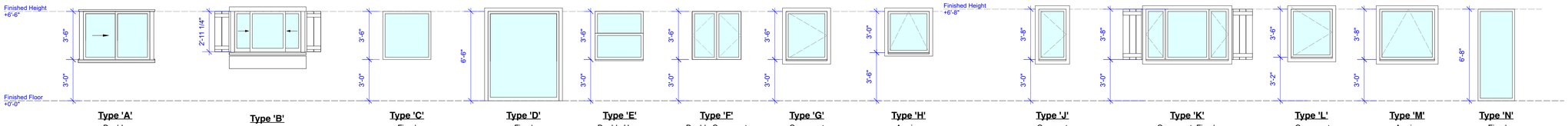
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February 2025
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Sheet No.

10

Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Writer's Room	101	Existing	Existing	**A**	**OX**	Existing	Yes	Wood	Double Slider, Existing Window to be Relocated
2	Writer's Room	101	Existing	Existing	**B**	**XOX**	Existing	Yes	Wood	Triple Slider
3	Writer's Room	101	4'-10"	3'-6"	**A**	**XO**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Double Slider EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
4	Powder Room	102	Existing	Existing	**C**	**O**	Existing	No	Wood	Fixed
5	Living Room	103	Existing	Existing	**B**	**XOX**	Existing	Yes	Wood	Triple Slider
6	Living Room	103	5'-2"	6'-6"	**D**	**O**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
7	Living Room	103	5'-2"	6'-6"	**D**	**O**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
8	Kitchen	104	3'-6"	3'-6"	**E**	**O**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Double Hung
9	Kitchen	104	3'-6 1/2"	3'-6"	**F**	**XX**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Double Casement
10	Kitchen	104	3'-10"	3'-6"	**C**	**O**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
11	Kitchen	104	3'-5 3/4"	3'-6"	**F**	**XX**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Double Casement
12	Bedroom 1	105	Existing	Existing	**A**	**XX**	Existing	Yes	Wood	Double Slider
13	Bedroom 1	105	Existing	Existing	**B**	**XOX**	Existing	Yes	Wood	Triple Slider
14	Bedroom 1	105	2'-9"	3'-6"	**G**	**X**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
15	Bath 1	106	3'-0"	3'-0"	**H**	**X**	1" Insulated Glass, Tempered,Frosted	Yes	Metal Clad/ Wood	Awning/Frosted
16	Laundry Room	108	2'-8"	3'-6"	**G**	**X**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
17	Stairway	109	2'-0"	3'-8"	**J**	**X**	1" Insulated Glass	No	Metal Clad/ Wood	Casement
18	Garage	110	3'-0"	3'-8"	**J**	**X**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
19	ADU: Living Room	111	6'-0"	3'-8"	**K**	**XOX**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, Fixed, Casement
20	ADU: Living Room	111	3'-0"	3'-6"	**L**	**X**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
21	ADU: Bedroom	112	4'-0"	3'-8"	**M**	**X**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Awning
22	ADU: Bedroom	112	3'-0"	3'-8"	**J**	**X**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
23	ADU: Bedroom	112	3'-0"	3'-8"	**J**	**X**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
24	ADU: Bathroom	113	3'-0"	3'-8"	**J**	**X**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
25	Master Living	200	2'-8"	3'-8"	**J**	**X**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
26	Master Living	200	2'-8"	6'-8"	**N**	**O**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
27	Master Living	200	2'-8"	6'-8"	**N**	**O**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
28	Master Bedroom	201	7'-5"	3'-8"	**K**	**XOX**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, Fixed, Casement
29	Master Bedroom	201	2'-0"	3'-8"	**J**	**X**	1" Insulated Glass	No	Metal Clad/ Wood	Casement
30	Master Bedroom	201	2'-0"	3'-8"	**J**	**X**	1" Insulated Glass	No	Metal Clad/ Wood	Casement, EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
31	Master Bathroom	202	5'-6"	3'-8"	**K**	**XOX**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, Fixed, Casement
32	Master Bathroom	202	5'-0"	3'-8"	**O**	**XOX**	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, Fixed, Casement



Type 'A' Double Slider

Type 'B' Triple Slider

Type 'C' Fixed

Type 'D' Fixed

Type 'E' Double Hung Window

Type 'F' Double Casement

Type 'G' Casement

Type 'H' Awning

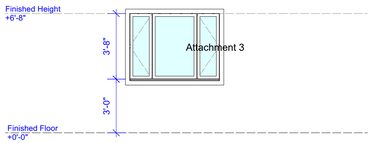
Type 'J' Casment

Type 'K' Casement, Fixed, Casement

Type 'L' Casement

Type 'M' Awning

Type 'N' Fixed



Type 'O'
Casement, Fixed, Casement

Door Schedule

Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Entry	100	6'-0"	6'-6"	1-3/4"	**A**	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Entry French Double Door Solid Core Paint Grade With Tempered Insulated Glass
2	Writer's Room	101	2'-6"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
3	Powder Room	102	2'-6"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
4	Living Room	103	6'-0"	6'-6"	1-3/4"	**C**	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Double Swing Door Solid Core Paint Grade with Tempered Insulated Glass
5	Bedroom 1	105	2'-6"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
6	Bath 1	106	2'-8"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Laundry Room	108	2'-8"	6'-8"	1-3/4"	**D**	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
8	Garage	110	2'-10"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
9	Garage	110	8'-0"	7'-0"	1-3/4"	**E**	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Garage Door
10	ADU: Living	111	3'-0"	6'-8"	1-3/4"	**F**	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		ADU Entry Swing Dutch Door Solid Core Paint Grade With Tempered Insulated Glass
11	ADU: Bedroom	112	2'-8"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
12	ADU: Bathroom	113	2'-4"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
13	Master Living	200	5'-0"	6'-8"	1-3/4"	**G**	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Double Swing Door Paint Grade Solid Core With Tempered Insulated Glass
14	Master Bedroom	201	3'-0"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
15	Master Bathroom	202	2'-8"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
16	Master Closet	203	4'-0"	6'-8"	1-3/4"	**H**	Paint-Grade Wood		Paint-Grade Wood		Interior Double Pocket Door
17	Basement	001	2'-6"	5'-9"	1-3/4"	**J**	Paint-Grade Wood		Paint-Grade Wood		Existing Exterior Swing Door



Type 'A'
Entry French Double Door Solid Core Paint Grade With Tempered Insulated Glass

Type 'B'
Swing Door Solid Core Paint Grade

Type 'C'
Double Swing Door Solid Core Paint Grade with Tempered Insulated Glass

Type 'D'
Pocket Door Solid Core Paint Grade

Type 'E'
Garage Door

Type 'F'
ADU Entry Dutch Door Solid Core Paint Grade With Tempered Insulated Glass

Type 'G'
Double Swing Door Paint Grade Solid Core With Tempered Insulated Glass

Type 'H'
Double Pocket Door Solid Core Paint Grade

Type 'J'
Exterior Swing Door Solid Core Paint Grade

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Door + Window Schedules

1/4" = 1'-0"

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11



Proposed 12th Ave Street Elevation

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

Attachment 3



Existing 12th Ave Street Elevation

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

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North Streetscape Elevations

1/4" = 1'-0"

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12



Proposed Mission St. Street Elevation

Scale: 3/16" = 1'-0"

Attachment 3



Existing Mission St. Street Elevation

Scale: 3/16" = 1'-0"

D/A

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East Streetscape Elevations

1/4" = 1'-0"

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13



Existing Residence

From 12th Ave



Existing Residence

From 12th Ave



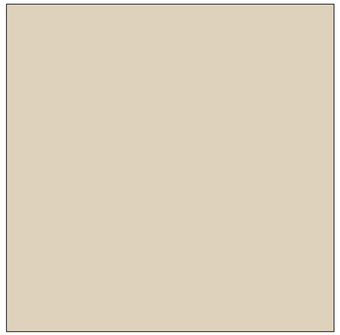
Existing Residence

From 12th Ave



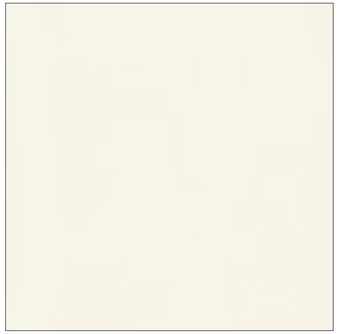
Existing Residence

From Mission St



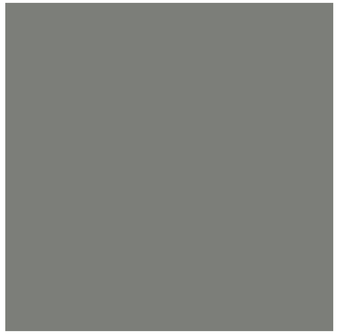
Exterior Wall Color

New Tan Grey Painted Wood Shingles



Exterior Trim/Fascia Color

Painted Cream White



Gutter Color

Painted Aluminum Grey



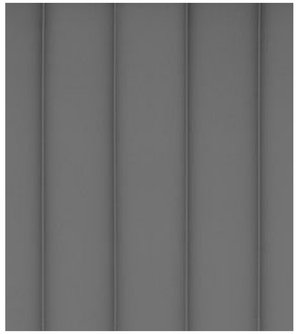
Exterior Wall Material

Paint New Color On Existing Shingles



Roofing

Composite Asphalt Shingles



Awning Roof

Standing Seam Metal Roof



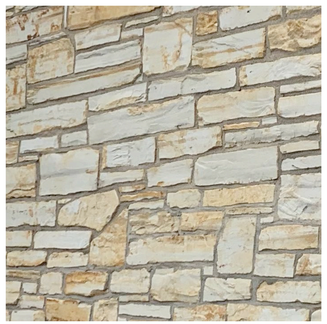
Window Planters

Wood Planters To Match Existing



Exterior Pathways and Driveway Paving

Gold Quartzsite Flagstone

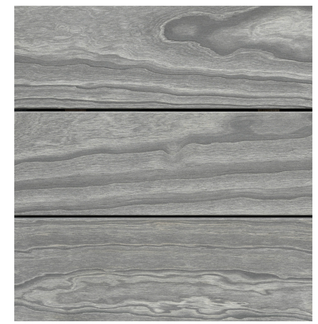


Carmel Stone Driveway Retaining Walls



House Lighting

Wetherburn Outdoor Entrance Wall Sconce- Single Light With A 350 Lumen Light Bulb



Lower Deck Material

Wood- Natural Grey



2nd Floor Deck Material

Stone Pedestal Pavers

Attachment 3

DYAR
ARCHITECTURE

P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email: info@dyararchitecture.com

© 2024
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Tobin Schneider
101 South San Mateo Drive #104
Email: tmschneider@earthlink.net
Phone: 650-342-1414

Schneider Residence Addition and Remodel

SW Corner of Mission St & 112th Ave
Carmel-by-the- Sea, CA 93921
APN: 010-163-001

Job No.

Date:

- Track 2 Design Study
December 12, 2023

-Revised Track 2 Design Study
May 1, 2024

-Revision 2 Track 2 Design Study
May 17, 2024

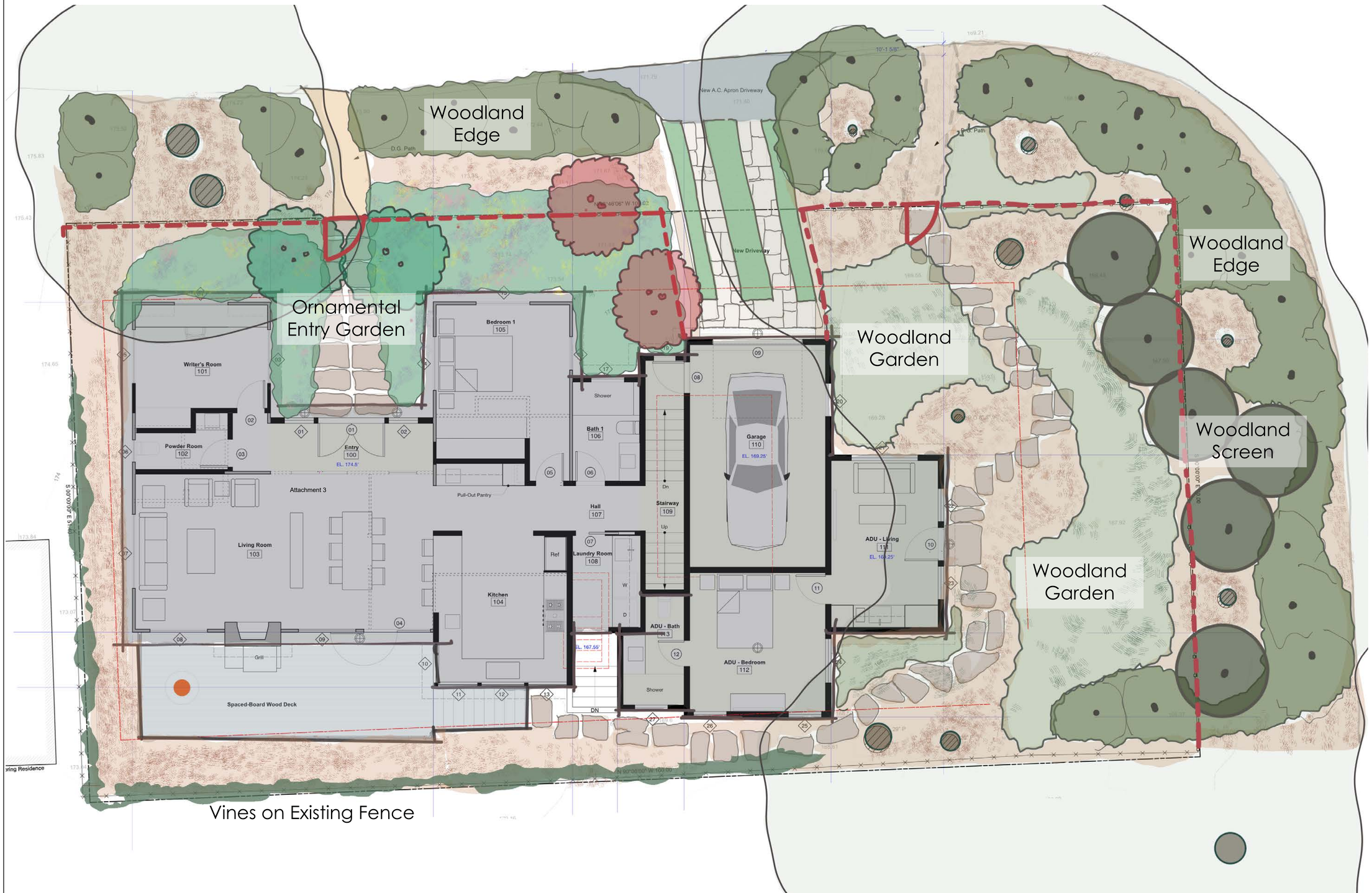
Finish Materials

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.

14



FOR DESIGN APPROVAL ONLY - NOT FOR CONSTRUCTION

BJ LA

BLAKE JOPLING LANDSCAPE ARCHITECTURE

37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

PROJECT

SCHNEIDER RESIDENCE

SW CORNER OF MISSION ST. AND 12TH AVE
CARMEL-BY-THE-SEA, CA 93921

APN: 010-163-001

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
BLAKE G. JOPLING No. 6482
07/31/2024
Renewal Date
11/30/25
STATE OF CALIFORNIA

CONSULTANTS

NORTH

0' 2' 4' 8'

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

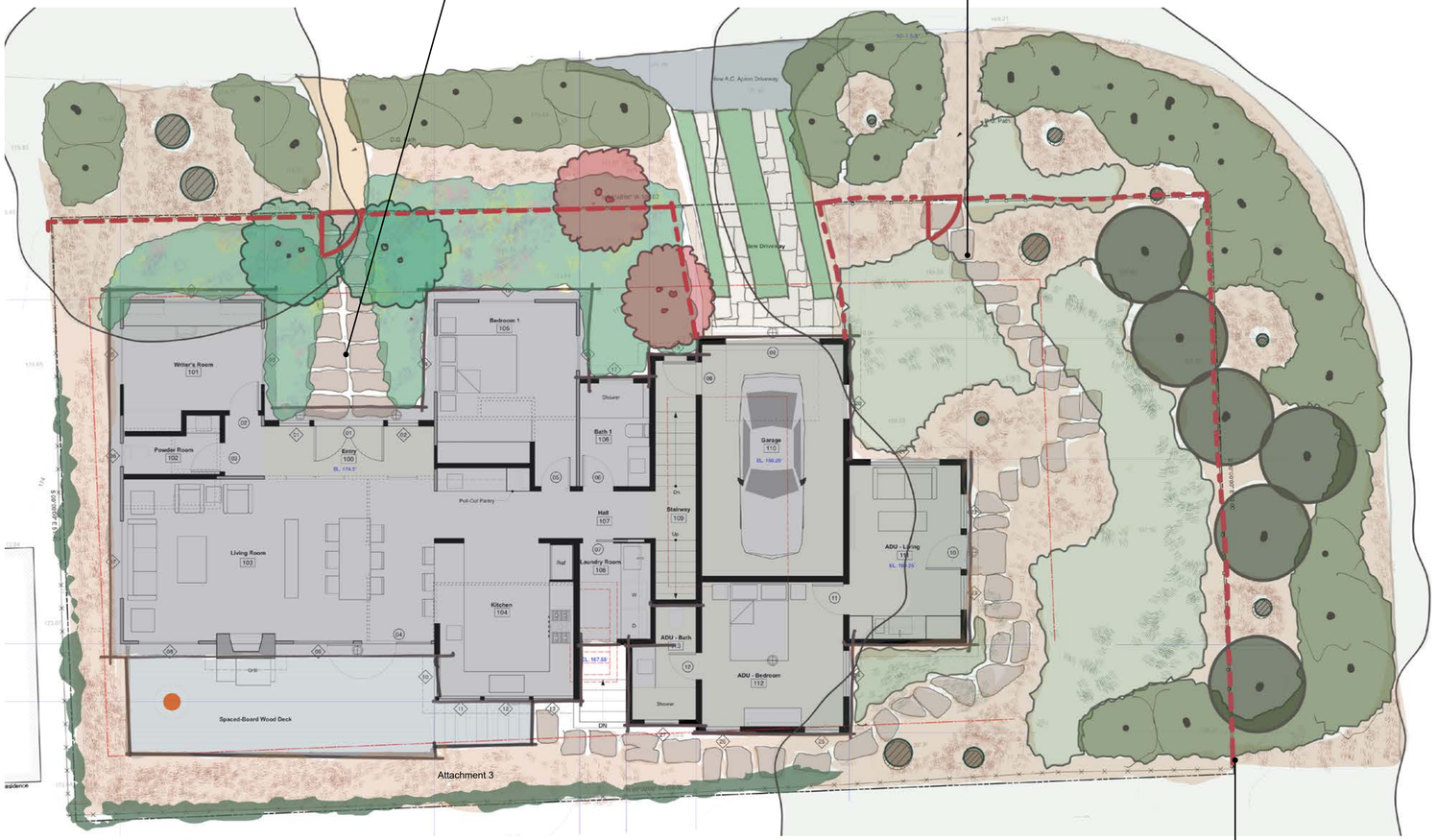
REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

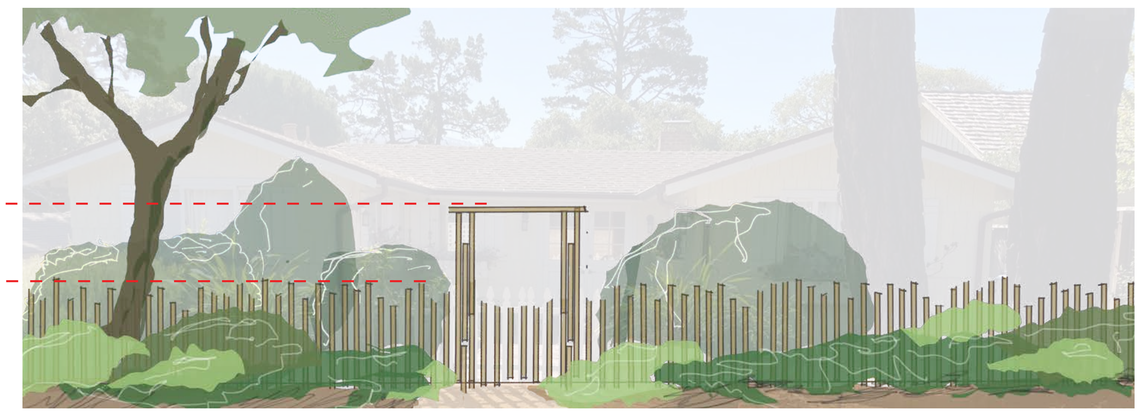
PROJECT NO: 2310.0
DRAWN: BJ
CHECK: BJ
DATE: 2023.11.30

CONCEPTUAL LANDSCAPE LAN

L100

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If drawing is not 24"x36", it is reduced.





Garden Gate and Fence

Grape stake fence or equivalent dimensioned pickets, spaced 2-3" apart with varing heigthts between 3-4' high. At the primary entrance there wil be an arbor and a gate as shown. At the entrance to the ADU there will be a small gate but without an arbor.



Example of paving pattern



Example of gold quartzite flagstone

Flagstone Paving

The primary house entrance and the garden path to the ADU will use sand set, quartzite flagstone pavers, set in linear pattern similar to what is drawn in the plan.

At the main entry, in the city right of way, at the decomposed granite will be used for the path.

At the ADU entry, in the city right of way, the path will be mulch.

At the driveway, the wheel strips will use the same flagstone material but shall be mortared to a concrete base.

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T: 831.238.1091

PROJECT

SCHNEIDER RESIDENCE

SW CORNER OF MISSION ST. AND 12TH AVE
CARMEL-BY-THE-SEA, CA 93921

APN: 010-163-001

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
BLAKE D. JOPLING No. 6066
07/31/2024
Renewal: 06/16
11/30/23
06/16
STATE OF CALIFORNIA

CONSULTANTS

NORTH

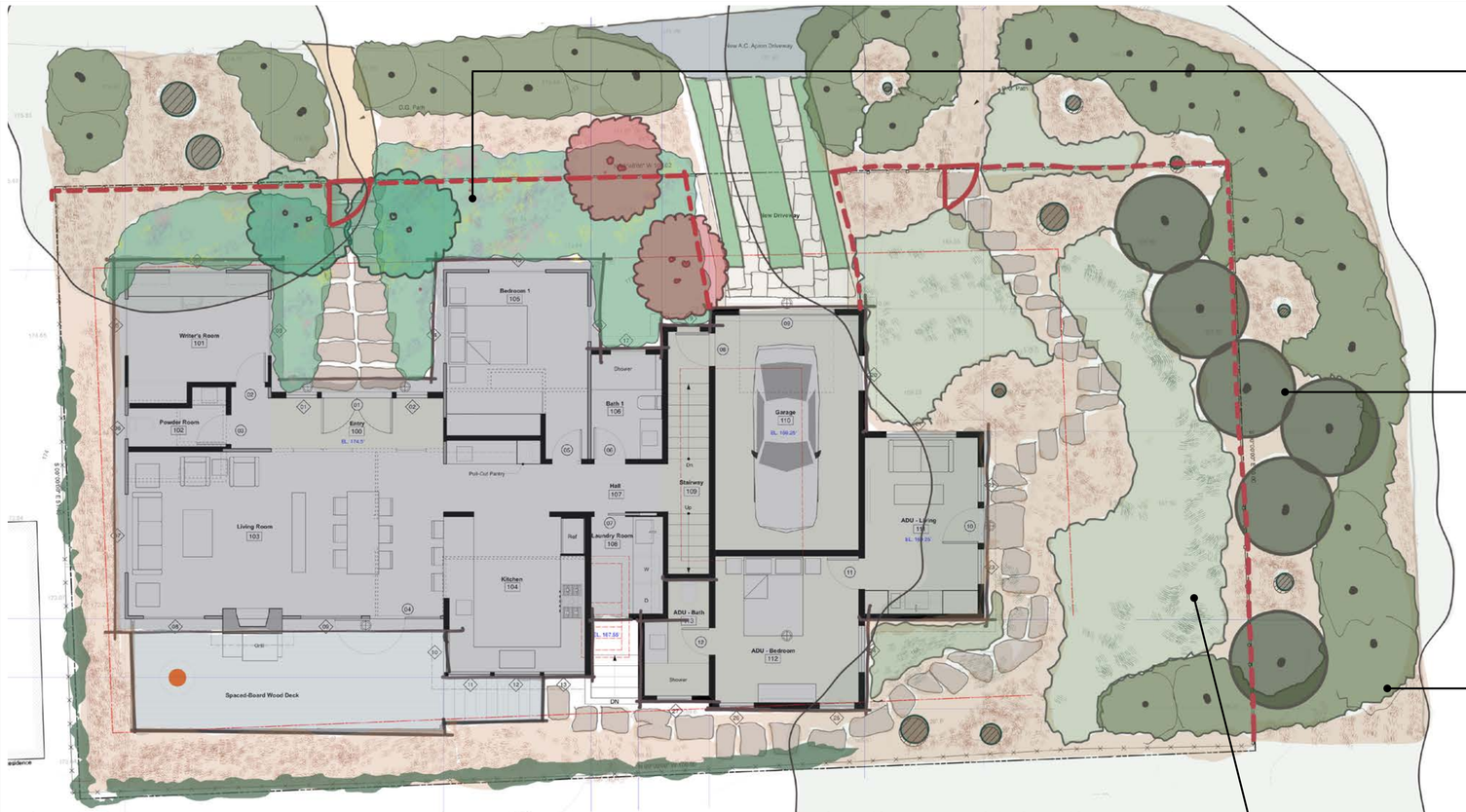
REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

PROJECT NO: 2310.0
DRAWN: BJ
CHECK: BJ
DATE: 2023.11.30

LANDSCAPE MATERIALS

L200

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If drawing is not 24"x36", it is reduced.



Plant List

Botanical Name	Common Name	Size	Spacing	Water Needs	CA Na
Woodland Screen					
Garrya elliptica 'James Roof'	Coast Siik Tassel Attachment 3	15 gal	60"	Low	Yes
Rhamnus (Frangula) californica 'Eve Case'	California coffeeberry	15 gal	72"	Low	Yes
Woodland Edge					
Ceanothus griseus var. horizontalis 'Yankee Point'	Yankee Point Ceanothus	5 gal	96"	Low	Yes
Muhlenbergia dubia	Pine Muhly	1 gal	24"	Very Low	No
Vitus californica 'Rogers Red'	Rodgers Red California Grape	5 gal	10'	Moderate	Yes
Woodland Edge Accents					
Cercis occidentalis	Western Redbud	15 gal	60"	Low	Yes
Cotinus coggyria	Smoke Tree	15 gal	60"	Low	No
Echieum candycans	Pride of Madeira	15 gal	60"	Low	No
Woodlan Garden					
Acanthus spinosus	Armed Bear's Breech	5 gal	36"	Low	No
Festuca rubra 'Molate'	Molate' Red Fescue	1 gal	18"	Low	Yes
Frangula californica 'Seaview'	Dwarf California Coffeeberry	5 gal	48"	Low	Yes
Heuchera sanguinium	Coral Bells	1 gal	18"	Moderate	Yes
Iris douglasiana 'PCH'	Douglas Iris	1 gal	18"	Low	Yes
Polystichum munitum	Western Sword Fern	5 gal	36"	Moderate	Yes
Salvia spathacea	Hummingbird Sage	1 gal	24"	Low	Yes
Ornamental Entry Garden					
Citrus x Meyeri	Myer Lemon	24" Box	NA	Moderate	No
Acatia cognata 'Cousin Itt'	Cousin Itt Acatia	5 gal	36"	Moderate	No
Acer palmatum 'Bloodgood'	Japanese Maple 'Bloodgood'	24" Box	NA	Moderate	No
Alstroemeria x 'Zaprimu'	Colorita Mulan Peruvian Lily	1 gal	36"	Moderate	No
Hydrangea quercifolia	Oak Leaf Hydrangea	15 gal	60"	Moderate	No
Helleborus foetidus	Bearsfood Hellebore	5 gal	24"	Moderate	No
Nephrolepis cordifolia	Sword Fern	5 gal	36"	Moderate	No
Rubus pentalobus	Creeping Rasberry	1 gal	36"	Moderate	No
Salvia numrosa 'Cardonna'	Woodland Sage	1 gal	24"	Moderate	No
Driveway Planting					
Tymus preacox	Creeping Thyme	4"	12"	Moderate	No
Vine For Rear Fence					
Distictis buccinatoria	Scarlet Trumpet Vine	1 gal	16'	Moderate	No

Planting And Irrigation Notes

1. Planting shall be watered by hand or through the use of an automated drip irrigation system equipped with automatic rain shut off device.
2. All planting and irrigation comply with California's WELO ordinance.
3. Planting under CA native trees shall not receive irrigation during the dry season (May-Oct.)
4. Plants within the drip line of existing live oaks shall be adapted to dry summer conditions.
5. Refer to legend for plant species water requirements.
6. All areas landscape areas where no planting is shown shall receive 3" mulch layer
7. Contractor to perform soil tests and submit amendment recommendations to landscape architect.

Ornamental Entry Garden



Woodland Screen



Woodland Edge



Woodland Edge Accents



Woodland Garden



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37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

PROJECT
SCHNEIDER RESIDENCE
SW CORNER OF MISSION ST. AND 12TH AVE
CARMEL-BY-THE-SEA, CA 93921
APN: 010-163-001

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
BLAKE G. JOPLING No. 6482
07/29/2024
Renewal: 26/16
11/30/23
26/16
STATE OF CALIFORNIA

CONSULTANTS

NORTH

REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

PROJECT NO: 2310.0
DRAWN: BJ
CHECK: BJ
DATE: 2023.11.30

PLANTING PLAN

L300

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Pendant Light

Refer to L500 for fixture information



Path Light

Refer to L500 for fixture information



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PROJECT

SCHNEIDER RESIDENCE

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CARMEL-BY-THE-SEA, CA 93921

APN: 010-163-001

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
BLAKE G. JOPLING No. 6489
07/31/2024
Renewal: 26/16
11/30/23
26/16
STATE OF CALIFORNIA

CONSULTANTS

NORTH
0' 2' 4' 8'
SCALE: 1/4" = 1'-0"

REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

PROJECT NO: 2310.0
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DATE: 2023.11.30

LANDSCAPE LIGHTING PLAN

L400

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TYPE:

CAT. #: HDL11-RM-

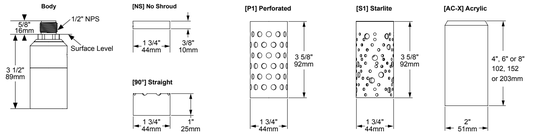
HDL11-RM TAOS



The compact **HDL11-RM** down light is engineered around Auroralight's interchangeable LED module to deliver brilliant LED performance in a small package. Ideal for illuminating patios, al fresco dining areas and outdoor counter tops.

Features include:

- Interchangeable LED Module in 2, 4 or 6 Watts up to 345 lumens
- Interchangeable UV & Shock Resistant Silicone Optic
- 2700K (80 & 90 CRI) or 3000K (80 CRI)
- Thermally Integrated® and Field Serviceable LED Module
- 12V Integral Driver, Dimmable to <10% typ.
- Compatible w/ 12V AC/DC ELV or MLV Transformers
- Also available with Hanging and Catenary Mount Options (See HDL11-HL and HDL11-ACS)





SEE NEXT PAGE FOR ORDERING INFORMATION

CARLSBAD, CA | PHONE 877 942 1179 | FAX 760 931 2916 | E-MAIL SALES@AURORALIGHT.COM | AURORALIGHT.COM

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auroralight

TYPE:

CAT. #: HDL11-RM-

HDL11-RM TAOS



Attachment 3

ORDERING GUIDE: HDL11-RM H (HIGH PERFORMANCE) DL (DOWN LIGHT) 11 (SERIES) RM (RIGID MOUNT)

Prefix

INDICATES REQUIRED FIELD *INDICATES OPTIONAL FIELD* *INCLUDED* [_] *QUICK SPEC (See Below)*

QUICK SPEC SKU HDL11-RM-90-6-W-27-H-NAT

HDL11-RM	NS	4	W	27
	SHROUD	WATTAGE	OPTIC	LED COLOR

SHROUD
[90] 90° Straight
[NS] No Shroud
[P1] Perforated (1 3/4" dia.)
[S1] Starlite (1 3/4" dia.)
[AC-X] Acrylic Lens (**4, 6 or 8"**)

[X] = Specify Length

WATTAGE
[2] 2W
[4] 4W
[6] 6W

OPTIC
[N] 15° Narrow
[M] 25° Medium
[W] 40° Wide
[WF] 60° Wide Flood
[A] All Optics Kit

LED COLOR
[27] 2700K, 80 CRI
[279] 2700K, 90 CRI
[30] 3000K, 80 CRI

NOTE: For other CCT and CRI options, contact factory

ACCESSORIES	MOUNT	FINISH
~~[NSDV] Vandal NVO~~	~~[CP25] 2-1/2" Brass Cover Plate~~	~~Standard:~~
[H] Hex Baffle	**[CP4]** 4" Brass Cover Plate	**[NAT]** Natural
[L] Linear Spread	**[CP45]** 4 1/2" Brass Cover Plate	Plus ($):
[P] Prismatic Lens	**[NC45]** 4 1/2" Brass Mount Canopy	**[BLP]** Bronze Living Patina
[MP] Micro Prismatic	**[PC60]** 4 1/2" Brass Power Canopy (Inc. 60W 120-12V Integral Transformer)	**[BLP-XD]** BLP Extra Dark
[F] Frost (Diffusion)	**[SM2]** 2 1/4" Surface Mount	Premium ($$$):
	[SM3] 3 1/4" Surface Mount	**[NI]** Nickel PVD
	[SMJB] 3 1/2" Brass Surface Mount J-Box	**[PVD]** PVD Color (Contact Factory for Color Options)
	[STM] Screw-In Tree Mount	

auroralight

TYPE:

CAT. #: LPL7-SQ-

LPL7-SQ QUADRANT

Architectural SERIES

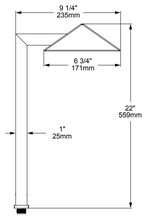


LPL7-SQ--BLP

The LPL7-SQ is a classic design re-engineered and manufactured to a quality and performance standard never before available. Featuring a heavy duty architectural brass stem ingeniously coupled to the robust die-cast brass hood with no visible hardware. Available in two distributions and wattages.

Features include:

- 3 Watt Single LED or 7 Watt Triple LED
- Up to 260 lumens at 3000K
- Cree XP-L® High Density LED (CRI 80 typ.)
- 2700K (80 & 90 CRI) or 3000K (80 CRI), or Amber 585-595nm
- Thermally Integrated® and Field Serviceable LED Module
- 12V Integral Driver, Dimmable to <10% typ.
- Compatible w/ 12V AC/DC ELV or MLV Transformers
- Solid Copper and Brass Construction



LIGHT DISTRIBUTION CHOICES



COPPER CORE TECHNOLOGY®

Copper Core® is a registered trademark of Auroralight. It is synonymous with the mark of quality and integrity. It means that our products are built upon a superior foundation of Solid Copper, ensuring every critical part functions seamlessly together. Thermally integrated® one component to the next, Auroralight manufactured without compromise, engineered with passion, in the USA.

12V
Powered by CREE LEDs
THERMALLY INTEGRATED

ORDERING GUIDE: LPL7-SQ L (LED) PL (PATH LIGHT) 6 (INCHES) SQ (SQUARE)

Prefix

INDICATES REQUIRED FIELD *INDICATES OPTIONAL FIELD* *INCLUDED* [_] *QUICK SPEC (See Below)*

QUICK SPEC SKU LPL7-SQ-7-27-2GS-NAT

LPL7-SQ	7	27		2GS	NAT
	WATTAGE/DISTRIBUTION	LED COLOR	ACCESSORIES	MOUNT	FINISH

WATTAGE/DISTRIBUTION
[3] 3W General Distribution
[7] 7W Forward Distribution

LED COLOR
[27] 2700K, 80CRI
[279] 2700K, 90CRI
[30] 3000K, 80CRI
[AMB] Amber (585-595nm)

NOTE: For other CCT and CRI options, contact factory

ACCESSORIES
[BS] Backlight Shield

MOUNT
[1/2] 1/2" Male Thread
[2GS] Ground Stake (Default)
[3GS] Ground Stake w 3" Cap
[325GS] Ground Stake w 3 1/4" Cap
[TR-12] Trident Spike
[JB3-S] 3" J-Box w/ Stake
[PB-S] Power Box w/ Stake (Inc. 60W 120-12V trans.)
[PM-60] 4" Pedestal Mount
[SM3] 3 1/4" Surface Mount

FINISH
Standard:
[NAT] Natural
Plus ($):
[BLP] Bronze Living Patina
[BLP-XD] BLP Extra Dark
Premium ($$$):
[NI] Nickel PVD
[PVD] PVD Color (Contact Factory for Color Options)

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BJ LA
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PROJECT

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APN: 010-163-001

SEAL AND SIGNATURE

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07/31/2024
Renewal: 36/e
11/30/23
36/e
STATE OF CALIFORNIA

CONSULTANTS

NORTH
0' 2' 4' 8'
SCALE: 1/4" = 1'-0"

REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

PROJECT NO: 2310.0
DRAWN: BJ
CHECK: BJ
DATE: 2023.11.30

LANDSCAPE LIGHTING CUT SHEETS

L500

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Carmel-by-the-Sea

Katherine Wallace <kwallace@ci.carmel.ca.us>
Attachment 4

Project DS 24074 - Schneider

2 me age

Charles Wilcox <[redacted]> Sun, Apr 21, 2024 at 7:49 AM
To: kwallace@ci.carmel.ca.us
Cc [redacted]

Dear Katherine,
Please be informed we have reviewed the construction plans with our next door neighbors and have no objections to subject project. It will greatly enhance the appearance and use of the property. Also, it would be nice to allow the fence to run parallel with 12th Ave and include a gate acro the driveway
Sincerely,
Charles & Patricia Wilcox
0 SE crnr 12th & San Carlos

Sent from my iPad

Katherine Wallace <kwallace@ci.carmel.ca.us> Mon, Apr 22, 2024 at 9:13 AM
To Charle Wilco [redacted]
Cc [redacted]

Received, thank you. Your comment will be shared with the Planning Commission.

Katherine Wallace, AICP
Associate Planner
City of Carmel-by-the-Sea
(831) 620-2032

Please take our **Customer Satisfaction Survey**.

[Quoted text hidden]

Carmel-
by-the-Sea

Katherine Wallace <kwallace@ci.carmel.ca.us>
Attachment 4

Project s/w mission 12th Ave Ds 24-074 (Schneider's)

LISA PANETTA <[redacted]> Mon, Apr 29, 2024 at 10:35 AM
To: kwallace@ci.carmel.ca.us

Sent from my iPhone M Wallace ,

The Schneider's showed me their plans for their remodel , I'm excited they have an opportunity to do this . I'm a true Carmelite, born and raised here (old Hospital) and look forward to see the new remodel .

The Johnson residence ,mission 2SW 12th Ave

Carmel-by-the-Sea

Katherine Wallace <kwallace@ci.carmel.ca.us>
Attachment 4

Remodel of house

3 me age

Rob Mcnamara <[redacted]> Sun, Apr 21, 2024 at 2:56 PM
To: kwallace@ci.carmel.ca.us

Hi Katherine my name i Rob McNamara I live at 0 NW Mi ion and 12th Ave I under tand my neighbor i planning on a remodel of his house located at 0 NE Mission and 12th Ave . It's DS 24074. I would like to say that I endorse this project completely. I only have one objection. I believe there should be a gate at the driveway leading to the garage. I believe this project will not only beautify the street but the whole neighborhood. So I would like to you to recommend this project for a permit as soon as possible. If you need any further info from me plea e don't he itate to contact me either by email or phone which i (661) 428 4967 Thank you for your time and consideration of this project. Thank you.
Rob McNamara

Sent from my iPhone

Rob Mcnamara [redacted]> Sun, Apr 21, 2024 at 3:26 PM
To: kwallace@ci.carmel.ca.us

I'm orry the correct addre i 0 SW mi ion and 12th Ave
Sent from my iPhone

> On Apr 21, 2024, at 2:56 PM, Rob Mcnamara <diane5400@icloud.com> wrote:

> Hi Katherine my name is Rob McNamara. I live at 0 NW Mission and 12th Ave. I understand my neighbor is planning on a remodel of his house located at 0 NE Mission and 12th Ave . It's DS 24074. I would like to say that I endorse this project completely. I only have one objection. I believe there should be a gate at the driveway leading to the garage. I believe this project will not only beautify the treet but the whole neighborhood So I would like to you to recommend thi project for a permit a oon a po ible If you need any further info from me please don't hesitate to contact me either by email or phone which is (661) 428-4967. Thank you for your time and consideration of this project. Thank you.
[Quoted text hidden]

Katherine Wallace <kwallace@ci.carmel.ca.us> Mon, Apr 22, 2024 at 9:08 AM
To: Rob Mcnamara <[redacted]>

Received, thank you Rob.

Katherine Wallace, AICP
Associate Planner
City of Carmel-by-the-Sea
(831) 620 2032

Please take our **Customer Satisfaction Survey**

[Quoted text hidden]

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

June 12, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie Waffle, AICP, Principal Planner
SUBJECT:	**DS 22-191 (Nute):** Consideration of a Final Design Study, DS 22-191 (Nute), and associated Coastal Development Permit for the demolition of more than 50 percent of the exterior walls of a single-story residence and the construction of a new two-story residence located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-023-008-000.

Application: DS 22-191 (Nute) **APN:** 010-023-008-000
Block:41 **Lot:**19
Location: Northwest Corner of Carpenter Street and 4th Avenue
Applicant: Lewis Builders, Contractor **Property Owner:** Torrie & Micki Nute

Executive Summary:

The proposed project is demolishing more than 50 percent of the exterior walls of a one-story single-family residence, the full demolition and reconstruction of a detached garage, and the construction of a two-story single-family residence on a 4,000-square-foot corner lot. Neighbor concerns on prior versions of the concept design included privacy, view, and solar impacts (access to natural light). The property was found to be ineligible for the Carmel Historic Inventory on February 1, 2022. No trees are proposed for removal. The project was considered at three previous concept hearings and on February 14, 2024, the Planning Commission approved a revised concept design. The project passed volume and is being considered for final approval.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Study and associated Coastal Development Permit for the demolition of more than 50 percent of the exterior walls of a one-story single-family residence, the full demolition and reconstruction of a detached garage, and the construction of a two-story single-family residence on a 4,000-square-foot corner lot located on the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District. APN 010-023-008-000

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. The 252-square-foot detached garage is proposed to be demolished, and a new detached 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.

On May 3, 2023, the applicant submitted a revised concept design with the following 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.

The Planning Commission reviewed the revised concept design on June 14, 2023, and continued the project once again with direction to the applicant to develop a new design that mitigated view, solar, and privacy impacts to the northern neighbor.

Concept Hearing February 14, 2024

On February 14, 2024, the Planning Commission adopted Resolution 2024-17-PC accepting a revised concept design that shifted the two-story building mass to the east side of the lot, closer to Carpenter Street to preserve the north neighbors existing water view. This shift also maximizes access light in the northern neighbor's kitchen and first floor primary suite.

The Planning Commission is being asked to consider the final details and approve the Design Study application.

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:

1. *The nonconforming portions of any wall are counted as removed or taken down, even when retention of these portions is proposed.*
2. *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. 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. In accordance with the definition of demolition, this wall is considered demolished even though it is proposed to be retained and is therefore included in the calculation for determining whether 50 percent or more of the exterior walls are being removed.

If this wall is identified for removal in the construction drawings (e.g., for structural reasons or otherwise) or subsequently removed by the contractor during construction, it is required to be rebuilt in conformance with the 5-foot street-side yard setback. All new construction (e.g., the additions) must meet the required setbacks.

Final Details Review

The following is an analysis of the project's consistency with the Residential Design Guidelines, Final Details Review.

Exterior Colors & Materials: The applicant proposes Hardishingle composite straight edge shingle siding painted a medium gray (Gray Matters, SW 7066). Windows and doors are proposed to be aluminum-clad wood by Sierra Pacific, or similar, in a dark blue (Slate Blue 008/Santorini Blue SW 7607), with true divided lights. The garage door would be steel with simulated wood grain, divided light panels across the top and painted White Snow (SW 9541). The trim and fascia would also be painted White Snow. The window styles include fixed glass, single and casements, and single awning, with divided lights. A single awning window with obscure/privacy glass is proposed in each shower. The roof is proposed to be a composite class-A shingle by CertainTeed TS Presidential in "Country Gray."

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: Two 2040 skylights are proposed on the one-story west facing roof plane in the dining room which is located on the north side of the house. The skylights would be sufficiently screened by the

front facing gable roof form combined with the significant setback from 4th Avenue.

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: The existing exterior brick chimney on the east (front) elevation would be eliminated. A new chimney that pierces the roof of the two-story building form would be finished with brick. The floor plans do not identify the location of the fireplace. Special Condition No. 38 includes the zoning requirements for chimneys. With the application of conditions, 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 double-sided staggered 4-foot-tall grape stake fence enclosing the front yard which faces Carpenter Street. The fence would terminate at the southeast corner of the house, allowing for an unenclosed landscaped setback along the 4th Avenue street-side yard.

On the north property line, the 4-foot fence would extend 30 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. 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.

***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 allowable impermeable site coverage 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: According to prior versions of the project plans, 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 267 square feet of impermeable site coverage including a covered entry porch, brick landings, walkways and steps, fire pit and BBQ concrete slabs, and a garage apron. Additional permeable site coverage elements include a decomposed granite driveway and two walkways, and a 150-square-foot “permeable brick patio in turf – location TBD.” Special Condition No. 39 requires compliance with site coverage requirements prior to the issuance of a building permit. With the application of conditions, the project meets the objectives of site coverage.

Other Project Components:

Staff recommends that pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of an existing single-family residence and the construction of a new single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT 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 010-023-008-000

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) 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, construct a two-story residence with an attached garage, and associated site improvements, 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, 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

WHEREAS on November 9, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding a 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 June 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the revised 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 submit a design that mitigates impacts to the northern neighbor; and

WHEREAS on January 25, 2024, the Applicant submitted plans for consideration of a third Concept Design Study; and

WHEREAS on February 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the revised 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 adopted Resolution 2024-17-PC accepting the revised Concept Design Study; and

WHEREAS the project was scheduled for final details review on June 12, 2024; and

WHEREAS on May 31, 2024, a notice of public hearing was published in the Carmel Pine Cone for the June 12, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS on or before June 2, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

WHEREAS on June 12, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study application DS 22-191 (Nute) to demolish more than 50 percent of the exterior walls of a one-story residence, demolish a detached garage, construct a two-story residence with an attached garage, and associated site improvements on 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), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study application DS 22-191 (Nute) authorizes the demolition of more than 50 percent of the exterior walls of a one-story residence, demolish a detached garage, construct a two-story residence with an attached garage, and associated site improvements on 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) as depicted in the plans prepared by Lewis Builders approved by the Planning Commission on June 12, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are

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

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

	minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
15.	Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
16.	Asphalt Shingle Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved asphalt shingle roofing. The material shall convey color and texture similar to that of wood shingles.
17.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
18.	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
19.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.

20.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
21.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
22.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
23.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
24.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought tolerant. 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer. 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.

25.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
26.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
27.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has

	been completed, and mitigation measures have been put in place.
28.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
29.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
30.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
31.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
32.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
33.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
34.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
35.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit

	revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
36.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
37.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
38.	**Chimney Standards.** Fireplace chimneys and vents, including caps, shall be no higher than required by the UBC and shall not exceed four feet in height above the building height. Chimneys, vents or chimney enclosures which project above a roofline, flat deck or parapet wall shall also be subject to the following standards. a. Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension. i. Exception: three feet and six inches for double-flue chimneys. b. Chimneys shall not contain any storage space, access openings or other uses unrelated to the vent function of the chimney.
39.	**Site Coverage.** Prior to the issuance of a building permit, the applicant shall review and revise all site coverage elements and calculations to comply with the Carmel Municipal Code.

Acknowledgment and acceptance of conditions of approval.

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

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of June 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

NUTE RESIDENCE DEMO & 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

Attachment 2

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

SITE LOCATION



WATER CREDITS

WATER FIXTURE EFFICIENCY UPGRADES
SEE MPWMD WORSKEET ON SHEET A-N.2

FIRE SPRINKLERS

SPRINKLERS ARE REQUIRED

ZONING CONFORMANCE

1ST FLOOR	(E) 1,104 SF	(P) 1,109 SF
2ND FLOOR	(E) 0 SF	(P) 458 SF
SHED	(E) 84 SF	(P) 0 SF
GARAGE	(E) 252 SF	(P) 232 SF
TOTAL	(E) 1,440 SF	(P) 1,799 SF
FLOOR AREA RATIO	(E) 36.0%	(P) 45.0%
DEMO 589 SF	REMODEL 851 SF	

1

HEIGHT LIMITS	1ST: 18'	2ND: 24'
HEIGHTS 1ST/2ND	(E) 15'10"/NA	(P) 15'1"/19'8.75"
GRADE TO PLATE LIMITS	1ST 12'	2ND 18'
PLATES 1ST/2ND	(E) 11'7"/ NA	(P)11'7"/16'8.25"

SETBACKS FOR 100' X 40' CORNER LOT
LEGAL FRONTAGE ON CARPENTER
FRONT: 15'
SIDES: 10' COMPOSITE, MINIMUM 5' STREET SIDE, 3' INTERIOR SIDE
REAR: 3' STRUCTURES UNDER 15' HEIGHT
REAR: 15' STRUCTURES EXCEEDING 15' HEIGHT

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:	1,799 SF
• *HOUSE:*	*1,567 SF*
• *GARAGE:*	*232 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:	NO

BUILDING CODES

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

NOTES

PGE BURIAL WAIVED BY CITY FORESTER

DEFERRED SUBMITTAL

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

PROJECT DESCRIPTION

PLANNING
516 SF ADDITION TO EAST SIDE OF RESIDENCE. 454 SF SECOND STORY ADDITION.
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 PRESIDENTIAL COMPOSITE SHINGLE IN DARK GRAY.
DEMO BRICK CHIMNEY, REPLACE WITH DV GAS FIREPLACE & CHIMNEY W/ SCREENED DV CAP
1 REPLACE WOOD SIDING ON HOUSE AND GARAGE WITH COMPOSITE STRAIGHT EDGE HARDIE SHINGLE.
UPDATE TO 3 BEDROOMS, 3 BATHROOMS.
DEMO 84 SF SHED IN EAST YARD. DEMO 498 SF WEST WING OF RESIDENCE.
1 REDUCE GARAGE SF BY 20 SF BY MOVING EAST WALL TO THE WEST.
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.
2 NEW WEST FACING SKYLIGHTS TO BE LOW PROFILE AND ENERGY EFFICIENT WITH BLACKOUT BLINDS.
FRONT STEPS AND CHIMNEY TO MATCH.
REORGANIZE AND REDUCE SITE COVERAGE FOR FULL COMPLIANCE.
NEW LOW-WATER LANDSCAPING W/PARTIAL IRRIGATION USING CARMEL PREFERRED PLANT LIST
1 INFILL WEST FOUNDATIONS WITH GRAVEL/SOIL MIX TO CREATE PATIO/YARD 8" BELOW HOUSE FFE
SITE DRAINAGE VIA SPLASH BLOCKS & DISPERSION PIT AS SHOWN IN CIVIL DRAINAGE PLAN
UNHEATED MECHANICAL CLOSET UNDER STAIRS W/ ACCESS FROM NORTH YARD
ALL NORTH FACING WINDOWS ARE OBSCURE/PRIVACY GLAZING
REDUCE NORTH EAVES TO 6", ALL OTHER EAVES TO 16", 12" ON GARAGE
RELOCATE GAS METER TO SOUTHEAST CORNER OF GARAGE
RELOCATE ELECTRICAL METER TO NORTHWEST CORNER OF GARAGE

TREE REMOVAL
NONE

BUILDING
COMPLETE INTERIOR AND EXTERIOR REMODEL OF EXISTING RESIDENCE.
REPLACE ALL ELECTRICAL, PLUMBING, MECHANICAL.
SPRINKLERS ARE REQUIRED.
MOVE LAUNDRY INTO HOUSE.

SITE COVERAGE TABLE

1

CARPENTER COVERAGE & FOOTAGES	EXISTING	BFA LIMIT	IMPERM LIMIT	IMP+BONUS LIMIT
LOT SIZE	*4,000*	*1,800*	396	556
FLOOR AREA RATIO	**EXISTING**	**DEMO**	**NEW**	**PROPOSED**
(E) House	*1,104*	*505*	*0*	*599*
(N) 1st Floor New Slab on Grade	*0*	*0*	*510*	*510*
(N) House 2nd Floor	*0*	*0*	*502*	*502*
(N) minus stairs	*0*	*0*	*(44)*	*(44)*
(E) Shed	*84*	*84*	*0*	*0*
(E) Garage	*252*	*20*	*0*	*232*
TOTAL FLOOR AREA	1,440	609	968	*1,799*
Floor area ratio	**36.0%**			**45.0%**
IMPERMEABLE (NOT IN ROW)	**EXISTING**	**DEMO**	**NEW**	**PROPOSED**
(N) Covered Entry Porch	*0*	*0*	*36*	*36*
(N) Impermeable Brick Landings, Walkways & Steps	*0*	*0*	*193*	*193*
(N) Concrete Slab BBQ Pad	*0*	*0*	*26*	*26*
(E) Concrete Garage Apron	*9*	*0*	*0*	*9*
(N) Concrete Slab Gas Firepit Pad	*0*	*0*	*12*	*12*
Total Impermeable	9	0	267	276
Impermeable Coverage ratio	**0.2%**			**6.9%**
PERMEABLE (NOT IN ROW)	**EXISTING**	**DEMO**	**NEW**	**PROPOSED**
(N) Decomposed Granite Walkways	*0*	*0*	*130*	*130*
(N) Permeable Brick Patio in Turf, Location TBD	*0*	*0*	*150*	*150*
Total Permeable	0	0	280	280
Permeable Coverage ratio	**0.0%**			**7.0%**
ALL COVERAGE (PERM + IMPERM)	**EXISTING**	**DEMO**	**NEW**	**PROPOSED**
Total impermeable + permeable	9	0	547	556
Total Coverage Ratio	**0.2%**			**13.9%**

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SURV	SITE SURVEY
T-1	TREE PROTECTION PLAN
A-1.1	SITE PLANS
A-1.2	PROPOSED SITE PLAN LARGE
A-2.1	DEMO FLOOR PLANS
A-2.2	EXISTING & PROPOSED FLOOR PLANS
A-3.1	STORY POLE SECTIONS
A-3.2	1 PROPOSED ELEVATIONS W/FFE STORY POLES
A-3.3	EXTERIOR ELEVATIONS: EAST (LEGAL FRONT)
A-3.4	EXTERIOR ELEVATIONS: SOUTH
A-3.5	EXTERIOR ELEVATIONS: WEST (REAR)
A-3.6	EXTERIOR ELEVATIONS: NORTH (NEIGHBOR)
A-3.7	STREETSCAPE ELEVATIONS
A-3.8	RENDERING FROM DRIVEWAY
A-3.9	RENDERINGS
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A-4.1	ROOF PLANS LOWER FLOOR
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A-6.1	CONSTRUCTION DETAILS, MPWMD CREDITS
A-6.2	1 SPECIFICATIONS
F-1.1	FINISH MATERIALS & LIGHTING SHEET
V-1.1	VOLUME STUDY
A-N.1	2022 CAL GREEN NOTES
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A-N.3	CAL GREEN, BMP'S, MPWMD
A-N.4	GENERAL NOTES, FIRE DEPT NOTES
A-N.5	CODE NOTES, EROSION, WASTE NOTES

CHANGE ORDER LOG

1 REV #1 ER 06.07.24 V3.7 PLANNING_8.0
PLANNING PLAN VERSION3 CHANGE ORDER #1 & INFORMAL RFI
CHANGE OF EXTERIOR COLORS & MATERIALS, MOVE FIREPLACE & CHIMNEY EAST, REDUCE SF, PLAN DIMS, SECOND PROPOSED
- REVISED SHEETS: ALL A-#.#, EXCEPT CODE SHEETS
- NEW SHEET: A-3.2

PERMITTING SUBMISSION LOG

06/08/22	PLANNING INTITAL 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
02/28/24	PLANNING 3RD SUBMIT	ER	V3.1/PLN7.0
06/07/24	PLANNING CO#1/3RD SUBMIT	ER	V3.7/PLN8.0

A-0

VERSION: 3.7
DATE: 6/7/24
PLANNING

COVER: PROJECT DATA

REV #	DATE / DESCRIPTION	BY
1	06.07.24 PLN CO #1/INF RFI #1	ER

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

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED THEREIN ARE THE PROPERTY OF LEWIS BUILDERS AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LEWIS BUILDERS. ALL DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR TO ENSURE THE ACCURACY OF THESE PLANS. IF ANY DISCREPANCIES ARISE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION OR FABRICATION.

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

LB DESIGN + BUILD

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.

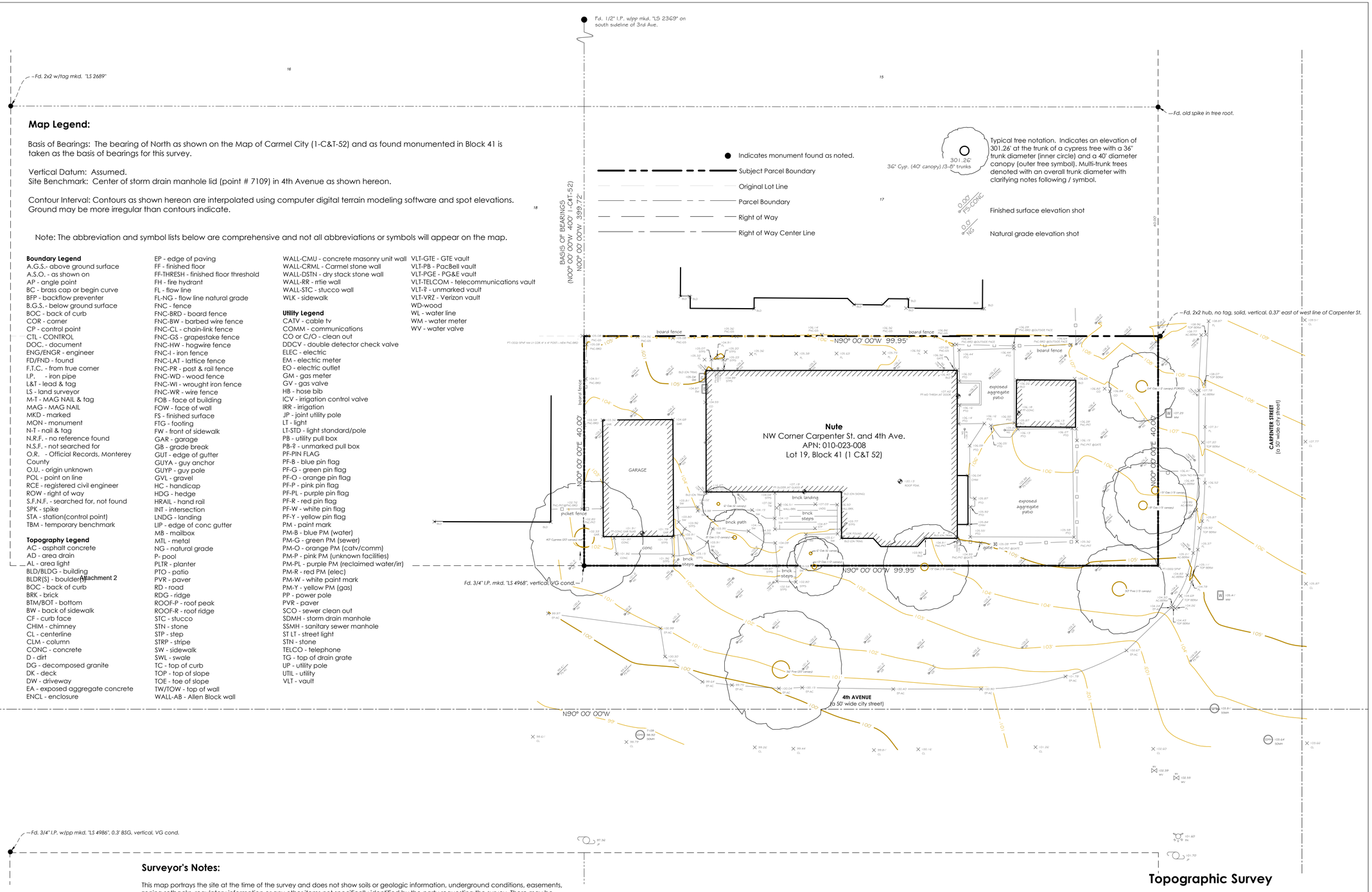
Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

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
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

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

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

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



Surveyor's Notes:

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

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

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

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols 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.

Topographic Survey

NW Corner Carpenter St. and 4th Ave., APN: 010-023-008
Located in the City of Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Torrie and Antonette Nute, Requested By: Lewis Builders

February 2022

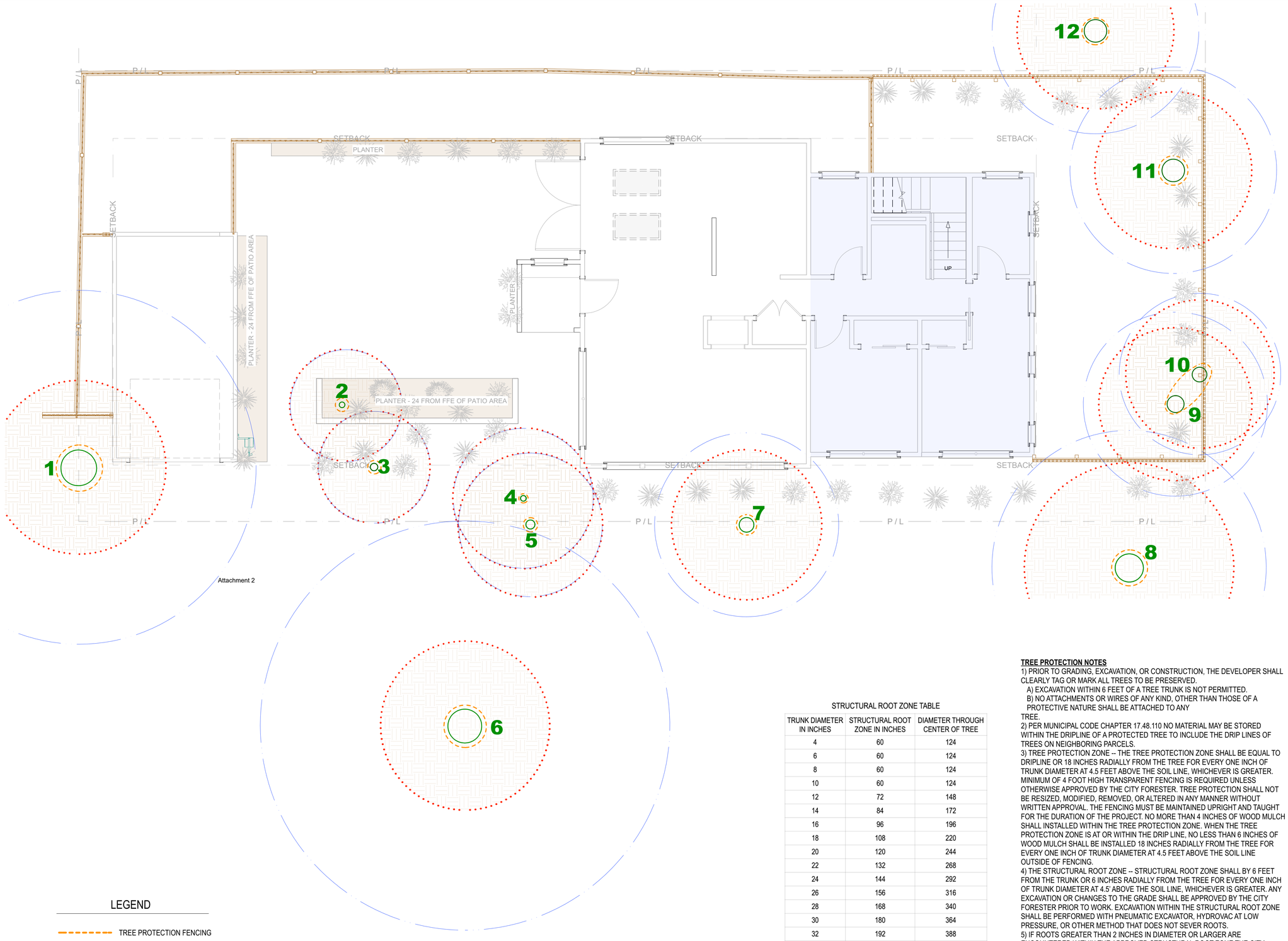
Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

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

RLS W.O. # 2022--006

Attachment 2

Plotted On: 2/15/2022 7:54 PM File Name: G:\Shared drives\Civil 3D Projects 2020-2029\2022 Projects\2022-006 LB_Nute\DWG\Topo Survey NW Cor Carpenter 4 Fourth 2022-006 LB-NUTE.dwg



Attachment 2

LEGEND

- TREE PROTECTION FENCING
- STRUCTURAL ROOT ZONE
- NO EXCAVATION ZONE
- DEEP PROTECTIVE MULCH 6' FROM TRUNK DURING CONSTRUCTION

TREE PROTECTION PLAN

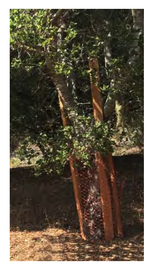
SCALE: 1/4"=1'

STRUCTURAL ROOT ZONE TABLE

TRUNK DIAMETER IN INCHES	STRUCTURAL ROOT ZONE IN INCHES	DIAMETER THROUGH CENTER OF TREE
4	60	124
6	60	124
8	60	124
10	60	124
12	72	148
14	84	172
16	96	196
18	108	220
20	120	244
22	132	268
24	144	292
26	156	316
28	168	340
30	180	364
32	192	388
36	216	436
38	228	460
40	240	484
42	252	508
44	264	532

TREE PROTECTION NOTES

1) PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
   A) EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
   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 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.
4) 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.
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.



OAK



CONIFER

T-1

VERSION: 3.7
DATE: 6/7/24
PLANNING

TREE PROTECTION PLAN

REV #	DATE / DESCRIPTION	BY
	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

NUTE

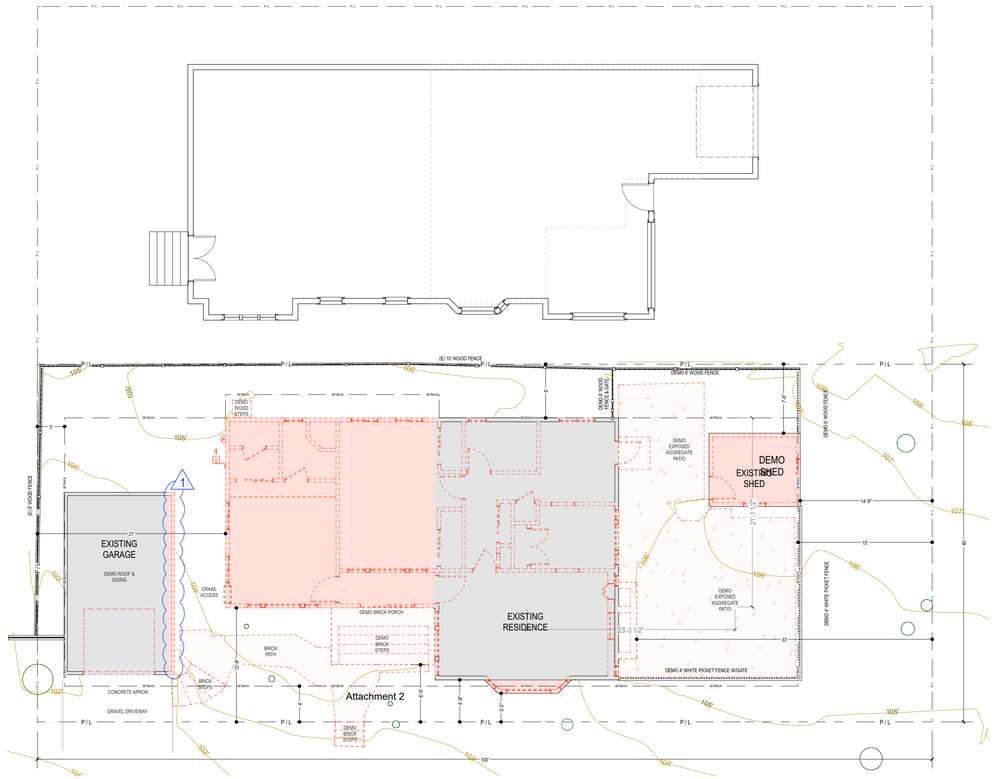
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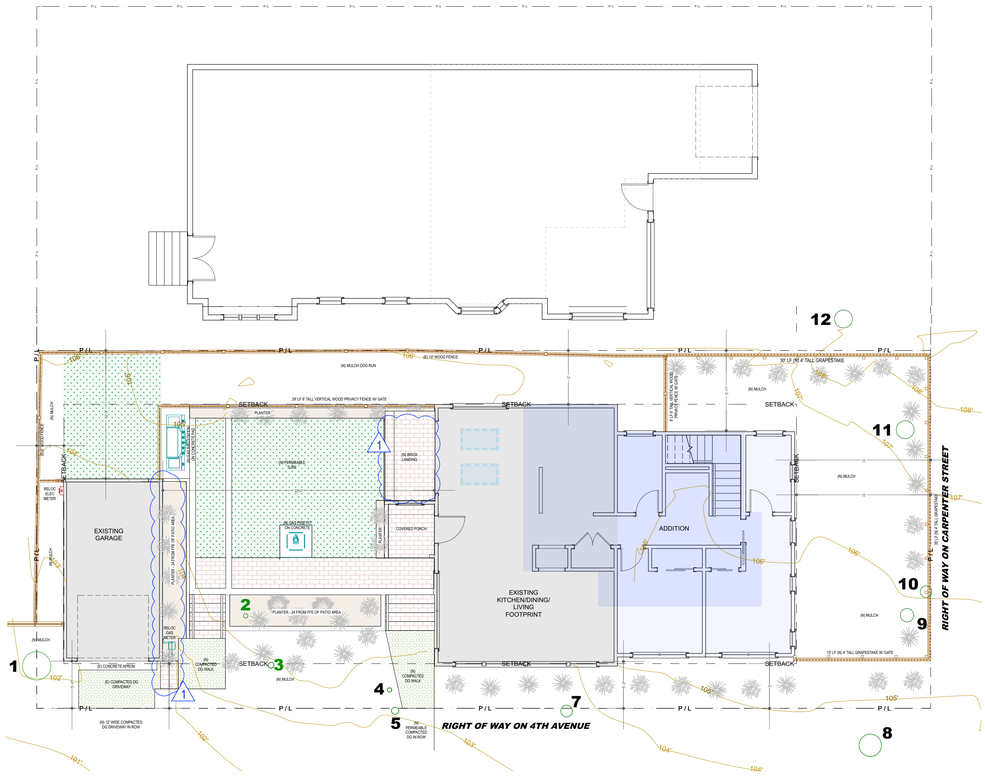
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CARMEL CA 93923
(831) 250 7168

LB DESIGN + BUILD



EXISTING SITE PLAN

SCALE: 1/8"=1'



PROPOSED SITE PLAN

SCALE: 1/8"=1'

1 EXISTING TOPOGRAPHY LINES CORRECTED MAY 22, 2024. SEE CIVIL ENGINEERING SET FOR PROPOSED GRADING, CUT AND FILL.

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

A-1.1

VERSION: 3.7

DATE: 6/7/24

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SITE PLANS

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

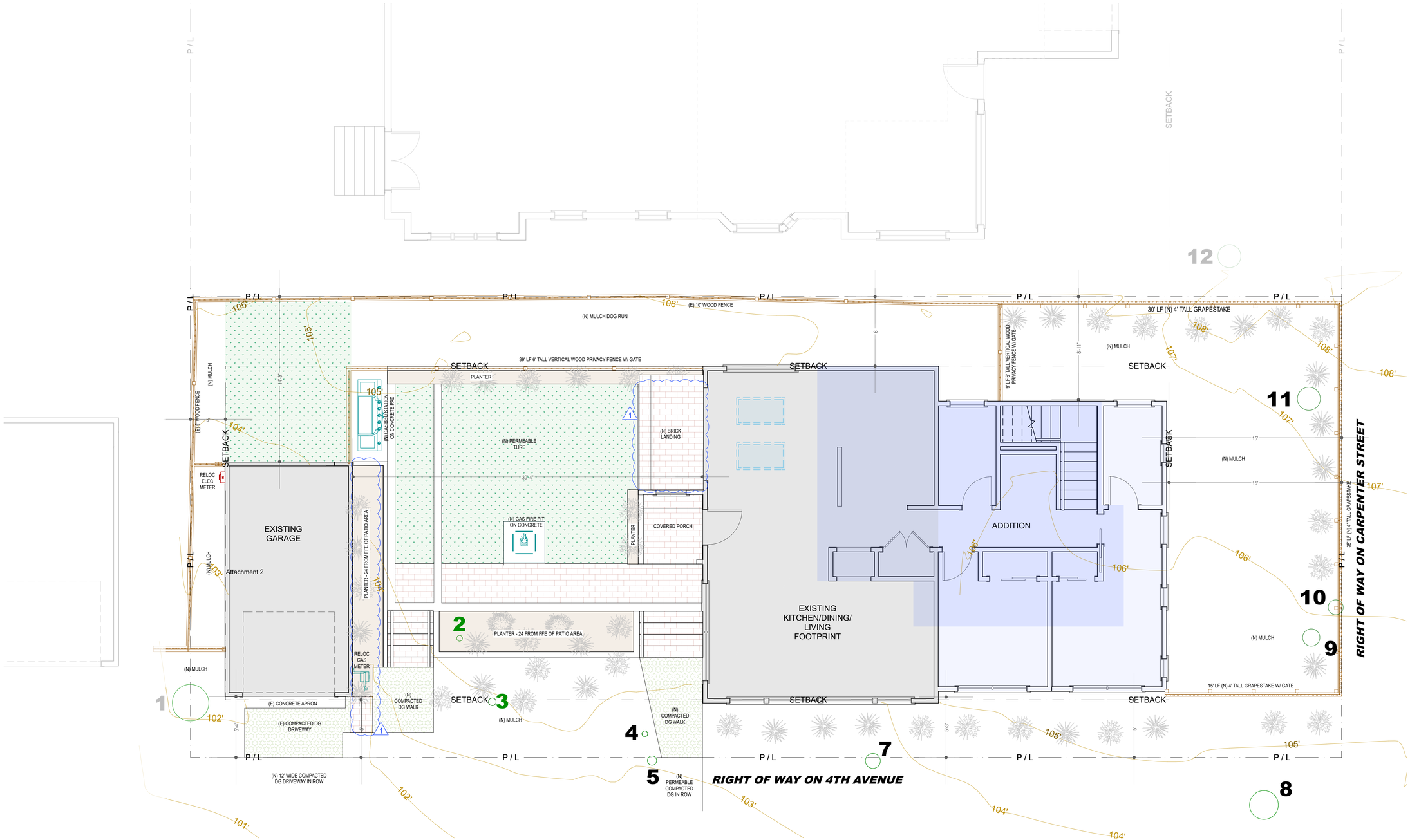
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1 EXISTING TOPOGRAPHY LINES CORRECTED MAY 22, 2024. SEE CIVIL ENGINEERING SET FOR PROPOSED GRADING, CUT AND FILL.

PROPOSED SITE PLAN

SCALE: 1/4"=1'

ALL HARDSCAPE COVERAGE CHANGED & LANDSCAPING ADDED 05.04.24

LEGEND

AREAS OF ADDITION (CONDITIONED SPACE)

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

0 1 3 5 10 20

A-1.2

VERSION: 3.7
DATE: 6/7/24
PLANNING

PROPOSED SITE PLAN LARGE

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

NUTE

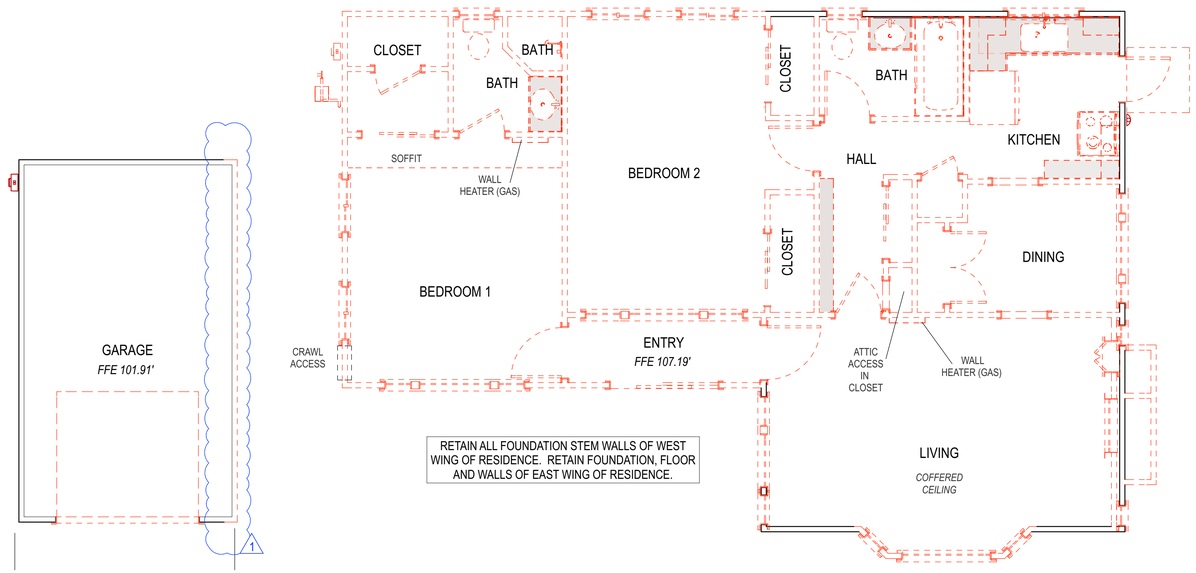
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DEMO FLOOR PLAN

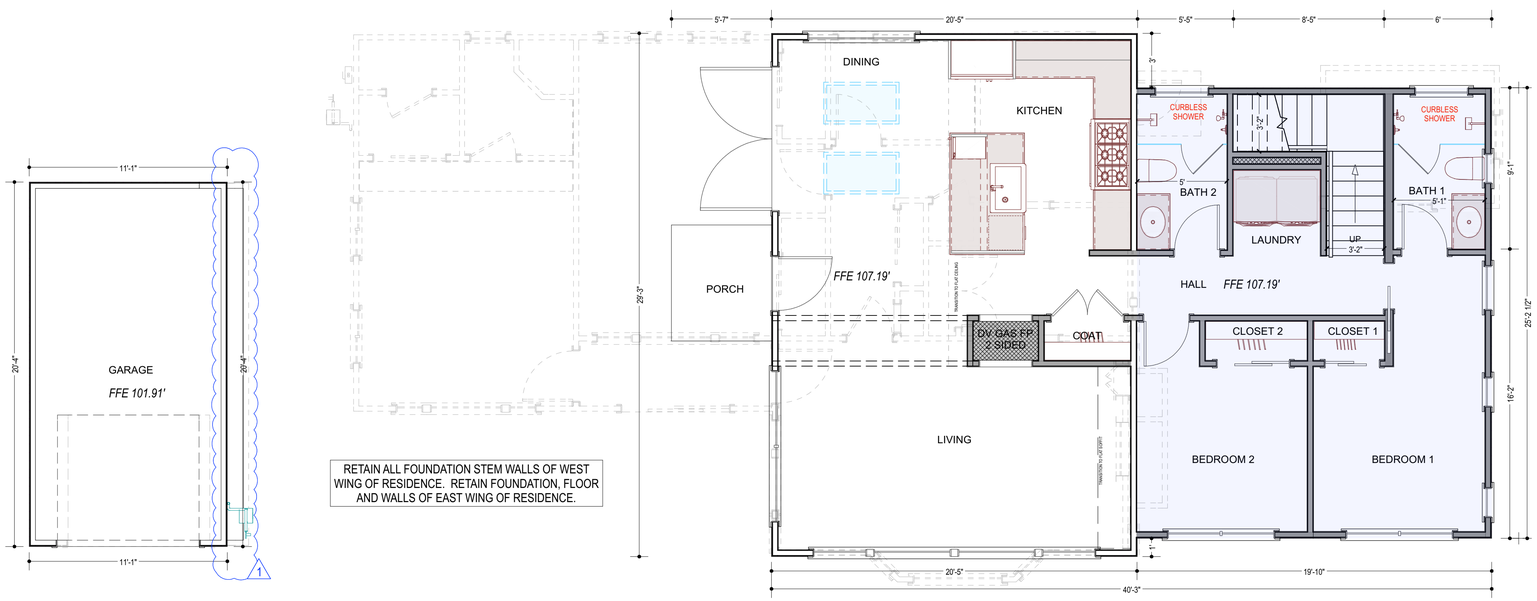
SCALE: 1/4"=1'

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

Attachment 2



PROPOSED PLAN WITH DEMO UNDERLAY

SCALE: 1/4"=1'

ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED

0 1 3 5 10 20

A-2.1

VERSION: 3.7
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DEMO FLOOR PLANS

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
	DATE / DESCRIPTION	ER
	REV #	
	DATE / DESCRIPTION	ER

NUTE

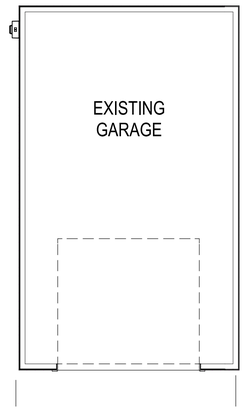
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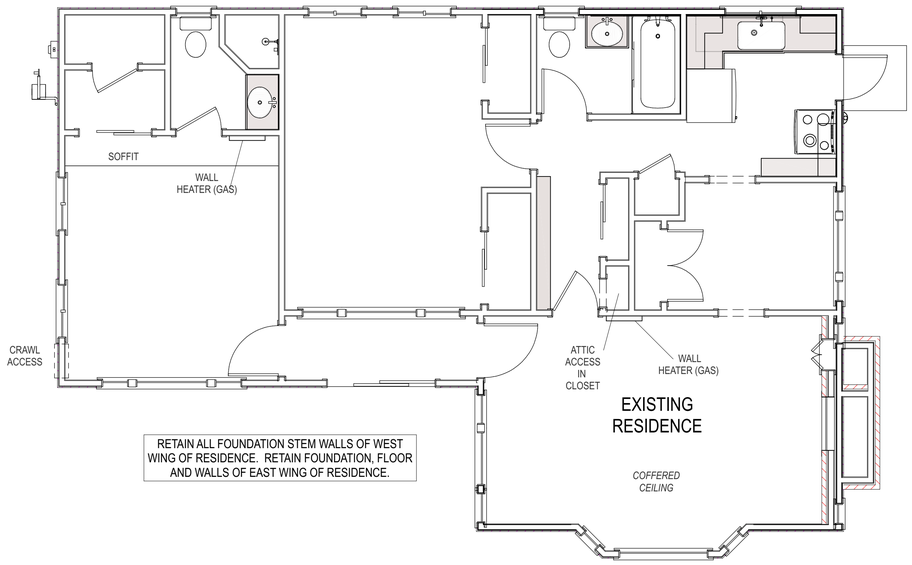
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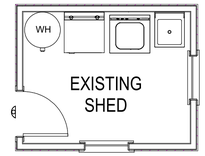
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LB DESIGN + BUILD





RETAIN ALL FOUNDATION STEM WALLS OF WEST WING OF RESIDENCE. RETAIN FOUNDATION, FLOOR AND WALLS OF EAST WING OF RESIDENCE.



EXISTING 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

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 1¼ 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]

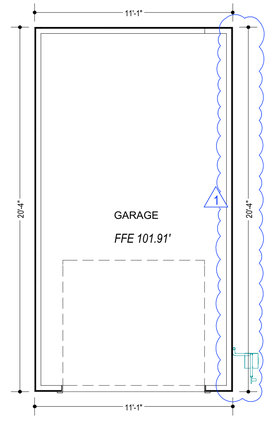
UNDERSTAIR AREAS:

A) HABITABLE AREAS BENEATH STAIRS TO HAVE 1/2" MINIMUM GWB, PER CRC R302.7

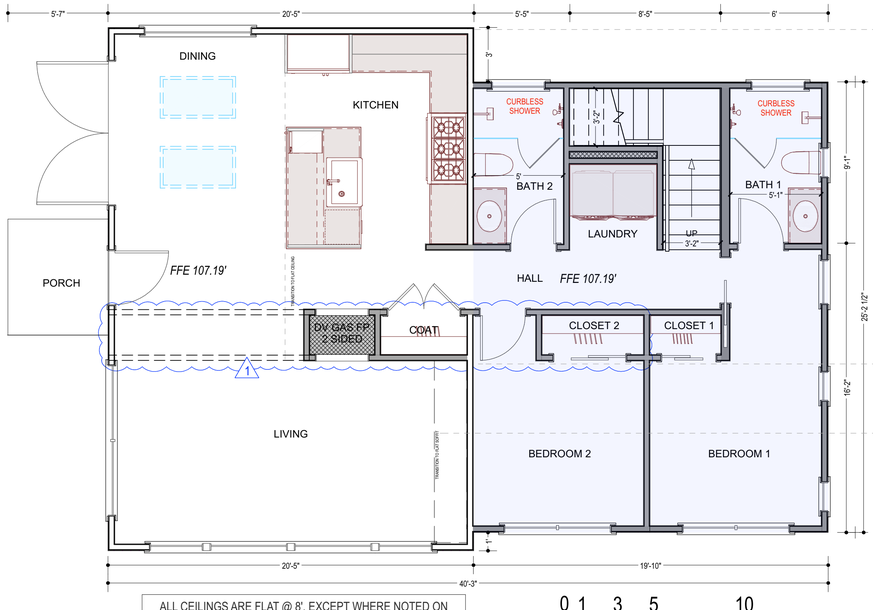
B) AREAS CONTAINING APPLIANCES, AREA REQUIRES 5/8 TYPE 'X' I HR FIRE RATED GYPSUM

Attachment 2

EXTERIOR DIMENSIONS ADDED MAY 2024



RETAIN ALL FOUNDATION STEM WALLS OF WEST WING OF RESIDENCE. RETAIN FOUNDATION, FLOOR AND WALLS OF EAST WING OF RESIDENCE.

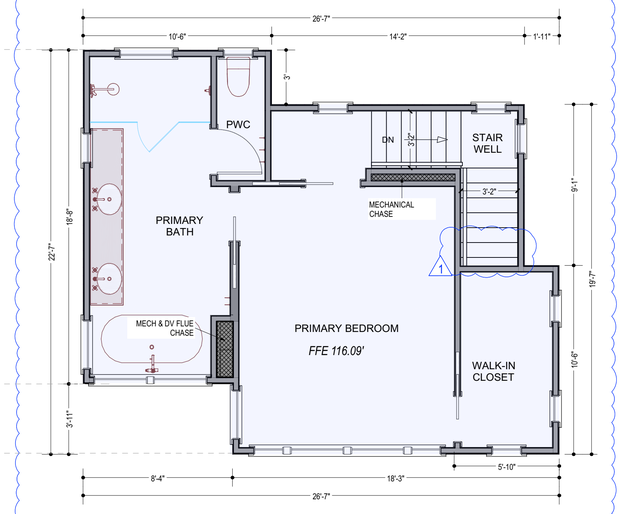


ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED ON REFLECTED CEILING PLAN SHEET 3.2

PROPOSED FLOOR PLAN 1ST FLOOR

SCALE: 1/4"=1'

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



PROPOSED FLOOR PLAN 2ND FLOOR

SCALE: 1/4"=1'

0 1 3 5 10 20

A-2.2

VERSION: 3.7
DATE: 6/7/24
PLANNING

EXISTING & PROPOSED FLOOR PLANS

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

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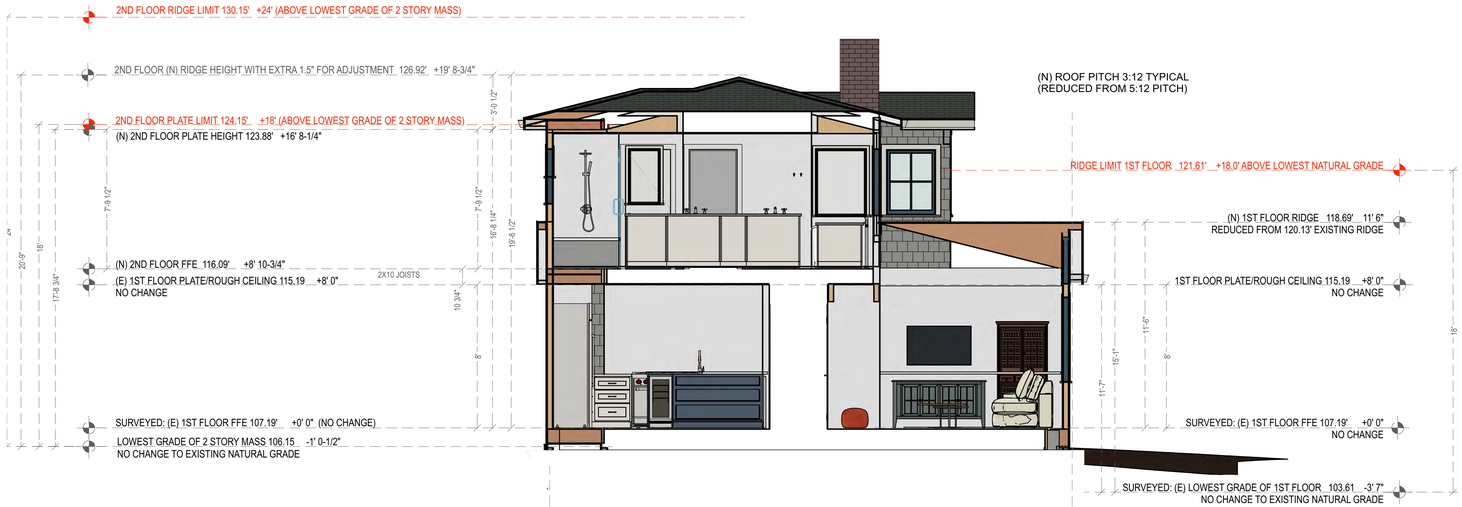
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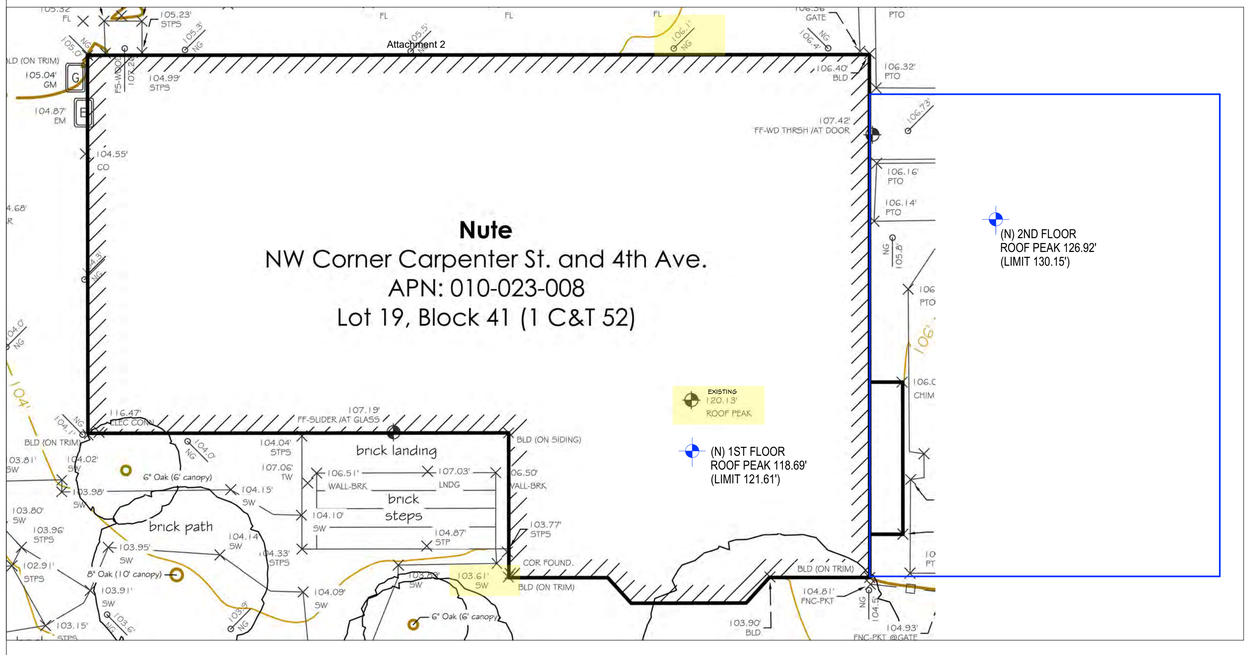
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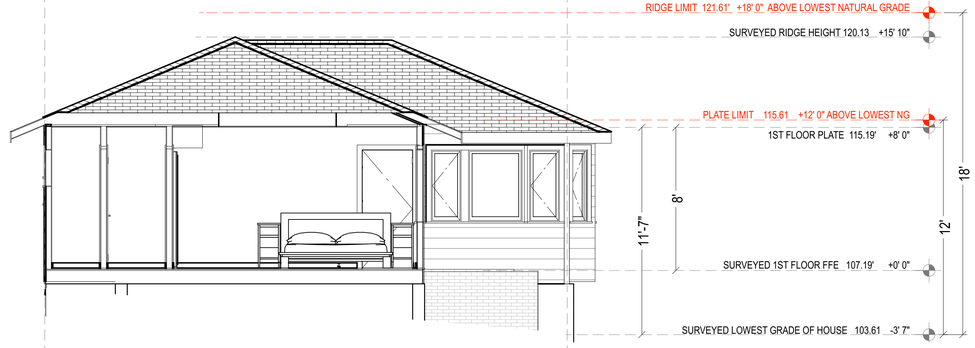
LB DESIGN + BUILD

proposed	absolute elev	delta decimal feet	delta ft inch	
(E) 1ST FL lowest natural grade	**103.61**	-3.58	**negative 3 feet 7 inch**	**surveyed**
(E) 1ST FFE	**107.19**	**0**		**surveyed**
(E) 1ST plate	115.19	8.0		
1st Fl plate limit	*115.61*	*8.42*	*12' above lowest natural grade*	
(e) 1st fl ridge	**120.13**	12.94		**surveyed**
(N) 1ST fl ridge	118.69	11.5	11 feet 6 inch	lowered by 1.44' or 17.25"
1st Fl ridge limit	*121.61*	*14.42*	*18' above lowest natural grade*	
2ND FL LOWEST NATURAL GRADE	106.15	1.04	1 ft 0.5 inch	
(N) 2nd FL FFE (w/ 2x10 joists)	116.09	0.9	0.9' = 11" = 2x10 (9.25") + 3/4" subfloor + 1" tile max	
2nd fl PLATE	123.88	7.79	7 feet 9.5 inch = 7.79'	
2ND PLATE LIMIT	*124.15*	*8.06*	*18' above 2 story mass lowest natural grade*	18
(N) 2ND fl ridge	126.92			3.23
2ND RIDGE LIMIT	*130.15*	*14.06*	*24' above 2 story mass lowest natural grade*	24



PROPOSED





EXISTING

A-3.1

VERSION: 3.7
DATE: 6/7/24
PLANNING

STORY POLE SECTIONS

REV #	DATE / DESCRIPTION	BY
	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

NUTE

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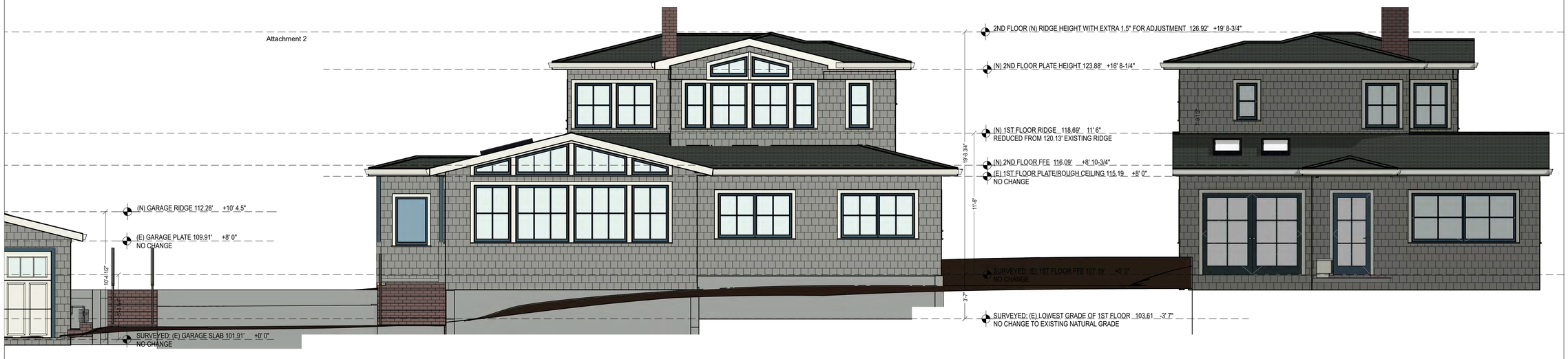


PROPOSED EAST (LEGAL FRONT) ELEVATION

PROPOSED NORTH ELEVATION

ALL ROOF PITCH REDUCED TO 3:12, TYPICAL

Attachment 2



PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

PROPOSED ELEVATIONS W/ FFE STORY POLES (FOR VOLUME STUDY)

SCALE: 1/4"=1'

0 1 3 5 10 20

NEW SHEET 05.07.2024 FOR VOLUME STUDY 1

A-3.2

VERSION: 3.7

DATE: 6/7/24

PLANNING

PROPOSED ELEVATIONS W/FFE STORY POLES

REV #	DATE / DESCRIPTION	BY
		ER
		ER
	05.22.24 PLN CO #1/INF RFI #1	ER
1		ER

NUTE

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LB DESIGN + BUILD



VIEW OF EXISTING NORTH PROPERTY LINE, FENCE & SHADOWS

proposed	absolute elev	delta decimal feet	delta ft inch	
(E) 1ST FL lowest natural grade	**103.61**	-3.58	**negative 3 feet 7 inch**	**surveyed**
(E) 1ST FFE	**107.19**	**0**		**surveyed**
(E) 1ST plate	115.19	8.0		
1st Fl plate limit	*115.61*	*8.42*	*12' above lowest natural grade*	
(e) 1st fl ridge	**120.13**	12.94		**surveyed**
(N) 1ST fl ridge	118.69	11.5	11 feet 6 inch	lowered by 1.44' or 17.25"
1st Fl ridge limit	*121.61*	*14.42*	*18' above lowest natural grade*	
2ND FL LOWEST NATURAL GRADE	106.15	1.04	1 ft 0.5 inch	
(N) 2nd FL FFE (w/ 2x10 joists)	116.09	0.9	0.9' = 11" = 2x10 (9.25") + 3/4" subfloor + 1" tile max	
2nd fl PLATE	123.88	7.79	7 feet 9.5 inch = 7.79'	
2ND PLATE LIMIT	*124.15*	*8.06*	*18' above 2 story mass lowest natural grade*	18
(N) 2ND fl ridge	126.92			3.23
2ND RIDGE LIMIT	*130.15*	*14.06*	*24' above 2 story mass lowest natural grade*	24

Attachment 2



VIEW FROM PATIO SHOWING EAVE HEIGHT DIFFERENCE W/ NEIGHBOR

ALL ROOF PITCH REDUCED TO 3:12, TYPICAL



PROPOSED EAST (LEGAL FRONT) ELEVATION

SCALE: 1/4"=1'

COLORS AND MATERIALS UPDATED ON PROPOSED ELEVATION
CHIMNEY MOVED
1

EXISTING ROOF PITCH 5:12, TYPICAL



EXISTING EAST (LEGAL FRONT) ELEVATION

SCALE: 1/4"=1'





0 1 3 5 10 20

A-3.3

VERSION: 3.7
DATE: 6/7/24
PLANNING

EXTERIOR ELEVATIONS: EAST (LEGAL FRONT)

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

NUTE

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

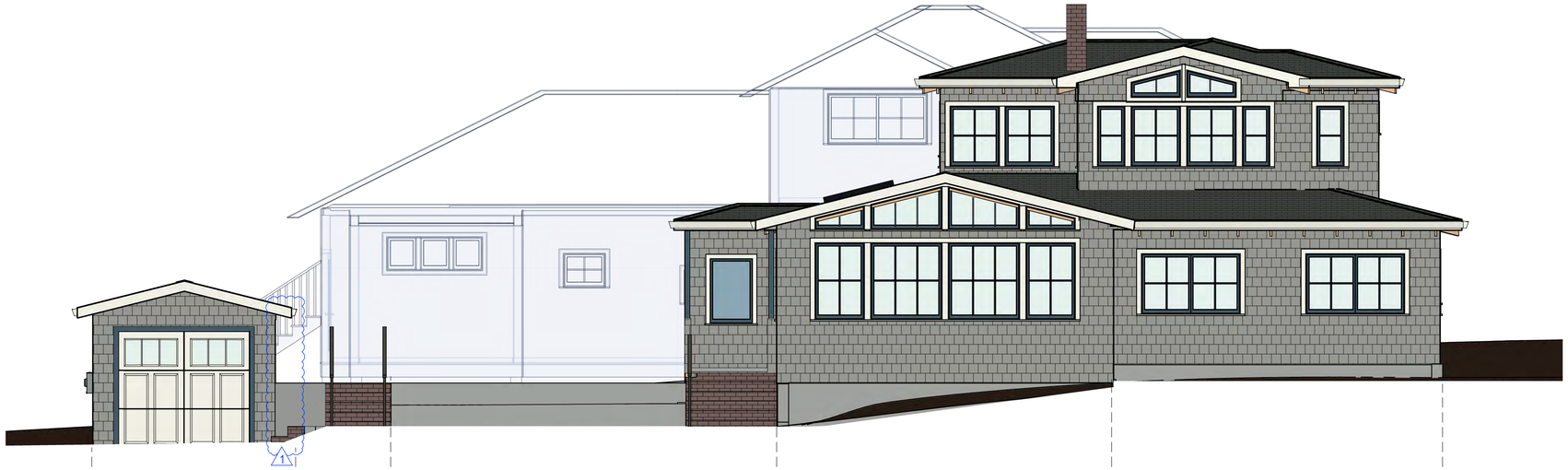
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ALL ROOF PITCH REDUCED TO 3:12, TYPICAL



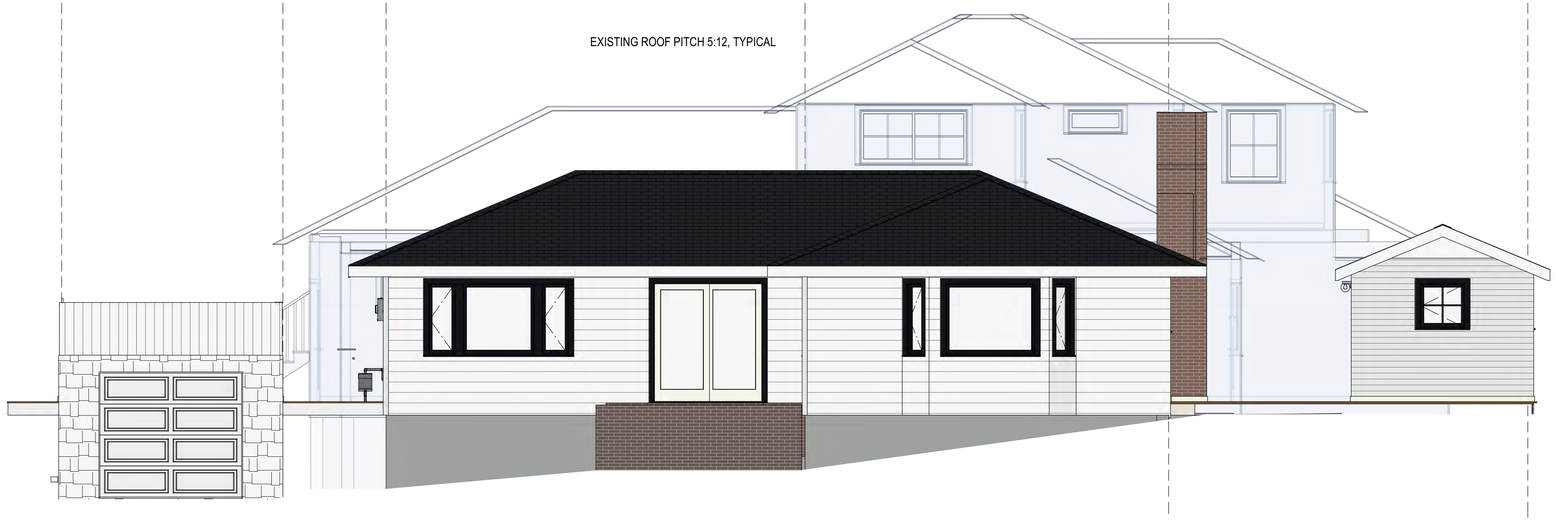
PROPOSED SOUTH (LEGAL SIDE) ELEVATION

SCALE: 1/4"=1'

1 COLORS AND MATERIALS UPDATED ON PROPOSED ELEVATION
CHIMNEY MOVED

Attachment 2

EXISTING ROOF PITCH 5:12, TYPICAL



EXISTING SOUTH (LEGAL SIDE) ELEVATION

SCALE: 1/4"=1'

0 1 3 5 10 20

A-3.4

VERSION: 3.7
DATE: 6/7/24
PLANNING

EXTERIOR ELEVATIONS: SOUTH

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

NUTE

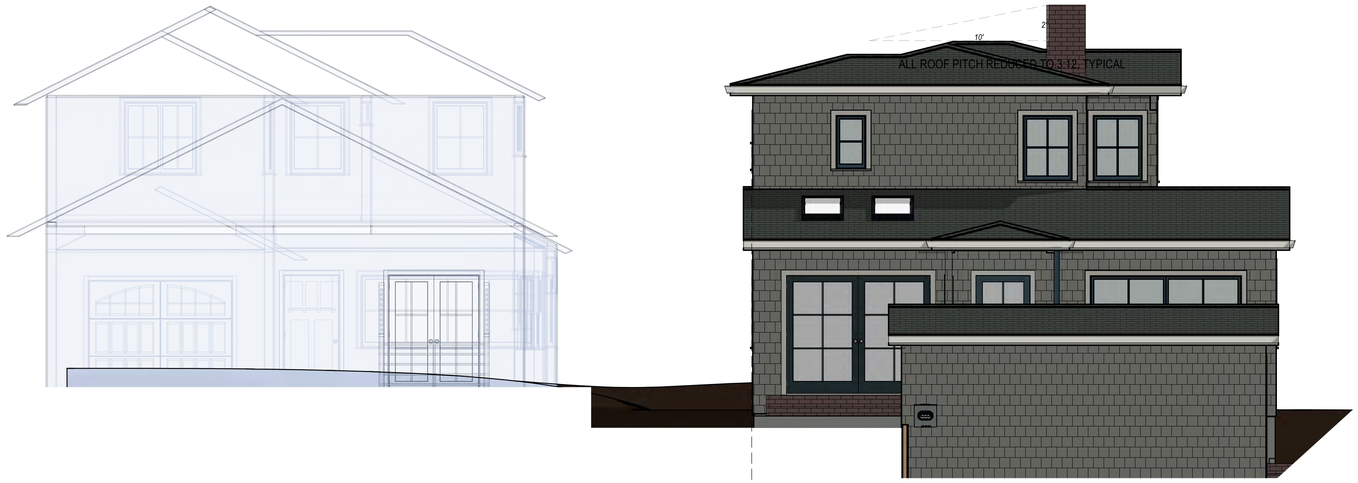
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DESIGN + BUILD



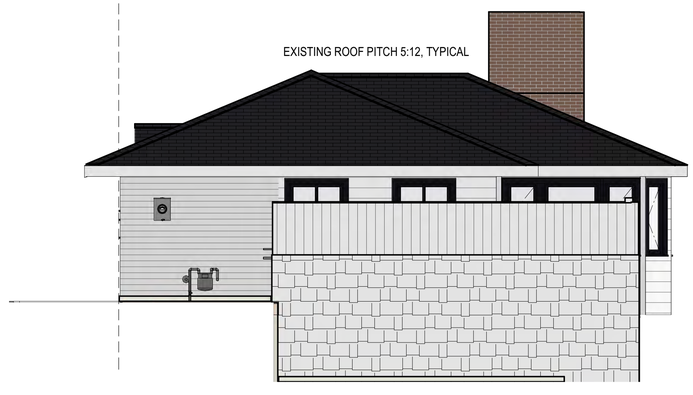
PROPOSED WEST (LEGAL REAR) ELEVATION

SCALE: 1/4"=1'

COLORS AND MATERIALS UPDATED ON PROPOSED ELEVATION
CHIMNEY MOVED
1

proposed	absolute elev	delta decimal feet	delta ft inch	
(E) 1ST FL lowest natural grade	**103.61**	-3.58	**negative 3 feet 7 inch**	**surveyed**
(E) 1ST FFE	**107.19**	**0**		**surveyed**
(E) 1ST plate	115.19	8.0		
1st Fl plate limit	*115.61*	*8.42*	*12' above lowest natural grade*	
(e) 1st fl ridge	**120.13**	12.94		**surveyed**
(N) 1ST fl ridge	118.69	11.5	11 feet 6 inch	lowered by 1.44' or 17.25"
1st Fl ridge limit	*121.61*	*14.42*	*18' above lowest natural grade*	
2ND FL LOWEST NATURAL GRADE	106.15	1.04	1 ft 0.5 inch	
(N) 2nd FL FFE (w/ 2x10 joists)	116.09	0.9	0.9' = 11" = 2x10 (9.25") + 3/4" subfloor + 1" tile max	
2nd fl PLATE	123.88	7.79	7 feet 9.5 inch = 7.79'	
2ND PLATE LIMIT	*124.15*	*8.06*	*18' above 2 story mass lowest natural grade*	18
(N) 2ND fl ridge	126.92			3.23
2ND RIDGE LIMIT	*130.15*	*14.06*	*24' above 2 story mass lowest natural grade*	24





0 1 3 5 10 20

EXISTING WEST (LEGAL REAR) ELEVATION

SCALE: 1/4"=1'

A-3.5

VERSION: 3.7
DATE: 6/7/24
PLANNING

EXTERIOR ELEVATIONS: WEST (REAR)

REV #	DATE / DESCRIPTION	BY
		ER
		ER
	05.22.24 PLN CO #1/INF RFI #1	ER
		ER

NUTE

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

STAMP/SIGNATURE

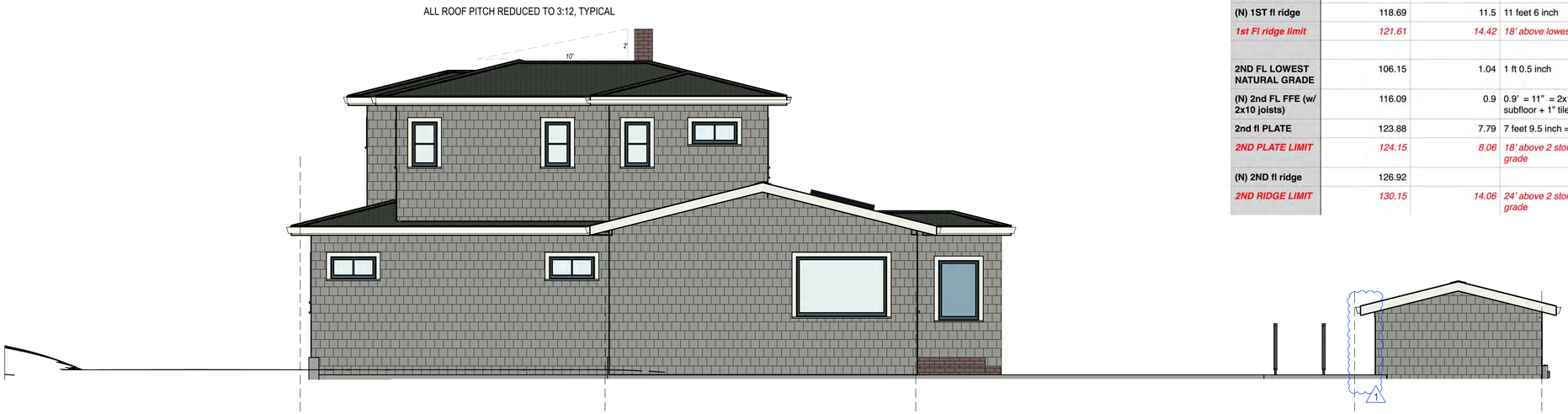
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proposed	absolute elev	delta decimal feet	delta ft inch	
(E) 1ST FL lowest natural grade	**103.61**	-3.58	**negative 3 feet 7 inch**	**surveyed**
(E) 1ST FFE	**107.19**	**0**		**surveyed**
(E) 1ST plate	115.19	8.0		
1st Fl plate limit	*115.61*	*8.42*	*12' above lowest natural grade*	
(e) 1st fl ridge	**120.13**	12.94		**surveyed**
(N) 1ST fl ridge	118.69	11.5	11 feet 6 inch	lowered by 1.44' or 17.25"
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(N) 2nd FL FFE (w/ 2x10 joists)	116.09	0.9	0.9' = 11" = 2x10 (9.25") + 3/4" subfloor + 1" tile max	
2nd fl PLATE	123.88	7.79	7 feet 9.5 inch = 7.79'	
2ND PLATE LIMIT	*124.15*	*8.06*	*18' above 2 story mass lowest natural grade*	18
(N) 2ND fl ridge	126.92			3.23
2ND RIDGE LIMIT	*130.15*	*14.06*	*24' above 2 story mass lowest natural grade*	24

ALL ROOF PITCH REDUCED TO 3:12, TYPICAL



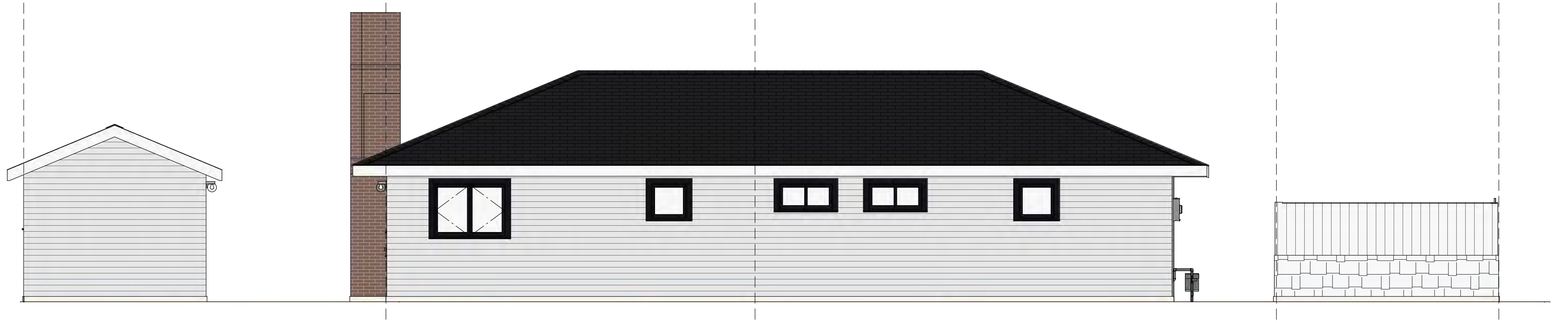
PROPOSED NORTH ELEVATION (NEIGHBOR)

SCALE: 1/4"=1'

COLORS AND MATERIALS UPDATED ON PROPOSED ELEVATION
CHIMNEY MOVED
1

Attachment 2

EXISTING ROOF PITCH 5:12, TYPICAL



EXISTING NORTH ELEVATION (NEIGHBOR)

SCALE: 1/4"=1'

0 1 3 5 10 20

A-3.6

VERSION: 3.7
DATE: 6/7/24
PLANNING

EXTERIOR ELEVATIONS: NORTH (NEIGHBOR)

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

NUTE

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EXISTING STREET PHOTOS FROM 4TH AVENUE



EXISTING STREET PHOTOS FROM CARPENTER STREET

A-3.7

VERSION: 3.7
DATE: 6/7/24
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STREETSCAPE ELEVATIONS

REV #	DATE / DESCRIPTION	BY
	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

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A-3.8

VERSION: 3.7
DATE: 6/7/24
PLANNING

RENDERING FROM DRIVEWAY

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

NUTE

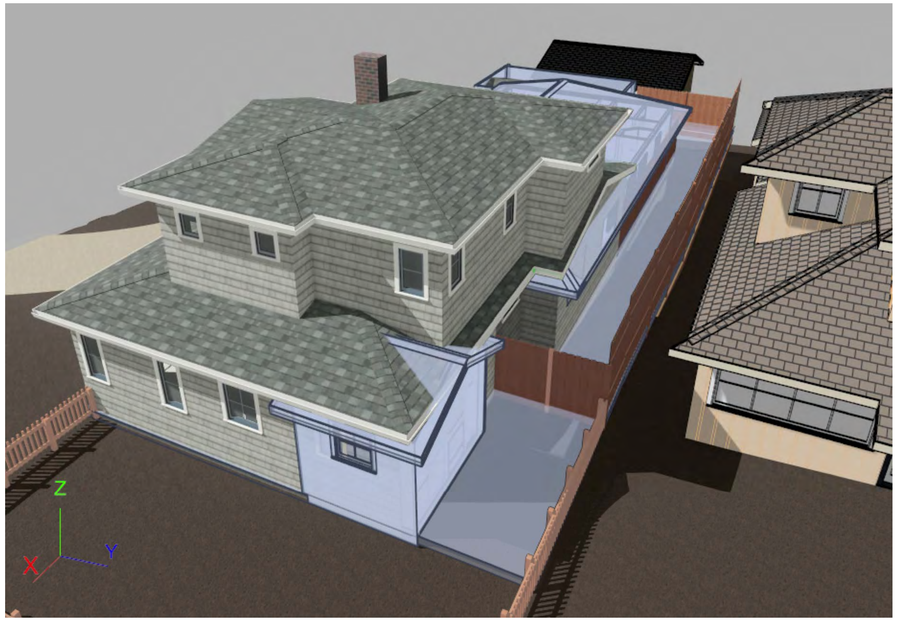
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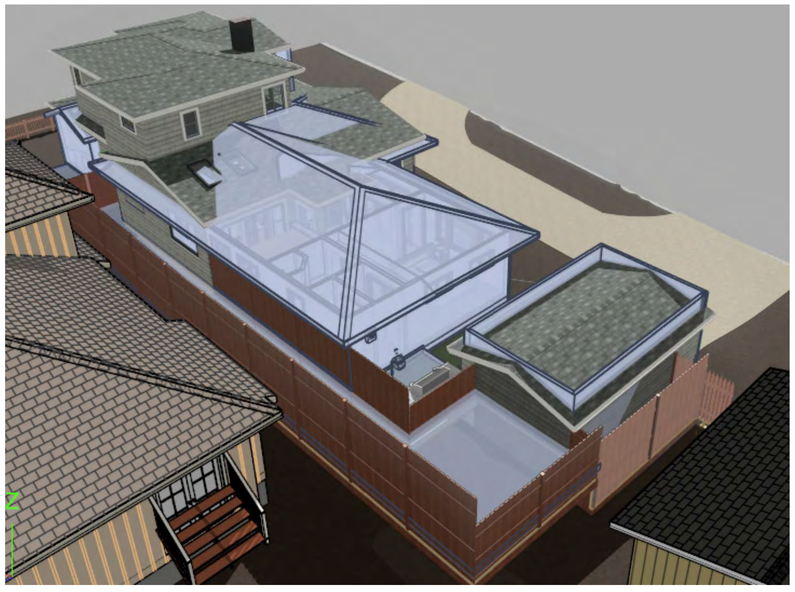
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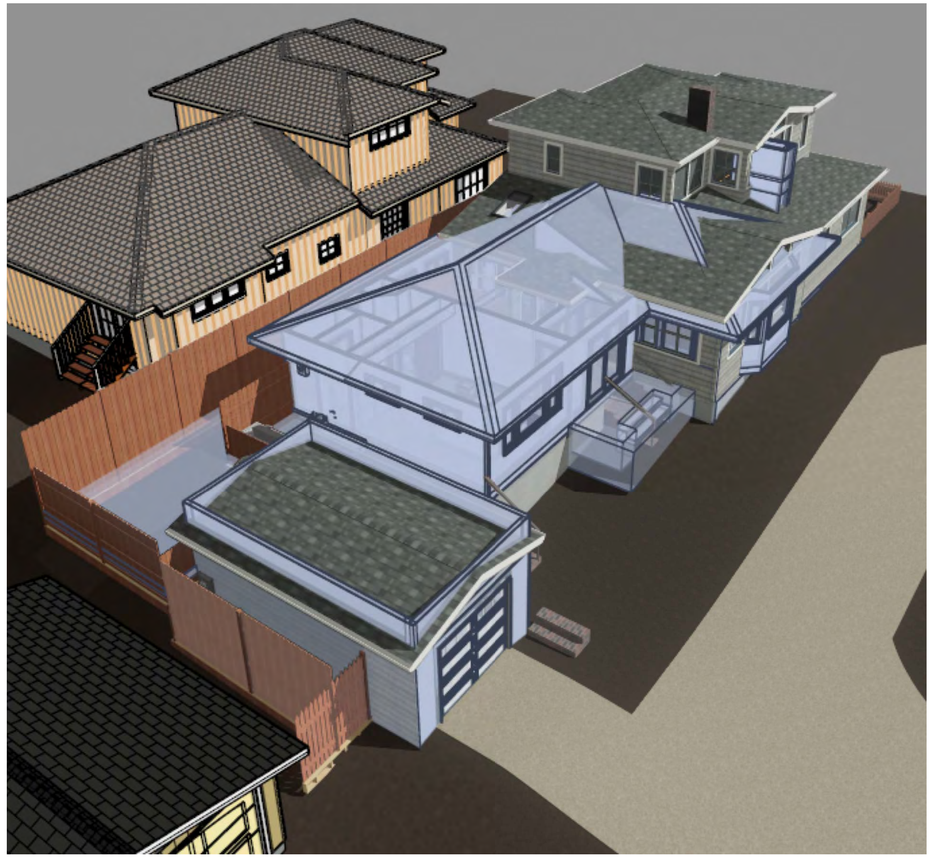


DRONE VIEW SHOWING NEIGHBOR & PROPOSED HOUSE W/ EXISTING HOUSE UNDERLAY
FROM NORTHEAST LOOKING SOUTHWEST (NORTH NEIGHBOR ON RIGHT)

Attachment 2



DRONE VIEW SHOWING NEIGHBORS & PROPOSED HOUSE W/ EXISTING HOUSE UNDERLAY
FROM NORTHWEST LOOKING SOUTHEAST (NORTH NEIGHBOR ON LEFT)



DRONE VIEW SHOWING NEIGHBORS & PROPOSED HOUSE W/ EXISTING HOUSE UNDERLAY
FROM WEST LOOKING EAST (NORTH NEIGHBOR SHOWN ON LEFT)

Renderings are for approximate visual representations only.

A-3.9

VERSION: 3.7
DATE: 6/7/24
PLANNING

RENDERINGS

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

NUTE

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LB DESIGN + BUILD



Attachment 2

STREET VIEW NORTHBOUND ON CARPENTER AT CORNER OF 4TH. NORTH NEIGHBOR IN BACKGROUND



STREET VIEW SHOWING SOUTH (4th STREET) FACADES & NORTH NEIGHBOR IN BACKGROUND



STREET VIEW SOUTHBOUND ON CARPENTER & NORTH NEIGHBOR IN FOREGROUND

Renderings are for approximate visual representations only.

A-3.10

VERSION: 3.7

DATE: 6/7/24

PLANNING

RENDERINGS

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
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NUTE

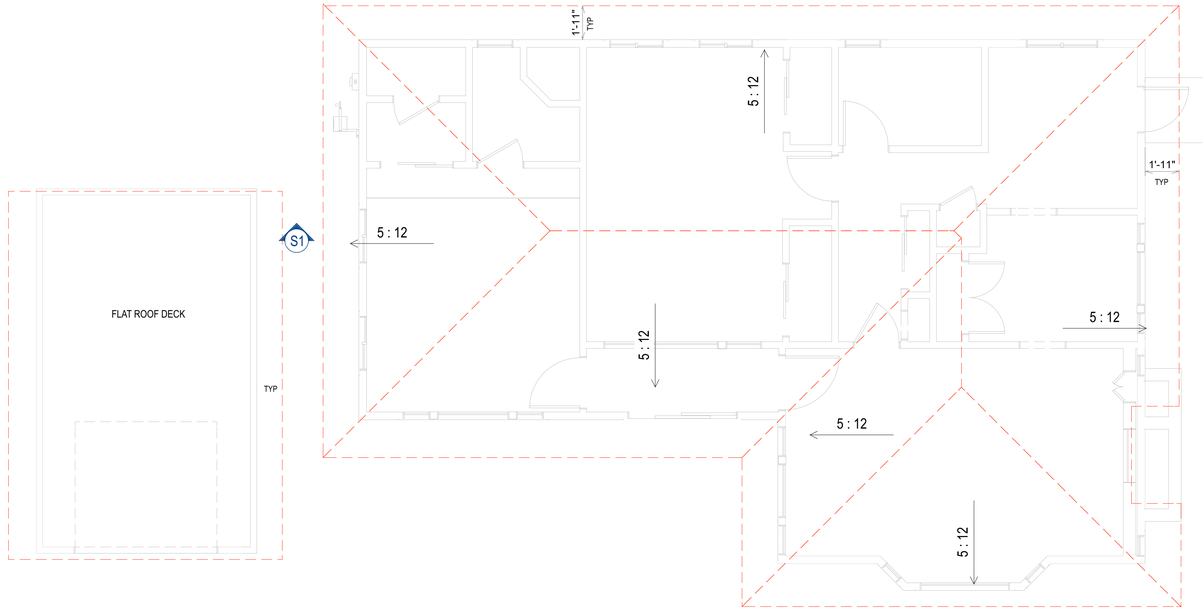
0 NW CARPENTER AT 4TH. CARMEL, CALIFORNIA
APN 010-023-008-000

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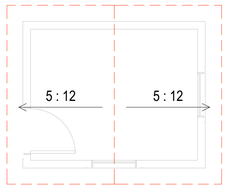
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CA. LICENSE #B-844741
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(831) 250 7168

LB DESIGN + BUILD



EXISTING/DEMO ROOF PLAN

SCALE: 1/4"=1'



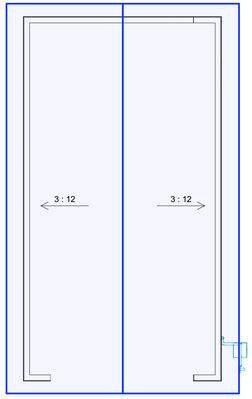
DRAINAGE NOTES

1. NEW ALUMINUM GUTTERS WHERE AS SHOWN ON DRAINAGE PLAN. MATCH FASCIA COLOR
2. NEW ALUMINUM METAL DOWNSPOUTS WHERE SHOWN ON DRAINAGE PLAN. MATCH COLOR OF HOUSE
3. ALL DOWNSPOUTS DRAIN TO SPLASH BLOCKS OR BURIED PERFORATED PIPE CONNECTED TO NEW INFILTRATION TRENCH. SIZE AND LOCATION OF INFILTRATION TRENCH TBD BY LANDSCPAPE ARCHITECT OR CIVIL ENGINEER.

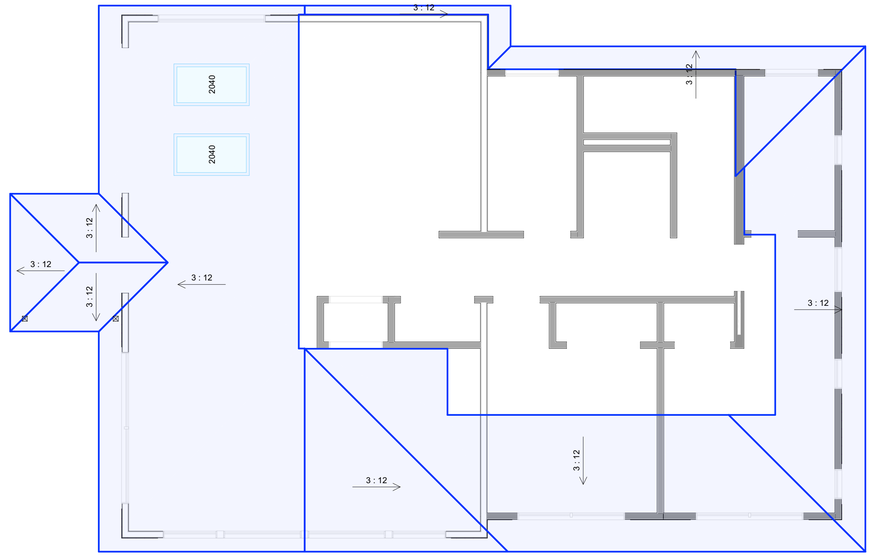
LEGEND

- DEMO ROOF
- NEW ROOF
- NEW SKYLIGHT

Attachment 2



ALL NEW ROOFS ARE 3:12 PITCH.
GARAGE, LIVING ROOM SOUTH GABLE &
PORCH EAVES ARE 12" DEEP.
NORTH EAVES OF HOUSE ARE 6" DEEP, WITH
REMAINDER OF HOUSE EAVES 16" DEEP



PROPOSED ROOF PLAN LOWER FLOORS

SCALE: 1/4"=1'

0 1 3 5 10 20

A-4.1

VERSION: 3.7
DATE: 6/7/24
PLANNING

ROOF PLANS LOWER FLOOR

REV #	DATE / DESCRIPTION	BY
	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

NUTE

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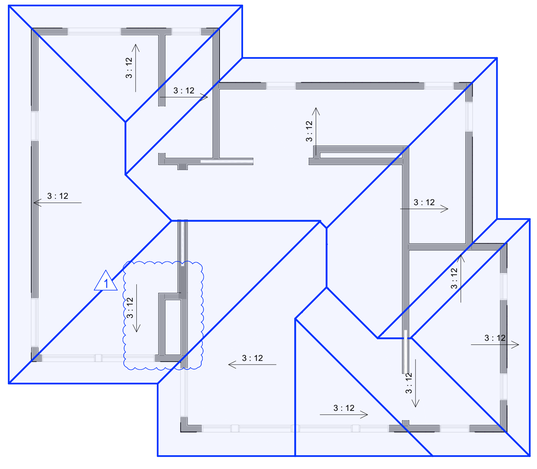
LB DESIGN + BUILD

Attachment 2

DRAINAGE NOTES
1. NEW ALUMINUM GUTTERS WHERE AS SHOWN ON DRAINAGE PLAN. MATCH FASCIA COLOR
2. NEW ALUMINUM METAL DOWNSPOUTS WHERE SHOWN ON DRAINAGE PLAN. MATCH COLOR OF HOUSE
3. ALL DOWNSPOUTS DRAIN TO SPLASH BLOCKS OR BURIED PERFORATED PIPE CONNECTED TO NEW INFILTRATION TRENCH. SIZE AND LOCATION OF INFILTRATION TRENCH TBD BY LANDSCPAPE ARCHITECT OR CIVIL ENGINEER.

LEGEND

- DEMO ROOF
- NEW ROOF
- NEW SKYLIGHT



ALL NEW ROOFS ARE 3:12 PITCH.
GARAGE, LIVING ROOM SOUTH GABLE & PORCH EAVES ARE 12" DEEP.
NORTH EAVES OF HOUSE ARE 6" DEEP, WITH REMAINDER OF HOUSE EAVES 16" DEEP

PROPOSED ROOF PLAN UPPER FLOOR

SCALE: 1/4"=1'

0 1 3 5 10 20

A-4.2

VERSION: 3.7
DATE: 6/7/24
PLANNING

ROOF PLAN UPPER FLOOR

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

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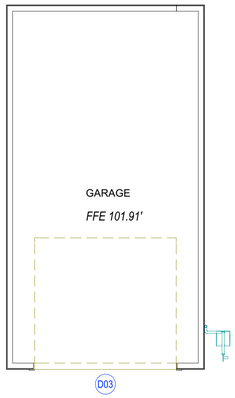
LB DESIGN + BUILD

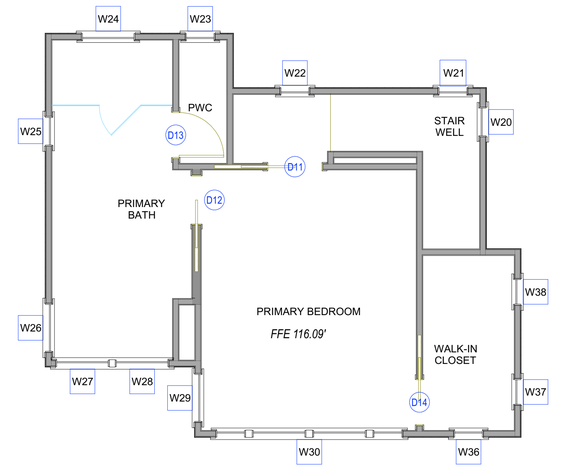
ALL WALLS 2X4 FRAMING UNLESS OTHERWISE NOTED. DOOR DIMENSIONS ARE TRUE DOOR SIZE, NOT ROUGH OPENINGS
EXTERIOR DOORS ARE SIERRA PACIFIC WOOD CLAD ALUMINUM SLATE BLUE 008, UNLESS OTHERWISE NOTED W/ TRUE DIVIDED LITES.
INTERIOR DOORS ARE MFR TBD SOLID CORE WOOD UNLESS OTHERWISE NOTED
DOOR DIMENSIONS ARE APPROXIMATE. SUPPLIER TO VERIFY ON SITE AFTER FRAMING. DIMENSIONS SHOWN IN THIS SCHEDULE ARE FOR PERMITTING PURPOSES ONLY. SCHEDULE DIMENSIONS SHOULD **NOT** BE USED FOR FRAMING. FRAMING MUST USE THE FINAL, SIGNED DOOR ORDER. CONTACT LEWIS BUILDERS IF DOOR ORDER HAS NOT BEEN PROVIDED.

1

DOOR SCHEDULE

TAG	ROOM	QTY	SIZE	WIDTH	HEIGHT	2X6 WALL	JAMB SIZE	DESCRIPTION	TEMPERED	FIRE	SOLID CORE	COMMENTS	FLOOR	EXT ELEV
D01	DINING/PORCH	1	3068 L IN	36"	80"		3/4"X4 11/16"	HINGED-GLASS PANEL	YES				1	
D02	DINING	1	8068 L/R EX	96"	80"		3/4"X4 7/16"	EXT. DOUBLE HINGED-GLASS PANEL	YES				1	
D03	GARAGE	1	71170	95"	84"		3/4"X4 3/16"	GARAGE-GARAGE DOOR CHD08				WHITE W/ SLATE BLUE TRIM	1	
D04	HALL/COAT	1	4068 L/R IN	48"	80"		3/4"X4 1/2"	DOUBLE HINGED-SLAB					1	
D05	HALL/BATH 2	1	2668 R IN	30"	80"		3/4"X4 1/2"	HINGED-SLAB					1	
D06	HALL/BEDROOM 1	1	2668 L	30"	80"		3/4"X6 1/2"	POCKET-SC01 MIRROR DOOR					1	
D07	CLOSET 2/BEDROOM 2	1	4068 R IN	48"	80"		3/4"X4 1/2"	SLIDER-GLASS SLAB					1	
D08	HALL/BEDROOM 2	1	2668 R IN	30"	80"		3/4"X4 1/2"	HINGED-SLAB					1	
D09	BEDROOM 1/BATH 1	1	2668 L IN	30"	80"		3/4"X4 1/2"	HINGED-SLAB					1	
D10	CLOSET 1/BEDROOM 1	1	3068 L IN	36"	80"		3/4"X4 1/2"	SLIDER-GLASS SLAB					1	
D11	2ND FLOOR LANDING/PRIMARY BEDROOM	1	3068 L	36"	80"		3/4"X4 1/2"	POCKET-SC01 MIRROR DOOR					2	
D12	PRIMARY BATH/PRIMARY BEDROOM	1	2868 R	32"	80"		3/4"X6 1/2"	POCKET-SC01 MIRROR DOOR					2	
D13	PWC/PRIMARY BATH	1	2668 R IN	30"	80"		3/4"X4 1/2"	HINGED-SLAB					2	
D14	WALK-IN CLOSET/PRIMARY BEDROOM	1	2668 L	30"	80"		3/4"X4 1/2"	POCKET-SC01 MIRROR DOOR					2	



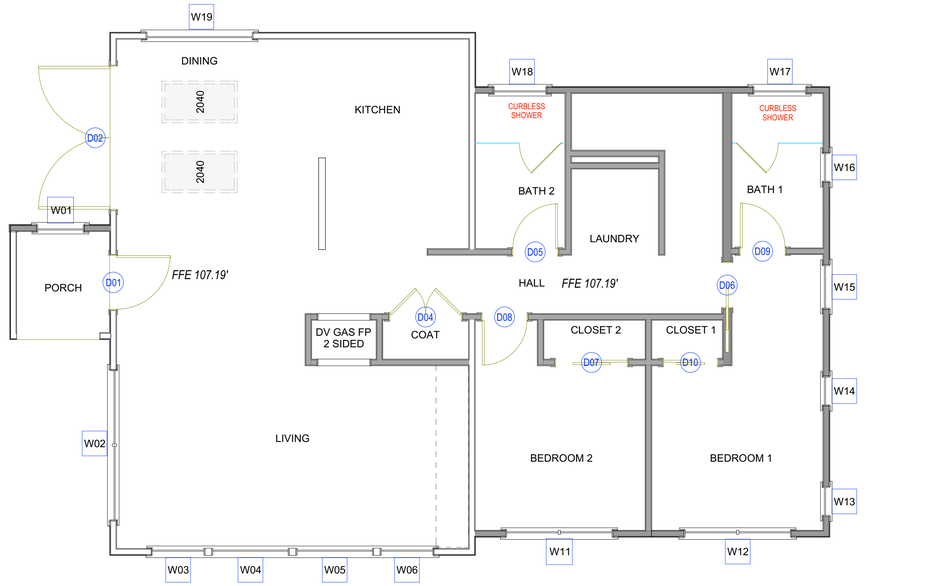


TRANSOMS



2ND FLOOR DOOR PLAN

SCALE: 1/4"=1'



TRANSOMS



1ST FLOOR DOOR PLAN

SCALE: 1/4"=1'

A-5.1

VERSION: 3.7
DATE: 6/7/24
PLANNING

DOOR SCHEDULE

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
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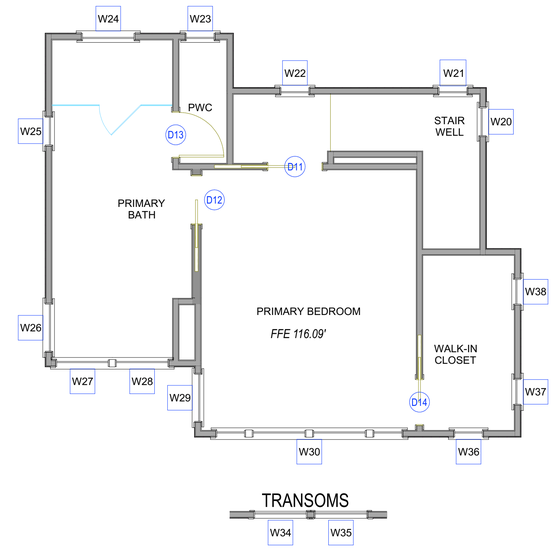
ALL WALLS 2X4 FRAMING UNLESS OTHERWISE NOTED. WINDOW DIMENSIONS ARE TRUE WINDOW SIZE, NOT ROUGH OPENINGS
WINDOWS ARE SIERRA PACIFIC SLATE BLUE 008, UNLESS OTHERWISE NOTED, WITH TRUE DIVIDED LITES
WINDOW DIMENSIONS ARE APPROXIMATE. SUPPLIER TO VERIFY ON SITE AFTER FRAMING. DIMENSIONS SHOWN IN THIS SCHEDULE ARE FOR PERMITTING PURPOSES ONLY. SCHEDULE DIMENSIONS SHOULD **NOT** BE USED FOR FRAMING. FRAMING MUST USE THE FINAL, SIGNED WINDOW ORDER. CONTACT LEWIS BUILDERS IF WINDOW ORDER HAS NOT BEEN PROVIDED.

1

WINDOW SCHEDULE

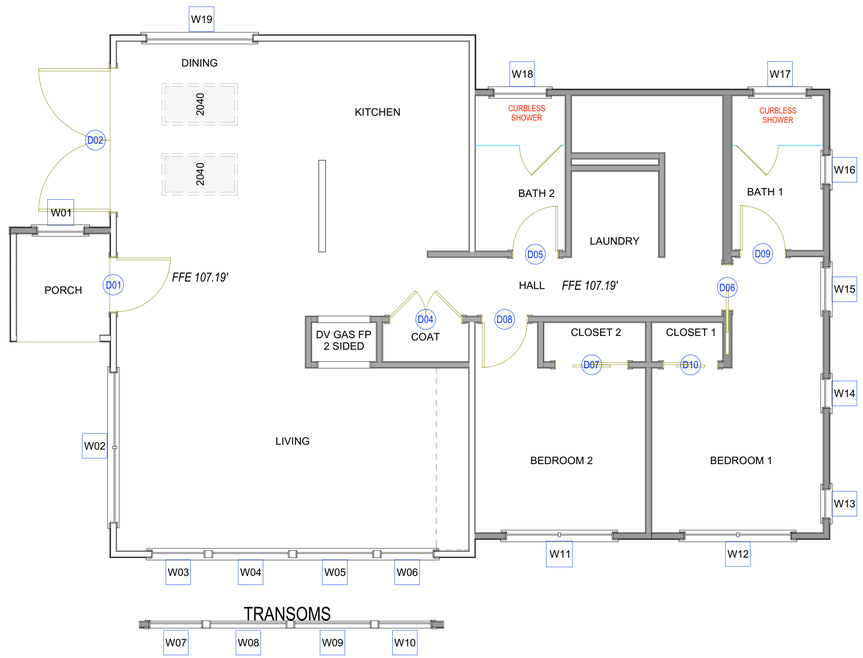
TAG	ROOM	QTY	SIZE	WIDTH	HEIGHT	2X6 WALL	DESCRIPTION	TEMPERED	EGRESS	COMMENTS	FLOOR	EXT ELEV
W01	PORCH	1	2840FX	32"	48"		FIXED GLASS	YES		CUSTOM STAINED GLASS	1	
W02	LIVING	1	8540DC	101 1/2"	48"		DOUBLE CASEMENT-LHL/RHR				1	
W03	LIVING	1	3048SC	36"	56"		SINGLE CASEMENT-HR				1	
W04	LIVING	1	4448FX	52"	56"		FIXED GLASS				1	
W05	LIVING	1	4448FX	52"	56"		FIXED GLASS				1	
W06	LIVING	1	3048SC	36"	56"		SINGLE CASEMENT-HL				1	
W07		1	3016FX	36"	17 1/2"		FIXED GLASS				2	
W08		1	4427FX	52"	31 3/8"		FIXED GLASS				2	
W09		1	4427FX	52"	31 3/8"		FIXED GLASS				2	
W10		1	3016FX	36"	17 1/2"		FIXED GLASS				2	
W11	BEDROOM 2	1	6038DC	72"	44"		DOUBLE CASEMENT-LHL/RHR		YES		1	
W12	BEDROOM 1	1	6038DC	72"	44"		DOUBLE CASEMENT-LHL/RHR		YES		1	
W13	BEDROOM 1	1	1838SC	20"	44"		SINGLE CASEMENT-HL				1	
W14	BEDROOM 1	1	1838SC	20"	44"		SINGLE CASEMENT-HL				1	
W15	BEDROOM 1	1	2630SC	30"	36"		SINGLE CASEMENT-HL				1	
W16	BATH 1	1	1830SC	20"	36"		SINGLE CASEMENT-HL				1	
W17	SHOWER 1	1	3016AW	36"	18"		SINGLE AWNING	YES		OBSCURE GLASS	1	
W18	SHOWER 2/BONUS	1	3016AW	36"	18"		SINGLE AWNING	YES		OBSCURE GLASS	1	
W19	DINING/BONUS	1	6040FX	72"	48"		FIXED GLASS			OBSCURE OR STAINED GLASS	1	
W20	STAIRWELL	1	1830FX	20"	36"		FIXED GLASS	YES			2	
W21	STAIRWELL	1	1830SC	20"	36"		SINGLE CASEMENT-HL	YES			2	
W22	2ND FLOOR LANDING	1	1830SC	20"	36"		SINGLE CASEMENT-HL	YES			2	
W23	PWC	1	1830SC	20"	36"		SINGLE CASEMENT-HL	YES			2	
W24	PRIMARY SHOWER	1	3016AW	36"	18"		SINGLE AWNING	YES		PRIVACY GLASS	2	
W25	PRIMARY BATH	1	1830SC	20"	36"		SINGLE CASEMENT-HR				2	
W26	PRIMARY BATH	1	2938FX	32 15/16"	44"		FIXED GLASS				2	
W27	PRIMARY BATH	1	3038FX	36"	44"		FIXED GLASS				2	
W28	PRIMARY BATH	1	3038FX	36"	44"		FIXED GLASS				2	
W29	PRIMARY BEDROOM	1	2938FX	32 15/16"	44"		FIXED GLASS				2	
W30	PRIMARY BEDROOM	1	10638	125 1/2"	44"		MULLED UNIT				2	
W34		1	3018FX	36"	20"		FIXED GLASS				3	
W35		1	3018FX	36"	20"		FIXED GLASS				3	
W36	WALK-IN CLOSET	1	1838SC	20"	44"		SINGLE CASEMENT-HR				2	
W37	WALK-IN CLOSET	1	1618AW	18"	20"		SINGLE AWNING	YES			2	
W38	WALK-IN CLOSET	1	1618AW	18"	20"		SINGLE AWNING	YES			2	

Attachment 2



2ND FLOOR WINDOW PLAN

SCALE: 1/4"=1'



1ST FLOOR WINDOW PLAN

SCALE: 1/4"=1'

A-5.2

VERSION: 3.7
DATE: 6/7/24
PLANNING

WINDOW SCHEDULE

REV #	DATE / DESCRIPTION	BY
		ER
		ER
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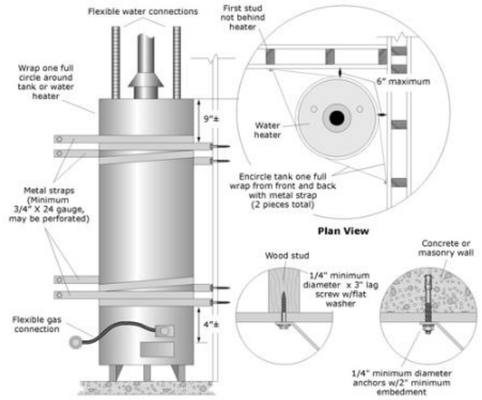
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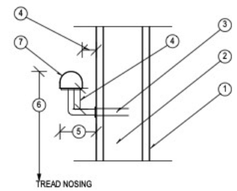
LB DESIGN + BUILD

Attachment 2

WATER HEATER STRAPPING DETAILS



1) 1/2" GWB
2) 2X FRAMING, PER PLAN
3) 3/8" x X 3" LAG SCREW @ 48" OC
4) 1-1/2" MINIMUM
5) 4-1/2" MINIMUM
6) 34" TO 38" TOP OF HANDRAIL TO TOP OF STAIR TREAD NOSING
7) 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

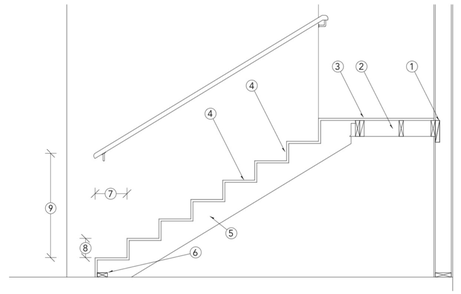


HANDRAIL DETAIL

' 0"

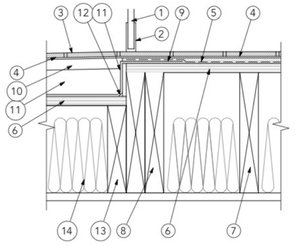
1. HANDRAIL SHALL BE NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING OF THE STAIR TREADS
2. HANDRAILS FOR STAIRWAY SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM THE POINT DIRECTLY ABOVE THE TOP RISER TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.
3. THE HANDGRIP OF THE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

1 2X BLOCKING
2 3/4" PLYWOOD O/ 2X JOISTS, PER PLANS
3 LANDING, MIN 36" DEEP
4 3/4" PLYWOOD TREADS AND RISERS
5 (3) 2X12 DF STRINGERS SPACED EQUALLY
6 2X NAILER
7 TREAD DEPTH: 10" MINIMUM DEPTH
8 RISER HEIGHT: 7-3/4" MAXIMUM HEIGHT
9 HEIGHT OF HANDRAIL 34" MIN TO 38" MAX ABOVE NOSING OF STAIR TREADS

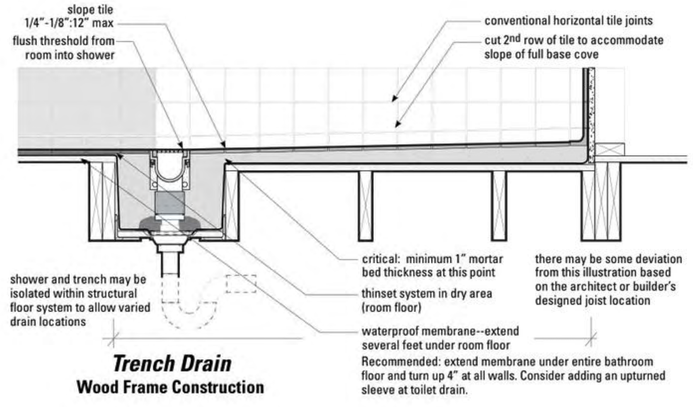


INTERIOR STAIR DETAIL

1. 1/2" SHOWER GLASS - OPTIONAL
2. SHOWER GLASS BRACKET - OPTIONAL, PER MANUFACTURER'S INSTRUCTIONS
3. THINSET FLOOR TILE
4. CEMENTIOUS TILE BACKER BOARD W/ CLEAVAGE MEMBRANE
5. WATERPROOF MEMBRANE
6. 3/4" T&G PLYWOOD
7. FLOOR JOIST
8. DOUBLE FLOOR JOIST @ SHOWER EDGE
9. WATERPROOF SHOWER MEMBRANE, LAP 5" OVER RECESS LIP
10. TILE SETTING BED
11. SLOPED SHOWER BED
12. SEALANT CANT
13. 2X FLOOR JOISTS CUT DOWN, ALIGN WITH BOTTOM OF (E) JOISTS
14. SUB-AREA BELOW FLOOR



CURBLESS SHOWER PAN DETAIL



Trench Drain
Wood Frame Construction

Recommended: extend membrane under entire bathroom floor and turn up 4" at all walls. Consider adding an upturned sleeve at toilet drain.

A-6.1

VERSION: 3.7
DATE: 6/7/24
PLANNING

CONSTRUCTION DETAILS, MPWMD CREDITS

REV #	DATE / DESCRIPTION	BY
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REV #	DATE / DESCRIPTION	BY
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CARMEL CA 93923
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DESIGN + BUILD

AIRJET
by Continental Industries

UL Listed

Decorative Chimney Housing

Installation Guide

1. For simulated brick housings, match the brick patterns before you begin assembling.
   a. Locate the "A" and "B" identifiers on the back of the panels.
   b. Locate the two "A" panels on opposite sides of housing.
2. Assemble panels by locking the snap-lock corners together. (Push the pieces straight together until they "click.")
3. Cut slope on housing (see carton templates).
   a. Place one piece of flashing on short side of housing as it will be when mounted on roof.
   b. Check to ensure that flashing will be in contact with edge of housing on all sides.
   c. Using holes in flashing as guides, punch or drill hole for #14 screw from inside of housing.

Note
Paint flashing to prevent roof staining, particularly when used on light-colored roofs.

4. Place top assembly bottom side up. Push dimpled end of connector through hole in top assembly until connector locks on flange.

Note
When installing housing with 5" type B double wall venting, install adaptor in connector.

5. Carry housing and top assembly to roof.
6. Center housing over chimney section.
7. Screw or nail flashing to sheathing, preferably over rafter, using ¾-inch, #10 screws or 10d nails. Place at least 2 nails or screws within 2 inches of each of the 4 corners of housing.
8. Place top assembly over housing.
   a. Ensure that the connector slides inside the flue pipe.
   b. Press top assembly down to lock on housing.
9. Check to make sure all four corners are locked. If desired, self-tapping sheet metal screws can be inserted in the locks for additional protection.
10. To reduce noise (due to such factors as wind movement of the housing, thermal changes, etc.) run a bead of non-drying caulking compound the full length of the housing in each of the vertical corners.



Continental Industries

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www.continentalindustries.com

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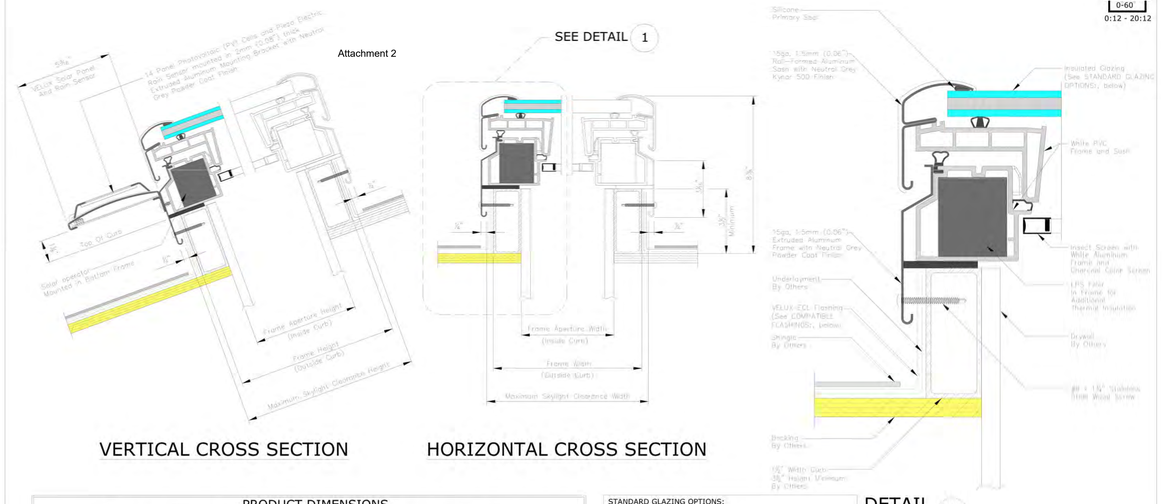


Features

- Available in 36", 48" and 60" models
- Contents
  - Stainless Steel Cap (unpainted)
  - Painted Side Panels (4)
  - Flashing (2-piece set)
  - 18" Telescoping Aluminum Connector
  - 7-inch to 5-inch reducer
- For gas-fueled appliances
- Galvanized and stainless steel and aluminum components
- Made in the U.S.A.
- Includes Stainless steel cap(unpainted), Painted side panels(4), Flashing (2-piece set), 18" Telescoping aluminum connector, 7" to 5" reducer

Specifications

Model	GHL48
Color	Red/ Tan/ White
Dimensions	17" (W) x 17" (D) x 48" (H)
Type	Simulated Brick Side Panels



VERTICAL CROSS SECTION

HORIZONTAL CROSS SECTION

DETAIL 1

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)

Size	Frame Width	Frame Aperture Width	Maximum Skylight Clearance Width	Frame Height	Frame Aperture Height	Maximum Skylight Clearance Height	Daylight Area* (Sq. Meters)
2222	648	572	670.3	648	572	670.3	0.24
2234	648	572	670.3	952	878	980	0.39
2246	648	572	670.3	1257	1181	1284.8	0.55
3030	851	775	878.4	851	775	878.4	0.49
3046	851	775	878.4	1257	1181	1284.8	0.77
3434	952	878	980	952	878	980	0.84
4646	1257	1181	1284.8	1257	1181	1284.8	1.22

IMPERIAL UNITS (INCHES)

Size	Frame Width	Frame Aperture Width	Maximum Skylight Clearance Width	Frame Height	Frame Aperture Height	Maximum Skylight Clearance Height	Daylight Area* (Sq. Feet)
2222	25 1/2	22 1/2	26 9/16	25 1/2	22 1/2	26 9/16	2.58
2234	25 1/2	22 1/2	26 9/16	37 1/2	34 1/2	38 9/16	4.20
2246	25 1/2	22 1/2	26 9/16	49 1/2	46 1/2	50 9/16	5.82
3030	33 1/2	30 1/2	34 9/16	33 1/2	30 1/2	34 9/16	5.27
3046	33 1/2	30 1/2	34 9/16	49 1/2	46 1/2	50 9/16	8.29
3434	37 1/2	34 1/2	38 9/16	37 1/2	34 1/2	38 9/16	9.04
4646	49 1/2	46 1/2	50 9/16	49 1/2	46 1/2	50 9/16	13.13

NOTES:
1. Max sash opening is 11" by stainless steel chain.

STANDARD GLAZING OPTIONS:
- Laminated LowE3 (04)
- Impact (06)
- White Laminated (08)

*Tempered Exterior Pane used with all options

COMPATIBLE FLASHINGS:
- ECL Step flashing
- ECW Tile flashing

ELECTRICAL/CONTROL DATA:
- VCS Skylight controlled via 2.4 GHZ radio frequency KLR 200 remote control provided with skylight. Optional controls for VCS Skylight are KLI 110 Wall Mounted Keypad or KLF 100 Home Automation Integration Kit.
- Solar Operator, Powered by Battery Pack with 24VDC output. Battery Pack is a 9 Cell NiMH 10.8V, 2100mAh.

VELUX
Sky-Global Product Management

VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

VCS - Venting Solar Curb Mounted Skylight

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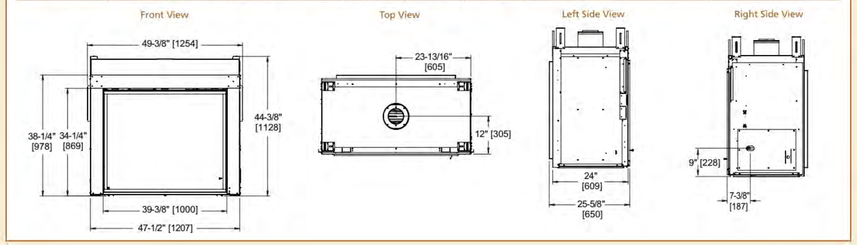
Majestic 36" Fortress Traditional Indoor/ Outdoor See-Through Direct Vent Gas Fireplace with IntelliFire Touch Ignition System

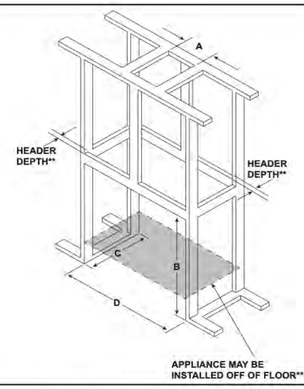
Specifications

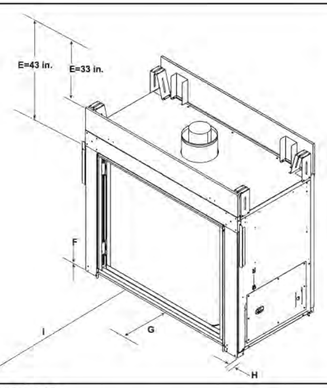
Appliance Width	49-3/8"
Appliance Height	44-3/8"
Appliance Depth[1]	25-5/8"
Appliance Rear Width	49-3/8"
Framing Width	49-1/2"
Framing Height	44-1/2"
Framing Depth	23"
Framing Front Width	49-1/2"
Framing Back Width	49-1/2"
BTU/hr Input	56,000 NG
Heating Capacity[2]	2,200 sq ft
Viewing Area	36 x 30"



Model	Front Width		Back Width		Height		Depth		Viewing Area	BTU/Hour Input
	Unit	Framing	Unit	Framing	Unit	Framing	Unit	Framing		
Fortress	49-3/8" [1254]	49-1/2" [1257]	49-3/8" [1254]	49-1/2" [1257]	44-3/8" [1154]	44-1/2" [1130]	25-5/8" [650]	23" [584]	36" x 30" [915 x 762]	56,000 (NG/LP)







MINIMUM FRAMING DIMENSIONS*

	A	B**	C*	D	E		F**	G**	H	I
	Rough Opening (Vent Pipe)	Rough Opening (Height)	Rough Opening (Depth)	Rough Opening (Width)	Clearance to ceiling from opening	Clearance to ceiling from top of appliance	Combustible Floor	Combustible Flooring	Sides of Appliance	Front or Rear of Appliance
Inches	10	44-1/2	23	49-1/2	37-3/4	33-1/2	0	See Note Below	1	48
Millimeters	254	1130	584	1257	959	851	0	See Note Below	25	1219

* Adjust framing dimensions for interior sheathing (such as sheetrock)
** Fireplace may need to be elevated from the floor affecting framing height B, depending on hearth construction. See Section 3.D for hearth and combustible floor requirements.

Figure 3.7 Clearances to Combustibles

NEW SHEET 05.22.2024 FOR SPECIFICATIONS 1

A-6.2

VERSION: 3.7
DATE: 6/7/24
PLANNING

SPECIFICATIONS

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER
	DATE / DESCRIPTION	BY
		ER
		ER

NUTE

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

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DESIGN + BUILD



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

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

Sodor

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
○ WS-W15708 8"	3000K 90	○ BK Black ○ BZ Bronze	12W 9W	1000 750	314 315	Yes

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 resistantpowder 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

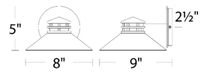
Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	54000 Hours
Standards:	ETL, cETL,IP65,Title 24 JA8-2019 Compliant,Dark Sky Friendly Wet Location Listed
Construction:	Aluminum hardware with glass diffuser



FINISHES:

Bronze Black

LINE DRAWING:



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

CARMEL-BY-THE-SEA EXTERIOR LIGHTING REQUIREMENTS

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).
3. LANDSCAPE LIGHTS SHALL BE SPACED AT LEAST 10 FEET APART.
4. NO LIGHTING MAY BE USED TO ACCENT TREES, WALLS, FENCES, ETC.
5. NO LIGHTING IS PERMITTED UPON CITY PROPERTY OR DIRECTED TOWARDS CITY PROPERTY, INCLUDING THE RIGHT OF WAY.



SHAKE SIDING
HARDISHINGLE COMPOSITE STRAIGHT EDGE SHINGLE
PAINTED MEDIUM GRAY SW7066



ROOFING MATERIAL
COMPOSITE CLASS-A SHAKE
CERTAINTEED TS PRESIDENTIAL
COUNTRY GRAY

Slate Blue 008

SIERRA PACIFIC UNITS
WINDOWS & DOORS
SP SLATE BLUE 008

SW 7607
Santorini Blue

EXTERIOR PAINT COLOR
SHERWIN WILLIAMS
SANTORINI BLUE SW7607

SW 7066
Gray Matters

EXTERIOR PAINT COLOR
SHERWIN WILLIAMS
GRAY MATTERS SW7066
SIDING

SW 9541
White Snow

EXTERIOR PAINT COLOR
SHERWIN WILLIAMS
WHITE SNOW
TRIM, FASCIA & GARAGE DOOR



EXTERIOR BRICK ACCENT
MATCH EXISTING
FOUNDATION, PORCH, CHIMNEY



WINDOWS
SIERRA PACIFIC WOOD CLAD ALUM
TRUE DIVIDED LITES
SLATE BLUE 008 1



EXTERIOR SWING DOORS
SIERRA PACIFIC WOOD CLAD ALUM
TRUE DIVIDED LITES
SLATE BLUE 008 1



SKYLIGHTS
VELUX FIXED CURB MOUNT
LOW PROFILE
NEUTRAL GRAY 1



FRONT DOOR
SIERRA PACIFIC
WOOD CLAD ALUM
TRUE DIVIDED LITES
SLATE BLUE 008



GARAGE DOOR
STEEL - SIMULATED WOOD GRAIN
TRUE DIVIDED LITES
PAINTED SHERWIN WILLIAMS WHITE SNOW SW9541 1

1

Attachment 2

F-1.1

VERSION: 3.7
DATE: 6/7/24
PLANNING

FINISH MATERIALS & LIGHTING SHEET

REV #	DATE / DESCRIPTION	BY
1	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER
	DATE / DESCRIPTION	BY
		ER
		ER

NUTE

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APN 010-023-008-000

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LB DESIGN + BUILD

Exterior Volume Handout

Allowed VolumeWorksheet
(include with application materials)

Project Address: 0 NW 4TH & CARPENTER **Site Area: 4000 SF**

Property Owner Name(s): TORRIE & MICKI NUTE

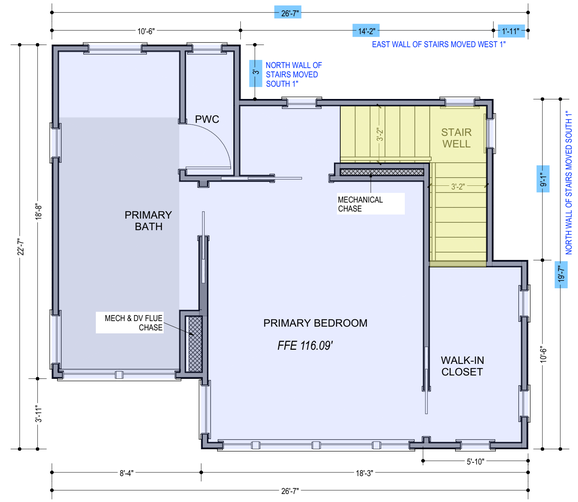
1. Total Base Floor Area Allowed (not including basement bonus): 1800 sq. ft.

2. Total Base Floor Area Proposed (not including basement bonus): 1799 sq. ft.

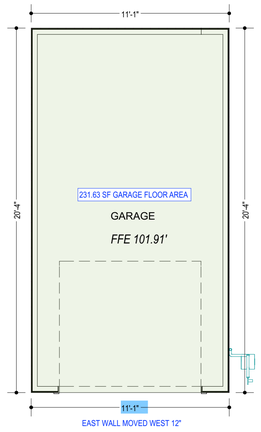
PROPOSED AREAS				ALLOWED VOLUMES	
a. One Story Floor Area (3:12 or greater):	H: 1,109 G: 232	sq. ft.	X(12)=	H: 13,308 G: 2,784	cu. ft.
b. One Story Floor Area (less than 3:12):	0	sq. ft.	X(11)=	0	cu. ft.
c. Two Story Floor Area (3:12 or greater):	H: 503 ST: -44	sq. ft.	X(11)=	H: 5,533 ST: -484	cu. ft.
d. Two Story Floor Area (less than 3:12):	0	sq. ft.	X(10)=	0	cu. ft.
e. Unused floor area or basement floor area not including bonus:	1	sq. ft.	X(12)=	12	cu. ft.
Total Allowed Volume			=	**21,153**	**cu. ft.**

REVISED FLOOR AREA TOTALS

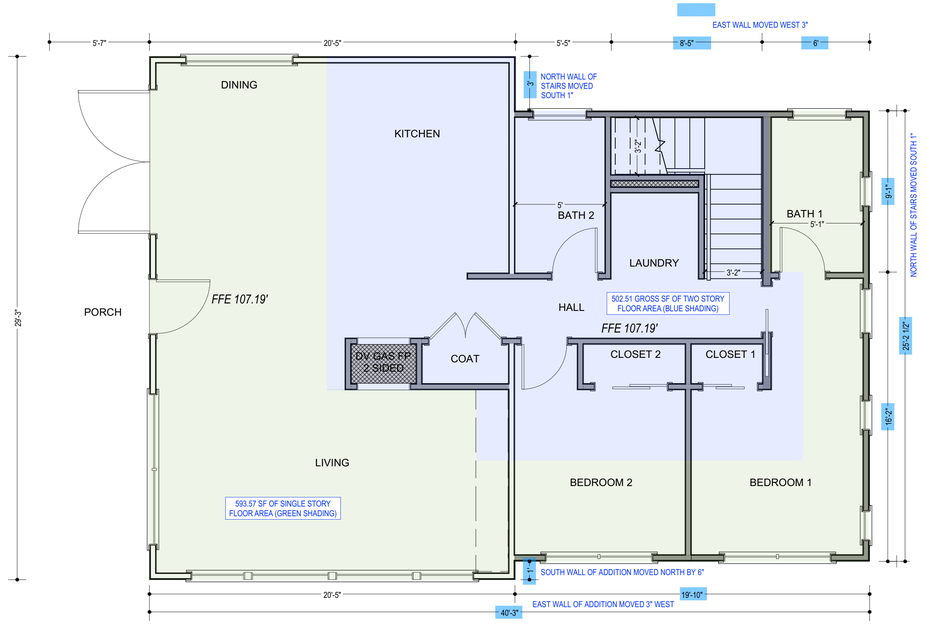
232	GARAGE
1109	FIRST FLOOR HOUSE
503	SECOND FLOOR HOUSE - GROSS
-44	SUBTRACT STAIRS FROM 2ND FL GROSS
1799	TOTAL FLOOR AREA 5/20/2024



Attachment 2



RETAIN ALL FOUNDATION STEM WALLS OF WEST WING OF RESIDENCE. RETAIN FOUNDATION, FLOOR AND WALLS OF EAST WING OF RESIDENCE.



VOLUME STUDY PLAN

SCALE: 1/4"=1'

0 1 3 5 10 20

DIMENSIONS ADDED
SECOND FLOOR ADDED
COLOR FILL ADDED
1

V-1.1

VERSION: 3.7
DATE: 6/7/24
PLANNING

VOLUME STUDY

REV #	DATE / DESCRIPTION	BY
		ER
		ER
1	06.07.24 PLN CO #1/INF RFI #1	ER
		ER

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LB DESIGN + BUILD

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y	N/A	RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL
301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
SECTION 302 MIXED OCCUPANCY BUILDINGS
302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.

2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	**Department of Housing and Community Development**
BSC	**California Building Standards Commission**
DSA-SS	**Division of the State Architect, Structural Safety**
OSHPD	**Office of Statewide Health Planning and Development**
LR	**Low Rise**
HR	**High Rise**
AA	**Additions and Alterations**
N	**New**

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS
4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)
FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
4.106 SITE DEVELOPMENT
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. Attachment 2
4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.

2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. **Swales**
2. **Water collection and disposal systems**
3. **French drains**
4. **Water retention gardens**
5. **Other water measures which keep surface water away from buildings and aid in groundwater recharge.**

Exception: Additions and alterations not altering the drainage path.
4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.

1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.

2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
Exceptions:
1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.
Notes:
a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.
2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
Exception: Areas of parking facilities served by parking lifts.
4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.
The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.
1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.
Notes:
a. Construction documents shall show locations of future EV spaces.
b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.
2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.
Exception: Areas of parking facilities served by parking lifts.
3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.
When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.
4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.
Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
4.106.4.2.2.1.1 Location.
EVCS shall comply with at least one of the following options:
1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.
4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:
1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.
4.106.4.2.2.1.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
4.106.4.2.3 EV space requirements.
1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.
2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.
4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).
4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.
Notes:
1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.
Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.
Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.
4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.
4.303.1.3 Showerheads. 4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.
4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.
4.303.1.4 Faucets.
4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.
4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.
4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.
4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.
Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.
FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).
Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]
4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.
4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

TABLE H-2	
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce force (ozf)]	**MAXIMUM FLOW RATE (gpm)**
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	**FLOW RATE**
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
NOTES:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Exceptions:
1. **Excavated soil and land-clearing debris.**
2. **Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.**
3. **The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.**

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
1. **Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.**
2. **Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).**
3. **Identify diversion facilities where the construction and demolition waste material collected will be taken.**
4. **Identify construction methods employed to reduce the amount of construction and demolition waste generated.**
5. **Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.**

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..
Notes:
1. **Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.**
2. **Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).**

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

11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.
4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)
AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

A-N.1

VERSION: 3.7
DATE: 6/7/24
PLANNING

2022 CAL GREEN NOTES

REV #	DATE / DESCRIPTION	BY
	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

REV #	DATE / DESCRIPTION	BY
		ER
		ER

NUTE

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

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE DRAWINGS ARE THE PROPERTY OF LEWIS BUILDERS AND ARE NOT TO BE USED IN CONJUNCTION WITH ANY OTHER PROJECT. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LEWIS BUILDERS. ALL COMMON LAW AND STATUTORY RIGHTS TO ENSURE THE ACCURACY OF THESE PLANS IF CHANGES ARE MADE TO THEM IN ANY CIRCUMSTANCES ARISE IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION WHATSOEVER.

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

LB DESIGN + BUILD

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y	N/A	RESPON. PARTY

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.
MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.
PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. **Manufacturer's product specification.**
2. **Field verification of on-site product containers.**

Attachment 2

TABLE 4.504.1 - ADHESIVE VOC LIMIT1,2

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS2,3

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS1	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS1

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD2	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.
4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
See California Department of Public Health's website for certification programs and testing labs.
hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.
4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5
4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. **Product certifications and specifications.**
2. **Chain of custody certifications.**
3. **Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).**
4. **Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.**
5. **Other methods acceptable to the enforcing agency.**

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.
4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.
4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. **A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.**
2. **Other equivalent methods approved by the enforcing agency.**
3. **A slab design specified by a licensed design professional.**

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. **Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.**
2. **Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.**
3. **At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.**

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.
4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. **Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.**
2. **Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.**
   a. **Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.**
   b. **A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)**

Notes:

1. **For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.**
2. **Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.**

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. **The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.**
2. **Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.**
3. **Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.**

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. **State certified apprenticeship programs.**
2. **Public utility training programs.**
3. **Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.**
4. **Programs sponsored by manufacturing organizations.**
5. **Other programs acceptable to the enforcing agency.**

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. **Certification by a national or regional green building program or standard publisher.**
2. **Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.**
3. **Successful completion of a third party apprentice training program in the appropriate trade.**
4. **Other programs acceptable to the enforcing agency.**

Notes:

1. **Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.**
2. **HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).**

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

A-N.2

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DATE: 6/7/24
PLANNING

2022 CAL GREEN NOTES

REV #	DATE / DESCRIPTION	BY
		ER
		ER
	05.22.24 PLN CO #1/INF RFI #1	ER
		ER

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APN 010-023-008-000

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DESIGN + BUILD

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

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, gyp 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.



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

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).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.

❑ 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
- Abandoned wells
- Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

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

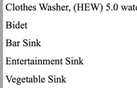
Sawcutting & Asphalt/Concrete Removal

- ❑ 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.



CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure 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 hauled off-site for proper disposal.

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

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

Attachment 2

MPWMD WATER CREDIT WORKSHEET

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*		x	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*		x	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-N.3

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CAL GREEN, BMP'S, MPWMD

REV #	DATE / DESCRIPTION	BY
	05.22.24 PLN CO #1/INF RFI #1	ER
		ER
		ER

REV #	DATE / DESCRIPTION	BY
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		ER

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LB DESIGN + BUILD

FIRE DEPARTMENT NOTES

PL03.1 DRIVEWAYS. (FIRE 007). DRIVEWAY IDENTIFIED IN THIS SECTION IS DEFINED AS A VEHICLE ACCESS THAT SERVES UP TO TWO (2) PARCELS WITH NO MORE THAN TWO (2) RESIDENTIAL UNITS AND ANY NUMBER ON NON-COMMERCIAL OR INDUSTRIAL BUILDINGS ON EACH PARCEL. DRIVEWAYS SHALL NOT BE LESS THAN TWELVE (12) FEET WIDE TRAFFIC LANE AND MINIMUM FOURTEEN (14) FEET WIDE UNOBSTRUCTED CLEARANCE, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN FIFTEEN (15) FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED FIFTEEN PERCENT (15%) WITH A MAXIMUM SIDE SLOPE OF FIVE PERCENT (5%). WHERE DRIVEWAY GRADES ARE EIGHT PERCENT (8%) OR LESS, AN ALL-WEATHER SURFACE SUCH AS AN AGGREGATE BASE SHALL MEET MINIMUM FIRE REQUIREMENTS. OTHER TYPES OF MATERIAL FOR DRIVEWAYS MAY BE REQUIRED BY MONTEREY COUNTY CODE. WHERE THE GRADE EXCEEDS EIGHT PERCENT (8%), A MINIMUM STRUCTURAL 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 FORTY THOUSAND (40,000) POUNDS, AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS NINETY (90) DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE TWENTY-FIVE (25) FEET. FOR DRIVEWAYS WITH TURNS GREATER THAN NINETY (90) DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE TWENTY-EIGHT (28) FEET. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF FOUR (4) FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING ONE HUNDRED FIFTY (150) FEET IN LENGTH, BUT LESS THAN EIGHT HUNDRED (800) FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS EIGHT HUNDRED (800) FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN FOUR HUNDRED (400)-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF TWELVE (12) FEET WIDE AND THIRTY (30) FEET LONG WITH A MINIMUM OF TWENTY (25) FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF ONE HUNDRED FIFTY (150) FEET OF SURFACE LENGTH AND SHALL BE THIRTY (30) FEET LONG WITH A MINIMUM TWENTY-FIVE (25) FOOT TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF ONE HUNDRED FIFTY (150) FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN FIFTY (50) FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE FORTY (40) FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD/T IS USED, THE TOP OF THE " T" SHALL BE A MINIMUM OF SIXTY (60) FEET IN LENGTH.

P103.2 GATES. (FIRE 008). ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST THIRTY (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 TWO (2) FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE BE LESS THAN FOURTEEN (14) FEET WIDE UNOBSTRUCTED AND UNOBSTRUCTED VERTICAL CLEARANCE OF FIFTEEN (15) FEET. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A FORTY (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.

P103.3 BRIDGES. (FIRE 009). ALL NEW AND RECONSTRUCTED BRIDGES SHALL BE AT LEAST THE WIDTH OF THE ROADBED AND BERMS, BUT IN NO CASE LESS THAN TWELVE (12) FEET WIDE. BRIDGE WIDTH ON ALL ROADS EXCEEDING TERTIARY STANDARDS SHALL NOT BE LESS THAN THE WIDTH OF THE TWO LANES WITH BERMS. ALL BRIDGES SHALL BE DESIGNED FOR HS15-44 LOADING AND HAVE GUARDRAILS. APPROPRIATE SIGNAGE, INCLUDING BUT NOT LIMITED TO, WEIGHT RATINGS OR VERTICAL CLEARANCE LIMITATIONS, AND ONE-WAY ROAD OR SINGLE-LANE ROAD CONDITIONS, SHALL BE PROVIDED AT BOTH ENTRANCES TO ANY BRIDGE. ONE-LANE BRIDGES MAY BE PERMITTED IF THERE IS UNOBSTRUCTED VISIBILITY ACROSS THE ENTIRE BRIDGE, AND TURNOUTS ARE PROVIDED AT BOTH BRIDGE ENDS. THE FIRE AUTHORITY MAY IMPOSE MORE STRINGENT REQUIREMENTS FOR BRIDGES.

P104.2 ADDRESSES FOR BUILDINGS. (FIRE 011). ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS. EACH OCCUPANCY, INCLUDING DETACHED ACCESSORY DWELLING UNITS (ADU), EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF FOUR-INCH (4") HEIGHT, 1/2- INCH 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 SPLIT. ADDRESS SIGNS SHALL BE AND VISIBLE FROM BOTH DIRECTIONS 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 ROADS 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 COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

P109.1 STANDARD DEFENSIBLE SPACE REQUIREMENTS. (FIRE O19). REMOVE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF ONE HUNDRED (1 00) FEET OR TO THE PROPERTY LINE FROM STRUCTURES, WHICHEVER IS CLOSER. VEGETATION SHALL BE NO TALLER THAN FOUR INCHES (4") HIGH. LIMB TREES SIX FEET UP FROM GROUND. REMOVE LIMBS WITHIN TEN (10) FEET OF CHIMNEYS. ADDITIONAL OR ALTERNATE FIRE PROTECTION APPROVED BY THE FIRE CODE OFFICIAL MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY THE FIRE CODE OFFICIAL AND OTHER JURISDICTIONAL AUTHORITIES.

P110.1 RESIDENTIAL FIRE SPRINKLER SYSTEMS (STANDARD). (FIRE 021). THE BUILDING(S) AND ATTACHED STRUCTURE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

PLL0.4 RESIDENTIAL FIRE ALARM SYSTEMS. (FIRE 024). THE RESIDENCE SHALL BE FULLY PROTECTED WITH AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNING SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE CALIFORNIA RESIDENTIAL CODE SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA RESIDENTIAL CODE.

Q103.2 VERY HIGH HAZARD SEVERITY ZONE. (FIRE 027). ROOFING REQUIREMENTS FOR EXISTING BUILDINGS WITHIN A VERY HIGH HAZARD SEVERITY ZONE WHEN FIFTY PERCENT (50%) OR MORE OF THE ROOF AREA IS REROOFED WITHIN A ONE-YEAR PERIOD AFTER THE ISSUANCE OF A BUILDING PERMIT SHALL BE A MINIMUM CLASS "A" ROOF ASSEMBLY AS DEFINED BY THE INTERNATIONAL BUILDING CODE. WHERE THERE IS NO PERMIT ISSUED, THIS SECTION IS APPLICABLE TO SUCH BUILDINGS CONSTRUCTED AFTER THE EFFECTIVE DATE OF THIS CODE AND TO BUILDINGS WHERE FIFTY PERCENT (50%) OR MORE OF THE ROOF AREA IS REROOFED WITHIN A ONE-YEAR PERIOD AFTER COMMENCING CONSTRUCTION.

GENERAL ARCHITECTURAL NOTES

GENERAL NOTES:
1 THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.
2 WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
3 ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
4 WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
5 PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:
1 HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES.
2 SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
3 ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.
4 ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

CALIFORNIA GREEN BUILDING NOTES:
1 SEPERATE AND RECYCLE ATLEAST 65% OF ALL CONSTRUCTION WASTE.
2 ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3.
3 CANTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST.
4 AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

CONCRETE NOTES:
1 ALL CONCRETE AND REINFORCEMENT SHALL CONFORM TO THE MORE STRINGENT REQUIREMENTS OF THE LATEST EDITION OF EITHER THE A.C.I., C.R.C., OR C.B.C.
2 ALL CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 2500 P.S.I. IN 28 DAYS U.N.O. DESIGN MIXTURE SHALL BE 5-1/2 SACK CEMENT PER CUBIC YARD CONCRETE. COARSE AGGREGATE SHALL BE 3/4" U.N.O. THE USE OF A DESIGN PUMP MIXTURE MAY BE SUBSTITUTED IF THE CEMENT RATIO IS INCREASED TO 6 SACKS U.N.O.
3 ALL CEMENT SHALL BE PORTLAND TYPE I OR TYPE II OF A.S.T.M. (C-150)
4 THERE SHALL BE NO ADMIXTURES USED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER.
5 ALL CONCRETE SHALL BE VIBRATED AND PLACED IN ACCORDANCE WITH A.S.T.M. (C-143) U.N.O.
6 ALL CONCRETE SHALL BE CURED BY KEEPING THE EXPOSED SURFACES CONTINUOUSLY MOIST FOR A 7 DAY PERIOD AND BY USING AN APPROVED CURING COMPOUND AFTER 7 DAY WET CURE.
7 ALL CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
8 SLABS SHALL NOT EXCEED 20' IN ANY DIRECTION WITHOUT A CONTROL JOINT PERPENDICULAR TO THAT DIRECTION U.N.O.
9 THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF- CONCRETE WHICH SHOWS HONEYCOMBING, SPALLING, CRACKING, OR OTHER SIGNS OF INADEQUATE STRENGTH; LACK, MISPLACEMENT, OR UNDER SIZING OF ANCHOR HARDWARE. ANY UNCERTAINTY ABOUT HARDWARE OR REINFORCEMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PLACING OF CONCRETE.
10 THE BUILDING INSPECTOR AND, WHEN SPECIFIED, ENGINEER SHALL INSPECT REINFORCEMENT AND HARDWARE BEFORE CONCRETE IS PLACED.
11 ALL FALSEWORK AND FORMING DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. FALSEWORK MUST STAY IN PLACE UNTIL CONCRETE REACHES A STRENGTH OF 2000 P.S.I.
12 CONCRETE CYLINDER SAMPLES SHOULD BE TAKEN THROUGHOUT EACH STAGE OF THE FOUNDATION PLACEMENT AND TESTED FOR COMPRESSIVE STRENGTH WHERE MINIMUM REQUIRED STRENGTH IS GREATER THAN 2500 P.S.I
13 ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
14 HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
15 ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER

STRUCTURAL HARDWARE:
1 ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
2 HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
3 ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER.

CARPENTRY:
1 SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR ICF SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL CONFORM TO CBC 2304.10.1.
2 PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
3 GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:
4 PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER may VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

SECTION R311 MEANS OF EGRESS
R311.1 MEANS OF EGRESS DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
R311.2 EGRESS DOOR NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT). EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET (5.6 M2) AND ONLY ACCESSED FROM A DOOR ARE PERMITTED TO HAVE A LANDING THAT IS LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.
R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 73/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R311.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R311.7.
R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 73/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD. EXCEPTION: A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.
R311.3.3 STORM AND SCREEN DOORS STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER EXTERIOR STAIRS AND LANDINGS.
R311.4 VERTICAL EGRESS EGRESS FROM HABITABLE LEVELS INCLUDING HABITABLE ATTICS AND BASEMENTS THAT ARE NOT PROVIDED WITH AN EGRESS DOOR IN ACCORDANCE WITH SECTION R311.2 SHALL BE BY ONE OR MORE RAMPS IN ACCORDANCE WITH SECTION R311.8 OR ONE OR MORE STAIRWAYS IN ACCORDANCE WITH SECTION R311.7 OR BOTH. FOR HABITABLE LEVELS OR BASEMENTS LOCATED MORE THAN ONE STORY ABOVE OR MORE THAN ONE STORY BELOW AN EGRESS DOOR, THE MAXIMUM TRAVEL DISTANCE FROM ANY OCCUPIED POINT TO A STAIRWAY OR RAMP THAT PROVIDES EGRESS FROM SUCH HABITABLE LEVEL OR BASEMENT, SHALL NOT EXCEED 50 FEET (15 240 MM).
R311.5 LANDING, DECK, BALCONY AND STAIR CONSTRUCTION AND ATTACHMENT EXTERIOR LANDINGS, DECKS, BALCONIES, STAIRS AND SIMILAR FACILITIES SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE TO RESIST BOTH VERTICAL AND LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING. ATTACHMENT SHALL NOT BE ACCOMPLISHED BY USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL.
R311.6 HALLWAYS THE WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FEET (914 MM).
R311.7 STAIRWAYS R311.7.1 WIDTH STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 311/2 INCHES (787 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (698 MM) WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES. EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.
R311.7.2 HEADROOM THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. EXCEPTIONS:
1 WHERE THE NOSINGS OF TREADS AT THE SIDE OF A FLIGHT EXTEND UNDER THE EDGE OF A FLOOR OPENING THROUGH WHICH THE STAIR PASSES, THE FLOOR OPENING SHALL NOT PROJECT HORIZONTALLY INTO THE REQUIRED HEADROOM MORE THAN 43/4 INCHES (121 MM).
2 THE HEADROOM FOR SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.
R311.7.3 VERTICAL RISE A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 151 INCHES (3835 MM) BETWEEN FLOOR LEVELS OR LANDINGS.
R311.7.4 WALKLINE THE WALKLINE ACROSS WINDER TREADS AND LANDINGS SHALL BE CONCENTRIC TO THE TURN AND PARALLEL TO THE DIRECTION OF TRAVEL ENTERING AND EXITING THE TURN. THE WALKLINE SHALL BE LOCATED 12 INCHES (305 MM) FROM THE INSIDE OF THE TURN. THE 12-INCH (305 MM) DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH AT THE WALKING SURFACE. WHERE WINDERS ARE ADJACENT WITHIN A FLIGHT, THE POINT OF THE WIDEST CLEAR STAIR WIDTH OF THE ADJACENT WINDERS SHALL BE USED.
R311.7.5 STAIR TREADS AND RISERS STAIR TREADS AND RISERS SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR THE PURPOSES OF THIS SECTION, DIMENSIONS AND DIMENSIONED SURFACES SHALL BE EXCLUSIVE OF CARPETS, RUGS OR RUNNERS.
R311.7.5.1 RISERS THE RISER HEIGHT SHALL BE NOT MORE THAN 73/4 INCHES (196 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE. EXCEPTIONS:
1 THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.
2 THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.
R311.7.5.2 TREADS THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES (254 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).
R311.7.5.2.1 WINDER TREADS WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES (254 MM) MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES (152 MM) AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH (9.5 MM). CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND SHALL NOT BE REQUIRED TO BE WITHIN 3/8 INCH (9.5 MM) OF THE RECTANGULAR TREAD DEPTH. EXCEPTION: THE TREAD DEPTH AT SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.
R311.7.5.3 NOSINGS NOSINGS AT TREADS, LANDINGS AND FLOORS OF STAIRWAYS SHALL HAVE A RADIUS OF CURVATURE AT THE NOSING NO

EXTERIOR LIGHTING NOTES
• 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. LIGHTING DESIGN GUIDELINES THE USE OF EXTERIOR LIGHTS IS A SPECIAL AREA OF CONCERN THROUGHOUT THE COMMUNITY. A KEY FEATURE OF THE "FOREST" CONCEPT IS TO MINIMIZE THE AMOUNT OF OUTDOOR LIGHTING, SUCH THAT THE NIGHTTIME SKY MAY BE GLIMPSED THROUGH THE TREES. HISTORICALLY, PUBLIC STREET LIGHTING WAS AVOIDED ON RESIDENTIAL STREETS. WITHIN AN INDIVIDUAL PROPERTY, SITE LIGHTING TYPICALLY WAS LIMITED TO A LIGHT AT A BUILDING ENTRANCE AND PERHAPS AT A YARD GATE OR OVER A GARAGE DOOR. OCCASIONALLY, A PATIO WAS LIT AS WELL, BUT THIS WOULD BE LIMITED TO A SMALL, SHIELDED LAMP. THE RESIDENTIAL DESIGN GUIDELINES ENCOURAGE THE PRESERVATION OF LOW NIGHTTIME LIGHTING THROUGHOUT RESIDENTIAL NEIGHBORHOODS. THE FOLLOWING GUIDELINES APPLY:
  • USE LIGHTS ONLY WHERE NEEDED FOR SAFETY AND AT OUTDOOR ACTIVITY AREAS. APPROPRIATE LOCATIONS MAY INCLUDE BUILDING ENTRIES, GATES, TERRACES, WALKWAYS AND PATIOS. LIGHTS SHOULD NOT BE USED TO ACCENT BUILDINGS OR VEGETATION.
  • USE LOW LUMEN OUTPUT BULBS. FLOODLIGHTS AND SPOTLIGHTS ARE INAPPROPRIATE. POINT LIGHTS DOWNWARD TO REDUCE GLARE AND AVOID "NIGHT POLLUTION"
  • LOCATE AND SHIELD FIXTURES TO AVOID GLARE AND EXCESS LIGHTING AS SEEN FROM NEIGHBORING PROPERTIES AND FROM THE STREET.

EV CHARGER NOTES
1. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED208/240 VOLT BRANCH CIRCUIT FOR FUTURE ELECTRIC VEHICLE CHARGING [2016 C.G.C, Section 4.106.4.1]

ELECTRICAL CODE & DATA NOTES
ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA ELECTRIC CODE

HOMEOWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ALL 125-VOLT, SINGLE-PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTSIDE, CRAWL SPACES, BASEMENTS, KITCHENS, SINKS, BOATHOUSE, BATHTUB, AND LAUNDRY AREAS SHAKK HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN ACCORDANCE WITH CEC 210.8.
ALL NEW OR RECONFIGURED 120-VOLT, SINGLE-PHASE, 15 AND 20 AMP BRANCH CIRCUITS SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTERS IN ACCORDANCE WITH CEC 210.12.
PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
ELECTRICAL RECEPTACLE OUTLETS AT COUNTERTOPS 44" MIN. FROM FINISHED FLOOR. CBC 11B-308.2.2.
ELECTRICAL RECEPTACLE OUTLETS TO BE 44" MAX. AND 15" MIN. ABOVE FINISHED FLOOR. CBC 11B-308.2.1.
PROVIDE CONCRETE-ENCASED ELECTRODE PER CEC 250.50, 250.52 (A)
KITCHEN AND DINING MUST HAVE A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS. KITCHEN COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4'-0" ON CENTER AND WITHIN 24" OF THE END OF ANY COUNTER SPACE. CEC 210.52, 210.11(C)(1).
AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER PER CEC 210.
KITCHEN RECEPTACLE OUTLETS SERVING COUNTERTOPS, INCLUDING ISLAND AND PENINSULA COUNTERTOPS, SHALL HAVE GFCI AND AFCI PROTECTION.
BATHROOM RECEPTACLE OUTLETS TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT. PROVIDE MINIMUM ONE 20-AMP CIRCUIT FOR BATHROOM OUTLETS, WITH NO OTHER OUTLETS ON CIRCUIT. (WHERE A 20-AMP CIRCUIT SUPPLIES A SINGLE BATHROOM, OTHER OUTLETS, LIGHTING WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED BY THIS CIRCUIT). CEC 210.11(C)(3) AND EX. 210.23(A)(2).
BATHROOM EXHAUST FAN VENTED TO THE EXTERIOR FOR EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR COMBINATION FOR PURPOSE OF HUMIDITY CONTROL WITH A MINIMUM OF 50 CFM. IF BATH FAN INCLUDES A LIGHT, THEY MUST BE SWITCHED SEPARATELY. BATH FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. CRC 303.3.1, CBC 1203.4.2.1, CMC 4.02.5
FOR SINGLE-FAMILY RESIDENCES, ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICIENCY, OR CONTROLLED BY A MOTION SENSOR AND EITHER A PHOTOCELL OR AN ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING SYSTEM OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM PER CA ENERGY COMMISSION
RECESSED CAN LIGHTS NEED TO BE 1-HR RATED UNITS. IC RATED FOR DIRECT CONTACT TO INSULATION AND BE AIR TIGHT TO PRECLUDE INFILTRATION FROM ATTIC TO CONDITIONED SPACE.
AT LEAST ONE LUMINAIRE IN ALL BATHROOMS, GARAGES, UTILITY AND LAUNDRY ROOMS SHALL BE CONTROLLED BY AN OCCUPANCY SENSOR.
PERMANENTLY INSTALLED LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LUMINARIES, AT LEAST ONE LUMINAIRE IN THESE ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR CERTIFIED TO COMPLY WITH CEC119(D)
RECEPTACLES LOCATED IN DAMP OR WET LOCATIONS SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF AND SHALL BE LISTED WEATHER RESISTANT TYPE.
ELECTRICAL PANEL BOARDS INSTALLED OUTDOORS NEED TO BE WEATHERPROOF AND LISTED FOR DAMP/WET LOCATIONS. CEC 408.37, 312.2(A)
DWELLING RECEPTACLES ON 120 VOLT 15 AND 20 AMP CIRUITS SHALL BE TAMPER RESISTANT PER CEC 406.12
BRANCH CIRCUITS FOR LIGHTING AND APPLIANCES, INCLUDING MOTOR OPERATED APPLIANCES, SHALL BE PROVIDED TO SUPPLY THE LOADS CALCULATED IN ACCORDANCE WITH CEC 210.10, CEC 210.11. IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THIS SECTION, 2 OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS REQUIRED BY 210.52(B), CEC 210.11(1)
SEPARATE BRANCH CIRCUIT FOR DISHWASHER SHALL BE GFCI PROTECTED.
RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM.

4.506.1BATHROOM EXHAUST FANS
NOTES:
A. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION.
B. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE *CALIFORNIA ENERGY CODE.*
EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
- 1.FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- 2.UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- A.HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
- B.A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

2022 LIGHT EFFICIENCY STANDARDS
NOTES:
1 CALIFORNIA ENERGY EFFICIENCY STANDARDS 150.0(K) ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR BY A VACANCY SENSOR SWITCH THAT REQUIRES A MANUAL ON ACTIVATION (DOES NOT AUTOMATICALLY TURN ON) AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED.
2 ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2016 (JA8-2016-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
3 RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/ CAULKED BETWEEN THE FIXTURE HOUSING AND CEILING, SHALL NOT CONTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2016-E EFFICIENCY LABEL. CA ENERGY CODE 150.0(K)1C

EXTERIOR STAIR, RAILING AND GUARD NOTES

REQUIRED GUARDRAIL LOCATIONS:
GUARDRAILS ARE REQUIRED ALONG WALKING SURFACES, (INCLUDING STAIRS, RAMPS, DECKS, AND LANDINGS) IF THE WALKING SURFACE IS HIGHER THAN 30 INCHES FROM THE GROUND MEASURED ANYWHERE WITHIN THE 3 FEET SURROUNDING THE OUTSIDE OF THE WAKING SURFACE.

REQUIRED GUARDRAIL HEIGHTS AND OPENINGS: THE RAILING MUST BE AT LEAST 42 INCHES TALL AND NO OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER ARE ALLOWED.

REQUIRED GUARDRAIL HEIGHTS AND OPENINGS FOR STAIRS: THE RAILING MUST BE AT LEAST 34 INCHES TALL. IF THE TOP OF THE RAILING IS ALSO BEING USED AS THE HAND RAIL, THE MAXIMUM HEIGHT IS 38 INCHES (AS MEASURED FROM THE NOSE OF THE STAIR). NO OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 3/8 INCHES IN DIAMETER ARE ALLOWED EXCEPT FOR THE TRIANGULAR OPENINGS AT THE SIDE OF THE STAIR FORMED BY THE RISER, TREAD, AND BOTTOM RAIL. IN THIS LOCATION, THE PASSAGE OF A 6 INCH SPHERE IS NOT ALLOWED.

REQUIRED HANDRAIL REQUIREMENTS: HANDRAILS ARE REQUIRED ON AT LEAST ONE SIDE OF STAIRS WITH 4 OR MORE RISERS AND MUST BE ABLE TO WITHSTAND AT LEAST 200 POUNDS. THE HEIGHT OF THE HANDRAIL MUST AT LEAST 34 INCHES BUT CANNOT BE MORE THAN 38 INCHES ABOVE NOSING OF THE STAIR. THE HANDGRIP PORTION OF HANDRAIL MUST BE AT LEAST 1 1/4 INCHES BUT NOT MORE THAN 2 INCHES IN CIRCULAR CROSS SECTION AND MUST BE INSTALLED AT LEAST 1 1/2 INCHES FROM THE WALL OR OTHER SURFACE. THE HANDRAIL MUST END AT A POST, SAFETY TERMINAL, OR BY TURNING IT BACK TO THE WALL.

STAIR AND RISER REQUIREMENTS: STAIRWAYS NEED TO BE AT LEAST 36 INCHES WIDE. EACH TREAD MUST BE AT LEAST 10 INCHES IN DEPTH AND THE RISER HEIGHT CANNOT BE TALLER THAN 7 ¾ INCHES TALL. A NOSING IS REQUIRED ON TREADS LESS THAN 11 INCHES. ANY NOSING MUST BE AT LEAST 3/4 INCHES OR A MAXIMUM OF 1 ½ INCHES. THE DIFFERENCE FROM THE DEEPEST TO THE NARROWEST TREAD, FROM THE TALLEST TO THE SHORTEST RISER, OR FROM THE SMALLEST TO LARGEST NOSING PROJECTION IN A RUN OF STAIRS CANNOT BE MORE THAT 3/8 OF AN INCH. STAIRWAYS OF A HEIGHT OF MORE THAN 30 INCHES CANNOT HAVE OPEN RISERS THAT WOULD ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. THESE ARE THE GENERAL CODE REQUIREMENTS OF RESIDENTIAL STAIRS, RAILINGS, AND GUARDS BASED ON THE 2016 CA BUI

PLUMBING CODE NOTES
SEE SHEET A-N.2 FOR MAXIMUM FIXTURE FLOW RATES
WATER HEATER TEMPERATURE/PRESSURE RELIEF VALVE WITH DRAIN TO EXTERIOR OF BUILDING. PROVIDE APPROVED SEISMIC STRAPPING. CPC 504.4, 504.6, 608.5
GAS UTILIZATION EQUIPMENT IN GARAGES SHALL BE INSTALLED SO THAT ALL BURNERS AND BURNER IGNITION DEVICES ARE LOCATED NO LESS THEN 18" ABOVE THE FLOOR UNLESS LISTED OTHERWISE. CPC 507.13.
APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON ALL HOSE BIBS. CPC 602.3.
PROVIDE COMBUSTION AIR TO ALL GAS FIRED APPLIANCES.
LISTED HEAT PRODUCTION EQUIPMENT SHALL MAINTAIN THE REQUIRED CLEARANCES TO COMBUSTIBLE CONSTRUCTION SPECIFIED IN THE LISTING. CMC 904.2
TIE PLUMBING VENTS TOGETHER WHERE PERMISSIBLE TO LIMIT ROOF PENETRATIONS.
ADD RECIRCULATION LINE TO ALL HOT WATER FIXTURES. PER CPC
ALL HOT WATER LINES TO BE INSULATED.
MIXED WATER TO SHOWERS, TUB-SHOWER COMBINATION SHALL BE LIMITED TO 120 DEGREES FARENHEIGHT. PROVIDE WATER TEMPERING VALVE CONFORMING TO ASSE 1016 FOR SHOWERS, TUB-SHOWER COMBINATION.
PROVIDE CONDENSATE DRAIN TO WATER HEATER AND AIR EXCHANGE SYSTEM.
WRAP ALL PIPE AND CONDUIT THROUGH CONCRETE WITH INSULATION TAPE.
FIXTURES SHALL BE SET LEVEL AND IN PROPER ALIGNMENT WITH REFERENCE TO ADJACENT WALLS. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. NO URINAL SHALL BE SET CLOSER THAN 12 INCHES FROM ITS CENTER TO A SIDE WALL OR PARTITION NOR CLOSER THAN 24 INCHES CENTER TO CENTER. CPC 402.5
SHOWER 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.
CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWER HEAD 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.
A SEWAGE EJECTOR OR SEWAGE PUMP RECEIVING THE DISCHARGE OF WATER CLOSETS OR URINALS:
SHALL HAVE A DISCHARGE CAPACITY OF NOT LESS THAN 20 GPM (1.26 L/S).
IN SINGLE DWELLING UNITS, THE EJECTOR OR PUMP SHALL BE CAPABLE OF PASSING A 11/2 INCH (38 MM) DIAMETER SOLID BALL, AND THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP SHALL HAVE A BACKWATER VALVE AND GATE VALVE, AND BE NOT LESS THAN 2 INCHES (50 MM) IN DIAMETER.
IN OTHER THAN SINGLE-DWELLING UNITS, THE EJECTOR OR PUMP SHALL BE CAPABLE OF PASSING A 2 INCH (50 MM) DIAMETER SOLID BALL, AND THE DISCHARGE PIPING OF EACH EJECTOR OR PUMP SHALL HAVE A BACKWATER VALVE AND GATE VALVE, AND BE NOT LESS THAN 3 INCHES (80 MM) IN DIAMETER.

MECHANICAL CODE NOTES
BACKDRAFT PROTECTION EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS OR WITH MOTORIZED DAMPERS THAT AUTOMATICALLY SHUT WHERE THE SYSTEMS OR SPACES SERVED ARE NOT IN USE. *[OSHPD 1, 2 & 4]*
EXCEPTION: *BACKDRAFT DAMPERS ARE NOT REQUIRED WHEN THE EXHAUST FAN MUST OPERATE CONTINUOUSLY. (CMC 504.1.1)*
DOMESTIC RANGE DUCTS USED FOR DOMESTIC KITCHEN RANGE VENTILATION SHALL BE OF METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. (CMC 504.3)
EXCEPTION: DUCTS FOR DOMESTIC KITCHEN DOWNDRAFT GRILL-RANGE VENTILATION INSTALLED UNDER A CONCRETE SLAB FLOOR SHALL BE PERMITTED TO BE OF APPROVED SCHEDULE 40 PVC PROVIDED:
THE UNDER-FLOOR TRENCH IN WHICH THE DUCT IS INSTALLED SHALL BE COMPLETELY BACKFILLED WITH SAND OR GRAVEL.
NOT MORE THAN 1 INCH OF 6 INCH DIAMETER PVC COUPLING SHALL BE PERMITTED TO PROTRUDE ABOVE THE CONCRETE FLOOR SURFACE.
PVC PIPE JOINTS SHALL BE SOLVENT CEMENTED TO PROVIDE AN AIR AND GREASE TIGHT DUCT.
THE DUCT SHALL TERMINATE ABOVE GRADE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER.
MECHANICAL DRAFT VENTING SYSTEM A MECHANICAL DRAFT VENTING SYSTEM OF OTHER THAN DIRECT-VENT TYPE SHALL TERMINATE NOT LESS THAN 4 FEET BELOW, 4 FEET HORIZONTALLY FROM, OR 1 FOOT ABOVE A DOOR, OPERABLE WINDOW, OR GRAVITY AIR INLET INTO A BUILDING. THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED NOT LESS THAN 12 INCHES ABOVE FINISHED GROUND LEVEL. [NFPA 54:12.9.2] (CMC 802.8.1.)
RESIDENTIAL TYPE APPLIANCES VENT CONNECTORS FOR RESIDENTIAL-TYPE APPLIANCES SHALL COMPLY WITH THE FOLLOWING (CMC 802.10.1.2):
VENT CONNECTORS FOR LISTED APPLIANCES HAVING DRAFT HOODS, APPLIANCES HAVING DRAFT HOODS AND EQUIPPED WITH LISTED CONVERSION BURNERS, AND CATEGORY I APPLIANCES THAT ARE NOT INSTALLED IN ATTICS, CRAWL SPACES, OR OTHER UNCONDITIONED AREAS SHALL BE ONE OF THE FOLLOWING:
TYPE B OR TYPE L VENT MATERIAL
GALVANIZED SHEET STEEL NOT LESS THAN 0.018 OF AN INCH (0.457 MM) THICK.
ALUMINUM (1100 OR 3003 ALLOY OR EQUIVALENT) SHEET NOT LESS THAN 0.027 OF AN INCH (0.686 MM) THICK.
STAINLESS STEEL SHEET NOT LESS THAN 0.012 OF AN INCH (0.305 MM) THICK.
SMOOTH INTERIOR WALL METAL PIPE HAVING RESISTANCE TO HEAT AND CORROSION EQUAL TO OR EXCEEDING THAT OF SECTION 802.10.1.2(1)B). SECTION 802.10.1.2(1)C), OR SECTION 802.10.1.2(1)D) ABOVE.
A LISTED VENT CONNECTOR.
VENT CONNECTORS SHALL NOT BE COVERED WITH INSULATION.
EXCEPTION: LISTED INSULATED VENT CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. [NFPA 54:12.11.2.3]
EACH BATHROOM SHALL HAVE AN EXHAUST FAN THAT COMPLIES WITH CGBS 4.506 AS FOLLOWS:
HAVE A MINIMUM VENTILATION RATE OF 50 CFM *BE ENERGY STAR COMPLIANT
BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BTWN A RELATIVE HUMIDITY OF 50% TO 80%.
BE SWITCHED SEPARATELY FROM THE LIGHTING
DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH WITH TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO. CMC 504.4.2.1
ALL ENVIRONMENTAL AIR DUCTS SHALL TERMINATE A MINIMUM OF 3 FEET FROM A PROPERTY LINE, ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC.), 10 FEET FROM A FORCED AIR INLET, AND MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS, OR ATTIC VENTS. ENVIRONMENTAL EXHAUST DUCTS SHALL NOT DISCHARGE ONTO A PUBLIC WAY. CMC 502.2.1.

FOUNDATION VENTILATION NOTES
R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION
VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (915 MM) OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM), AND OPERATIONAL LOUVERS ARE PERMITTED:
* PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK.
* EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
* CAST-IRON GRILL OR GRATING.
* EXTRUDED LOAD-BEARING BRICK VENTS.
* HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER.
* CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH (3.2 MM) THICK.
EXCEPTIONS:
THE TOTAL AREA OF VENTILATION OPENINGS SHALL BE PERMITTED TO BE REDUCED TO 1/1,500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS I VAPOR RETARDER MATERIAL.
WHERE THE GROUND SURFACE IS COVERED WITH AN APPROVED CLASS 1 VAPOR RETARDER MATERIAL, VENTILATION OPENINGS ARE NOT REQUIRED TO BE WITHIN 3 FEET (915 MM) OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE PROVIDED THAT THE OPENINGS ARE PLACED TO PROVIDE CROSS VENTILATION OF THE SPACE.

SKYLIGHT NOTES

SKYLIGHTS SHALL BE FLAT (NOT DOMED GLASS)
SKYLIGHTS SHALL BE CURBED INSTALLATION
THE FLASHING SHALL MATCH THE ROOF COLOR
SKYLIGHT SHALL HAVE NON-REFLECTIVE GLASS

VENTILATION REQUIREMENTS
VENTILATION RATE SHALL BE PER ASHRAE 62.2
A MECHANICAL EXHAUST SYSTEM, SUPPLY SYSTEM, OR COMBINATION THEREOF, SHALL BE INSTALLED TO OPERATE FOR EACH DWELLING UNIT TO PROVIDE CONTINUOUS DWELLING-UNIT VENTILATION WITH OUTDOOR AIR AT A RATE NOT LESS THAN SPECIFIED BELOW:

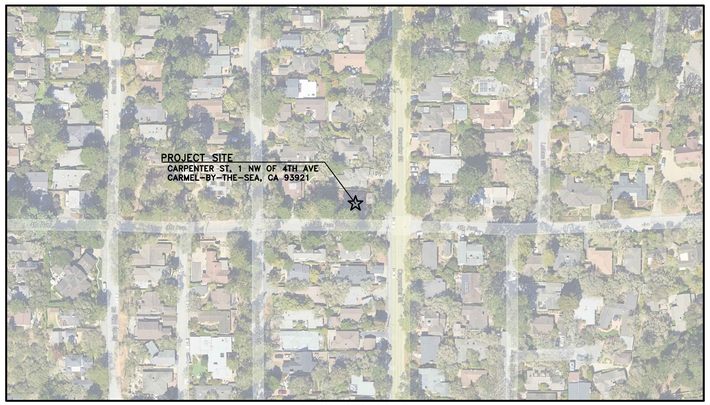
(0.03)(FLOOR AREA) + 7.5(NUMBER OF BEDROOMS +1) = TOTAL REQUIRED VENTILATION RATE, CFM

LOCAL MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED IN EACH KITCHEN AND BATHROOM.
NONENCLOSED KITCHENS SHALL BE PROVIDED WITH A DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEM. ALL OTHER KITCHEN AND BATHROOMS SHALL BE EITHER A DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEM OR A CONTINUOUS MECHANICAL EXHAUST SYSTEMS MEETING ASHRAE 62.2 REQUIREMENTS.
DEMAND-CONTROLLED MECHANICAL EXHAUST SYSTEMS SHALL BE DESIGNED TO BE OPERATED AS NEEDED AND SHALL HAVE EITHER A READILY ACCESSIBLE OCCUPANT-CONTROLLED ON-OFF CONTROL OR AN AUTOMATIC CONTROL THAT DOES NOT IMPEDE OCCUPANT ON CONTROL.
CONTINUOUS MECHANICAL EXHAUST SYSTEM SHALL BE INSTALLED TO OPERATE CONTINUOUSLY. THE SYSTEM MAY BE PART OF A BALANCED MECHANICAL VENTILATION SYSTEM PER ASHRAE GUIDELINE 24, CHAPTER 10. CONTINUOUS MECHANICAL EXHAUST SYSTEMS SHALL HAVE A READILY ACCESSIBLE MANUAL ON-OFF CONTROL BE DESIGNED TO OPERATE DURING ALL OCCUPIABLE HOURS.
KITCHENS WITH A VENTED RANGE HOOD SHALL HAVE 100 CFM WITH 5 ACH AND A SOUND RATING OF 3 SONES OR LESS.
EACH BATHROOM SHALL HAVE AN EXHAUST FAN THAT COMPLIES WITH CGBS 4.506 AS FOLLOWS:
HAVE A MINIMUM VENTILATION RATE OF 50 CFM *BE ENERGY STAR COMPLIANT
BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BTWN A RELATIVE HUMIDITY OF 50% TO 80%.
BE SWITCHED SEPARATELY FROM THE LIGHTING BATHROOMS WITH A CONTINUOUS LOCAL VENTILATION EXHAUST SHALL HAVE 20 CFM AND HAVE A SOUND RATING OF 1 SONE OR LESS.
HAVE 50 CFM AND HAVE A SOUND RATING OF 3 SONES OR LESS.
BATH EXHAUST FAN MUST BE 1 HR FIRE RATED WITH A FIRE DAMPER.
PROVIDE OCCUPANCY / HUMIDITY SENSOR FOR BATHROOM EXHAUST FAN.
INFORMATION ON THE VENTILATION DESIGN AND/OR VENTILATION SYSTEM INSTALLED, INSTRUCTIONS ON THEIR PROPER OPERATION TO MEET THE REQUIREMENTS OF THIS STANDARD, AND INSTRUCTIONS DETAILING ANY REQUIRED MAINTENANCE SHALL BE PROVIDED TO THE OWNER AND THE OCCUPANT OF THE DWELLING UNIT.
CONTROLS SHALL BE LABELED AS TO THEIR FUNCTION
CLOTHES DRYERS SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.
COMBUSTION AND SOLID-FUEL BURNING APPLIANCES MUST BE PROVIDED WITH ADEQUATE COMBUSTION AND VENTILATION AIR AND INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTALLATION INSTRUCTIONS, NFPA 31, NFPA 54/ANSI Z223.1, NFPA 211. OR OTHER EQUIVALENT CODE ACCEPTABLE TO THE BUILDING OFFICIAL.

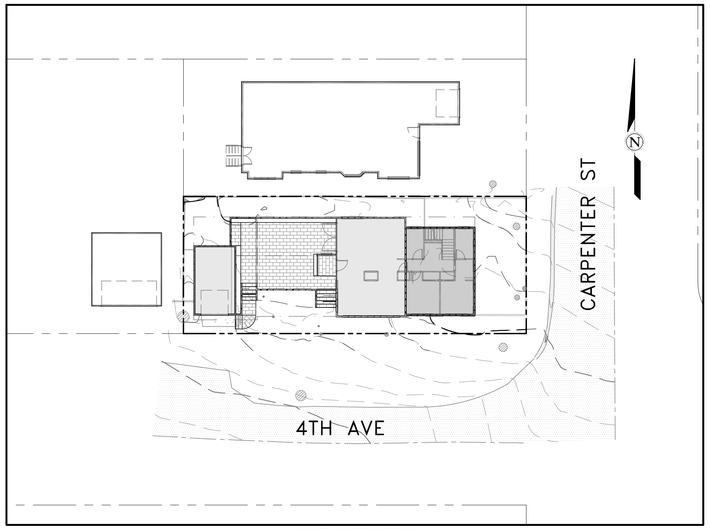
EROSION CONTROL STANDARD NOTES
INCLUDE EROSION AND SEDIMENT CONTROL NOTES ON ALL PLANS. ADDITIONAL NOTES ARE REQUIRED TO DIRECT CONTRACTORS AND CROW ON SITE SPECIFIC CONDITIONS.

1. THIS PLAN MAY NOT COVER ALL THE SITUATIONS OR PHASES THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS IN GENERAL. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT STORM RUNOFF FROM LEAVING THE SITE. SEDIMENT ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. EROSION CONTROL FACILITIES SHALL BE MAINTAINED DAILY. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT FREE STORM WATER INTO EXISTING AND PROPOSED STORM DRAIN FACILITIES. DESIGN OF THESE FACILITIES MUST BE APPROVED AND UPDATED EACH YEAR BY THE ENGINEER (OCTOBER 15 THROUGH APRIL 150.
3. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES & IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND /OR A PROJECT STOP ORDER.
4. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADESN RUNOFF TO ANY STORM DRAIN SYSTEM.
5. IF EXISTING DRIVEWAY IS REMOVED DURING CONSTRUCTION, THE CONTRACTOR SHALL LACE DRAIN ROCK AS A GRAVEL ROADWAY (8" MINIMUM THICKNESS FOR THE FULL WIDTH AND LENGTH OF THE SITE EGRES AREA AS DEFINED IN THESE PLANS) AT ENTRANCE TO THE SITE. CONSTRUCTION EGRESS SHALL BE EQUIPPED WITH A TRUCK WASHING STATION. ALL TRUCKS SHALL WASH TIRES AND UNDERSIDE OF VEHICLES AS APPROPRIATE WHEN LEAVING THE SITE. ANY MUD THAT IS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE CITY ENGINEER.
6. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT RUNOFF TO ANY STORM DRAIN SY

GRADING, DRAINAGE, & EROSION CONTROL PLAN
OF
THE NUTE RESIDENCE
APN: 010-023-008
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE:1" = 20'

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE NUTE RESIDENCE (SHEET A-1 PREPARED BY LEWIS BUILDERS) & THE BASE TOPOGRAPHIC INFORMATION PREPARED BY RASMUSSEN LAND SURVEYING, DATED FEBRUARY 2022.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE LATEST CITY OF CARMEL-BY-THE-SEA GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S SOIL ENGINEERING INVESTIGATION; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
Attachment 2
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 25 CUBIC YARDS OF CUT AND 65 CUBIC YARDS OF FILL TOTAL WITH A NET DEFICIT OF 40 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL-BY-THE-SEA PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' 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 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO ONE OF THREE DRY WELLS AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
13) THE 2-YEAR, 1-HOUR RAINFALL INTENSITY FOR THE SITE WAS OBTAINED FROM THE MONTEREY COUNTY RAINFALL INTENSITIES CHART (STANDARD DETAIL PLATE NO. 25). THIS INTENSITY WAS SCALED BY A FACTOR OF 1.48 TO PRODUCE THE 10-YEAR, 1-HOUR INTENSITY. A TIME OF CONCENTRATION OF 10 MINUTES WAS ASSUMED. THIS IS GENERALLY ACCEPTED TO BE THE MINIMUM VALUE FOR USE IN THE RATIONAL METHOD, AND A MORE PRECISE VALUE WOULD ONLY LOWER THE CALCULATED FLOW RATE, SO AN ASSUMPTION OF 10 MINUTES IS MORE CONSERVATIVE. THE MAXIMUM INTENSITY FOR A 10-YEAR STORM WITH TIME OF CONCENTRATION OF 10 MINUTES WAS CALCULATED ACCORDING TO THE FORMULA PROVIDED ON MONTEREY COUNTY STANDARD DETAIL PLATE NO. 25. FOR EVERY DRAINAGE MANAGEMENT AREA, THE 10-YEAR PEAK RUNOFF RATE WAS CALCULATED USING THE RATIONAL METHOD.
14) TRENCH DRAINS SHALL BE NDS CHANNEL DRAINS, SIZED AS INDICATED ON THE SITE UTILITY PLAN. FLAT-BOTTOMED CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET IN ORDER TO ENSURE PROPER DRAINAGE AND PREVENT STANDING WATER IN THE TRENCH. ANY CHANNEL SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 10'. GRATES AND CHANNELS SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOADING IN THE INSTALLATION AREA. ALL TRENCH DRAINS SHALL BE SURROUNDED BY A MINIMUM OF 4" OF CONCRETE. TRENCH DRAINS SHOULD BE SIZED TO HANDLE THE PEAK RUNOFF RATE PRODUCED BY A 10-YEAR DESIGN STORM.
15) SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHOULD REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
16) 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% MINIMUM 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% MINIMUM RELATIVE COMPACTION.
17) ALL WORK IS SUBJECT TO APPROVAL BY THE CITY OF CARMEL-BY-THE-SEA PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
18) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
19) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
20) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE CITY OF CARMEL-BY-THE-SEA RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

ABBREVIATIONS:

ø	=	DIAMETER	EX	=	EXISTING	PVC	=	POLYVINYL CHLORIDE
AB	=	AGGREGATE BASE	FC	=	FLUSH CURB	RC	=	RELATIVE COMPACTION
ABAN	=	ABANDON	FD	=	FIRE DEPARTMENT	RES	=	RESIDENCE
AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR	RM	=	ROOM
AD	=	AREA DRAIN	FG	=	FINISHED GRADE	RND	=	ROUND
ADD	=	ADDITION	FL	=	FLOWLINE	RW	=	RETAINING WALL
ADU	=	ACCESSORY DWELLING UNIT	FM	=	FORCE MAIN	RWL	=	RAINWATER LEADER
BC	=	BEGINNING OF CURVE	FP	=	FINISHED PAD	SD	=	STORM DRAIN
B.E.	=	BUILDING ENVELOPE	GAR	=	GARAGE	SF	=	SQUARE FEET
BLDG	=	BUILDING	GB	=	GRADE BREAK	SG	=	SUBGRADE
BOT	=	BOTTOM	GR	=	GRATE	SQ	=	SQUARE
BSMT	=	BASEMENT	HDPE	=	HIGH-DENSITY POLYETHYLENE	SS	=	SANITARY SEWER
BVC	=	BEGINNING OF VERTICAL CURVE	HP	=	HIGH POINT	STA	=	STATION
CB	=	CATCH BASIN	HT	=	HEIGHT	STN	=	STONE
CF	=	CUBIC FEET	INV	=	PIPE INVERT	STP	=	STEP
CL	=	CENTERLINE	JB	=	JUNCTION BOX	SUBD	=	SUBDRAIN
CO	=	CLEANOUT	JT	=	JOINT TRENCH	TBR	=	TO BE REMOVED
CONC	=	CONCRETE	LF	=	LINEAR FEET	TD	=	TRENCH DRAIN
CY	=	CUBIC YARDS	LP	=	LOW POINT	TW	=	TOP OF WALL
DG	=	DECOMPOSED GRANITE	MAX	=	MAXIMUM	TYP	=	TYPICAL
DK	=	DECK	MIN	=	MINIMUM	U.N.O.	=	UNLESS NOTED OTHERWISE
DS	=	DOWNSPOUT	OC	=	ON-CENTER	VC	=	VERTICAL CURB
DWY	=	DRIVEWAY	OUT	=	OUTLET	VIF	=	VERIFY IN FIELD
EC	=	END OF CURVE	PCC	=	PORTLAND CEMENT CONCRETE	W/	=	WITH
EG	=	EXISTING GROUND	PERF	=	PERFORATED	W/O	=	WITHOUT
ESMT	=	EASEMENT	PERM	=	PERMEABLE	WD	=	WOOD
EVC	=	END OF VERTICAL CURVE	PL	=	PROPERTY LINE			
EW	=	EACH WAY	POC	=	POINT OF CONNECTION			

PROJECT DATA:

GRADING VOLUMES		
CUT	=	25 CY
FILL	=	65 CY
NET	=	40 CY FILL
IMPERVIOUS AREA*		
ADDITION	=	514 SF
GARAGE	=	249 SF
PATIO	=	633 SF
WALLS	=	29 SF
TOTAL	=	1425 SF
*CREATED OR REPLACED		
PERMEABLE SURFACES		
LANDSCAPE	=	1927 SF
TOTAL	=	1927 SF
AREA OF DISTURBANCE		
TOTAL	=	3352 SF

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN
SHEET C3	GRADING SECTIONS & DETAILS
SHEET C4	UTILITY PLAN
SHEET C5	CONSTRUCTION DETAILS
SHEET C6	EROSION & SEDIMENT CONTROL PLAN

LEGEND:

- PROPERTY BOUNDARY
- SETBACK
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- RETAINING WALL
- SWALE FLOW LINE
- SD — SD — STORM DRAIN PIPE
- RWL — RWL — RAINWATER LEADER
- SUBD — SUBD — SUBDRAIN LINE
- EXISTING RESIDENCE FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- IMPERVIOUS PAVERS
- CATCH BASIN
- AREA DRAIN
- ENERGY DISSIPATOR
- DRY WELL
- TREE
- TREE TO BE REMOVED

STORMWATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

CONTACT INFORMATION:

OWNER:
LEWIS BUILDERS
3706 THE BARNYARD, SUITE G-11
CARMEL, CA 93923

ARCHITECT:
DAMIEN GEORIS
LEWIS BUILDERS
3706 THE BARNYARD, SUITE G-11
CARMEL, CA 93923

SITE LOCATION:
CARPENTER ST, 1 NW OF 4TH AVE
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	03/08/24	JAN	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO
EXPIRE

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
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"COVER SHEET"
GRADING, DRAINAGE, & EROSION CONTROL PLAN
OF
THE NUTE RESIDENCE
A.P.N.: 010-023-008
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
LEWIS BUILDERS

SCALE: AS SHOWN
DATE: MAR 2024
JOB NO. 2496-01

SHEET C1
OF 6 SHEETS

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"GRADING & DRAINAGE PLAN"

GRADING, DRAINAGE, & EROSION CONTROL PLAN

OF

THE NUTE RESIDENCE

A.P.N.: 010-023-008

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

LEWIS BUILDERS

No.	DATE	BY	REVISION
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SCALE: 1" = 5'

DATE: MAR 2024

JOB NO. 2496-01

SHEET C2

OF 6 SHEETS

LANDSET ENGINEERS, INC.

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APPROVED BY:

GUY R. GIRAUDO 08/24

REGISTERED PROFESSIONAL ENGINEER

Guy R. Giraudo

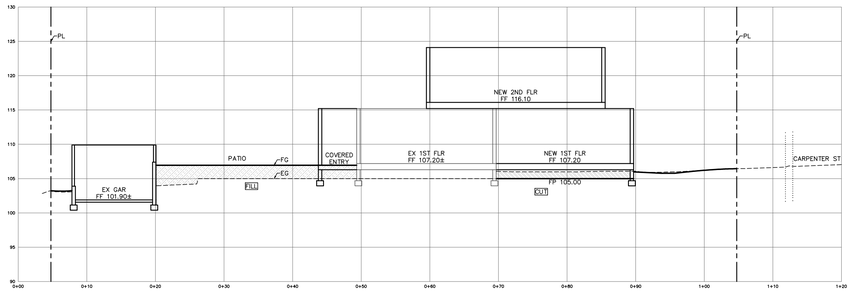
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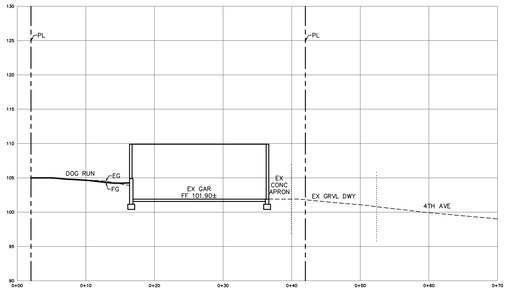
CIVIL

STATE OF CALIFORNIA

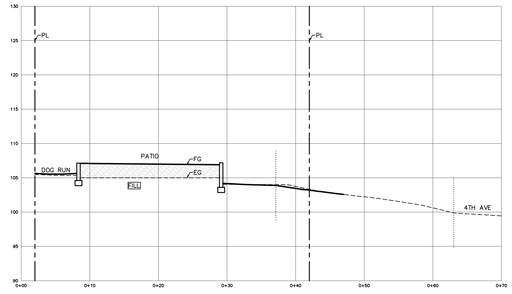
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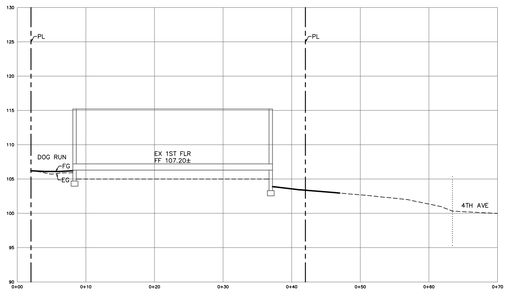
SECTION A-A
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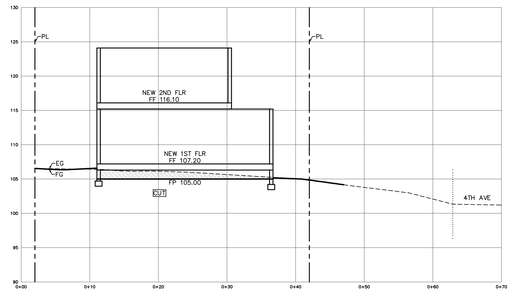
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SECTION C-C
SCALE: 1"=10' H&V



SECTION D-D
SCALE: 1"=10' H&V



SECTION E-E
SCALE: 1"=10' H&V

Attachment 2

"GRADING SECTIONS & DETAILS"

GRADING, DRAINAGE, & EROSION CONTROL PLAN
OF
THE NUTE RESIDENCE
A.P.N.: 010-023-008
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
LEWIS BUILDERS

APPROVED BY:
GUY R. GIRAUDO

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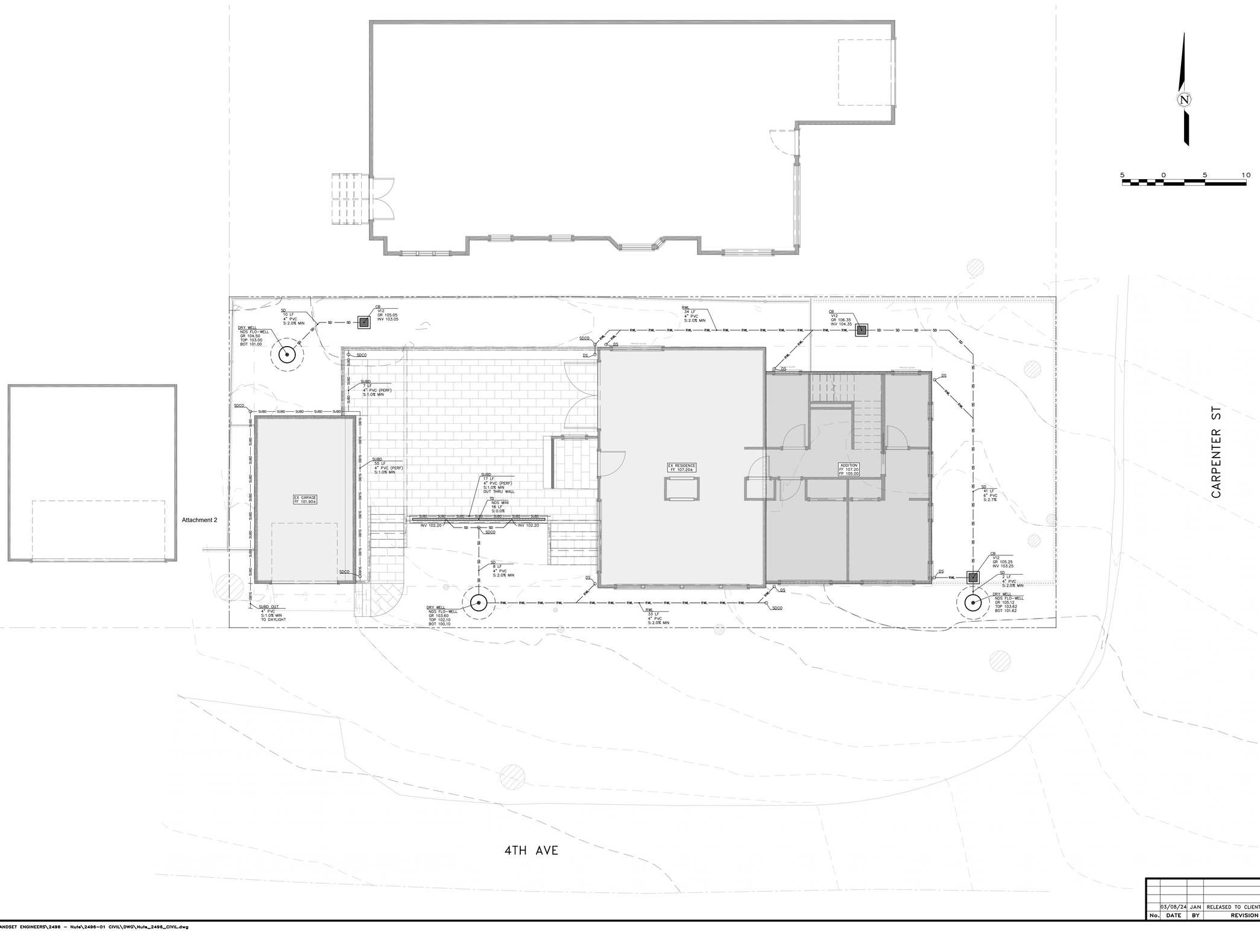
GUY R. GIRAUDO No. 56569 Exp. 06-30-25 CIVIL REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: MAR 2024
JOB NO. 2496-01

SHEET C3
OF 6 SHEETS

No.	DATE	BY	REVISION
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"UTILITY PLAN"

GRADING, DRAINAGE, & EROSION CONTROL PLAN

OF

THE NUTE RESIDENCE

A.P.N.: 010-023-008

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

LEWIS BUILDERS

APPROVED BY:

GUY R. GIRAUDO

GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
CIVIL
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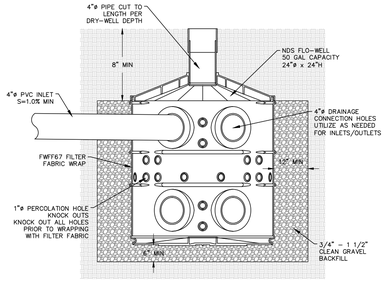
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JOB NO. 2496-01

SHEET C4

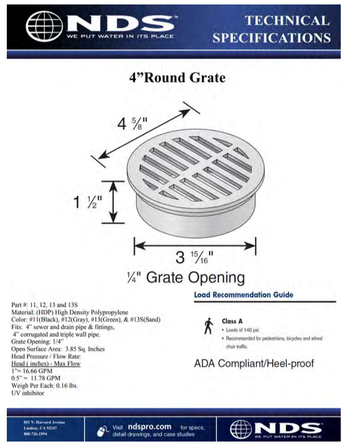
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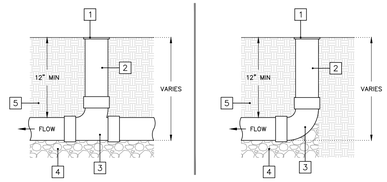
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1 DRY WELL SYSTEM

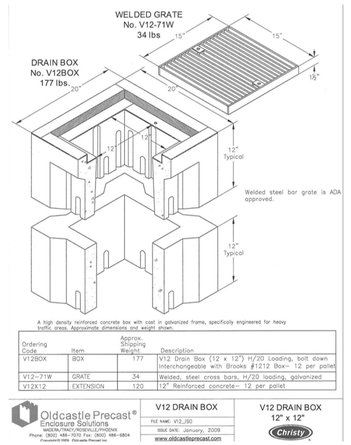


2 NDS 4" ROUND GRATE

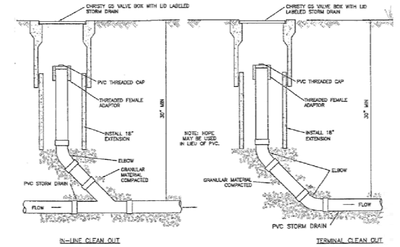


1. NDS GRATE (SHAPE AND SIZE AS INDICATED ON SITE UTILITY PLAN). GRATES SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOAD IN THE INSTALLATION AREA. GRATES SHOULD BE SECURED IN PLACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. 4" PVC RISER PIPE (LENGTH AS REQUIRED).
3. 4" PVC ELBOW OR TEE.
4. COMPACTED AND CRUSHED STONE BEDDING.
5. 12" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.

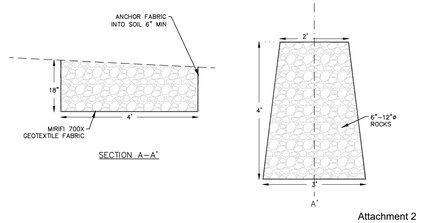
3 AREA DRAIN INSTALLATION



4 CHRISTY V12 CATCH BASIN

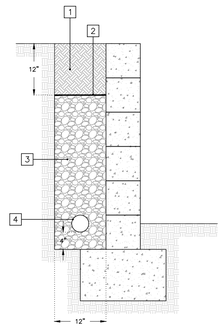


5 G5 STORM DRAIN CLEANOUT



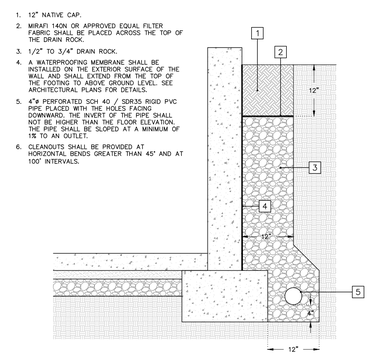
Attachment 2

6 ENERGY DISSIPATOR



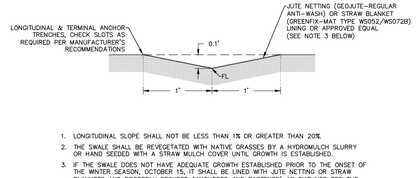
1. 12" NATIVE CAP. TRENCH SURFACE SHALL BE RESTORED TO NATURAL/ORIGINAL CONDITION.
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK.
4. 4"ø PERFORATED SCH 40/SDR 35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO AN OUTLET.
5. CLEANOUTS SHALL BE PROVIDED AT HORIZONTAL BENDS GREATER THAN 45° AND AT 100' INTERVALS.

7 SUBDRAIN BEHIND RETAINING WALL



1. 12" NATIVE CAP.
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK.
4. A WATERPROOFING MEMBRANE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. 4"ø PERFORATED SCH 40 / SDR35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE INVERT OF THE PIPE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO AN OUTLET.
6. CLEANOUTS SHALL BE PROVIDED AT HORIZONTAL BENDS GREATER THAN 45° AND AT 100' INTERVALS.

8 PERIMETER SUBDRAIN

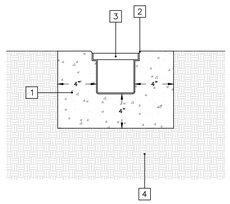


1. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%.
2. THE SWALE SHALL BE REVEGETATED WITH NATIVE GRASSES BY A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3. IF THE SWALE DOES NOT HAVE ADEQUATE GROWTH ESTABLISHED PRIOR TO THE ONSET OF THE WINTER SEASON, OCTOBER 15, IT SHALL BE LINED WITH JUTE NETTING OR STRAW BLANKETS AND PROPERLY SECURED (ANCHORED AND FASTENED) AS OUTLINED PER THE MANUFACTURER'S GUIDELINES AND SPECIFICATIONS IN ORDER TO FUNCTION PROPERLY AND PREVENT ACCELERATED EROSION.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH AND/OR SILTATION.
5. GRADED SWALE SHALL BE PROOF-ROLLED AND/OR MECHANICALLY COMPACTED TO MINIMUM 85% RELATIVE COMPACTION.

9 EARTH SWALE

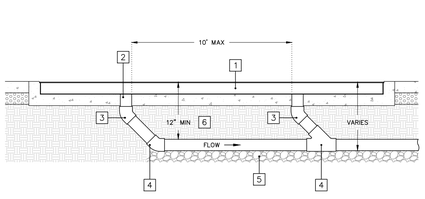


10 NDS MINI CHANNEL DRAIN



1. THE CHANNEL SHALL BE SURROUNDED ON ALL SIDES BY A MINIMUM OF 4" OF CONCRETE FOR BOTH PEDESTRIAN AND LIGHT TRAFFIC LOADING.
2. THE CHANNEL SHALL BE RECESSED 1/8" FOR PEDESTRIAN TRAFFIC AND 1/4" FOR VEHICULAR TRAFFIC.
3. A VARIETY OF GRATES ARE AVAILABLE. THE CORRECT GRATE SHALL BE CHOSEN ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS FOR LOADING.
4. THE SOIL BELOW THE CONCRETE SHALL BE SCARIFIED 8" AND THEN RECOMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.

11 TRENCH DRAIN INSTALLATION



1. NDS CHANNEL DRAIN (MODEL AND LENGTH AS INDICATED ON SITE UTILITY PLAN). OUTLET PIPES SHOULD BE SECURED IN PLACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET. ANY CHANNELS SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 10'.
2. 4" PVC RISER (LENGTH AS REQUIRED)
3. 4" PVC 45° ELBOW
4. 4" PVC 45° WYE FOR INTERMEDIATE CONNECTIONS, OR 4" PVC 45° ELBOW FOR TERMINAL CONNECTIONS. IF THE STORM DRAIN LINE BEING CONNECTED TO IS LARGER THAN 4", USE THE APPROPRIATE PIPE FITTING INSTEAD.
5. COMPACTED AND CRUSHED STONE BEDDING
6. 12" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.

12 TRENCH DRAIN OUTLETS

13 NOT USED

14 NOT USED

CIVIL
E. Giraudo
No. 56569
Exp. 06-30-25
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
APPROVED BY:
GUY R. GIRAUDO
LANDSET ENGINEERS, INC.
530-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

"CONSTRUCTION DETAILS"

GRADING, DRAINAGE, & EROSION CONTROL PLAN

OF

THE NUTE RESIDENCE

A.P.N.: 010-023-008

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

LEWIS BUILDERS

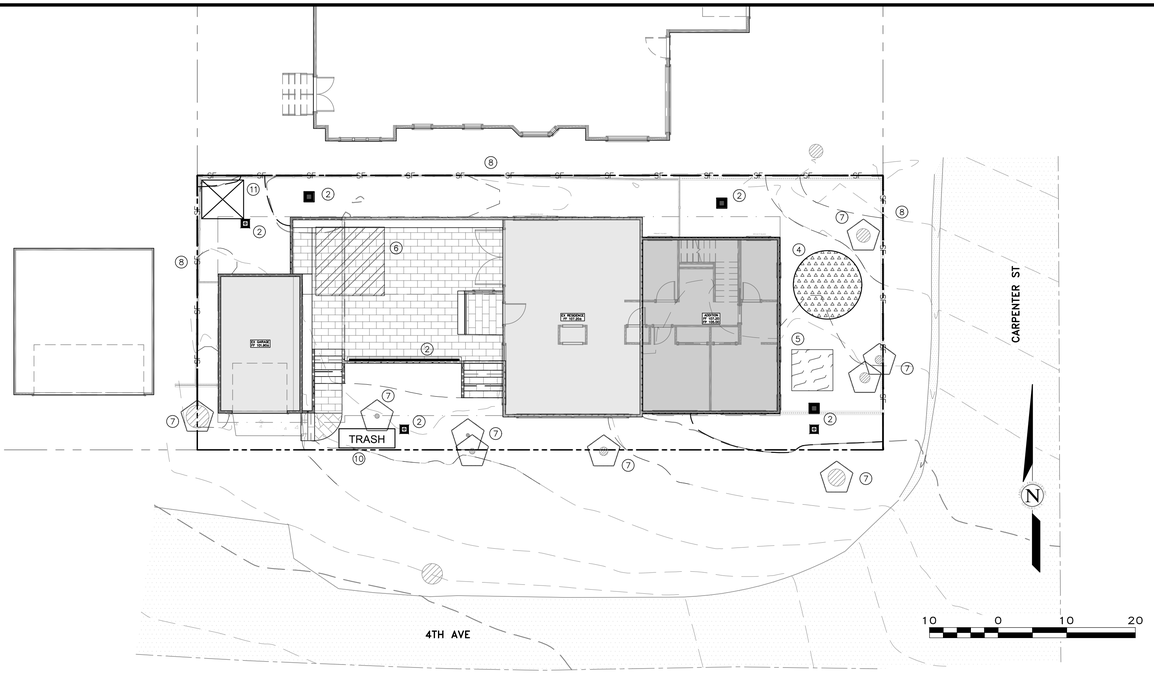
SCALE: AS SHOWN
DATE: MAR 2024
JOB NO. 2496-01

No.	DATE	BY	REVISION
	03/08/24	JAN	RELEASED TO CLIENT

SHEET C5

OF 6 SHEETS

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

Construction Entrances and Perimeter

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

Waste Management

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



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

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



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Control stockpiles of sand, dirt or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used.
- ☐ Install sediment controls (such as fiber rolls, silt fences, or sediment basins) on all downhill sides of the site.
- ☐ Store materials that can contribute sediment pollution (such as backfill material, aggregate, stockpiles of dirt or sand, etc.) on plastic sheeting or tarps at all times.
- ☐ Avoid tracking dirt or other materials off-site. Use a designated, paved construction entrance with a shaker pad, tire washes, and/or wheel washes whenever vehicles enter or leave the site.
- ☐ If you cut and fill slopes, construct diversions to intercept run-on and runoff flows longer than 40 feet upslope of exposed areas.
- ☐ Provide protection for all storm drain inlets that receive runoff from the site. Protection must be maintained until landscaping is complete and erosion controls are no longer required.
- ☐ Use check dams, ditches, berms, or other slope interruption practices where necessary.
- ☐ Avoid clearing, filling, and grading during the rainy season.
- ☐ Cover erosion susceptible slopes.
- ☐ Control wind erosion.
- ☐ Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

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



PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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



CONCRETE, GROUT & MORTAR APPLICATION

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

LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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



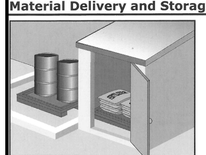
DEWATERING

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

* Adopted 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!

Material Delivery and Storage WM-1



Categories

EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

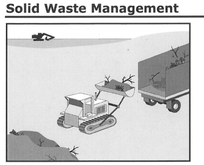
Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Solid Waste Management WM-5



Categories

EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

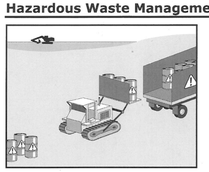
Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Hazardous Waste Management WM-6



Categories

EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Objective
☒ Secondary Objective

Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

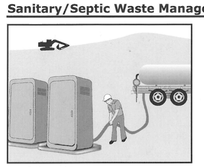
Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Sanitary/Septic Waste Management WM-9



Categories

EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wind Erosion Control
NS Non-Stormwater Management Control
WM Waste Management and Materials Pollution Control ☑

Legend:
☑ Primary Category
☒ Secondary Category

Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

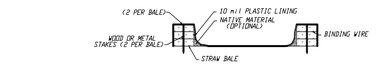
Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives

None

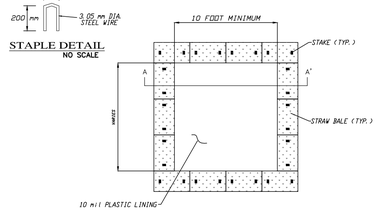
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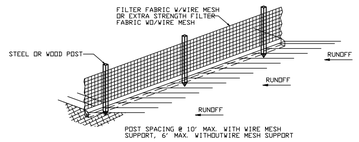


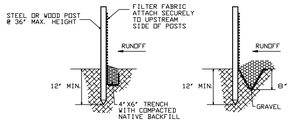
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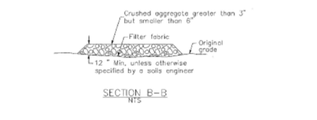
PLAN TYPE "ABOVE GRADE" WITH STRAW BALES
NO SCALE

CONCRETE WASHOUT
NOT TO SCALE

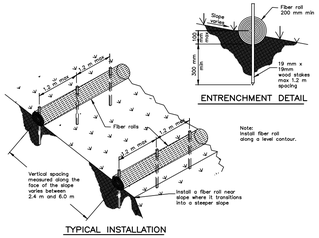




SILT FENCE
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



FIBER ROLL
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
8) 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.
9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
10) SEEDED AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATLEY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITY OF CARMEL-BY-THE-SEA TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH CITY OF CARMEL-BY-THE-SEA GRADING AND EROSION CONTROL REGULATIONS.
12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITY OF CARMEL-BY-THE-SEA TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITY OF CARMEL-BY-THE-SEA 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.
14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE CITY OF CARMEL-BY-THE-SEA DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, 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. 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.
5. 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.
6. 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.
7. 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.
8. SF — N/A FOR INFORMATION ONLY — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.
9. N/A FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
11. 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.

CIVIL ENGINEER * REGISTERED * STATE OF CALIFORNIA
GUY R. GIRARDO No. 56569 Exp. 06-30-25 CIVIL

APPROVED BY: GUY R. GIRARDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9390 Fax (831) 443-3801
www.landseteng.com

"EROSION & SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE, & EROSION CONTROL PLAN
OF
THE NUTE RESIDENCE
A.P.N.: 010-023-008
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
LEWIS BUILDERS

SCALE: AS SHOWN
DATE: MAR 2024
JOB NO. 2496-01

SHEET C6
OF 6 SHEETS

No.	DATE	BY	REVISION
	03/08/24	JAN	RELEASED TO CLIENT

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

June 12, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning and Building Director
SUBJECT:	**APP 23-368 (Gaya):** Consideration of an Appeal, APP 23-031 (Gaya), of a Track 1 Design Study, DS 22-330 (Gaya), for a balcony and deck addition to an existing upper floor at the front of the residence and the construction of a new awning roof located at Santa Rita Street 4 southeast of Ocean Avenue in the Single-Family (R-1) District. APN: 010-043-014-000.

Application: APP 23-031 (Gaya) **APN:** 010-043-014
Block:82 **Lot:**8
Location: Santa Rita Street 4 southeast of Ocean Avenue
Applicant: Christine Chin, Appellant **Property Owner:** Bruce Gaya

Executive Summary:

On November 21, 2023, staff approved a Track 1 Design Study for the balcony and deck addition to an existing upper floor at the front of the residence, and construction of a new awning roof. The new deck is proposed to be supported by a new Accessory Dwelling Unit (ADU) below, to be approved under separate building permit application (the ADU was not subject to the discretionary action taken by staff, nor part of this appeal).

On November 28, 2023, the neighbor immediately to the south submitted a timely appeal citing privacy concerns as the primary basis for the appeal.

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1) denying the Appeal by Christine Chin (APP 23-031, Gaya) and upholding the Track 1 Design Study (DS 22-330, Gaya) approval for a balcony and deck addition to an existing upper floor at the front of the residence and the construction of a new awning roof located at Santa Rita Street 4 southeast of Ocean Avenue in the Single-Family (R-1) Zoning District, APN: 010-043-014-000, as approved by the Director of Community Planning and Building

on November 21, 2023.

Background and Project Description:

The subject site is located at Santa Rita Street 4 southeast of Ocean Avenue in the Single Family (R-1) District. On November 21, 2023, staff approved a Track 1 Design Study for the balcony and deck addition to an existing upper floor at the front of the residence, and construction of a new awning roof (refer to Attachment 3). The new deck is proposed to be supported by a new Accessory Dwelling Unit (ADU) below, to be approved under separate building permit application (the ADU was not subject to the discretionary action taken by staff, nor part of this appeal).

Story poles for the project were installed on November 16, 2023 in accordance with the city's story pole policy for Track 1 projects, and staff approved the project on November 21, 2023 (the story poles have remained installed since November 2023).

Following the staff approval, the neighbor immediately to the south, Christine Chin (appellant), filed a timely appeal of the project on November 28, 2024. No other appeals or communications were received associated with the staff approval. According to the appellant's appeal form (Attachment 2) the grounds for the appeal are as follows:

> *"SW section of the deck overlooks our front door and we deem this an invasion of our privacy. Because of the proximity of the deck, anyone on that deck can see right through our house causing security concerns."*

Staff had initially intended to schedule the appeal for the soonest possible hearing following the appeal, however, the applicant for the appealed design study and the appellant did initially work together to collaborate on a revised design that would meet the needs for both parties. The parties were unable to come to a mutually agreeable solution and the item has been agenized for consideration and resolution by the Planning Commission.

Staff Analysis:

Residential Design Guideline 5.1 states:

> ***Residential Design Guideline 5.1****. Organize functions on a site to preserve reasonable privacy for adjacent properties.*
> - *Position a building a building to screen active areas of adjacent properties when feasible.*
> - *Locate windows and balconies such that they avoid overlooking active indoor and outdoor uses areas of adjacent properties.*
> - *Preserve significant trees that will help to screen views into adjacent properties.*
> - *Screen patios, terraces and service areas.*

Prior to taking action on the project, staff visited the project site to evaluate any potential privacy impacts. As part of the site visit, staff observed an existing approximately 10-foot tall ivy covered fence located between the properties. While the area of the new deck was inaccessible, staff was able to access the existing second floor landing (eastern most portion of the proposed deck) to observe the existing condition to the greatest extend feasible.

The evaluation of the existing condition revealed the proposed deck would be substantially screened by the

existing fence and only small portions of existing windows would visible. This observation is consistent with the Residential Design Guidelines which finds that functions on a site should preserve *reasonable privacy* for adjacent properties (refer to Figures 1-4, below).

Prior to the public hearing and preparation of this staff report, staff visited the appellant's home and was able to assess the areas of concern. In staff's opinion, the proposed project is consistent with the Residential Design Guidelines pertaining to privacy as reasonable privacy is maintained. In evaluating and taking photos of the story poles, effort was needed in order to see the deck from the inside of the home. The majority of the proposed deck is well screened by the fence between properties, described above (refer to Figures 5-7, below).

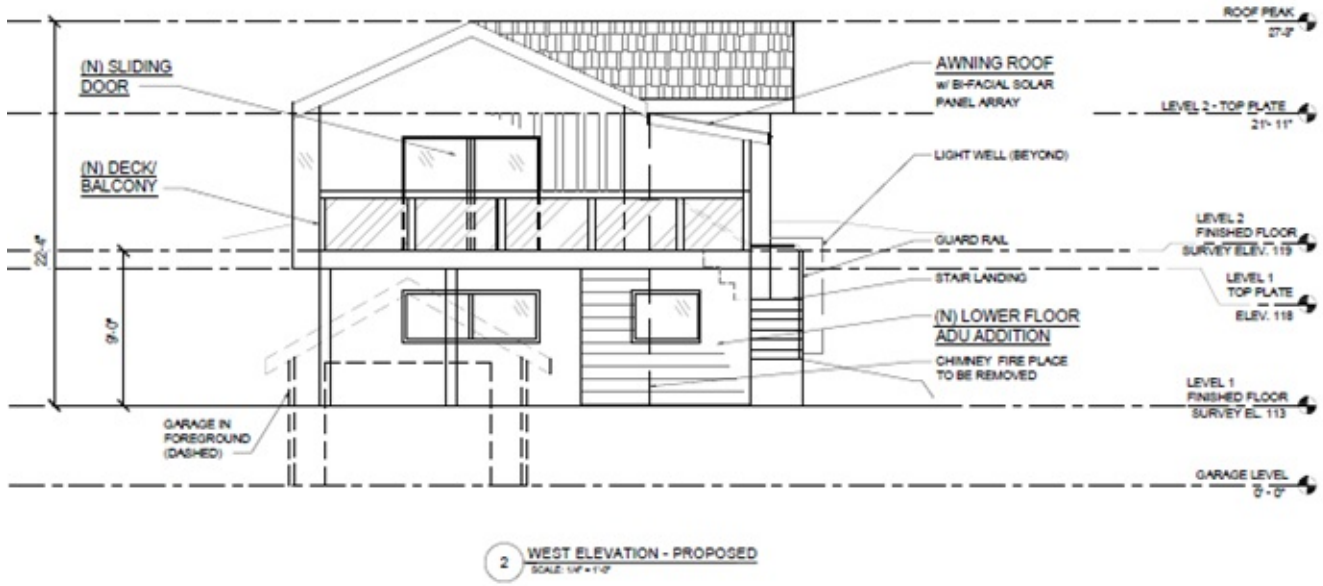


Figure 1. Proposed (staff approved) front (west) elevation.



Figure 2. West elevation with story poles.



Figure 3. Photo looking toward appellant's residence from existing second floor landing (entrance to residence –refer to Figure 2).



Figure 4. Front (west) elevation viewed from street.



Figure 5. View 1 from Appellant's kitchen window.



Figure 6. View 2 from Appellant's kitchen window.



Figure 6. View 1 from exterior of Appellant's front door.



Figure 7. View 2 from interior of Appellant's front door.

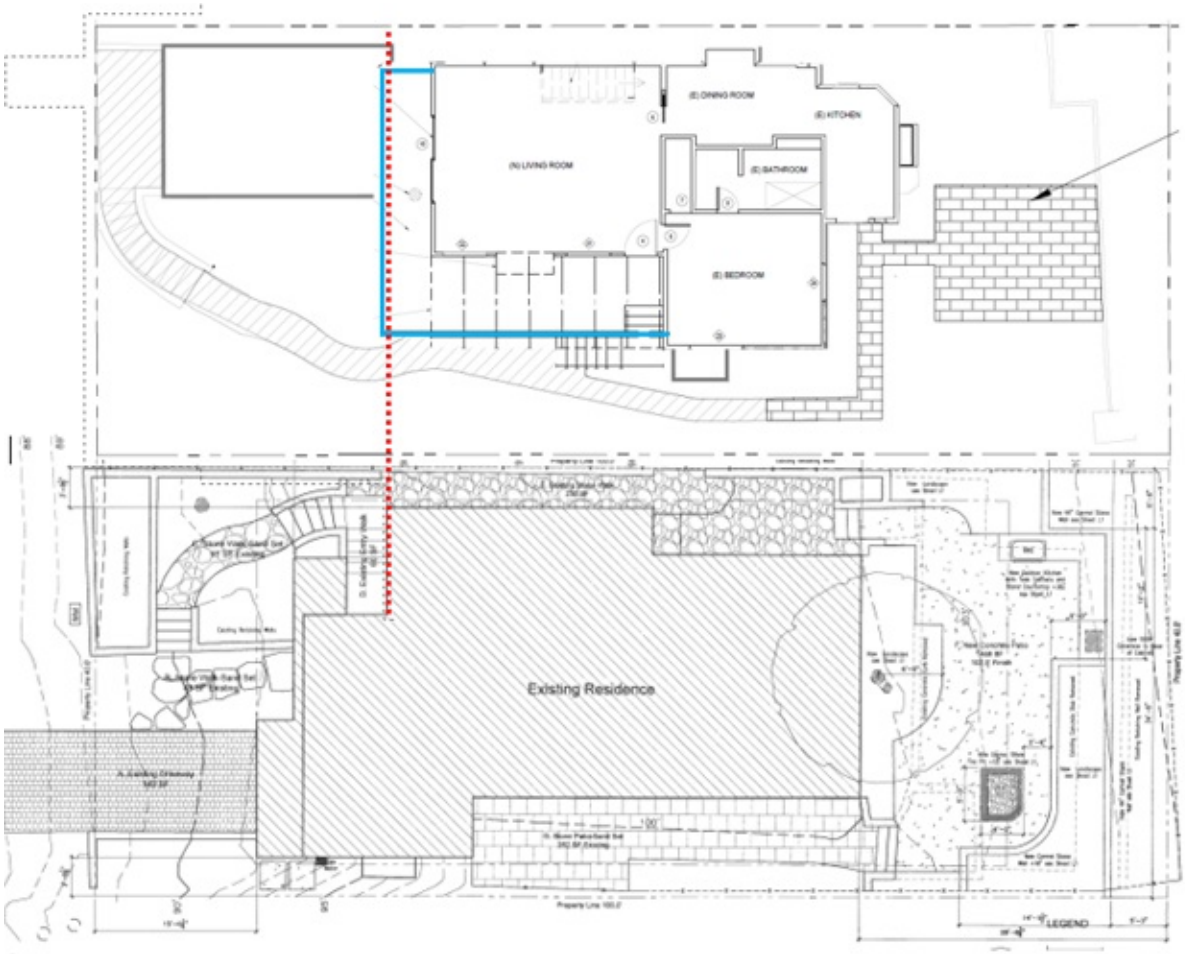


Figure 8. Site plan comparison of project site (top) and Appellants property (bottom). **BLUE** line indicated the outline of the proposed deck; **RED** line indicates the edge of Appellant's building wall seen in figure 7, above.

Alternatives. Should the Planning Commission find the inclusion of the deck, as proposed, results in an adverse privacy impact, staff recommends providing direction to the applicant for specific design modification to address the privacy concern. Staff can either use this direction to prepare a revised resolution and associated Conditions of Approval (refer to Attachment 3), or the project can be brought back to the Commission for further review and consideration. As previously noted, the associated ADU below that partially supports the deck is not within the scope of the appeal and should not be considered as part of the project.

Additionally, the project applicant (applicant for DS 22-330) has prepared a design alternative for consideration by the Commission, should the Commission find the initially proposed design presents a privacy impact. The project applicant is prepared to speak to the design alternative at the hearing and a conceptual rendering has been included as Attachment 4. While a revised design has been prepared for consideration by the Planning Commission, the project applicant has indicated to staff that their preference is to proceed with the project as originally approved by staff (refer to Attachment 3).

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include, alterations to existing private structures involving

negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of the balcony and deck addition to an existing upper floor at the front of the residence, and construction of a new awning roof and does not result in the increase of additional square footage to the site. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Appellant's Appeal Form
Attachment 3 - Staff Approval; Conditions of Approval; Approved Plans
Attachment 4 - Project Applicant's Design Alternative

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL BY CHRISTINE CHIN (APP 23-031, GAYA) AND UPHOLDING THE TRACK 1 DESIGN STUDY (DS 22-330, GAYA) APPROVAL FOR A BALCONY AND DECK ADDITION TO AN EXISTING UPPER FLOOR AT THE FRONT OF THE RESIDENCE AND THE CONSTRUCTION OF A NEW AWNING ROOF LOCATED AT SANTA RITA STREET 4 SOUTHEAST OF OCEAN AVENUE IN THE SINGLE-FAMILY (R-1) ZONING DISTRICT, APN: 010-043-014-000, AS APPROVED BY THE DIRECTOR OF COMMUNITY PLANNING AND BUILDING ON NOVEMBER 21, 2023.

WHEREAS, on November 10, 2022, Thomas Rettenwender ("Applicant") submitted an application on behalf of Bruce Gaya ("Owner") requesting approval of Track 1 Design Study application DS 22-330 (Gaya) described herein as ("Application"); and

WHEREAS, the Application was submitted for the balcony and deck addition to an existing upper floor at the front of the residence, and construction of a new awning roof. The new deck is to be supported by a new Accessory Dwelling Unit (to be approved under separate building permit application –not subject to this application). The project also includes window replacements as well as reduction of non-conforming site coverage; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the project qualified as a of a Track One Design Study and was reviewed by the Director of Community Planning and Building; and

WHEREAS, a Coastal Development Permit was not required for the application in accordance with CMC 17.52.100 (Development Excluded from Coastal Permit Requirements); and

WHEREAS, an administrative approval was granted for the project on November 21, 2023; and

WHEREAS, on November 28, 2023, a timely appeal of the approval of the Application was filed by Christine Chin ("Appellant") citing privacy concerns as the grounds for their appeal; and

WHEREAS, the Applicant and the Appellant worked together to collaborate on a revised design that would meet the needs for both parties, however, the parties were unable to come to a mutually agreeable solution and the item has been agenized for consideration and resolution by the Planning Commission in accordance with the appeal procedures outlined in the municipal code; 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 exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

WHEREAS, on May 31, 2024, a notice of the public hearing scheduled for June 12, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on May 30, 2024, the Community Planning and Building Department Staff 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, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on June 12, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the final design study and associated Coastal Development Permit, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date 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 and testimony herein above set forth and used their independent judgement to evaluate the project; and

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

reference.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Carmel-by-the-Sea does hereby **DENY** the Appeal by Christine Chin (APP 23-031, Gaya) and uphold the Track 1 Design Study (DS 22-330, Gaya) approval for a balcony and deck addition to an existing upper floor at the front of the residence and the construction of a new awning roof located at Santa Rita Street 4 southeast of Ocean Avenue in the Single-Family (R-1) Zoning District, APN: 010-043-014-000, as approved by the Director of Community Planning and Building on November 21, 2023.

Findings for Denial of Appeal	
No.	
1.	The project is consistent with the Residential Design Guidelines. The proposed deck avoids overlooking active indoor and outdoor uses areas of adjacent properties and is screed by an existing approximately 10-foot tall fence between the properties.
2.	Reasonable privacy is preserved in accordance with the Residential Design Guidelines.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of June, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA APPEAL FORM

*Appeals to a Board or Commission must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 calendar days following the date of action** and paying the required filing fee as established by City Council resolution.*

*Appeals to the City Council must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 working days following the date of action** and paying the required filing fee as established by City Council resolution.*

CHRISTINE CHIN
Name of Appellant

[redacted]
Mailing Address of Appellant

[redacted] [redacted]
Phone Number Email address

Send correspondence to the following party (if different than Appellant):

Name

Mailing Address

Phone Number Email address

Department of Community Planning & Building of the City of Carmel by the Sea
Commission, Board, Official or Department whose action is being appealed

Physical location of property involved (street location or address): Santa Rita 4 SE of Ocean

8 82 010-043-014 | City of Carmel Notice shows: 010-010-043-014
Lot Block APN

Date of decision being appealed: 11/21/2023

Specific action or decision being appealed: The SW section of the wrap-around, upper level deck.

Grounds for appeal (attach additional pages if necessary): SW section of the deck overlooks our front door and we deem this an invasion of our privacy. Because of the proximity of the deck, anyone on that deck can see right through our house causing security concerns.

[redacted]
Signature of Appellant

RECEIVED
NOV 28 2023
City of Carmel-by-the-Sea
Planning & Building Dept.

Reference Chapter 17.54 of the Carmel-by-the-Sea Municipal Code "Appeals"

revised 1/2020

NOTICE OF APPROVAL

The Department of Community Planning & Building of the City of Carmel-by-the-Sea has approved a Project pursuant to the City's Municipal Code. Persons interested in the project may review additional materials available at the Department of Community Planning & Building located at City Hall on Monte Verde Street between Ocean and 7th Avenues, phone number 831-620-2010.

The decision to approve this project may be appealed within 10 days from the date of this by filing a written appeal with the Department of Community Planning & Building.

Planning Case #: Design Study 22330

Owner Name: GAYA BRUCE TR

Case Planner: Evan Kort, Associate Planner

Date Posted: _____

Date Appro ed: 11/21/2023

Project Location: Santa Rita 4 SE of Ocean

APN #: 010043014000 **BLOCK/LOT:** 82/ALL LOT 8

Applicant: Thomas Rettenwender

Project Description: Approval of Design Study application DS 22-330 (Gaya) authorizes the balcony and deck addition to an existing upper floor at the front of the residence, and construction of a new awning roof. The new deck will be supported by a new Accessory Dwelling Unit (to be approved under separate building permit application –not subject to this approval). The project also includes window replacements as well as reduction of non-conforming site coverage. The project shall be constructed as depicted in the plans prepared by Ecologic Architects as approved by the Community Planning and Building Department on November 21, 2023 unless modified by the Conditions of Approval.

Can this project be appealed to the Coastal Commission? *Yes* ☐ *No* ☑

Upon completion of the 10 calendar-day appeal period, please return this form, along with the Affidavit of Posting, to the case planner noted above.

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** Approval of Design Study application DS 22-330 (Gaya) authorizes the balcony and deck addition to an existing upper floor at the front of the residence, and construction of a new awning roof. The new deck will be supported by a new Accessory Dwelling Unit (to be approved under separate building permit application –not subject to this approval). The project also includes window replacements as well as reduction of non-conforming site coverage. The project shall be constructed as depicted in the plans prepared by Ecologic Architects as approved by the Community Planning and Building Department on November 21, 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 when such plans are submitted, such changes may require additional environmental review and subsequent approval by staff or the planning commission, as appropriate.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required

	when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet

	apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
13.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
14.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
15.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
16.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
17.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
18.	**Landscape Plan Required.** If new landscaping is proposed, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following:

	1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
19.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
20.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate.
21.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the

	approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
22.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
23.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
24.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
25.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
26.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
27.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
28.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
29.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
30.	**Window Material.** Prior to building permit issuance, the applicant shall revise the plans submitted to the building division to include either of (but not both) the following window

	materials to be installed in for new or replacement windows to ensure consistency with the Residential Design Guidelines: • **Unclad Wood.** The applicant may install unclad wood windows. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted, or • **Aluminum-Clad Wood Frame Windows**. The Applicant may install aluminum-clad wood frame windows. The window style shall be consistent with authentic wood windows. Any divided lights shall 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. Window styles such as division pattern(s) should be uniform throughout the building. The manufacturer's specifications for the windows shall be included in the construction drawings submitted with the building permit application. The installation of new or replacement vinyl, or fiberglass windows is not permitted without the approval from the Planning Commission.
31.	**Site Coverage.** Prior to issuance of a building permit, the proposed site plan (sheet A-1) shall be revised to be consistent with the proposed site coverage diagram (sheet A-0). Provided at least 50% of the coverage improvements on the site are permeable or semi-permeable the maximum allowable site coverage shall be 556 square feet.
32.	**Building Finishes and Materials.** All new building finishes, colors, and materials shall match those of the existing residence.

Acknowledgment and acceptance of conditions of approval:

_____ _____ _____
Property Owner Signature Printed Name Date

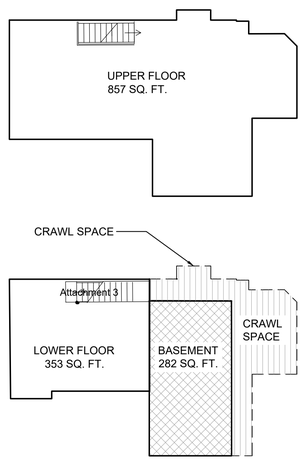
_____ _____ _____
Applicant Signature Printed Name Date

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

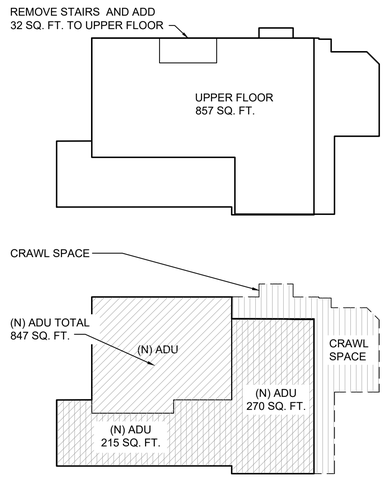
AREA CALCULATIONS

EXISTING		PROPOSED	
MAIN HOUSE		**MAIN HOUSE**	
UPPER FLOOR	**857 SQ. FT.**	**UPPER FLOOR**	**857 SQ. FT.**
LOWER FLOOR	**353 SQ. FT.**	**(N) ADU**	**847 SQ. FT**
GARAGE	**298 SQ. FT.**	**GARAGE**	**298 SQ. FT.**
TOTAL	**1,508 SQ. FT**	**TOTAL**	**2,002 SQ. FT.**

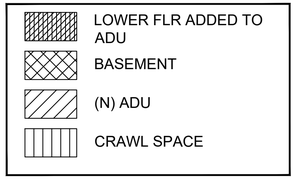
EXISTING



PROPOSED



LEGEND



2. 8/16/23 PLANNING COMMENTS
1. 1/11/23 PLANNING COMMENTS

SCOPE OF WORK

ADD BALCONY AND DECK TO UPPER FLOOR & AWNING ROOF. REMOVE AND CHANGING OF WINDOW AND DOOR, AND REMOVE STAIRCASE.

IN SEPARATE PERMIT CONVERT LOWER FLOOR TO ADU AND WITH 480 SQ. FT. ADDITION.

DRAWING LIST

T-1	COVER SHEET
1	LANDSET ENGINEERING SURVEY PLAN
A-0	EXISTING & PROPOSED SITE COVERAGE
A-1	SITE PLAN
A-2	EXISTING LOWER & UPPER FLOOR PLAN
A-3	DEMOLITION
A-4	PROPOSED UPPER FLOOR PLAN
A-5	PROPOSED LOWER FLOOR
A-6	EXISTING & PROPOSED ROOF PLAN
A-7	EXISTING & PROPOSED NORTH ELEVATIONS
A-8	EXISTING & PROPOSED WEST ELEVATIONS
A-9	EXISTING & PROPOSED SOUTH ELEVATIONS

PROJECT DATA

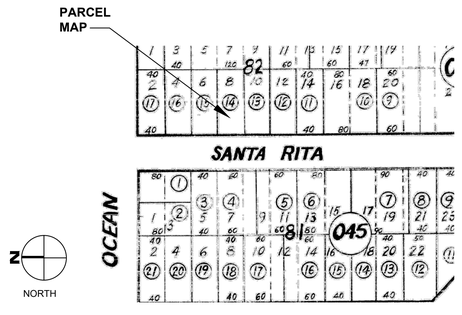
OWNER	**Bruce Gaya** **Santa Rita Street, 4 SE of Ocean Avenue** **Carmel- By-Sea, CA 93921**
ARCHITECT	**Thomas Rettenwender, Architect** **PO Box 6451** **Carmel-by-the-sea, CA 93921** **thomas@ecologicArc.com**
SURVEYOR	**LandSet Engineers, INC.** 520-B Crazy Horse Canyon Rd. Salinas, CA 93907
PROPERTY ADDRESS	SANTA RITA STREET, 4 SE OF OCEAN AVENUE CARMEL-BY-THE-SEA, CALIFORNIA, 93921
APN	010-043-014 LOT 8, BLOCK 82, 2 C&T 22 - MONTEREY COUNTY RECORDS
LOT SIZE	4000 SF (.090 ACRES)
SITE COVERAGE - SEE SHEET A-0	
ALLOWED	556 SF
PROPOSED	555 SF
BASE FLOOR AREA	
ALLOWED	1,800 SQ.FT.
PROPOSED	857 SQ. FT.
(N) ADU	847 SQ. FT.
WATER SOURCE	CAL-AM
SEWER SYSTEM	CITY SEWER
TREES TO BE REMOVED	ONE 14" OAK

APPROVED

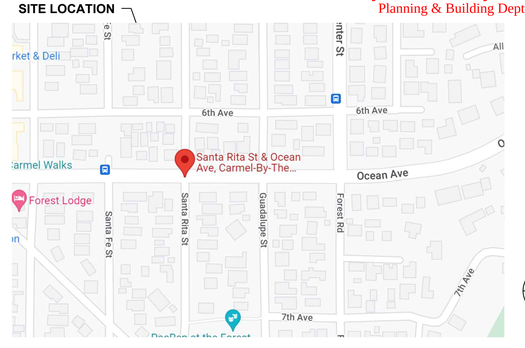
11/21/2023

City of Carmel-by-the-Sea
Planning & Building Dept.

PARCEL MAP



SITE LOCATION



VICINITY MAP

STATE OF CALIFORNIA USA
THOMAS W. RETTENWENDER
No. C31723
Exp. 9/30/23
LICENSED ARCHITECT

DATE	May 3, 2023
SCALE	3/32"=1'0"
DRAWN BY	SL
JOB NUMBER	# 2219

TITLE: COVER SHEET & AREA CALCULATIONS

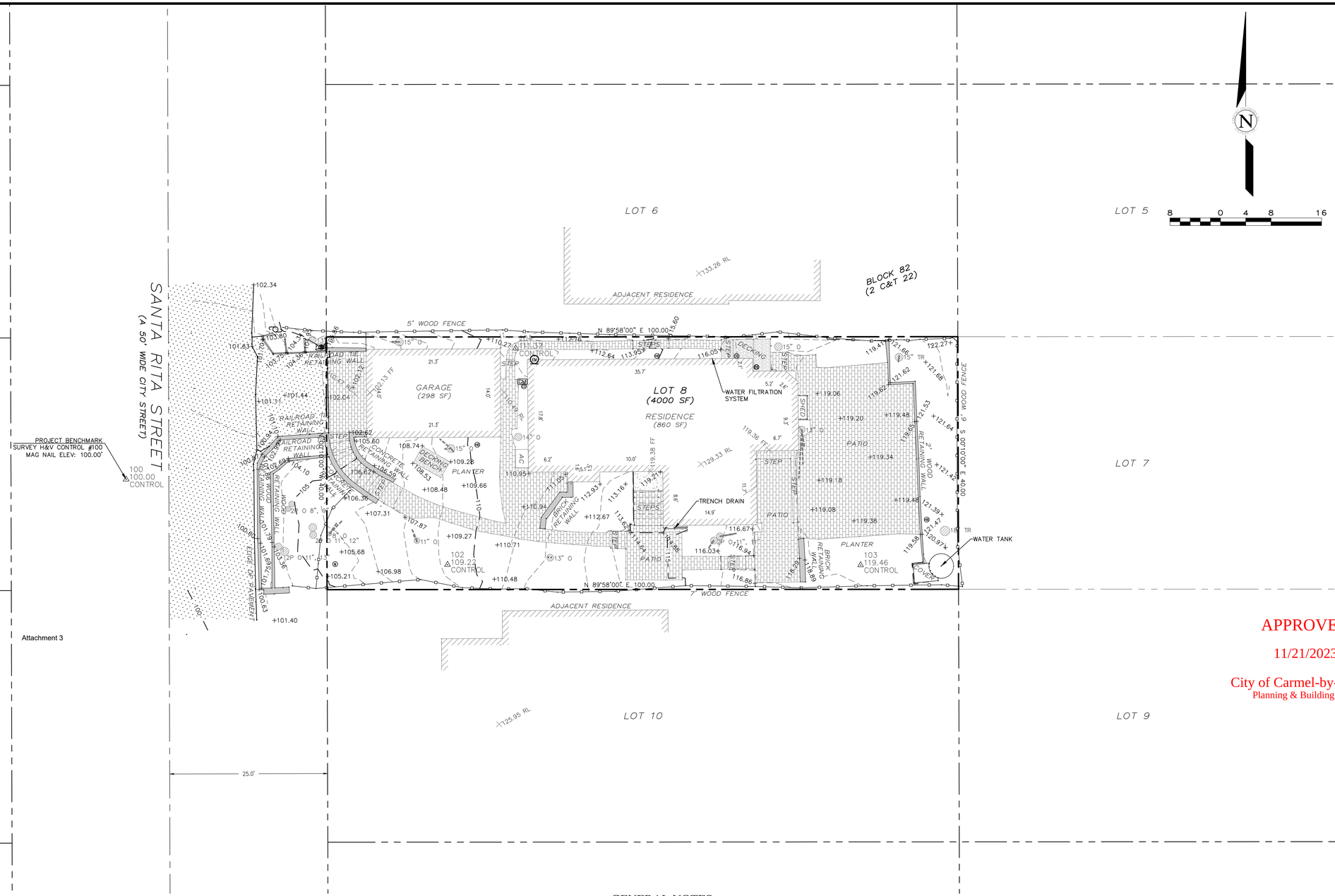
Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

Ecologic Architects

Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET: T-1



Attachment 3

APPROVED

11/21/2023

City of Carmel-by-the-Sea
Planning & Building Dept.

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 100 — MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- RETAINING WALL (TYPE AS MARKED)
- TREE LIMB DIRECTION
- ASPHALT CONCRETE SURFACE
- CONCRETE SURFACE
- BRICK SURFACE
- WOODEN SURFACE
- 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
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- 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
- ×100.00 SPOT ELEVATION
- ×100.00 RL RIDGELINE
- ×100.00 FF FINISHED FLOOR
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE (CANOPY NOT SHOWN)
- TWO–PRONGED TREE (2P)
- THREE–PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

CE = CEDAR, CW = COTTON WOOD, CYP = CYPRESS, E = EUCALYPTUS, H = HOLLY, O = OAK, PA = PALM, PE = PEPPER, P = PINE, R = REDWOOD, TR = TREE, W = WILLOW

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE SANTA RITA STREET RIGHT OF WAY APPROXIMATELY 36 FEET NORTHWEST OF THE SOUTHWESTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.

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

3) 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. MAJOR BRANCHES OF ON–SITE OAK TREES WERE LOCATED.

4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (12/21/20) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.

6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

OWNER:
MR. BRUCE GAYA
PO BOX 1255
CARMEL–BY–THE–SEA, CA 93921

SITE LOCATION:
SANTA RITA ST, 4 SE OF OCEAN AVENUE
CARMEL–BY–THE–SEA, CA

No.	DATE	BY	REVISION
	01/19/20	JK	RELEASED TO CLIENT

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

PROFESSIONAL LAND SURVEYOR * GUY R. GIRALDO * EXP. 12–31–21 * No. 8703 * STATE OF CALIFORNIA

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

TOPOGRAPHIC MAP

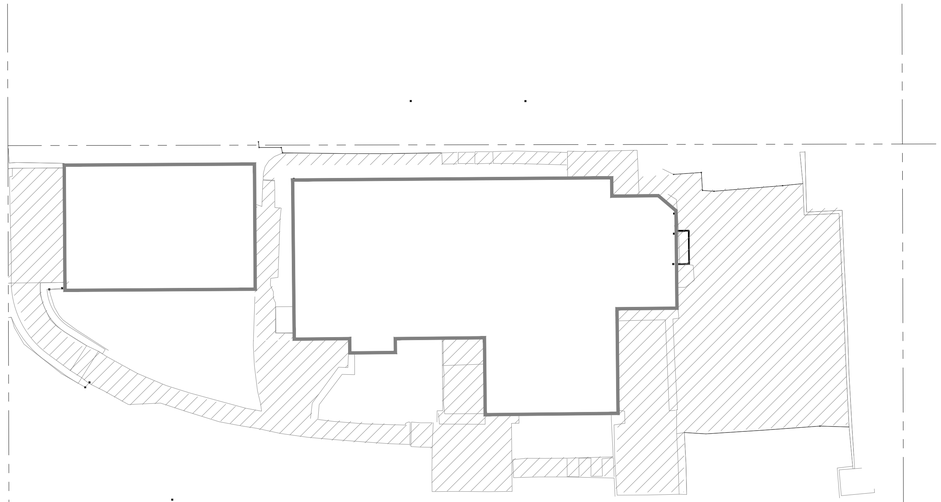
LOT 8 OF BLOCK 82
OF
VOLUME 2 OF CITIES AND TOWNS AT PAGE 22
CARMEL–BY–THE–SEA, CALIFORNIA
FOR
MR. BRUCE GAYA

A.P.N.: 010-043-014

SCALE: 1" = 8
DATE: JAN 2021
JOB NO. 2221–01

SHEET 1
OF 1 SHEETS

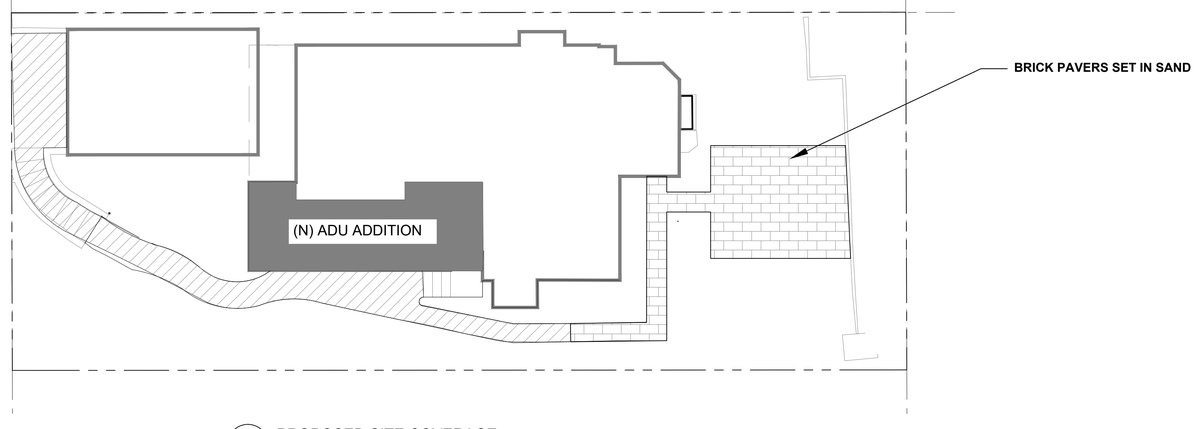
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1 EXISTING SITE COVERAGE
SCALE: 1/8" = 1'-0"

SITE COVERAGE		
LOT SIZE		4,000 SQ. FT.
IMPERMEABLE MAX. ALLOWED w/ DRIVEWAY		556 SQ. FT.
	EXISTING	PROPOSED
IMPERMEABLE	1,180	250
SEMI-PERMEABLE		305
TOTAL		555

Attachment 3



2 PROPOSED SITE COVERAGE
SCALE: 1/8" = 1'-0"

APPROVED
11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.

LEGEND
- IMPERMEABLE
- SEMI-PERMEABLE
- PERMEABLE

NORTH

2 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

STATE OF CALIFORNIA · USA · THOMAS W. RETTENWENDER · No. C31723 · Exp. 9/30/23 · LICENSED ARCHITECT

DATE: May 3, 2023
SCALE: 1/8"=1'0"
DRAWN BY: SL
JOB NUMBER: # 2219

TITLE: EXISTING & PROPOSED SITE COVERAGE

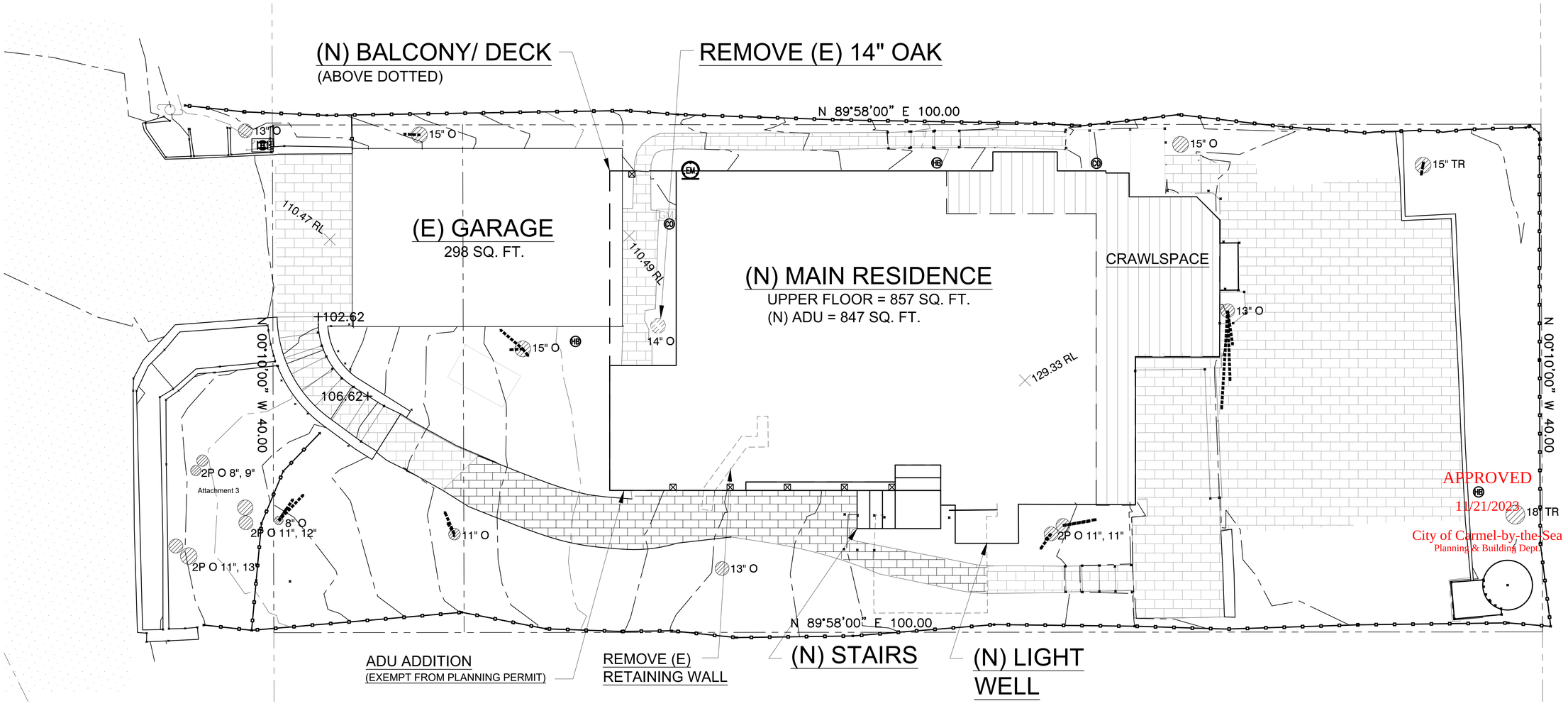
Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

Ecologic Architects
Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET: A-0 1

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

LEGEND
MAJOR CONTOUR
MINOR CONTOUR
DEMOLISH

N
NORTH

2 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

STATE OF CALIFORNIA · USA · THOMAS W. RETTENWENDER · No. C31723 · Exp. 9/30/23 · LICENSED ARCHITECT

DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SL
JOB NUMBER	# 2219

TITLE: PROPOSED SITE PLAN

Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

Ecologic Architects

Thomas Rettenwender, Architect
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Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET A-1

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DOOR SCHEDULE LOWER LEVEL

NEW LOWER LEVEL - DOORS

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
11	EXTERIOR DOOR	4'3"	6'8"	VINYL
12	INTERIOR DOOR	2'6"	6'8"	VINYL
13	POCKET DOOR	2'0"	6'8"	VINYL
14	INTERIOR DOOR	4'0"	6'8"	VINYL
15	INTERIOR DOOR	2'10"	6'8"	WOOD
16	INTERIOR DOOR	3'0	6'8	VINYL
17	INTERIOR DOOR	4'0"	6'8"	VINYL

EXISTING LOWER LEVEL - DOORS

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	EXTERIOR DOOR	4'8"	6'8"	WOOD
2	INTERIOR DOOR	3'0"	6'8"	VINYL
3	INTERIOR DOOR	2'3"	6'8"	VINYL

WINDOW SCHEDULE LOWER LEVEL

NEW LOWER LEVEL - WINDOWS

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
12	WINDOW	4'0"	4'0"	
13	WINDOW	8'0"	4'0"	
14	WINDOW	2'0"	4'0"	
15	WINDOW (EGRESS)	4'0"	4'0"	
16	WINDOW	2'0"	4'0"	
17	WINDOW	2'0"	4'0"	
18	WINDOW	4'0"	4'0"	
19	WINDOW	4'0"	4'0"	
20	WINDOW	4'0	4'0"	

EXISTING LOWER LEVEL - WINDOW

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	WINDOW	4'6"	4'0"	
2	WINDOW	4'6"	4'0"	
3	WINDOW	4'6"	4'0"	

DOOR SCHEDULE UPPER LEVEL

NEW UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
10	SLIDING DOOR	8'0"	9'0"	GLASS

EXISTING UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	EXTERIOR DOOR	4'3"	6'8"	VINYL
5	INTERIOR DOOR	2'6"	6'8"	VINYL
6	POCKET DOOR	2'0"	6'8"	VINYL
7	INTERIOR DOOR	2'10"	6'8"	WOOD
8	INTERIOR DOOR	2'0"	6'8"	VINYL
9	EXTERIOR DOOR	3'0	6'8"	WOOD

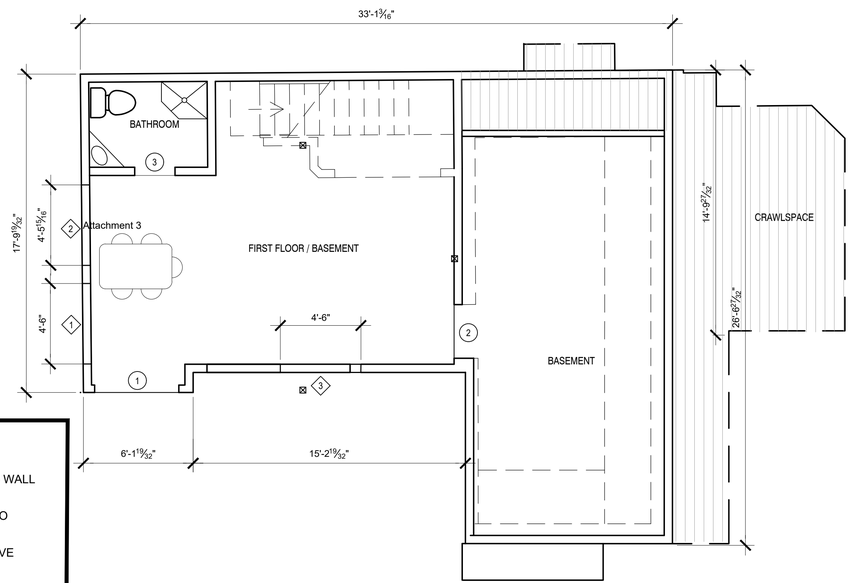
WINDOW SCHEDULE UPPER LEVEL

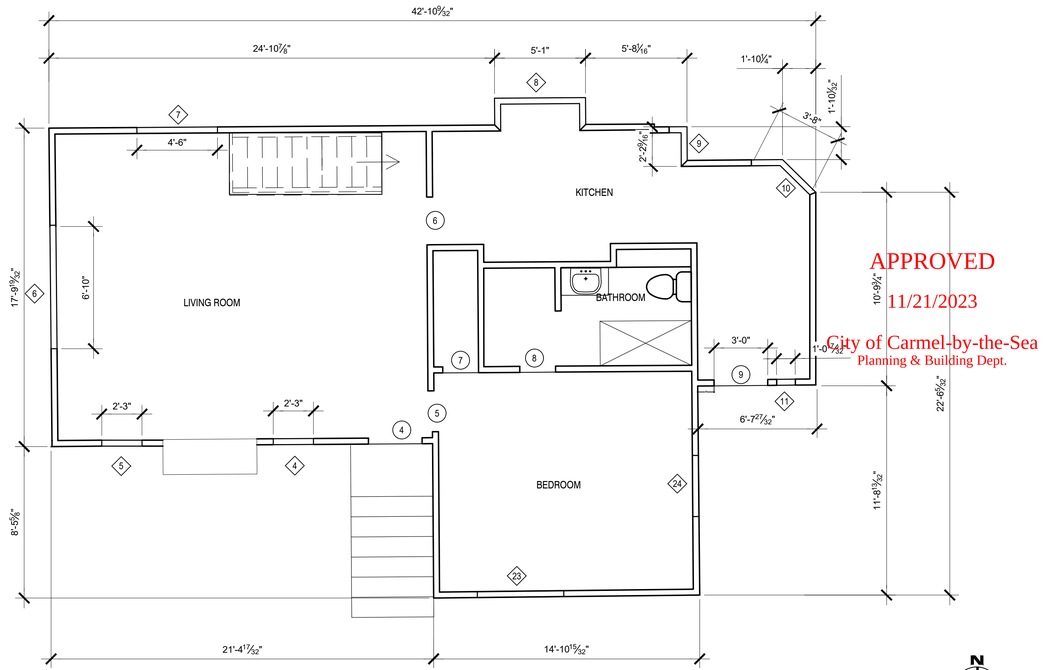
NEW UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
21	WINDOW	4'0"	4'0"	
22	WINDOW	4'0"	4'0"	

EXISITING UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	WINDOW	2'3"	4'0"	
5	WINDOW	2'3"	4'0"	
6	WINDOW	6'10"	4'0"	
7	WINDOW	4'6"	4'0"	
8	BAY WINDOW	5'1"	4'0"	
9	WINDOW	1'10"	4'0"	
10	WINDOW	1'8" & 2'7-1/4"	4'0"	
11	WINDOW	1'0"	4'0"	
23	WINDOW	4'10	5'1"	
24	WINDOW	3'5"	4'4"	





APPROVED
11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.

LEGEND

- NEW WALL
- DEMO
- ABOVE
- CRAWLSPACE

1 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

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

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

NORTH

STATE OF CALIFORNIA · THOMAS W. RETTENWENDER · No. C31723 · Exp. 9/30/23 · LICENSED ARCHITECT

DATE: May 3, 2023
SCALE: 1/4"=1'0"
DRAWN BY: SG
JOB NUMBER: # 2219

TITLE: EXISTING LOWER & UPPER FLOOR PLAN

Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

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SHEET: A-2

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DOOR SCHEDULE LOWER LEVEL

NEW LOWER LEVEL - DOORS

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
11	EXTERIOR DOOR	4'3"	6'8"	VINYL
12	INTERIOR DOOR	2'6"	6'8"	VINYL
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15	INTERIOR DOOR	2'10"	6'8"	WOOD
16	INTERIOR DOOR	3'0	6'8	VINYL
17	INTERIOR DOOR	4'0"	6'8"	VINYL

EXISTING LOWER LEVEL - DOORS

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	EXTERIOR DOOR	4'8"	6'8"	WOOD
2	INTERIOR DOOR	3'0"	6'8"	VINYL
3	INTERIOR DOOR	2'3"	6'8"	VINYL

WINDOW SCHEDULE LOWER LEVEL

NEW LOWER LEVEL - WINDOWS

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
12	WINDOW	4'0"	4'0"	
13	WINDOW	8'0"	4'0"	
14	WINDOW	2'0"	4'0"	
15	WINDOW (EGRESS)	4'0"	4'0"	
16	WINDOW	2'0"	4'0"	
17	WINDOW	2'0"	4'0"	
18	WINDOW	4'0"	4'0"	
19	WINDOW	4'0"	4'0"	
20	WINDOW	4'0	4'0"	

EXISTING LOWER LEVEL - WINDOW

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	WINDOW	4'6"	4'0"	
2	WINDOW	4'6"	4'0"	
3	WINDOW	4'6"	4'0"	

DOOR SCHEDULE UPPER LEVEL

NEW UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
10	SLIDING DOOR	8'0"	9'0"	GLASS

EXISTING UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	EXTERIOR DOOR	4'3"	6'8"	VINYL
5	INTERIOR DOOR	2'6"	6'8"	VINYL
6	POCKET DOOR	2'0"	6'8"	VINYL
7	INTERIOR DOOR	2'10"	6'8"	WOOD
8	INTERIOR DOOR	2'0"	6'8"	VINYL
9	EXTERIOR DOOR	3'0	6'8"	WOOD

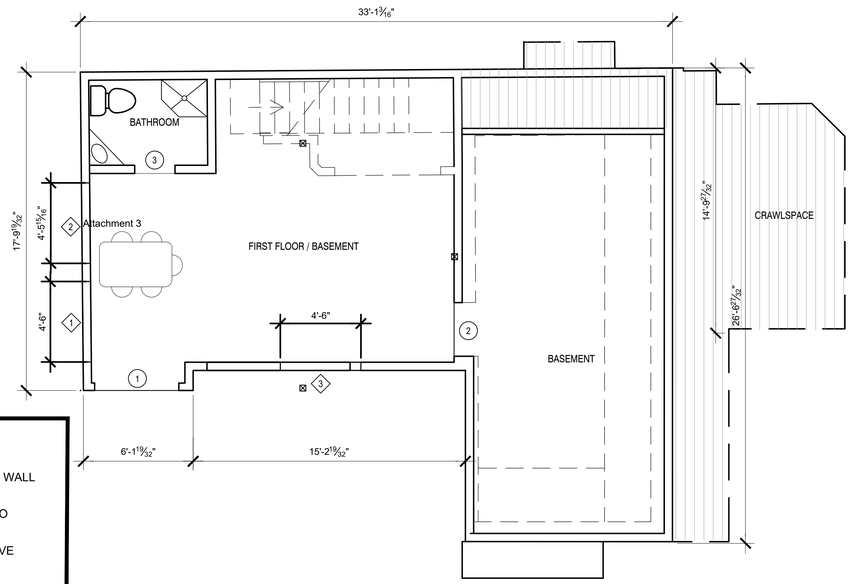
WINDOW SCHEDULE UPPER LEVEL

NEW UPPER LEVEL

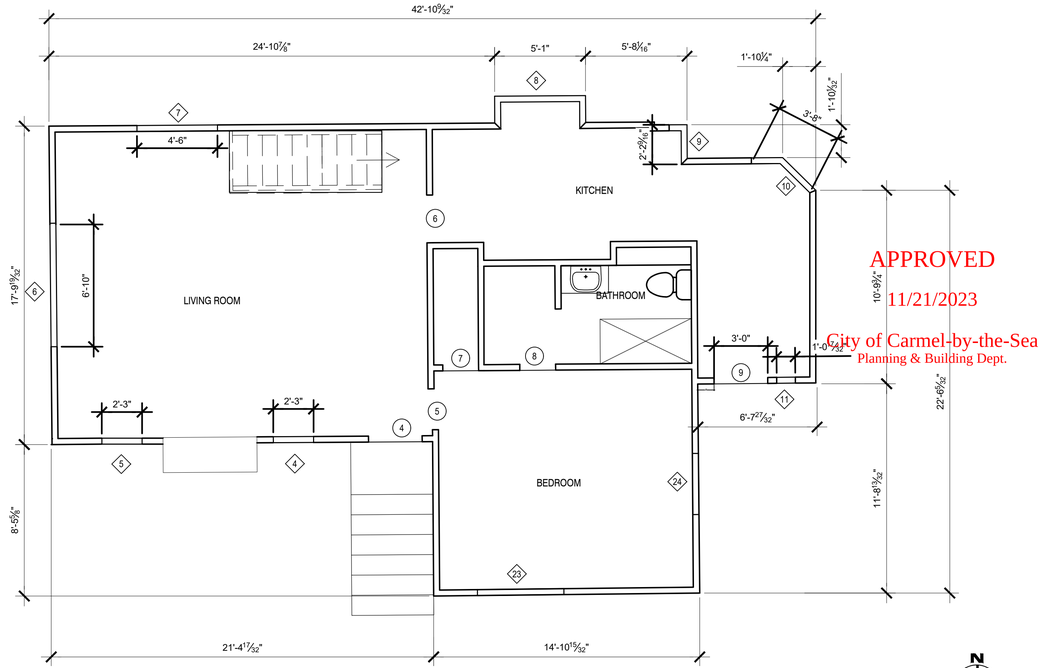
SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
21	WINDOW	4'0"	4'0"	
22	WINDOW	4'0"	4'0"	

EXISITING UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	WINDOW	2'3"	4'0"	
5	WINDOW	2'3"	4'0"	
6	WINDOW	6'10"	4'0"	
7	WINDOW	4'6"	4'0"	
8	BAY WINDOW	5'1"	4'0"	
9	WINDOW	1'10"	4'0"	
10	WINDOW	1'8" & 2'7-1/4"	4'0"	
11	WINDOW	1'0"	4'0"	
23	WINDOW	4'10	5'1"	
24	WINDOW	3'5"	4'4"	



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



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11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.

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

NORTH

LEGEND

- NEW WALL
- DEMO
- ABOVE
- CRAWLSPACE

2 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

STATE OF CALIFORNIA · THOMAS H. RETTENWENDER · USA · LICENSED ARCHITECT · No. C31723 · Exp. 9/30/23

DATE May 3, 2023
SCALE 1/4"=1'0"
DRAWN BY SG
JOB NUMBER # 2219

TITLE EXISTING LOWER & UPPER FLOOR PLAN

Bruce Gaya Residence Remodel

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SHEET A-2

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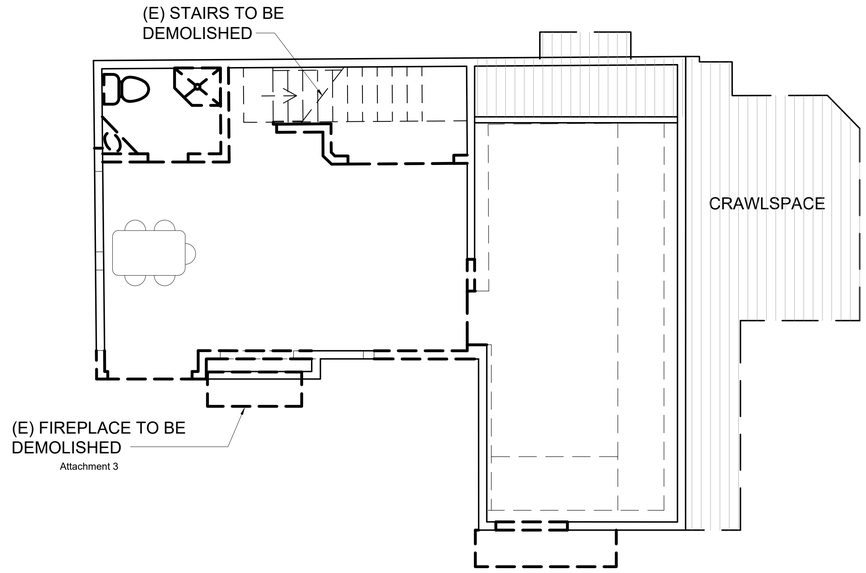
LEGEND

NEW WALL

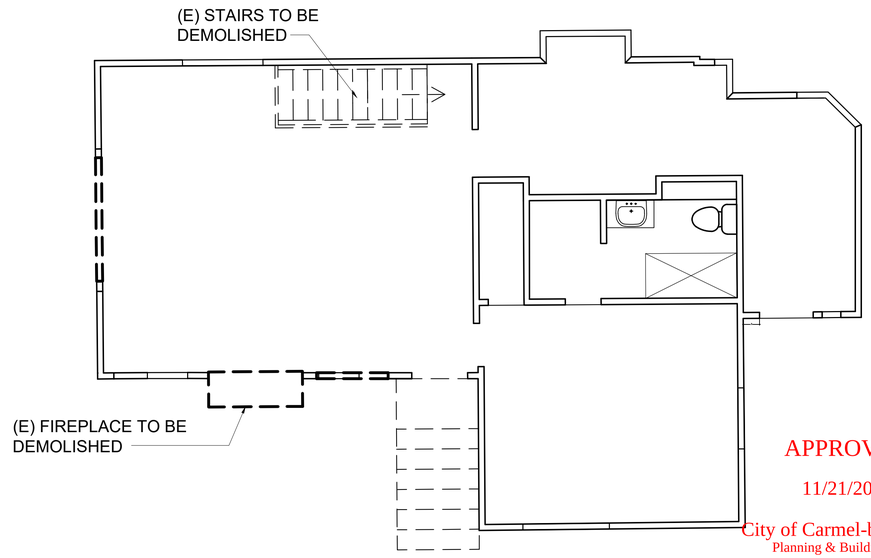
DEMO

ABOVE

CRAWLSPACE



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



2 UPPER FLOOR PLAN - DEMO
SCALE: 1/4" = 1'-0"

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11/21/2023
City of Carmel-by-the-Sea
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N
NORTH

2 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

STATE OF CALIFORNIA THOMAS W. RETTENWENDER USA No. C31723 Exp. 9/30/23 LICENSED ARCHITECT

DATE May 3, 2023

SCALE 1/4"=1'0"

DRAWN BY SG

JOB NUMBER # 2219

TITLE EXISTING UPPER & LOWER DEMOLITION PLAN

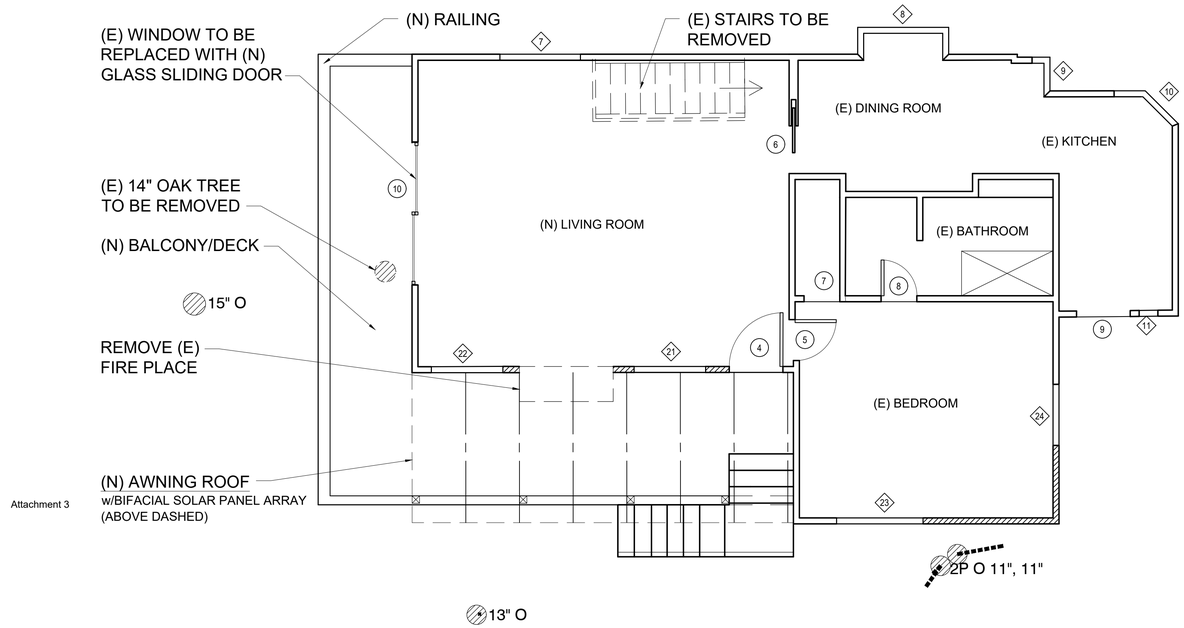
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SHEET A-3 1



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

DOOR SCHEDULE
UPPER LEVEL

NEW UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
10	SLIDING DOOR	8'0"	9'0"	GLASS

EXISTING UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	EXTERIOR DOOR	4'3"	6'8"	VINYL
5	INTERIOR DOOR	2'6"	6'8"	VINYL
6	POCKET DOOR	2'0"	6'8"	VINYL
7	INTERIOR DOOR	2'10"	6'8"	WOOD
8	INTERIOR DOOR	2'0"	6'8"	VINYL
9	EXTERIOR DOOR	3'0	6'8"	WOOD

WINDOW SCHEDULE
UPPER LEVEL

NEW UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
21	WINDOW	4'0"	4'0"	
22	WINDOW	4'0"	4'0"	

EXISITING UPPER LEVEL

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
4	WINDOW	2'3"	4'0"	
5	WINDOW	2'3"	4'0"	
6	WINDOW	6'10"	4'0"	
7	WINDOW	4'6"	4'0"	
8	BAY WINDOW	5'1"	4'0"	
9	WINDOW	1'10"	4'0"	
10	WINDOW	1'8" & 2'7-1/4"	4'0"	
11	WINDOW	1'0"	4'0"	
23	WINDOW	4'10	5'0"	
24	WINDOW	3'5"	4'4"	

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11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.

LEGEND

NEW WALL
DEMO
ABOVE

NORTH

2 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

STATE OF CALIFORNIA THOMAS W. RETTENWENDER USA No. C31723 Exp. 9/30/23 LICENSED ARCHITECT

DATE	May 3, 2023
SCALE	1/4"=1'0"
DRAWN BY	SG
JOB NUMBER	# 2219

TITLE: PROPOSED UPPER FLOOR PLAN

Bruce Gaya Residence Remodel

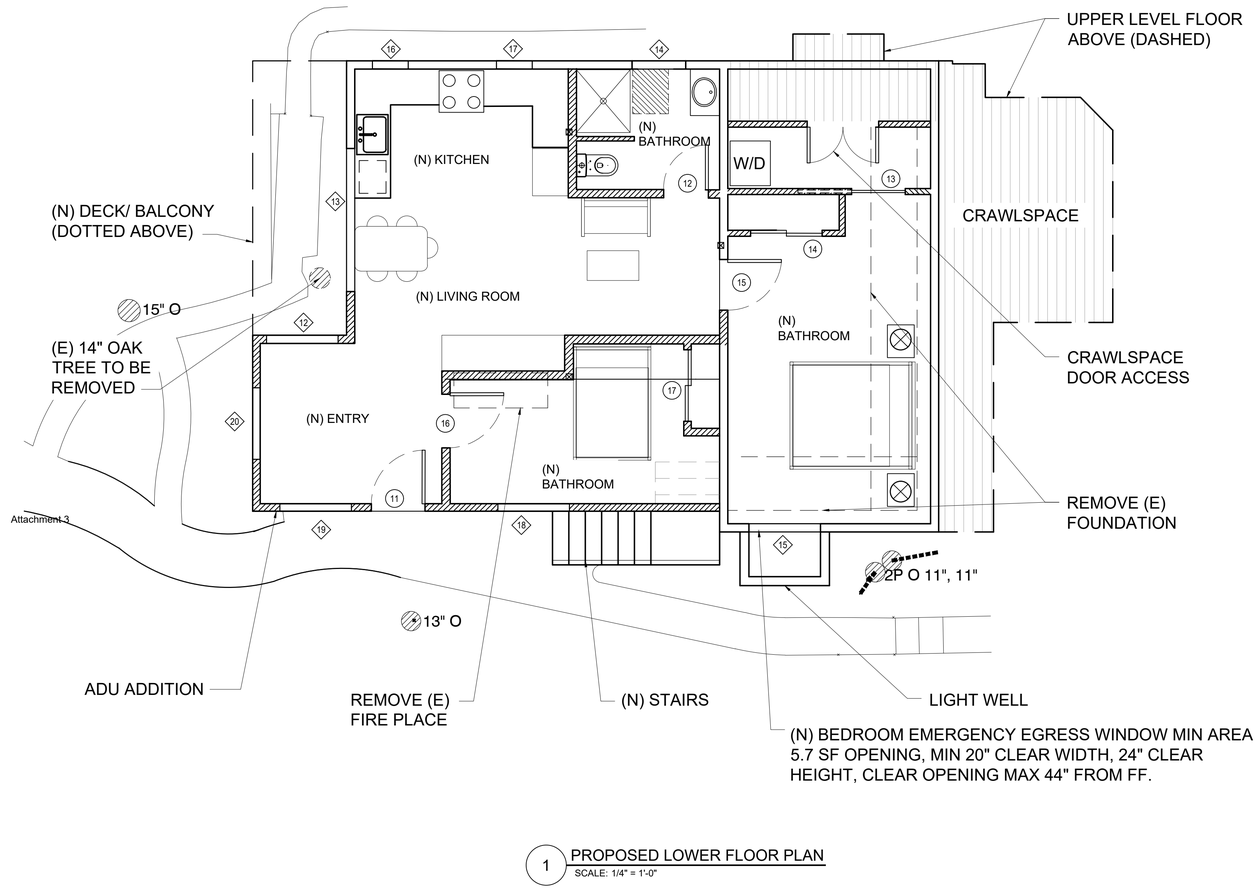
SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

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SHEET A-4

Attachment 3

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

DOOR SCHEDULE
LOWER LEVEL

NEW LOWER LEVEL - DOORS

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
11	EXTERIOR DOOR	4'3"	6'8"	VINYL
12	INTERIOR DOOR	2'6"	6'8"	VINYL
13	POCKET DOOR	2'0"	6'8"	VINYL
14	INTERIOR DOOR	4'0"	6'8"	VINYL
15	INTERIOR DOOR	2'10"	6'8"	WOOD
16	INTERIOR DOOR	3'0	6'8	VINYL
17	INTERIOR DOOR	4'0"	6'8"	VINYL

EXISTING LOWER LEVEL - DOORS

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	EXTERIOR DOOR	4'8"	6'8"	WOOD
2	INTERIOR DOOR	3'0"	6'8"	VINYL
3	INTERIOR DOOR	2'3"	6'8"	VINYL

WINDOW SCHEDULE
LOWER LEVEL

NEW LOWER LEVEL - WINDOWS

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
12	WINDOW	4'0"	4'0"	
13	WINDOW	8'0"	4'0"	
14	WINDOW	2'0"	4'0"	
15	WINDOW (EGRESS)	4'0"	4'0"	
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18	WINDOW	4'0"	4'0"	
19	WINDOW	4'0"	4'0"	
20	WINDOW	4'0	4'0"	

EXISTING LOWER LEVEL - WINDOW

SYMBOLS	TYPE	WIDTH	HEIGHT	FRAMING MATERIAL
1	WINDOW	4'6"	4'0"	
2	WINDOW	4'6"	4'0"	
3	WINDOW	4'6"	4'0"	

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11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.

LEGEND

NEW WALL
DEMO
ABOVE
CRAWLSPACE

NORTH

2 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

STATE OF CALIFORNIA USA THOMAS W. RETTENWENDER LICENSED ARCHITECT No. C31723 Exp. 9/30/23

DATE May 3, 2023
SCALE 1/4"=1'0"
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JOB NUMBER # 2219

TITLE PROPOSED LOWER FLOOR PLAN

Bruce Gaya Residence Remodel

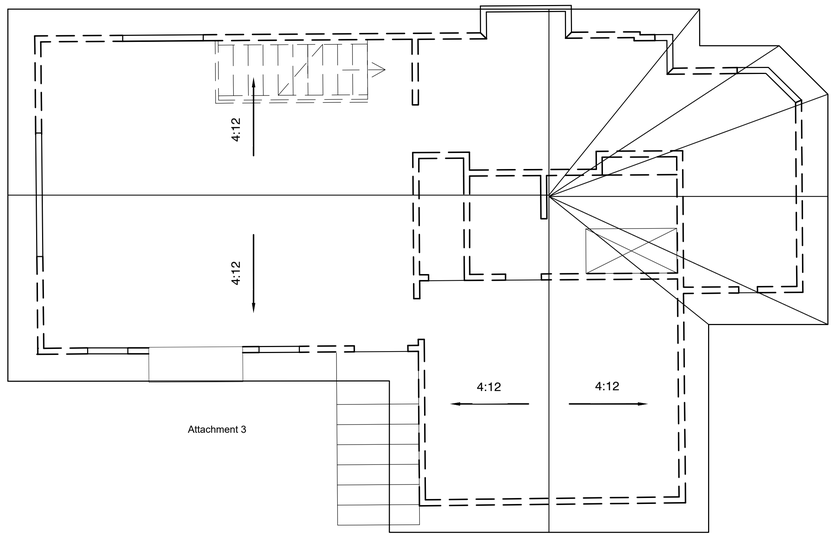
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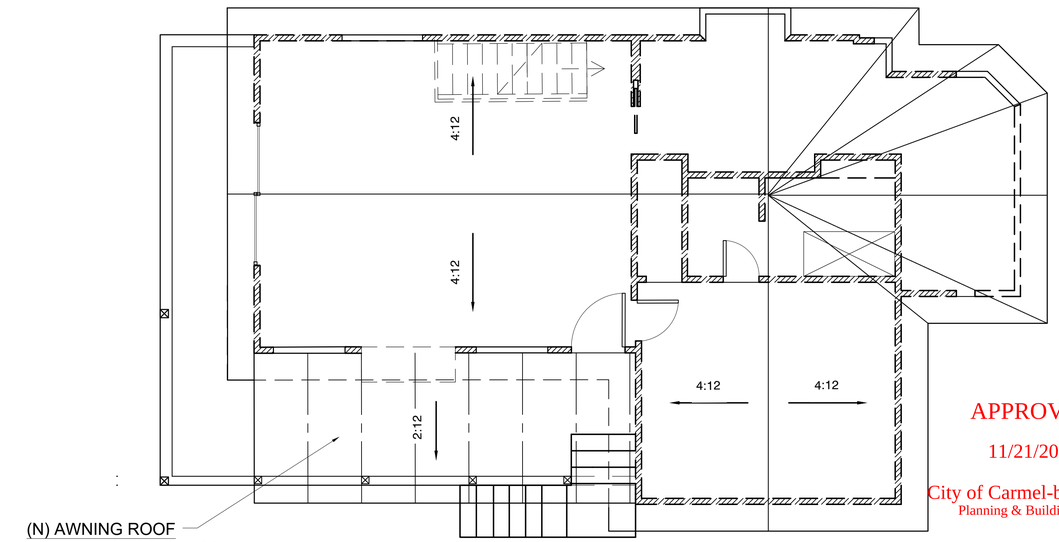
SHEET A-5

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



(N) AWNING ROOF
w/BIFACIAL SOLAR PANEL ARRAY

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

APPROVED
11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.

N
NORTH

2 8/16/23 PLANNING COMMENTS
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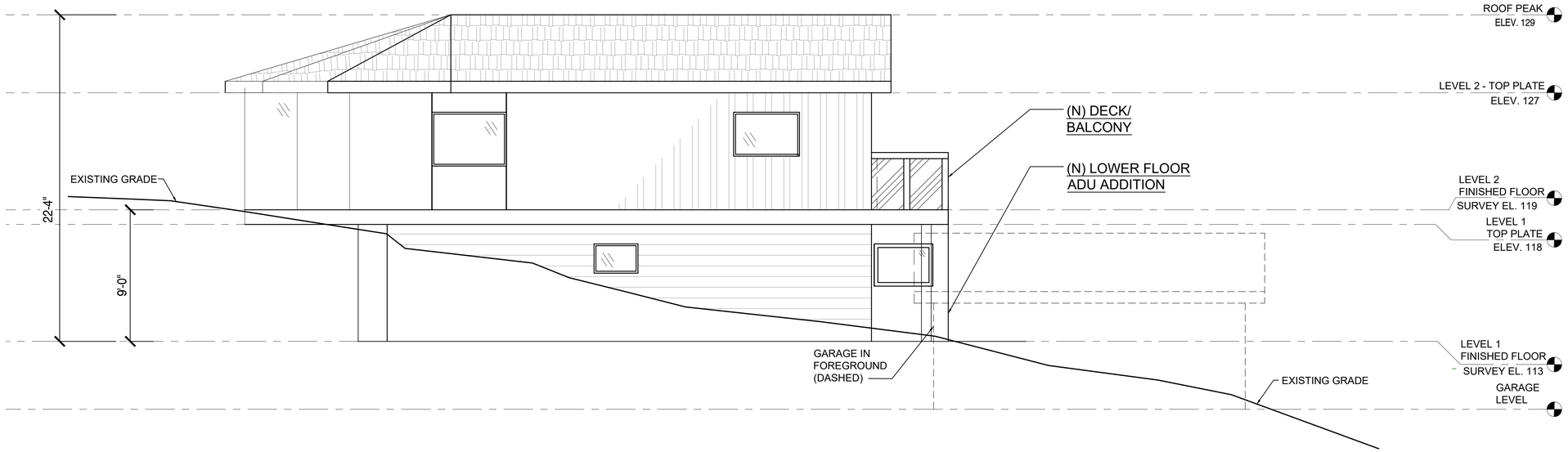
TITLE EXISTING & PROPOSED ROOF PLAN

Bruce Gaya Residence Remodel

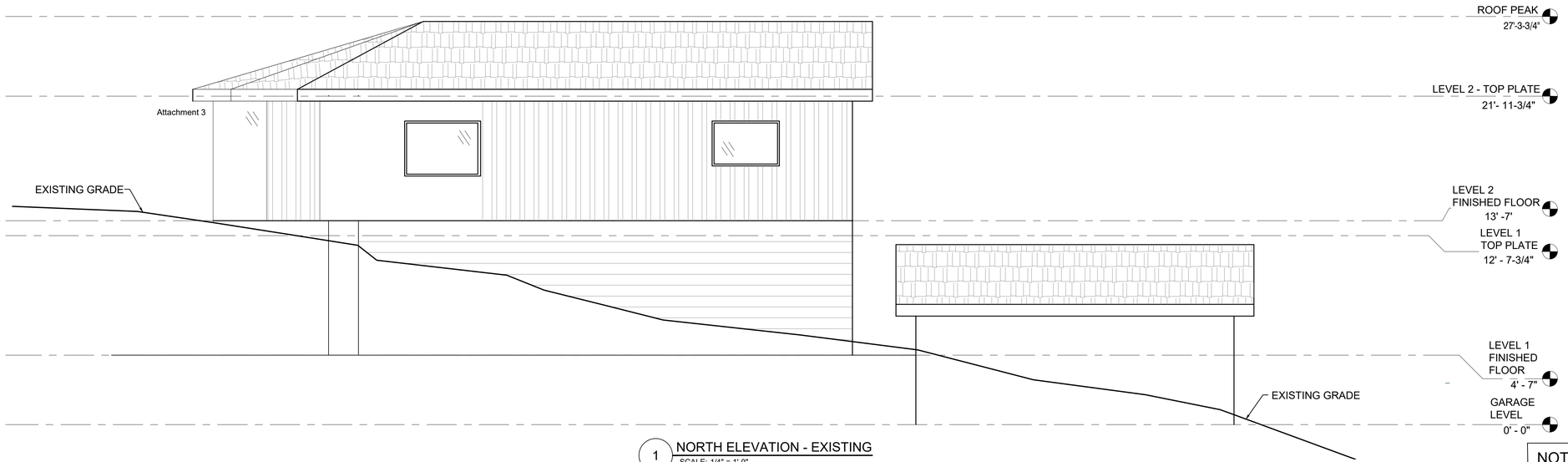
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SHEET A-6



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



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

APPROVED

11/21/2023

City of Carmel-by-the-Sea
Planning & Building Dept.

NOTE:
PROPOSED WILL MATCH
EXISTING COLOR AND MATERIAL

2 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

STATE OF CALIFORNIA USA
THOMAS W. RETTENWENDER
No. C31723
Exp. 9/30/23
LICENSED ARCHITECT

DATE May 3, 2023
SCALE 1/4"=1'0"
DRAWN BY SW
JOB NUMBER # 2219

TITLE EXISTING & PROPOSED NORTH ELEVATION

Bruce Gaya Residence Remodel

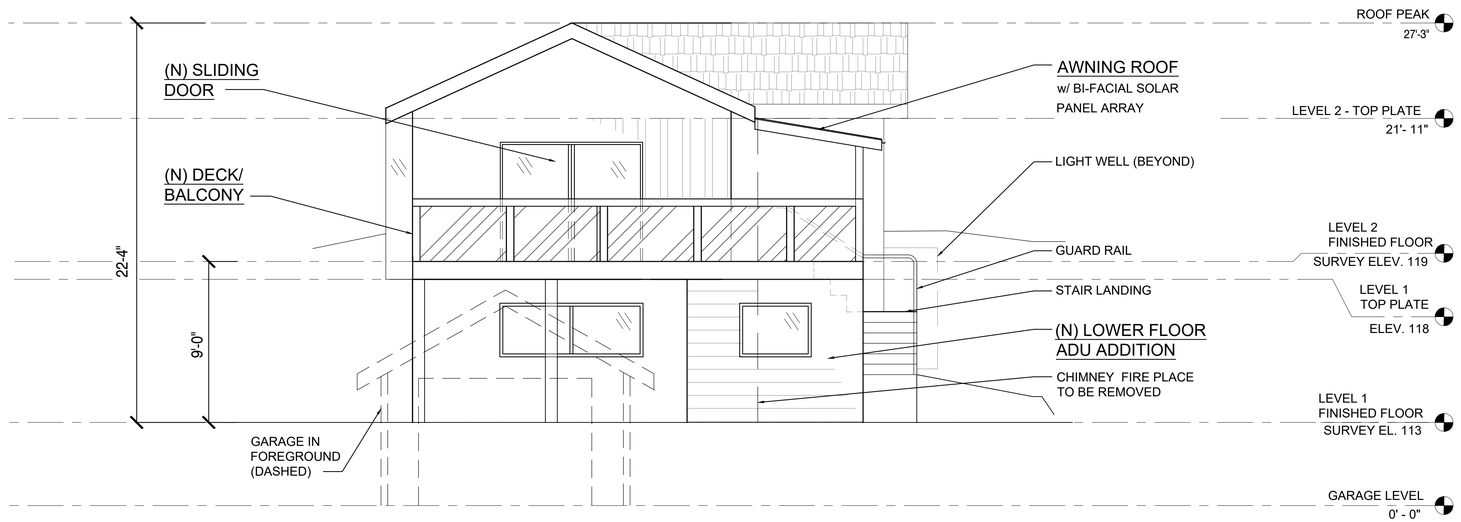
SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

Ecologic Architects

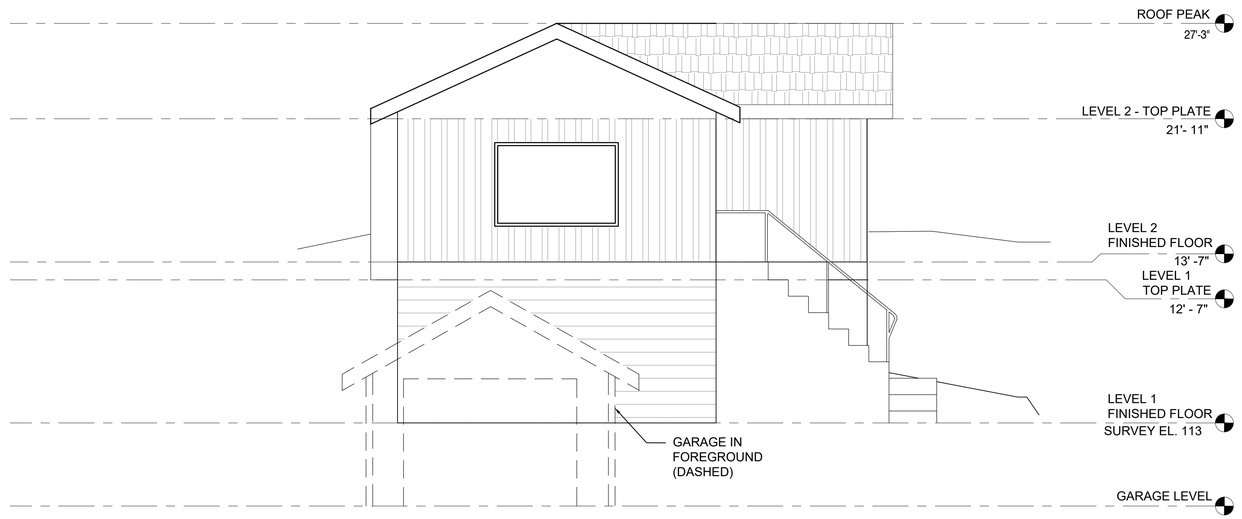
Thomas Rettenwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET A-7

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



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

Attachment 3

APPROVED
11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.

NOTE:
PROPOSED WILL MATCH
EXISTING COLOR AND MATERIAL

2 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

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STATE OF CALIFORNIA USA
THOMAS W. RETTENWENDER
No. C31723
Exp. 9/30/23
LICENSED ARCHITECT

DATE May 3, 2023
SCALE 1/4"=1'0"
DRAWN BY SV
JOB NUMBER # 2219

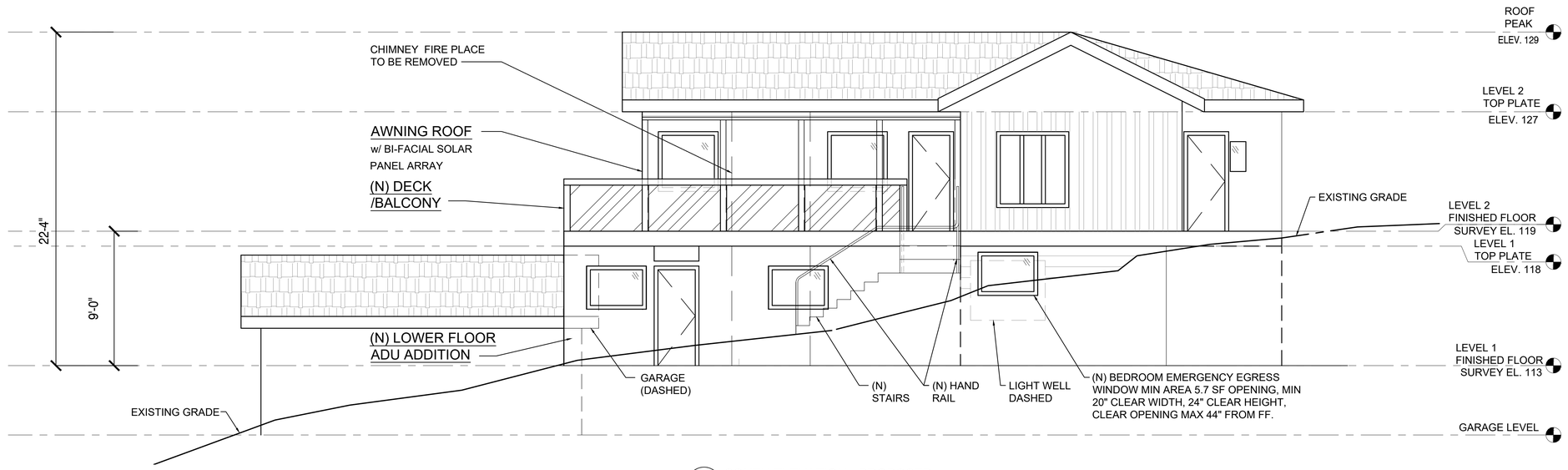
TITLE EXISTING & PROPOSED ELEVATION - WEST

Bruce Gaya Residence Remodel

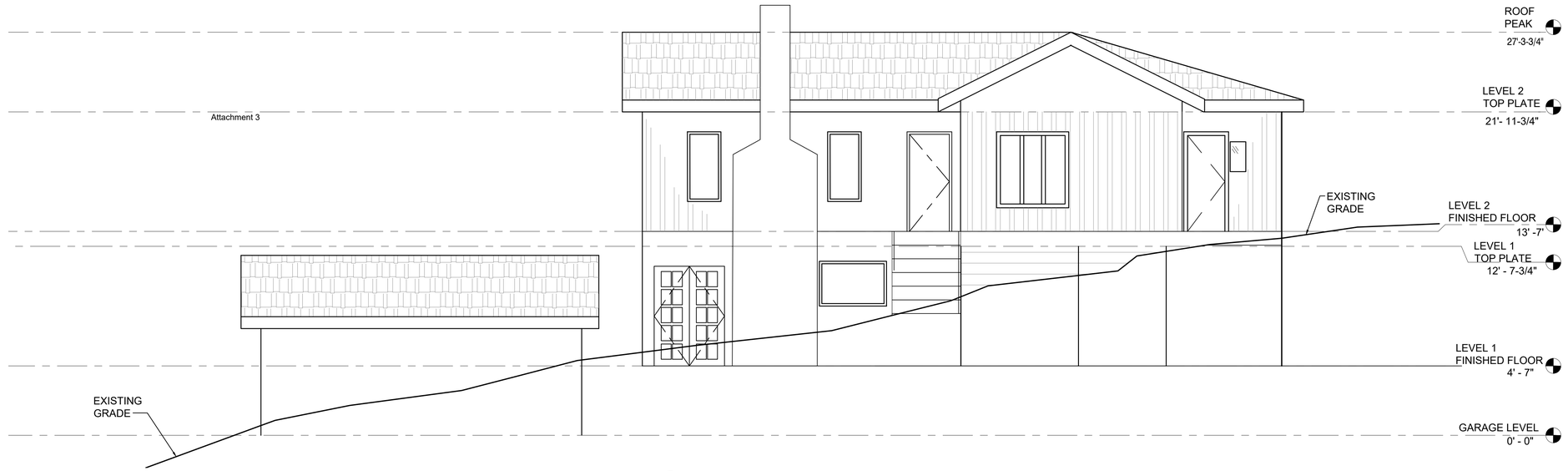
SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

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thomas@ecologicarc.com

SHEET A-8



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



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

APPROVED

11/21/2023

City of Carmel-by-the-Sea
Planning & Building Dept.

NOTE:
PROPOSED WILL MATCH
EXISTING COLOR AND MATERIAL

2 8/16/23 PLANNING COMMENTS
1 1/11/23 PLANNING COMMENTS

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STATE OF CALIFORNIA USA
THOMAS W. RETTENWENDER
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LICENSED ARCHITECT

DATE	May 3, 2023
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DRAWN BY	SY
JOB NUMBER	# 2219

TITLE: EXISTING & PROPOSED ELEVATION

Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

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SHEET: A-9

Attachment 3

FACADE CONCEPT PROPOSAL

Attachment 4



EcoLogic
Architects

FACADE CONCEPT PROPOSAL

Attachment 4



EcoLogic
Architects

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

June 12, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Katherine Wallace, Associate Planne
SUBJECT:	**UP 24077 & DR 24150 (VIN Kitchen):** Consideration of a Use Permit and Design Review, UP 24-077 & DR 24150 (VIN Kitchen), to establish a new 1,596-square-foot full-line restaurant with wine sales ancillary use, located on Dolores Street 2 northwest of 6th Avenue in the Central Commercial (CC) District. APN: 010-138-020-000.

Application: UP 24077 & DR 24150 (VIN Kitchen) **APN:** 010-138-020
Block:55 **Lot:**13, 15
Location: Dolores Street 2 NW of 6th Avenue
Applicant: Lance Anderson, Business Owner **Property Owner:** Su Vecino Court LP

Executive Summary:

The applicant is requesting approval of a Use Permit and Design Review to establish VIN Kitchen, a 1,596 square-foot full-line restaurant with ancillary wine sales use, located at Su Vecino Court on Dolores Street 2 northwest of 6th Avenue in the Central Commercial (CC) District. The applicant proposes 26 interior seats plus 13 exterior seats for a total of 39 seats with proposed hours of operation of 11:30 AM – 10:00 PM Monday through Wednesday, Thursday and Fridays from 11:30 AM – 11:00 PM, Saturdays from 10:00 AM – 11:00 PM, and Sundays 10:00 AM – 10:00 PM.

Recommendation:

Adopt a resolution (Attachment 1, Draft Resolution), with Standard and Special Conditions of Approval, approving a Use Permit and associated Design Review for the establishment of a full-line restaurant with ancillary wine sales use in an existing commercial space located at Dolores Street 2 northwest of 6th Avenue

Background and Project Description:

The applicant, Lance Anderson, is requesting approval of a new use permit and associated design review

to establish a full-line restaurant known as VIN Kitchen, with wine sales as an ancillary use. The applicant currently operates a wine bar and wine shop located in the Carmel Crossroads called VIN Wine Bar + Bottle Boutique. The proposed project site at Dolores Street 2 NW of 6th Avenue, has historically been used as an art gallery, most recently Bennett Sculpture Gallery (BL 20-382), contained within the south wing of the Su Vecino Court complex (Attachment 2, Site Photos).

The proposed VIN Kitchen concept is a casual bistro style restaurant specializing in food and wine pairings (Attachment 3, Written Statement). VIN proposes lunch and dinner service seven days a week, with an earlier brunch on weekends. An all-day menu would be supplemented with additional items for lunch and dinner (see Attachment 4, Menus). The applicant has proposed a full-line restaurant with 26 interior seats plus 13 exterior seats for a total of 39 seats (see Attachment 5, Project Plans) with hours of operation of 11:30 AM – 10:00 PM Monday through Wednesday, Thursday and Fridays from 11:30 AM – 11:00 PM, Saturdays from 10:00 AM – 11:00 PM, and Sundays 10:00 AM – 10:00 PM.

Staff Analysis:

Seating

The applicant has proposed 26 interior seats plus 13 exterior seats for a total of 39 seats.

Staff Response: The applicant's proposal of 26 interior seats plus 13 exterior seats is based on a water credit sharing plan. Cultura restaurant (APN 010-138-010) is located immediately adjacent and to the west of the subject property (APN 010-138-020). The two adjacent properties are under shared ownership, which allows for shared water credits between the two properties.

In conversations between City staff and Monterey Peninsula Water Management District (MPWMD) staff, the allowable seat count was identified as 26 interior seats and 13 exterior seats, if specific actions are taken. The following water allocations are available to the proposed VIN restaurant use; note some allocations are only available *pending* specified actions:

- Remaining onsite credit from the previous conversion of former beauty salon to residential unit.
    - 0.0244 acre feet of water = 1.2 seats currently available, no action needed.

- Convert 1,596 square feet of retail space, formerly Bennett Sculpture Gallery, into VIN Kitchen restaurant.
    - 0.11172 acre feet of water = 5.5 seats available *if* use permit UP 24077 is approved.

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

- Amendment of UP 01-01. Cultura operates under UP 01-01, originally issued for prior tenant, Jack London's (Attachment 6, UP 01-01, Jack London's). UP 01-01 permits 112 seats. Cultura's business license (Attachment 7, BL 16-314, Cultura) requires compliance with UP 01-01. Cultura may release seats to VIN Kitchen through an amendment of UP 01-01. The baseline water allocation for Cultura, based on UP 01-01, is 112 seats: 96 interior seats and 16 outdoor seats. Cultura may cede the 16 outdoor seats to VIN, and may also cede 3 interior seats for VIN to reach the desired indoor seat count of 23. This would leave Cultura with 93 interior seats.

    - 19 seats available *if* UP 01-01 is amended.

Total: 26 indoor seats. Because the MPWMD allows half of all interior seats to be located outside, VIN

would be permitted 13 outdoor seats, resulting in a total seat count of 39 seats.

Operating Hours
The applicant proposes hours of operation of 11:30 AM – 10:00 PM Monday through Wednesday, Thursday and Fridays from 11:30 AM – 11:00 PM, Saturdays from 10:00 AM – 11:00 PM, and Sundays 10:00 AM – 10:00 PM.

Staff Response: All uses in commercial districts located within 300 feet of the Single-Family (R-1) zoning district are subject to certain standards per CMC 17.14.050.H, including but not limited to: *proposed commercial uses that are estimated to generate more than 40 vehicle trips per day per 1,000 square feet of floor space, including but not limited to all retail uses, shall be prohibited from operating before 8:00 a.m. or after 8:00 p.m. All other commercial uses shall be prohibited from operating before 6:00 a.m. or after 9:00 p.m.*

The subject site at Su Vecino Court is located within 300 feet of the Single-Family (R-1) zoning district, specifically the R-1 lots on the west block face of Lincoln Street, north of the First Murphy House and south of 5th Avenue. In accordance with the Institute of Transportation Engineers (ITE) "Trip Generation Manual," 11th Edition, a fast casual restaurant (ITE Land Use Code 930) will generate 97.14 daily trips per 1,000 square feet of floor space. This exceeds the 40 vehicle trip threshold to permit a post-8:00 p.m. closure time in accordance with CMC 17.14.050.H. The proposed restaurant shall close at 8:00 p.m. Staff has included Condition of Approval #11 pertaining to the hours of operation to address the requirements of CMC 17.14.050.H.

Potential for Noise Impacts to Surrounding Apartments, Retail and Office units.
CMC 17.14.220.D.7 requires Design Review approval for outdoor seating and states that hours of service will be such that it does not impact other uses in the vicinity. CMC 17.64.010.A.7 requires consideration of whether the proposed use negatively affects the welfare of neighboring properties or uses.

Staff Response: As conditioned (see Operating Hours analysis above), an 8:00 p.m. closure hour is unlikely to impact other uses in the vicinity. As of the writing of this report, staff has not received any concerns from owners or tenants of neighboring units. Staff has received two letters of support for the project (Attachment 8, Public Correspondence).

Full-line Restaurant Use Permit Considerations
Full-line restaurants require approval of a use permit by the Planning Commission (CMC §17.14.030, Land Use Regulations). When evaluating a new full-line restaurant, the Municipal Code sets forth the following considerations:

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

Staff Response: This requirement is included as Special Condition of Approval No. 13. The menu and floor plan indicate that the primary use of this space will be a full-line restaurant. Beer and wine table service will be offered, and there is a separate bar area with designated bar seats. Please note, the applicant currently proposes five bar seats. The applicant's written statement (Attachment 3) indicates that VIN Kitchen will have full line kitchen serving an all-day menu, available during the hours that alcoholic beverages are being served, with additions during lunch and dinner services.

b. Drive-in, formula, and fast food establishments are prohibited.

Staff Response: Drive-in, formula, and fast food establishments are defined as, 1) a business use in which

business is transacted while the customer is seated in a motor vehicle; 2) a business that is required to offer standardized menus, ingredients, food preparation, uniforms, interior decor, signage or exterior design OR adopts a name, appearance or food presentation format that causes it to be substantially identical to another restaurant regardless of ownership or location; and, 3) a business where food is consumed on or off premises and food is pre-made and wrapped before the customer places the order and/or is served with disposable tableware for on-site consumption.

VIN Kitchen describes itself as a casual bistro style restaurant serving dinner and lunch (and brunch during the weekend) including beer and wine. Spirits will not be served. As proposed, the restaurant does not exhibit the characteristics of a drive-in, formula, or fast food establishment. The owner currently operates VIN Wine Bar + Bottle Boutique in the Carmel Crossroads. The VIN Wine Bar + Bottle Boutique is a wine bar, not a restaurant, whereas VIN Kitchen will be a full-line restaurant with wine sales as an ancillary use. The VIN Kitchen business name and menu are unique to Carmel. The restaurant is a dine-in restaurant, not a counter service restaurant, and customers will be served with menus at tables for on-site consumption.

Should the Planning Commission approve the use permit, the applicant will be required submit an application for a sign permit for the exterior business sign, which will be considered administratively by staff in accordance with the Carmel Municipal Code.

c. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.

Staff Response: This requirement is included as a Special Condition of Approval No. 15.

d. The applications, menus, and plans indicate that the business will primarily be a restaurant – full-line and that no more than 20 percent of the total number of seats are at a bar or in a separate bar room. If the restaurant does not meet this standard, the standards in subsection (I)(2) of this section, Drinking Places, shall also apply to the use.

Staff Response: As conditioned under No.10, no more than 20 percent of the total number of seats will be located at a bar of in a separate bar room. The restaurant does not meet the definition of a Drinking Place and is not seeking to be permitted as a Drinking Place. The Municipal Code has a limit of three drinking places in Carmel, and there are currently three operating within the village.

e. Customers shall be provided with individual menus while seated at a table or counter.

Staff Response: This requirement is included as a Special Condition of Approval No. 16. The restaurant is a dine-in restaurant, not a counter service restaurant. Customers will be served with menus at tables for on-site consumption.

f. The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.

Staff Response: The interior seating capacity will be based on available water for the site, and based on occupancy and fire codes. The City Building Official, Jermel Laurie, will review the plans and determine whether the proposed seating complies with the requirements of the Building Code regarding occupancy and pathways of travel. Per Use Permit Condition of Approval #17, the final seat count is subject to review and approval by the Building Official and may be reduced to meet the standards in the California Building

and Fire Codes.

g. Outside seating may be allowed subject to Chapter 17.58 CMC, Design Review.

Staff Response: The applicant is proposing 13 exterior seats immediately adjacent to the restaurant's north elevation, which fronts the Su Vecino courtyard. The proposal does not result in a net increase in seating capacity and does not occupy more than 10 percent of the site area (an 8,000 square foot lot) nor more than 30 percent of the courtyard. The area where the seating is proposed is fully contained on private property and does not interfere with automobile traffic, nor pedestrian traffic on any public right-of-way or through any intra-block walkway. The hours of service to outside seating areas would be limited to an 8:00 p.m. closure hour, per CMC 17.14.050.H.

h. Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.

Staff Response: This requirement is included as a Special Condition of Approval No. 18.

i. Maximum number of food stores and/or restaurants located within structures fronting Ocean Avenue: 15. See also Chapter 17.56 CMC, Restricted Commercial Uses.

Staff Response: The commercial space does not have frontage on Ocean Avenue. This standard does not apply.

j. See also subsection (I)(1) of this section, All Eating and Drinking Establishments.

Staff Response: Subsection (I) (1) states that 1) the sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use; 2) adequate facilities for the on-site closed storage of trash is required; and, 3) at least one restroom shall be available for use by both sexes within or conveniently adjacent to the restaurant premises and on the same property.

Regarding requirement (1), the applicant intends to sell nonfood merchandise, specifically, unopened wine bottles, wine accessories (VIN wine glasses, decanters, and other accessories), wine baskets, carriers, etc. Display of non-food merchandise will be located in the 140-square-foot hallway area (comprising less than 10% of the building's 1,596 square footage). This regulation is included as a Condition of Approval #25. Regarding requirement (2), the site contains space for a potential trash enclosure that meets accessibility regulations along the west side of the building; however, the applicant at present proposes to utilize the existing trash storage located in the parking garage beneath Cultura, on APN 010-138-010 located directly west of the subject property. The property owner of the subject property also currently owns APN 010-138-010. Condition of Approval #19 addresses trash storage, requiring the trash facility requirement be satisfied either through construction a closed trash storage area onsite; the recordation of an easement securing access to the trash storage area on APN 010-138-010; or the recordation a lot merger of the subject property (APN 010-138-020) and the neighboring property (APN 010-138-010). Lastly, regarding requirement (3), the floor plan identifies one, unisex, accessible restroom within the interior of the restaurant. This regulation is included as Condition of Approval #20.

k. Outdoor cooking devices are permitted on private property if designed and located to mitigate impacts to adjacent properties.

Staff Response: The applicant is not proposing any outdoor cooking devices. This standard does not apply.

Exterior Modifications subject to Design Review:
The applicant's submitted plans propose the installation a kitchen exhaust hood. The kitchen exhaust hood is proposed to be located on the rear (west) portion of the roof, on the north-facing roof plane. Stucco shrouding to match existing is proposed to shield the hood from view, rising 3' at the short (south) side, 4' ¾" at its tallest (north) side, and spanning 3' wide. The hood will be located 17'11" from the south property line, and 12' 9 ¼" feet from the adjacent building to the west.

CMC 17.14.220.C, Concealment of Rooftop Equipment, states, *Rooftop mechanical equipment such as, but not limited to, heating, cooling and ventilation system equipment shall be concealed from public view. When visible, the enclosures and location of such equipment are subject to design review,* and *Rooftop mechanical equipment shall be restricted or shielded from view from the public right-of-way and from adjoining structures by one or more of the following means: a. Located on a portion of the rooftop that is not visible to the public. b. Located behind roof forms, parapets or screens that are compatible with the architectural character of the structure.*
The proposed hood will be located behind a stucco screen structure compatible with the architectural character of the stucco building.

The applicant proposes to apply frosted glass film to two windows on the north elevation, specifically the lower half of the central tripartite window, and the two western-most panes of the west tripartite window. Frosted glass film is also proposed for the lower half of the central tripartite window at the south elevation. The applicant additionally proposes to replace the concrete sidewalk adjacent to the subject building with red brick to match the red bricks of the Su Vecino courtyard. The exterior modifications are supported by staff, as they are consistent with the Chapter 17.14 of the municipal code as well as the Commercial Design Guidelines. No other exterior changes are proposed.

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

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

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

According to MPWMD regulations, a restaurant can have 50 percent of the number of its permitted interior seating outdoors without those seats counting against the total seat count for the MPWMD water permit - provided those exterior seats are first approved by the local jurisdiction. That is, if 26 interior seats are permitted, a maximum of 13 exterior seats could be allowed by MPWMD without the exterior seats counting against the water credits. Notwithstanding this statement, the total number of permitted seats outdoor may be required to be reduced based on the additional requirements described below.

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

Staff Response: The subject property is 8,000 square feet. When viewed from the right-of-way, or from within the courtyard, the existing seating arrangement occupies less than 10 percent of the site area and no

more than 30 percent of the courtyard. In staff's opinion, the intent of this provision is to confine the seating area to a smaller area of the courtyard to preserve the courtyard as a shared common space for all tenants, businesses, and the public, as opposed to one business occupying the full outdoor area. The project as proposed meets this intent. Condition of Approval #12 requires the outdoor seating to be located immediately adjacent to the northern building wall to maintain a clear path of travel through the courtyard without impeding or interfering pedestrian access.

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

Staff Response: All seating is proposed to be located on private property.

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

Staff Response: Demarcation has not been proposed. Generally, the seating area should be demarcated by some feature such as a railing, trellis, alcove, landscape area, or some similar feature that clearly defines its outer boundary.

As proposed, the seating area lacks a defined space. However, because all proposed tables will be grouped in a single area in the courtyard, located immediately adjacent to the northern wall of the restaurant building, as opposed to being arranged throughout and on multiple sides the courtyard, an open path of travel for pedestrians will be maintained.

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

Staff Response: Inclusion of outdoor seating within the courtyard will comply with this requirement.

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

Staff Response: The applicant is not proposing any windscreens, heaters, or new exterior lighting.

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

Staff Response: Use Permit approval allows for the full-line restaurant to operate seven days a week, 11:30 AM – 8:00 PM Monday through Friday, and 10:00 AM – 8:00 PM Saturday and Sunday. These hours do not create negative impacts on uses in the vicinity.

Grease Interceptor

The City of Carmel-by-the-Sea Policy 2022-01 states a preference for grease interceptors to be located on private property; the VIN Kitchen grease interceptor is presently proposed to be located within the kitchen space. If the site design changes, and the interceptor is instead proposed to be located in the public right-of-way, the applicant shall apply for and obtain a permanent encroachment permit. Special Condition No. 31 has been added to ensure the project meets state, county, and local regulations for grease interceptors.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 exemptions include the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project consists of establishing a full-line restaurant with 26 interior seats and 13 exterior seats for a total of 39 seats as part of a commercial restaurant operation. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Site Photographs
Attachment 3 - Written Statement
Attachment 4 - Menus
Attachment 5 - Project Plans
Attachment 6 - Use Permit 01-01, Jack London's, now Cultura
Attachment 7 - Business License 16-314, Cultura
Attachment 8 - Public Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A USE PERMIT (UP 24-077) AND ASSOCIATED DESIGN REVIEW (DR 24-150) FOR THE ESTABLISHMENT OF A FULL-LINE RESTAURANT WITH ANCILLARY WINE SALES USE AND RELATED EXTERIOR MODIFICATIONS LOCATED ON DOLORES STREET 2 NORTHWEST OF 6TH AVENUE IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT
APN: 010-138-020

WHEREAS, architect Lance Anderson ("Applicant") on behalf of property owner Su Vecino Court LP submitted an application requesting approval of a Use Permit application "UP 24-077, VIN Kitchen" and Design Review application "DR 24-150" described herein ("Application"); and

WHEREAS, the project is located on Dolores Street 2 NW of 6th Avenue (Block: 55, Lot: 13, 15) in the Central Commercial (CC) Zoning District; and

WHEREAS, the Applicant is requesting to establish a new Full-Line Restaurant with ancillary wines sales use, which in accordance with Chapter 17.14.030 (Land Use Regulations) of the Carmel Municipal Code, requires a Use Permit approved by the Planning Commission; and

WHEREAS, the Applicant is requesting approval of exterior modifications – specifically, outdoor seating, kitchen roof hood, select areas of frosted glass window film, and a new brick sidewalk – which require Design Review approval; and

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

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

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

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

WHEREAS, a notice of the public hearing was published on May 31, 2024 in compliance with State law (California Government Code 65091), mailed to all property owners within a 300-foot radius of the project site, posted at the project site by the Applicant, and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on June 12, 2024, 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 Use Permit and Design Review application; and

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

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

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

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

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC 17.64.010 General Findings Required for All Use Permits	YES	NO
1. The proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	

6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits		
1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

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

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve a Use Permit application (UP 24-077 and DR 24-150, VIN Kitchen) to establish a new Full-Line Restaurant with ancillary wine sales use and associated exterior modifications located on Dolores Street 2 northwest of 6th Avenue subject to the Conditions of Approval below:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Use Permit (UP 24-077, VIN Kitchen) and Design Review (DR 24-150) authorizes the establishment of a new Full-Line Restaurant with ancillary wine sales use in a 1,596 square-foot commercial tenant space and associated exterior modifications located on Dolores Street 2 northwest of 6th Avenue in the Central Commercial (CC) Zoning District as depicted in the application materials and the project plans prepared by Thomas Bateman Hood Architecture dated June 3, 2024, stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✓

2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the Central Commercial 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 use permit approval shall be valid for a period of 6 months from the date of final action unless an active building permit has been issued and maintained for any proposed construction (CMC 17.52.170.B.2). This commercial design review approval shall be valid for a period of 18 months from the date of final action unless an active building permit has been issued and maintained for any proposed construction (CMC 17.52.170.B.1). An extension to this approval may be granted consistent with Condition of Approval #5.	✓
4.	**Business License.** The applicant shall obtain a business license.	✓
5.	**Permit Extension.** The Planning Commission may grant one extension for approvals originally subject to a public hearing. A request to extend the permit approval must be submitted in writing and the appropriate fees paid prior to expiration of the permit.	✓
6.	**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.	✓
7.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓

8.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
9.	**Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to initiation of this use permit and shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	SPECIAL CONDITIONS	
10.	**Number of Seats.** This Use Permit approval allows for up to 26 interior seats of which no more than 20% (5 seats) may be located at the bar, and 13 exterior seats.	✓
11.	**Hours of Operation.** This Use Permit approval allows for the full-line restaurant to operate seven days a week, 11:30 AM – 8:00 PM Monday through Friday, and 10:00 AM – 8:00 PM Saturday and Sunday.	✓
12.	**Outdoor Seating Location.** The outdoor seating shall be located immediately adjacent to the northern building wall to maintain a clear path of travel through the courtyard without impeding or interfering pedestrian access.	✓
13.	**Alcohol Sales.** Any sale of alcoholic beverages shall be subordinate to this primary use.	✓
14.	**Prohibitions.** Drive-in, formula, and fast food establishments are prohibited.	✓
15.	**Alcohol Service.** Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.	✓
16.	**Menus.** Customers shall be provided with individual menus while seated at a table or counter.	✓
17.	**Maximum Occupancy.** The maximum seating capacity shall not exceed the standards in the California Building and Fire Codes, the number of seats approved by the Use Permit, or the number of seats permitted by the Monterey Peninsula Water Management District based on water use, whichever is less. In addition to the maximum occupant load, the seating capacity shall be posted on the premises.	✓
18.	**Off-Site Consumption of Food.** Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.	✓

19.	**Trash Storage.** Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department. If adequate onsite facilities are not provided, property owner shall record an easement securing access to the trash storage area on adjacent APN 010-138-010 or apply for, obtain, and record a lot merger of the subject property (APN 010-138-020) and the neighboring property (APN 010-138-010).	✓
20.	**Restrooms.** At least one restroom shall be available for use by both sexes within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location, and accessibility standards, and shall be available for use by both the employees and patrons of the business.	✓
21.	**Prohibited Food Packaging.** Except as provided in CMC 8.68.070, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers, or otherwise use in its business any CFC-processed food packaging or polystyrene food packaging. Restaurants shall retain each supplier's written statement for 12 months from the date of receipt of any food packaging from that supplier.	✓
22.	**Disposable Food Packaging.** All restaurants within the City of Carmel-by-the-Sea utilizing disposable food packaging shall exclusively use biodegradable/ compostable or recyclable products. Each restaurant shall maintain written records as detailed in CMC 8.68.030(A)(2) and (3) evidencing its compliance with this section.	✓
23.	**Single-Use Beverage Straws.** Restaurants shall provide single-use beverage straws only when requested by a customer. Restaurants shall provide single-use disposable to-go utensils only when requested by a customer.	✓
24.	**Disposable Food Service Ware.** All restaurants utilizing any disposable food service ware shall use biodegradable/compostable or recyclable products. Compostable products must be ASTM-certified.	✓
25.	**Nonfood Merchandise.** The sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use. Display of non-food merchandise shall be located in the 140-square-foot hallway area.	✓
26.	**Exterior Modifications.** This approval authorizes exterior modifications to the building as depicted on the plans associated with Design Review application DR 24-150 (VIN Kitchen), drawn by Thomas Bateman Hood Architecture, dated June 3, 2024. Exterior modifications include: installation of a kitchen hood with stucco shroud; application of frosted glass film to select areas; and replacement of concrete sidewalk with red brick.	✓
27.	**Signage.** A separate Sign application shall be submitted for review and approval by the Community Planning and Building Department.	✓

28.	**Exterior Lighting.** No exterior lighting is approved under this application. The business owner (and subsequent business owners operating under this use permit) may work with Community Planning and Building Department Staff to identify appropriate lighting to be placed on individual tables, or may apply for a separate Design Review Application for the installation of permanent lighting.	✓
29.	**Courtyard Heating.** No courtyard heating is approved under this application. Outdoor seating heating may be provided by use of existing gas firepit installations. No electric heater shall be installed without appropriate approval from the Community Planning and Building Department.	✓
30.	**Licensing and Inspections.** Prior to commencement of business operation, the applicant/business owner shall be responsible for obtaining all required licenses, including a City of Carmel-by-the-Sea Business License, ABC License, and approvals from the Monterey County Health Department.	✓
31.	**Grease Interceptor.** The grease interceptor shall meet state, county, and local (City of Carmel-by-the-Sea Policy 2022-01) regulations for grease interceptors.	✓
32.	**Water Permit.** The applicant shall obtain a water permit for the associated use and permitted seating capacity prior to issuance of building permit.	✓

Acknowledgement and acceptance of conditions of approval.

Applicant Signature Printed Name Date

Property Owner Signature Printed Name Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of June 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary



Su Vecino Court, looking west from Dolores Street sidewalk. Project site at image left.



North elevation of project site, looking southwest.



South elevation (image left) and east façade (image right), looking northwest from Dolores Street sidewalk.



Façade entry doors, looking west.



Roof of subject site, looking southeast to residential unit directly south.



Roof of subject site, adjacent to neighboring two-story building, looking southwest.



View of south elevation (image right), looking west.



View of stairs rising to second story of adjacent building, with ground-level rear (west) alley below, view looking south.

UP 24077 and DR 24150 (VIN Kitchen)
Site Photographs



Rear (west) alley, looking south.

VIN Wine & Kitchen

The mission of VIN Wine and Kitchen (VIN) is to bring a curated food and wine experience to Carmel by the Sea, in the form of a small bistro style restaurant located in Su Vecino Court on Dolores between 5th and 6th. As a sister business to VIN Wine Bar + Bottle Boutique, located in the Crossroads in Carmel, VIN will focus on a casual but educational approach to the culinary magic of pairing wine with food. The concept, born from the demand of our local clientele to bring a larger food element to the existing business, will focus on an experience to benefit both visitors and locals, in a relaxed coastal interior setting, and the beautiful private Su Vecino courtyard.

The Details:

- MPWMD Water Credits are pre-approved for a minimum of 26 interior seats, and 13 exterior seats. 5 of the interior seats as bar seating.
    - (Note ongoing discussions continue with MPWMD to determine the validity of additional water credits which may result in a max 30 interior seat restaurant)
- VIN will operate a full line kitchen and apply to the ABC for a 41 /20 liquor license (beer/wine only). VIN will not sell distilled spirits.
- Preliminary Layout of the 1596 total interior square footage includes a full kitchen & storage, in approximately 520 sqft of the space, a 56 sqft ADA all-gender bathroom, 140 sqft of hallway/display area, and 880 sqft of dining area. (please see attached drawing)
    - Note seating plan in current layout leaves space for 4 additional seats (two 2-seater tables) in the 'Bistro dining area', based on the potential to add additional seats. If these seats do not come to fruition, the booth layout in the 'main dining area' will be reduced and redesigned to allow for additional seats in the Bistro room.
- The last use of the space was Bennett Sculpture gallery, and to accommodate the kitchen requirements, the project will require a grease trap and associated plumbing, a roof or wall mounted exhaust hood, the extension of natural gas and water lines to this space within the building/lot, and it is assumed the change in use case will trigger the requirement for fire sprinklers.
- VIN will have full line kitchen serving an All-Day menu, with additions during lunch and dinner services. A weekend (and holiday) champagne and seafood brunch is also planned. (Please see attached sample menus).
    - VIN would like to explore the approval to have live music during brunch (eg a jazz brunch), and potentially for other special events.
- Ancilary to the restaurant, VIN will also sell unopened bottles to go, within the allowances of the ABC 41 / 20 license, wine accessories (VIN's signature custom wine glasses, decanters and other accessories), wine baskets, carriers, etc. Display of this merchandise to be located in the 140 sqft hallway – please see drawing
- VIN is planning to be open 7 days a week, with preliminary hours of 11:30 AM – 10:00 PM Monday through Wednesday, Thursday and Fridays from 11:30 AM – 11:00 PM, Saturdays from 10:00 AM – 11:00 PM, and Sundays 10:00 AM – 10:00 PM. Holiday hours and special event hours may vary.

VIN KITCHEN ALL DAY MENU

SMALL BITES:

Snack trio: Warm Spiced Nuts, Warm Kettle Chips, Warm Cured Olives

French Baguette with Whipped Herb Butter

VIN's Air Fried Goat Cheese Balls with Local Honey

Polpetti in Marinara with Shaved Pecorino & Basil

Beet & Arugula Salad with VIN Goat Cheese Balls

Comte Frites with Saffron Aioli

Trio of Deviled Eggs

Tater Tots & Caviar

Pomme Frites with VIN sauce trio

The Cheese Trolly / Chariot de Fromages

Choose 3-5 cheeses from our carefully curated seasonal cheese selection.

Served with crackers, nuts, pickled vegetables, jams & honey.

Charcuterie

Choose 3 or 5 meats from our carefully curated seasonal cheese selection.

Served with pickled vegetables, house mustard sauce, French baguette

PINSA (Roman style pizza)

Buffala Mozzarella, Tomato and Basil

Bianco, White sauce, Mozzarella (add Prosciutto and Arugula)

Ricotta, Zucchini, Cherry Tomatoes and Balsamic Drizzle

Coppa, Onion, Pecorino

BIG BITES

Ceaser Salad (add chicken or shrimp)

Seasonal Tart served with Green Salad

The VIN Burger

The VIN Veggie Burger

Croque Monsieur / Croque Madame

Soup Du Jour

SOMETHING SWEET

VIN house Zabaglione

Flourless Chocolate Torte

NY Cheesecake

Seasonal Crumble with Creme Fraiche

Olive Oil, Sea Salt, Vanilla Ice Cream (if you know you know)

VIN KITCHEN DINNER ADDITIONS (5:00 – 9:00)

Gambas al Ajillo

House Made Gnocchi in sage brown butter sauce

Fresh Baked Dungeness Crab Cake with frisée salad

Croque Coq au Vin

Weekly Pasta Special (eg Pea & Mint Ravioli)

Weekly Fish Special (eg Pan Seared Halibut Meuniere)

Weekly Meat Special (eg Roasted Pok Loin in Wine Gravy)

Weekly Vegetarian Special (eg Hot Nicoise Salad)

BEVERAGES

Wine by the bottle / glass / pairing

Wine based Cocktails

Non-alcoholic Cocktails

Bottled Beer and Seltzer

(Non-alcoholic selections available)

Bottled still and sparkling water

Bottled sodas

Fresh Juices (Brunch)

Iced Tea

French Press coffee Service

Selection of Tea - English Breakfast, Mint, Chamomile.

VIN KITCHEN WEEKEND BRUNCH (10:00am – 2:30 pm)

TO SHARE:

Trio of Deviled Eggs

VIN's Air Fried Goat Cheese Balls with Local Honey

Tater Tots & Caviar

Pomme Frites with VIN sauce trio

THE CHEESE TROLLY / CHARIOT de FROMAGES

Choose 3-5 cheeses from our carefully curated seasonal cheese selection.

Served with crackers, nuts, pickled vegetables, jams & honey.

FROM THE SEA

Seasonal Raw Oyster selection (1/2 or full dozen)

Caviar Blinis with Crème Fraiche.

The VIN Seafood Tower (Petite 2 or Grande 3 tier)

(shrimp, crab, lobster, oysters, mussels, clams)

EGGS

Omelet with Caviar and Sour Cream

French Scramble with Truffle Oil

Croque Maurice

Breakfast Quiche

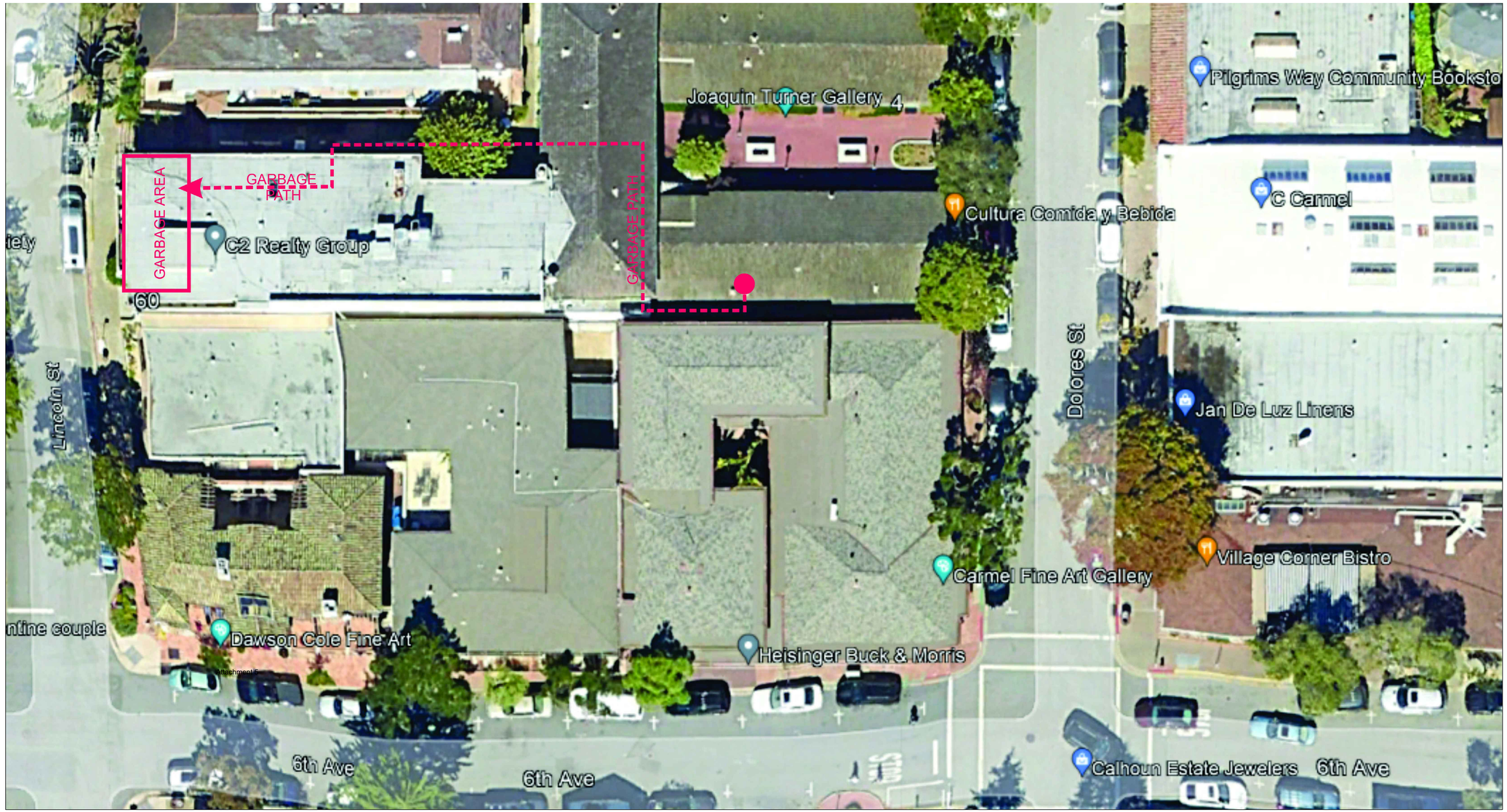
PLATES

Lemon Ricotta Pancakes

Crab or Shrimp Louis

Ceaser Salad (add chicken or shrimp)

The VIN Burger (or Veggie Burger)



SITE PLAN & GARBAGE PATH - GOOGLE EARTH SATELLITE PHOTO
NTS



EXAMPLE OF GREASE TRAP ON SIDEWALK
SAN CARLOS ST. BETWEEN 4TH & 5TH - CARMEL-BY-THE-SEA





SOUTH ELEVATION & SOUTH PROPERTY BOUNDARY



NORTH ELEVATION & ADJACENT BUILDING 2ND FLOOR

THOMAS BATEMAN HOOD ARCHITECTURE

THOMAS BATEMAN HOOD
27880 Dorris Sr.
Carmel, CA - 93923
831 - 622 - 9912
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:

VIN RESTAURANT
Su Vecino Court on Dolores Street
between 5th & 6IH
Carmel-By-The-Sea, CA - 93923

OWNER:
LANCE & ROSLYN ANDERSON

Su Vecino Court on Dolores Street
between 5th & 6IH
Carmel-By-The-Sea, CA - 93923

973 - 714 - 6266
lance@vinbarcarmel.com
roslyn@vinbarcarmel.com

REVISIONS:

△

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ARCHITECTURAL STAMP:

LICENSED ARCHITECT
THOMAS BATEMAN HOOD
NO. C19470
07/31/25
STATE OF CALIFORNIA

THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: JC

PRINT DATE: 6/3/24

DRAWING DATE: 6/3/24

PAGE TITLE:

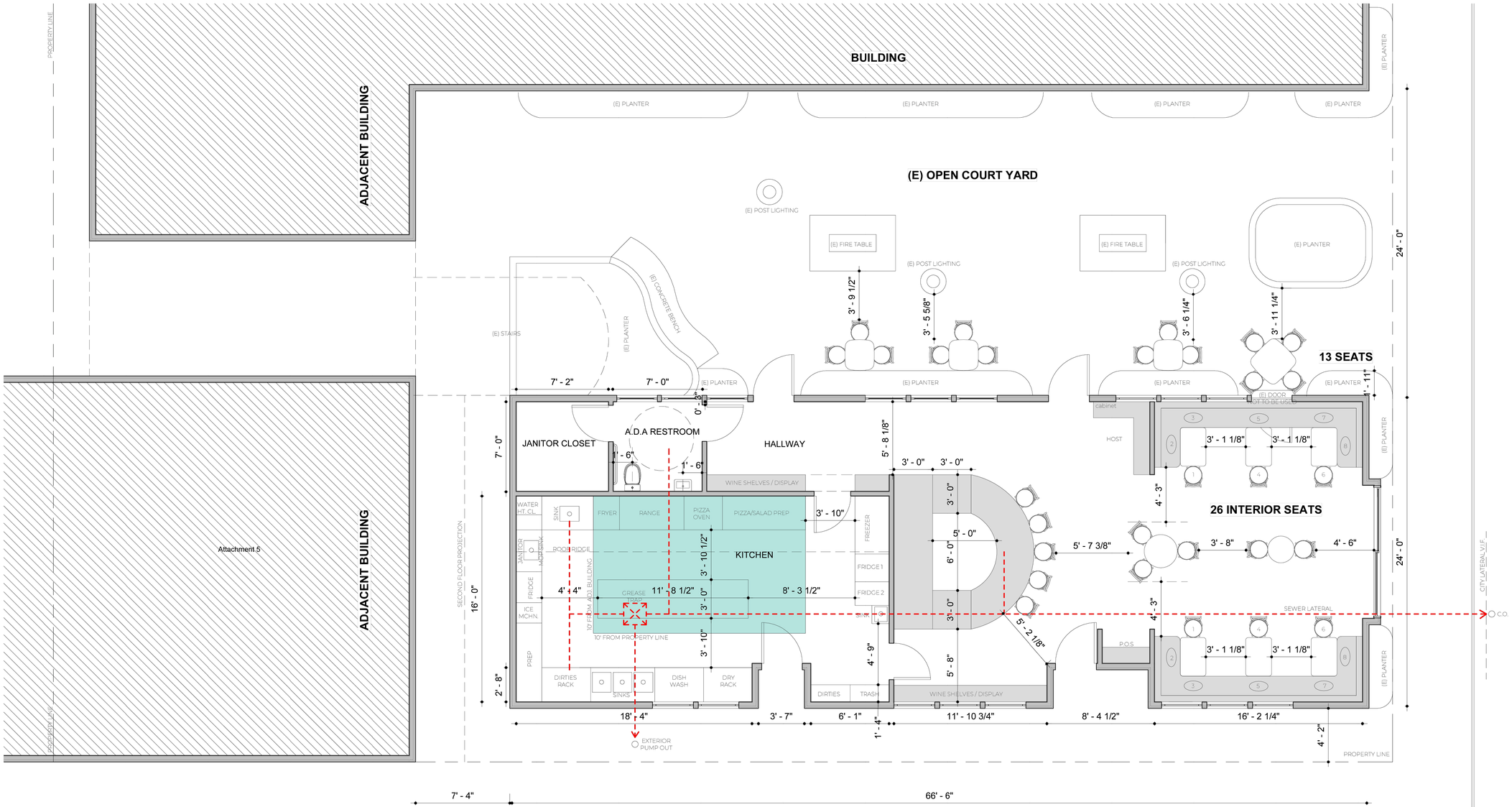
SITE PLAN & FLOOR PLAN

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

SHEET:

A1.0

01 OF 03 SHEETS



Attachment 5

SUITABLE AREA TO FOR THE HOOD EXHAUST INSTALLATION

FLOOR PLAN & LAYOUT
1/4" = 1'-0"

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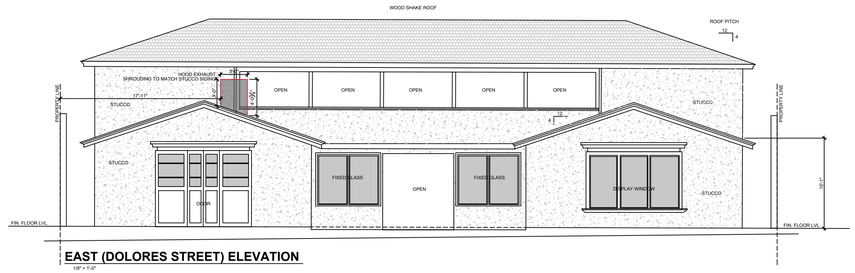
FLOOR PLAN

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

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02 OF 03 SHEETS



EAST (DOLORES STREET) ELEVATION

1/8" = 1'-0"



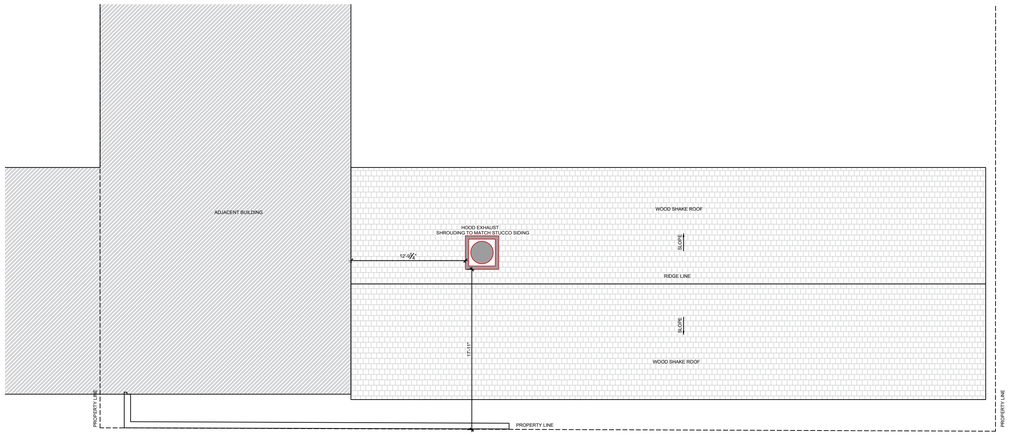
EAST (DOLORES STREET) ELEVATION - PHOTO



EAST (DOLORES STREET) ELEVATION - PHOTO

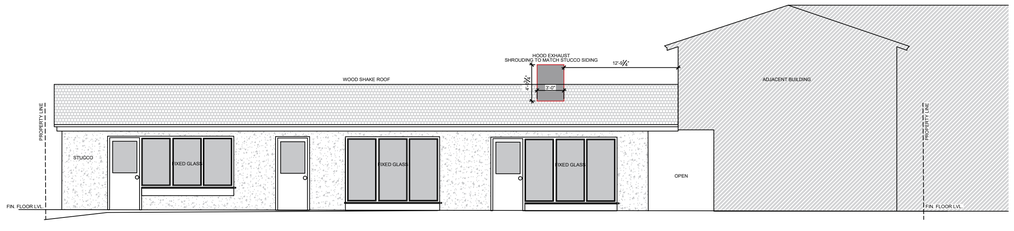


EAST (DOLORES STREET) ELEVATION - PANORAMIC PHOTO



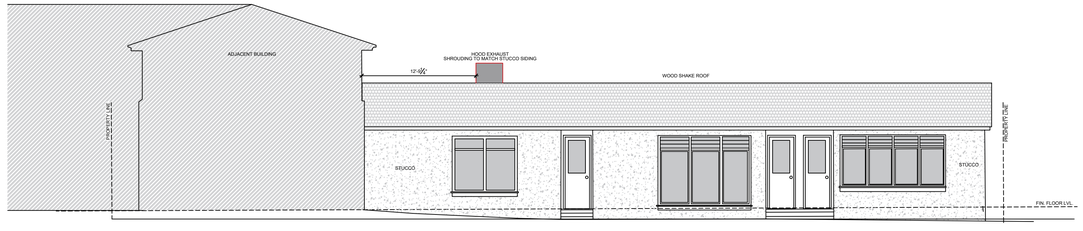
ROOF PLAN

1/8" = 1'-0"



NORTH ELEVATION THRU COURT YARD

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

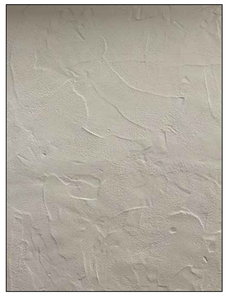
Attachment 5



NORTH ELEVATION THRU COURT YARD - PHOTO COLLAGE



SOUTH ELEVATION - PHOTO COLLAGE



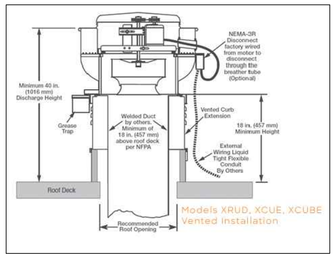
SIDING SAMPLE
HOOD EXHAUST SHROUDING TO MATCH SIDING

ACCUREX

XRUD - Direct Drive

Model XRUD galvanized/aluminum direct drive upblast centrifugal exhaust fans are specifically designed for roof or wall mounted applications. Exhaust air is upward/away from the roof/wall surface. Performance capabilities range from 60 to 6,500 cfm (102 to 11,044 m3/hr) and up to 3 in. wg (745 Pa) of static pressure. Maximum continuous operating temperature is 400°F





HOOD EXHAUST SPECS
NTS

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ARCHITECTURE

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PAGE TITLE:

ROOF PLAN, ELEVATIONS & SPECS

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

SHEET:

A1.2

03 OF 03 SHEETS

To: Carmel-by-the-Sea Planning Commission Date: June 5, 2024

C/O: Katherine Wallace, Associate Planner

Re: DR 24150 – VIN Kitchen Design Review

Location: Su Vecino Court, Dolores between 5th and 6th

VIN Kitchen Grease Interceptor: Documentation of technical infeasibility of preferred siting

To Whom it May concern,

Please see details below regarding our request for a non-preferred siting of the required grease interceptor. Note that the interceptor has been sized (75 gpm) and specified by Patrick Treanor, Engineer for CAWD, per current kitchen equipment design. This document references the Schier GB-75 grease interceptor (specifications attached).

Physical issues preventing preferred interceptor siting:

- South Side of Building:
  - Only 48” from edge of existing building to edge of property line – grease interceptor requires a minimum of 57” x 72” underground hole/chamber
- North Side of Building:
  - Although over 108 inches between building and property line exists, large mature street tree and associated roots block sewer line connecting to main line on Dolores street.
- West Side of Building:
  - Exiting to Lincoln street main sewer line; plumbing contractor (All Service Plumbing) confirmed with underground pipe locator that depth of grease interceptor would be too low and require a pump be installed. Additionally, the location of pump would need to be directly in front of Cultura restaurant main entry door.
- East Side of Building:
  - Only 24” from edge of existing building to right of way (sidewalk)

Notes on potential siting of grease interceptor in A) interior of B) right of way:

Remaining siting options are A) or B) located within the restaurant kitchen or B in right of way (sidewalk). Please find attached sample drawings for both options. Please note that the

- CAWD statement of preferred location is in right of way, although they would support an interior location with an exterior pump out access point.
- Monterey County Health Department prefers siting within right of way (outside) for sanitary purposes in maintenance/access. TBD what their requirements are for approving an internal placement.

- Applicants prefer interior location to reduce costs and to expedite project by precluding the need for City encroachment permit.

<u>If sited inside of Kitchen:</u>

- Ample floor space for ease of optimal placement of interceptor.
- Post-interceptor sewer lines (bathroom and bar sink lines) are merged inside of building floor, and therefor a single sewer line will exit the building through pre-existing door opening requiring no modifications to street side building façade, and less disturbance to the existing sidewalk
- No trees or tree root balls in way of interceptor location or location of new connection to main sewer line on Dolores.
- No Pump is required, and the majority of underground sewer lines would be located within internal building space.
- Pump-out access would be piped internally through an exterior wall on the rear South side of the building obscured from public view, while allowing ease of access.

<u>If sited in right of way (sidewalk):</u>

- Approximately 94 inches of right of way plus 24 inches on property (118” total) provides ample room for grease interceptor and for post-interceptor intersection of internal bathroom sewer line.
- Post-interceptor sewer lines (kitchen and bathroom lines) exit through pre-existing door opening requiring no modifications to street side building façade.
- No trees or tree root balls in way of interceptor location or location of new connection to main sewer line on Dolores.
- No Pump is required, and the majority of underground sewer lines would be located within internal building space.
- The existing sidewalk in this location is old concrete, and will be partially opened for water line connections regardless of final interceptor siting. Larger opening of this concrete would justify full replacement with brick, as was recently done on adjacent APN.
- Pump-out access can be installed either at ground level or attached to building façade behind existing landscaping to obscure public view, while allowing ease of access.

Based on the above, we request approval to site the grease interceptor for this project within the right of way.

Submitted by:

Lance & Anderson (Applicant)

CC: Thomas Hood Architects

Enc.

1. CAWD Email 5-20-24

2. Interceptor Location Drawing Option A – interior
3. Interceptor Location Drawing Option B - sidewalk
4. Sample drawing of exterior right of way siting of interceptor
5. Site Pics re Interceptor Location
6. GB-75 Grease Interceptor Spec Sheet
7. GB-75 Grease Interceptor Installation Guide
8. GB-75 Grease Interceptor Manual
9. GB-75 Grease Interceptor PP3 Pump Out Spec Sheet
10. GB-75 Grease Interceptor FCR2 Underground Riser Spec Sheet

$300.

Attachment 6

Mary

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

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

ACTION Approved
DATE 5-30-01

JACK LONDON'S

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

Name of Contact Person: STEVE WHITFILL, JACK HILL

Mailing Address: PO 7498

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

Property Owner's Name: NANCY MARESCO

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

Street Location: DOLORES BTWN 5TH & 6TH

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

COMMERCIAL BUSINESS

X Establish a new use permit

___ Amend an existing use permit

PROPERTY DEVELOPMENT

___ Density of 23-33 units/acre

___ Density of 34-44 units/acre

___ Master use permit

___ Subdivision

PARKING

___ On-site surface parking

___ Off-site parking

___ Underground parking

___ In-lieu parking

MISCELLANEOUS

___ Exterior display of merchandise

___ Merchandise Mart

___ Retail area < 200 square feet

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

___ Other (please describe)
Rezone

STEVE WHITFILL

SIGNATURE OF APPLICANT/CONTACT

DATE: 12/26/2000

SIGNATURE OF PROPERTY OWNER

DATE:

FOR OFFICE USE ONLY

Attachment 6

****
****

Application Received By: _____ Received Date: _____

Application Fee: _____ Receipt No: _____

Use Permit File No: _____ Publish Date _____

Posting Date: _____

Date Posting Requirements Mailed to Applicant: _____

Date Declaration Returned by Applicant: _____

Public Hearing Date: _____

Final Action Taken: _____ Date of Action: _____

Resolution No: _____

Notice of Action Mailed to Applicant: _____

Date Compliance Statement Returned: _____

Action Appealed? Yes _____ No _____

City Council Action on Appeal: _____ Date: _____

Attachment 6

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

PERMIT # _____

DATE RECEIVED _____

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

Name STEVE WHITFILL

Address PO Box 7073, Phone _____

City, State, Zip CARMEL, CA 93921

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

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

Block 55 Lots 5/6 Zone SC

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

Proposed Business Name JACK LONDONS

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

Space No. — Square Footage 3000 Number of Exits 4

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

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

Anticipated Frequency of Deliveries week DAYS

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

Anticipated Annual Water use: SAME

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

Previous Use at this Location SAME BRITANNIA ARMS

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

Signature of Applicant

12/26/2000
Date

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

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

FIRST HEARING X CONTINUED FROM:

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

SUBJECT:

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

ENVIRONMENTAL REVIEW:

Exempt (15323 and 15332)

LOCATION: ZONING:

W/s Dolores between 5th and 6th SC

ISSUES:

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

OPTIONS:

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

RECOMMENDATION:

Option #4 (Deny the application)

ATTACHMENTS:

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

STAFF CONTACT: Elizabeth Caraker, Contract Planner

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

STAFF REPORT

TO: CHAIRMAN WASKO AND PLANNING COMMISSIONERS

FROM: ELIZABETH CARAKER, CONTRACT PLANNER

DATE: 30 MAY 2001

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

I. SUMMARY RECOMMENDATION

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

II. INTRODUCTION

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

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

III. STAFF REVIEW

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

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

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

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

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

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

IV. STAFF RECOMMENDATION

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

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

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

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

FINDINGS OF FACT:

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

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

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

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

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

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

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

FINDINGS FOR DECISION:

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

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

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

4. That adequate facilities are provided on the site for the enclosed storage of trash and garbage. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public rights-of-way.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

UP 01-01 Jack London's Standard Conditions For Full Line Restaurants		
No.	**Condition**	
1.	The business shall sell a full line of prepared food and drinks using nondisposable plates, glasses and utensils for immediate consumption on the site. The business shall provide tables and chairs, table service, and shall be available to persons of all ages.	☑
2.	Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served except for the first hour and the last hour of each business day.	☑
3.	The business shall primarily be a Restaurant - Full Line with no more than 20 percent of the total number of seats at a bar or in a separate bar room. * *Existing nonconformity	☐
4.	Customers shall be provided with individual menus while seated at a table or counter.	☑
5.	Outside seating may be allowed subject to an approved design review application in accordance with the standards contained in Section 17.12.086.	☑
6.	Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house brand labeled Food Store goods such as vinegars, oils and salad dressings shall be prepackaged and sealed.	☑
7.	The sale of nonfood merchandise that is directly related to the use may be allowed when determined to be incidental to the primary use. The display of nonfood merchandise is prohibited.	☑
8.	Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.	☑
9.	At least one restroom shall be available for use by both sexes within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.	☑
10.	Maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.	☑
11.	The business shall not exhibit the characteristics of a drive-in, formula or fast food establishment as defined in Section 17.06.040.	☑

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

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

May 31, 2001

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

Dear Mr. Whitfill:

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

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

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

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

Sincerely,

Anne Morris
Planning Services Coordinator

Enclosure

BUSINESS LICENSE APPROVAL

BUSINESS NAME: Cultura

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

APPROVAL AND CONDITIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

j. At least one restroom shall be available for use by both sexes within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.

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

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

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

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

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

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

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

_____ _____

Business Owner Signature Date

_____

Business Owner Name

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

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

Nicole Cromwell
[redacted]
6/4/24

City of Carmel-by-the-Sea
Planning Department
Carmel by the Sea, CA

Dear Members of the Planning Department,

I am writing to express my enthusiastic support for Vin Kitchen's application for a permit to operate in Carmel by the Sea. As a neighboring business owner and an active member of our community, I am confident that Vin Kitchen will provide a much-needed boost to our courtyard, street, and the city at large.

Vin Kitchen, with its concept of pairing wine and light bites and tapas, will fill a unique niche in our city's dining scene. This new establishment will create a vibrant and inviting atmosphere that complements the charm of Carmel by the Sea. The success of their existing Vin Wine Bar demonstrates their dedication, hard work, and proven track record in running a thriving business.

The owners of Vin Kitchen have shown a strong commitment to our community. They have garnered the support of both the landlords and surrounding businesses, including my art gallery next door. Their willingness to invest in the complete renovation of a recently closed business site further underscores their dedication to enhancing our local environment and economy.

Moreover, Vin Kitchen's presence will have a positive ripple effect on the local economy by benefiting not only their business but also neighboring establishments. This synergy will foster a more dynamic and prosperous commercial area, contributing to the overall appeal of Carmel by the Sea as a destination for both locals and tourists.

In conclusion, Vin Kitchen is a highly beneficial addition to our community. Their innovative concept, proven business acumen, and commitment to revitalizing the local area make them an ideal candidate for the permit. I wholeheartedly support their application and believe that granting them this permit will significantly enhance our city.

Thank you for considering my perspective. Please feel free to contact me if you require any further information or clarification.

Sincerely,

Nicole Cromwell
Owner, Nicole Cromwell Gallery
Carmel by the Sea, CA

Carmel-by-the-Sea

Katherine Wallace <kwallace@ci.carmel.ca.us>
Attachment 8

VIN Kitchen

1 me age

Monica Graham Fine Art <[redacted]> Fri, Jun 7, 2024 at 2:50 PM
To: kwallace@ci.carmel.ca.us, Roslyn Anderson <[redacted]>, [redacted]

Hi Katherine

I am writing as a local business owner, on 6th Ave between Dolores and San Carlos (around the corner from the proposed VIN Kitchen space). I have had my gallery on 6th for 3 years, and before that was above the VIN space in the Su Vesuvio Court building.

My parents have lived in Carmel-by-the-Sea for 30 years, and my grandparents before that for 25 years. I too have been coming to Carmel for 50 years, so I have a deep appreciation for our area and respect for maintaining the charm and authenticity of Carmel.

I have partnered with VIN for 3+ year now profe ionally and per onally I have alway been impre ed with their bu ine acumen, knowledge of their trade, and consistant professionalism. The community immediately embraced VIN, and Roslyn and Lance, because they are friendly and knowledgeable.

Our local bu ine community will benefit tremendou ly from their propo al becau e we need more ophi ticated choice in our area As an example, I was just mentioned in the recent Goop Travel Guide What's New and Cool in Carmel-by-the-Sea. And as you can see, the restaurants mentioned are all new to our area within the past 5 years. Tourism and locals are seeking updated and chic areas to dine. The city, locals and tourists will definitely benefit from the addition of VIN in Carmel. I am 100% in favor of this proposal.

Please feel free to call me or email with any additional questions.

Warm regards,
Monica Graham

Monica Graham Fine Art
Ph: [redacted]

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

June 12, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 24017 (Newman):** Consideration of a Concept Design Study, DS 24017 (Newman), for the demolition of two cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story residence located on Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-252-020-000.

Application: DS 24017 (Newman)
APN: 010-252-020-000
Block: GG
Lot: 22
Location: Carmelo Street 3 southeast of 4th Avenue
Applicant: Holdren + Lietzke Architecture, Architect
Property Owner: NEWMAN JEFFREY R & NOELLE Q TRS

Executive Summary:

The applicant is requesting acceptance of a Concept Design Study for demolition of two existing cottages and the construction of a two-story single-family residence with attached garage. The cottage was found to be ineligible for the Carmel Historic Inventory on January 29, 2024, and no trees are proposed for removal.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the demolition of two cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District, APN 010-252-020-000.

Background and Project Description:

The project site is a 7,000-square-foot lot developed with two cottages. The cottages are 588 square feet and 607 square feet, totaling 1,195 square feet.

The applicant is proposing to demolish both cottages and redevelop the site with a 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage. The building is proposed to be finished with flagstone and cement plaster, wood doors and window trim, a wood shake roof, and oxidized stainless steel gutters and downspouts.

The project is substantially similar to Design Study DS 13-112 (Adoi, LLC), which was approved by the Planning Commission on February 11, 2014. A building permit was never issued, and the approval expired on February 12, 2015. Therefore, the proposed project—which includes design refinements to the previously approved project—requires review and approval of a new Track Two Design Study by the Planning Commission.

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

Staff Analysis:

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

Concept Design Study Finding #7 states, “The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.”

Staff Response: The city forester identified three upper canopy trees (one Monterey cypress and two Monterey pine) and seven lower canopy trees (five Coast live oak, one Pittosporum, and one Madrone) during the preliminary site assessment. The five Coast live oak and one Monterey pine (tree no. 10) are rated significant. Each of these trees will be preserved and protected during project construction. No trees are proposed for removal, and construction would be limited to areas outside of 6-foot root protection zones surrounding significant trees. The required tree density is five upper-canopy and four lower-canopy trees. Special Condition No. 1 requires the planting of two upper canopy trees to achieve the recommended tree density.

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.”

Staff Response: The largest windows and doors are on the front (west) and rear (east) elevations, where privacy impacts would be minimal. Along the south elevation closest to the property line, windows are

generally oriented toward a neighboring building wall with few windows. However, Window 32B in the primary bedroom would align with a neighbor's bay window approximately 12 feet away. Upper-level windows along the north elevation also have the potential to create privacy impacts for the adjacent property owner. As of the writing of this report, staff has not been contacted by the north neighbor.

The property to the east has a second-story balcony, which may have views across the project site toward the ocean that could be affected by development plans. As of the writing of this report, staff has not been contacted by the east neighbor.

The project would not create significant solar access issues because it is set back nearly 9 feet from both side property lines and approximately 12 feet from adjacent residences.

Views: The south neighbor has expressed concerns with the front bay window and eave blocking portions of their kitchen window (see Attachment 5). This was a point of discussion during the 2014 application review, and a compromise was reached. The applicant is reviewing the current design for consistency with that compromise. If additional adjustments need to be made, they will be reflected at final details.

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.

Concept Design Study Finding #4 states, "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."

Staff Response: The existing cottages are one- and two-story buildings with a maximum ridge height to 14'-4" and 19'-6", respectively. The proposed residence would be human scale in form, and the mass is consistent with other homes in the area. The residence would be set back 20 feet from the right-of-way and partially screened by existing trees onsite and in the right-of-way, further limiting visual impacts. Refer to Privacy and Views (above) for a discussion about potential impacts to the north, east, and south neighbors.

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

Concept Design Study Finding #3 states, "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."

Staff Response: The building form is irregular. Variations in the wall planes exist most prominently on the east (rear) and west (front) elevations. The roof pitch is 6:12 across all elevations, emphasizing simplicity, proportion with the scale of the building, and low scale.

Finish Details: Refer to Attachment 4.

Site Coverage: Carmel Municipal Code (CMC) Section 17.10.030 limits the amount of site coverage to 22

percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

Staff Response: Existing site coverage (1,188 square feet) exceeds the maximum allowable site coverage of 600 sq. ft. for a 7,000-square-foot lot. A bonus of 280 square feet is permitted if at least 50 percent of site coverage is composed of permeable or semi-permeable materials. The applicant proposes to reduce the total site coverage to 881 square feet. However, only 44% of the site coverage is composed of permeable or semi-permeable materials, meaning the project does not qualify for a site coverage bonus. Condition No. 2 requires the applicant to submit a revised plan set prior to Final Details Review demonstrating compliance with site coverage.

Public Correspondence: At the time this report was published, staff received one letter from the south neighbor (Attachment 5).

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 Project Plans 05.08.2024
Attachment 3 Colors and Materials Board
Attachment 4 South Neighbor Letter

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF TWO EXISTING RESIDENCES TOTALING 1,195 SQUARE FEET AND THE CONSTRUCTION OF A NEW 2,730-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 300-SQUARE-FOOT ATTACHED GARAGE LOCATED AT CARMELO STREET 3 SOUTHEAST OF 4TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT; APN 010-252-020.

WHEREAS, on May 8, 2024, Holdren+Lietzke Architecture ("Applicant") submitted an application on behalf of NEWMAN JEFFREY R & NOELLE Q TRS ("Owners") requesting approval of Track 2 Design Study application DS 24017 (Newman) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 7,000-square-foot lot located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District (Block GG, Lot N. 30' of 20 and all of 22); and

WHEREAS, the Applicant is requesting acceptance of a Concept Design Study for the demolition of two existing cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage; and

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

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, 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 May 31, 2024, a notice of public hearing was published in the Carmel Pine Cone for the June 12, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 2, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

WHEREAS, on June 12, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent 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. 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 will be done as part of the Final Design Study hearing; and

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

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

FINDINGS REQUIRED FOR 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. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT a Concept Design Study (DS 24017, Newman) for the demolition of two cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District, APN 010-252-020, subject to the following Conditions for Concept Acceptance:

CONDITIONS FOR CONCEPT ACCEPTANCE	
No.	

1.	Required Tree Plantings. Prior to Final Details Review, the applicant shall identify on the preliminary landscape plan the type and location of two upper canopy trees.
2.	Volume Study. Following acceptance of the Concept Design Study and prior to Final Details Review hearing, the applicant shall provide one full-size printed set of plans to the Community Planning and Building Department as part of the required Volume Study. Any changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study. The required Volumetric Study shall be successfully completed prior to scheduling the project for Final Details Review.
3.	Site Coverage. Prior to Final Details Review, the applicant shall submit for review and acceptance by the Community Planning and Building Department a revised site plan demonstrating compliance with site coverage requirements.
4.	Primary Bedroom, West Elevation. Prior to the Final Details Review, the applicant shall reevaluate the location of the west elevation of the primary bedroom to ensure that no more than 1/3 of the south neighbor's kitchen window is obstructed.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA on this 12th day of June 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary

NEWMAN RESIDENCE

ABBREVIATIONS

A.B.	ANCHOR BOLT	HDR.	HEADER
ALT.	ALTERNATE	HGR.	HANGER
APPROX.	APPROXIMATE	HORIZ	HORIZONTAL
ARCH.	ARCHITECT	INT.	INTERIOR
BD.	BOARD	JST.	JOIST
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	M. B.	MACHINE BOLT
BOT.	BOTTOM	M. I. W.	MALLEABLE IRON WASHER
BTWN.	BETWEEN	MIN.	MINIMUM
CLR.	CLEAR	N. I. C.	NOT IN CONTRACT
COL.	COLUMN	N. T. S.	NOT TO SCALE
CONC.	CONCRETE	O/	OVER
CONC. BLK.	CONCRETE BLOCK	O. C.	ON CENTER
CONN.	CONNECTION	O. H.	OVER HANG/OVER HEAD
CONST.	CONSTRUCTION	PL.	PLATE
CONT.	CONTINUOUS	P. I.	PANEL INDEX
CTR.	CENTER	P. T. D. F.	PRESSURE TREATED D.F.
CTSK.	COUNTERSINK	PLYWD.	PLYWOOD
DBL.	DOUBLE	REINF.	REINFORCING
D. F.	DOUGLAS FIR	REQ'D.	REQUIRED
DIA.	DIAMETER	RDWD.	REDWOOD
DRWG	DRAWING	S. B.	SOLID BLOCKING
(E)	EXISTING	S. O. G.	SLAB ON GRADE
E. N.	EDGE NAILING	SCHED.	SCHEDULE
EA.	EACH	SHT.	SHEET
EQ.	EQUAL	SHTG.	SHEATHING
EXP	EXPANSION	SIM.	SIMILAR
EXT.	EXTERIOR	SPECS.	SPECIFICATIONS
F. F.	FINISH FLOOR	SQ.	SQUARE
F. G.	FINISH GRADE	STD.	STANDARD
F. N.	FIELD NAILING	SYM.	SYMMETRICAL
FNDN.	FOUNDATION	T. & G.	TONGUE & GROOVE
FLR.	FLOOR	T. N.	TOE NAIL
F. O. C.	FACE OF CONCRETE	T. O. C.	TOP OF CONCRETE
F. O. M.	FACE OF MASONRY	T. O. W.	TOP OF WALL
F. O. S.	FACE OF STUD	T. S.	TUBE STEEL
FTG.	FOOTING	TYP.	TYPICAL
GA.	GAUGE	U. O. N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	VERT.	VERTICAL
G. I.	GALVANIZED IRON	W/	WITH
GLU-LAM.	GLUE LAMINATED	W/O	WITHOUT
GYPBD.	GYPSUM BOARD	W. W. M.	WELDED WIRE MESH

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
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PLUMBING & ELECTRICAL NOTES

FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:

1. SEE ELECTRICAL AND PLUMBING NOTES FOR FLOW RATE AND FLUSH CAPACITY REQUIREMENTS OF PLUMBING FIXTURES.
2. HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.
3. ALL KITCHEN AND BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTRECTION
4. ALL BEDROOM ELECTRICAL OUTLETS SHALL HAVE AFCI PROTRECTION
5. ALL ELECTRICAL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.
6. PROVIDE TWO SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.
7. PROVIDE SEPARATE BRANCH CIRCUITS AT EACH BEDROOM WITH THE REQUIRED ARC-FAULT CIRCUIT INTERUPTERS.
8. PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP IN EACH BEDROOM, HALLWAY & WHERE INDICATED.
9. SMOKE DETECTORS SHALL BE INTER-CONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS.
10. USE WATER RESISTANT GYPSUM WALL BOARD BEHND NEW TILE, SHOWER AND SINKS.
11. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.
12. UNDERGROUND ALL PLUMBING AND POWER LINES TO THE (N) RESIDENCE. ANY EXTERIOR LIGHTING SHALL BE BURIED IN CONDUIT AND INSTALLED PER CURRENT ELECTRICAL CODE REQUIREMENTS.

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.

Attachment 2

4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2007 C.B.C.)
7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
15. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOW & DOORS. FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
17. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
20. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

SPECIAL INSPECTIONS

SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.

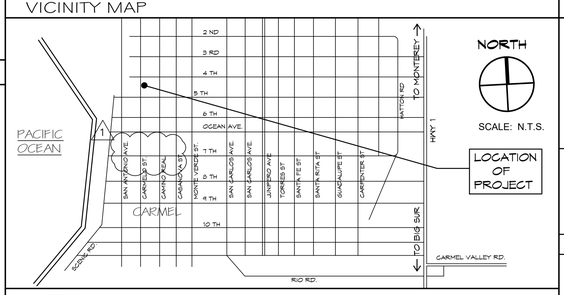
CONTRACTOR SHALL COORDINATE FORMS AND PROCEDURES WITH THE BUILDING DEPARTMENT

SPECIAL CONDITIONS

THE APPLICANT SHALL WORK WITH PLANNING STAFF AND THE CITY FORESTER ON EVALUATING OPTIONS FOR PLANTING ONE NEW UPPER-CANOPY TREE ON SITE. THE APPLICANT SHALL PLANT ONE UPPER-CANOPY TREE OF SUBSTANTIAL SIZE AND CALIBER IF DETERMINED APPROPRIATE FOR THE SITE BY THE CITY FORESTER. THE LOCATION, SIZE, AND SPECIES OF THIS TREE SHALL BE NOTED ON A REVISED LANDSCAPE PLAN, AND THIS PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION PLAN SET. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY THE TREE SHALL BE PLANTED ON SITE LOCATED APPROX. 10 FT. FROM ANY BUILDING.



VICINITY MAP



NOTES

1. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, GREEN BUILDING STANDARDS, ENERGY, HISTORICAL, AND FIRE CODES, AND ALL LOCAL AMENDMENTS OF PRESIDING CITY OR COUNTY.
2. PROTECT ALL TREES DURING CONSTRUCTION PER THE TREE PROTECTION STANDARDS OF THE CITY OF CARMEL.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185-79.
5. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 18%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES AND REGULATIONS OF THE W.W.P., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
6. WALL CONSTRUCTION SHALL COMPLY WITH CBC SECTION R602 (FOR CONVENTIONAL CONSTRUCTION).
7. NAILING TO BE IN COMPLIANCE WITH CBC TABLE R602.3.1
8. ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
9. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE CITY OR CARMEL WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

FIRE SAFETY REQUIREMENTS

1. DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
2. FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE APRINKLER SYSTEM - THE BUILDINGS AND ATTACHED GARAGE SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD.
3. SMOKE ALARMS - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UBC THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
4. ROOF CONSTRUCTION - ICBO CLASS 'A' ROOF ASSEMBLY CONSTRUCTION.

SURVEY AND GEOTECHNICAL NOTES

1. A LETTER FROM THE SURVEYOR THAT THE ROOF HEIGHT IS IN COMPLIANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE CITY OF CARMEL-BY-THE-SEA BUILDING SAFETY DIVISION PRIOR TO ROOF SHEATHING INSPECTION.
2. THE BOTTOM OF ALL EXCAVATIONS SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEERING FIRM PRIOR TO PROCESSING OR PLACING FILL. SEE GEOTECHNICAL REPORT F-100945, DATED FEBRUARY 21, 2014 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PROJECT DATA

LOT 22 AND A PORTION OF LOT 20, BLOCK GG, CARMEL CITY, MONTEREY COUNTY, CALIFORNIA
ZONING: R-1
LOT SIZE: 7,000 S.F.
GRADE AT HIGHEST RIDGE: 112'
TREE INFORMATION: NO EXISTING TREES TO BE REMOVED
OCCUPANCY GROUP:
RESIDENCE: R-3
GARAGE: U
TYPE OF CONSTRUCTION: V-B

SETBACKS
REQUIRED FRONT SETBACK = 15'-0"
PROPOSED FRONT SETBACK = 20'-3" TO GARAGE, 31'-9" TO HOUSE
REQUIRED SIDE SETBACKS = TOTAL OF 25% OF SITE WIDTH = 17'-6"
PROPOSED SIDE SETBACKS TO FINISH = 8'-9" + 8'-9" = 17'-6"
REQUIRED REAR SETBACK = 5'-0"
PROPOSED REAR SETBACK = 8'-0"

	EXISTING	PROPOSED
FLOOR AREA		
BUILDINGS		
MAIN FLOOR(S)	588 SQ. FT. 607 SQ. FT.	1,867 SQ. FT. --
LOWER FLOOR	--	563 SQ. FT.
GARAGE	--	300 SQ. FT.
TOTAL FLOOR AREA	1,195 SQ. FT.	2,730 SQ. FT.
TOTAL ALLOWABLE FLOOR AREA = 2,730 SQ. FT.		
SITE COVERAGE	IMPERMIABLE:	IMPERMIABLE:
ENTRY PORCH & STEPS	109 SQ. FT.	128 SQ. FT.
PATIOS	228 SQ. FT.	63 SQ. FT.
FIREPIT/BB-Q PATIO	--	166 SQ. FT.
STEPPING STONES	--	22 SQ. FT.
GENERATOR SLAB	--	17 SQ. FT.
SITE STONE WALLS	--	93 SQ. FT.
DRIVEWAY	555 SQ. FT.	--
WALKWAYS	297 SQ. FT.	--
	SEMI PERMIABLE:	SEMI PERMIABLE:
DRIVEWAY	--	342 SQ. FT.
SUBTOTALS SEMI PERMIABLE:	--	342 SQ. FT.
IMPERMIABLE:	1,188 SQ. FT.	489 SQ. FT.
TOTAL SITE COVERAGE	1,188 SQ. FT.	881 SQ. FT.

TOTAL ALLOWABLE IMPERMIABLE SITE COVERAGE = 601 SQ. FT. + (4% FOR DRIVEWAY) 280 SQ. FT. =
TOTAL ALLOWABLE SITE COVERAGE: 881 SQ. FT.

PROJECT TEAM

OWNER:
JEFF AND NOELLE NEWMAN
26022 ATHERTON DR
CARMEL-BY-THE-SEA, CA 93923-8904
PH: 831-601-1522

SITE ADDRESS:
CARMELO, 3 SE OF 4TH
CARMEL-BY-THE-SEA, CA 93921

ARCHITECT:
HOLDREN LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH: 831-649-6001

SURVEYOR:
POLARIS CONSULTING
P.O. BOX 1319
CARMEL VALLEY, CA 93924
PH: 831-659-9564

SOILS ENGINEER:
BEACON GEOTECHICAL, INC.
P.O. BOX 4814
PASO ROBLES, CA 93447
PH: 805-239-9451
SOILS REPORT F-100945, DATED FEB 21, 2014

STRUCTURAL ENGINEER:
UYEDA AND ASSOCIATES
2600 GARDEN ROAD, SUITE 305
MONTEREY, CA 93940
PH: 831-373-3101
CONTACT: YUTAKA UYEDA

MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD., SUITE B
CARMEL, CA 93924
PH: 831-372-8328

SHEET INDEX

ARCHITECTURAL

A1.0	COVER SHEET, PROJECT DATA
1 of 1	SITE PLAN SURVEY
A1.1	SITE / DRAINAGE PLAN
A1.2	WALL REMOVAL PLN., FLR. LEVEL MAP 1
A1.3	EXISTING AND PROPOSED STREET ELEV.
A2.1	LOWER FLOOR PLAN
A2.2	MAIN FLOOR PLAN
A2.5	ROOF PLAN
A3.0	EXISTING EXTERIOR ELEVATIONS 1
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS

LANDSCAPE

L-1	HARDSCAPE/LIGHTING/IRRIGATION & DRAINAGE PLAN

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
RENEWAL DATE SEPTEMBER 30 2025
STATE OF CALIFORNIA

COVER SHEET, PROJECT DATA

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.0

CARMELO STREET
(A CITY STREET)

AC PAVEMENT

S00°00'00"W 39.97'

S00°01'43"E 39.94'

PATIO

HOUSE

109.19 TOPW

105.04 EP

107.09 TOPW

108.71 TOPW

107.82 G

WM

109.55 CONC

ELECTRIC METER, TEL, TV

111.60 G

N89°53'34"E 99.96'

GM

3.8'

2.5'

109.62 G

FOUND 3/4" IRON PIPE LS 4986; BEARS N66°37'13"W 0.39' FROM CORNER

0.4'



Wood Fence on Top o Wood Retaning Wall, 0.5' to 4' High

105.67 EP

24" CYPRESS

106.91 TOPW

109.96 G

HOUSE

113.60 CONC

114.14 TOPW

113.61 CONC

114.31 TOPW

114.17 TOPW

115.09 G

113.53 CONC

113.71 TOEW

113.23 EP

115.35 G

119.05 G

116.16 G

2 OAKS 12"–14"

119.13 G

119.46 G

116.44 G

120.44 G

118.74 G

2 TREES 4"–6"

121.78 G

107.20 TOEW

108.33 TOPW

106.93 EP

20" PINE

12" OAK

112.03 EP

S00°00'00"W 69.96'

AC PAVEMENT

114.73 TOPW

113.62 TOEW

115.10 G

GROUND ELECTRIC, TEL, TV

118.05 CONC

118.49 G

118.05 CONC

18" OAK

117.07 CONC

117.47 TOEW

117.17 CONC

118.31 TOPW

STAIRS

DECK

STAIRS

STAIRS

HOUSE

122.22 CONC

122.59 G

123.40 TOEW

123.33 TOEW

124.08 TOPW

124.26 TOPW

122.89 CONC

123.13 CONC

123.53 G

Attachment 2 - 5321

S00°01'43"E 69.88'

107.96 TOEW

108.85 TOPW

109.94 G

111.74 G

WM

111.01 EP

108.43 EP

114.39 TOPW

112.82 TOEW

12" OAK

115.33 TOPW

113.63 TOEW

14" OAK

116.70 TOEW

117.67 TOPW

118.07 TOPW

117.22 TOEW

116.16 TOPW

118.07 TOEW

112.48 TOPW

111.06 TOEW

110.68 EP

110.75 EP

110.74 TOEW

112.17 TOPW

6" METAL PIPE OUTLET

114.22 G

116.49 G

119.43 CONC

120.22 CONC

119.54 TOPW

120.20 CONC

118.95 G

120.79 CONC

GM

123.60 CONC

123.67 CONC

123.84 TOEW

125.4 G

N89°50'49"E 99.99'

111.25 CONC

118.77 G

120.26 G

123.78 G

DECK/ CARPORT

HOUSE

8" MADRONE

36" PINE

172.72 CONC



0 5 10 15

SCALE IN FEET

LEGEND

- SET 5/8" IRON ROD TAGGED L.S.5321, UNLESS NOTED OTHERWISE
- FD. MONUMENT, AS NOTED
- TREE, TYPE, DRIP AND DIAMETER SPECIFIED
- AREA DRAIN
- WM WATER METER
- WATER FAUCET
- LIGHT FIXTURE
- SEWER SYSTEM CLEAN OUT
- SEWER SYSTEM SAFETY RELIEF VALVE
- JOINT UTILITY POLE
- GM GAS METER
- ELECTRIC BOX
- POST
- ORIGINAL LOT LINES
- FENCE LINE
- PROPERTY LINE
- LOT LINE
- EDGE OF PAVEMENT
- STONE WALL
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- BUILDING
- CONCRETE
- BRICK CHIMNEY
- FLAGSTONE AND MORTAR

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF ISSACHAR OHANA, IN AUGUST, 2013 AND UPDATED AT THE REQUEST OF HOLDREN LIETZKE ARCHITECTURE IN SEPTEMBER 2023.

DATED 9/22/2023

LYNN A. KOVACH
L.S. 5321

PROFESSIONAL LAND SURVEYOR LYNN A. KOVACH P.L.S. 5321 STATE OF CALIFORNIA

SITE SURVEY

OF

LANDS OF OHANA
BEING LOT 22 AND A PORTION OF LOT 20, BLOCK GG,
ADDITION NO. 3 TO CARMEL-BY-THE-SEA
APN 010-252-020
CITY OF CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Issachar Ohana
SURVEYED BY: POLARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924

SCALE: 1" = 5' **VIEW:** SITE **DATE:** AUGUST 13, 2013
FILE NAME: OHANA PL lot 22.DWG

LEGEND

- SET 5/8" IRON ROD TAGGED L.S.5321, UNLESS NOTED OTHERWISE
- FD. MONUMENT, AS NOTED
- UTILITY POLE
- TREE, TYPE, DRIP AND DIAMETER SPECIFIED
- AREA DRAIN
- WM WATER METER
- WATER FAUCET
- LIGHT FIXTURE
- CO DRAIN LINE CLEAN OUT
- SEWER SYSTEM SAFETY RELIEF VALVE
- JOINT POLE
- GM GAS METER
- ORIGINAL LOT LINES
- FENCE LINE
- PROPERTY LINE
- LOT LINE
- EDGE OF PAVEMENT
- STONE WALL
- GAS
- WATER
- DRAIN LINE
- (E) BUILDING
- CONCRETE
- FLAGSTONE AND MORTAR

CARMELO STREET

AC PAVEMENT

MIN. 36" ASPHALT APRON PER CITY STANDARD MAX. DRIVEWAY WIDTH 14'-0"

S00°00'00"W 39.97'

DAYLIGHT 4" DIA. MIN. BELOW GRADE PERIMETER & RUNOFF DRAINS - PROVIDE SILT TRAP FOR ALL DRAIN OUTLETS IN PUBLIC RIGHT-OF-WAY. VERIFY DRAIN DISCHARGE POINT

AC PAVEMENT

HOUSE

PATIO

15 KW GENERATOR INSTALL PER MANUFACTURE RECOMMENDATIONS

ELECTRIC METER, TEL, TV

N89°53'34"E 99.96'

NOTE: CORNERS WILL BE SURVEYED & DOCUMENTATION THAT THE HOUSE PLACEMENT IS IN COMPLIANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE CITY OF CARMEL-BY-THE-SEA BUILDING SAFETY DIVISION PRIOR TO FOUNDATION PLACEMENT

S00°01'43"E 39.94'

FOUND 3/4" IRON PIPE LS 4986 AT N66°37'13"W 0.39'

24" CYPRESS

(N) 6" Ø MONTEREY PINE

OAKS 10"-14" 1 - PER SITE ASSESMENT 10/25/13

Wood Fence on Top of Wood Retaning Wall, 0.5' to 4' High

PLANTING

F.F. = 120.0

FIRE PIT

BBQ

2 TREES 4'-6"

20" PINE

12" TREE

S00°00'00"W 39.69'

Attachment 2

12" MAX. HT. STONE YARD WALL

RELOCATE (E) GROUND ELECTRIC, TEL, TV

18" OAK

SEMI-PERMABLE SAND SET PAVER DRIVEWAY

S00°01'43"E 69.88'

12" OAK

14" OAK

(E) WALL AND STONE TO REMAIN, TYP.

NOTE: MASTER BEDROOM RAKE PROJECTION SHALL BE AT OR BEHIND ℄ OF ADJACENT VIEW WINDOW.

NOTE: THE GROUND 10'-0" FROM THE STRUCTURE IN ALL DIRECTIONS SHOULD BE SLOPED 5% MIN. AWAY FROM THE STRUCTURE. IN ALL LOCATIONS WHERE THIS CANNOT BE ACHIEVED, SUBSURFACE DRAINAGE DISCHARGING AWAY FROM BEARING SOILS SHALL BE PLACED.

LINE OF ROOF OVERHANG

RELOCATE (E) ELECTRICAL PANEL FROM THIS LOCATION

6" METAL PIPE OUTLET

N89°50'49"E 99.99'

℄ OF VIEW WINDOW

SET NAIL AND TAG ON FENCE ALONG PROPERTY LINE 1.00' AWAY FROM SE PROPERTY CORNER

8" MADRONE

36" PINE

DECK/ CARPORT

DAYLIGHT 4" DIA. MIN. BELOW GRADE PERIMETER & RUNOFF DRAINS - PROVIDE SILT TRAP FOR ALL DRAIN OUTLETS IN PUBLIC RIGHT-OF-WAY

HOUSE

SITE / DRAINAGE PLAN

SCALE: 1" = 5'-0"

0 5 10

NOTES:

1. ELEVATIONS SHOWN ARE BASED ON THE SURVEY BY POLARIS CONSULTING FOR ISSACHER OHANA DATED AUGUST 9, 2013.
2. CONTOUR INTERVAL = ONE FOOT.
3. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 2" ARE NOT SHOWN.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1"=5'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24

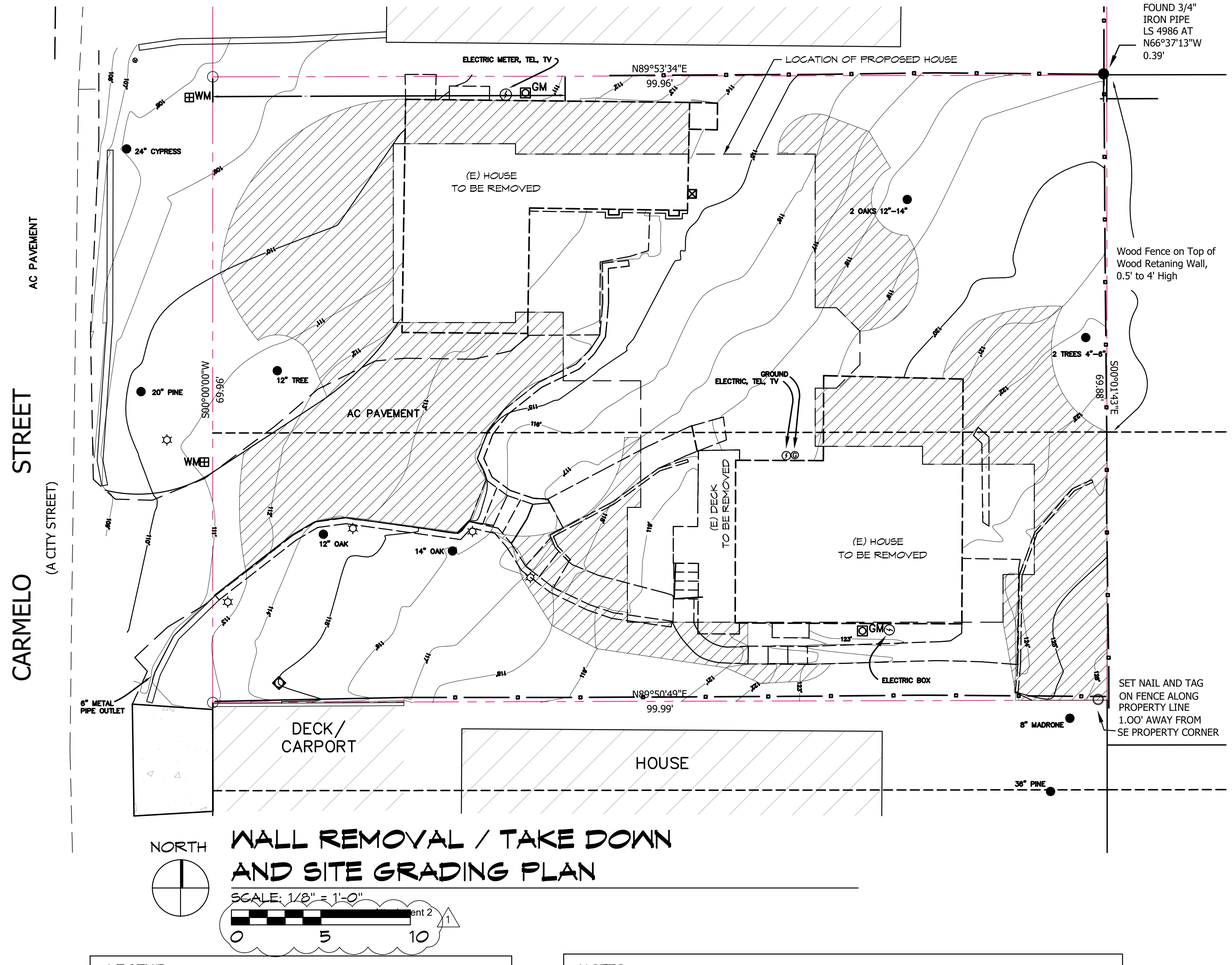
LICENSED ARCHITECT J. CRAIG HOLDREN C 12064 REN SEP 30 2025 STATE OF CALIFORNIA

SITE / DRAINAGE PLAN

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.1



NORTH

WALL REMOVAL / TAKE DOWN AND SITE GRADING PLAN

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

0 5 10

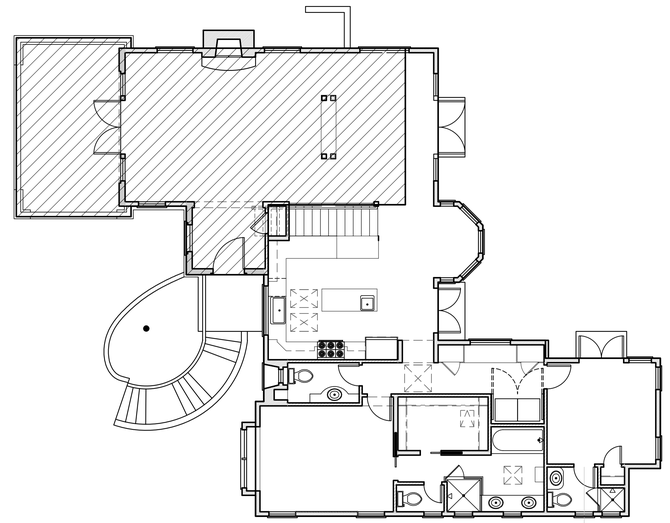
LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING PAVING/DECK TO BE REMOVED
- EXISTING FENCE/STEPS TO BE REMOVED
- AREA OF GRADING OUTSIDE FOOTINGS (LESS THAN 15 C.Y. CUT, 15 C.Y. FILL)

NOTES:
1. ALL ADDL. GRADING CUT & FILL OCCURS IN LOCATION OF NEW FOOTINGS.
2. NO GRADING OFF SITE OR IN PUBLIC RIGHT OF WAY.

EXISTING EXTERIOR STRUCTURAL WALLS PROPOSED FOR DEMOLITION, REMOVAL OR RECONSTRUCTION = 100%

MAIN FLOOR: EXISTING/DEMO - 210 LINEAR FEET



NORTH

FLOOR LEVEL MAP

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

0 5 10

LEGEND

- AREA OF MAIN LEVEL
- AREA OF LOWER LEVEL THAT IS COMPLETELY OVERLAPPED BY MAIN LEVEL (NOTE: 100% OF LOWER LEVEL IS OVERLAPPED BY FIRST LEVEL)

FLOOR AREA TABLE

MAIN FLOOR: 1,867 S.F.
LOWER FLOOR (INCLUDING GARAGE): 864 S.F.
AREA OF LOWER FLOOR THAT IS OVERLAPPED BY FIRST FLOOR: 864 S.F.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	AS_NOTED
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24

LICENSED ARCHITECT J. CRAIG HOLDREN C-12768 REN SEP 30 2025 STATE OF CALIFORNIA

WALL REMOVAL PLN., FLR. LEVEL MAP

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.2

Attachment 2



EXISTING CARMELO STREET PROFILE - WEST ELEVATION

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

0 5 10



PROPOSED CARMELO STREET PROFILE - WEST ELEVATION

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	AS_NOTED
DRAWN:	SGC
JOB NUMBER:	23.10
REVISION	
1	PLANNING COMMENT 04/10/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
Exp. Renewal Date
SEP 30 2025
STATE OF CALIFORNIA

EXISTING AND PROPOSED STREET ELEV.

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.3

INSULATION NOTES

1. ROOF INSULATION SHALL BE CIMA APPROVED BLOWN-IN CELLULOSE INSULATION BY U.S. GREENFIBER, LLC/ OR 'HMI HAMILTON MANUFACTURING, INC.' OR APPROVED EQUAL AND SHALL MEET ASTM E-119 REQUIREMENTS FOR FIRE RESISTANCE IN RESIDENTIAL INSULATION - (REQUIRES NO VENTILATION)
2. BATT INSULATION SHALL BE PROVIDED IN ALL WALLS AND UNDERFLOOR CAVITIES

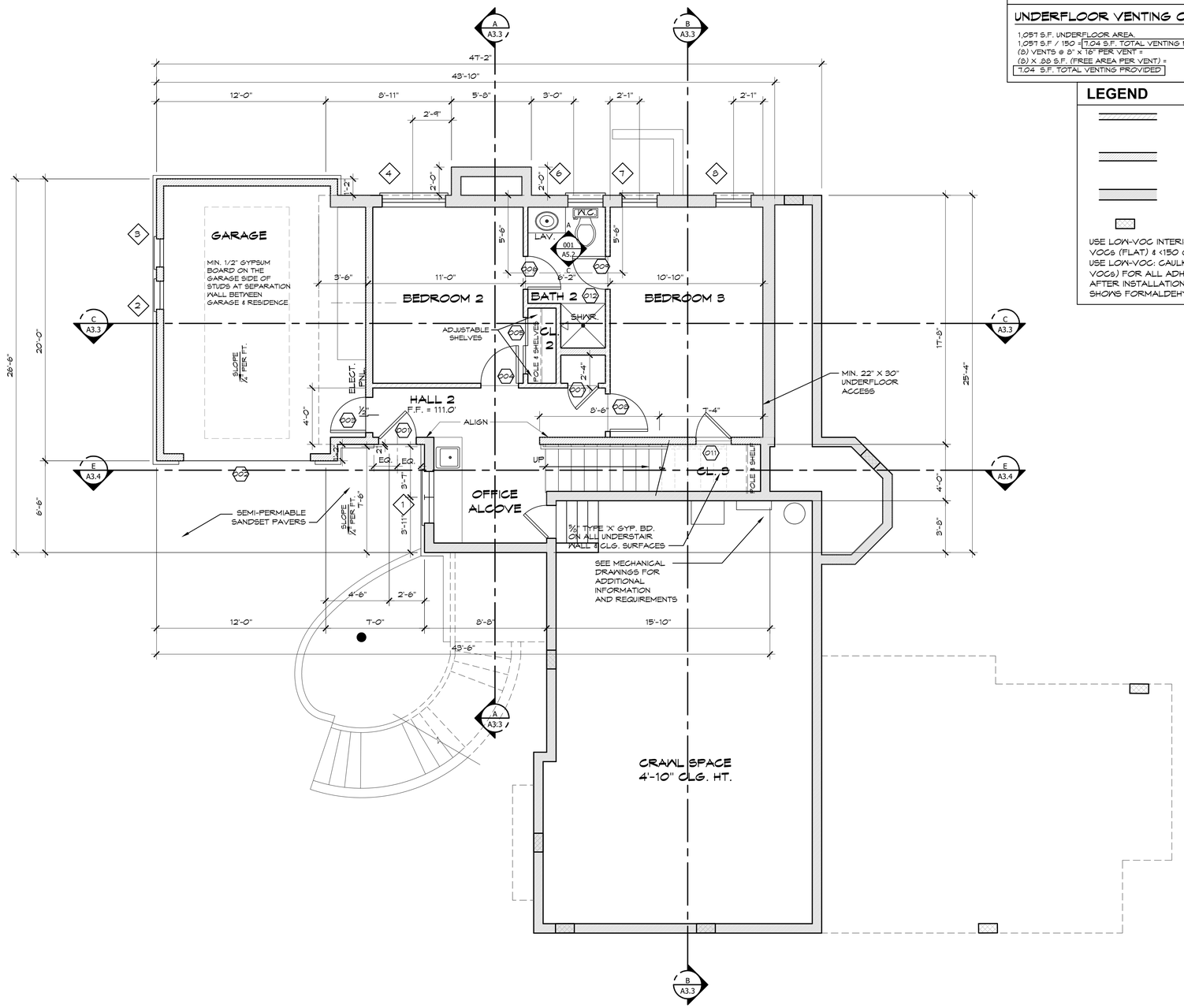
UNDERFLOOR VENTING CALCULATIONS:

1,057 S.F. UNDERFLOOR AREA.
1,057 S.F. / 150 = 7.04 S.F. TOTAL VENTING REQUIRED
(8) VENTS @ 8" x 16" PER VENT =
(8) X .88 S.F. (FREE AREA PER VENT) =
7.04 S.F. TOTAL VENTING PROVIDED

LEGEND

- (N) 2X4 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X6 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X8 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- 8"X16" UNDERFLOOR VENT (TYP. OF 8)

USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GPL VOCs (FLAT) & <150 GPL VOCs (NON-FLAT))
USE LOW-VOC CAULK & CONST. ADHESIVES (<70 GPL VOCs) FOR ALL ADHESIVES
AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR SHOWS FORMALDEHYDE LEVEL <27PPB



Attachment 2

LOWER FLOOR PLAN

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32068
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

LOWER FLOOR PLAN

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A2.1

LEGEND

(N) 2X4 STUDS @ 16" O.C. U.O.N. W/5/8" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

(N) 2X6 STUDS @ 16" O.C. U.O.N. W/5/8" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

(N) 2X8 STUDS @ 16" O.C. U.O.N. W/5/8" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GPL VOCs (FLAT) & <150 GPL VOCs (NON-FLAT))
USE LOW-VOC CAULK & CONST. ADHESIVES (<70 GPL VOCs) FOR ALL ADHESIVES
AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR SHOWS FORMALDEHYDE LEVEL <27PPB

DECK
11'-0" X 19'-0"

GREAT ROOM
23'-6" X 16'-8"

DINING
11'-0" X 16'-8"

FOYER
F.F. = 120.0

COAT CL.

BREAKFAST
8'-0" X 8'-0"

KITCHEN
18'-6" X 13'-6"

FOYER
8'-0" X 4'-6"

MASTER
15'-6" X 11'-10"

M. CLOSET
7'-4" X 6'-0"

M. BATH
16'-0" X 6'-4"

LAUNDRY

HALL 1

BEDROOM 1
12'-2" X 11'-4"

BATH 1
8'-8" X 5'-0"

CL. 1

TEMP. GL.

SLOPE 1/4" PER FT.

THRESHOLD = 1/2" MAX.

3'-0" FLAGSTONE LANDING

42" H RAIL

ENTRY STEPS - 12 RISERS TOTAL SEE SITE PLAN FOR GRADES

5'-0" MIN. LANDING

ENERGY STAR DISHWASHER

SINK

HOOD ABOVE - VENT TO EXTERIOR

STOVE

REF.

LINEN

WD

TUB/ SHWR.

SHWR.

LAV.

W.C.

18"x22" ATTIC ACCESS

NOTE: RECESS ALL ELECTRICAL AND PLUMBING CONNECTIONS IN WALL TO ALLOW FOR FLUSH INSTALLATION OF WASHER AND DRYER UNIT

NOTE: TUB/SHOWER SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE INDIV. CONTROL VALVES

MAIN FLOOR PLAN

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
RENEWAL SEP 20 2025
Renewal Date
STATE OF CALIFORNIA

MAIN FLOOR PLAN

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A2.2

Attachment 2

GENERAL ROOF DETAIL SHEET NOTES

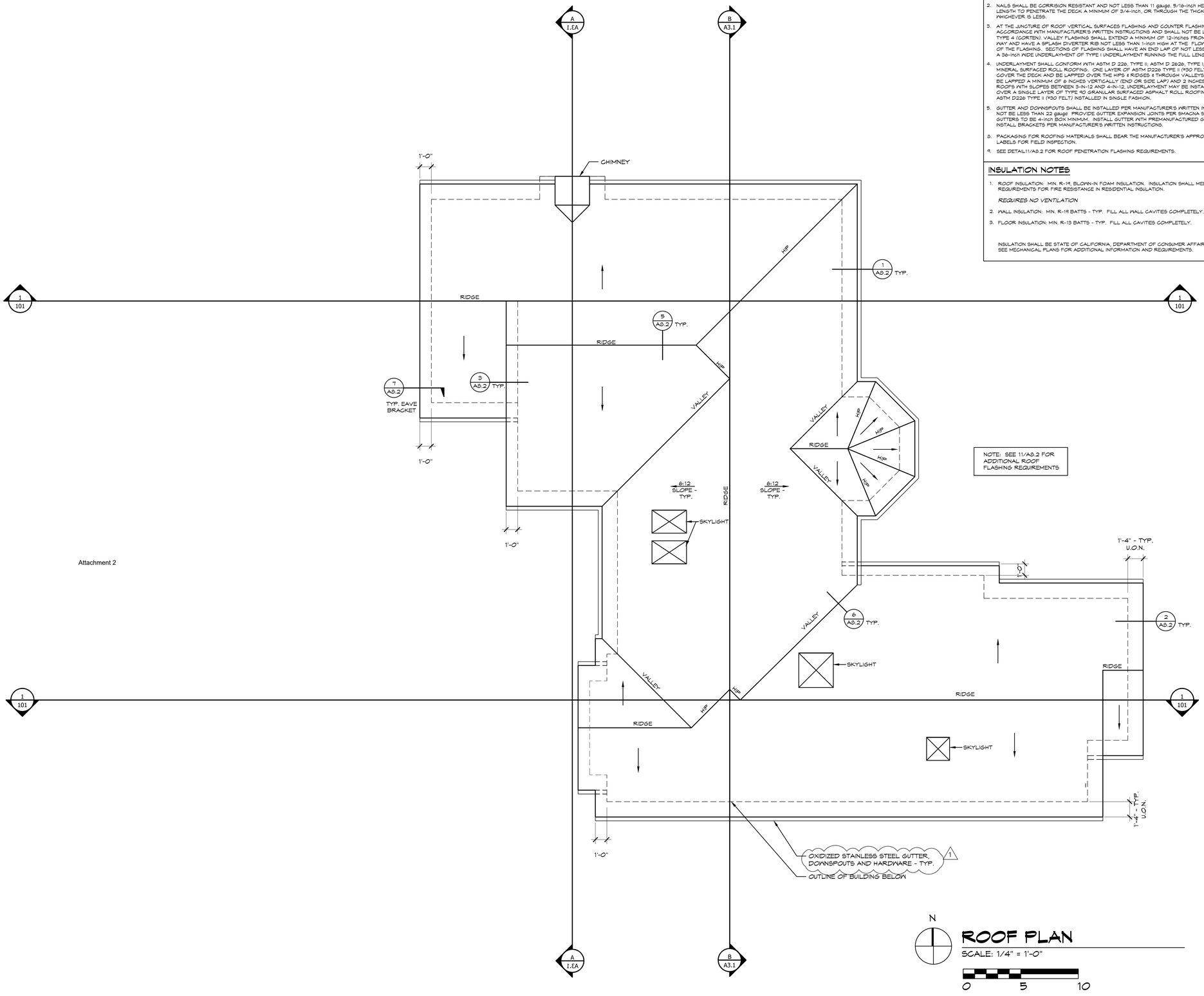
1. ROOF TILE SHALL BE TYPE 'A' FIRE-RESISTANT AND SHALL COMPLY WITH ASTM C 1492.
2. NAILS SHALL BE CORRISION RESISTANT AND NOT LESS THAN 11 gauge, 5/16-inch HEAD AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4-inch, OR THROUGH THE THICKNESS OF THE DECK WHICHEVER IS LESS.
3. AT THE JUNCTURE OF ROOF VERTICAL SURFACES FLASHING AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 22 gauge A606 TYPE 4 (CORTEN). VALLEY FLASHING SHALL EXTEND A MINIMUM OF 12-inches FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1-inch HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4-inches. PROVIDE A 36-inch WIDE UNDERLAYMENT OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY.
4. UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626, TYPE I; OR ASTM D 249 MINERAL SURFACED ROLL ROOFING. ONE LAYER OF ASTM D226 TYPE II (#30 FELT) WILL COMPLETELY COVER THE DECK AND BE LAPPED OVER THE HIPS & RIDGES & THROUGH VALLEYS. UNDERLAYMENT WILL BE LAPPED A MINIMUM OF 6 INCHES VERTICALLY (END OR SIDE LAP) AND 2 INCHES HORIZONTALLY. FOR ROOFS WITH SLOPES BETWEEN 3-IN-12 AND 4-IN-12, UNDERLAYMENT MAY BE INSTALLED AS ABOVE OR OVER A SINGLE LAYER OF TYPE 90 GRANULAR SURFACED ASPHALT ROLL ROOFING OR TWO LAYERS OF ASTM D226 TYPE II (#30 FELT) INSTALLED IN SINGLE FASHION.
5. GUTTER AND DOWNSPOUTS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 22 gauge. PROVIDE GUTTER EXPANSION JOINTS PER SMACNA SHEET METAL MANUAL. GUTTERS TO BE 4-inch BOX MINIMUM. INSTALL GUTTER WITH PREMANUFACTURED GUTTER BRACKETS, INSTALL BRACKETS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER'S APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION.
9. SEE DETAIL11/A8.2 FOR ROOF PENETRATION FLASHING REQUIREMENTS.

INSULATION NOTES

1. ROOF INSULATION: MIN. R-19, BLOWN-IN FOAM INSULATION. INSULATION SHALL MEET ASTM E-119 REQUIREMENTS FOR FIRE RESISTANCE IN RESIDENTIAL INSULATION.

   REQUIRES NO VENTILATION
2. WALL INSULATION: MIN. R-14 BATTS - TYP. FILL ALL WALL CAVITIES COMPLETELY.
3. FLOOR INSULATION: MIN. R-13 BATTS - TYP. FILL ALL CAVITIES COMPLETELY.

INSULATION SHALL BE STATE OF CALIFORNIA, DEPARTMENT OF CONSUMER AFFAIRS APPROVED. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



NOTE: SEE 11/A8.2 FOR ADDITIONAL ROOF FLASHING REQUIREMENTS

N

ROOF PLAN

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

0 5 10

Attachment 2

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1	PLANNING COMMENT 04/10/24

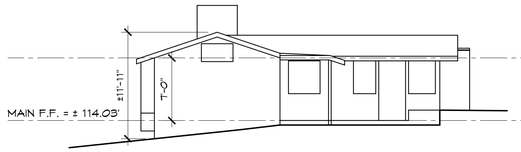
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

ROOF PLAN

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A2.5

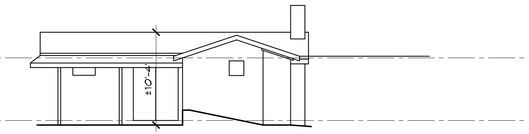
Attachment 2



SOUTH ELEVATION (HOUSE #1)

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

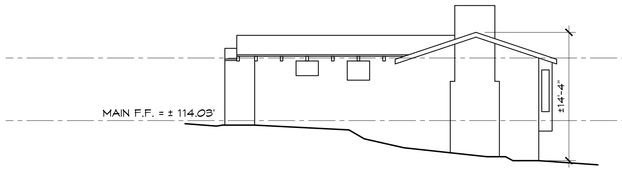
0 5 10



EAST ELEVATION (HOUSE #1)

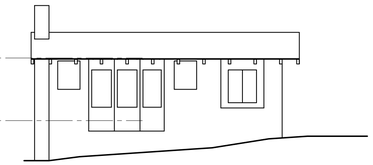
SCALE: 1/8" = 1'-0"

0 5 10



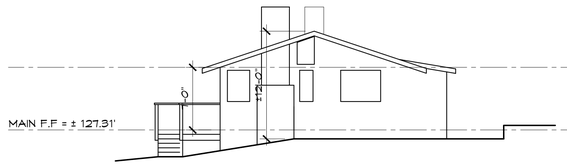
NORTH ELEVATION (HOUSE #1)

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



WEST ELEVATION (HOUSE #1)

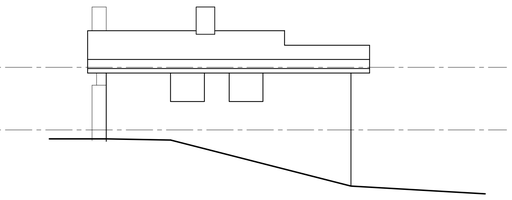
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (HOUSE #2)

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

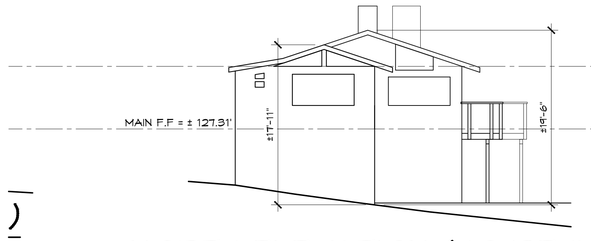
0 5 10



EAST ELEVATION (HOUSE #2)

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

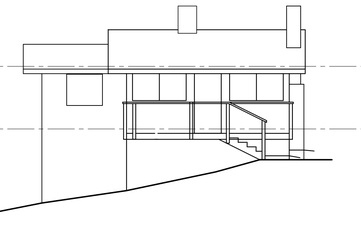
0 5 10



NORTH ELEVATION (HOUSE #2)

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

0 5 10



WEST ELEVATION (HOUSE #2)

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

0 5 10

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/8"=1'-0"
DRAWN:	SGC
JOB NUMBER:	23.10
REVISION	
1	PLANNING COMMENT 04/10/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
No. C-12268
EXP. 10 2025
STATE OF CALIFORNIA

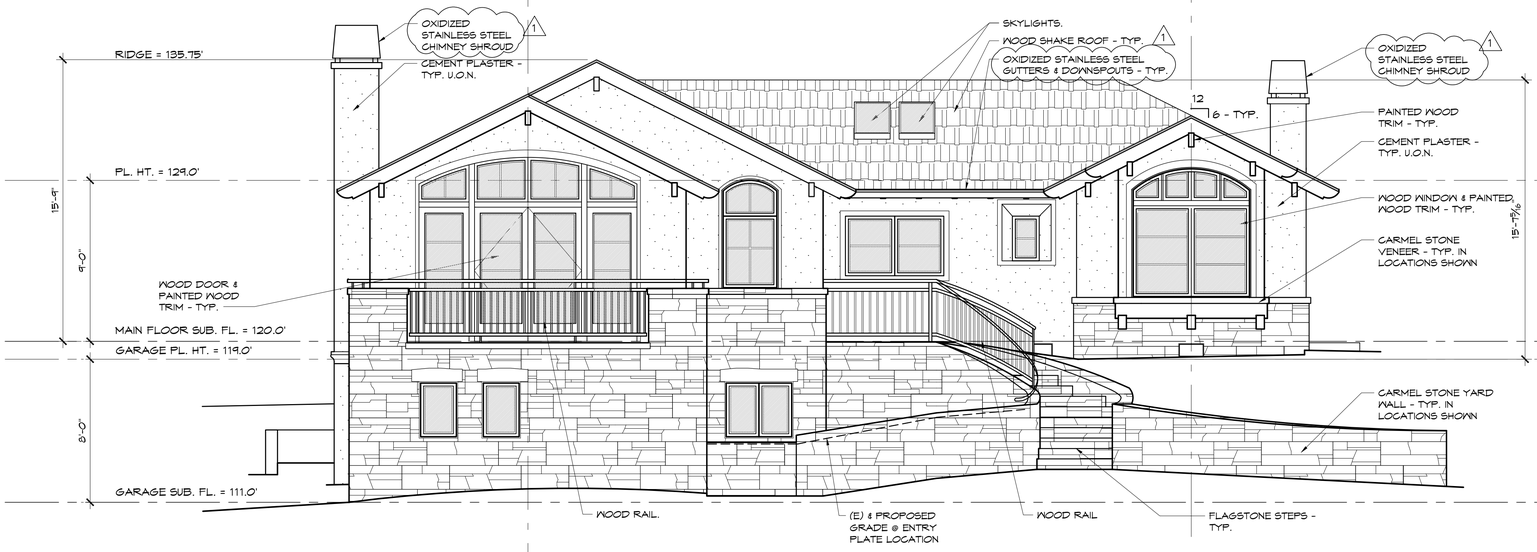
EXISTING EXTERIOR ELEVATIONS

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A3.0

1



WEST ELEVATION

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

Attachment 2



NORTH ELEVATION

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

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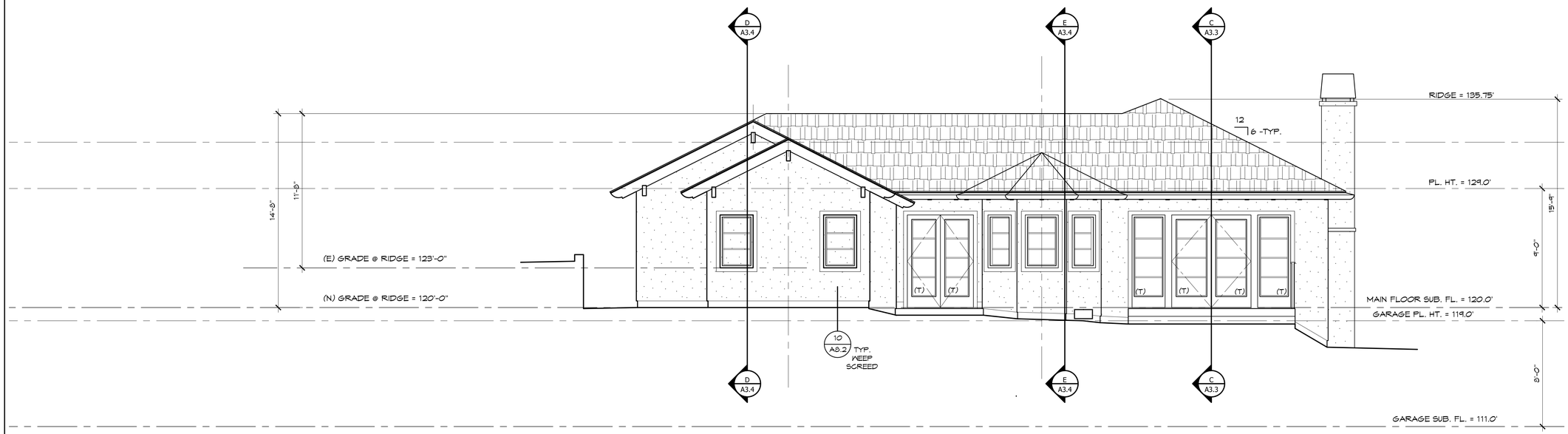
DATE:	01.17.2024
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DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-17268
Renewal Date SEP 30 2025
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

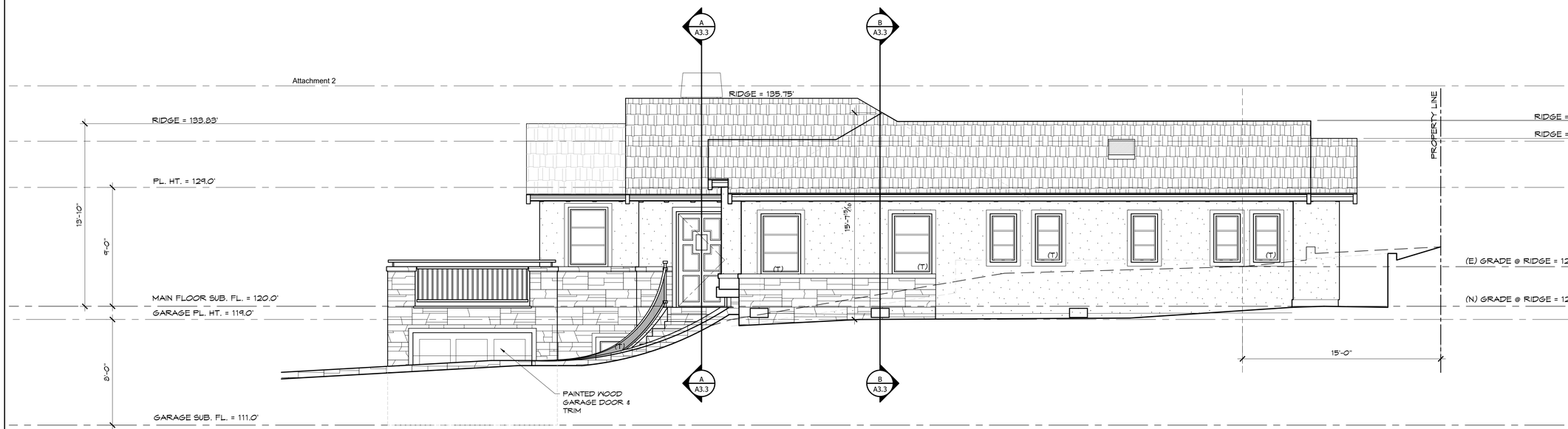
A3.1



EAST ELEVATION

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

Attachment 2



SOUTH ELEVATION

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

0 5 10

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
No. 12768
Renewal Date: SEP 30 2025
STATE OF CALIFORNIA

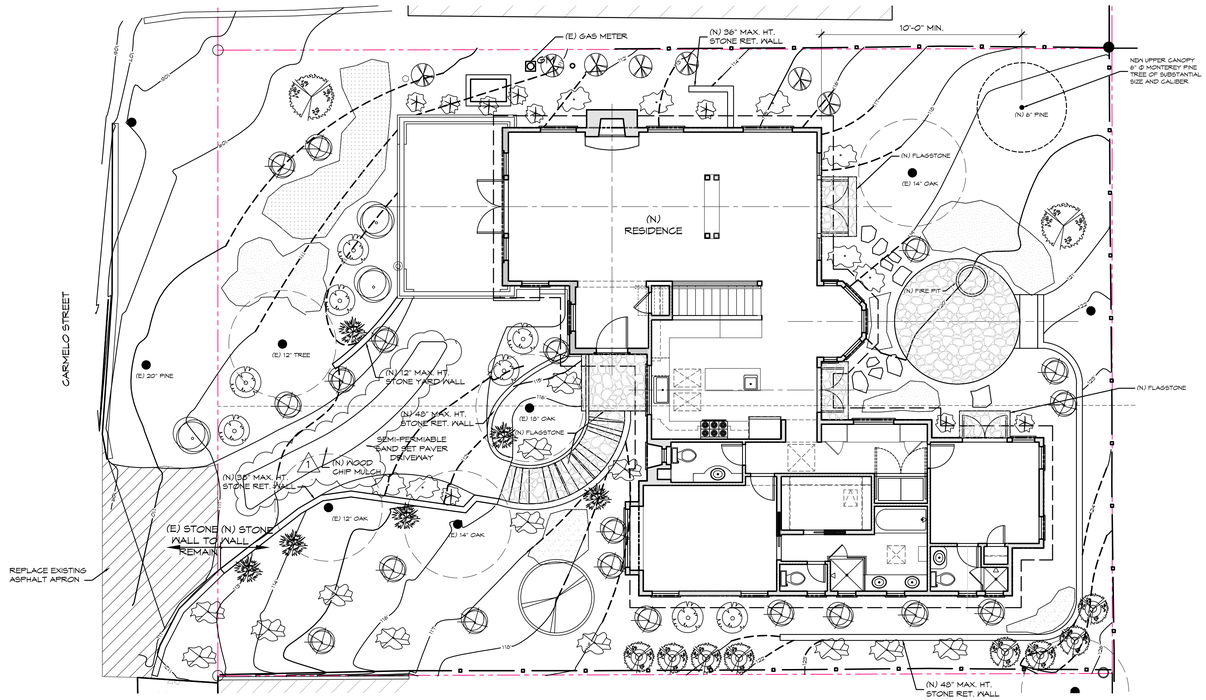
EXTERIOR ELEVATIONS

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A3.2

Attachment 2

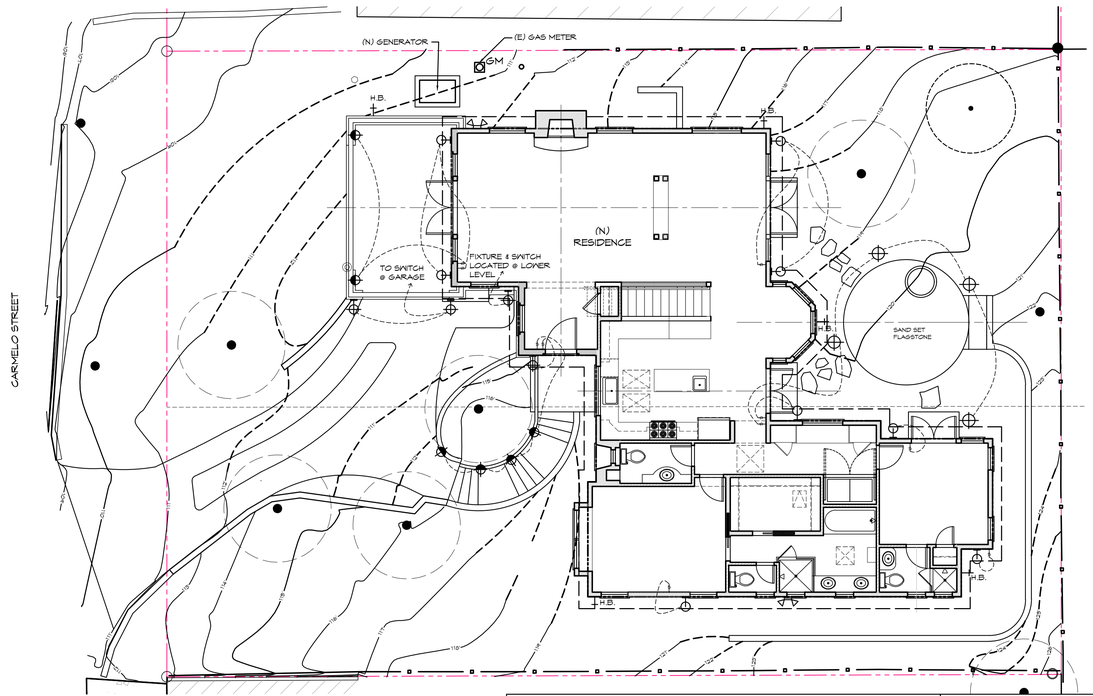


NOTE: SEE SITE PLAN, SHEET A1.1 FOR DRAINAGE INFORMATION

N

LANDSCAPE PLAN

SCALE: ⅛" = 1'-0"



N

EXTERIOR LIGHTING PLAN

SCALE: ⅛" = 1'-0"

0 5 10

NOTES

1. ALL OUTDOOR LIGHTING SHALL BE LABELED "SUITABLE FOR DAMP" OR "SUITABLE FOR WET LOCATIONS". 1
2. SEE SHEET E2.1 AND E2.2 FOR FIXTURE LOCATIONS & ADDITIONAL INFO. & REQUIREMENTS.
3. 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 BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND. ALL FIXTURES SHALL BE SHIELDED AND DOWN FACING.

LEGEND

- LANDSCAPE BOLLARD, 18" T., COPPER
- WALL SCONCE
- DOWNLIGHT
- STEP LIGHT
- MOTION SENSOR FLOOD LIGHT

PLANT LIST & SYMBOL KEY

- NEPHROLEPIS CORDIFOLIA
- VACCINUM OVATUM
- CARPENTERIA CALIFORNICA
- ROSMARINUS 'IRENE'
- RHODODENDRON
- CERCIS OCCIDENTALIS
- CAMELLIA SASANQUA 'SETSUGEKKA'
- SALVIA CLEVLANDII
- LEYMUS CONDENSATUS 'CANYON PRINCE'
- LIRIOPE MUSCARI 'SILVER DRAGON'
- GEANOTHUS 'YANKEE PT.'
- LAVANDULA SP.
- DODONEA V.

LEGEND

(4) PATH LIGHTS - 15 WATT MAX OXIDIZED STAINLESS STEEL BOLLARD 1



(3) WALL SCONCE, SHIELDED BULB, DOWNWARD LIGHT, 25 WATT MAX FROSTED GLASS
MODEL: ELK 42181/1-LED SAN GABRIEL



(7) DOWN LIGHT, 25 WATT MAX
MODEL: RESTORATION HARDWARE VINTAGE BARN SCONCE - WEATHERED ZINC



(5) STEP LIGHTS - OXIDIZED STAINLESS STEEL DOWN LT 15 WATT MAX 1



HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	VARIES
DRAWN:	~
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

LANDSCAPE & EXTERIOR LIGHTING

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

L-1

Holdren + Lietzke
Architecture

225 Cannery Row - Suite A - Monterey, CA 93940
Phone: (831) 649-6001

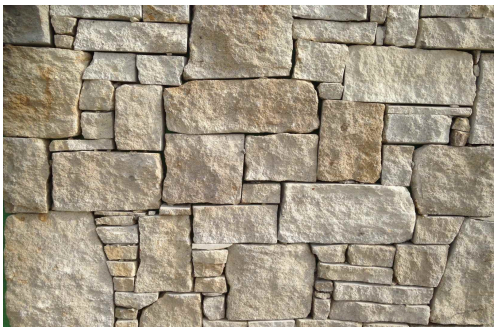
Newman Project

Carmelo Street, 3 SE of 4th
Carmel, CA
APN: 010-252-020

Stucco: 3 coat plaster stucco - Creamy, Warm Gray



Stone: “Fond DuLac” Thin veneer, Rustic Color



Windows and Doors: Sierra Pacific “Sedona” Wood



Wood trim: Ben. Moore, Desert Shadow

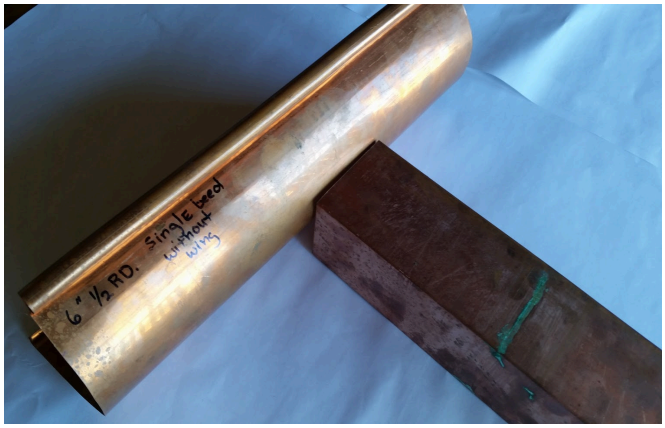


Holdren + Lietzke
Architecture

Roof: CeDUR Synthetic Shake "Walden"



Gutters & Downspouts: Oxidized stainless steel



April 28, 2024

Carmel Planning Commission

Re: Newman Residence, Carmelo 3 SE of 4th

To Whom it May Concern:

I am writing in regard to the Newman project, the proposed new house on Carmelo between Ocean Avenue and Fourth that will replace two existing cottages. Our house sits just to the south of the project. While we regret the loss of the cottages, and the open view we have long had to the north, the proposed house seems a fitting design for the lot that is sensitive to its neighbors, with attractive finishes that will suit the site.

This design was originally approved back in 2014, and remains substantially the same. However, one change to the design does affect us, and that is the addition of a window seat bump-out to the primary bedroom. Ten years ago, after the Planning Commission visited our home and concurred with our concerns, we reached a compromise with the previous applicant. The compromise was that the front of the primary bedroom would extend no farther to the west than 1/3 of the way into our kitchen window, leaving 2/3 of the window free, and the roof over that bedroom would extend no further than ½ way into our window.

That halfway point (the centerline of our window) is still noted on the current plans, alongside a note stating that "Master bedroom rake projection shall be at or behind center line of adjacent view window." But when the current plans were submitted to the planning department, that earlier design restriction was unintentionally overlooked, with the new bump-out crossing the center point of our window and the roofline extending farther than that. I have included a screenshot of the submitted plan, with the area of concern circled in red.

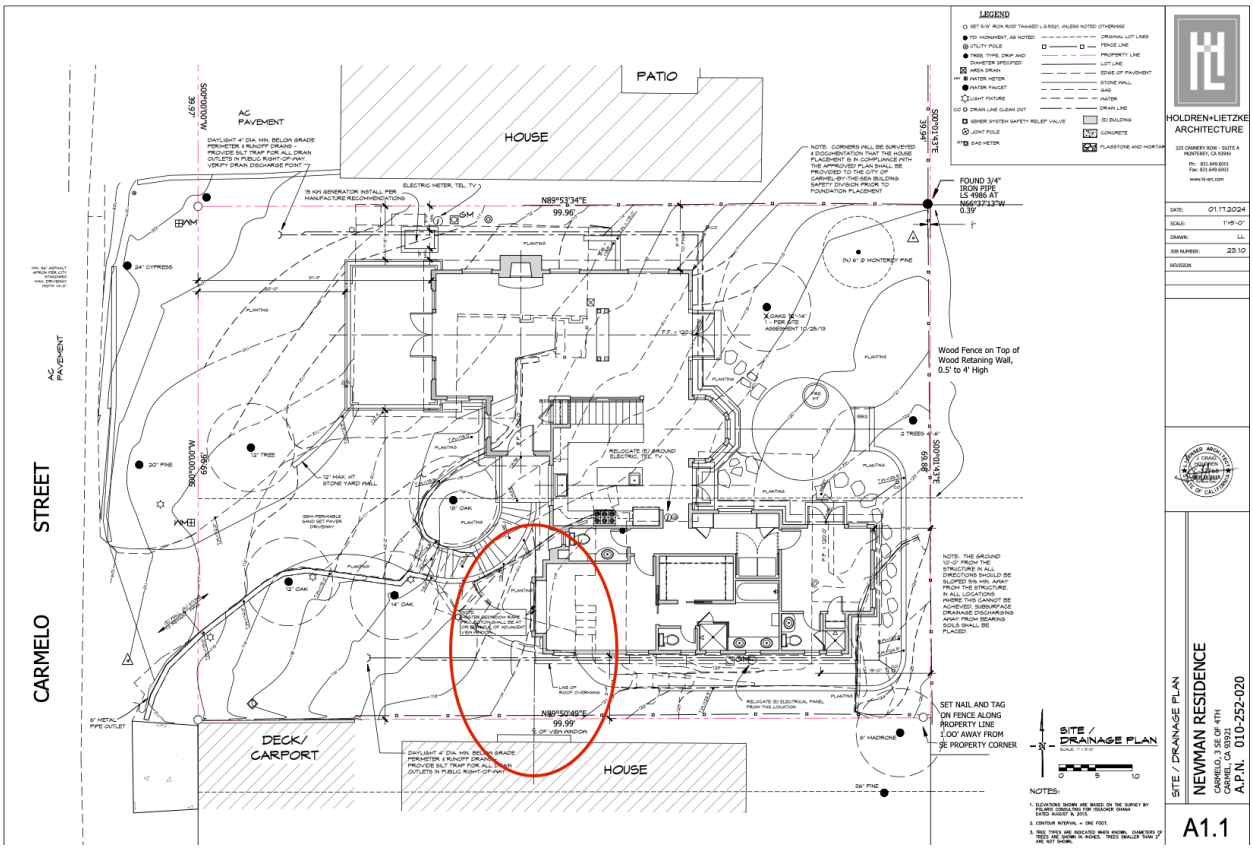
In a neighborly spirit, Noelle Newman and Craig Holdren and I met on April 5, 2024 to talk about this. They have agreed to incorporate changes that will mostly accommodate our original concerns, by lessening the depth of the window seat and making other changes to ensure that the front rake of the bedroom roof—as originally agreed—still won't cross the centerline of our window. The bump-out itself is likely to extend slightly further into our window than the 1/3 point originally agreed upon; however, it does seem like the bump-out will add needed dimension to that front bedroom wall, so that is a compromise we are willing to make.

I will likely be unable to attend the meeting when this project is discussed, but I would appreciate it if the commission takes these elements, concerns, and agreements into consideration.

Sincerely,

Linda Joan Smith

Carmelo, 7 NE Ocean linda@blueoak.com 831-917-2427



Letter below is regarding the original application:

February 6, 2014

RE: Adoi LLC Residence, Carmelo Street, 3 SE of 4th

Chair Dallas and Carmel Planning Commissioners:

I am writing in regard to the Adoi project, the new house proposed on Carmelo between Ocean Avenue and Fourth, that will replace two existing cottages. I spoke at the first hearing on this item about the impact the master bedroom wing would have on our kitchen window, which looks out to the north.

At that meeting I requested that, if possible, the Ohana's master bedroom be kept clear of the center section of our window, leaving two thirds of the window free, and the commission concurred with that proposal.

I soon realized this, however: The staking and netting we saw during the commission's visit to the site did not reflect an additional 16 inches of roof overhang, projecting to the west. In other words, the impact to our window was 16 inches worse than we had all supposed. Bad for us, but also for the applicants, because to clear the center section of our window would

now mean shifting the master bedroom wing back not just by a foot and a half, but by almost three feet.

To move or compress that side of the house by nearly a yard began to seem an unreasonable task, and one which might put the whole design in jeopardy. Because we liked so much of what was already proposed, we did not want to risk that, nor the relationship with our future neighbors.

The compromise we have agreed on with Mr. Ohana is this: that the front edge of the master bedroom roof overhang project to the west no further than the center line of our kitchen window—a fifty/fifty split. Mr. Holdren has been able to accomplish that through a combination of shifting the house back and reducing the depth of the roof overhang. We also greatly appreciate the lowering of the master bedroom roof line, as well as the reduction in the height and mass of the master bedroom chimney.

While we still regret the pending loss of the cottages, and the open view to the north we've had for so many years, we support the project in moving forward as revised. Thank you for listening to our concerns at the last meeting, and for working to satisfy the concerns of all neighbors.

All my best,

Linda Smith Bailey 831-375-3058 Linda@blueoak.com

Please note that we have not yet reviewed the completed submission nor read the staff report, and hope to address any further questions that may arise at your upcoming meeting.

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

June 12, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 22-191 (Nute) - Email dated 06-09-2024 from T. Mabry
Attachment 2: APP 23-368 (Gaya) - Email & Attachments dated 06-09-2024 from M. Talbott & M. Djokic
Attachment 3: UP 24077 & DR 24150 (VIN Kitchen) - Errata Memo dated 06-11-2024 from K. Wallace,

Assoc. Planner

---------- Forwarded message ---------
From: **Tristan Mabry** <REDACTED>
Date: Sun, Jun 9, 2024 at 11:31 AM
Subject: DS 22-191 (Nute)
To: <mwaffle@ci.carmel.ca.us>

Dear Ms. Waffle,

I am responding to a Public Notice I received about DS 22-191 (Nute). I live close to the site and have one concern that I wanted to share with the Planning Commission.

I am not actually objecting to the demolition and construction. I am concerned about traffic safety. I live on <REDACTED>. Every day, I drive on 4th Avenue, from Guadalupe Street to Carpenter Street. I then turn left onto Carpenter Street, heading north. However, just before this intersection, about a hundred feet north, there is a blind crest and cars often speed over this rise in the road. This means I (end every other driver) must be vary careful in edging out into the street (Carpenter) so that they can look north for oncoming cars.

The problem is that worker's trucks are often parked in front of this property (Block 41, Lot 19) on Carpenter, so that it is not possible to see oncoming cars without edging far out into the street, which is dangerous. There have been accidents here in the past. Note that there is a 'no parking' post in front of the property which is, I imagine, supposed to prevent exactly this from happening. But it is often ignored and trucks park there anyway.

This is a major construction project and will require many vehicles to park near the property for an extended period, which means the 'no parking' post will, in all likelihood, be ignored on occasion.

I simply ask that the owners and builders of the property are made aware of this, so that they are diligent in making sure the 'no parking' zone is respected. Otherwise, an accident might happen, and it will be their fault.

Please contact me directly in case of any questions.

Thank you for your consideration.

Sincerely,

Tristan Mabry, PhD
<REDACTED>
Carmel by the Sea, CA 93921

<REDACTED>
<REDACTED>

---------- Forwarded message ---------
From: **Michelle Djokic** <REDACTED>
Date: Sun, Jun 9, 2024 at 4:12 PM
Subject: Fwd:
To: Evan Kort <ekort@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>, Mark Talbott <<REDACTED>

Dear Evan and Brandon,

Please find our letter to the planning commission attached as well as pasted here. Also please find accompanying photographs as evidence of what is addressed in our letter. Please let us know if there is anything else needed at this time. We look forward to meeting you sometime on Tuesday at Santa 3 SE of Ocean.

Most sincerely,

Mark and Michelle

---------- Forwarded message ---------
From: **Michelle Djokic** <REDACTED>
Date: Sun, Jun 9, 2024 at 3:54 PM
Subject:
To: Mark Talbott <REDACTED>, Michelle Djokic <REDACTED>

Mark Talbott & Michelle Djokic
<REDACTED>
Carmel by the Sea

To whom it may concern, June 9, 2024

We recognize an official notice was sent out to adjacent properties of the Gaya residence in November of 2023. Unfortunately the timing of our brother David Talbott's sudden passing (age 71) within a day of his wife Anne's passing (also 71) in September of 2023 triggered a tidal wave of unexpected emotional duress for our entire family. Neither of us recalls seeing the actual notice in our mail. We invite you to read the following article to better understand the depth of this loss to our families.
https://www.nhregister.com/news/article/david-ann-talbott-died-yale-squash-18391862.php Mark is unable to attend this meeting in person as he is en route to the memorial service at Yale University this very weekend. Working full time at Stanford (squash coach) and (professional cellist) in San Francisco as well as trying

to keep everyone in our family in an ok emotional place was understandably our sole priority at the time.

During the fall period of 2023 when the story poles were first installed a neighbor explained to us that there were no options of contesting the proposed construction as it was an ADU. We were disheartened but understood from that conversation that we had no recourse. When already dealing with our grief as a family we had to pick our battles as they say. In retrospect we regret not having had the bandwidth to fully comprehend the implications.

As a squash coach and a cellist, alone we would never be able to have a property in Carmel by the Sea. We acquired the property by virtue of a trust that General Nelson Talbott (first secretary of the air force under Eisenhower) had set up for his grandchildren. Upon the passing of our father George D. Talbott stocks were distributed to each of the 23 grandchildren. We chose to use every penny to purchase Runnymede to be shared with our large families for generations in the spirit in which the gift was given. The Talbott family traces its ancestry to the knights of the round table and the fields of Runnymede thus the name. We carry a small mortgage on the property and rent it out 3 months of every year to cover the cost of the taxes and upkeep. The rest of the time it is used by family, extended family and friends.

It has been nearly a decade of treasured memories built upon meals shared, storytelling around the dining room table , birthdays, Thanksgiving, Christmas reunions. The heart of Runnymede beats in the dining area. The windows are typically wide open and carry conversations from the dining area to the lower garden. The views of Point Lobos in the distance, the light that streams in, the ocean breezes, the flowers in the window box, they all are part of why that space carries such importance to our families.

The proposed balcony:

- would be a direct violation of our right to privacy.
- completely blocks the only view of Point Lobos from the dining and living area inside of our house
- if forced to look in that direction (it's impossible not to) the proposed balcony would appear connected to the roof of the existing garage creating an unending wall
- It would be an insurmountable and inescapable imposition on any future treasured gatherings for our families in the dining area.
- It will have a direct negative impact on the investment value of our property
- It is not an essential part of the proposed ADU and therefore not under the protection of state laws.

We appeal to the council and Mr. Gaya to consider the importance of our family values and traditions we hope to carry on from generation to generation versus the need for a non essential balcony. We would like to suggest that the proposed balcony need not be a wrap around as in the drawings allowing Mr. Gaya the pleasure of outdoor living on the larger side of his property and covering his ADU

while not imposing on our family's ability to enjoy our home. The dining area is the heart of all the family love that lives at Runnymede. Please don't rob us of our memories, past and future.

Photos attached depict the current views along with a few selections of the past decade of captured memories in the aforementioned dining area. Thank you for your time and careful consideration of this appeal.

Respectfully,

Michelle Djokic and Mark Talbott

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mobile : 650-815-1666
www.musikiwest.org
www.concordiaplayers.org
www.sandboxsandcity.com



Attachment 2











Mark Talbott & Michelle Djokic
<REDACTED>
Carmel by the Sea

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Photos attached depict the current views along with a few selections of the past decade of captured memories in the aforementioned dining area. Thank you for your time and careful consideration of this appeal.

Respectfully,

Michelle Djokic and Mark Talbott

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

Errata Memorandum
June 11, 2024

To: Planning Commission

From: Katherine Wallace, AICP, Associate Planner

Subject: UP 24-077 (VIN Kitchen) Use Permit Application, Dolores Street 2 NW 6th Avenue

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Commissioners,

Staff located a previous Use Permit in the property file which identified a seating capacity for the adjacent restaurant space (currently occupied by Cultura) at 114 seats, establishing a higher baseline than the 112 seats specified in Use Permit 01-01 (Jack London's/Cultura, APN 010-138-010) noted in the "Seating" section of the staff report.

The water credit summary and revised baseline is indicated in tracked changes below. The revision does not affect the conclusions of the "Seating" analysis nor the final potential VIN Kitchen seat count cited in the staff report. Water allocations remain available to VIN Kitchen as follows:

- Remaining onsite credit from the previous conversion of former beauty salon to residential unit.
    - 0.0244 acre feet of water = 1.2 seats currently available, no action needed.

- Convert 1,596 square feet of retail space, formerly Bennett Sculpture Gallery, into VIN Kitchen restaurant.
    - 0.11172 acre feet of water = 5.5 seats available *if* use permit UP 24077 is approved.

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

- Amendment of UP 01-01. Cultura operates under UP 01-01, originally issued for prior tenant, Jack London's (Attachment 6, UP 01-01, Jack London's). UP 01-01 permits 112 seats. A prior use permit, B.A. 80-43 (Bud's Pub) documents 114 seats. Cultura's business license (Attachment 7, BL 16-314, Cultura) requires compliance with UP 01-01. Cultura may release

seats to VIN Kitchen through an amendment of UP 01-01. The baseline water allocation for Cultura, based on ~~UP 01-01~~B.A. 80-43, is 114 ~~112~~ seats: 96 interior seats and 16 outdoor seats, plus two additional un-used seats from B.A. 80-43. Cultura may cede the 16 outdoor seats, and the two un-used seats to VIN. ~~, and may also cede 3 interior seats for VIN to reach the desired indoor seat count of 23. This would leave Cultura with 93 interior seats.~~

- .36 acre feet of water = 18 ~~19~~ seats available *if* UP 01-01 is amended.

Total: .521 acre feet of water / .02 seat factor = 26 indoor seats. Because the MPWMD allows half of all interior seats to be located outside, VIN Kitchen would be permitted 13 outdoor seats, resulting in a total seat count of 39 seats.

Best regards,

Katherine Wallace, AICP
Associate Planner

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

June 12, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: