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

SPECIAL MEETING
Tuesday, June 11, 2024

TOUR 1:45 PM

MEETING 4:00 PM

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

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

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

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

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

A. **DS 24017 (Newman)** - Carmelo Street 3 southeast of 4th Avenue

B. **UP 24077 & DR 24150 (VIN Kitchen)** - Dolores Street 2 northwest of 6th Avenue

C. **UP 23-339 & DR 23-339 (L' Escargot)** - Mission Street 2 southwest of 4th Avenue

D. **DR 23-370 (Vesuvio)** - Northwest Corner of 6th Avenue and Junipero Avenue

E. **DS 23-124 (Rieken-Yoo)** - Santa Fe Street 4 southeast of 2nd Avenue

F. **DS 23-205 (CRI on Carpenter - Lots 10 & 12)** - Guadalupe Street 5 southeast of 1st Avenue

G. **DS 21-376 (Mardani)** - Ocean Avenue 4 northeast of Guadalupe Street

H. **APP 23-368 (Gaya)** - Santa Rita Street 4 southeast of Ocean Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: May 2024

PUBLIC HEARINGS

2. **DR 23-370 (Vesuvio):** Consideration of a Track One Design Review referral to the Planning Commission, DR 23-370 (Vesuvio), for existing string lights on the rooftop dining area of the Vesuvio Restaurant located at the northwest corner of 6th Avenue and Junipero Avenue in the Service Commercial (SC) District. APN: 010-098-008-000.

3. **UP 23-339 & DR 23-339 (L' Escargot):** Consideration of a Use Permit and Design Review, UP 23-339 and DR 23-339 (L' Escargot), to establish up to twenty-four (24) outdoor seats, repave the outdoor patio, and place six (6) portable heaters within a

courtyard located on Mission Street 2 southwest of 4th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-131-002-000.

4. **DS 21-376 (Mardani):** Consideration of a Final Design Study, DS 21-376 (Mardani), and associated Coastal Development Permit for one-story additions totaling 333 square feet to a one-story, 562-square-foot cottage and construction of a 230-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.

5. **DS 23-124 (Rieken-Yoo):** Consideration of a revised Concept Design Study for the demolition of an existing 1,028-square-foot two-story, single-family residence and the construction of a new 1,628-square-foot two-story, single-family residence and 251-square-foot attached garage located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000.

6. **DS 23-205 (CRI on Carpenter, Inc. – Lot 10):** Consideration of a Concept Design Study, DS 23-205 (CRI on Carpenter, Inc. – Lot 10), for the demolition of a 688-square-foot hotel cottage and 122-square-foot accessory building and the construction of a new 1,944-square-foot two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-030-000.

7. **DS 23-206 (CRI on Carpenter – Lot 12):** Consideration of a Concept Design Study, DS 23-206 (CRI on Carpenter – Lot 12), for the construction of a 1,934-square-foot two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-031-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

8. Next Regular Meeting: June 12, 2024

ADJOURNMENT

CORRESPONDENCE

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

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

June 11, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	Monthly Activity Report: May 2024

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report: May 2024

Attachment 1

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

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

MAY 2024 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In May 2024, **26** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In May 2024, **4** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In May 2024, **57** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In May 2024, **1** new code compliance case was created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In May 2024, **3** new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In May 2024, **31** encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In May 2024, **27** tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following May 2024 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2023 YTD Totals	162	29	256	81	15	113	194
2024 YTD Totals	152	30	263	63	11	110	152
YTD % Difference	- 6.17%	- 3.44%	+ 2.73%	- 22.22%	- 26.67%	- 2.65%	- 21.65%

Planning Permit Report

05/01/2024 - 05/31/2024

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
24152	Historic Evaluation	Phase 1 Initial Historic Evaluation for the removal and replacement of windows on the exterior second story of the building.	NW Corner of San Carlos & 8th	5/29/2024		In Review
24151	Lot Merger	Merger of lots #7 and #9	Santa Fe 2 SW of Mountain View	5/29/2024		In Review
24150	Design Review	New Full Line Restaurant	Su Vecino Court, Dolores between 5th and 6th 010-138-020-00	5/29/2024		In Review
24149	Coastal Development Permit	The project involves replacement of an existing sewer main within the Scenic Road right-of-way between Ocean Avenue and Martin Way in the City (as well as other areas within County jurisdiction). Please see the attached Project Description for further details..	Right-of-way within Scenic Road between Ocean Avenue and Martin Way	5/29/2024		In Review
24148	Coastal Development Permit	DUPLICATE. See CDP 24149 (CAWD - Scenic Project)	right-of-way within Scenic Road between Ocean Avenue and Martin Way			Closed
24147	Design Study	ASSOCIATED PERMIT: BP 240115. Tear off (e) roof, install new underlayment and new Davinci Multi-Width Slate along with 50-mil Durolast roofing on flat portions of roof. Install new copper gutters and downspouts.	Ocean 2 SE of Forest	5/17/2024		In Review
24146	Historic Evaluation	HISTORIC EVALUATION. Addition of Skylights	Lobos 5 NE 4th	5/29/2024		In Review
24145	Design Study	Addition of rear deck and removal of hardscape	Forest 3 SW of 7th	5/22/2024		In Review
24144	Preliminary Site Assessment	Preliminary Site Assessment for a future Track 2 Design Study Application	Mission 2 NW of Santa Lucia	5/24/2024		In Review

24143	Design Study	ASSOCIATED PERMITS: BP 230582 & DS 23-022. Revision to previously approved Design Study DS 23-022: Modify dimension of approved 2nd floor window AD from : 4'-0" wide x 2'-0" high to : 4'-0" wide x 2'-8" high. Window is fixed. Increase opening size by 2.67 sq. ft. Demolish existing wood fireplace chimney; re-build in kind.	4th Avenue 2 NE Lobos Street	5/9/2024		In Review
24142	Historic Evaluation	Replace exterior doors, windows, siding. New site walls, stairs, paving.	Scenic Rd 1 NE of 10th Avenue	5/15/2024		In Review
24141	Sign	Replace existing Wells Fargo signs due to rebrand	26600 Carmel Center Place			Closed
24140	Design Study	Proposed ADU (575 s.f.) with a Roof Top (161 s.f.) accessible from the existing SFD.	Dolores 4 SW of 1st	5/24/2024		In Review
24139	Design Study	REPLACE DAMAGED SIDING AND DECK HAND RAIL, LIKE FOR LIKE.	Lopez 4 NW of 4th	5/13/2024		In Review
24138	Notice of Exempt Work	Paint Home and Garage new colors. Body: Downing Stone (SW 2821); Trim: Sage Green (SW 2851).	Carpenter 3 SE 5th	5/13/2024	5/13/2024	Approved
24137	Historic Evaluation	Historic evaluation for Residential interior and exterior remodel	Santa fe 7 sw of 8th	5/9/2024		In Review

24136	Design Review	Project proposes to refresh the Vista Lobos Park by removing invasive species, dead or end-of-life plants and planting a variety of native plants as approved by the City Forester. Roughly 15% of the space will be reserved for the current volunteers that maintain the park to plant a variety of seasonal wildflowers. The existing DG is authorized to be "refreshed", however no grading shall occur. No tree removal or planting is authorized as part of this permit. Any further site modifications require approval of the Forest & Beach Commission.	SW Corner of Torres & 3rd	5/8/2024	5/22/2024	Approved

24135	Design Study	This approval of Design Study (DS 24135 (California Coast, LLC)) authorizes amendments to existing Design Study Approvals (DS 21-362) for alterations to an existing single-family residence located on San Carlos 2 SW of 1st in the Single Family Residential (R-1) District with an active building permit (BP 22-316). The modifications approved under this Design Study include: 1. Moving "Window J" on the second floor on the North Elevation up to a sill height of 6'-0" from 3'-6". 2. Moving the pair of windows labelled "Window I" on the second floor on the South Elevation down to a sill height of 5'-0" from 6'-0". Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on May 17, 2024, unless modified by the conditions of approval contained herein.	San Carlos 2 SW of 1st Ave	5/6/2024	5/17/2024	Approved
24134	Sign	NEW SIGN: "Wally's". Simple sign with lightly raised lettering and 1" border. The charcoal and beige colors blend nicely with existing building colors (exterior and interior) The 27" x 16" reads: "Wally's" in custom lettering with "Men's Vintage & More" in smaller lettering.	San Carlos 3 SW of 5th	5/6/2024	5/28/2024	Approved

24133	Design Study	Rebuild and expand existing front deck. Rebuild stairs and deck as necessary. Remove non-conforming land coverage. No change to drainage.	Carpenter 4 NE of 3rd	5/6/2024		Corrections Required
24132	Authorized Work	Removal of existing brick planter, installation of brick sidewalk area to match existing sidewalk. Installation of new wooden bench and bronze statue on new sidewalk area.	NE Corner of Junipero & 6th	5/1/2024	5/3/2024	Approved
24131	Design Study	ASSOCIATED PERMIT: DS 21-318. Two-story addition totaling 319 SQ FT. (Changes from approved).	Santa Lucia 2 NW of Casanova	5/7/2024		In Review
24130	Design Review	Interior Remodel/Expansion	Dolores Street 3 SW of Ocean			In Review
24129	Historic Evaluation	Historic Evaluation, Initial. See also DS 24114. RENOVATION TO EXISTING RESIDENCE. NEW ROOF OVER SECOND LEVEL MASTER SUITE WITH HEIGHTENED ROOF LINE TOWARDS REAR YARD, AND ADDITION OF A BAY WINDOW IN MASTER BEDROOM. NEW DECK IN REAR YARD AND CONVERSION OF MECHANICAL CLOSET IN BASEMENT TO STORAGE SPACE. BUILDING PREVIOUSLY DETERMINED INELIGIBLE FOR THE CARMEL HISTORIC RESOURCES INVENTORY.	Casanova, 4 S.W. of 8th Street, Carmel, CA 93923	4/23/2024		In Review
24128	Design Study	ASSOCIATED PERMITS: DS 22-315 & BP 22-067. Exterior revisions: Change in site coverage, added windows, and skylight. See attached scope of work.	Dolores 4 SW of 10th	5/1/2024		Corrections Required
24127	Design Study	Replace roofing, replace windows, paint, new patio	San Antonio 2 SE of 10th	5/1/2024		Corrections Required

Total Records: 26 **6/7/2024**

Business License Report

05/01/2024 - 05/31/2024

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
24030	New Business	House of Cardoon (San Carlos)	Retail concept store selling home decor, clothing, jewelry, art, children's, gifts, toys	San Carlos Street, Between 5th & 6th Avenue	5/30/2024		
24029	New Business	Amber Moon	Womens Clothing	Mission 2 SW Of Ocean	5/30/2024		
24028	New Business	spanish oasis in carmel	home rental	26011 Ridgewood Road	5/23/2024		Closed
24027	Location Change	Esperanza Carmel	Office Space	San Carlos 3 SW of 5th	5/30/2024		Zoning Clearance Issued

Total Records: 4 **6/7/2024**

Building Permit Report

05/01/2024 - 05/31/2024

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
240261	5/31/2024	6/5/2024	Run 1" gas line from meter to generator. Run 50' of 1" wardflex gas line under house. Run 30' of 1" polypipe underground.	4,200	Plumbing	Mission 2 NE of Vista
240260	5/31/2024	5/31/2024	Remove & replace existing rotten fence posts. Replace section of fencing removed for construction.	0	Exempt Work	NE Corner of Monte Verde & 13th
240259	5/31/2024		Remodel of an (e) two story house and attached carport. New driveway, patios, hardscape, fence.	250,000	Building	9th 2 NE of San Antonio
240258	5/30/2024		Tear off existing wood shake roof and replace with Certainteed Presidential TL roof in color Moire Black.	42,500	Roofing	NW Corner of Torres & Ocean
240257	5/30/2024	5/30/2024	Replacement of failed water heater.	1,000	Plumbing	Carpenter 3 SW of 3rd
240256	5/28/2024		Construction of a new 688sf detached ADU and supporting site work.	275,200	Building	NW Corner of Casanova & 8th
240255	5/28/2024	5/28/2024	Replace 1" dedicated gas line from meter to two fireplaces.	7,000	Plumbing	Vizcaino 5 SW of Mountain View
240254	5/28/2024	5/28/2024	Electrical work to do a service change, replacing the 100A overhead to a 200A	2,500	Electrical	Torres 3 SE of 9th
240253	5/24/2024	5/24/2024	Remove comp shingles and replace with comp shingles landmark TL in color Platinum.	19,400	Roofing	Lobos 2 NE of 3rd
240252	5/24/2024		NEW 200 S.F. DETACHED GARAGE.	1,000,000	Building	Santa Fe 3 SW of Mountain View
240251	5/24/2024		NEW 422 S.F. DETACHED ADU.	1,000,000	Building	Santa Fe 3 SW of Mountain View
240250	5/24/2024		NEW 1600 S.F. 2 STORY 3 BEDROOM 3 BATH SINGLE FAMILY HOUSE.	1,000,000	Building	Santa Fe 3 SW of Mountain View

240249	5/24/2024	5/24/2024	Reroofing - Remove existing wood shingles and replace with Certainteed Presidential TL Composition, Autumn Blend color	94,340	Roofing	Santa Fe 2 SW of 8th
240248	5/24/2024	5/24/2024	Remove and replace 5 existing fence posts to repair fence at the rear of the lot. Fence is approximately 5'6" with 1" of lattice on top.	0	Exempt Work	4920 Monterey St
240247	5/23/2024	5/23/2024	Interior demolition only. Removal of flooring, ceiling and wall sheetrock, insulation, and plaster.	15,000	Demolition	NE Corner of Camino Real & 12th
240246	5/23/2024		INSTALLATION OF A 20KW KHOLER ALL HOME GENERATOR WITH A 200 AMP TRANSFER SWITCH.	10,000	Building	25971 Mission St., Carmel by the Sea, CA, 93923
240245	5/23/2024	5/23/2024	Emergency repair of broken gas line using 1" polyethylene gas pipe.	2,500	Plumbing	Monte Verde 3 SE of Ocean
240244	5/23/2024		Replace existing heat pump package unit with new Bryant 607CNXK48000 like for like	18,150	Mechanical	Ocean 2 NE of San Carlos
240243	5/21/2024		Tear off existing roof and install new CertainTeed Landmark shingles in color Georgetown Gray.	13,475	Roofing	Junipero 3 SE of 1st
240242	5/21/2024	5/21/2024	Repair fence at the east side of the property to correct structural integrity. Repair to be in-kind matching location, height, and material.	0	Exempt Work	NW Corner of Santa Fe & 2nd
240241	5/20/2024	5/20/2024	Remove & replace flooring, closet shelving, and interior paint.	0	Exempt Work	Camino Real 11 NE of 4th
240240	5/20/2024		Install new 16"x16" duct blower, clean roof of debris.	6,000	Mechanical	Ocean 3 SW of Lincoln
240239	5/20/2024		Repair and replace landing and railing at exterior stair outside of suite 123.	40,000	Building	SW Corner of Ocean & Junipero
240238	5/17/2024	5/22/2024	Remove existing wood shingles and replace with new CertainTeed Landmark TL composition shingles in color Shenandoah Brown.	45,000	Building	NW Corner of Ocean & Dolores

240237	5/17/2024		BATH 1 SHOWER PAN TO BE REPLACED WITH TILE OR PRE-FAB PAN. BATH 2 TUB TO BE REMOVED AND REPLACED WITH NEW SHOWER TILE OR PRE-FAB SHOWER PAN. NO OTHER WORK PROPOSED.	10,000	Plumbing	5 Sand & Sea
240236	5/17/2024		Accessibility Improvements to restroom and walkway	125,000	Building	NW Corner of Mission & 8th
240235	5/16/2024	6/6/2024	Repair leaking upper floor tile deck, tile to match existing.	10,000	Building	Carmelo 2 NW of 4th
240234	5/16/2024	5/21/2024	Remove existing shake roof and replace with new CertainTeed Presidential TL in color "Country Gray".	45,780	Roofing	Camino Real 3 NW of 9th
240233	5/16/2024		Repair water damage in kitchen and lower bedroom. Re-wire kitchen. Replace existing main electrical panel and relocate gas meter.	20,000	Building	4th 2 SW of Dolores
240232	5/16/2024		Replace the existing 150 sq. ft. second story deck waterproofing membrane with a new Grace brand Bituthane waterproofing membrane. Existing slate tile will be removed, and the matching tile will be reinstalled.	55,400	Roofing	San Antonio 2 SW of 10th
240231	5/15/2024		Repairs and/or replacements of various retaining walls around and adjacent to Sunset Center.	500,000	Building	SE Corner of San Carlos & 8th
240230	5/15/2024		Electrical service upgrade, remove old knob and tube wiring and install new romex, and replace exterior light fixtures.	10,000	Electrical	Santa Fe 2 NE of 4th

240229	5/14/2024		Emergency repair of the carport beam under waterproof deck which is failing. The waterproof deck is failing and requires repair. Multiple areas below the deck are required to be repaired due to water intrusion. Replace in-kind structural framing, waterproofing, insulation, drywall, and stucco.	100,000	Building	Junipero 2 SE of 2nd
240228	5/13/2024		Eligible facilities request (Sec. 6409) - Install wireless communications transmission equipment for DISH Wireless at an existing telecom support structure (building-mounted).	75,000	Building	Ocean 2 SW of San Carlos
240227	5/13/2024	5/14/2024	Remove existing roof. Install new Cedur shake roof in color "Walden". Install a 30 lbs underlayment with a 22in felt layer to achieve class "A" fire retardant roofing.	62,500	Roofing	Guadalupe 5 SE of 7th
240226	5/13/2024		REMODEL OF EXISTING SINGLE FAMILY RESIDENCE. MINOR CHANGES TO THE FLOOR AREA WITH 87 S.F. REDUCTION AND 43 S.F. ADDITION TO THE MAIN LEVEL. REMODEL KITCHEN, ENTRY, 2 BATHS AND BEDROOM/CLOSET AREA. REMODEL ENTRY STAIRS. REPLACE DRIVEWAY. NEW ROOFING AND SIDING. ADD 3 SKYLIGHTS- CONVERT 363 S.F. OF LIVING AREA AND ADD 173 S.F. FOR A TOTAL OF 536 S.F. ADU ADDITION/ CONVERSION	499,000	Building	Lincoln 5 NE of 3rd
240225			Kitchen Remodel including demolition of BBQ and Chimney	25,000	BP Revision	NE Corner of Monte Verde & 13th
240224	5/13/2024		Review of new lighting and power plan.	20,000	Electrical	Carmel Plaza, Suite 305
240223	5/13/2024	5/31/2024	Remove existing concrete floor and walls at Master Shower stall only.	1,000	Plumbing	Crespi 4 SE of Mountain View

240222			VOID	15,000		Casanova 4 SW of 4th
240221	5/13/2024	5/28/2024	Interior remodel with MEP updates throughout, window and exterior door updates/changes.	350,000	Building	Torres 4 SW of 10th
240220	5/9/2024		Primary and guest bathroom remodel. Kitchen remodel. All fixtures to be replaced in-kind, update tile, counters, electrical, and plumbing.	40,000	Building	NE Corner of Santa Rita & 3rd
240219	5/9/2024		Install EV outlet	2,750	Electrical	SE Corner of Junipero & 10th
240218	5/8/2024	5/8/2024	Remove and replace water heater.	11,500	Plumbing	2905 Franciscan Way
240217	5/7/2024		PAINT HOUSE & TRIM, REPLACEMENT OF ROTTEN DOORS & WINDOWS NO SIZE ALTERATION, (N) ALUMINUM CLAD WINDOWS, REPAIR ROTTING DECK BOARDS & RAILINGS, KITCHEN & BATHROOM(S) REMODEL. (N) ON DEMAND HOT WATER HEATER. ADD UTILITY SINK. UPDATE PLUMBING & ELECTRICAL THROUGHOUT.	350,000	Building	Casanova 3 SW of 7th
240216	5/7/2024	5/7/2024	Construction of new wood fence along rear and north property lines. All fence installations are to be on the property and outside of the front setback.	0	Exempt Work	Casanova 8 NW of Ocean
240215	5/7/2024	5/7/2024	Replace kitchen cabinets, appliances, floor tiles, and counter tops.	0	Exempt Work	Guadalupe 4 NW of 2nd
240214	5/7/2024	5/7/2024	Remove existing wood shingle roofing and replace with Fire Treated Wood Shingle Roofing	57,720	Roofing	Carmelo 6 NE of 4th
240213	5/6/2024	5/6/2024	Upgrade main electrical panel from 100 amps to 200 amps.	5,845	Electrical	Santa Lucia 2 NW of Casanova
240212	5/6/2024		Installation of new gas line to Generator house to unit approx 15ft galvanized pipe	2,500	Plumbing	Forest 3 NW of 7th

240211	5/6/2024		Repair cottage windows, including selective demolition, removal and replacement of window components including sashes, mullions, etc. Project includes hazardous materials abatement.	150,000	Building	NE Corner of San Carlos & 10th
240210	5/2/2024		Interior remodel of existing courtyard pavilion, electrical, lighting, ceiling insulation, and sheet rock. 1 (1) new exterior gas heater, and awning.	25,000	Building	San Carlos Square, East side of San Carlos, between 5th and 6th
240209			VOID AND CLOSED, SEE BP 240171 FOR ALL PERMIT INFORMATION.	15,000	BP Revision	Torres 3 SE of 8th
240208	5/1/2024	5/20/2024	Remodel of primary bathroom.	7,000	Building	Guadalupe 3 NE of 6th
240207	5/1/2024	5/7/2024	Removal of the old electrical panel at median intersection. Installation of new panel, subpanel, and outlets.	14,400	Electrical	Intersection of Junipero & Ocean
240201	4/30/2024	5/7/2024	Reinstall wall framing, mineral wool fireproof insulation, gypsum board, and stainless steel finished paneling in one 28"x68" fire damaged section of wall and one 24"x57" section of wall opened by fire department totaling 23 sf of wall area.	1,000	Building	Carmel Plaza, Suite 106
220354	9/12/2022	4/19/2023	Modify A.W. Shucks restrooms to comply with ADA requirements. Add new accessible unisex restroom to tenant restrooms.	42,100	Building	Ocean 2 SW of San Carlos

Total Records: 57 **6/7/2024**

Code Compliance Report

05/01/2024 - 05/31/2024

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
24077	5/16/2024	Open	Junipero 2 SE of 2nd	Posted SWO for unpermitted demolition & construction at carport and NW corner of the house. There is significant dry-rot that requires replacement. Unfortunately all damaged framing was removed at time of site visit and there is no record of the existing conditions. Will require a structural engineer to provide recommendations.	5/16/2024	

Total Records: 1

6/7/2024

Transient Rental Report

01/01/2024 - 05/31/2024

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

Total Records: 11 **6/5/2024**

Encroachment Permit Report

05/01/2024 - 05/31/2024

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
240110	Temp Ench	5/30/2024	Temporary closure of sidewalk and four parking stall reservation.	San Carlos 3 NE of 6th	6/4/2024	Issued
240109	Temp Ench	5/30/2024	Installation of traffic control plan to access three separate locations for test station bonding.	Carmelo from 2nd to Ocean	5/31/2024	Issued
240108	Temp Ench	5/29/2024	Placement of debris trailer for removal of roof material.	SW Corner of Lincoln & 7th	6/3/2024	Issued
240107	Temp Ench	5/29/2024	Replace sewer lateral using trenchless method.	Junipero 6 NE of 8th	5/31/2024	Issued
240106	Temp Ench	5/28/2024	Replace sewer lateral using pipe bursting.	Dolores 2 SW of 8th	5/29/2024	Issued
240105	Temp Ench	5/24/2024	AT&T Job A02TX5S - Install traffic control measures to perform fiber maintenance work.	NE Corner of Junipero & Camino del Monte, NW Corner of Junipero & 3rd, Intersection of 2nd & Torres, SE Corner of Torres & 1st	5/28/2024	Issued
240104	Temp Ench	5/24/2024	PG&E to replace pole, overhead transformer, and secondary box. Install underground service. PM# 35545444.	Carmelo 2 NW of 12th	5/29/2024	Issued
240103	Temp Ench	5/23/2024	Closure of one lane of the road to allow for delivery of roofing materials.	Guadalupe 5 SE of 7th	5/23/2024	Issued
240102	Temp Ench	5/23/2024	Crane lift to remove existing rooftop heat pump and install new heat pump unit.	Ocean 2 NE of San Carlos		In Review
240101	Temp Ench	5/23/2024	Replace sewer lateral using pipe bursting.	Santa Fe 3 NW of Mountain View	5/23/2024	In Review

240100	Temp Ench	5/22/2024	Addition of a 4" high asphalt curb and gutter per city standards to direct surface drainage on Lobos St. Planter mound to be restored to match existing conditions.	Lobos 5 NE of 3rd	6/5/2024	Issued
240099	Temp Ench	5/21/2024	PG&E to replace pole, install overhead transformer, and install SEC breakers. Tree trimming is required as part of this work. PM# 35543116.	Lobos 2 SE of 2nd		In Review
240098	Temp Ench	5/21/2024	Cable overpull and vault upgrade	San Carlos between Ocean & 7th	5/22/2024	In Review
240097	Temp Ench	5/17/2024	Demolish existing curb in the public right of way and install new rolled asphalt curb.	Carmelo 5 SW of 2nd	6/5/2024	Issued
240096	Driveway	5/17/2024	REPLACE DAMAGED EXISTING ASPHALT DRIVEWAY APPROACH	Mission 4 SW of 10th		
240095	Temp Ench	5/14/2024	PG&E to complete gas maintenance, excavate 4'x5' bell hole. Road closure required. PM# 47041157.	SW Corner of Santa Fe & 5th		In Review
240094	Driveway	5/14/2024	Repair asphalt approach at the entry to the private property.	13th 2 SE of Mission	5/24/2024	Issued
240093	Temp Ench	5/13/2024	R&R 50' OF SEWER LINE 5' DEEP	Santa Fe 4 SE of 1st	5/15/2024	Issued
240092	Temp Ench	5/9/2024	Repair section of sewer laterals per CAWD. CONDITIONS: At the Dolores and 7th location, #4 rebar dowels will be needed at 18" on center. The concrete will need to be colored with Sequoia Sand concrete color.	Carpenter & 1st, Monterey & 2nd, Mission & 7th, Dolores & 7th	5/13/2024	Issued

240091	Driveway	5/9/2024	Remove and haul existing concrete and top soil as needed. Furnish and install Calstone – Classic Cobble pavers over 6" of base rock and ½" of concrete sand. Pavers at perimeter to be installed over concrete footing. Apply polymeric sand at paver joints. Approx. 745 SF. Asphalt walkway removal – remove and haul off existing asphalt walkway and base rock as needed. Approx. 140 square feet.	NE corner of Mission St. & First Ave.		In Review
240090	Temp Ench	5/7/2024	Install exterior scaffolding to install new roof.	NE Corner of Ocean & 7th	5/15/2024	Issued
240089	Temp Ench	5/7/2024	Road closure for removal of one dead pine tree on the right side of the property.	NE Corner of Dolores & Santa Lucia	5/8/2024	Issued
240088	Temp Ench	5/6/2024	Closure of sidewalk to repair exterior second-story railings.	SW Corner of Camino Real & 8th		In Review
240087	Perm Ench	5/6/2024	Installation of new wood landscape walls in the right of way to prevent erosion, plant with no-water California native plants. New wood tie and decomposed granite steps to entrance, relocate existing river rock curb at the driveway.	SE Corner of Torres & 5th		In Review
240086	Temp Ench	5/6/2024	Install new water service for fire supression.	Crespi 4 SE of Mountain View	5/8/2024	Issued

240085	Temp Ench	5/6/2024	PG&E to perform general overhead pole maintenance, including conductor repair and bird protection, and top tree below line. PM# 31687205.	Guadalupe 2 NE of 1st	5/6/2024	Issued
240084	Temp Ench	5/6/2024	PG&E to perform general overhead pole maintenance and top tree below line. PM# 46215963.	Monterey 3 NE of 2nd		In Review
240083	Temp Ench	5/3/2024	Installation of temporary construction fencing around car-damaged structure.	5th 2 SE of Dolores	5/6/2024	Issued
240082	Temp Ench	5/1/2024	Close the west side of Mission St sidewalk at the Warren Building to allow contractor access.	SW Corner of Ocean & Mission	5/1/2024	Issued
240081	Temp Ench	5/2/2024	REPLACE 72' OF SEWER DRAIN 5' DEEP IN THE STREET.	Lincoln 3 NE of 3rd	5/2/2024	Issued
240080	Temp Ench	5/1/2024	Closure of sidewalk to repair plaster soffit and roof over public sidewalk	6th Ave 3 NW of Dolores	5/1/2024	Issued

Total Records: 31 **6/7/2024**

Tree Permit Report

05/01/2024 - 05/31/2024

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
24126	5/1/2024	Tree Removal/Pruning	Junipero 2 NE of 8th-Back yard	Tree Removal	Approved	5/1/2024
24127	5/2/2024	Tree Removal/Pruning	Casanova 8NW of Ocean	14.5" oak tree	In Review	
24128	5/2/2024	Tree Removal/Pruning	Santa Fe 2NE of 4th	Pine tree in front yard; Redwood tree in the backyard corner; oak tree right side, resting on fence leaning in neighbor's yard	In Review	
24129	5/2/2024	Tree with Construction	Torres Street 4 SE of 4th Avenue	Tree removal-see application	Approved	5/31/2024
24130	5/3/2024	Tree Evaluation	Lincoln 3 NE of 3rd	Please see attached list.	In Review	
24131	5/6/2024	Tree Evaluation	SE Corner Casanova and Palou	Tree removal for one Monterey pine. 3' diameter; 70 feet tall	In Review	
24132	5/8/2024	Tree Evaluation	NE of Flanders on Vizcaino	1 48" Cypress, 1 8" Oak	In Review	
24133	5/8/2024	Tree Removal/Pruning	Santa Rita 5 SE 2nd Carmel CA	Tree Removal	In Review	
24134	5/8/2024	Tree Removal/Pruning	Santa Rita 4 SW of 2nd	Pine tree on right side of property.	In Review	
24135	5/8/2024	Tree Evaluation	Dolores St 2se of 8th	Evaluate 3 trees for trimming or removal	In Review	
24136	5/9/2024	Tree Removal/Pruning	Junipero & 8th Ave. NE corner	Prune two city trees	Approved	6/3/2024
24137	5/9/2024	Tree Removal/Pruning	2 SE 2nd Ave. & Carpenter Carmel-by-the-Sea CA, 94921	Removal of a diseased Tree	In Review	

24138	5/9/2024	Tree Removal/Pruning	Across the street from Scenic Rd 3 SE of Eighth Ave, Carmel By The Sea	Pruning of cypress tree on City property	In Review	
24139	5/10/2024	Tree Evaluation	SE Corner of Junipero and 10th	Live Oak 24" Diameter, multiple trunks, mature	Approved	
24140	5/13/2024	Tree Evaluation	0 Dolores Street 1sw of 8th	City Trees	In Review	
24141	5/13/2024	Tree Evaluation	SW Corner of San Carlos & 11th Ave	1 tree, 36", pine (Monterey) and removal	Pending Forest and Beach Commission	
24142	5/16/2024	Tree Removal/Pruning	Torres 6SW of 8th Avenue	1 30"DBG Monterey Pine and 1 24"DBH Monterey Pine Tree.	In Review	5/16/2024
24143	5/23/2024	Tree with Construction	Dolores St. 4 SW of 10th, Carmel	Remove 2 trees near garage for construction	Approved	5/28/2024
24144	5/23/2024	Tree Removal/Pruning	San Carlos 3 SE of 13th	Oak tree on right side of house; 16'	In Review	
24145	5/25/2024	Tree Evaluation	Monte Verde 2SE of 5th	Evaluate if redwood tree on city right of way is damaged or should be trimmed	In Review	
24146	5/30/2024	Tree Evaluation	11th and Mission Street o SW	tree evaluation for tree removal. The neighbors and ourselves believe are at risk to neighbors themselves and properties	Approved	5/30/2024
24147	5/30/2024	Tree Evaluation	Carmelo 5 SE 12 th	one - 10" quercus agrifolia limb	In Review	
24148	5/30/2024	Tree Removal/Pruning	City Tree, 11th ave walkway, San Antonio to Scenic	Remove or trim city pine	In Review	
24149	5/31/2024	Tree Removal/Pruning	Carmelo 5 SE 12 th	one - 10" quercus agrifolia limb	Approved	6/4/2024
24150	5/31/2024	Tree Removal/Pruning	SE Corner of Junipero and 10th	Live Oak 24" Diameter, multiple trunks, mature	Approved	5/31/2024
24151	5/31/2024	Tree Removal/Pruning			In Review	

24152	5/31/2024	Tree Removal/Pruning	San Carlos 3SW of 11th	Oak Tree x1, 20' tall roughly by the deck 1, 20' approx Oak tree in the backyard- has a swinging chair hanging from it.	Approved	6/3/2024

Total Records: 27 **6/7/2024**

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

June 11, 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:	**DR 23-370 (Vesuvio):** Consideration of a Track One Design Review referral to the Planning Commission, DR 23-370 (Vesuvio), for existing string lights on the rooftop dining area of the Vesuvio Restaurant located at the northwest corner of 6th Avenue and Junipero Avenue in the Service Commercial (SC) District. APN: 010-098-008-000.

Application: DR 23-370 (Vesuvio) **APN:** 010-098-008-000
Block: 58 **Lot:** E. 90' of S. 20' of 25
Location: Northwest Corner of 6th Avenue and Junipero Avenue
Applicant: Richard Pepe, Business Owner **Property Owner:** GT Vesuvio, LLC

Executive Summary:

The applicant is requesting after-the-fact approval for existing string lights in the rooftop dining area of the Vesuvio restaurant.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Track One Design Review for string lights on the rooftop dining area of the Vesuvio restaurant located at the northwest corner of Junipero Avenue and 6th Avenue in the Service Commercial (SC) District. APN 010-098-008

Background and Project Description:

The Vesuvio restaurant is the sole tenant of the two-story commercial building on the northwest corner of Junipero Avenue and 6th Avenue. Vesuvio is a full-line restaurant operating from 9 am to 11 pm seven days a week (Use Permit B.A. 83-30). According to the applicant, the rooftop string lights have been in place since 2011. The applicant seeks approval for a Track One Design Review to retain the existing string lights illuminating the rooftop dining area.

The LED string lights are vintage Edison shatterproof bulbs with commercial-grade weatherproof black strands, available through Amazon. One set of string lights is 24 feet long and contains 8 bulbs spaced approximately 3 feet apart. The total number of strands currently on the rooftop dining area is five. The color of the light bulbs is described by the manufacturer as "warm white." The lumen level is unknown. The string lights are supported by metal poles. To reduce visible light transmission, the applicant proposes covering each bulb with a white plastic lampshade, also available through Amazon. The power source for the string lights is an outdoor electrical outlet.

Prior Planning Commission Review of String Lights: In 2018, the Planning Commission reviewed two Design Review applications for year-round holiday string lighting (aka fairy lights) at Paseo San Carlos and Bell Tower Court. Staff recommended denial of these applications based on the decorative nature of the lighting, the level of illumination when combined with existing light sources, and improper installation of the lights. The Planning Commission denied both Design Review applications, and the property owner removed the string lights. In its deliberation, the Commission indicated that it could potentially support string lights when used for outdoor activity areas, such as outdoor seating at a restaurant.

Also in 2018, the Planning Commission reviewed a request for Edison-style patio string lights on a newly constructed outdoor patio at The Getaway (now Petit Pali), located at the northeast corner of Junipero and Ocean. The Planning Commission also denied this application. In its deliberation, the Commission indicated that the lights were exceptionally visible on a prominent gateway to the village, and the style was not elegant but tacky and carnival-like. In denying the application, the Commission expressed a preference for more elegant, discrete lighting.

Staff Analysis:

On November 9, 1995, the City Council adopted Policy C95-08, Holiday Lights, and amended the policy in 2010 and 2012 (Attachment 2). The purpose of the policy is to allow and regulate the installation of lights in the public right-of-way and those displayed on commercial property visible from public property. The policy allows the placement of lights on commercial property temporarily during the holiday season, which is defined as the period beginning on the third Wednesday of November and ending on the second Wednesday of January. Permanent exterior lighting is only permissible through approval of a Design Review application by the Planning Commission. The following policies, guidelines, and ordinances regulate exterior lighting in the village.

Carmel General Plan: The Land Use & Community Character Element of the Carmel General Plan contains policy P1-54, which states, "Limit exterior lighting to prevent glare and preserve the traditional low levels of illumination during hours of darkness."

Commercial Design Guidelines: The Commercial Design Guidelines contain the following three statements relative to lighting:

Section H: Lighting should be the minimum required for public safety.
Section H.1: Harsh, unscreened, flashing, blinking, garish lights and entry lights on motion sensors are inappropriate, as are wall washing, landscape lighting, and tree lighting.
Section H.2: Lighting fixtures should be discrete or compatible in design with the building and site.

Carmel Municipal Code (CMC): CMC Section 17.14.220 (Special Design Topics) includes design regulations for exterior seating associated with a restaurant. Subsection D.6 states, 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.

Additionally, CMC Section 15.36.070 contains the lighting requirements for commercial buildings. The Municipal Code states that light fixtures shall not be directed toward the public right-of-way, and lighting intensity shall not exceed eight-candle-foot power at a point two feet beyond storefront windows. Additionally, Municipal Code Chapter 8.32 adopts the 2022 California Fire Code, which states the following:

1) Extension cords. Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

2) Temporary wiring. Temporary wiring for electrical power and lighting installations is allowed for a period not to exceed 90 days. Temporary wiring methods shall meet the applicable provisions of the California Electrical Code.

Staff Analysis: In preparing this analysis, staff considered the policies, standards, and codes listed above. The proposed project is consistent with General Plan Policy P1-54 in that the proposed shade covering the light bulb effectively shields the light source, preventing glare and preserving low illumination levels after dark. The project is also consistent with the Commercial Design Guidelines in that the string lights provide lighting for safety on the rooftop for outdoor dining associated with the restaurant, and the lights are screened and discrete.

Regarding consistency with the Carmel Municipal Code (CMC), whether the lights are shielded from view from the public right-of-way is a matter of interpretation. The light bulbs are shielded. However, the string lights are visible from Junipero Avenue and 6th Avenue. According to the CMC, if lights are visible from the public right-of-way, the lights shall be architecturally compatible with the village character and adjacent buildings. If the Planning Commission finds that the shielding of the light source is sufficient despite the strands of light being visible, the project would be consistent with this design guideline.

Alternatively, the Commission could ask the applicant to set the string lights below the parapet wall where they cannot be seen or set them back from the edge of the building so they are not visible from the public right-of-way.

The last issue concerns compliance with the California Fire Code and California Electrical Code. Extension cords are permitted to be used with portable appliances. However, temporary wiring for lighting installations is limited to a maximum of 90 days. Should the Planning Commission approve the string lights, an electrical permit would be required for permanent hardwiring.

Options:

1) The Planning Commission could find the string lights sufficiently shielded from view from the public right-of-way with the addition of the light shades and approve the project as proposed. Staff has prepared a draft resolution of approval for the Commission's consideration.

2) The Planning Commission could find the string lights are not sufficiently shielded and provide direction on whether the lights, as proposed with shades, are architecturally compatible with the village character and adjacent buildings.

a. If the lights are found to be compatible, the Planning Commission can approve the project as proposed.
b. If the lights are found incompatible, the Planning Commission can:
i. Direct the applicant to set the string lights below the parapet wall where they cannot be seen or set them back from the edge of the building so they are not visible from the public right-of-way; OR
ii. Direct the applicant to select an alternative style of lighting and return to the Commission for further consideration; OR
iii. Deny the project.

Other Project Components:

If the Planning Commission takes action to approve the project, either as proposed, or with conditions, Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include minor alterations of existing private structures involving negligible or no expansion of existing or former use. The project is the installation of string lights on an existing rooftop dining area associated with a full-line restaurant. Neither the restaurant nor the rooftop dining area will be expanded as part of the project. 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.

If the Planning Commission takes action to deny the project, Staff recommends the project be found statutorily exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15270 (Projects Which Are Disapproved).

Attachment 1 - Resolution
Attachment 2 - City Council Policy C95-08
Attachment 3 - Project Description
Attachment 4 - Site Plan
Attachment 5 - String Light Specifications
Attachment 6 - String Light Shade Specifications
Attachment 7 - String Light Power Source

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 TRACK ONE DESIGN REVIEW REFERRAL TO THE PLANNING COMMISSION, DR 23-370 (VESUVIO), FOR EXISTING STRING LIGHTS ON THE ROOFTOP DINING AREA OF THE VESUVIO RESTAURANT LOCATED ON THE NORTHWEST CORNER OF JUNIPERO AVENUE AND 6TH AVENUE APN 010-098-008-000

WHEREAS, on December 21, 2023, Richard Pepe, Business Owner ("Applicant") submitted an application on behalf of GT Vesuvio, LLC ("Owner") requesting approval of a Track One Design Review application DR 23-370 (Vesuvio) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,050-square-foot lot located at the northwest corner of Junipero Avenue and 6th Avenue in the Service Commercial (SC) Zoning District (Block 58, Lot E. 90' of S. 20' of Lot 25 and E 90' of Lot 26); and

WHEREAS, the Applicant is requesting an after-the-fact approval for existing string lights on the rooftop dining area of the Vesuvio restaurant; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), exterior lighting in the SC District is subject to a Track One Design Review and may be approved by the Director if the project complies with the Zoning Ordinance and all applicable commercial design guidelines and public way design guidelines; and

WHEREAS, in accordance with CMC Section 17.58.030.A.2 the Director shall refer for action by the Planning Commission any application for a project that does not comply with applicable adopted design guidelines and design criteria; and

WHEREAS, on May 31, 2024, a notice of the public hearing scheduled for June 11, 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 1, 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 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the project, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony; 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 15301 (Class 1) – Existing Facilities. Class 1 exemptions include minor alterations of existing private structures involving negligible or no expansion of existing or former use. The project is the installation of string lights on an existing rooftop dining area associated with a full-line restaurant. Neither the restaurant nor the rooftop dining area will be expanded as part of the project. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, 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 Design Review:

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Review application DR 23-370 (Vesuvio) for string lights at the rooftop outdoor seating area of the Vesuvio restaurant located at the northwest corner of Junipero Avenue and 6th Avenue in the Service Commercial (SC) Zoning District (Block 58, Lot E. 90' of S. 20' of Lot 25 and E 90' of Lot 26), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Review application DR 23-370 (Vesuvio) authorizes an after-the-fact approval for existing string lights on the rooftop dining area of the Vesuvio restaurant located at the northwest corner of Junipero Avenue and 6th Avenue in the Service Commercial (SC) District. The project shall be implemented as depicted in written documents and verbal statements provided to the Planning Commission on June 11, 2024, unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be carried out in conformance with all requirements of the SC District and Commercial Design Guidelines. All adopted building and fire codes shall be adhered to. If any codes or ordinances require design elements to be changed, or if any other changes are requested when submitting for review by the Building Division, such changes may require additional 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 commercial design review approval remains valid for a period of 18 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.	**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.
5.	**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.
6.	**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.
7.	**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.
8.	**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.
	Special Conditions
9.	**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.
10.	**Building Permit Required.** Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.

Acknowledgment and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of June 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

Attachment 2

CITY OF CARMEL-BY-THE-SEA

POLICY AND PROCEDURE DATA SHEET

Policy/Procedure No.: C95-08

Department of Origin: Forest, Parks and Beach

Effective Date: 9 November 1995 Authority: Resolution No. 95-150

Revision Date(s): November 2, 2010; April 3, 2012

SUBJECT: Holiday Lights

RESPONSIBLE PARTY: Director of Forest, Parks and Beach

PURPOSE: To allow and regulate the installation of lights in the public right-of-way and those displayed on commercial property visible from public property.

POLICY/PROCEDURE: As fully set forth in the policy document, attached.

RESCINDED: (Date)

CITY ADMINISTRATOR APPROVAL OF DEPARTMENTAL POLICIES:

Date: Initial: _____

CITY OF CARMEL-BY-THE-SEA

POLICY NO. C95-08

BOLIDAY·LIGHTS

The City of Carmel-by-the-Sea allows the placement of lights on trees in the public right-of-way and in or on commercial property on a temporary basis during the holiday season. The "holiday season is defined as the period beginning with the third Wednesday in November and continuing until the second Wednesday in January.

This Policy applies to the public rights-of-way and private properties in the CC and SC zones and to commercial enterprises in the residential district.

The following guidelines shall be followed:

1. With the exception of the City's Ocean Avenue median lights, which shall be illuminated year-round, as of the second Wednesday in January, all holiday lighting must be removed from businesses and from City-owned trees.

2. All lights and extension cords used outdoors shall be "exterior type" UL listed.

3. Lighting shall be secured, not loose or dangling, and we11 out of the public's way. Electrical cords shall be installed at a minimum of eight (8)feet above the public right-of-way.

4. Lights are not permitted on trees which have a trunk diameter of less than three (3) inches, measured four and one-half (4 1/2)feet above the ground.

5. Lights must be hung in a manner that will not damage a tree or other public property. Nothing that will cause holes in trees -- such as nails, pushpins, or staples -- may be used.

6. Lights shall be removed if, in the opinion of the Forest, Parks and Beach Director, they are damaging a tree.

7. Tracer or flashing lights are not permitted.

8. Permanent exterior lighting changes are permissible only through Planning Commission approval of an exterior design change application for which may be made at the Community Planning and Building Department.

9. Only lights may be installed on public trees. No other form of decoration -- such as ornaments, ribbons, tinsel, artificial snow or coloring -- shall be permitted.

November 29, 2023

Dear City of Carmel Planner,
Re: Vesuvio Rooftop Lighting Permit Application

Below are the details for the string lights, which are existing since 2011. Plus, the translucent covers so that the light source cannot be seen from the street.

I did put up a few examples of the cover if you need to look at the product. As per Brandon's suggestion, this is the best solution I've found thus far.

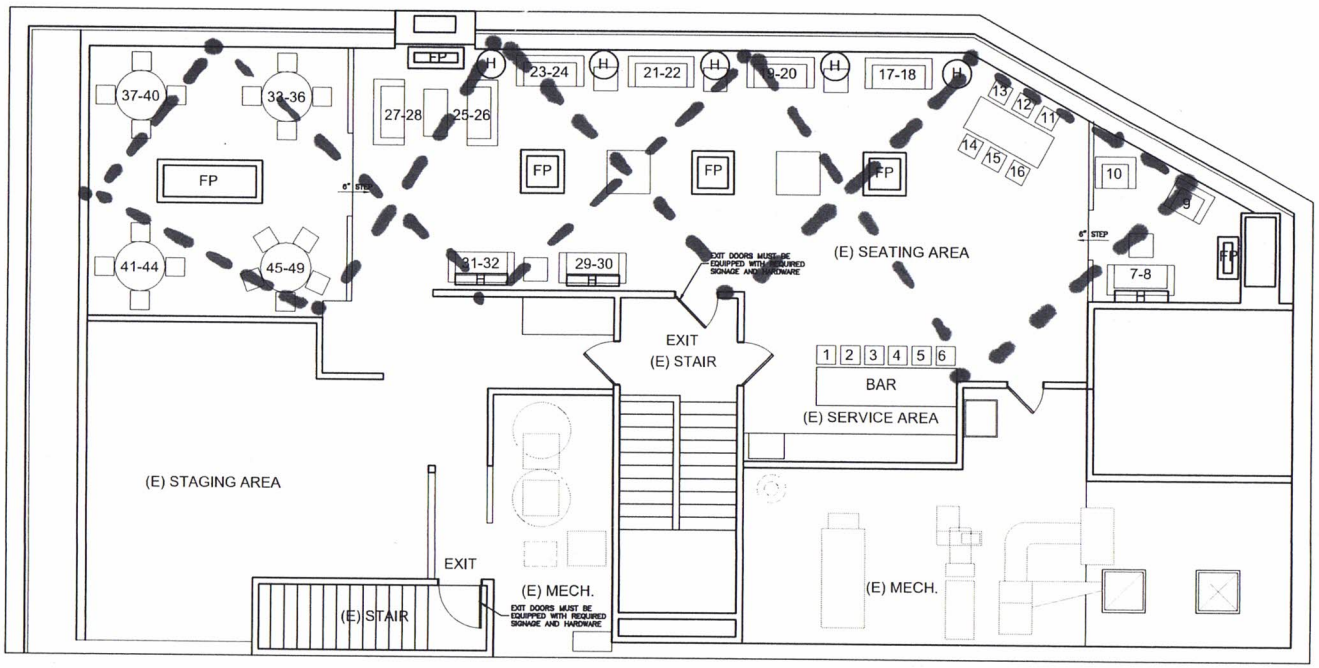
String Light Bulb Units:
https://www.amazon.com/addlon-Outdoor-Dimmable-Commercial-Weatherproof/dp/B0B2QVTHLC/ref=pd_rhf_ee_s_rtpb_dse_gccp_sccl_2_7/132-7124667-9015116?pd_rd_w=RH8vO&content-id=amzn1.sym.bd729ef1-498a-4698-af50-62a8451fe601&pf_rd_p=bd729ef1-498a-4698-af50-62a8451fe601&pf_rd_r=DZ9EHQPFMQKJRC34W5T4&pd_rd_wg=7MKWP&pd_rd_r=9df65c24-a735-4674-bbd2-6cf286df8233&pd_rd_i=B07QMKZWQF&th=1

Light Bulb Covers:
https://www.amazon.com/dp/B0BZZ15269?ref=ppx_yo2ov_dt_b_product_details&th=1

Thank you,
Rich Pepe

LIGHING PLAN DOTTED LINES SHOW LOCATION OF STRING BULBS

VESUVIO RJ Pepe Submitted 11-30-23



OCCUPANCY LOAD CALCULATION
FROM TABLE 1004.1
FUNCTION OF SPACE:
ASSEMBLY WITHOUT FIXED SEATS
UNCONCENTRATED (TABLES & CHAIRS) 15 NET S.F./OCCUPANT

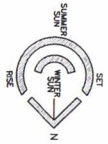
ROOFTOP LOUNGE AREA: 1680 S.F./15 NET = 112 MAX. OCCUPANTS

EXITS REQUIRED PER TABLE 1021.1 (OCCUPANT LOAD 1-500) 2 EXITS REQUIRED
SEATING PROVIDED: 49 SEATS

NOTE:
SEE MECHANICAL PLAN FOR FIREPIT (FP) AND HEATER (H) SPECIFICTIONS

EXISTING UPPER FLOOR-ROOF PLAN

PLAN BASED ON EXISTING DOCUMENTATION OBTAINED FROM CITY FILES AND DRAWINGS PROVIDED BY OWNER



VESUVIO LOUNGE
SIXTH STREET, CARMEL, CA

Action:

Date: 05.24.16
Scale: 1/4"=1'-0"
Drawn:
Sheet: UPPER PLAN

Sheet: A-2.2

addlon LED Outdoor String Lights 24FT with Edison Vintage Shatterproof Bulbs and Commercial Grade Weatherproof Strand - ETL Listed Heavy-Duty Decorative Cafe, Patio, Market Light

Visit the addlon Store

4.6 ★★★★☆ 15,341 ratings | Search this page

500+ bought in past month

Limited time deal

-15% $25.49

Typical price: ~~$29.99~~

Get **Fast, Free Shipping** with Amazon Prime

FREE Returns

Save 5% on 2 select item(s) Shop items ›

Available at a lower price from other sellers that may not offer free Prime shipping.

30-day easy returns

Color: **Black**




Size: **24FT**

24FT | 36FT | 48FT(Remote) | 48FT | 48FT(24 Sockets)

72FT | 72FT(36 Sockets) | 96FT

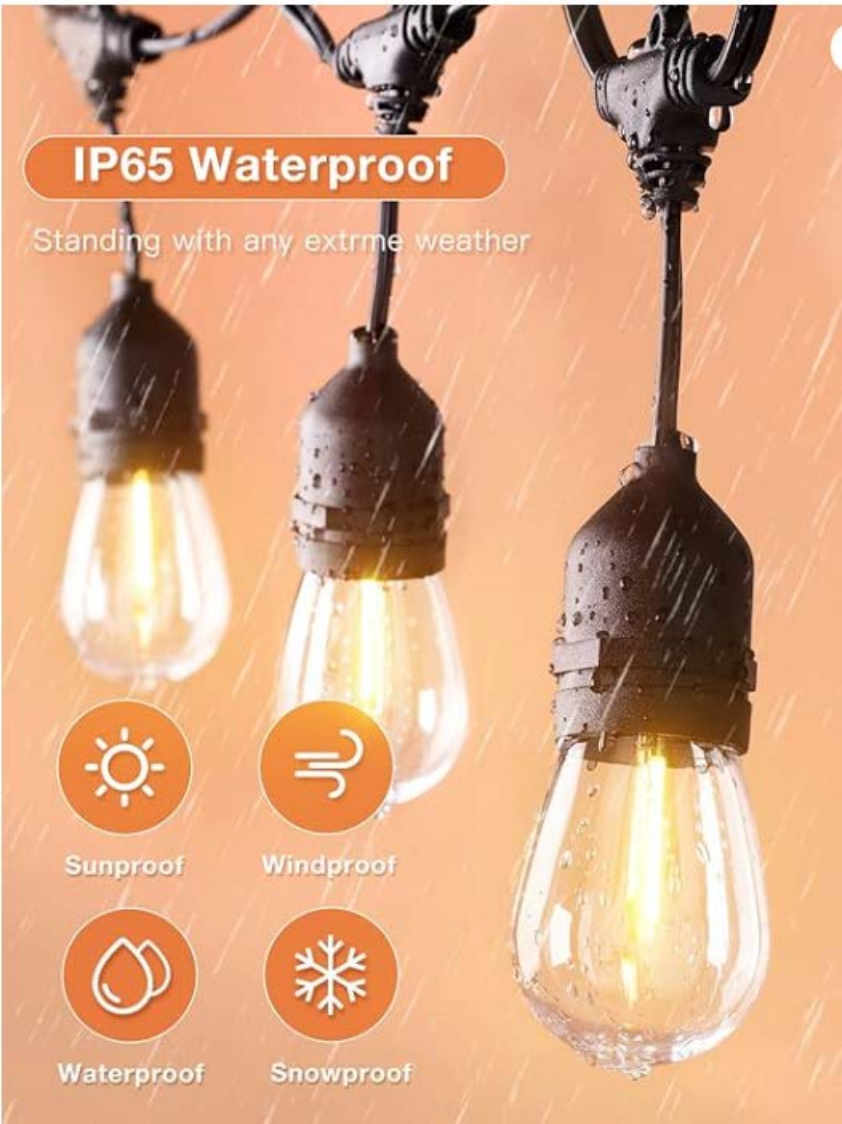



C
US
LISTED
Intertek
ETL Certification


For Better Waterproof
Extra 1–2 turns even if the bulbs have been tightened
rotate the bulb 1-2 extra turns


Shatterproof Bulbs
Drop-proof
Energy Efficient


TOTAL WIRE LENGTH: 24FT
20in
37in
33in
9 LED Bulbs
Link Up to 60 Stands
Extra spare fuse
2.5 in


IP65 Waterproof
Standing with any extrme weather
Sunproof
Windproof
Waterproof
Snowproof



5PCS Plastic Lampshade Flush Shade Replacement Plastic Lampshade for Multi-head Standing Lamp Bedroom Lamp Center Hole 42mm-1.65inch

Brand: ZUDKSUY

4.1 ★★★★☆ 53 ratings

$16.39

Get **Fast, Free Shipping** with Amazon Prime

FREE Returns

Get $50 off instantly: Pay $0.00 upon approval for Amazon Visa.

Size: **J-Flat type-42mm**

1-Horseshoe-42mm | T-PP Bank-2pcs | E--Horseshoe-30mm

M-Flat type-30mm | D-Horseshoe-35mm | C-Horseshoe-40mm

B-Horseshoe-42mm | O-Mushroom-42mm | **J-Flat type-42mm**

Brand	ZUDKSUY
Material	Plastic
Shape	Cylindrical
Product Dimensions	3.93"W x 4.52"H
Finish Type	Polished
Style	Classic
Mounting Type	Flush Mount
Pattern	Solid
Number of Items	5
Number of Pieces	5


5 pack



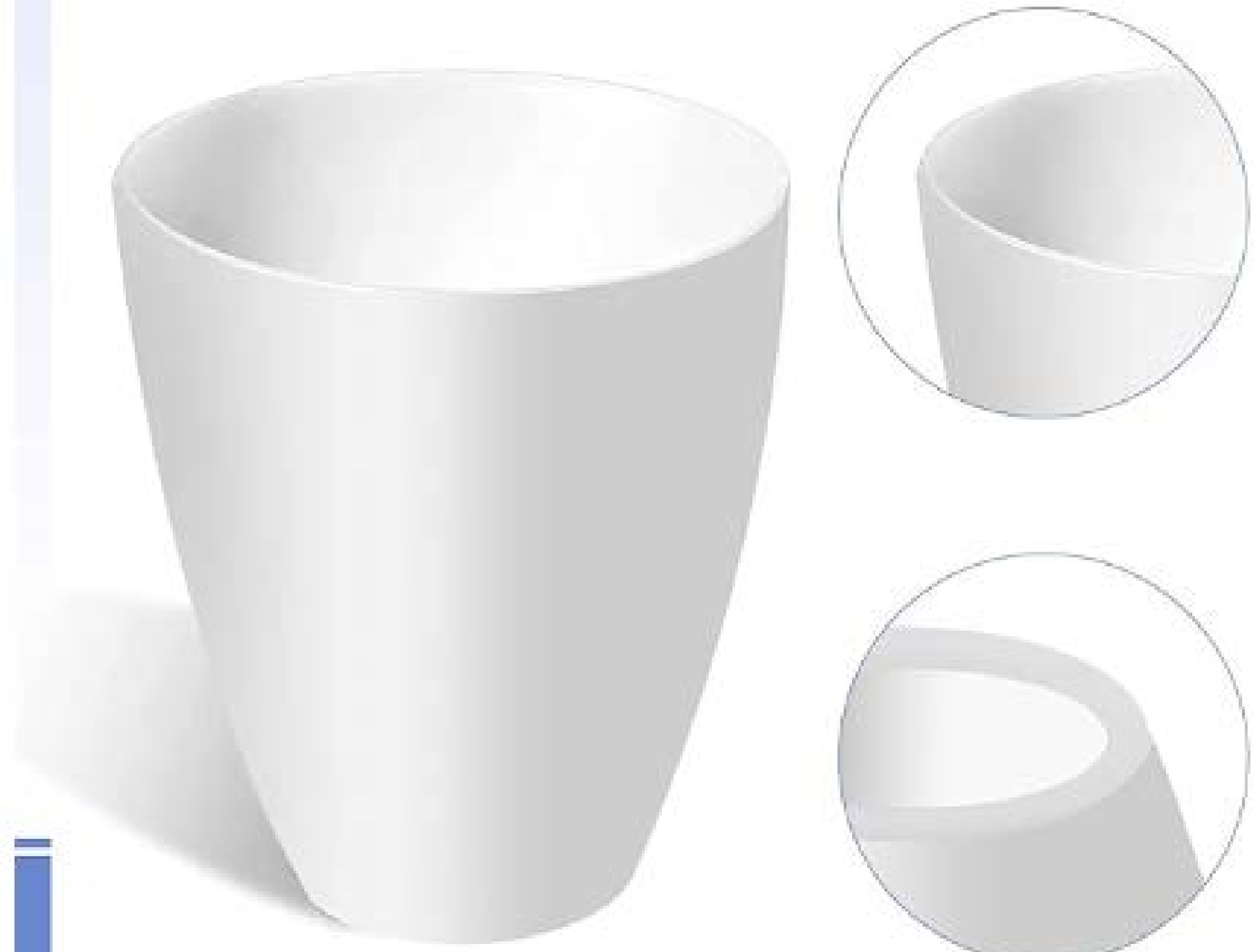
SIZE



Warm Tips: Manual measurement, the data is for reference only.

PRODUCT MATERIAL

High quality plastics

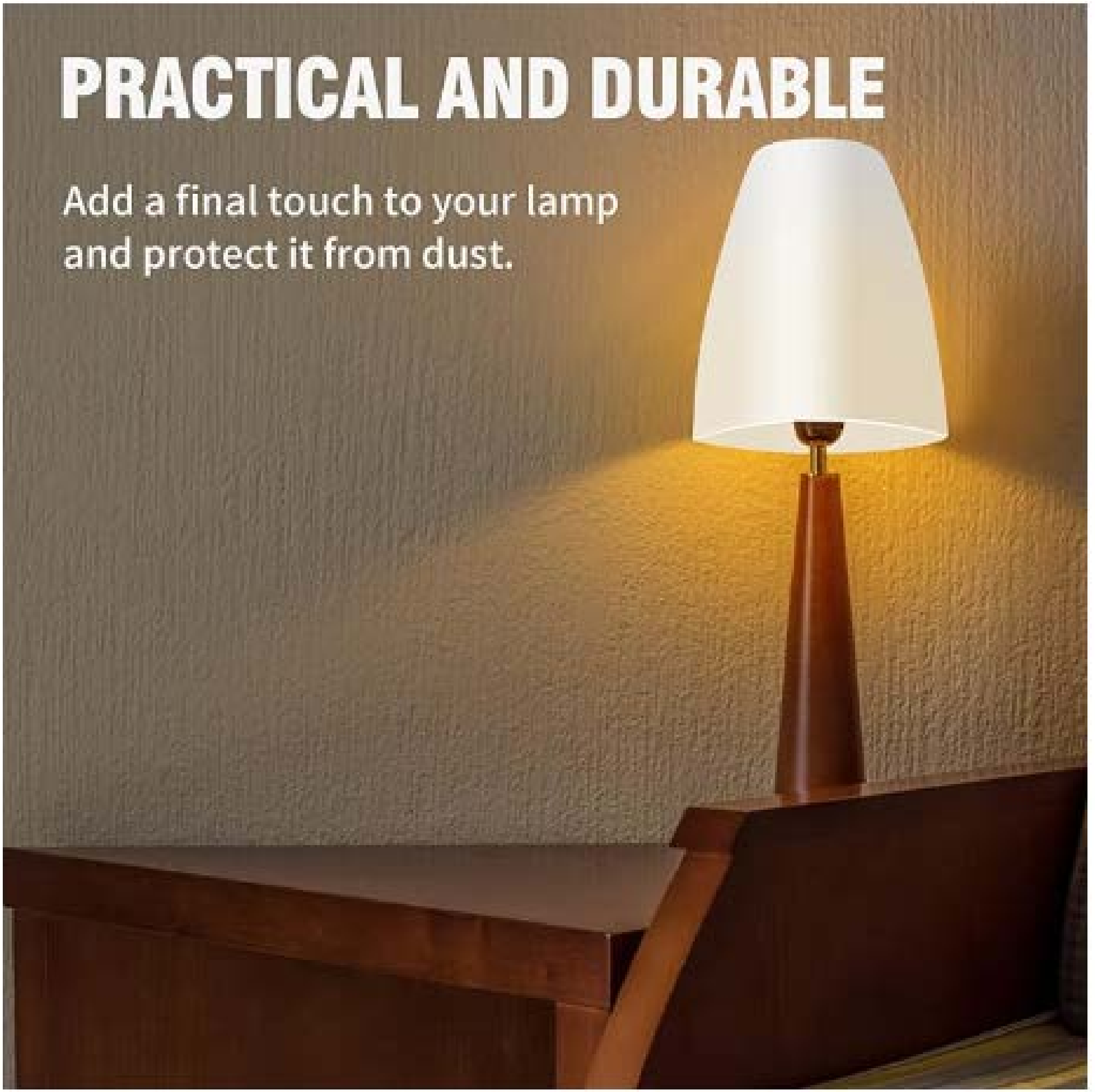





CONVENIENT
Create a warm corner in your living room.

PRACTICAL AND DURABLE

Add a final touch to your lamp
and protect it from dust.





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

June 11, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**UP 23-339 & DR 23-339 (L' Escargot):** Consideration of a Use Permit and Design Review, UP 23-339 and DR 23-339 (L' Escargot), to establish up to twenty-four (24) outdoor seats, repave the outdoor patio, and place six (6) portable heaters within a courtyard located on Mission Street 2 southwest of 4th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-131-002-000.

Application: UP 23-339 & DR 23-339 (L' Escargot) **APN:** 010-131-002-000
Block:50 **Lot:**5
Location: Mission Street 2 southwest of 4th Avenue
Applicant: Kerry Loutas, Owner **Property Owner:** Eklair, LLC

Executive Summary:

The project includes the establishment of outdoor seating associated with the L' Escargot restaurant and the replacement of the existing patio and public sidewalk with permeable pavers.

Recommendation:

Adopt a Resolution (Attachment 1) Use Permit 23-339 and Design Review 23-339 (L' Escargot) to establish outdoor seating for a full line restaurant located on Mission Street 2 southwest of 4th Avenue in the Residential & Limited Commercial (RC) District. APN 010-131-002-000

Background and Project Description:

The project site has been occupied by a full line restaurant since the building was originally constructed in 1962. In 1984, the city council adopted Ordinance 84-14 prohibiting full line restaurants in the Residential and Limited Commercial (RC) District. A full line restaurant has been in continuous operation since 1984 as a legal nonconforming use. The Carmel Municipal Code allows a nonconforming use to continue operations so long as the use is not enlarged or expanded.

In 1991, it was established that the restaurant is 2,500 square feet in size, seats 59 persons, and operates from 5:30 P.M. to 9:30 P.M. seven days a week. However, in 2014, the Monterey Peninsula Water Management District (MPWMD) conducted an inspection and determined the maximum seating capacity is 48 seats based on available water resources.

MPWMD Rule 24 allows a restaurant to establish outdoor seating equal to half of their allotted interior seats without creating additional demand for water. For L' Escargot this amounts to 24 outdoor seats. The applicant is seeking approval of a Use Permit to establish up to 24 outdoor seats. Additionally, the applicant is seeking Design Review approval to replace the existing patio and public sidewalk with permeable pavers.

PROJECT DESCRIPTION

L' Escargot is a full line restaurant operating within the Residential & Limited Commercial (RC) District. The restaurant entrance is set back over 40 feet from the public sidewalk on Mission Street. A 787-square-foot courtyard is located in front of the restaurant. During the COVID-19 pandemic, restaurants were allowed to establish outdoor seating in order to continuing serving guests. This trend has continued post-COVID with restaurateurs regularly receiving requests from customers to dine outside. The applicant is seeking approval for outdoor seating and associated portable heaters.

Staff Analysis:

Nonconforming Use

The existing restaurant was established prior to the requirement for a Use Permit and prior to restaurants being a prohibited use in the RC District. In 1990, the Planning Commission considered whether a request from the restaurant owners for a Use Permit to sell liquor constituted an expansion of the nonconforming use. The determination was that it was not an expansion and the Use Permit for liquor sales was granted (UP 91-07). No other use permit governs the operations of the restaurant, and one cannot be granted because the zoning district in which the restaurant is located does not allow for full line restaurants. The current owner is requesting a determination from the Planning Commission that the establishment of outdoor seating accessory to the restaurant does not constitute an expansion of the existing use and approve up to 24 exterior seats along with physical improvements to the outdoor dining area.

CMC Section 17.36.050 (Nonconforming Uses) states the following,

A. No building that contains a nonconforming use shall be enlarged by increasing the floor area or building envelope or exterior volume. Repairs, remodeling, alterations or maintenance, in any 12-month period, shall be limited to 10 percent of the value of the building, or 10 percent of the value of the portion of the building containing the nonconforming use. The value of improvements shall be determined by the Building Official.

Staff Response: The applicant is not proposing to enlarge or increase the floor area of the existing building that the restaurant occupies. The existing restaurant is permitted up to 48 interior seats, which reflects the amount of available water credits for the property. The Monterey Peninsula Water Management District (MPWMD) allows for up to half of the interior seats to be placed outdoors, in this case 24 seats, without the need for additional water credits.

B. No nonconforming use may be expanded or extended into an existing portion of a building that was not previously occupied by the same nonconforming use.

Staff Response: The applicant is not proposing to expand or extend the existing restaurant within the

footprint of the building. The request is for up to 24 seats outdoors in an existing courtyard as an option for guests who dine at the restaurant. Typically, outdoor seating that increases seating capacity, is subject to a Use Permit amendment however in this case the restaurant predates the requirement for a Use Permit so one does not exist.

Consistent with the 1991 approach to granting a Use Permit for liquor sales, staff is recommending a Use Permit solely for the outdoor seating. If the Planning Commission finds that the addition of up to 24 outdoor seats is an expansion of the restaurant use, the applicant requests consideration to allow for a combination of indoor and outdoor seats that does not exceed 48 which is the number of interior seats currently allowed. If the Planning Commission finds this too is an expansion of the existing use, the request for a Use Permit should be denied.

C. A commercial use that is otherwise allowed within a district but is nonconforming due to noncompliance with one or more operational standards for approval (e.g., hours, type of merchandise, etc.) shall require that any replacement use comply with all operational standards for approval upon change of ownership. A use that is nonconforming due to physical or structural standards (e.g., floor area, number of parking spaces, etc.) shall not be required to conform upon change of ownership of the use.

Staff Response: This standard does not apply.

D. A new building constructed on premises containing a nonconforming use shall only be used or occupied by a use permitted in the district in which the building is located.

Staff Response: This standard does not apply.

E. The requirements of this section shall not apply to any building that contains a lawful nonconforming dwelling unit in any commercial or R-4 district.

Staff Response: This standard does not apply.

Outdoor Seating
Should the Planning Commission find that outdoor seating is not an expansion of a legal nonconforming use, the applicant also requests approval of a Design Review application for the outdoor seating. CMC Section 17.14.220 (Special Design Topics) provides design regulations for exterior seating associated with a restaurant and prescribes the following standards to be used in reviewing proposals for outdoor seating:

1. The proposal shall not result in a net increase in seating capacity.

Staff Response: The intent of this provision is to ensure that staff-approved applications for outdoor seating do not exceed the restaurants permitted seat count set forth in their Use Permit. However, when a restaurant is applying for a new or amended Use permit, the applicant can propose additional seats provided there are sufficient water credits to support the proposal and all Building and Fire Code requirements for emergency egress are met.

As noted above, according to MPWMD regulations, a restaurant can have up to 50 percent of the total number of interior seats outdoors. Outdoor seats that exceed this 50 percent threshold require an additional water allocation.

The number of interior seats for L' Escargot is determined by the amount of water credits available to the

property and results in a maximum of 48 interior seats. Based on water availability alone, the applicant could have up to 24 outdoor seats which is 50 percent of their permitted indoor seats. The applicant is requesting approval of up to 24 outdoor seats but is open to a lesser number at the discretion of the Planning Commission.

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 project site is a 4,000-square-foot lot with a 787-square-foot courtyard. Based on this standard, the seating area cannot occupy more than 400 square feet of the site and no more than 236 square feet of the courtyard. However, the municipal code does not provide any guidance on how to measure the boundary of the outdoor seating area. Measuring only the area containing the tables and chairs, the outdoor seating would comprise 235 square feet (103 square feet on the north side of the courtyard and 132 square feet on the south side). Using this method of measuring the outdoor seating area, the project complies with Standard 2. Alternatively, if you measure the outdoor seating area and include a 4-foot buffer to accommodate a path of travel for the servers, the outdoor seating area would comprise 558 square feet and would not comply with Standard 2. Considering that a server does not stand at the table for an extended period of time, staff is comfortable with the more conservative measurement resulting in 235 square feet.

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: As proposed, the outdoor seating would be fully contained on private property and would not interfere with automobile or pedestrian traffic within the public right-of-way. The location of table and chairs have been placed on the north and south sides of the courtyard maintaining paths of travel through the center of the courtyard. No intra-block walkway is present through the 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. (See Appendix E3: Commercial Design Guidelines).

Staff Response: A raised planter with landscaping is located on the north side of the courtyard adjacent to the east wing of the building. On the south side of the courtyard, a picket fence and potted plants define the southern boundary. The entrance to the restaurant is located on the west side of the courtyard. Additionally, the applicant is proposing new permeable pavers to define the courtyard and differentiate it from the public sidewalk which is also proposed to be replaced with permeable pavers of a different color. These features provide a clearly defined outer boundary for the outdoor seating.

5. Outdoor seating areas which allow visual contact and incidental communication between patrons and passersby are encouraged.

Staff Response: Due to the 40+ foot setback of the restaurant entrance, patrons would pass through the courtyard making visual contact and incidental communication with those dining at tables. Additionally, people passing along the sidewalk on Mission Street would have visual contact with those dining outdoors.

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 or additional exterior lighting however they currently utilize portable heaters for the comfort of their patrons. The proposed heater is powered by propane gas and has adjustable metal heat reflectors. These heaters were common within restaurant parklets during the COVID-19 pandemic. The benefit of a portable heater is that it can be stored out of sight when not in use. However, a secure storage area is also required for the propane tanks.

The applicant is seeking approval for six portable heaters. The heaters would be placed next to the tables opposite the adjacent building and fence. Because the portable heaters are visible from the public right-of-way and cannot be shielded from view, the heaters shall be architecturally compatible with the village character and adjacent buildings. Staff notes that the applicant has indicated if the outdoor seating is approved by the Planning Commission, they would like to pursue additional exterior improvements such as a pergola and permanent heaters within the next 12 months. In the interim, they are requesting approval for the continued use of the portable heaters.

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: The hours of outdoor dining would coincide with the restaurants hours of operation which are 5:30 pm to 9:30 pm seven days a week. Special condition no. 25 has been included in the draft resolution stating that the Planning Commission may reduce the hours of outdoor dining should negative impacts on uses in the vicinity develop.

Commercial Design Guidelines
To improve the aesthetics of the outdoor dining area, the applicant is proposing to replace the 787-square-foot asphalt patio with permeable pavers. The patio paver is proposed to be Calstone mission pavers in a beige/gold/gray color. The Commercial Design Guidelines encourage courtyards as an important design feature of the commercial districts. Further, courtyards should maintain continuity of architecture, colors, and materials. The paver material proposed for the courtyard is consistent with the Commercial Design Guidelines.

Public Way Design Guidelines
In addition to improving the aesthetics of the courtyard, the applicant is proposing to replace the asphalt sidewalk along the property frontage with permeable pavers. The sidewalk paver is proposed to be Calstone mission pavers in a charcoal/gray/tan color. The Public Way Design guidelines encourage variety in sidewalk treatments. Materials should enhance the village character for the pedestrian while allowing percolation of water into the soil to enhance the urban forest. Preserving an informal, unplanned visual appearance is preferred. The guidelines also identify appropriate paver patterns and colors with a preference towards square, rectangular, hexagonal, cobble or creased keystone and earthen warm hues. The materials proposed for the public sidewalk are consistent with the Public Way Design guidelines.

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 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures). Class 1 exemptions consist of the operation of existing private structures involving negligible or no expansion of the existing or former use. The project includes the establishment of outdoor seating which is a negligible expansion of an existing full line restaurant use. Class 1 exemptions also include the minor alteration of public structures involving negligible or no expansion of the existing or former use. The project includes the replacement of

an asphalt public sidewalk with permeable pavers. 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 includes the replacement of an asphalt patio with a permeable paver patio. 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 UP 91-07 L'Escargot
Attachment 3 2014 Water Inspection Report
Attachment 4 2017 Water Inspection Report
Attachment 5 Revised Seating Plan 04.04.24
Attachment 6 Paver Site Plan
Attachment 7 Paver Details
Attachment 8 Heater Specs

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 USE PERMIT 23-339 AND DESIGN REVIEW 23-339 (L'ESCARGOT) TO ESTABLISH OUTDOOR SEATING FOR A FULL LINE RESTAURANT LOCATED ON MISSION STREET 2 SOUTHWEST OF 4TH AVENUE IN THE RESIDENTIAL & LIMITED COMMERCIAL (RC) DISTRICT
APN 010-131-002-000

WHEREAS, on November 2, 2024, Kerry Loutas ("Applicant") submitted an application on behalf of Eklair LLC ("Owner") requesting approval of a Use Permit application UP 23-339 and Design Review application DR 23-339 (L' Escargot) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Mission Street 2 southwest of 4th Avenue in the Residential & Limited Commercial (RC) District (Block 50, Lot 5); and

WHEREAS, the Applicant is requesting to establish outdoor seating for a full line restaurant and replace the existing patio and public sidewalk with pavers; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.14.030 (Land Use Regulations) prohibits a full line restaurant in the RC District;

WHEREAS, the project site was established as a full line restaurant in 1962 prior to the prohibition of full line restaurants in the RC District and is therefore a legal nonconforming use; and

WHEREAS, in 1991 the Planning Commission approved Use Permit 91-07 allowing an on-sale general liquor sales associated with the full line restaurant finding that allowing the sale of liquor did not constitute an expansion of an existing nonconforming use; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.14.220 (Special Design Topics), sets forth the design regulations for exterior seating associated with a restaurant; and

WHEREAS, CMC Section 17.52.080 (Use Permit) allows the Planning Commission to issue a use permit when the findings required in Chapter 17.64 (Findings Required for Permits and Approvals) can be supported; and

WHEREAS, on May 31, 2024, a notice of the public hearing scheduled for June 11, 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 1, 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 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the project, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony; 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 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures). Class 1 exemptions consist of the operation of existing private structures involving negligible or no expansion of the existing or former use. The project includes the establishment of outdoor seating which is a negligible expansion of an existing full line restaurant use. Class 1 exemptions also include the minor alteration of public structures involving negligible or no expansion of the existing or former use. The project includes the replacement of an asphalt public sidewalk with permeable pavers. 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 includes the replacement of an asphalt patio with a permeable paver patio. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, 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 Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64.010 & 020). For each of the required Use Permit findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Finding	YES	NO
1. That the proposed use will not be in conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓	
5. That the proposed use will not be injurious to public health, safety or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.	✓	
8. 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.	✓	
9. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
10. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

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

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC 17.58.060). For each of the required Design Review findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Finding	YES	NO
1. The project conforms to the applicable policies of the General Plan and Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Use Permit application UP 23-339 (L' Escargot) and Design Review application DR 23-339 (L' Escargot) XXX located on Mission Street 2 southwest of 4th Avenue (APN 010-131-002-000, Block 50, Lot 5), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Use Permit application UP 23-339 (L' Escargot) and Design Review application DR 23-339 (L' Escargot) authorizes the establishment of outdoor seating associated with an existing full line restaurant and the replacement of the existing patio and public sidewalk with new permeable pavers located at Mission Street 2 southwest of 4th Avenue in the Residential & Limited Commercial (RC) District as depicted in the plans submitted by Kerry Loutas reviewed by the Planning Commission on June 11, 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 RC 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 review and approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a Use Permit approval remains valid for a period of 6 months from the date of action and a commercial Design Review approval remains valid for a period of 18 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.	**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.
6.	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.
7.	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.
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 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.
9.	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.
10.	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.
11.	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.
12.	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)
13.	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
14.	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.
15.	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.
16.	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
17.	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.
18.	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.
19.	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.
20.	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
21.	**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.
22.	**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.
	Outdoor Seating Conditions
23.	**Seating Capacity.** In accordance with Monterey Peninsula Water Management District (MPWMD) Rule 24, in order to prevent additional demands on water usage, outdoor seating shall be limited to no more than 50 percent of the permitted interior seats. The maximum permitted interior seats is 48. The maximum permitted outdoor seats is 24.
24.	**Seating Area.** The outdoor seating area shall not occupy more than 10 percent of the site area nor more than 30 percent of the courtyard. The seating area shall be fully contained on private property at all times.
25.	**Outdoor Seating Hours of Service.** The hours of service to the outside seating area shall be limited to the restaurants hours of operation as documented in UP 91-07 which are as follows: 5:30 P.M. to 9:30 P.M. seven days a week. If the outdoor seating is found to have negative impacts on uses in the vicinity, the hours of service may be modified by the Planning Commission.
26.	**Portable Propane Heaters.** The applicant is permitted to use the existing portable propane heaters for up to 12 months following this approval and while pursuing additional courtyard improvements including the installation of permanent heaters. If the applicant is not actively pursuing the installation of permanent heaters in 12 months, the portable heaters shall be replaced with a heater that is architecturally compatible with the village character and adjacent buildings.
27.	**Propane Storage.** The applicant shall properly secure and store the propane tanks in accordance with the Building and Fire Codes.

Acknowledgment and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of June 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary

ACKNOWLEDGMENT OF COMPLIANCE

USE PERMIT NO. 91-07

L'Escargot
c/o Tom Nash
Post Office Box R-1
Carmel, CA 93921

Block 50 Lot(s) 5

AP No. 10-131-2 Zone RC

Location of Property W/s Mission bet. 4th and 5th

Name of Property Owner

On 10 April 1991, the Planning Commission of the City of Carmel-by-the-Sea approved the issuance of this use permit subject to the findings and conditions attached. Please review the conditions of the use permit. Your failure to abide by these conditions is the basis for review and possible revocation of the permit.

Please read and sign the following statement. **THIS USE PERMIT DOES NOT BECOME VALID UNTIL THIS SIGNED STATEMENT IS RECEIVED BY THE DEPARTMENT OF COMMUNITY PLANNING AND BUILDING.**

WE, THE UNDERSIGNED, HAVE READ AND HEREBY CERTIFY THAT WE UNDERSTAND AND AGREE TO THE ISSUANCE OF THIS PERMIT AND THE TERMS THEREOF, INCLUDING THE CONDITIONS UPON THE ISSUANCE OF THIS PERMIT. WE UNDERSTAND THAT FAILURE TO COMPLY WITH THE CONDITIONS OF THIS PERMIT MAY LEAD TO ITS REVOCATION BY THE PLANNING COMMISSION. WE FURTHER UNDERSTAND THAT THIS PERMIT IS NOT VALID OR EFFECTIVE UNTIL IT HAS BEEN SIGNED BY BOTH THE PROPERTY OWNER AND THE APPLICANT AND THE ORIGINAL SO SIGNED HAS BEEN RETURNED TO THE DEPARTMENT OF COMMUNITY PLANNING AND BUILDING OF THE CITY OF CARMEL-BY-THE-SEA.

Applicant's Signature

4-23-91
Date

4/11/91 (MJ-P)
Date Mailed to Applicant

Property Owner Signature

8-27-91
Date

Date Returned by Applicant

RETURN TO: DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
POST OFFICE DRAWER G CARMEL, CA 93921

ACKNOWLEDGMENT OF COMPLIANCE

USE PERMIT NO. 91-07

L'Escargot
c/o Tom Nash
Post Office Box R-1
Carmel, CA 93921

Block 50 Lot(s) 5

AP No. _ Zone RC

Location of Property W/s Mission bet. 4th and 5th

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Applicant's Signature

Property Owner Signature

8-27-91

Date

Date

4/11/91 (MJ-P)
Date Mailed to Applicant

Date Returned by Applicant

RETURN TO: DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
POST OFFICE DRAWER G CARMEL, CA 93921

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

Ronald Aliotti
L'Escargot Restaurant
W/s Mission bet. 4th and 5th
Block 50, Lot 5

APPROVED: 4/10/91
10 April 1991

CONSIDERATION: Applicant requests a use permit to allow on-sale general liquor sales in an existing eating place located in the RC Land Use District.

FINDINGS OF FACT:

1. That the applicant is the owner of an existing eating place (SIC 5812) known as L'Escargot located on the west side of Mission Street between Fourth and Fifth Avenues in the RC Land Use District.

2. The applicant's business, which operates between the hours of 5:30 p.m. and 9:30 p.m. seven days a week, is approximately 2,500 square feet in size and seats 59 persons.

3. That the subject space has been occupied by an eating place since the building was originally constructed in 1962.

4. That the existing use is nonconforming since eating places are not permitted uses in the RC Land Use District (17.06.037).

5. That the purpose of the RC District is to provide an appropriate location for permanent and transient residential uses, and limited service uses that provide for local needs. This district is intended to provide a transition between the more intense activities of the CC and SC Districts and the and the less intense activities in the R-1 and R-4 Districts.

6. That all nonconforming uses are restricted in the City's Municipal Code (17.38.040) to the size and extent that they existed on the day that they became nonconforming and are not permitted to be increased or enlarged.

7. That the basis for designating uses as nonconforming which do not meet the City's standards established in the Municipal Code and objectives of the General Plan is that these uses will eventually cease to exist and be replaced with a permitted land uses.

8. That the applicant currently sells beer and wine in the existing business and requests Planning commission approval to allow on-sale general liquor sales in the existing use.

9. That in November of 1991 the Planning Commission considered a request to determine whether or not permitting an existing eating place in the RC District to sell alcoholic beverages constituted an increase to a nonconformity. The Planning Commission found that allowing an existing nonconforming eating place to sell alcoholic beverages would not increase the nonconformity.

FINDINGS FOR DECISION:

1. That the Planning Commission finds that allowing the existing restaurant located in the RC District to provide on-sale general liquor sales does not increase the nonconformity of the use.

2. That, in accordance with the special findings for adding on-sale general liquor sales to existing eating places (17.18.060), all alcoholic beverages are to be prepared at a non-public service bar.

3. That substantially all foods from the standard menu will be made available for purchase during business hours.

4. That the design and location of the non-public service bar will not create a separate area which could be considered a cocktail lounge, bar room, or other facility primarily used for the consumption of alcoholic beverages.

5. That the menu, name and representations made in the application indicate that the business will continue to be primarily an eating place and that such beverages are proposed to be served only at standard-height dining tables within the business.

6. That the existing business is classified as a nonconforming use since restaurants are no longer permitted uses in the RC Land Use District. The business was originally established in 1962 prior to adoption of Ordinance 84-14 which prohibited eating establishments in the RC District.

RECOMMENDATION: Staff recommends that the application be approved subject to the following conditions.

1. All alcoholic beverages shall be served only from a non-public service bar and consumed at standard height dining tables.

2. That the sale of alcoholic beverages shall be limited to patrons ordering food from the regular menu.

3. The use shall, at all times, operate in conformance with state and local laws and permits governing restaurants and liquor sales. Violations in the conditions of the findings and conditions of Use Permit No. 91-07 shall be cause for revocation or amendment of this use permit.

4. This permit does not authorize the establishment of a separate cocktail lounge or bar room.

5. The use shall be conducted in a manner consistent with the presentations and statements submitted with the application and at the public hearing and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new use permit by the Planning Commission.

6. The use shall be limited to the size and extent that it existed on the day that the use became nonconforming and that the use shall not be increased or expanded.

7. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this use permit by the Planning Commission.

8. Upon termination or revocation of this use permit for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.

9. The use be reviewed by the City for compliance with the findings and conditions of this permit every six (6) months following establishment of the use.

CITY OF CARMEL-BY-THE-SEA

NOTICE OF PLANNING COMMISSION ACTION ON PROPERTY OWNED BY YOU

Yvan Nopert
InterVivos Trust
Post Office Box 2403
Carmel-by-the-Sea
California 93921

At the meeting of 10 April 1991 the Planning Commission of the City of Carmel-by-the-Sea took action which has relevance to the property referenced herein.

Block 50 Lot(s) 5 AP#

Location West side of Mission bet. 5th and 6th

The City of Carmel-by-the Sea Planning Commission

APPROVED A CONDITIONAL USE PERMIT SUBJECT TO FINDINGS AND CONDITIONS. PLEASE SIGN THE ENCLOSED CERTIFICATE OF COMPLIANCE STATEMENT AND RETURN TO THIS OFFICE.

The Applicant for the Conditional Use Permit is:

L'Escargot

For further information or assistance please contact Mary Jahr-Purvis, Planning Services Coordinator, at 624-6835.

Date Notice Sent 4/11/91

Notice Sent By MJ-P

CITY OF CARMEL-BY-THE-SEA

NOTICE OF PLANNING COMMISSION ACTION

L'Escargot
c/o Tom Nash
Post Office Box R-1
Carmel, CA 93921

UP 91-07 BLOCK 50 LOT(S) 5

At the meeting of 10 April 1991 the Planning Commission took the following action on your application for a conditional use permit

THE PLANNING COMMISSION AUTHORIZED ISSUANCE OF THE ABOVE REFERENCED CONDITIONAL USE PERMIT WHEN THE FOLLOWING REQUIREMENTS HAVE BEEN MET:

CERTIFICATE OF COMPLIANCE STATEMENT SIGNED BY APPLICANT AND PROPERTY OWNER AND RETURNED TO THIS OFFICE: (Statement Enclosed) X

APPEAL PERIOD HAS EXPIRED (Last day of appeal period: 4/17/91) X

THIS IS THE OFFICIAL NOTICE OF THE PLANNING COMMISSION ACTION ON YOUR APPLICATION. FOR FURTHER INFORMATION OR ASSISTANCE PLEASE CONTACT MARY JAHR-PURVIS, PLANNING SERVICES COORDINATOR, AT 624-6835.

Date Notice Sent 4/11/91

Notice Sent By MJ-P

CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

Commercial Land Use Permit Application

Permit No. UP 91-07
Date Received 1-10-91

Applicant's Name and Address: RONALD ALIOTTI, L'ESCARGOT
290 Van Buren Street
Monterey, CA 93940
Phone: 624-4914

50 Block | 5 Lot(s) | 10-131-2 A.P. No.

W. Mission & 4th Location of Property | RC Zone

Yvan Nopert - Inter Vivos Trust
Name of Property Owner
PO 2403, 93921

THOMAS V. NASH
Name and address of contact person if other than applicant | 624-5000 Phone

Commercial Business

- ☐ Establish new business
- ☐ Transfer ownership of existing business (same location)
- ☐ Amend an existing use permit

Property Development*

- ☐ Subdivision
- ☐ Master use permit
- ☐ Underground parking
- ☐ Density of 23-33 units/acre
- ☐ Density of 34-44 units/acre

Parking

- ☐ On-site surface parking
- ☐ Off-site parking
- ☐ On-site parking in Central Commercial Land Use District
- ☐ In-lieu parking

Miscellaneous

- ☐ Exterior display of merchandise
- ☐ Merchandise mart
- ☐ Retail area of less than 200 square feet
- ☐ Alterations/remodeling of nonconforming structure or building containing nonconforming use
- ☒ Other, please describe: Establish Use Permit for On-Sale General Liquor License in previously grandfathered restaurant.

* Note: All applications filed for items marked with an asterisk must be applied for by the property owner of record and documentation of ownership must be submitted with the application.

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, the information furnished by me for this application is true and correct, and that the owner of the property approves this application.

Ronald Aliotti
Signature of Applicant

1-8-91
Date

FOR OFFICE USE ONLY

Application received by: Anne Morris Date: 1-10-91

Application fee: $350.00 Receipt no: 13874

Use permit file no. _____

Date of Land Use Committee meeting: _____

Land Use Committee recommendation: _____

Date application considered complete: _____

Date Notice of Public Hearing published: _____

Date notice posted on property: _____

Date noticing requirements mailed to applicant: _____

Date Declaration returned by applicant: _____

Date set for public hearing: _____

Date agenda and LUC report mailed to applicant: _____

Final action taken: Approval Date of action: 4/10/91

Resolution no: 91-23

Date results mailed to applicant: _____

Date affidavit returned: _____

Application appealed? Yes _____ No ✓

City Council action on appeal: _____ Date: _____

PUBLIC NOTICE

The Planning Commission of the City of Carmel-by-the-Sea will conduct a public hearing on 10 April 1991 in City Hall. The Public Hearing begins at 3:30 p.m., or as soon thereafter as the agenda permits.

The purpose of the hearing is to gather public input prior to taking action on the proposal described in this notice. Persons interested in the proposal are encouraged to review additional materials available at the Department of Community Planning and Building prior to the meeting date between the hours of 9:00 a.m. and 11:00 a.m. and 2:00 p.m. and 4:00 p.m. or on the date of the meeting between 9:00 a.m. and 11:30 a.m.

IF YOU CHALLENGE THE NATURE OF THE PROPOSED ACTION IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE PLANNING COMMISSION OR THE CITY COUNCIL AT, OR PRIOR TO THE PUBLIC HEARING.

Proposed action: Consideration of a use permit to add the sale of on-sale liquor to an existing restaurant located in the Residential and Limited Commercial (RC) Land Use District.

Project Location: West side Mission between 4th & 5th

Parcel Description: Block: 50 Lot(s): 5

Environmental Status: Exempt

Coastal Permit Status: No permit required

Applicant: L'Escargot (Aliotti) Filed By: Thomas Nash

Date of Notice: 3/22/91 Date of Publication: 3/28/91

Date Posted: 3/29/91 Posted By: DP

Location Posted: Telephone Pole

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER G • CARMEL-BY-THE-SEA, CA 93921
(408) 624-6835

22 March 1991

L'Escargot
Ronald Aliotti
290 Van Buren Street
Monterey, CA 93940

Dear Applicant:

This is to inform you that, as of this date, your application for a use permit has been accepted as complete by the Department of Community Planning and Building. Your application will be scheduled for public hearing and review by the Planning Commission on 10 April 1991 at 2:30 P.M. in the City Hall Council Chambers on the east side of Monte Verde Street between Ocean and Seventh Avenues.

You are responsible for distribution of the enclosed public notice to all property owners within 300 feet of your project site and all tenants of property contiguous to your site. An explanation of how you can meet these requirements has been enclosed for your convenience.

To be assured that your application will be reviewed on the date scheduled, mail and/or deliver all required copies of the public notice by no later than 30 March 1991. Once the notice has been distributed, return the enclosed Declaration and mailing list to the Department of Community Planning and Building by no later than 1 April 1991. Failure to comply will postpone the public hearing on your request to a later date.

If you have any questions regarding this letter or your application, please contact this department at 624-6835 as soon as possible. Thank you for your time and cooperation.

NOTE: Approval of a use permit requires that five (5) of the seven Planning Commissioners vote in favor of the request. Less than five affirmative votes results in a denial.

Sincerely,

Mary Jahr-Purvis

Mary Jahr-Purvis
Planning Services Coordinator

DECLARATION UNDER PENALTY OF PERJURY

APPLICATION FOR L'Escargot Use Permit

APPLICANT Ronald Aliotti

STREET ADDRESS East Mission near 4th Avenue

BLOCK/LOT 50/5

I, THOMAS V. NASH, declare:

I am a resident of the City of Carmel, County of Monterey, State of California.

I am over the age of twenty-one (21) years. My business address is East Lincoln south of 7th Aveue, Carmel, Box R-1, 93921.

On the 27th day of March 1991, I mailed the foregoing notice by first class mail, postage paid, to all owners of real property within 300 feet of the property to which the above application applies. I also affirm that a copy of said notice was delivered to all current occupants of properties contiguous to the property to which the above application applies. The list attached to this Declaration contains all names and addresses and locations used in the mailing and delivering of said notice.

Executed on March 27, 1991, at Carmel.

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Thom V Nash

Declarant

PARCEL	TAX RATE AREA CODE	ASSESSEE & MAILING ADDRESS	TAX ROLL VALUES
010-096-11	001-000	MARASCO VALENTINE JOSEPH & DORIS A TRS P O BOX 5127 CARMEL CA 93921	
010-096-12	001-000	KIMBALL CLAUDE P ETAL 26280 INSPIRATION AVE CARMEL CA 93923	
010-096-13	001-000	CITY OF CARMEL BY THE SEA CARMEL CA 93921	
010-097-02	001-000	G K G ASSOCIATES %JOHN H GAMBLE P O BOX P-1 CARMEL CA 93921	
010-097-03	001-000	KLINE MELVIN B & MILDRED E TRS P O BOX 3087 CARMEL CA 93921	
010-097-05	001-000	ISHII DEAN Y 11 DEER STALKER PATH MONTEREY CA 93940	
010-097-07	001-000	FRESCHI RAYMOND F & SHIRLEY MC LEAN FRESCHI P O BOX 64 PEBBLE BEACH CA 93953	
010-097-10	001-000	COMPAGNO ANTHONY & CATHERINE 1198 ALAMEDA AVE MONTEREY CA 93940	
010-097-11	001-000	BAKER ELTON M & LETHA M BAKER REVOCABLE LIVING TRUST THE P O BOX 149 INDIANOLA WA 98342	
010-097-14	001-000	CHOI CEDRIC & PATRICIA G TRS GROSVENOR CTR MAUKA TOWER 737 BISHOP ST STE 2980 HONOLULU HI 96813	

Only send to the property owner's that I have marked with a red line. I may have marked the same owner more than once; only send one notice! PLEASE put your return address on the envelopes.

300' L'ESCARGOT 50/S

PARCEL	TAX RATE AREA CODE	ASSESSEE & MAILING ADDRESS	TAX ROLL VALUES
010-097-15	001-000	CARL BRADFORD A & MARY L (J T) P O BOX 4476 CARMEL CA 93921	
010-097-18	001-000	KONO HITOSHI & JAMES CARROLL P O BOX 3696 CARMEL CA 93921	
010-098-01	001-000	SEASIDE DEVELOPMENT CO P O BOX 591 PACIFIC GROVE CA 93950	
010-098-02	001-000	SEASIDE DEVELOPMENT CO P O BOX 591 PACIFIC GROVE CA 93950	
010-098-03	001-000	DIDION JAMES J TR P O BOX 1441 PEBBLE BEACH CA 93953	
010-098-04	001-000	SEASIDE DEVELOPMENT COMPANY P O BOX 591 PACIFIC GROVE CA 93950	
010-098-05	001-000	SEASIDE DEVELOPMENT COMPANY P O BOX 591 PACIFIC GROVE CA 93950	
010-098-06	001-000	SEASIDE DEVELOPMENT COMPANY P O BOX 591 PACIFIC GROVE CA 93950	
010-098-08	001-000	FREMONT ASSOCIATES P O BOX 2448 MONTEREY CA 93942	
010-098-11	001-000	DE BARTOLO JAMES J & MARY M (JT TEN) P O BOX 5535 CARMEL CA 93921	

PARCEL	TAX RATE AREA CODE	ASSESSEE & MAILING ADDRESS	TAX ROLL VALUES
010-108-15	001-000	TOP O' THE WORLD ASSOCIATES 3507 BLUFF CT CARMICHAEL CA 95608	
010-108-16	001-000	BELL L L & MARCIA (COM PROP) P O BOX 4644 CARMEL CA 93921	
010-108-17	001-000	BELL L L & MARCIA (COM PROP) P O BOX 4644 CARMEL CA 93921	
010-108-19	001-000	MEYER CAROL & HENRY FREDERICK P O BOX 731 CARMEL CA 93921	
010-108-20	001-000	MEYER CAROL & HENRY FREDERICK P O BOX 731 CARMEL CA 93921	
010-109-03	001-000	MURPHY ROBERT E & ONA E TRS P O BOX 222211 CARMEL CA 93922	
010-109-04	001-000	DENNEHY MICHAEL & VALERIE (J T) 930 SAN BENITO ST HOLLISTER CA 95023	
010-109-05	001-000	AMEIL ROBERT JOHN ET AL 998 PIEDMONT PACIFIC GROVE CA 93950	
010-109-06	001-000	LAWRIE WILLIAM L & BEVERLY B 13 S CIRCLE DR SANTA CRUZ CA 95060	
010-109-07	001-000	KLETTKE ULRICH D ET AL BOX 7428 CARMEL CA 93921	
010-109-08	001-000	MEGLEN LILLIAN L & WILLIAM HOBBS TRS 961 SAND DUNES RD PEBBLE BEACH CA 93953	

PARCEL	TAX RATE AREA CODE	ASSESSEE & MAILING ADDRESS	TAX ROLL VALUES
010-122-13	001-000	MC ENROE KATHLEEN ANN ET AL P O BOX 2262 CARMEL CA 93921	
010-122-14	001-000	MATTHEWS KATHERINE L MONTGOMERY 10525 SANDAL LANE LOS ANGELES CA 90077	
010-122-15	001-000	JOHNSON BARBAH LEA BOX 6633 CARMEL CA 93921	
010-122-16	001-000	WILSON MICHAEL & MARYELLEN (JT TEN) 3400 W POINT DR MODESTO CA 95350	
010-122-17	001-000	OBER WILLIAM H & CHARLOTTE R P O BOX 3065 CARMEL CA 93921	
010-122-18	001-000	SAROYAN AL SR & SONA (COM PROP) 6149 E LYELL FRESNO CA 93727	
010-122-19	001-000	NEWBURY DONALD D & LORRAINE L 26060 DOUGHERTY CT CARMEL CA 93923	
010-122-20	001-000	NEWBURY DONALD D & LORRAINE L 26060 DOUGHERTY CT CARMEL CA 93923	
010-123-05	001-000	SPENCE DAVID E ET AL %WAYFARER INN TRAVEL INC P O BOX QQ CARMEL CA 93921	
010-123-13	001-000	BIANCHINI MAUREEN A ET AL %CREATIVE PROPERTIES REALTY 1226 DEL MONTE AVE MONTEREY CA 93940	

PARCEL	TAX RATE AREA CODE	ASSESSEE & MAILING ADDRESS	TAX ROLL VALUES
010-123-14	001-000	CAMPBELL KATHLEEN K %TRACY ENTERPRISES P O BOX 101 CARMEL CA 93921	
010-123-15	001-000	CITY OF CARMEL BY THE SEA CARMEL CA 93921	
010-124-01	001-000	HOFSAS HOUSE INC P O BOX 1195 CARMEL CA 93921	
010-124-08	001-000	H & M ASSOCIATES P O BOX 3756 CARMEL CA 93921	
010-124-09	001-000	H & M ASSOCIATES P O BOX 3756 CARMEL CA 93921	
010-124-12	001-000	SVENDSGAARD HILDA C ET AL P O BOX 1900 CARMEL CA 93921	
010-124-13	001-000	LEVETT DENNIS A P O BOX 6286 CARMEL CA 93921	
010-124-14	001-000	HOFSAS HOUSE INC P O BOX 1195 CARMEL CA 93921	
010-125-06	001-000	ORTEGA PAUL TR 439 FAIRFAX AVE SAN MATEO CA 94402	
010-125-07	001-000	GRAHAM ETHEL L TR P O BOX 6524 CARMEL CA 93921	

PARCEL	TAX RATE AREA CODE	ASSESSEE & MAILING ADDRESS	TAX ROLL VALUES
010-129-19	001-000	SMITH MARY R %GENERAL DELIVERY CARMEL CA 93921	
010-129-22	001-000	ABROTT L ARNOLD & ANNETTE G CO-TRS 4537 MIRADOR DR PLEASANTON CA 94566	
010-129-23	001-000	MOISO J JEROME TR P O BOX 1166 CARMEL VALLEY CA 93924	
010-129-24	001-000	ROSEN LEE E & SHIRLEY K ROSEN TRS 24730 SUMMIT FIELD RD CARMEL CA 93923	
010-129-25	001-000	DAVENPORT LESLIE LE ROY & RUTHANN CO-TRS 30001 ZENITH POINT RD MALIBU CA 90265	
010-129-26	001-000	LEVETT DENNIS A P O BOX 6286 CARMEL CA 93921	
010-131-01	001-000	D'ISIDORO KLINGER WENDT & JOHNSON P O BOX 4184 CARMEL CA 93921	
010-131-02	001-000	NOPERT YVAN F 1987 REVOCABLE INTER VIVOS TRUST P O BOX 2403 CARMEL CA 93921	
010-131-03	001-000	LEMOS WILLIAM F & SHIRLEY A 27010 MEADOWS RD CARMEL CA 93923	
010-131-04	001-000	WHITE MARGARET S P O BOX 3984 CARMEL CA 93921	

PARCEL	TAX RATE AREA CODE	ASSESSEE & MAILING ADDRESS	TAX ROLL VALUES
010-131-05	001-000	LE TOWT ZIGMONT J III & DIANNE E P O BOX 3272 CARMEL CA 93921	
010-131-11	001-000	SAN CARLOS PROPERTY INC ET AL %CLYDE STURGES P O BOX 5245 CARMEL CA 93921	
010-131-12	001-000	SAN CARLOS PROPERTY INC ET AL %CLYDE STURGES P O BOX 5245 CARMEL CA 93921	
010-131-13	001-000	HOLLAND COURT INN INC % CLYDE W STURGES P O BOX 5245 CARMEL CA 93921	
010-131-14	001-000	STEPHENSON R A TR P O BOX 1705 CARMEL CA 93921	
010-131-15	001-000	D'ISIDORO KLINGER WENDT & JOHNSON P O BOX 4184 CARMEL CA 93921	
010-131-16	001-000	D'ISIDORO KLINGER WENDT & JOHNSON P O BOX 4184 CARMEL CA 93921	
010-131-17	001-000	D'ISIDORO KLINGER WENDT & JOHNSON P O BOX 4184 CARMEL CA 93921	
010-131-25	001-000	LITTLE ROBERT L ET AL P O BOX 6117 CARMEL CA 93921	

(Duplicate)

PARCEL	TAX RATE AREA CODE	ASSESSEE & MAILING ADDRESS	TAX ROLL VALUES
010-135-22	001-000	GANDZJUK GEORGE & KALERIA CO-TRUSTEES P O BOX 3954 CARMEL CA 93921	
010-135-23	001-000	GANDZJUK GEORGE & KALERIA CO-TRUSTEES P O BOX 3954 CARMEL CA 93921	
010-135-24	001-000	KAUFMAN ROY STE 2270 1900 AVE OF THE STARS LOS ANGELES CA 90067	
010-135-25	001-000	EASTWOOD CLINTON & MARGARET T-C %R KAUFMAN STE 2270 1900 AVE OF THE STARS LOS ANGELES CA 90067	
010-135-26	001-000	MC FARLAND CRAIG T BOX 1150 CARMEL CA 93921	
010-135-27	001-000	MONTEREY PACIFIC PROPERTIES INC P O BOX 1150 CARMEL CA 93921	
010-136-11	001-000	M & S PRIME PROPERTIES LTD %MAIER & SIEBEL INC 80 E SIR FRANCIS DRAKE LARKSPUR CA 94939	
010-136-13	001-000	CARMEL FOUNDATION THE P O BOX 1050 CARMEL CA 93921	
010-136-16	001-000	CARMEL COUNTRY INNS INC P O BOX 2747 CARMEL CA 93921	
010-136-18	001-000	WHITE THOMAS CARROLL III 1052 GOVERNORS RD MT PLEASANT SC 29464	

PARCEL	TAX RATE AREA CODE	ASSESSEE & MAILING ADDRESS	TAX ROLL VALUES
010-136-19	001-000	CITY OF CARMEL CITY HALL CARMEL CA 93921	
010-136-20	001-000	CITY OF CARMEL CITY HALL CARMEL CA 93921	
010-136-21	001-000	STURGES CLYDE W ET AL P O BOX 5245 CARMEL CA 93921	
010-136-22	001-000	CARMEL CANDLE POWER LTD P O BOX 101 CARMEL CA 93921	
010-136-23	001-000	HEALEY HOWARD F & ELIZABETH TR P O BOX 3574 CARMEL CA 93921	
010-137-02	001-000	STURGES CLYDE W P O BOX 5245 CARMEL CA 93921	
010-137-04	001-000	CITY OF CARMEL BY THE SEA CARMEL CA 93921	
010-137-05	001-000	CITY OF CARMEL BY THE SEA CARMEL CA 93921	
010-137-06	001-000	CITY OF CARMEL BY THE SEA CARMEL CA 93921	
010-137-07	001-000	CARMEL BY THE SEA P O BOX CC CARMEL CA 93921	
010-137-08	001-000	MARTENS JACQUELINE 21535 ERWIN ST #132 WOODLAND HILLSCA 91367	

AD90-11

LAW OFFICES OF
THOMAS VINSON NASH
MAIL: BOX R-1
CARMEL-BY-THE-SEA, CALIFORNIA 93921
(LINCOLN STREET SOUTH OF 7TH AVENUE)

TELEPHONES
(408) 624-5000
(408) 624-9197

November 30, 1990

Carmel Planning Commission
City of Carmel-by-the-Sea
P.O. Box Drawer G
Carmel, CA 93921

Re: L'Escargot Restaurant
Block 50, Lot 5, AP No. 10-131-2, Zone RC
W/S Mission between 4th and 5th

REQUEST FOR CODE INTERPRETATION

Distinguished Members of the Planning Commission:

My clients, Ronald and Daniel Aliotti, owners of L'Escargot Restaurant, have recently been awarded an On-Sale General Liquor License in the lottery. Currently, L'Escargot Restaurant has a wine and beer license only. L'Escargot Restaurant has been in the same location for many years and is "grandfathered" in that location.

Under the City Code, no intensification of use at the restaurant is permitted. The owners would like to operate with the On-Sale General License so that they may have an option of serving cocktails to those patrons who prefer them to wine while having dinner. No increase in seating or a separate bar area is requested or contemplated. My clients would merely like to have the option of serving cocktails to those patrons who prefer them. It is our position that this would not be an intensification of use as defined under the Code. I have spoken with Diane White, Director of Planning, and she is of the position that this is a matter that is unclear and open to your interpretation.

We respectfully request your determination and hope that you will find this option that my clients hope to afford their patrons not to be an intensification. It is common knowledge within the restaurant business that those patrons that enjoy cocktails do not enjoy wine with their meals and those that prefer wine do not generally partake of cocktails. Again, we wish to emphasize that cocktails will be served only at dining tables and not to those patrons waiting for tables, and there will be no increased seating or lounge area or bar.

Thank you for your kind consideration.

Yours truly,

THOMAS V. NASH

TVN:rd

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

STAFF REPORT

TO: CHAIRMAN RAMSEY AND PLANNING COMMISSIONERS

FROM: DIANE T. WHITE, DIRECTOR OF PLANNING AND BUILDING

DATE: 19 NOVEMBER 1990

SUBJECT: AD 90-11; REQUEST FOR INTERPRETATION OF WHETHER OR NOT THE ADDITION OF ON-SALE LIQUOR SALES INCREASES THE NONCONFORMITY OF AN EXISTING RESTAURANT IN THE RC LAND USE DISTRICT

No expansion - 12/19/90
Apply for use permit

I. BACKGROUND

L'Escargot is an existing restaurant on the west side of Mission between 4th and 5th in the RC Land Use District. L'Escargot was originally established in 1959, has no use permit and since the change in zoning in 1984, is considered a nonconforming use.

II. PROPOSAL

L'Escargot currently sells wine and beer with meals. The owners have recently obtained an on-sale general liquor license and would like to establish the license at L'Escargot with no other changes in operation. See the attached description of their proposal.

III. LAND USE CODE

The Land Use Code provisions for nonconforming uses is established in Section 17.38.040 of the Land Use Code (see attached). The Code states in part that all nonconforming uses shall be restricted to the size and extent they existed on the day the use became nonconforming and such use shall not be increased or enlarged. The basic principal of a nonconforming use is that eventually the use will cease to exist since it is not allowed under today's zoning standards.

IV. INTERPRETATION QUESTION

The question before the Planning Commission is: will the addition of an on-site general liquor license increase the nonconformity of the restaurant? In considering this question, the Commission should analyze both the long and short term effects:

1. Will the sale of additional liquor increase the use of the business?

2. Will the proposal create any land use conflicts with surrounding land uses?

3. Will the license increase the value of the use?

4. Will the license encourage the long-term maintenance of the use?

If the Planning Commission finds that the license does not increase the nonconformity of the use, the applicant will have to apply for a use permit to establish an on-sale liquor license and will be subject to the findings contained in Section 17.18.060.

17.38.040 Nonconforming Uses.

A. A nonconforming use which requires a use permit shall be considered nonconforming until the use permit is issued and no building permit shall be issued for alterations, additions, remodeling or reconstruction until said use permit has been approved by the Planning Commission.

B. All nonconforming uses shall be restricted to the size and extent that they existed on the day they became nonconforming or to the size and extent as indicated on the use permit allowing such use, and such use shall not be increased or enlarged.

C. Conforming and nonconforming buildings or portions thereof containing a nonconforming use shall not be enlarged or the cubical content increased. Repairs, remodeling, alterations or maintenance, in any twelve-month period, shall be limited to ten percent (10%) of the value of the building, or portion thereof containing the nonconforming use.

D. A new building constructed on premises containing a nonconforming use shall only be used or occupied by a use permitted in the district in which the building is located. (Ord. 86-3 1(part), 1986; Ord. 323 C.S. 1, 1974; Ord. 314 C.S. 1(part), 1974; Ord. 159 C.S. 1(part), 1968; prior code 1315.3).

17.38.050 Discontinuance of Use. Whenever any part of a building, structure or land occupied by a nonconforming use is changed to or replaced by a use conforming to the provisions of the Code, such part of the building, structure or land shall not thereafter be used or occupied by a nonconforming use, even though the building may have been originally designed and constructed for the prior nonconforming use. Whenever a nonconforming use of a building or structure or part thereof has been discontinued for a period of six (6) consecutive months, such use shall not, after being discontinued or abandoned, be reestablished, and the use of the building, part of the building, structure or land thereafter shall be in conformity with the regulations of the zoning district wherein the property lies. (Ord. 79-22 8, 1979; prior code 1315.4).

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

BLOCK: 50 LOT: 5

MEETING DATE: 10 APRIL 1991

FIRST HEARING XXX CONTINUED FROM:

ITEM NO: UP 91-07 OWNER:

SUBJECT: Consideration of a use permit to add on-sale liquor sales to an existing eating place.

ENVIRONMENTAL REVIEW: N/A

LOCATION: W/s Mission bet. 4th & 5th ZONING: RC

ISSUES:

Does the application comply with the special findings for adding on-sale general liquor sales to an existing eating place (17.18.160)?

OPTIONS:

1. Approve the application as submitted with the attached conditions.
2. Approve the application as revised with the attached conditions.
3. Continue consideration of the application.
4. Deny the application.

RECOMMENDATION:

Option #1

ATTACHMENTS:

1. Findings for Approval dated 10 April 1991.
2. Application Materials.
3. Applicable Municipal Code Sections.

STAFF CONTACT: Rick Tooker, Asst. Planner

BUILDING DEPT. COPY

CITY OF CARMEL-BY-THE-SEA

OFFICE OF
BUILDING INSPECTION
AND
ZONING ENFORCEMENT

POST OFFICE DRAWER G
CARMEL, CALIFORNIA 93921 (408) 624-6835

CERTIFICATE of OCCUPANCY

DATE ISSUED: 11/30/90 NUMBER: 424

THIS IS TO CERTIFY that the (description of building, structure or space)
L'Escargot Restaurant

On Lot No.: 5 Block No. 50 Assessor's Parcel No.: 10-131-2

Addition: By-The-Sea Use Zone: RC Fire Zone: Occupancy Group: B-2

Street Location: W/s Mission bet 4th & 5th

Business Name L'Escargot Address: 678 Van Buren, Monterey, CA

Business Owner: Daniel M. Aliotti Address: same

Building Owner: Nopert Address:

Architect n/a Address:

Contractor n/a Address:

Building Permit No.: n/a Date Issued

Business License No.: Date Issued

Has been inspected and the following occupancy thereof is hereby authorized:

	OCCUPANCY	MAX. FLOOR LOADS ALLOWED LBS. PER SQUARE FOOT
Basement:		
First Floor	RESTAURANT / DINING (49)	75
Second Floor		
Roof		

This certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or premises referred to above.

BUILDING INSPECTOR

NO PREV

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G · P.O. BOX 85 · MONTEREY, CA 93942 · (831) 658-5601 · FAX (831) 644-9558 · www.mpwmd.net

INSPECTION REPORT

Conservation: ☑ Change of Title | **Permits:** ☐ Pre-Inspection/Credits ☐ New Construction ☐ Remodel/Addition ☐ Re-Inspection

PROPERTY ADDRESS: MISSION 2 SW OF 9TH

CITY: CARMEL BATHROOMS: FULL ____ ½ ____ Other ____

ASSESSOR'S PARCEL NUMBER: 010 - 131 - 002 BUSINESS NAME: LE ESCARGOT

OWNER'S NAME: SHARP PERSON CONTACTED: KERRY LUTES

☐ SFD ☐ AUX. ____ ☐ MFD ☑ NON-RES. (No. of Bldgs.) 1 ☐ MIXED USE

This form certifies that an inspection was conducted at the above address. At the time of the inspection, the property ☑ **WAS** ☐ **WAS NOT** found to be in compliance with MPWMD Water Efficiency Standards and/or with MPWMD Water Permit No. ____. Additionally, fees in the amount of ____ are ☐ **PAID** ☐ **DUE**. Water Efficiency Standards are listed in Regulation XIV of the District Rules and Regulations; see summary on the back of this form. (***Specific Permit requirements are on file at the District office.***)

Any discrepancies on fixture counts must be reported and cleared or appealed within 21 days of inspection date.

No Water Credits are available for outdoor water fixtures, multiple utility sinks, and multiple showerhead installations (Pursuant to District Rules 24 & 25.5)

WATER FIXTURE INVENTORY:

Name of fixture	Fixture Count	Remarks/Location	High Efficiency
Washbasin			
Toilet		GRP T - 600.	☐
Large Bathtub (over 55 gal.)			
Standard Bathtub or Shower Stall (with one showerhead)		RESTAURANT 48 SEATS	
Additional Showerhead			☐
Kitchen Sink/Dishwasher			☐
Dishwasher, additional			
Laundry Sink or Utility Sink* (1 per Residential Site)		(1923 SQ FT)	☐
Clothes Washer			
Bidet			
Bar Sink/Vegetable Sink/Entertainment Sink			☐
Instant-Access Hot Water System			
Swimming Pool (square-feet of surface area)			
Rain Sensor/Soil Sensor			
Rainwater Harvesting Capacity/Cistern Gallons			
Lawn Removal & Replacement: (square foot Area)			
Graywater System (Roof Dimensions):			

* Credit is available for one utility sink only per Residential Site.

Inspector's Notes: AS 1.28-1 - GRP T 2 AS 1.28-11 IN RESTAURANT, SIGNAGE POSTED FOR CONSERVATION

ACTION REQUIRED

☐ Items not in compliance **must be corrected** within thirty (30) days.

☐ **Re-inspection required.** Please call 658-5601 to schedule. (Re-inspection Fees of $105.00 are required prior to inspection.)

☐ Provide itemized receipts for Toilets, Showerheads or signed "Showerhead Certification of Installation" form; provide photos and receipts for Rain Sensor installation. Mail documents to P.O. Box 85, Monterey, CA 93942; or fax to 644-9558.

☐ Water Release Form & Water Permit Application Form required (Jurisdiction). Fees may be due. **(Contact the District.)**

Acknowledgment of Receipt ____ Date ____ MPWMD Representative Michael Boles Date 8-7-14

See Important Terms and Conditions on back of form.

IMPORTANT TERMS AND CONDITIONS

When the property described on the reverse side of this form is not in compliance with Water Efficiency Standards as established by Monterey Peninsula Water Management District (MPWMD) Regulation XIV and/or conditions of an MPWMD Water Permit, this form shall serve as written notice.[1]

NOTICE

The inventory of water fixtures and/or the determination of compliance shown on this report is a final determination of the Water District's General Manager. Final determinations of the General Manager may be appealed to the District Board within twenty-one (21) days after any such determination pursuant to District Rule 70. For information about the appeal process, contact the District office at (831) 658-5601.

SUMMARY OF WATER EFFICIENCY STANDARDS[2]

The following mandatory Water Efficiency Standards apply to Change of Ownership or Change of Use:

- High Efficiency Toilets with a maximum flush capacity of 1.3 gallons; unless 1.6 gallon toilets were installed prior to 2013
- Showerheads shall not exceed maximum flows of 2.0 gallons-per-minute;
- Washbasin faucets must flow at no more than 2.2 gallons-per-minute;
- Rain Sensor must be installed with automatic irrigation.

The following Water Efficiency Standards apply to Existing Non-Residential uses:

- High Efficiency Toilets with a maximum flush capacity of 1.3 gallons; unless 1.6 gallon toilets were installed prior to 2013
- Showerheads shall not exceed maximum flows of 2.0 gallons-per-minute;
- Washbasin faucets must flow at no more than 2.2 gallons-per-minute;
- Public faucets must flow at no more than 0.5 gallons-per-minute;
- Guest room faucets must flow at no more than 1.5 gallons-per-minute.

In addition to the Mandatory Retrofits these Water Efficiency Standards apply to Residential New Structures:

- Urinals flush with half gallon (0.5) of water;
- Instant-access hot water systems. Hot water must be available at any access point within ten (10) seconds;
- Drip irrigation for all non-turf landscaping, where appropriate;
- Landscaping that complies with the California Model Water Efficient Landscape Ordinance;
- Weather-Based Irrigation System Controllers; Rain Sensor; Rotating Sprinkler Nozzles.

All Water Efficiency Standards and the following apply to Non-Residential New Structures:

- Urinals flush with one (1) pint of water or Zero Water Consumption;
- Washbasin faucets must flow at no more than 0.5 gallons-per-minute.

Failure to complete "Actions Required" on the reverse side will result in Recordation of a Notice of Non-Compliance against the property. Payment of fees to release a Notice of Non-Compliance is required before a property may be found in compliance after a notice has been recorded. Penalties of up to $250 per day for each day, or portion thereof, may result from failure to complete all "Actions Required".

If the property is currently for sale, corrective action must be taken prior to the close of escrow and/or transfer of title. It is a misdemeanor (infraction) for any buyer or seller to instruct an escrow agent to close escrow for sale of property within the Monterey Peninsula Water Management District without certification of compliance. An extension of time to meet the District's retrofit requirement may be available pursuant to Rule 144.

Disclaimer Notice

A fixture inventory performed by District inspectors does not "legalize" water fixtures. Contact your local jurisdiction to verify that proper permitting was done.

For additional information on Water Credits and High Efficiency Appliances please visit the forms section of our website: www.mpwmd.net.

[1] *If the property was found to be in compliance, no further action is necessary.*

[2] *This text is a summary of MPWMD water conservation requirements. The text of Regulation XIV shall prevail in the event of any discrepancy between this summary and that regulation.*

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G · P.O. BOX 85 · MONTEREY, CA 93942 · (831) 658-5601 · FAX (831) 644-9558 · www.mpwmd.net

COMMERCIAL INSPECTION REPORT

☒ CII ☐ Change of Title ☐ Pre-Inspection/Credits ☐ New Construction ☐ Remodel/Addition ☐ Re-Inspection

BUSINESS NAME(S): Multiple Businesses E-mail: _____

PROPERTY ADDRESS: Mission St. 2 SW of 4th

CITY: Carmel ASSESSOR'S PARCEL NUMBER: 010 - 131 - 002

OWNER'S NAME: Eklair PERSON CONTACTED: Kerry Lattas

TYPE OF USE(S): Grp I / III NO. OF BLDGS: 1

This form certifies that an inspection was conducted at the above address to verify Water Efficiency Standards as listed in Regulation XIV District Rules and Regulations. At the time of the inspection, the property ☒ **WAS** ☐ **WAS NOT** found to be in compliance with MPWMD Water Efficiency Standards and/or with MPWMD Water Permit:_____.

Types of use / Inspector Notes:

48 Total Seats

600 ft² Grp I

WATER EFFICIENCY INVENTORY:

Y	N	N/A		Remarks:
☐	☐	☒	Showerheads 2.0 gpm	
☒	☐	☐	Toilet 1.3 gpf unless 1.6 gpf prior to 2013	As 1.28 11
☐	☐	☒	Public Washbasins 0.5 gpm	
☒	☐	☐	Other Sink 2.2 gpm	11
☐	☐	☒	Public Washbasins (Sensor/Metered) auto 0.25 gpm	
☒	☐	☐	Washbasins (private) 1.5 gpm	11
☐	☐	☒	High Efficiency Urinals	
☐	☐	☒	High Efficiency Clothes Washer	
☐	☐	☒	Water Efficiency Ice Machine	
☒	☐	☐	Pre-Rinse Spray Valve 1.6 gpm	1.6 on Tables
☒	☐	☐	Conservation Signage	
☐	☐	☒	Landscaping (Refer to Cal Am)	
☐	☐	☒	Pressure (PSI)	

ACTION REQUIRED:_____

☐ Items not in compliance **must be corrected** within thirty (30) days.

☐ **Re-inspection required.** Please call 658-5601 to schedule. (Re-inspection Fees of $105.00 are required prior to inspection.)

☐ Provide itemized receipts/photos for _____.

☐ Water Release Form & Water Permit Application Form required (Jurisdiction). Fees may be due. **(Contact the District.)**

Acknowledgment of Receipt Date MPWMD Representative 4/19/17 Date

See Important Terms and Conditions on back of form.

IMPORTANT TERMS AND CONDITIONS

When the property described on the reverse side of this form is not in compliance with Water Efficiency Standards as established by Monterey Peninsula Water Management District (MPWMD) Regulation XIV and/or conditions of an MPWMD Water Permit, this form shall serve as written notice.[1]

NOTICE

The inventory of use and/or the determination of compliance shown on this report is a final determination of the Water District's General Manager. Final determinations of the General Manager may be appealed to the District Board within twenty-one (21) days after any such determination pursuant to District Rule 70. For information about the appeal process, contact the District office at (831) 658-5601.

SUMMARY OF WATER EFFICIENCY STANDARDS[2]

The following mandatory Water Efficiency Standards apply to Existing Non-Residential uses:

- High Efficiency Toilets with a maximum flush capacity of 1.3 gallons; unless 1.6 gallon toilets were installed prior to 2013
- High Efficiency Urinals;
- High Efficiency Clothes Washers;
- Water Efficient Ice Machines.
- Showerheads shall not exceed maximum flows of 2.0 gallons-per-minute;
- Washbasin faucets must flow at no more than 2.2 gallons-per-minute;
- Public faucets must flow at no more than 0.5 gallons-per-minute;
- Public faucets with automatic shut off or sensors must flow at no more than 0.25 gallons-per-minute;
- Guest room faucets must flow at no more than 1.5 gallons-per-minute.
- All visitor serving facilities (hotel, restaurants, etc.) shall be retrofit with:
    - Conservation signage
- Rain Sensor must be installed with automatic irrigation.

All Water Efficiency Standards and the following apply to Non-Residential New Structures:

- High Efficiency Toilets with a maximum flush capacity of 1.3 gallons;
- Urinals flush with one (1) pint of water or Zero Water Consumption;
- Washbasin faucets must flow at no more than 0.5 gallons-per-minute;
- High Efficiency Dishwashers:
- Instant Access Hot Water System;

Failure to complete "Actions Required" on the reverse side will result in Recordation of a Notice of Non-Compliance against the property. Payment of fees to release a Notice of Non-Compliance is required before a property may be found in compliance after a notice has been recorded. Penalties of up to $250 per day for each day, or portion thereof, may result from failure to complete all "Actions Required".

If the property is currently for sale, corrective action must be taken prior to the close of escrow and/or transfer of title. It is a misdemeanor (infraction) for any buyer or seller to instruct an escrow agent to close escrow for sale of property within the Monterey Peninsula Water Management District without certification of compliance. An extension of time to meet the District's retrofit requirement may be available pursuant to Rule 144.

Disclaimer Notice

A type of use inventory performed by District inspectors does not "legalize" water use. Contact your local jurisdiction to verify that proper permitting was completed.

For additional information on Water Credits and High Efficiency Appliances please visit the forms section of our website: www.mpwmd.net.

---

[1] *If the property was found to be in compliance, no further action is necessary.*

[2] *This text is a summary of MPWMD water conservation requirements. The text of Regulation XIV shall prevail in the event of any discrepancy between this summary and that regulation.*

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET, SITE PLAN
2	EXISTING FLOOR PLAN, NOTES

ABBREVIATIONS

& AND
< ANGLE
@ AT
℄ CENTERLINE
Ø DIA OR ROUND
⊥ PERPENDICULAR
POUND OR NO.

ACOUS ACOUSTICAL
ADJ ADJUSTABLE
AFF ABOVE FINISHED FLOOR
AL ALUMINUM
APX APPROXIMATE
ARCH ARCHITECT

BD BOARD
BOT BOTTOM

CAB CABINET
CPT CARPET
CEM CEMENT
CER CERAMIC
CI CAST IRON
CLG CEILING
CLKG CAULKING
CKT CIRCUIT
CLR CLEAR
CONC CONCRETE
C CONDUIT
CO CONDUIT ONLY
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CTR CENTER

DET DETAIL
DIA DIAMETER
DIM DIMENSION
DISC DISCONNECT
DR DOOR
DBL DOUBLE
DN DOWN
DWG DRAWING

EA EACH
EL ELEVATION
ELEC ELECTRICAL
EMER EMERGENCY
ENCL ENCLOSURE
EQ EQUAL
EQPT EQUIPMENT
(E) EXISTING
EXPO EXPOSED
EXP EXPANSION
EXT EXTERIOR

FDN FOUNDATION
FIN FINISH
FIX FIXTURE
FL FLOOR
FLASH FLASHING
FLOUR FLOURESCENT
FOC FACE OF CONCRETE
FOF FACE OF FIN
FOS FACE OF STUDS
FPRF FIREPROOF
FTG FOOTING
FURR FURRING
FUT FUTURE

GA GAUGE
GALV GALVENIZED
GENL GENERAL
GL GLASS
GR GRADE
GYP GYPSUM

HC HOLLOW CORE
HBD HARDBOARD
HWD HARDWOOD
HDW HARDWARE
HOR HORIZONTAL
HGT HEIGHT

ID INSIDE DIAMETER
INSUL INSULATION
INT INTERIOR

JT JOINT

LAM LAMINATE
LAV LAVATORY
LT LIGHT
MCWD MARINA COAST WATER DISTRICT
MECH MECHANICAL
MEMB MEMBRANE
MC MEDICINE CABINET
MTL METAL
MIR MIRROR
MNT MOUNT
MTD MOUNTED

NIC NOT IN CONTRACT
NOM NOMINAL
NTS NOT TO SCALE

OBS OBSCURE
OC ON CENTER
OD OUTSIDE DIAMETER
OPNG OPENING
OPP OPPOSITE

PRCST PRECAST
PL PLATE
P PLASTIC
PLAS PLASTER
PLYWD PLYWOOD
PR PAIR
PNT PAINT
PTD PAPER TOWEL DISP.
PTN PARTITION

QT QUARRY TILE

R RISER
RAD RADIUS
REINF REINFORCED
REQ REQUIRED
RESIL RESILIENT
RO ROUGH OPENING
RWD REDWOOD

SC SOLID CORE
SCD SEAT COVER DISP.
SD SOAP DISPENSER
SHT SHEET
SIM SIMILAR
SND SANITARY NAPKIN DISP.
SPEC SPECIFICATION
(S) STL STAINLESS STEEL
SSK SERVICE SINK
STD STANDARD
SUSP SUSPENDED
SURF SURFACE
SM SURFACE MOUNTED
SW SWITCH
SWBD SWITCH BOARD
SYM SYMMETRICAL

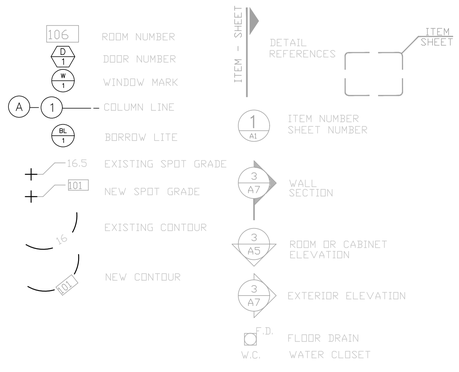
T TREAD
TB TOWEL BAR
TC TERMINAL CAN
TEL TELEPHONE
T&G TONGUE AND GROOVE
THK THICK
TPD TOILET PAPER DISP.
TV TELEVISION
TYP TYPICAL

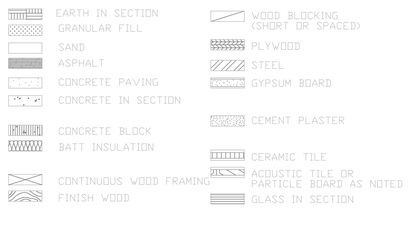
UNF UNFINISHED
UON UNLESS OTHERWISE NOTED
UR URINAL

VERT VERTICAL

WDW WINDOW
W/ WITH
WC WATER CLOSET
WD WOOD
WH WATER HEATER
W/O WITHOUT
WP WATERPROOF
WR WATER RESISTANT
WGT WEIGHT

SYMBOLS





PERTINENT DATA

TYPE OF CONSTRUCTION: V-B

OCCUPANCY: B

EXISTING LOT SIZE: 4000 SQUARE FEET
Main Restaurant – 1520 SF
Seating Count:
Inside – 38
Outside – 20
Single story structure
SPRINKLERS: NO

SCOPE OF WORK:

SEATING COUNT.

General Notes

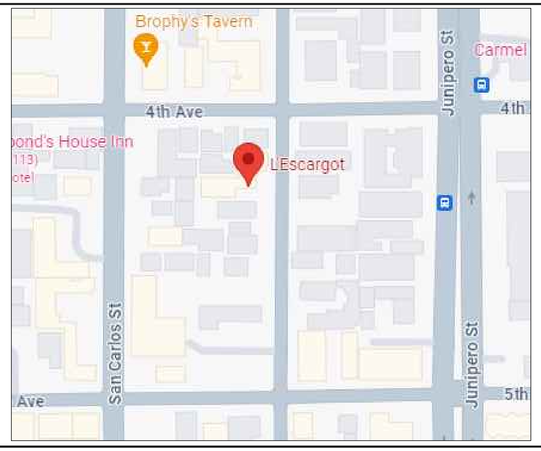
GENERAL NOTES

--DO NOT SCALE THESE DRAWINGS. USE THE WRITTEN DIMENSIONS AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
--THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED IN PART OR IN WHOLE FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREIN.
--THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK.
--VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
--THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM THE INSPECTING ENTITY.
-- ANNULAR SPACES AROUND PIPE, ELECTRIC CABLE, CONDUITS AND OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST PASSAGE OF RODENTS.
-- RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE.
-- USE MATERIALS WITH NOT LESS THAN 10% RECYCLED CONTENT VALUE
-- REDUCE CONSTRUCTION WASTE BY NOT LESS THAN 65%. DOCUMENTATION SHALL BE SUBMITTED TO THE ENFORCING AGENCY DEMONSTRATING COMPLIANCE.
-- ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
-- PAINTS STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
-- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS
-- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
-- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
-- VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.
-- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECK BEFORE ENCLOSURE

Ordinances and Regulations

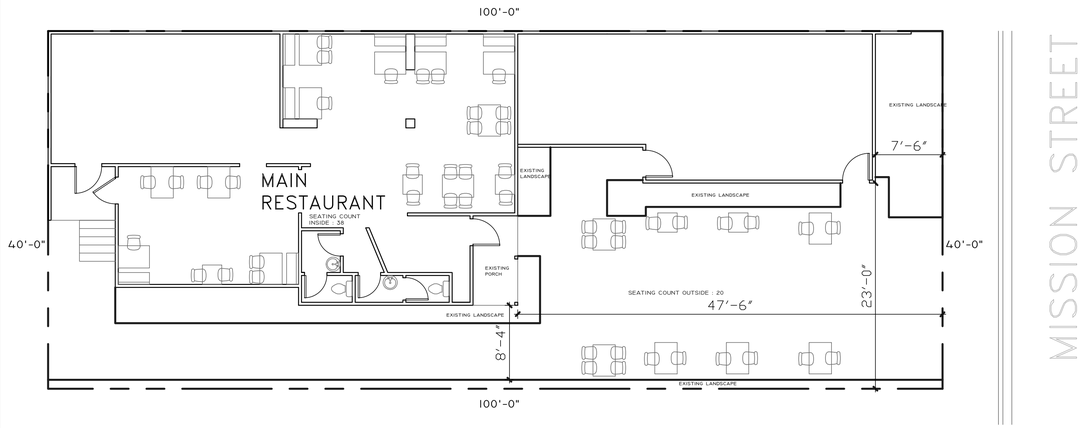
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA CALGREEN CODE
2022 CALIFORNIA ENERGY STANDARDS
2022 CALIFORNIA RESIDENTIAL CODE
CITY OF CARMEL STANDARDS AND STATE REGULATORY REQUIREMENTS.

VICINITY MAP



All colors and materials to match existing





Site Plan

1"=8' 0"

LICENSED ARCHITECT JAMES L. VOCELKA EXP. 1-31-25 No. C-19956 STATE OF CALIFORNIA

REVISION DATE	KEY

DRAWING DATE: 4-3-24

THE USE OF THESE PLANS IS LIMITED TO THE ORIGINAL PURPOSE AND SITE AS INDICATED. ANY REUSE, REPRODUCTION OR PUBLICATION WITHOUT THE EXPRESS PERMISSION OF THE ARCHITECT IS PROHIBITED. ALL RIGHTS RESERVED. THESE PLANS MAY NOT BE REPRODUCED, STORED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, GRAPHIC, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, TAPING OR INFORMATION STORAGE AND RETRIEVAL SYSTEMS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THESE RESTRICTIONS

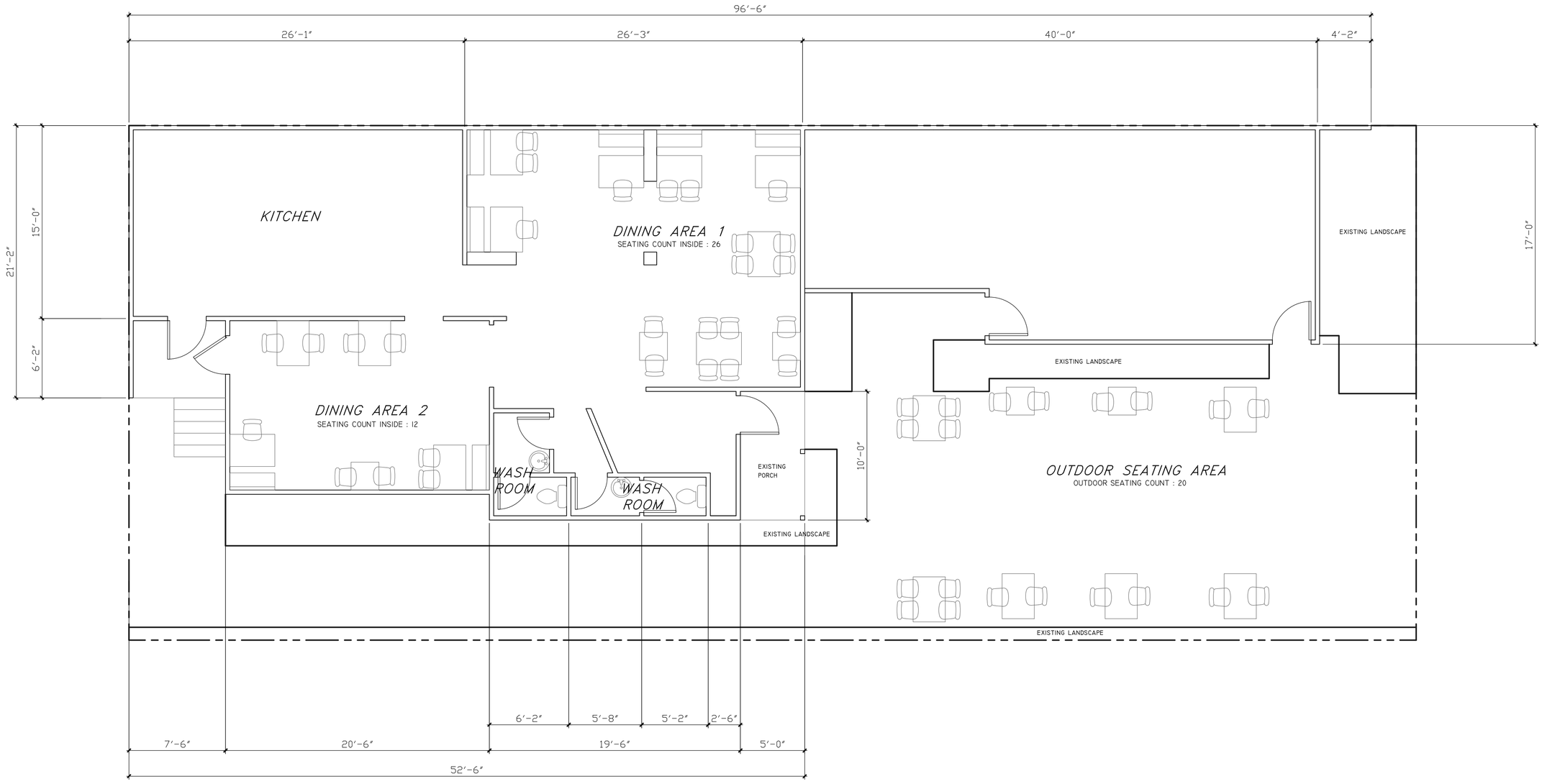
JAMES "JIM" VOCELKA
ARCHITECT
19020 KAREN DR.
SALINAS, CALIFORNIA 93907
PHONE: 831-663-6644
FAX: 831-663-6640
LICENSE NUMBER: C-19956

Ability VENTURES INC.

SHEET TITLE
Site Plan
Sheet Index
Vicinity Map
Pertinent Data

PROJECT
New Table Layout For:
Kerry Loutas
3550 Edgefield Place
Carmel, CA 93923
A.P. # –
PHONE:(831)-620-1942

SCALE AS NOTED
DRAWN CADD
JOB –
SHEET 1
OF 2 SHEETS



Existing Floor Plan

1/4"=1' 0"

REVISION DATE | KEY

DRAWING DATE: 4-3-24

THE USE OF THESE PLANS IS STRICTLY RESTRICTED TO THE ORIGINAL PURPOSE 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 THESE PLANS AND DRAWINGS REMAINS WITH THE ARCHITECT AND VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JAMES "JIM" VOCELKA
ARCHITECT
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PHONE: 831-663-6644
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Ability VENTURES INC.

SHEET TITLE
Existing Floor Plan
Notes
Details
—

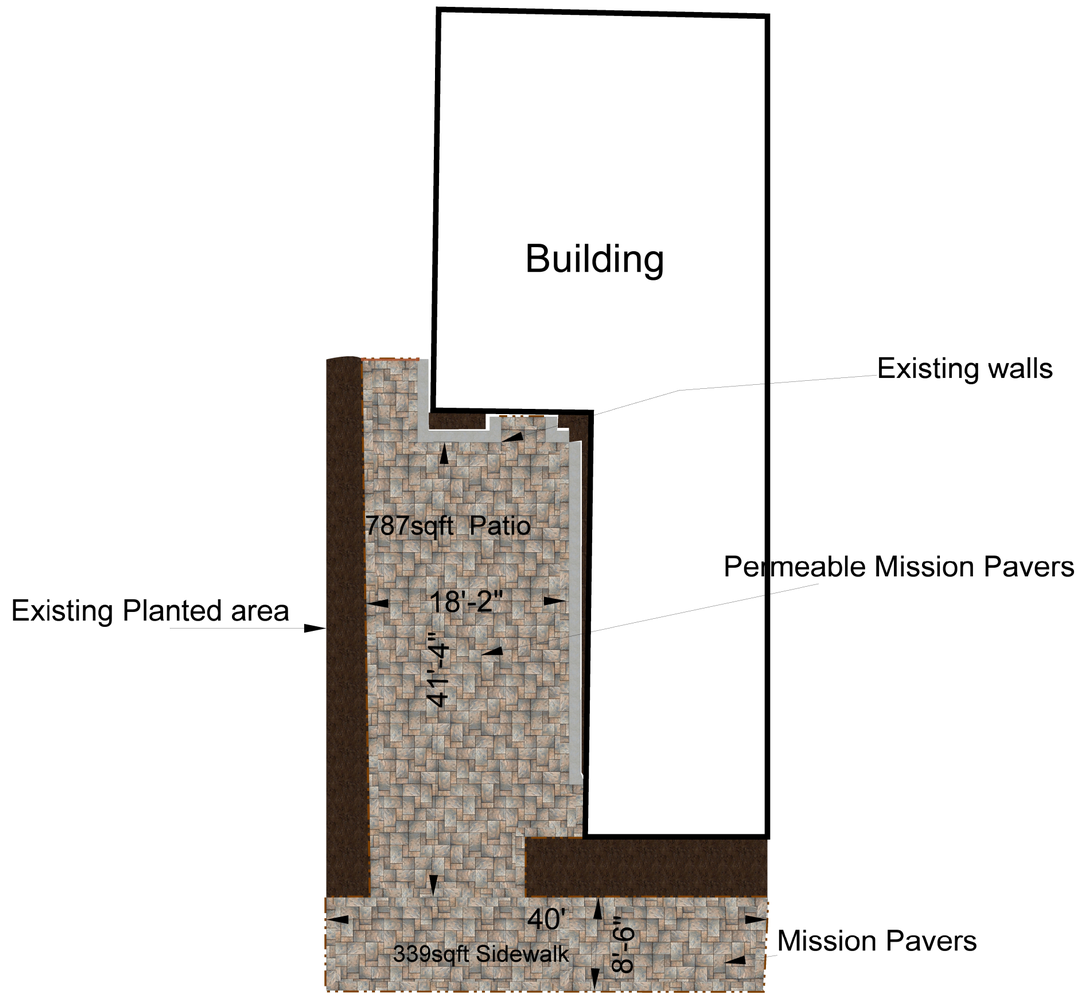
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A.P. # —
PHONE:(831)-620-1942

SCALE AS NOTED

DRAWN CADD

JOB —

SHEET 2
OF 2 SHEETS



Landscaping Plan

Sheet Title

Designed by: Quinones _ landscaping INC

Created by: Jose Luis Quinones

Checked by: Jose Luis Quinones

QUINONES LANDSCAPING INC.
831-594-3192

L'Escargot Project

4th & Mission St, Carmel CA 93923

12/12/23 Date

13 Job Number

3 File Number

1

Patio Materials Spec Sheet

Currently Asphalt. (See Pictures of current condition and areas).

Company Name- Quinones Landscaping Inc.

City License-

No. 3107

SIC# 781

Front Patio- Approximate 787sqft



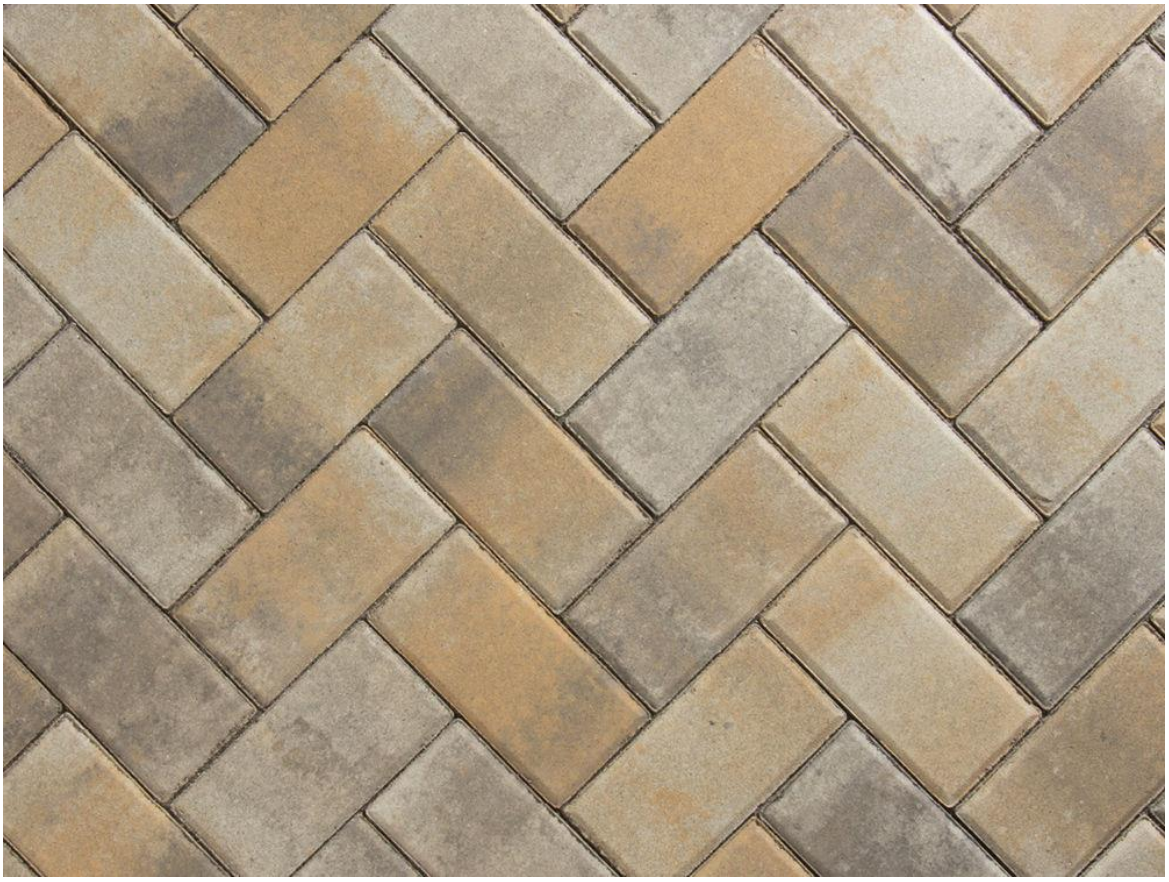


Sidewalk- Approximate 339sqft



Materials used to redo with-

1. **Front Patio-** Cal Stone Narrow Joint Permeable Mission Paver Approx. 790sqft Grey Charcoal Tan



2. **Front Sidewalk-** Cal Stone Mission Pavers, Grey Charcoal Tan. Approximately 340sqft





Hover Image to Zoom

Product Details

About This Product

The Hampton Bay Bronze Heat-Focusing Propane Patio Heater is the perfect addition for backyard entertaining. The patio heater has large cone-shaped burners to churn out 38,200 BTU's, enough to heat up to 120 sq. ft. and the reflectors are adjustable to direct the heat where you need it the most. Features a high-quality powder coating for excellent durability and weighted base for stability.

Highlights

- 38,200 BTU's heats up to 120 sq. ft.
- Propane-fueled, propane tank not included
- Heat-focusing reflectors adjust to offer excellent heat distribution
- Anti-tilt design and flame failure cut-off switch for safety
- Fitted with wheels for portability
- Weighted base offers stability
- Hinged cylinder chamber door provides easy access
- No pilot light - fast ignition and no potential pilot blockage
- Heater has an electronic ignition system
- Click here to learn more about exclusive Hampton Bay patio products
- Note: product may vary by store
- Don't forget the propane -- available at our in-store propane exchange centers
- Click here for information about Hampton Bay Customer Service
- Click here for more information on Electronic Recycling Programs
- Return Policy
- California residents see Prop 65 WARNINGS

Product Information

Internet # 308736197
Model # HD10
Store SKU # 1004343008



Hover Image to Zoom



Hover Image to Zoom



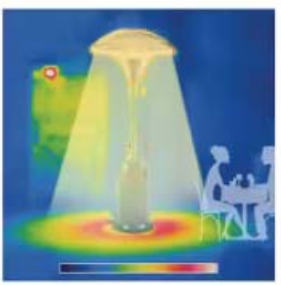
Hover Image to Zoom

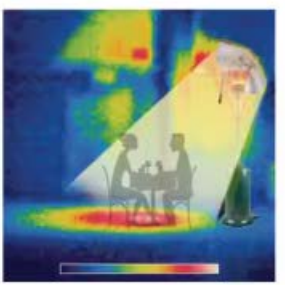


Hover Image to Zoom

Real Life Thermal Imaging

Shows the effect of Heat Focus





Hover Image to Zoom

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

June 11, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator
SUBJECT:	**DS 21-376 (Mardani):** Consideration of a Final Design Study, DS 21-376 (Mardani), and associated Coastal Development Permit for one-story additions totaling 333 square feet to a one-story, 562-square-foot cottage and construction of a 230-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.

Application: DS 21-376 (Mardani) **APN:** 010-033-011-000
Block:64 **Lot:**6
Location: Ocean Avenue 4 northeast of Guadalupe Street
Applicant: Azadeh Mardani, Owner **Property Owner:** MARDANI SEYEDEH

Executive Summary:

The applicant proposes the expansion of an existing cottage and constructing a detached garage in the front yard setback. The property was reviewed for historical significance and determined to be ineligible for the historic inventory. The City Forester previously approved the removal of an oak tree at the front of the cottage. The Planning Commission accepted the Concept design with conditions on February 13, 2024. The applicant has obtained conditional approval from the City Forester to prune a limb from a significant Coast live oak tree at the rear of the property to facilitate the proposed addition. The Planning Commission will consider the final details and determine whether to approve the project.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Study and associated Coastal Development Permit for one-story additions totaling 333 square feet to a one-story, 562-square-foot cottage and construction of a 230-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.

Background and Project Description:

The project site is a 2,500-square-foot lot on the north side of Ocean Avenue between Carpenter and Guadalupe Streets. The 562-square-foot single-story cottage was constructed in 1946 and was one of five cottages built for Mr. & Mrs. R. D. Weaver. The cottage features a chalk rock chimney centrally located on the front elevation.

Two driveways on Ocean Avenue were constructed in December 1965 and interconnected as a semi-circular driveway to serve all five cottages. In 1966, the cottages were being used for overnight accommodations under the name Buena Vista Cottages in violation of the R-1 zoning. In 1968, the Board of Adjustments adopted Resolution 629, granting a conditional use permit for the continued operation of the motel (four motel units and one manager unit). By 1974, the five cottages had reverted to single-family use, and the conditional use permit was revoked.

The applicant proposes a substantial alteration, including the demolition of more than 50 percent of the exterior walls, the construction of one-story additions totaling 333 square feet, the construction of a 230-square-foot detached garage in the front yard setback, and associated site improvements (Attachment 3). The property was reviewed for historical significance and, on February 5, 2021, was found ineligible for the historic inventory. This determination remains in effect for five years.

Prior Public Hearings

On April 12, 2023, the Planning Commission reviewed a concept design study for a substantial alteration to the existing cottage, including demolition of more than 50 percent of the exterior walls, construction of one-story additions totaling 363 square feet, construction of a 200-square-foot attached garage, and associated site improvements. The Commission adopted Resolution 2023-019-PC, accepting the concept design with conditions.

On July 19, 2023, the applicant submitted a new design study application DS 23-221 (Mardani) to construct one- and two-story additions totaling 363 square feet, a 200-square-foot detached garage in the front yard setback, and associated site improvements.

On August 10, 2023, the Forest & Beach Commission reviewed Tree Permit application TR 23-215 (Mardani) to prune limbs on a significant Coast live oak tree (tree no. 4) located on the western neighbor's property to facilitate a second-story addition to the applicant's cottage. The Forest & Beach Commission continued the public hearing to a date uncertain, pending a review of the project by the Planning Commission.

On November 8, 2023, the Planning Commission reviewed the two-story concept design and adopted Resolution 2023-056-PC, denying the project.

On November 28, 2023, the applicant submitted revised concept plans under Design Study application DS 21-376 (Mardani) for one-story additions totaling 333 square feet, a 230-square-foot detached garage in the front yard setback, and associated site improvements.

On February 13, 2024, the Planning Commission adopted Resolution 2024-012-PC accepting the concept design, with conditions.

Staff Analysis:

Legal Building Site: Early in the application review process, a concerned neighbor contacted staff to discuss whether the project site is a legal building site. CMC 17.06.020.C states that for existing buildings, the ground area needed for the legal construction of a building at the time of construction shall be one building site. If the building cannot be legally built on the same ground area at the present time, the building site shall be called a nonconforming building site.

Additionally, CMC Section 17.10.020.A states that parcels not meeting the criteria for a legal building site shall not be issued any building permits, other than permits for demolition, repair, or maintenance until the parcel has been brought into compliance with this section.

The CMC further states that for a parcel of land in the R-1 district to be considered a legal building site, it must be at least 2,500 square feet and must have been a single, independent lot of record in existence on February 4, 1948, with at least 2,500 square feet of land area that was not in the same ownership as one or more adjoining lots of record on that date.

Staff reviewed the 1888 subdivision map for Carmel City and found that the original subdivision layout for the project site was a 2,500-square-foot lot. Staff also reviewed the subsequent subdivision map filed in 1902 and found the same lot configuration. Staff consulted with the City Attorney on the matter and concluded that the project site is a legal 2,500-square-foot lot of record that has existed since 1888.

The neighbor asserted that the property was not a legal building site if it was under single ownership on February 4, 1948. Therefore, the current owner can only demolish or maintain the existing structure.

In 1946, the project site (Lot 6) and four others (Lots 7, 8, 9 & 10) were developed as individual building sites, each with its own single-family cottage. All five lots were under single ownership at that time. However, the lots were not developed as a single building site but as five independent lots of record.

We do not know the ownership of Lots 6-10 on February 4, 1948. However, staff believes this is irrelevant. The project site was legally created and has existed as a 2,500-square-foot parcel since 1888. It was developed with a single-family residence in 1946 and has remained a single, independent lot of record. It is not a lot fragment, nor have the lot lines ever been changed. Whether or not the project site was under single ownership with an adjoining lot on February 4, 1948, is irrelevant because, in 1946, it was developed with an independent, single-family cottage on a legal lot of record, thereby establishing it as a legal building site and it remains as such today.

Staff contends that the code provision, which speaks to being under single ownership, was intended to prevent a single building site from being subdivided into two or more building sites after 1948, with one or more parcels being 2,500 square feet in area. This is not the case with the project site. As stated above, the project site was created as a legal building site, developed with a cottage, and has remained a single, independent, developed building site since 1946. Therefore, whether it is under single ownership or not is irrelevant. Based on the staff's research and consultation with the City Attorney, the property is a legal building site.

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:*

The nonconforming portions of any wall are counted as removed or taken down, even when retention of

these portions is proposed.

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, even though they are proposed to be retained. Therefore, the project meets the definition of demolition.

Occasionally, applicants will retain portions of existing walls to preserve a setback nonconformity. The existing cottage has a nonconforming east side yard setback of 2.7' to 2.9', where a minimum 3-foot setback is required. Additionally, the existing cottage does not meet the required composite setback of 7 feet.

Rather than reconstruct the walls to meet minimum setback requirements, the applicant proposes to retain the east wall of the cottage to preserve the setback 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. However, because it is being retained, the Code does not require that it be altered to comply with current setback standards. That being said, if the eastern 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 required setbacks. All new construction (e.g., the additions) must meet the required setbacks.

The following is a list of conditions from the February 13, 2024, concept hearing followed by a response on how the condition has been addressed. An analysis of the project's consistency with the Residential Design Guidelines, Final Details Review follows.

Concept Review Conditions: The concept review conditions were adopted in Resolution 2024-012-PC upon acceptance of the concept design on February 13, 2024. Following each condition staff has provided a discussion on the applicant's response to the condition.

Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division to complete the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.

Staff Response: A volume study was completed by a consultant under contract with the City and the project complies with allowable volume.

Required Tree Planting. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit a revised preliminary landscape plan to the Community Planning and Building Department that includes the size, species, and location of one upper canopy tree.

Staff Response: The applicant is proposing to plant one lower canopy tree in the public right of way. The requirement is for one upper canopy tree on the project site. Special Condition No. 36 requires the applicant to work with the City Forester to select an upper canopy tree and identify a location onsite prior to the issuance of a building permit.

Tree Permit Required. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall obtain approval from the City Forester or Forest & Beach Commission for the proposed removal of significant limbs on tree no. 5 OR remove the note on the plans.

Staff Response: The applicant obtained a conditional approval from the City Forester under Tree Permit No. 23-215 (Mardani) to prune a limb on tree no. 5 to facilitate construction of the addition. This approval is contingent upon Planning Commission approval and issuance of a building permit.

Composite Side Yard Setback. Following acceptance of the Concept Design and prior to conducting the volume study, the Applicant shall increase the side yard setbacks at the front addition to achieve the minimum required composite setback of 7 feet.

Staff Response: The west (side) yard setback at the front addition has been increased to 4.3' to achieve the required composite setback of 7'.

Building Eaves within Side Setbacks. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit revised plans to the Community Planning and Building Department that include an eave detail for those eaves within 2 feet of a property line. The eave shall be no more than 4 inches deep with solid blocking underneath.

Staff Response: The building eaves have been reduced to one-foot to maintain a minimum 2-foot setback between the eave and the property line.

Stone Wall in the Public Right-of-Way. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit revised plans to the Community Planning and Building Department that include a wall detail for the proposed stone wall in the public right-of-way for review and approval by the Public Works Department.

Staff Response: The applicant is proposing to widen the existing driveway in the right-of-way by demolishing the existing stone curb and reusing the stone to construct a new 1-foot-tall stone wall. Because the wall is a right-of-way encroachment staff recommends that the wall be eliminated (Special Condition No. 37). The change in grade is not significant and plant material could adequately define the edge of the driveway.

Driveway Width in Public Right of Way. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit revised plans to the Community Planning and Building Department that include a driveway width of no more than 14 feet as measured from the front property line to the street edge. A flare of a 30-inch radius is allowed at each side of the driveway at the street pavement edge connection.

Staff Response: The applicant has demonstrated that the width of the driveway in the public right-of-way will not exceed 14 feet. However, the alignment of the driveway does not facilitate practical vehicular access to the detached garage. As state above, staff recommends that the 1-foot-tall stone wall be eliminated.

Paint Color Sample. Prior to the final details review, the applicant shall submit a sample of Sherwin Williams (SW7021) "Shimple White" to the Community Planning and Building Department for review.

Staff Response: The exterior color scheme is high contrast with a white body color and dark bronze trim color which appears black. The applicant has provided a 30.7 fluid ounce container of the proposed exterior paint color, "Simple White", which is a common, basic white. The paint will be available for the Commission

to view at the meeting. Based on prior direction from the Planning Commission regarding high contrast exterior color schemes, staff recommends the applicant select earth tone colors that are complimentary and not a stark contract (Special Condition No. 38).

Detached Garage – Safety. Prior to the final details review, the applicant shall provide findings to show the location of the proposed detached garage is safe for access to Ocean Avenue (e.g., whether shifting the garage north would allow a vehicle to turn around on-site and exit facing front).

Staff Response: The applicant did not provide findings to demonstrate safe access to Ocean Avenue but instead shifted the detached garage and front gate 6 feet to the north. A 7-foot front setback is proposed between the property line and the face of the garage as well as the gate. This shift will maintain the existing driveway access from Ocean Avenue.

Rear Addition – Height. Prior to the final details review, the applicant shall provide additional information regarding the floor level and height of the proposed addition in the back (e.g., whether excavation to lower the addition is feasible).

Staff Response: The applicant's response is as follows, Per the City Residential design Guidelines Introduction and Design Concept Review, Adopted by City Council May 1, 200, Sections 1.2 and 1.3, the new construction needs to minimize impacts on the established tree. Massive excavation to lower the addition will potentially get into the roof zone and potentially damage the trees #4 and #5 root structures which could result financial and schedule impacts during the construction.

The Full text of Guidelines 1.2 and 1.3 are below followed by a staff response to each guideline.

1.2 Locate new construction to minimize impacts on established trees.
Structures with foundations, such as buildings, walls and excavations, should be set back a minimum of six feet from the base of any tree to be preserved in order to adequately protect tree roots. In some cases, a greater distance may be required. In other situations, it may be acceptable to build closer than 6 feet, when other design objectives are met and a bridged footing is used. (See illustration, page 4.)

Staff Response: The proposed rear addition encroaches into the six-foot root protection zone of Coast Live Oak tree no. 5 and could impact tree roots. Bridged footings or helical piers have been a successful alternative and could be an option for this project if a significant root is encountered.

• *Avoid a building design or roof design that would require extensive pruning to tree limbs and canopies.*

Staff Response: The project includes the pruning of one limb on a significant oak tree to facilitate the addition. The pruning has been conditionally approved by the City Forester and is not extensive.

• *Adequate open space should be provided on each building site to retain, and plant anew when necessary, upper and lower canopy trees.*

Staff Response: Due to the small lot size and the existing tree canopy, there is not a generous amount of open space for planting additional trees. However, the project is required to provide one upper canopy tree onsite and the applicant will work with the City Forester to identify an appropriate species and location (Special Condition No. 36).

• *Plan building masses and excavation in areas that will minimize the impact on trees and their root*

structures.

Staff Response: Due to the proximity of two significant oak trees to the rear addition (tree no.'s 4 and 5), the applicant is not proposing to excavate the elevated rear yard to lower the addition. However, excavation within the dripline of a tree could significantly damage the root structure. See further design guidelines below regarding protecting root systems.

1.3 Protect root systems of all trees to be preserved.
• *Plan excavation work to avoid root systems of all trees on site and of trees on abutting properties.*
• *Avoid excavations or foundations that would cut into more than one-third of the root zone or dripline around any significant tree.*
• *Plan curb cuts, paving and drainage systems to maintain air transport and water percolation to root systems.*
• *Grades should not be raised or lowered around tree roots.*

Based on the aforementioned guidelines the applicant's approach to minimize excavation is encouraged however all structures including foundations must be at least 6 feet from the outside edge of the trees (Special Condition No. .

Finish Details: The applicant proposes a stucco finish painted "Simple White" by Sherwin Williams (SW7021) and Jeldwen clad-wood windows and doors with a "Luxury Bronze" finish. The exterior color scheme is high contrast and does not reflect a muted earth tones (see Special Condition No. 38).

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." The tradition of minimizing lighting to allow viewing of the nighttime sky through the trees is encouraged.

Staff Response: The applicant proposes a powder-coated black outdoor wall light by True Fine. The fixture is shielded, directs light downward, and would be equipped with a maximum 25-watt incandescent bulb or the LED equivalent (not to exceed 375 lumens). On the cottage, one wall-mounted light is provided at each single door, two lights at each double door, for a total of eight light fixtures. On the garage, two light fixtures are proposed on the front and two on the side, for a total of four fixtures. Special Condition No. 40 requires the applicant to reduce the total number of exterior fixtures by limiting them to one at each set of double doors rather than two.

Fencing/Gate/Arbor: Residential Design Guidelines 11.1 through 11.3 states, 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.

Carmel Municipal Code Section 17.10.030.E provides the maximum fence and wall heights in the R-1 District. Fences within the front setback are limited to 4 feet in height; garden walls and retaining walls are limited to 3 feet in height. In the side and rear setbacks, fences, garden walls, and retaining walls can be up

to 6 feet tall.

Staff Response: The applicant proposes a three-foot-high gate on both sides of the garage. On the west side of the garage, the gate would be flanked with two pedestals defining the primary entry. No fencing would be located within the first 7 feet of the front 15-foot setback to allow vehicles to continue using the east driveway entrance. On the west property line, approximately 8 linear feet of a 4-foot fence would enclose the front yard and transition to a 6-foot fence outside the required 15-foot front yard setback.

Site Coverage: CMC Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000 square foot lot, the allowed base floor area permitted is 1,800 square feet and the amount of site coverage permitted is 396 square feet. Impermeable materials include, asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, may be allowed for use in a single driveway of up to nine feet in width. Permeable and semi-permeable materials include, gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area only when:
a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A) and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less.

Staff Response: A maximum of 247 square feet of impermeable site coverage is permitted on a 2,500-square-foot lot. The applicant proposes to remove 1,065 square feet of existing site coverage and install 226 square feet of impermeable site coverage.

Skylights: Residential Design Guidelines 9.13 and 9.14 state, when a skylight is to be used, it should blend with the overall building design, and its visual impacts should be minimized. Skylights may be appropriate when interior spaces have no access to exterior windows or windows have limited access to light; windows would cause greater impacts to adjoining homes; the skylight design is compatible with the architecture; and, the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or 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: There are no existing skylights, and no new skylights are proposed.

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

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

Staff Response: The proposed single car detached garage would be in the front yard setback, 7 feet from the front property line and 6 feet from the east (side) lot line. The garage is proposed to be 11'-6" wide, 20' deep, 230 square feet in area, and 10'-5" in height. The garage meets standard no. 1.

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

Staff Response: The proposed garage would be located 6 feet from the east property line. The applicant is proposing to enlarge the width of the driveway within the right-of-way to the maximum permitted of 14 feet to facilitate access to the new garage. Special Condition No. 37 requires the applicant to eliminate the proposed stone wall in the right-of-way.

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

Staff Response: The proposed garage would not impact significant or moderately significant trees. The project meets standard no. 3.

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

Staff Response: The project site is located near the corner of Ocean Avenue and Carpenter Street. A sidewalk is not present at this location. A dedicated pedestrian pathway is provided on the south side of Ocean Avenue. The placement of the garage within the front yard setback would not impede pedestrian traffic in the adjacent right-of-way on Ocean Avenue.

The proposed garage has been shifted to the north to maintain the existing circulation patterns between the project site and the two adjacent cottages to the west that currently use the eastern driveway to access their properties.

The proposed garage would not impede vehicles within the improved portion of the adjacent Ocean Avenue right-of-way. The improved width of Ocean Avenue is clearly defined with a curb and gutter, and 27+ feet of unimproved right of way is located between the roadway and the front property line. The project meets standard no. 4.

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

Staff Response: The immediate neighborhood context includes a mix of expansive two-story structures and modest one-story cottages. As discussed above, two of the five original cottages have enclosed garages; the remaining three cottages have parking pads at the front of their cottages.

The detached garage proposes an 8-foot interior plate height and an overall height of 10 feet, 5 inches. The ridge of the garage would be 8 feet, 6 inches lower than the highest ridge of the cottage. The proposed garage is subordinate in scale within the neighborhood context and meets standard no. 5.

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

Staff Response: The two cottages to the west do not currently have covered parking, so adding a detached garage in the front yard setback would add diversity to the block between Carpenter Street and Guadalupe Street. Over 27 feet of unimproved right-of-way will be maintained in a natural state between the front

property line and the edge of the roadway on Ocean Avenue. The project meets standard no. 6.

The proposed detached garage complies with the requirements for garages within the front yard setback and, with the application of conditions, meets the objectives of parking and access.

Landscaping: Residential Design Guideline 10.0 states that project sites should *"Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel."*

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

Staff Response: As noted above, the applicant is required to plant one upper canopy tree onsite (Special Condition No. 36). No new landscaping is proposed onsite. Lavendar is proposed and the east side of the driveway within the unimproved portion of the right-of-way.

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 additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet whichever is less. 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 - Applicants Written Response
Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR ONE-STORY ADDITIONS TOTALING 333 SQUARE FEET TO A ONE-STORY, 562-SQUARE-FOOT COTTAGE AND CONSTRUCTION OF A 230-SQUARE-FOOT DETACHED GARAGE IN THE FRONT YARD SETBACK LOCATED ON OCEAN AVENUE 4 NORTHEAST OF GUADALUPE STREET
APN 010-033-011-000

WHEREAS, on October 29, 2021, Ngoc Pham, Engineer ("Applicant") submitted an application on behalf of MARDANI SEYEDEH ("Owner") requesting approval of Track 2 Design Study application DS 21-376 (Mardani) described herein as ("Application"); and

WHEREAS, the Application was submitted for a 2,500-square-foot lot located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District (Block 64, Lot 6); and

WHEREAS, the Applicant originally proposed a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 363-square-foot one-story addition, construction of a 200-square-foot attached garage, and associated site improvements; and

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

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on April 12, 2023, the Planning Commission reviewed the Concept design and adopted Resolution 2023-019-PC, with conditions; and

WHEREAS, following the Concept hearing, the Owner decided not to move forward with the project as proposed and submitted a new Design Study application DS 23-221 (Mardani) for a second-story addition and detached garage in the front yard setback; and

WHEREAS, on June 26, 2023, the Owner submitted Tree Permit application TR 23-215 (Mardani) for the pruning of limbs on a significant Coast live oak tree located on the neighboring property to the west to accommodate the proposed second-story addition; and

WHEREAS, on August 10, 2023, the Forest & Beach Commission reviewed Tree Permit application TR 23-215 (Mardani) and continued the item to a date uncertain, pending review of the revised Design Study application by the Planning Commission; and

WHEREAS, on November 8, 2023, the Planning Commission reviewed the revised Concept design for a second-story addition and denied the project; and

WHEREAS, following the denial, the Owner requested that the previous Design Study application DS 21-376 (Mardani) for a one-story addition be reinstated; and

WHEREAS, on January 23, 2024, the Owner submitted the current plans proposing a 333-square-foot one-story addition and 230-square-foot detached garage in the front yard setback; 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, on February 13, 2024, the Planning Commission adopted Resolution 2024-012-PC accepting the concept design with conditions; and

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

WHEREAS, on May 31, 2024, a notice of public hearing was published in the Carmel Pine Cone for the June 11, 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 1, 2024, the Owner 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 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission finds the project categorically exempt from CEQA pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet whichever is less. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the 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 Design Study application (DS 21-376, Mardani) for a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 333-square-foot one-story addition, construction of a 230-square-foot detached garage in the front yard setback, and associated site improvements located on Ocean Avenue 4 northeast of Guadalupe Street (APN 010-033-011-000), subject to the following conditions:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 21-376 (Mardani) authorizes one-story additions totaling 333 square feet to a one-story, 562-square-foot cottage and construction of a 230-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District as depicted in the plans prepared by NES Consultants approved by the Planning Commission on June 11, 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 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 be behind the front elevation and attached to either the primary residence or the detached garage. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change .
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.	Window & Door Material. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved windows and doors in the construction drawings. Windows and doors that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any windowpane dividers, which are snap-in or otherwise superficially applied, are not permitted. The finish shall be matte or low gloss.
14.	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 in the construction drawings. The material shall convey color and texture similar to that of wood shingles.
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.
	Special Conditions
32.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
33.	**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.
34.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall clearly identify the material for gutters and downspouts. Copper is not permitted.
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.	**Required Tree Plantings.** Prior to issuance of a building permit, the applicant shall identify the type, size, and location of one upper canopy tree on the project site. The applicant

	shall work with the City Forester in selecting an appropriate upper canopy tree and identifying the location for planting. Required tree planting shall be installed prior to final inspection.
37.	**Proposed Stone Wall in the Public Right-of-Way.** Prior to the issuance of a building permit, the applicant shall revise the plans to eliminate the proposed stone wall on the east side of the driveway in the public right-of-way.
38.	**Exterior Color Scheme.** Prior to the issuance of a building permit the applicant shall submit for review and approval by the Community Planning & Building Department an alternative color scheme for the window/door color and/or body color that reflects muted earthtones.
39.	**Root Protection Zone.** Prior to the issuance of a building permit the applicant shall revise the plans to provide a minimum 6-foot setback between the addition, including the foundation system, and tree no. 4 and 5 OR shall design a foundation system that avoids any significant roots.
40.	**Number of Exterior Light Fixtures.** Prior to the issuance of a building permit the applicant shall revise the plans to show no more than one exterior wall mounted light fixture at each exterior door.

Acknowledgment and acceptance of conditions of approval:

_____ _____ _____

Property Owner Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of June 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

Response to Conditions for Concept Acceptance

1. Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division to complete the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.

Response: Noted. The revised plan is in compliance with volume standards.

2. Required Tree Planting. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit a revised preliminary landscape plan to the Community Planning and Building Department that includes the size, species, and location of one upper canopy tree.

Response: A 15 gallon oak tree is proposed to be planted at the right corner within the City's right of way. Please see the proposed landscaping plan.

3. Tree Permit Required. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall obtain approval from the City Forester or Forest & Beach Commission for the proposed removal of significant limbs on tree no. 5 OR remove the note on the plans.

Response: Noted. The applicant has reached out to the City Forester regarding the removal of limbs on tree No.5.

4. Composite Side Yard Setback. Following acceptance of the Concept Design and prior to conducting the volume study, the Applicant shall increase the side yard setbacks at the front addition to achieve the minimum required composite setback of 7 feet.

Response: Plan has been revised to achieve the minimum required composite setback of 7 feet.

5. Building Eaves within Side Setbacks. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit revised plans to the Community Planning and Building Department that include an eave detail for those eaves within 2 feet of a property line. The eave shall be no more than 4 inches deep with solid blocking underneath.

Response: Noted. The drawings have been updated to show 1ft overhang for the addition therefore, the eaves of the addition will not be within 2 feet of a property line.

6. Stone Wall in the Public Right-of-Way. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit revised plans to the Community Planning and Building Department that include a wall detail for the proposed stone wall in the public right-of-way for review and approval by the Public Works Department.

Response: The stone from the existing curb to be re-used for the new stone wall.

7. Driveway Width in Public Right of Way. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit revised plans to the Community Planning and

Building Department that include a driveway width of no more than 14 feet as measured from the front property line to the street edge. A flare of a 30-inch radius is allowed at each side of the driveway at the street pavement edge connection.

Response: The driveway has been revised to include14ft measured from the front property line to the street edge.

8. Paint Color Sample. Prior to the final details review, the applicant shall submit a sample of Sherwin Williams (SW7021) "Shimple White" to the Community Planning and Building Department for review.

Response: Noted. The paint color sample will be provided.

9. Detached Garage – Safety. Prior to the final details review, the applicant shall provide findings to show the location of the proposed detached garage is safe for access to Ocean Avenue (e.g., whether shifting the garage north would allow a vehicle to turn around onsite and exit facing front).

Response: Detached garage has shifted 6ft to the north from the property line and the fence has been revised to accommodate for the neighbor's vehicular to turn around onsite.

10. Rear Addition – Height. Prior to the final details review, the applicant shall provide additional information regarding the floor level and height of the proposed addition in the back (e.g., whether excavation to lower the addition is feasible).

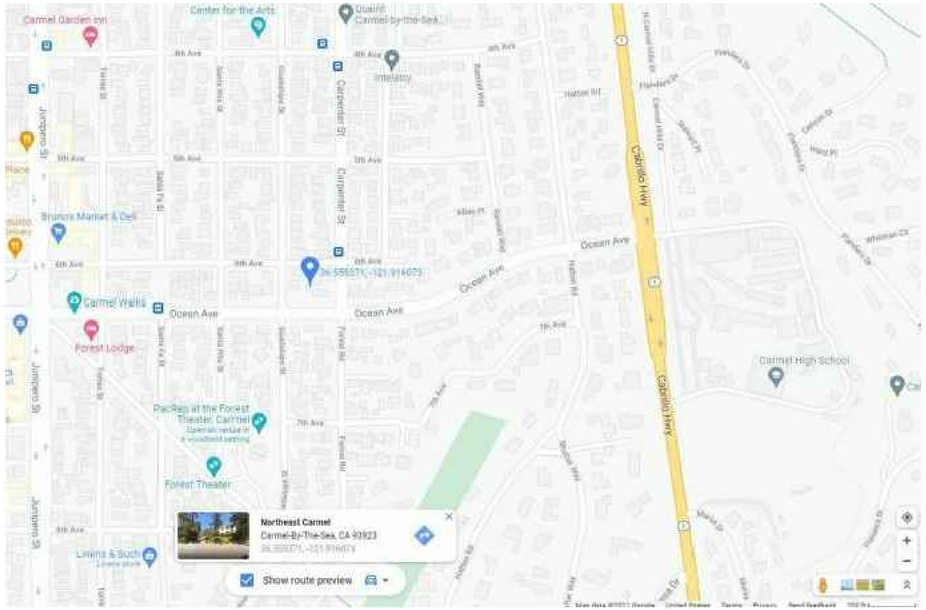
Response: Per the City Residential design Guidelines Introduction and Design Concept Review, Adopted by City Council May 1, 200, Sections 1.2 and 1.3, the new construction needs to minimize impacts on the established tree. Massive excavation to lower the addition will potentially get into the roof zone and potentially damage the trees #4 and #5 root structures which could result financial and schedule impacts during the construction.

AZADEH MARDANI RESIDENCE

APN: 010-033-011-000

SINGLE-FAMILY HOME REMODEL/ADDITION

OWNER: AZADEH MARDANI
4 NE GUADALUPE CARMEL, CA 93923
Phone: (408) 826-9046
Email: azadehmardani1@yahoo.com



PROJECT LOCATION
SCALE: NTS

SCOPE OF WORK:

ADD 333 FRONT AND BACK ADDITION AND 230 SQFT ATTACHED GARAGE

BUILDING CODE:

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LAWS, CODES AND REGULATORY AGENCIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CAL GREEN

INDEX OF DRAWINGS:

G.0 PROJECT DATA, PARCEL MAP, SITE PHOTOS
G.1 SITE PLAN
G.2 PRELIMINARY SITE ASSESSMENT REPORT
G.3 TREE EVALUATION
D.1 DEMOLITION PLAN
A.1 EXIST AND PROPOSED FLOOR PLAN
A.2 EXIST AND PROPOSED ROOF PLAN
A.3 EXIST AND PROPOSED ELEVATIONS
A.4 ELECTRICAL PLAN
A.7 MATERIALS AND COLORS
C.1 GRADING PLAN
C.2 EROSION CONTROL PLAN
CONSTRUCTION BEST MANAGEMENT PRACTICE
L.1 LANDSCAPING PLAN

BUILDING DATA:

OCCUPANCY CLASSIFICATION: R-3/U
CONSTRUCTION CLASSIFICATION: V-B
FIRE SPRINKLERS: N
NUMBER OF STORIES: 2
MAX. EXIST BUILDING HEIGHT: 18'-0" (SINGLE STORY)
GROSS AREA OF LOT: 2,500 SQFT

GROSS AREA OF EXISTING RESIDENCE:	562 SQFT
PARKING PAD:	200 SQFT
TOTAL EXISTING FLOOR AREA:	762 SQFT

(30.48% OUT OF TOTAL LOT AREA)

AREA ADDITION:

FIRST FLOOR:	333 SQFT
ATTACHED GARAGE:	230 SQFT
TOTAL PROPOSED FLOOR AREA:	1,125 SQFT

(45% OUT OF TOTAL LOT AREA)

SITE COVERAGE:

EXISTING:

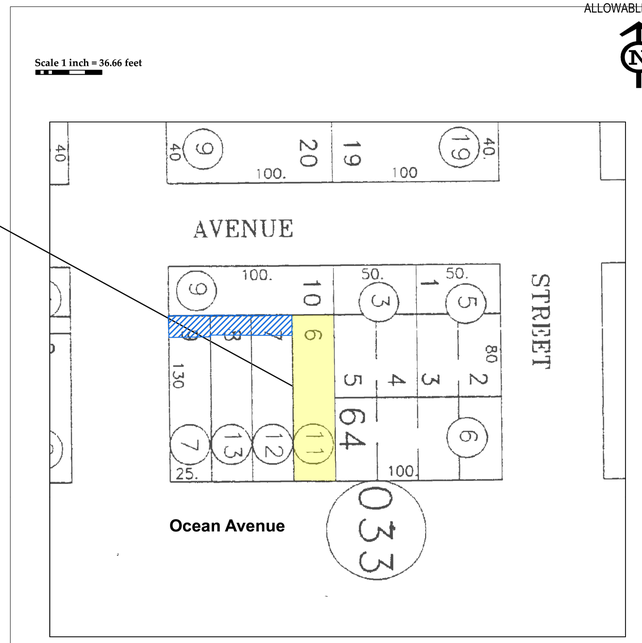
BACK PATIO	615 SQFT	IMPERMEABLE
RIGHT WALKWAY	155 SQFT	IMPERMEABLE
FRONT STEP STONE	206 SQFT	IMPERMEABLE
FRONT PLAN BOX	77 SQFT	IMPERMEABLE
FRONT CONCRETE CURB	12 SQFT	IMPERMEABLE
TOTAL EXIST:	1,065 SQFT	

PROPOSED:

FRONT WALKWAY	80 SQFT	IMPERMEABLE
GARAGE STAIR/LANDING	44 SQFT	IMPERMEABLE
GARAGE FRONT	67 SQFT	IMPERMEABLE
FRONT PEDESTAL/WALL	5 SQFT	IMPERMEABLE
PLAN BOX/CONC SITING	36 SQFT	IMPERMEABLE
FIRE PIT	5 SQFT	IMPERMEABLE
TOTAL PROPOSED:	237 SQFT	

ALLOWABLE: 247 SQFT

PROJECT SITE



Legend

Property In Question – Fee

Item No. 6 - Easement for Wires, cables
In 12/03/1974 Reel 947 Pg 325 of Official Records
Affects said portion as described in the document

©2021

Chicago Title Company **50 Winham Street** **Salinas, CA 93901**	**Title Order No. : FWMN-5272000576-A, Preliminary Report Dated January 14, 2021**	**Drawing Date : 01/21/2021 - FNF1**
	Reference :	**Assessor's Parcel No. : 010-033-011**
	Property : Ocean Avenue 4 NE Guadalupe Street, Carmel, CA	**Data :**
This mappilat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.	Plat Showing : Lot 6, Block 64, as shown and designated on that certain map entitled, "Carmel City, Monterey, Cal.", filed May 1, 1888 in Volume 1, Maps of "Cities and Towns", at Page 52, in the Office of the County Recorder of the County of Monterey, State of California.	Sheet 1 of 1 Archive #

Owner:

AZADEH MARDANI
408-826-9046
AZADEHMARDANI1@YAHOO.COM

Coordinating Professional:

ARCHITECT

NES CONSULTANTS
1659 BRANHAM LN
SUITE F, PMB 109
SAN JOSE, CA 95118
(510) 962-2008
nhpham.structural@gmail.com

STRUCTURAL ENGINEER

NES CONSULTANTS, INC.
1659 BRANHAM LN
SUITE F, PMB 109
SAN JOSE, CA 95118
(510) 962-2008
nhpham.structural@gmail.com

CIVIL ENGINEER

SPECIAL SYSTEMS

CODES:	2019 IBC
USE AND OCCUPANCY:	R3/U
CONSTRUCTION TYPE:	VB
ZONING:	

Issue:	Permit Set
Date:	10/22/2021
Dwg File:	4 NE
Drawn By:	NP
Checked By:	NP

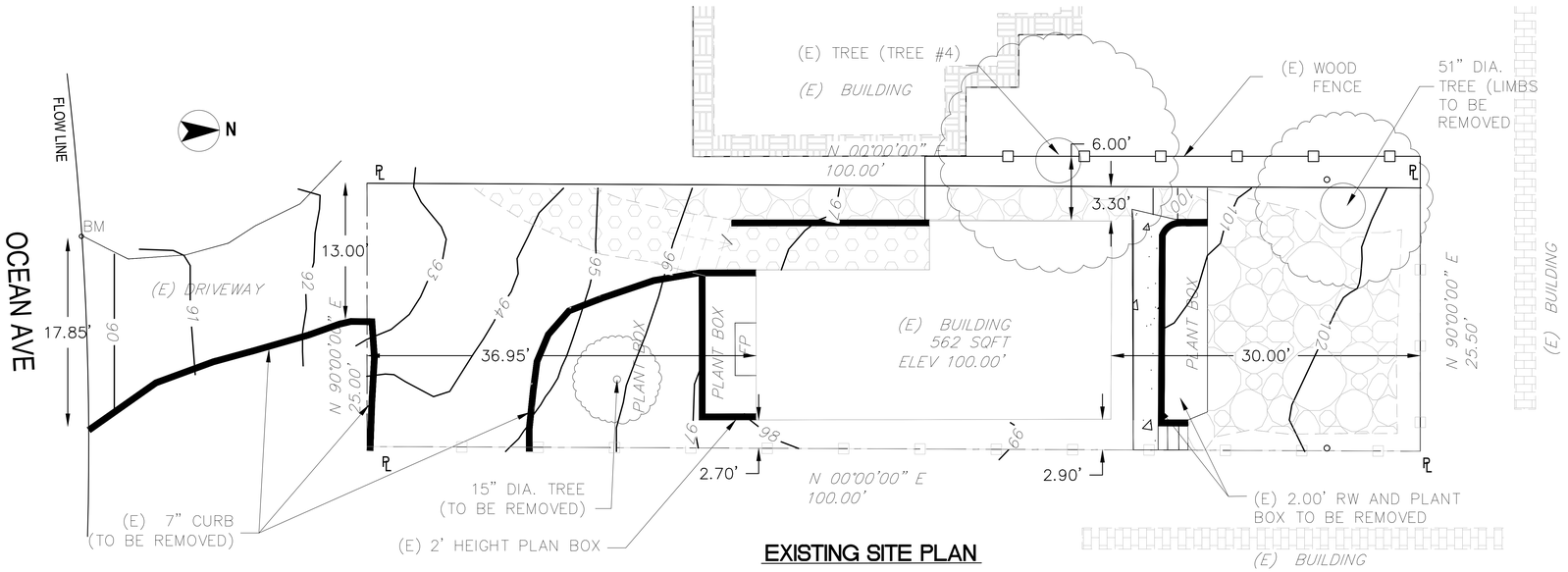
These drawings & the designs here illustrated are the sole property of NES Consultants, Inc. and may not be reproduced in whole or in part without express written permission.

Sheet Title:

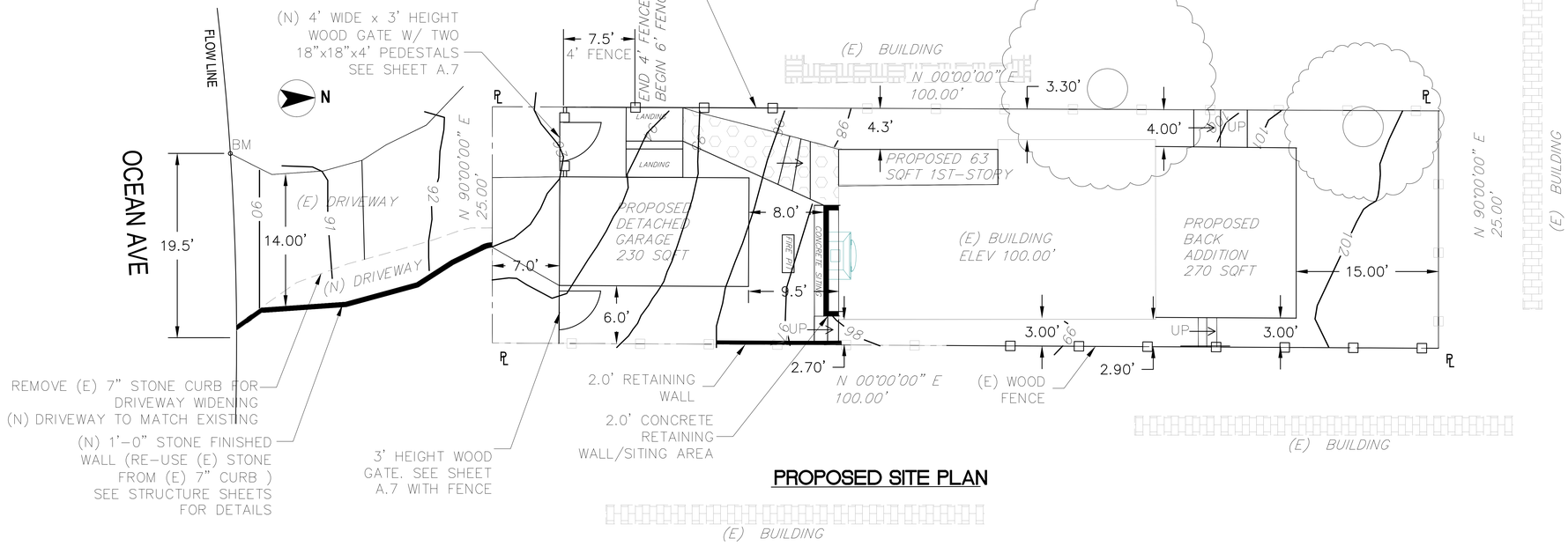
COVER SHEET

Sheet Number:

G.0



EXISTING SITE PLAN



PROPOSED SITE PLAN

AREA

PARCEL 11
EXISTING AREA 2,550 SQFT.

OWNER

AZADEH MARDANI
APN: 010-033-011-000
SITE ADDRESS:
OCEAN 4NE, GUADALUPE
CARMEL BY THE SEA, CA

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
	APPROXIMATE PROPERTY LINE	
◉	WELL MONUMENT	◉
•	FOUND MONUMENT AS NOTED	•
○	RECORD PROPERTY CORNER PER LAND SURVEYOR'S ACT.	
—x—	FENCE LINE	—x—
—w—	WATER LINE	—w—
△	SURVEY CONTROL POINT	△
	LOT LINES	
	DIRECTION OF SURFACE DRAINAGE	
	EDGE OF PAVEMENT	
	APPROXIMATE TREE DRIPLINES	

ABBREVIATION:

A.C.	ASPHALT	GS	GARAGE SLAB
BLDG	BUILDING	HP	HIGH POINT
CL	CENTER LINE	LP	LOW POINT
CONC	CONCRETE	MAX.	MAXIMUM
CS	CONCRETE SURFACE	MIN.	MINIMUM
DECID.	DECIDUOUS TREE	(N)	NEW
DS	DOWN SPOUT	P/L	PROPERTY LINE
(E)	EXISTING	R/W	RIGHT OF WAY
EG	EXISTING GRADE	RW	RETAINING WALL
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SDMH	STORM DRAIN MAINHOLD
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TP	TOP PAVEMENT

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM, ASSUME DATUM 100FT AT FINISHED FLOOR OF EXISTING HOUSE. BENCHMARK AT FLOW LINE.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS AND PER THE BOUNDARY SURVEY STAKES OF THE PROPERTY AT 3NE GUADALUPE, CARMEL BY THE SEA, CA.

SCALE: 1"=5'

REGISTERED PROFESSIONAL ENGINEER
NGOC HL PHAM
C81902
EXP. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM — 04/7/2021 DATE

NES CONSULTANTS LLC.
SAN JOSE, CA
CELL: (510) 962-2008
NHPHAM.STRUCTURAL@GMAIL.COM

SITE PLAN
OCEAN 4NE GUADALUPE
CARMEL BY THE SEA, CA

Drawn By: MP
Date: 05/11/2022
Scale: 1"=5'
Job No.: 21025
Checked:

NO.	DATE	REVISIONS ISSUED FOR	BY

SHEET 1 OF 1

Plot March 25, 2024 at 10:16 AM C:\Users\Eny\OneDrive\Residential\01 Live Project\4 NE Guadalupe - Carmel By The Sea\Rev6\survey site plan detach garage 2 floors-REV1_recover.dwg

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: May 11, 2021
Planner: Marnie R. Waffle
Forester: Sara Davis
Block/Lot: 64 / 6
APN: 010-033-011
Property Owner: MARDANI SEYEDEH & MOSTAFAZADEH SHAHRAM
Street Location: Ocean 4 NE of Guadalupe

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	No
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	No

Street and Neighborhood Character:

- Style and materials of the existing residence:



Front (South & West) Elevation (*left*) Rear (North) Elevation (*right*)



Side (East) Elevation

- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. A new building should be different in style from buildings on nearby and abutting properties.

- Right-of-way characteristics: The project site fronts on Ocean Avenue but maintains a significant setback from the street as well as the front property line. On/about 1965, two driveways were installed to provide a semi-circular access to five cottages which were being used for short-term lodging known as Buena Vista Cottages. By 1974, all five cottages had been converted back to single-family use but the semi-circular driveway remained in use as it currently exists today providing access and parking for three of the five original cottages. The front yard of the project site serves as the entrance to the parking area with the exit located two lots west of the project site.

Site Conditions & Development Standards:

- Building Site Area: The lot is **2,500 square feet** (25'x100'). The maximum base floor area is 45% of the building site, or 1,125 square feet. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport or parking pad.

  Floor Area is defined as, *"...the total grass square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all building, basements, mezzanines, guesthouses, studios, garages and carports. All attic, basement and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."*

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side. Fractions are rounded up to the next whole number.

Table 17.10-A: Setback Standards for R-1 District

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

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

** See CMC 17.10.020(A)(1) and 17.06.020, Rules of Measurement.

- Building Height:

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

Table 17.10-E: Exterior Volume Factors for R-1 District

	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle (CMC §17.10.030.F). All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street (CMC §17.10.030.A.1). Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards to the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

  Studio: A studio is defined as, *"An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."*

  One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a

studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.

  Following design approval, plans that are submitted for a building permit must include a storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc.

- Site Coverage: The permitted impermeable site coverage is 22% of the allowable floor area. Based on a maximum allowed base floor area of 1,125 square feet, the allowed impermeable site coverage would be 247 square feet. The City recognizes the following materials as permeable or semi-permeable: gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

- Fences: Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights

	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	5 feet**	6 feet	5 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

* These limits shall not be altered through Design Review by the Planning Commission.

** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy Concerns: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking

active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

- View Concerns: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey will be provided under separate cover.

Historic Status: The property was reviewed for historical significance and on February 5, 2021, it was determined that the property is not historic. This determination is valid for five (5) years after which time the property becomes eligible to be reviewed again.

Story Pole Policy: Story-poles and netting are required in Carmel-By-The-Sea. Enclosed is a copy of the City's Story-Pole Policy which was adopted by the City Council in 2017. All story-poles, netting and ribbons must be installed, and certified, in accordance with the Story-Pole Policy a minimum of 10 calendar days prior to a public hearing. Failure to comply with the Policy could result in the project being continued to a later hearing date.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

https://ci.carmel.ca.us/community-planning-and-building

				4/22/21	
				DESCRIPTION	MARK
				REVISIONS	DATE
					BY

SUBMITTAL

VL Designed
VL Drawn
NP Checked

REG. ISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
EXP. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1699 BRANHAM LANE, #PMB360
SAN JOSE, CA 95118
(510) 962-2008

PRELIMINARY SITE ASSESSMENT REPORT

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. G.2
2 of 10 Sheets
JOB NO. 21021

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3

USERNAME => $USER DATE PLOTTED => $DATE TIME PLOTTED => $TIME

Significant Tree Evaluation Worksheet

APN: 010-033-011-000
Street Location: Ocean 4 NE of Guadalupe
Planner: Marnie Waffle
City Forester: Sara Davis
Property Owner: Mardani
Recommended Tree Planting: 1 upper canopy tree

Part One: Initial Screening:

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

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

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

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

BY	DATE	REVISIONS
		SUBMITTAL
	4/22/21	

VL Designed | VL Drawn | NP Checked

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3

REGISTERED PROFESSIONAL ENGINEER — NGOC H. PHAM — C81902 — Exp. 3/31/22 — CIVIL — STATE OF CALIFORNIA

NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER — SIGNATURE

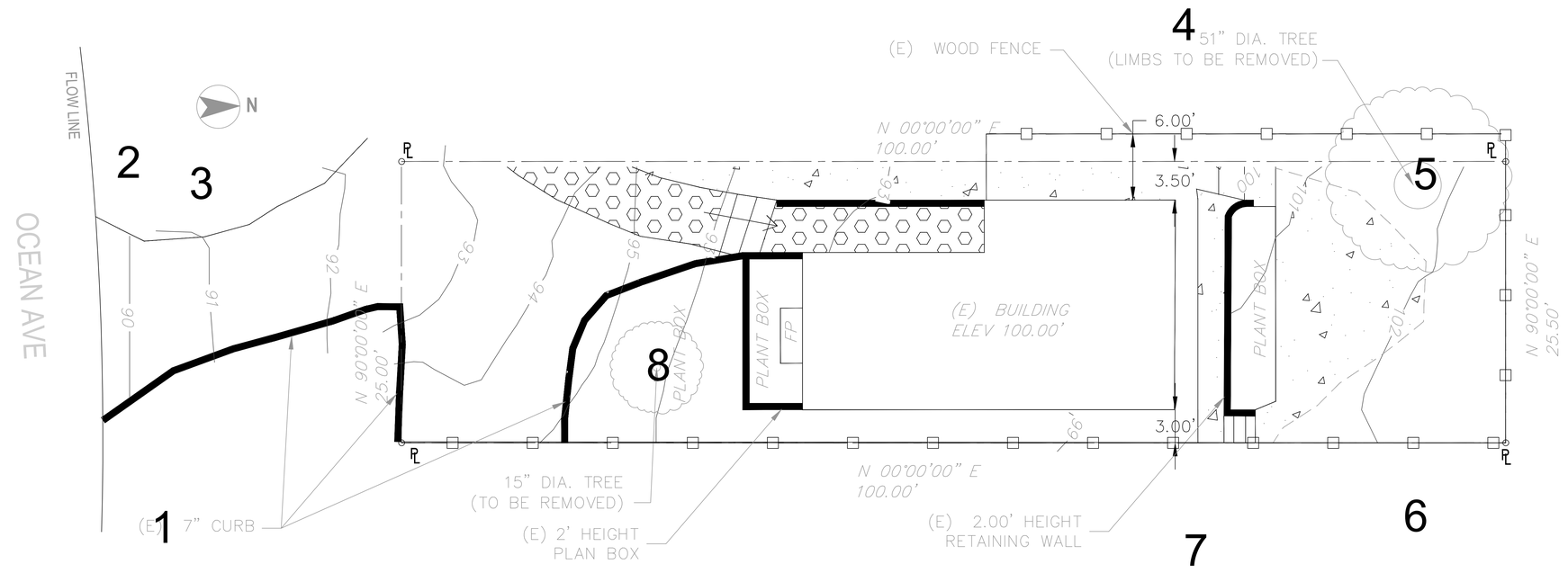
NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1699 BRANHAM LANE, #PMB160
SAN JOSE, CA 95118
(510) 982-2008

TREE EVALUATION

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. G.3
_____of 10 Sheets
JOB NO. 21021

USERNAME => $USER DATE PLOTTED => $DATE TIME PLOTTED => $TIME



EXISTING SITE PLAN

AREA

PARCEL 11
EXISTING AREA 2,550 SQFT.

OWNER

AZADEH MARDANI
APN: 010-033-011-000
SITE ADDRESS:
OCEAN 4NE, GUADALUPE
CARMEL BY THE SEA, CA

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
	APPROXIMATE PROPERTY LINE	
◉	WELL MONUMENT	◉
•	FOUND MONUMENT AS NOTED	•
○	RECORD PROPERTY CORNER PER LAND SURVEYOR'S ACT.	
—x—	FENCE LINE	—x—
—w—	WATER LINE	—w—
△	SURVEY CONTROL POINT	△
▯JP	JOINT POLE	▯JP
— — —	LOT LINES	— — —
	DIRECTION OF SURFACE DRAINAGE	
	EDGE OF PAVEMENT	
	APPROXIMATE TREE DRIPLINES	

ABBREVIATION:

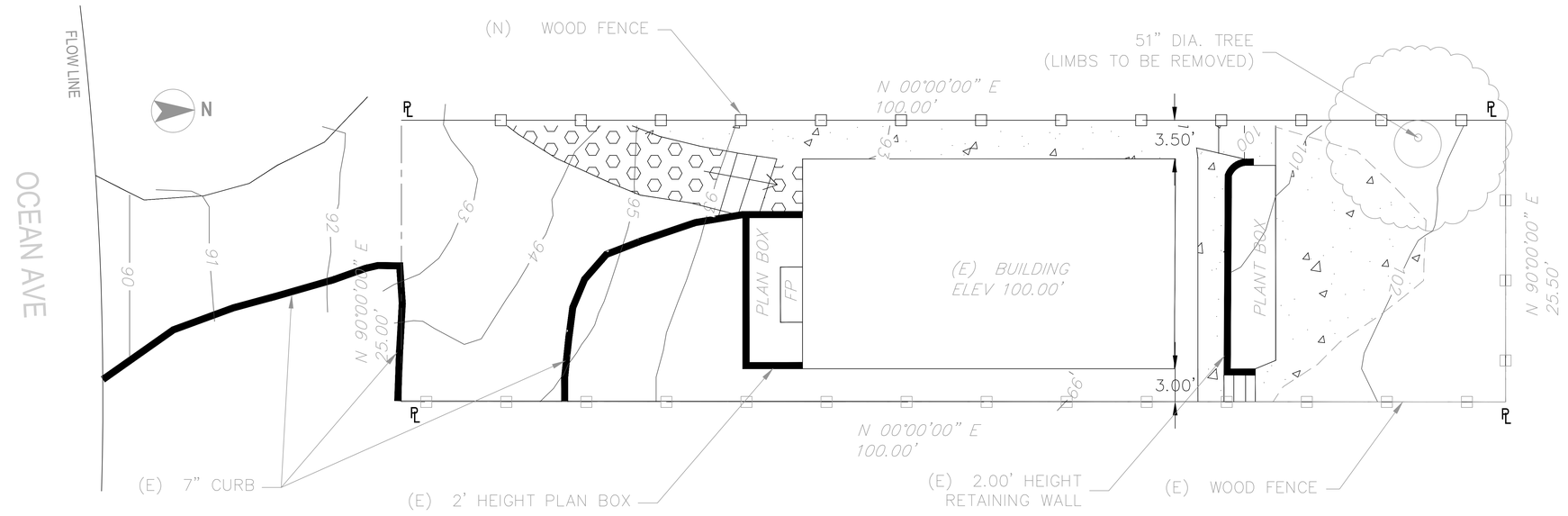
A.C.	ASPHALT	GS	GARAGE SLAB
BLDG	BUILDING	HP	HIGH POINT
CL	CENTER LINE	LP	LOW POINT
CONC	CONCRETE	MAX.	MAXIMUM
CS	CONCRETE SURFACE	MIN.	MINIMUM
DECID.	DECIDUOUS TREE	(N)	NEW
DS	DOWN SPOUT	PL	PROPERTY LINE
(E)	EXISTING	R/W	RIGHT OF WAY
EG	EXISTING GRADE	SCCO	SANTA CLARA COUNTY
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SDMH	STORM DRAIN MAINHOLD
FL	FLOW LINE	TYP	TYPICAL
GB	GRADE BREAK	TP	TOP PAVEMENT

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS AND PER THE BOUNDARY SURVEY STAKES OF THE PROPERTY AT 3NE GUADALUPE, CARMEL BY THE SEA, CA.



PROPOSED SITE PLAN

0 5 20 15
SCALE: 1"=5'

REGISTERED PROFESSIONAL ENGINEER
NGOC T. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM — 04/7/2021
DATE

NES CONSULTANTS LLC.
SAN JOSE, CA

CELL: (510) 962-2008
NHPHAM.STRUCTURAL@GMAIL.COM

SITE PLAN
OCEAN 4NE GUADALUPE
CARMEL BY THE SEA, CA

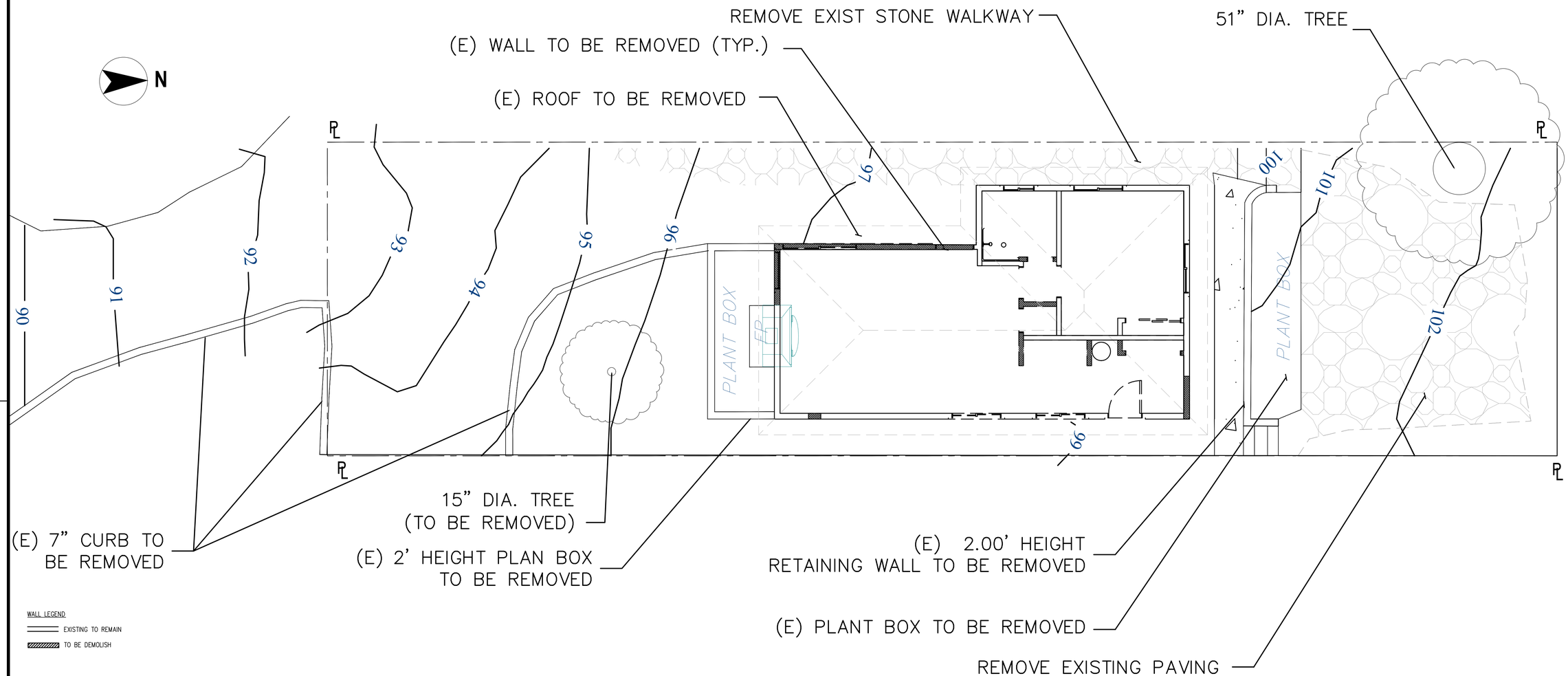
Drawn By: MP
Date: 04/07/2021
Scale: 1"=5'
Job No.: 21025
Checked:

REVISIONS			
NO.	DATE	ISSUED FOR	BY

SHEET 1 OF 1

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-642-2444 A MINIMUM OF TWO WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.



WALL LEGEND

EXISTING TO REMAIN

TO BE DEMOLISH

DEMOLITION PLAN

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

1' 2' 4' 8'

SUBMITTAL				REVISIONS	
				DESCRIPTION	MARK	DATE	BY
						12/3/23	

VL Designed | VL Drawn | NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

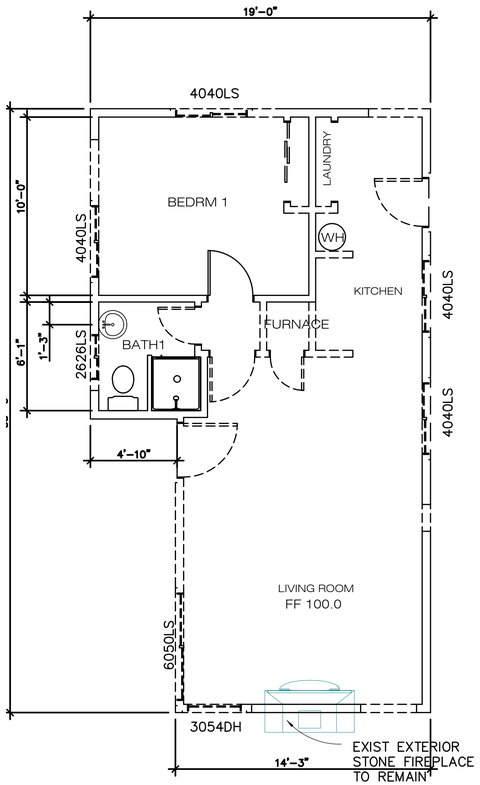
SIGNATURE

NES CONSULTANTS LLC
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SAN JOSE, CA 95118
(510) 962-2008

DEMOLITION PLAN

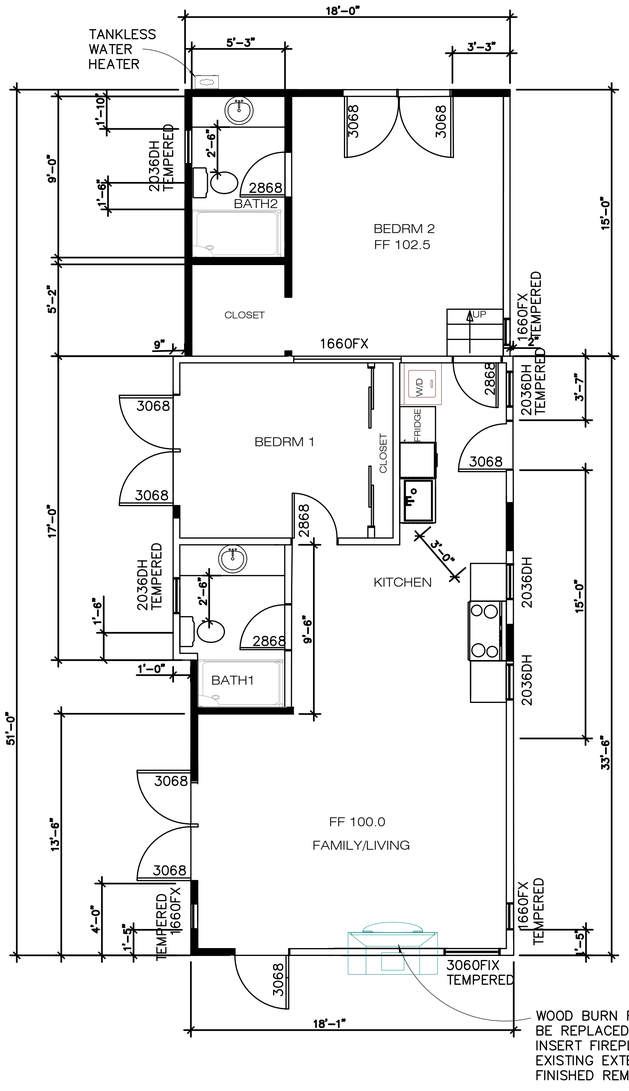
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale	AS NOTED
Date	4/22/21
REF. NO.	
DWG. NO.	D.1
	____of__10__Sheets
JOB NO.	21021



EXISTING FLOOR PLAN

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



PROPOSED FLOOR PLAN

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

N

WALL LEGEND

- EXISTING TO REMAIN
- NEW 2X4 @16" STUD WALL AT EXTERIOR WALL
- NEW 2x4 @16" STUD WALL AT INTERIOR WALL
- TO BE DEMOLISH
- 1-HOUR FIRE RATE WALL
  INSTALL ⅝" TYPE "X" GYPSUM BOARD AT ALL WALLS LOCATED WITHIN 5FT OF THE PROPERTY LINE. SEE DETAIL 1

KEYNOTES

1. PARTITIONS.
   A. EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE-24.
   B. INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
   C. AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH, BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE-ON TILE.
2. PROVIDE AND INSTALL DOOR AS PER SPECS.
   NOTE: ALL GLASS FENCH DOORS SHOULD BE TEMPERED GLASS.
3. PROVIDE AND INSTALL WINDOW PER MANUF. SPECS.
   EXAMPLE: 2036DH WINDOW = 2'-0" x 3'-6" DOUBLE HANGED WINDOW
4. PROVIDE AND INSTALL PLUMBING FIXTURE.
   A. LAVATORY
   B. TOILET
   C. SHOWER
   D. BATHTUB
   E. KITCHEN SINK

BY	DATE	MARK	DESCRIPTION
	12/3/23		SUBMITTAL

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE A-PMB180
SAN JOSE, CA 95118
(510) 962-2008

EXISTING AND PROPOSED FLOOR PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.1
3 of 10 Sheets
JOB NO. 21021

1' 2' 4' 8'

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3

USERNAME => $USER DATE PLOTTED => $DATE TIME PLOTTED => $TIME

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
C:\USERS\EMY\ONEDRIVE\RESIDENTIAL\01 LIVE PROJECT\4 NE GUADALUPE - CARMEL BY THE SEA\REVS\ARCHITECTURAL PLAN DETACH GARAGE 1 STORY 11-18-23.DWG

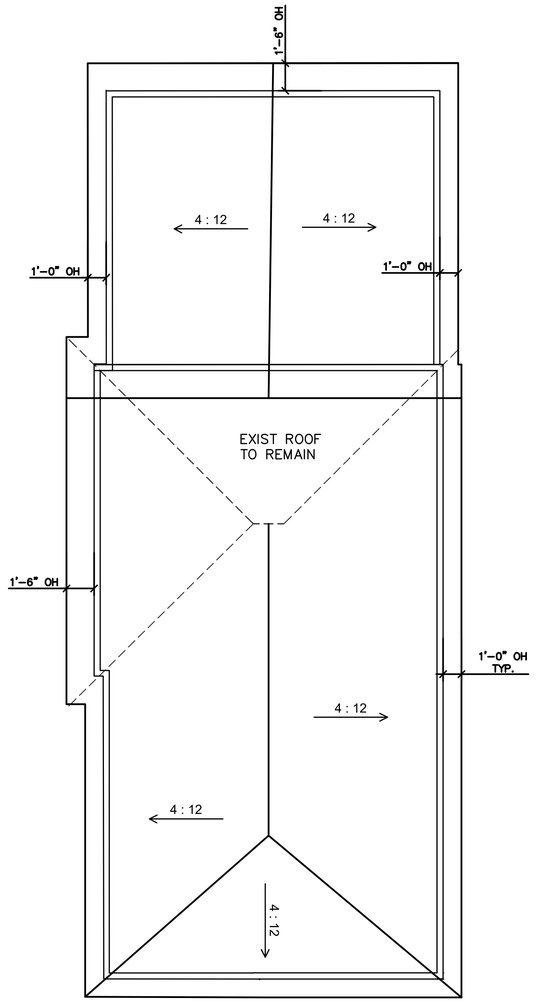
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PITCH OF ROOF: 4" IN 12" ENTIRE HOUSE.

ROOF COVERINGS:
1. UPPER ROOF AND GARAGE ROOF: COMPOSITE SHINGLES OVER TWO LAYERS OF #30 FELT. ASTM D3462 CLASS A ICC ESR-1389. COLOR TO MATCH EXISTING ROOF.

ATTIC VENTILATION CALCS

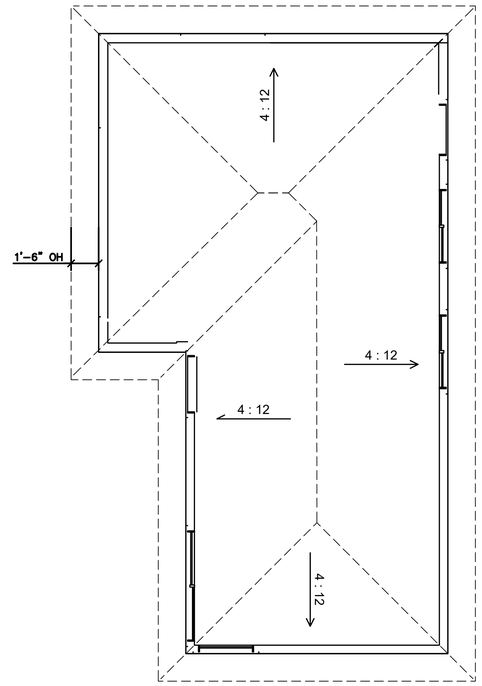
VAULTED CEILING. ROOF VENTILATION IS NOT REQUIRED



PROPOSED ROOF PLAN

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

N



EXIST ROOF PLAN

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

SUBMITTAL								REVISIONS		
								DESCRIPTION	MARK	DATE	BY
										12/3/23	

VL	Designed
VL	Drawn
NP	Checked

REGISTERED PROFESSIONAL ENGINEER
N. H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, SUITE B PMB180
SAN JOSE, CA 95118
(510) 962-2008

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

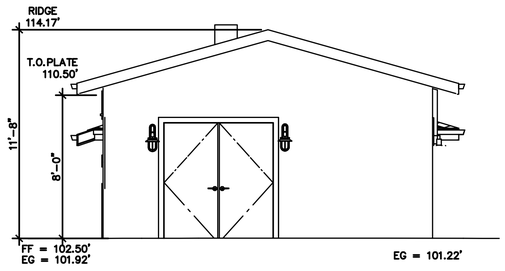
SIGNATURE

EXISTING AND PROPOSED ROOF PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

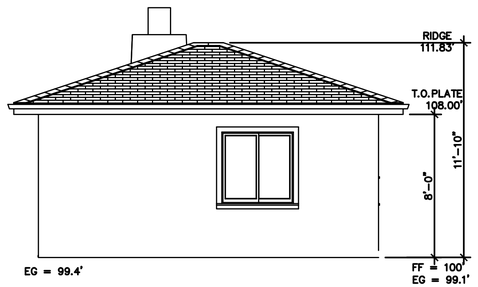
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REF. NO.	
DWG. NO.	A.2
3 of 10 Sheets	
JOB NO.	21021

1' 2' 4' 8'



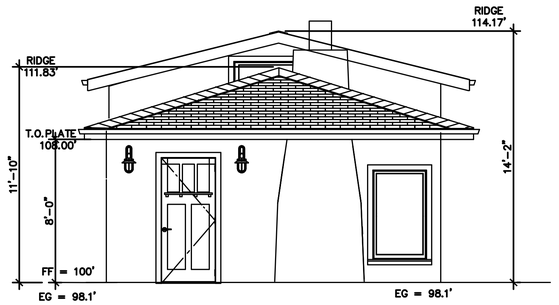
(N) BACK ELEVATION – NORTH

scale: 1/4" = 1'–0"



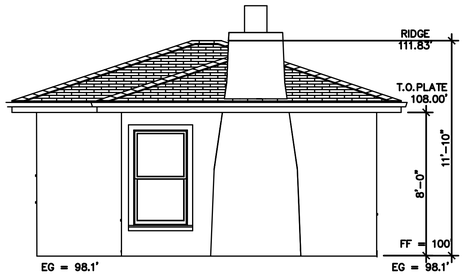
(E) BACK ELEVATION – NORTH

scale: 1/4" = 1'–0"



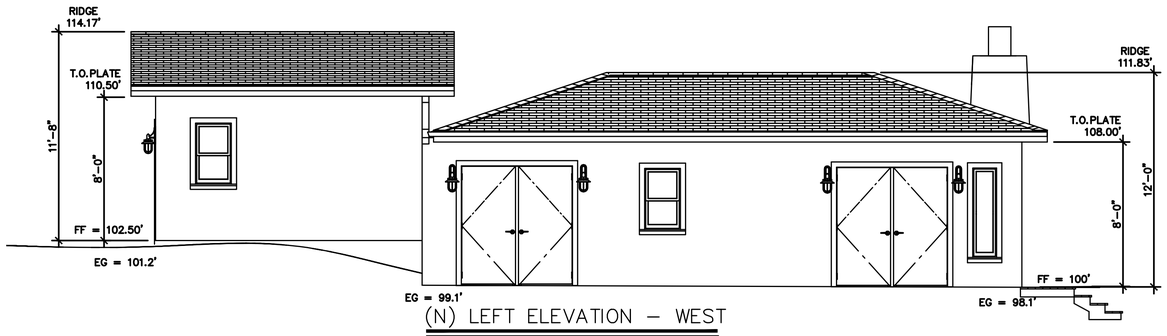
(N) FRONT ELEVATION – SOUTH

scale: 1/4" = 1'–0"



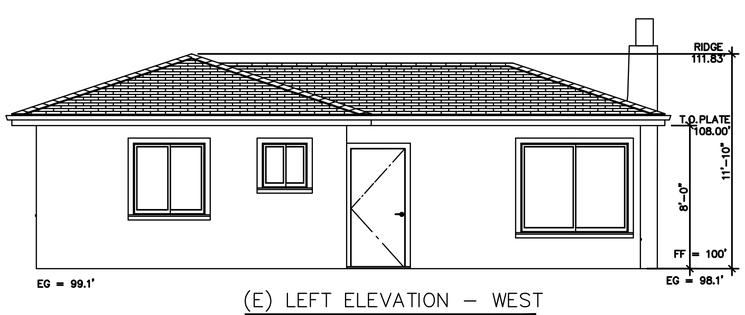
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scale: 1/4" = 1'–0"



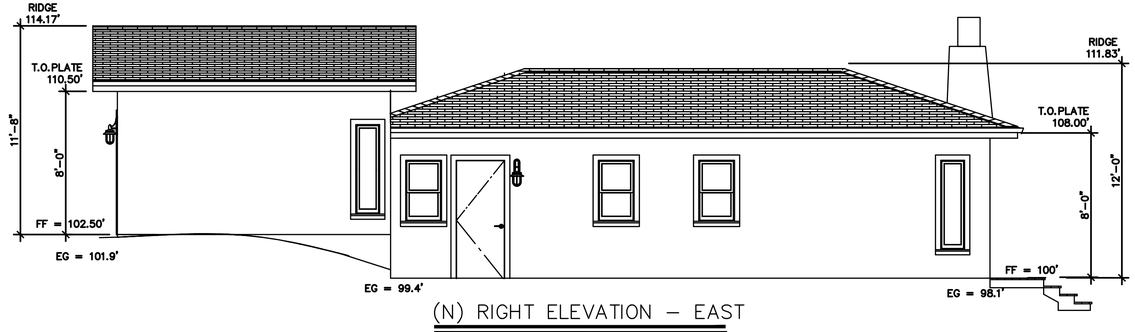
(N) LEFT ELEVATION – WEST

scale: 1/4" = 1'–0"



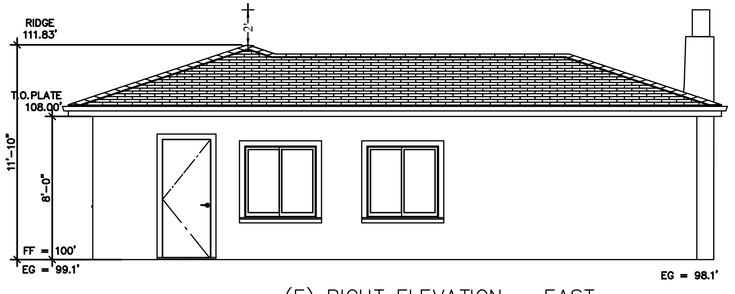
(E) LEFT ELEVATION – WEST

scale: 1/4" = 1'–0"



(N) RIGHT ELEVATION – EAST

scale: 1/4" = 1'–0"



(E) RIGHT ELEVATION – EAST

scale: 1/4" = 1'–0"

1' 2' 4' 8'

REVISIONS			
DESCRIPTION	MARK	DATE	BY
SUBMITTAL		12/3/23	

VL
Designed VL
Drawn NP
Checked

NGOC H. PHAM
No. C81902
Exp. 3/31/22
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER — SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE A-MB160
SAN JOSE, CA 95118
(510) 962-2008

ELEVATIONS

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO.
A.3

5 of 10 Sheets

JOB NO. 21021

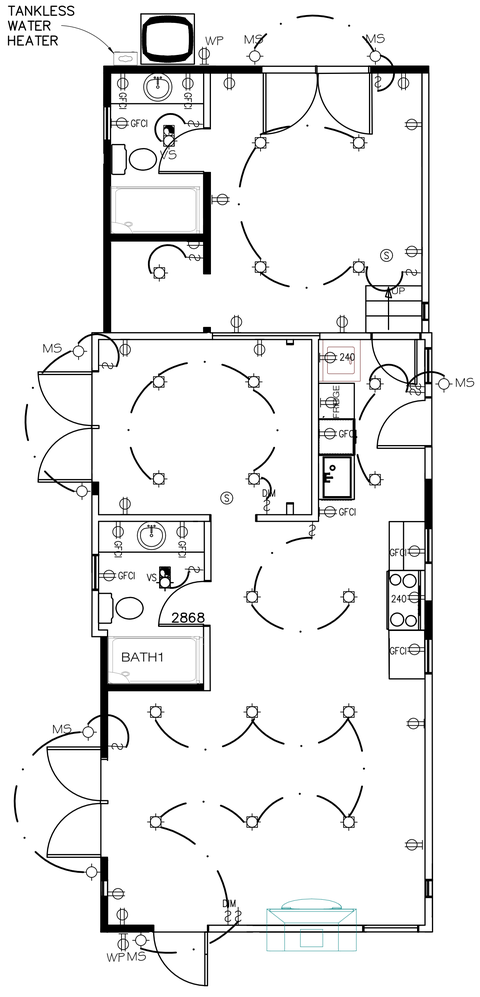
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)

FILE =>

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS

DATE PLOTTED =>

TIME PLOTTED =>



PROPOSED ELECTRICAL PLAN

1' 2' 4' 8'

LEGEND

- 110V DUPLEX CONVENIENCE DUPLEX OUTLET
- 220 220V DUPLEX CONVENIENCE DUPLEX OUTLET
- GFI GFI OUTLET
- WP WEATHERPROOF OUTLET
- 120V DUPLEX CONVENIENCE RECEPTACLE, 1/2 HOT
- SWITCH
- VACANCY SENSOR SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- INCANDESCENT WALL MOUNTED FIXTURE
- INCANDESCENT BAR LIGHT FIXTURE
- RECESSED COMBINATION OF EXHAUST FAN & LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- RECESSED CAN LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- HANGING FIXTURE – FLUORESCENT (OR OTHER HIGH EFFICACY)
- SURFACE MTD. FIXTURE – FLUORESCENT (OR OTHER HIGH EFFICACY)
- VS RECESSED VACANCY SENSOR LIGHT (FLUORESCENT OR OTHER HIGH EFFICACY LIGHT)
- C CEILING MTD. CO2 DETECTOR, I.C.B.O. APPROVED (ALL SMOKE DETECTORS SHALL BE INTERCONNECTED)
- S SMOKE DETECTOR, I.C.B.O. APPROVED, CLG. MOUNTED
- OUTDOOR CONDENSER UNIT

GENERAL NOTES & SPECIFICATIONS:

The Contractor shall inspect the site and familiarize himself with all local conditions. It is the intention of these plans to provide a long lasting, weather tight and waterproof building. If the contractor finds any area in conflict with, or any detail too vague to accomplish this requirement, he shall not proceed but shall immediately so inform the owner, and request corrections or further detailing.
The Contractor shall check and verify drawings as to scale and dimensions. If any errors appear in the drawings or conflicts in these specifications, the contractor shall bring them to the attention of the owner. Contractor to have building and fire permits on-site during inspections.
All construction shall meet the requirements of chapter 4, California Green Building Standards. Recycle 65% of construction and demolition waste. Provide operations & maintenence manuals for all equipment, appliances, HVAC, filters, and water heater, roof gutters and yard drainage. All adhesives, caulks, primers and sealants shall comply with local air pollution rules. All paints and coatings shall comply with VOC standards. All adhesives, sealants, caulks, paints, coatings and aerosol paint shall remain on the site for field verification by the Building Inspector. Carpets, carpet cushions and adhesives shall comply with the Carpet and Rug institutes Green Label plus program.
The contractor shall provide the Building Inspector (prior to enclosing the wall and floor framing) confirmation showing that framing members do not exceed 19% of moisture content.

FIRE NOTES:

A. FIRE PROTECTION
1. Provide 5/8" type "X" gyp. bd. at house/ garage walls and at utility closet walls. Provide 26g min. galvanized steel ducting through fire wall.
2. Min. 4" street numbers of a contrasting color, visible from street;
3. Closet fixtures to be surface mounted at 18' min. to shelves.

B. SMOKE/ CARBON MONOXIDE DETECTOR
115 v interconnected detectors with battery back up at each bedroom, laundry, and halls, as shown.

MECHANICAL NOTES:
The MECHANICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes, providing for quiet operation and even heating. The drawings show only the location and type of equipment. Specific details shall be submitted to the building department, contractor and owner for approval before installation. Termination of all environmental air ducts shall be a minimum of 3 from any openings into the building. Provide instructions for hot water heater & FAU to inspector at time of inspection. Duct openings shall be covered and sealed during construction for all new and existing ductwork. All annular spaces around pipes, electric cables or other openings in sole/ bottom plates at exterior walls shall be protected against the passage of rodents by closing them. Heating systems shall be designed in accordance with the requirements of CGBSC Section 4.507.2

C. WATER HEATER: TANKLESS WATER HEATER.

D. HEATING
1. Install Thermocore 60000 Btu Ductless Mini Split Air conditioner Heat

E. THERMOSTAT Provide double setback thermostat for FAU.
F. DRYER VENT Vent dryer to exterior of building with smooth metal duct with inline mechanical fan, routed through attic to backdraft damper at eave soffit.
G. TUB & SHOWER
1. Limestone tile shower to 6' height, with chloro-loy WATER CONSERVATION waterproof shower base, or approved equal. See GB req.
2. Acrylic spa with limestone tile surround.
3. Acrylic tub & tile to 6' hgt.
4. Provide individual control valves of the pressure balance or thermostatic mixing valve type, at showers and tubshower combinations Low-flow shower heads to have a maximum 2.0 GPM; water closets shall have a maximum of 1.28 gallons per flush; kitchen faucet areator shall have a maximum 1.8 GPM; residential lavatory areators shall have a maximum 1.5 GPM; and a high pressure reducing valve between meter and first point of use (60 PSI maximum).

ELECTRICAL NOTES:

The ELECTRICAL CONTRACTOR shall design and install a complete system, meeting all applicable codes. The drawings show only the location and type of outlets. Wiring and Circuit Breakers shall be sized adequately to accommodate the fixtures served. Separate circuits shall be provided for appliances as required by codes. Provide tamper resistant receptacles at all locations. All new utilities shall be placed underground with no exception. All recessed luminaries shall be IC rated, electronic ballast and air-tight (AT).

R. ELECTRIC CIRCUITS GFI-OUTDOOR RECEPTACLES
1. All receptacles at kitchen countertops to have 2 GFI appliance circuits. These circuits shall only serve the kitchen walls & countertops.
2. Provide a dedicated 20 Amp circuit for bathroom GFIs. No other receptacle or loads for this circuit.
3. All receptacles in garage & exterior be GFI protected. Exterior receptacles to have waterproof covers.
4. Provide a four prong outlet with an insulated neutral conductor wire at dryer and cooking unit.
5. Provide separate laundry circuit.
6. All recessed elect. fixtures in insulation to be IC rated. Provide damp rated light fixtures in baths or showers.
7. Provide an arc-fault interrupter circuit for receptacles in all rooms except kitchen and garage.
8. Provide undercounter flouresent fixtures at entire kitchen.
9. All exterior fixtures to be high efficacy or on motion sensors with photocontrol. See mandatory features for required lighting at kitchen and bath.
10. Provide 1 receptacle at the islands. Receptacles may not be more than 12" below the counter surface or be below a couter that extend more than 6" beyond a cabinets end.
11. The maximum length for a garbage disposal cord is 36" and a dishwasher is 48". Attachment plug and recaptacle shall be accessible.
12. Multi-wire duplex receptacles for garbage disposals and dishwashers require a common trip breaker in the service panels.

S. FANS
1. Ducting hood
2. Provide exhaust fans with lights at laundry & baths. Bath exhaust fans to be energy star compliant and to have humidity controllers.

U. STRUCTURED WIRING
1. Provide structured panel and all connections to system. Locate panel 4' min. to electrical entry. Provide labeling of all circuits at panel.
2. Provide tech ports as shown on plans. Provide individual jacks as determined by owners, for phone, data, & cable service. Provide Cat 5e & RG 6 wiring with all connectors. All wiring to be in home runs. Maintain 1' clearance of wiring to electrical circuits, cross wiring at right angles, and avoid circuits with motors or fans. Do not over pull or kink wiring, & provide wide loops at turns. Do not crush wiring with insulated staples.

V. LIGHTING
1. All lighting shall be high efficacy and meet the requirements of Section 150.0(k) and Joint Appendix JA8.
2. A single bathroom light shall be high efficacy as shown on plans. All other lights shall be high efficacy or controlled by vacancy sensor and shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.
3. All garage and laundry luminaries shall be high efficacy and controlled by a vacancy sensor. Said sensor shall not have a control that allows luminaries to be turned on automatically or that has an override allowing the luminaries to be always on.
4. All light fixtures shall contain bulbs that are labeled as JA8-2019 (JA8-2019-E for sealed lens or recessed fixture). Screw base bulbs are permitted, except in recessed lighting fixtures.
5. 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.
6. 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 JA8-2019-E efficiency label.

W. AC & DC UNITS: Install as per manufacture's instructions.

SUBMITTAL								REVISIONS
							DESCRIPTION	MARK	DATE	BY
									12/3/23	
VL										
Designed	VL									
Drawn	NP									
Checked										

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER — SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE A-#B0160
SAN JOSE, CA 95118
(510) 962-2008

ELECTRICAL PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-THE-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.4
6 of 10 Sheets
JOB NO. 21021

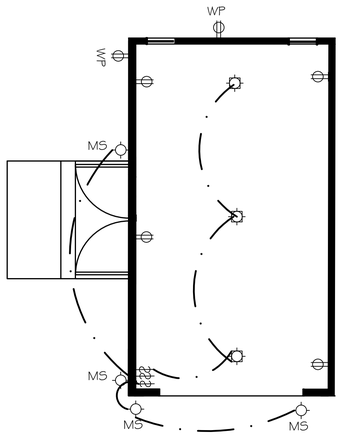
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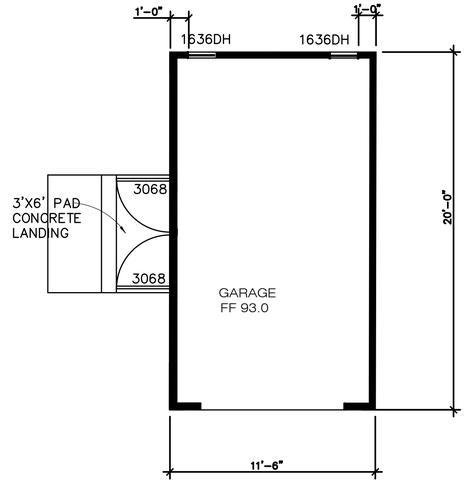
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ROOF COVERINGS:
GARAGE ROOF: COMPOSITE SHINGLES OVER TWO LAYERS OF #30 FELT. ASTM D3462 CLASS A ICC ESR-1389



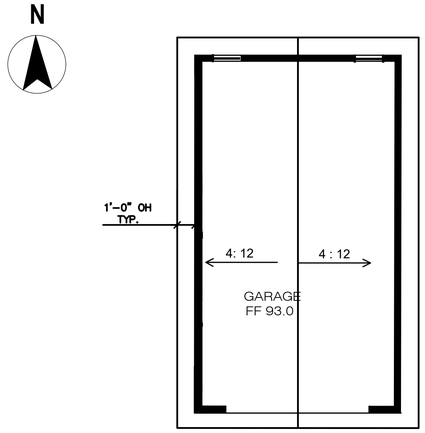
PROPOSED ELECTRICAL PLAN

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



PROPOSED FLOOR PLAN

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



PROPOSED ROOF PLAN

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

WALL LEGEND

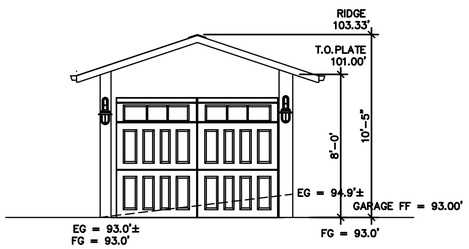
- EXISTING TO REMAIN
- NEW 2X4 @16" STUD WALL AT EXTERIOR WALL
- NEW 2x4 @16" STUD WALL AT INTERIOR WALL
- TO BE DEMOLISH
- 1-HOUR FIRE RATE WALL
  INSTALL 5/8" TYPE "X" GYPSUM BOARD AT ALL WALLS LOCATED WITHIN 5FT OF THE PROPERTY LINE. SEE DETAIL 1

KEYNOTES

1 PARTITIONS.
- A. EXTERIOR: LAP SIDING @ EXT. SIDE, GYP. BD @ INT. SIDE. INSULATION AT WALLS AND CEILING PER TITLE-24.
- B. INTERIOR: 5/8" GYP. BD. BOTH SIDES. PAINT THROUGHOUT. TEXTURE AND TAPE.
- C. AT WET WALLS (PLUMBING FIXTURES), PROVIDE "WONDERBOARD", "DURAROCK", OR EQUAL AS FINISH, BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALLS UNDER GLUE-ON TILE.

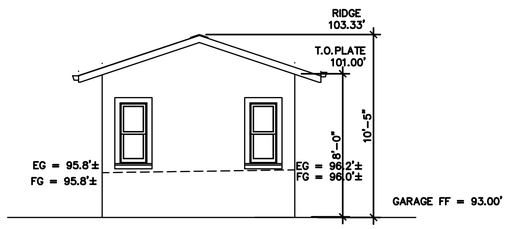
2 PROVIDE AND INSTALL DOOR AS PER SPECS.

3 PROVIDE AND INSTALL WINDOW PER MANUF. SPECS.



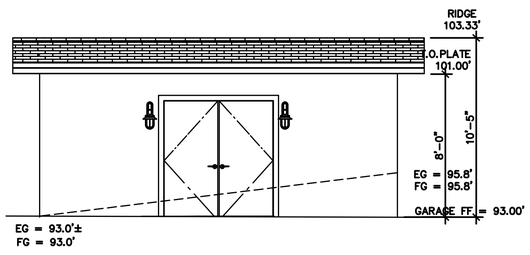
(N) FRONT ELEVATION – SOUTH

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



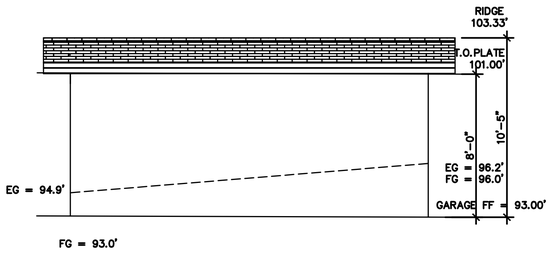
(N) BACK ELEVATION – NORTH

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



(N) LEFT ELEVATION – WEST

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



(N) RIGHT ELEVATION – EAST

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

1' 2' 4' 8'

SUBMITTAL

MARK	DESCRIPTION	DATE	BY
	REVISIONS	12/3/23	

VL Designed
VL Drawn
NP Checked

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3

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PROPOSED GARAGE PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

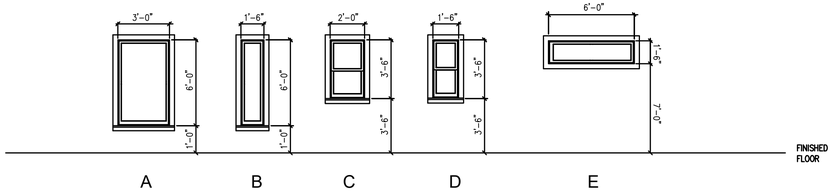
Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.5
3 of 10 Sheets
JOB NO. 21021

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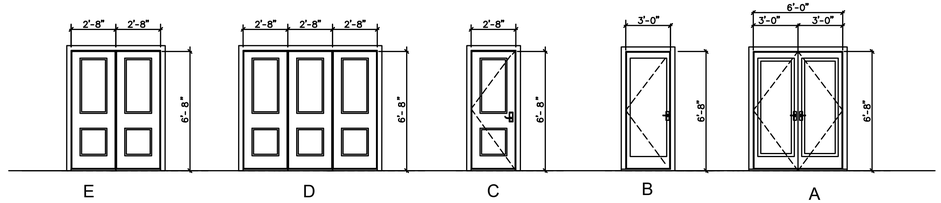
DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)
C:\USERS\EMY\ONEDRIVE\RESIDENTIAL\01 LIVE PROJECT\4 NE GUADALUPE – CARMEL BY THE SEA\REV6\ARCHITECTURAL PLAN DETACH GARAGE 1 STORY 11-18-23.DWG

FILE =>

ORIGINAL SCALE IN INCHES FOR REDUCED PLANS 0 1 2 3



WINDOW ELEVATION TYPES



DOOR ELEVATION TYPES

WINDOW SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
GARAGE	1	GARAGE (REAR/NORTH WALL)	D	(2) 1'-6" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	NO	NO
MAIN HOUSE	2	**LIVING ROOM** (FRONT/SOUTH WALL)	A	3'-0" X 6'-0"	P	**FIXED**	WOOD-UNCLAD	YES	YES	NO	NO
	3	**LIVING ROOM** (RIGHT/EAST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	4	**LIVING ROOM** (LEFT/WEST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	5	**KITCHEN** (RIGHT/EAST WALL)	C	(2) 2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	NO	NO	NO
	6	**KITCHEN** (RIGHT/EAST WALL, NEAR DOOR)	C	2'-6" X 6'-0"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	NO	NO
	7	**BATHROOM ONE** (LEFT/WEST WALL)	C	2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
	8	**BEDROOM TWO** (RIGHT/EAST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	9	**BATHROOM TWO** (LEFT/WEST WALL)	C	2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
	10	**BEDROOM TWO** (SOUTH WALL)	E	6'-0" X 1'-6"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO

DOOR SCHEDULE

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED
GARAGE	1	**GARAGE**	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR OUTSIDE	WOOD	NO	NO
MAIN HOUSE	3	**LIVING ROOM**	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR OUTSIDE	WOOD	NO	NO
	4	**LIVING ROOM** (LEFT/ WEST ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR OUTSIDE	WOOD	NO	NO
	5	**BEDROOM ONE** (LEFT/ WEST ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR OUTSIDE	WOOD	NO	NO
	6	**BEDROOM ONE**	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR INSIDE	WOOD	NO	NO
	7	KITCHEN (RIGHT/ EAST ENTRY)	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR INSIDE	WOOD	NO	NO
	8	**BATHROOM ONE**	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR INSIDE	WOOD	NO	NO
	9	**BEDROOM ONE CLOSET**	D	(3) PER- 2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR SLIDING	WOOD	NO	NO
	10	**BEDROOM TWO** (REAR/NORTH ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR INSIDE	WOOD	NO	NO
	11	**BATHROOM TWO**	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR INSIDE	WOOD	NO	NO
	12	**BEDROOM TWO CLOSET**	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR INSIDE	WOOD	NO	NO
	13	KITCHEN AND BEDROOM TWO	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR OUTSIDE	WOOD	NO	NO

DOOR NOTES

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
8. PER THE ENERGY CODE ALL WINDOWS ARE TO BE
9. LAMINATED DOUBLE GLAZING PANE.

WINDOW NOTES

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

ABBREVIATIONS

N/A	NOT APPLICABLE
G.C.	GENERAL CONTRACTOR
P	PAINT
ST	STAIN
FF	FACTORY FINISH
I.D.	INTERIOR DESIGN
S	SEALED
MFR.	MANUFACTURER
FIN.	FINISH
NAT.	NATURAL

SUBMITTAL	DESCRIPTION	MARK	DATE	BY
			12/3/23	

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

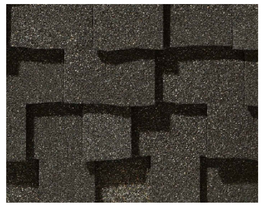
NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE #B8160
SAN JOSE, CA 95118
(510) 962-2008

WINDOWS AND DOORS SCHEDULE

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

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ORIGINAL SCALE IN INCHES FOR REDUCED PLANS



MANUFACTURE: CERTAINTEED MOUNTAIN RIDGE
SHINGLE ROOF
PRESIDENTIAL SHAKE, CLASS A
COUNTRY GRAY COLOR

SHINGLE ROOF
NO SCALE



LUXURY BRONZE

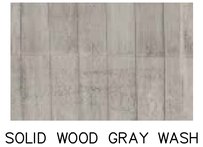
MANUFACTURE: JELD-WEN
CLADWOOD
FINISH: LUXURY BRONZE

DOOR-WINDOW
NO SCALE



FINISH: STUCCO, SHERWIN-WILLIAMS
SHIMPLE WHITE SW7021
FOR MAIN HOUSE AND GARAGE

EXTERIOR WALL
NO SCALE



SOLID WOOD GRAY WASH

GARAGE DOOR/FENCE DOOR COLOR
NO SCALE



MANUFACTURE: MINKA LAVERY
WESTGATE ALDER BRONZE OUTDOOR WALL MOUNT

LIGHT BULB: 25W MAX

OUTDOOR LIGHT - GARAGE AND FRONT ENTRANCE DOOR
NO SCALE



EXISTING STONE MATERIAL FROM THE EXISTING CURB
TO BE RE-USED FOR THE NEW STONE WALL.

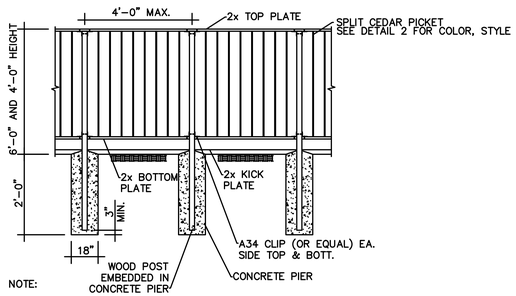
STONE WALL
NO SCALE



MANUFACTURE: TRUE FINE
POWDER-COATED BLACK DARK SKY
OUTDOOR WALL LIGHT

LIGHT BULB: 25W MAX

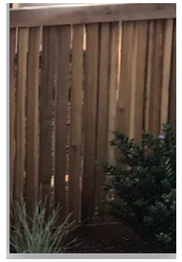
OUTDOOR LIGHT - SIDE DOORS AND REAR DOORS
NO SCALE



NOTE:

1. FENCE HEIGHT SHALL BE MEASURED TO THE LOWEST FINISHED GRADE WHEN THERE IS AN ELEVATION DIFFERENCE ON EACH SIDE.
2. WOOD POSTS SHALL BE PRESSURE-TREATED DOUGLAS FIR LARCH 4x4 NO. 2.
3. CONCRETE STRENGTH SHALL BE 2500 PSI MIN.
4. REINFORCEMENT YIELD STRENGTH SHALL BE 40 KSI MIN.
5. FENCES SUPPORTING SOIL AND/OR LOCATED ON THE HILLSIDE SHALL BE DESIGNED BY A LICENSED ARCHITECT OR ENGINEER.
6. AS AN OPTION, DIFFERENT SIZES OF POST AND FOOTING MAY BE USED PROVIDED STRUCTURAL CALCULATIONS AND DETAILS WITH CALIFORNIA LICENSED ENGINEER'S STAMP AND SIGNATURE ARE SUBMITTED.
7. ALL WEATHER EXPOSED WOOD MEMBERS SHALL BE NATURALLY DURABLE OR PRESSURE TREATED.
8. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.

FENCE DETAIL 1
NO SCALE



FENCE DETAIL 2
NO SCALE



4 FT. W X 3 FT. TALL WOODEN GATE IN GRAY WASH

FENCE GATE
NO SCALE



8'W x 7'H. 18.4 R-VALUE INTELLICORE INSULATED
SOLID WOODEN GARAGE DOOR IN GRAY WASH COLOR.

GARAGE DOOR
NO SCALE

REVISIONS			
MARK	DESCRIPTION	DATE	BY
	SUBMITTAL	12/3/23	

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
No. C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE A-#B160
SAN JOSE, CA 95118
(510) 962-2008

MATERIALS

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

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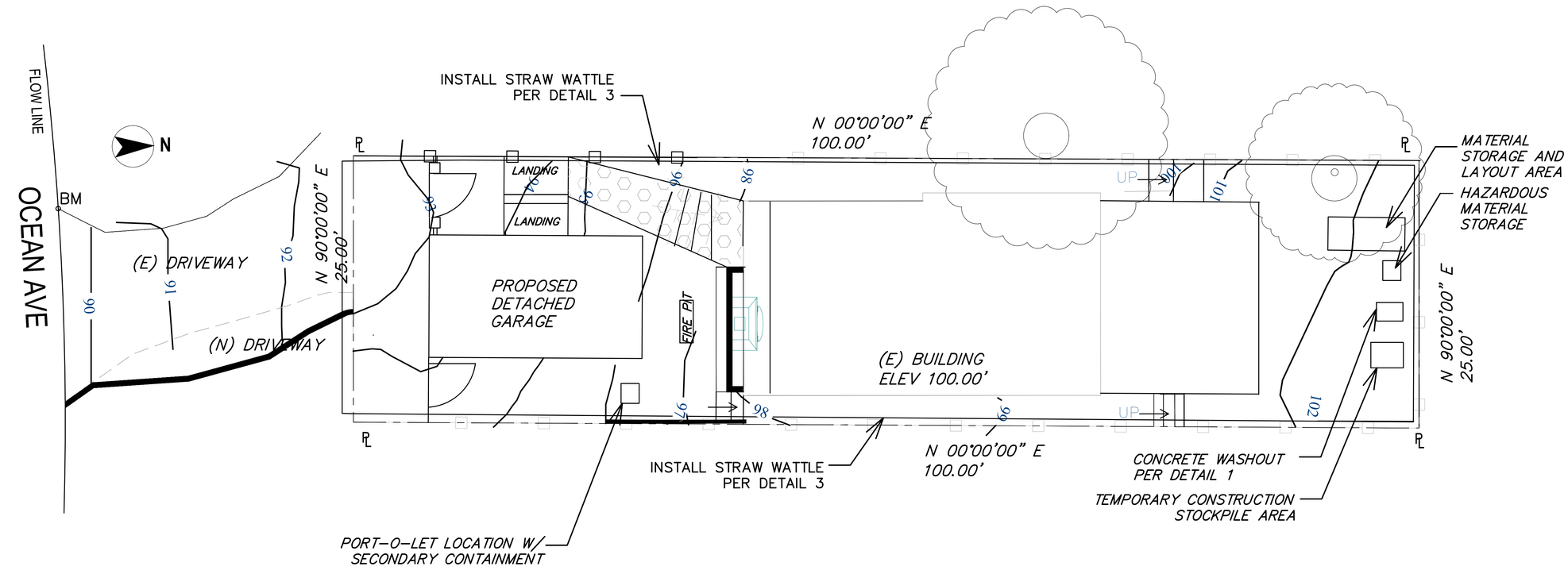
LEGEND:

STRAW WATTLE

WASHOUT

TREE PROTECTION

DIRECTION OF SURFACE DRAINAGE



CONSTRUCTION NOTES:

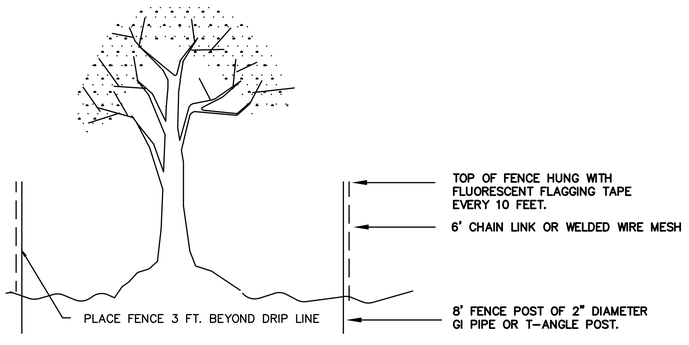
1. INSTALL STRAW WATTLES AS SHOWN ON PLAN PER DETAIL 3 ON THIS SHEET.
2. CONSTRUCT EQUIPMENT WASHOUT AREA PER DETAIL 1 ON THIS SHEET.
3. CONSTRUCT INLET PROTECT PER DETAIL 4 ON THIS SHEET.
4. CONSTRUCT TEMPORARY COVERED AREA FOR STORING CEMENT, PAINTS, FLAMMABLES, OILS, FERTILIZERS PESTICIDE, OR ANY OTHER MATERIALS THAT WILL POTENTIALLY BECOME A POLLUTANT.
5. INSTALL TEMPORARY CONSTRUCTION WITH PRIVACY SCREEN AS SHOWN ON THE PLAN.

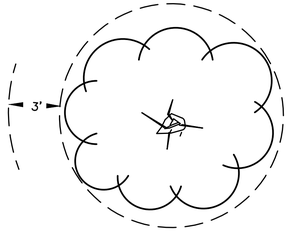
EROSION CONTROL PLAN

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

NOTICE TO CONTRACTORS:

CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-642-2444 A MINIMUM OF TWO WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.

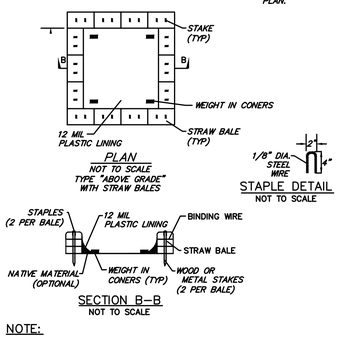




TYPICAL TREE PROTECTION DETAIL
SEE SHEET EC.2 FOR SPECS

TREE PROTECTION NOTES

1. THE DEVELOPER SHALL INSTALL THE "TREE PROTECTION" DEVICES PRIOR TO THE START OF GRADING **OR CLEARING WORK.**
2. THE CITY RESERVES THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "TREE PROTECTION" **DEVICES ARE NOT MAINTAINED PROPERLY.**
3. SEE THE PROJECT GRADING PLAN FOR SPECIFIC TREES THAT REQUIRE PROTECTION. ALL SPECIMEN TREES REQUIRE PROTECTION UNLESS OTHERWISE NOTED.
4. NO EXCAVATIONS WITHIN "THE TREE PROTECTION AREA" ARE ALLOWED UNLESS UNDER THE SUPERVISION OF A **TREE SERVICE COMPANY.**
5. ANY FILLING WITHIN THE "TREE PROTECTION AREA" SHALL BE DONE IN ACCORDANCE WITH A DETAILED IMPROVEMENT PLAN APPROVED BY THE CITY.
6. NO TRIMMING, CUTTING NOR PRUNING OF DESIGNATED TREES CAN OCCUR WITHOUT A REGISTERED **TREE SERVICE COMPANY.**
8. APPROVED WOOD CONSTRUCTION IS AN ACCEPTABLE SUBSTITUTE FOR THE CHAIN LINK FENCING.



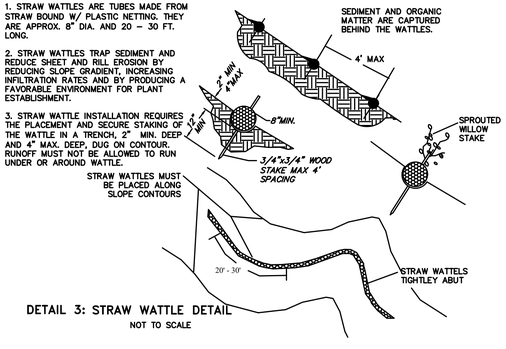
NOTE:

1. ACTUAL LAYOUT DETERMINED IN FIELD.

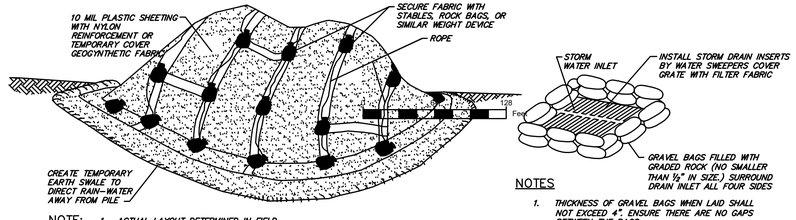
DETAIL 1: CONCRETE WASHOUT DETAIL

NOTES:

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 – 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.
3. STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 2" MIN. DEEP AND 4" MAX. DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND WATTLE.



DETAIL 3: STRAW WATTLE DETAIL
NOT TO SCALE



NOTE:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
3. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING AND AFTER RAIN EVENTS.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

DETAIL 2: TEMPORARY COVER ON STOCK PILE
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD AND NPDES.
2.
3. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMPS) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED: TIRE WASH AREA AND INLET PROTECTION.
4. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO OCTOBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
8. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS.
9. USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.
10. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY CITY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
12. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING PLAN FOR OTHER INFORMATION.

SUPPLEMENTAL:

1. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.

NOTES

1. THICKNESS OF GRAVEL BAGS WHEN LAID SHALL NOT EXCEED 4". ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
2. REMOVE ACCUMULATED SILT AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES.
3. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

DETAIL 4: DRAIN INLET (D.I.) PROTECTION DETAIL

MAINTENANCE NOTES

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

SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

REVISIONS			
MARK	DESCRIPTION	DATE	BY
	SUBMITTAL	12/3/23	

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
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SIGNATURE

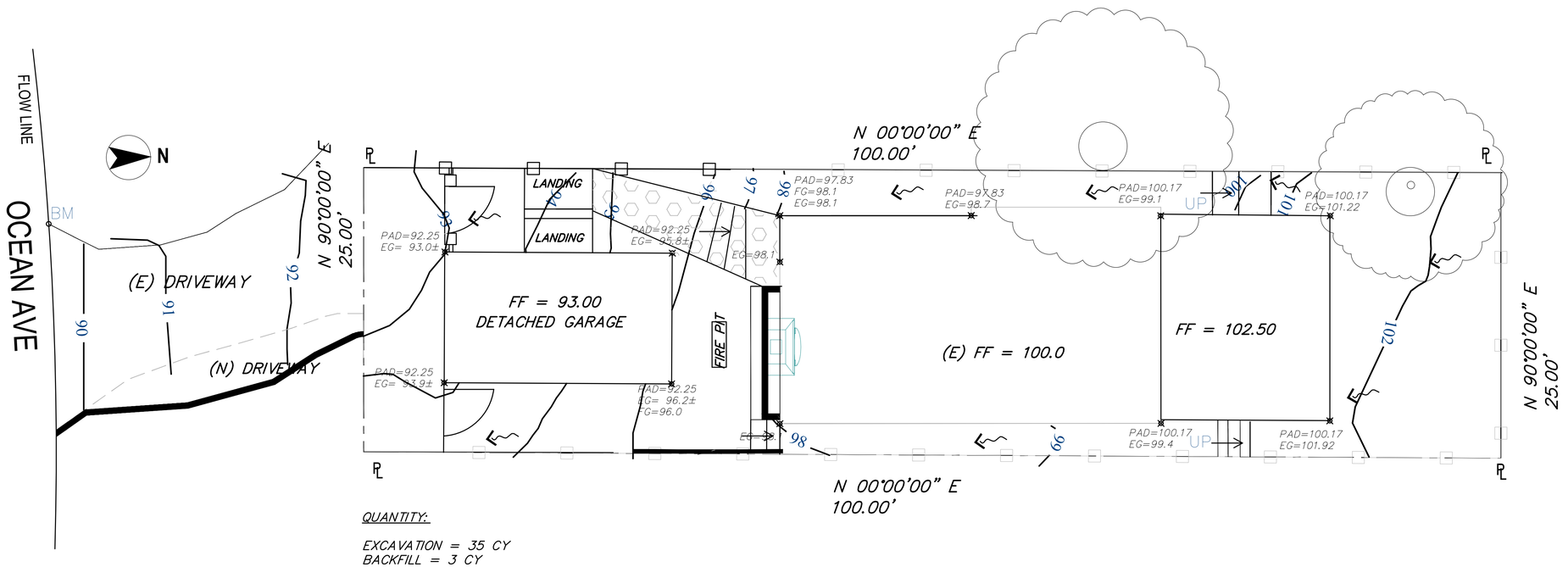
NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1609 BRANHAM LANE, #B-2160
SAN JOSE, CA 95118
(510) 962-2098

LANDSCAPING PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-THE-SEA, CA

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DATE PLOTTED => &DATE
TIME PLOTTED => &TIME
USER NAME => &USER

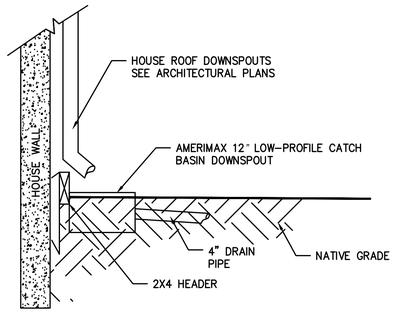


QUANTITY:

EXCAVATION = 35 CY
BACKFILL = 3 CY

GRADING PLAN

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

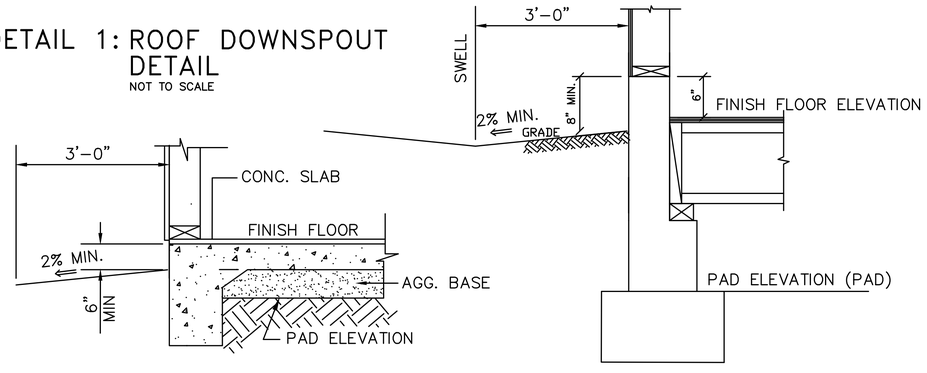


GRADING NOTES:

1. DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER AND THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE PROPOSED BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 10FT. MINIMUM SLOPE ON ALL OTHER CASES SHALL NOT BE NO LESS THAN 1%.
2. SLOPE DRIVEWAY AT 2% TO DIRECT DRAINAGE AWAY FROM BUILDING TOWARD STREET.
3. THIS PLAN IS PART OF THE PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE. FOR DETAIL AND DIMENSIONS.

DETAIL 1: ROOF DOWNSPOUT DETAIL

NOT TO SCALE



DETAIL 3: TYPICAL BUILDING SECTION

NOT TO SCALE

BY	DATE	MARK	DESCRIPTION
	12/3/23		SUBMITTAL

REVISIONS

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1609 BRANHAM LANE, SUITE F, #M8160
SAN JOSE, CA 95118
(510) 962-2008

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

GRADING PLAN

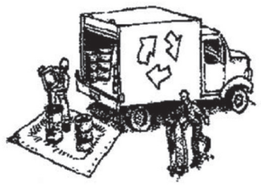
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO.
C.1
____of_10__Sheets
JOB NO. 21021

TIME PLOTTED => $TIME
DATE PLOTTED => $DATE
USERNAME => $USER

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.



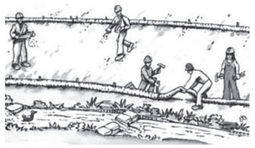
EQUIPMENT MANAGEMENT & SPILL CONTROL

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.

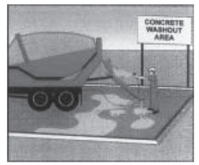


PAVING/ASPHALT WORK

- ❑ 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, abosorb, 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.



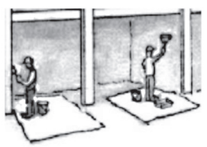
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ 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.



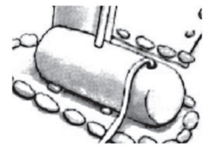
PAINTING & PAINT REMOVAL

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!

(N) APPROX. 16' LONG 6' HEIGHT WOOD FENCE
SEE DETAILS 1 AND 2 SHEET A.7. FENCE

(N) 7.5' LONG 4' HEIGHT WOOD FENCE
SEE DETAILS 1 AND 2 SHEET A.7. FENCE

(N) 3' WOOD GATE W/ TWO
18"x18"x4' PEDESTALS SEE
SHEET A.7

END 4' FENCE
BEGIN 6' FENCE

REMOVE EXSITING
STONE PAVEMENT
(NO LANDSCAPE
PROPOSED)

N 00°00'00" E
100.00'

REMOVE EXSITING
STONE PAVEMENT
(NO LANDSCAPE
PROPOSED)

FLOW LINE

OCEAN AVE

N

BM

(E) DRIVEWAY

N 90°00'00" E
25.00'

LANDING

LANDING

DETACHED GARAGE

FIRE PIT

CONC SITING

UP

(N) DRIVEWAY

N 90°00'00" E
25.00'

GOODWIN CREEK
GRAY LAVENDER

PROPOSED 15 GAL
OAK TREE

(E) WOOD FENCE

N 00°00'00" E
100.00'

(N) 1'-0" STONE WALL FINISH
(EXISTING STONE TO BE REUSED)

2.0' CONC. RW

2.0' CONC. RW PLAN
BOX WITH SITING
AREA



LANDSCAPING PLAN

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

1' 2' 4'

REVISIONS			
DESCRIPTION	MARK	DATE	BY
SUBMITTAL		12/3/23	

VL Designed
VL Drawn
NP Checked

REGISTERED PROFESSIONAL ENGINEER
NGOC H. PHAM
C81902
Exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, #A-PMB160
SAN JOSE, CA 95118
(510) 962-2008

LANDSCAPING PLAN

AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. L.1
_____of__10__Sheets
JOB NO. 21021

DESIGN DETAIL SHEET (ENGLISH) (REV.12/24/15)

FILE =>

ORIGINAL SCALE IN INCHES

ISFRNAME => $1ISFR DATE PLOTTED => $DATE TIME PLOTTED => $TIME

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

June 11, 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 23-124 (Rieken-Yoo):** Consideration of a revised Concept Design Study for the demolition of an existing 1,028-square-foot two-story, single-family residence and the construction of a new 1,628-square-foot two-story, single-family residence and 251-square-foot attached garage located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000.

Application: DS 23-124 (Rieken-Yoo)
Block:24
Location: Santa Fe Street 4 southeast of 2nd Avenue
Applicant: Adam Jeselnick, Architect

APN: 010-028-015-000
Lot:10
Property Owner: RIEKEN KEITH GRAHAM & JEE EUN YOO TRS

Executive Summary:

The project is demolishing an existing two-story residence and the construction of a new two-story residence. The property was found to be ineligible for the Carmel Historic Inventory on September 20, 2022. Three Monterey pine trees were identified as in decline and hazardous and have been approved for removal. The Planning Commission considered a concept design on February 14, 2024, and continued the application with direction to the applicant.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the revised Concept Design Study for the demolition of an existing 1,028-square-foot two-story, single-family residence and construction of a new 1,628-square-foot two-story, single-family residence, and 251-square-foot attached garage located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000

Background and Project Description:

The existing residence was constructed in 1925. The 1,028-square-foot two-story residence is located on a 4,000-square-foot lot. An additional 200 square feet of floor area is reserved for required parking although there is no garage or carport on-site. The property was reviewed for historical significance in 2022 and found ineligible for the Carmel Historic Resources Inventory. This determination remains in effect for five years.

The applicant proposes demolishing the existing 1,028-square-foot two-story residence and constructing a 1,628-square-foot two-story residence with a 251-square-foot tuck-under garage.

A concept design was reviewed by the Planning Commission on February 14, 2024, and was continued with direction to the applicant to address the following:

1. Significant Impacts to the North Neighbor. The proposed design creates a significant impact to the northern neighbor. Redesign to mitigate impacts.

a. The building footprint is located too close to the north property line.
b. The minimal side yard setback is insensitive to the north neighbor.
c. The front entry and porch are located too close to the north neighbors living room and bedroom windows. Relocate the front entry door.
d. The square footage proposed at the front of the lot is at the expense of the neighbor's current south facing views. Shift the building back.

Staff Response: The applicant has shifted the building footprint to the south and east, increasing the north side yard setback, and creating

additional separation between the front entry porch and the north neighbor's living room and bedroom windows. Additionally, the front entry door has been changed from glass to solid wood.

2. Driveway Ramp and Retaining Walls. The driveway ramp and retaining walls are inconsistent with design standards.

a. The sunken driveway creates a two-story appearance from Santa Fe.
b. The sunken driveway creates a ramp effect.

Staff Response: The driveway retaining walls have been reduced by 18" from 6'-9" to 5'-3". The applicant is exploring a further reduction of the driveway retaining walls to a maximum of 4 feet and will provide additional information at the hearing.

3. Human Scale Windows & Doors. The windows and doors are not human scaled.

a. Too much glass. Break up large expanses of glass and add divisions.
b. Huge windows and doors. Size windows to be at human scale.
c. Not broken up or in keeping with design standards.

Staff Response: The applicant has reduced the size of all windows and exterior doors and has added divisions.

Additionally, the three proposed tree removals that were discussed and of concern to the north neighbor have been deemed hazardous and have been approved for immediate removal by the City Forester.

Refer also to Attachment 2 for the applicant's responses to the Commission's direction.

Below is an updated concept review analysis of the project's consistency with the residential design guidelines. The primary purpose of a concept 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 the concept review to work with the applicant on a final design that will be brought back to the Planning Commission for approval.

Staff Analysis:

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

Carmel Municipal 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. Table 17.48-A: Recommended Tree Densities establishes a ratio of three upper canopy and one lower canopy tree for lots up to 4,000 square feet in size.

Staff Response: In September 2022, the City Forester identified eight trees on or immediately adjacent to the property, including three Coast Live Oaks and five Monterey pines. At that time all trees were rated significant except for three Monterey pine trees (no. 2, 3, & 4) which were rated moderately significant but have since gone into decline and have been deemed hazardous. On April 23, 2024, the City Forester approved Tree Permit application TR 24077 (Rieken-Yoo) for the removal of tree no.'s 2, 3, & 4 with a condition that three 15-gallon upper canopy trees be planted (Condition No. 2).

CMC Section 17.48.110.A (Protection of Existing Trees) says All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees.

Staff Response: The southeast corner of the proposed residence encroaches into the 6-foot root protection zone of tree no. 6. The south patio encroaches into the root protection zone of tree no. 5. The northern driveway retaining wall is also in close proximity of the root protection zone of tree no. 1. Over excavation to construct wall footings is likely to encroach into the root protection zone and impact the trees. Condition No. 3 requires the applicant to shift all improvements, including foundation walls and/or footings, outside the 6-foot zone.

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

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

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

added]. The Planning Commission is tasked with determining what an equitable balance is among properties and what constitutes a "substantial" view blockage.

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

Privacy. The northern neighbor's living room and bedroom face the project site. The projecting bay window in the bedroom is 2'-2" from the side property line and the remainder of the house is approximately 4' from the side property line. At the February concept hearing, the Planning Commission directed the applicant to reevaluate the project's north side yard setback, shifting the building mass back on the lot, and relocating the front entry.

The north side yard setback has increased 3' from 5'-6" to 8'-6" at the west end of the north elevation where the project overlaps the north neighbor's living room and bedroom windows. The proposed residence has also been shifted 1' to the east (refer to Attachment 3). Additionally, the front door has been changed from glass to a solid door, the sidelight has been eliminated, and the height of the door has been reduced from 9' to 8'.

Shifting the residence to the south and east increases the distance between the project and the north residence from 9'-6" to 12'-6". Additionally, it places the porch off-center from the living room window at the southwest corner of the north neighbor's residence. However, the neighbor expressed concerns with the porch being shifted to the east and being closer to the projecting bay window in the bedroom (Attachment 4). Because the north neighbor's house sits above the project site, the applicant does not believe there will be a privacy impact. The applicant is preparing line of sight diagrams which will be presented at the hearing.

Views. The applicable Residential Design Guideline objective is to balance and share view opportunities to natural features and landmarks. Guideline 5.2 says to maintain view opportunities of natural features that lie outside the property. Locate buildings so they will not substantially block views enjoyed by others. The question of what constitutes a substantial blockage of a view is entirely subjective and at the discretion of the Planning Commission.

Shifting the building to the south and east has increased the southwest facing views the northern neighbor currently enjoys from their living room. Additionally, the applicant changed the north facing gable roof form to a hipped roof. However, the north neighbor still has concerns regarding a significant reduction in their review from the bedroom and living room. Staff visited the neighbor's home to view the revised story poles and notes an improvement in the view from the living room window. From the bedroom, staff notes that the views of the story poles are filtered through existing vegetation.

Light. Solar access can be affected when a new residence is proposed along the south elevation of a neighboring property and one or both homes are in close proximity to the property line. A solar study can also provide additional information on how much a neighbor's natural light would be blocked at summer and winter solstice.

The northern neighbor also has concerns regarding a reduction in sunlight to the bedroom as well as a reduction in available sunlight to their roof, which could impact a future solar installation. The applicant submitted a solar study video and there does not appear to be a significant impact to the northern neighbor. You can access the video at,

https://www.dropbox.com/scl/fi/gf2jvfhrkq2jwcnseb335/Rieken-sunlight-exposure.mp4?rlkey=ud8qduqgu7xocmnypivm7oqsb&e=1&st=j09e5x9j&dl=0.

According to the applicant, any impact of from the proposed project on sunlight to the north neighbor's house is negligible (living room and bedroom windows) and there is absolutely no possible impact on sunlight to the neighbor's roof for any future solar panels (Attachment 5).

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that a) do not dominate the design of the house or site, b) minimize the amount of paved surface for a driveway, c) maximize open space, views, and privacy, and d) minimize visual impacts.

Specifically, Residential Design Guideline 6.6 says to Locate a garage to minimize its visual impacts. Three options should be considered: 1. Detached at the rear of the lot. 2. Detached in front within the front setback is acceptable when other design traditions objectives are met. This option should not be repeated to excess within a block. 3) Under the house, when the other design tradition objectives are met.

Guideline 6.7 says, 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. A door perpendicular to the street is best in this condition. The driveway may not dominate the front garden and may not create a "ramp" effect or introduce tall or massive retaining walls. A sense of a front yard must be maintained.

Staff Response: The applicant is proposing to locate the garage under the residence, with the garage door parallel to 2nd Avenue. The height of the driveway retaining walls have been reduced by 18" and would range from 3'-10" on the street side to 5'-3" at the face of the garage. A 42" railing would be located on top of the wall as required by the Building Code to prevent a fall hazard. The applicant is exploring a further reduction in the height of the walls to lower them to 4'. Staff has included this as special condition no. 4. The applicant will provide additional information at the hearing.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes

nearby, minimize the mass of a building as seen from the public way or adjacent properties, and relate to a human scale in its basic forms.

Staff Response: The applicant proposes a single main level, locating the garage and a bedroom under the residence. This design approach on this lot minimizes the mass of the building compared to a two-story residence, which rises up from the existing grade. However, it also results in an expansive building footprint nearly 76 feet long on the north property line. The northern neighbor has expressed concerns regarding the impact the proposed residence will have on their south-facing windows. The proposed setback at this location has been increased from 5'-6" to 8'-6" and the applicant has changed the gable roof on the west end of the north elevation at the porch to a hip roof.

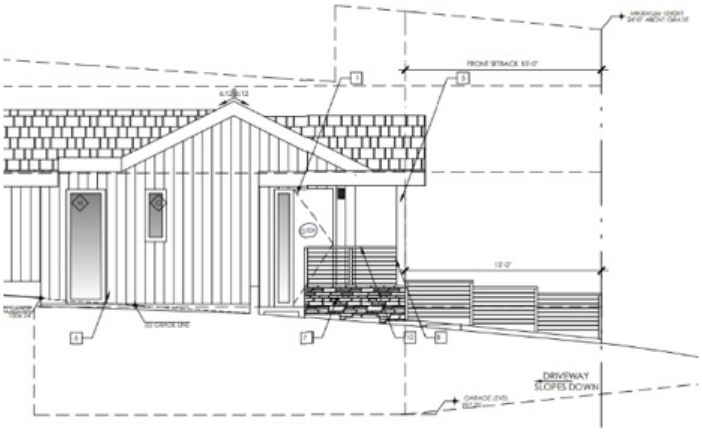


Figure 1. Original Concept

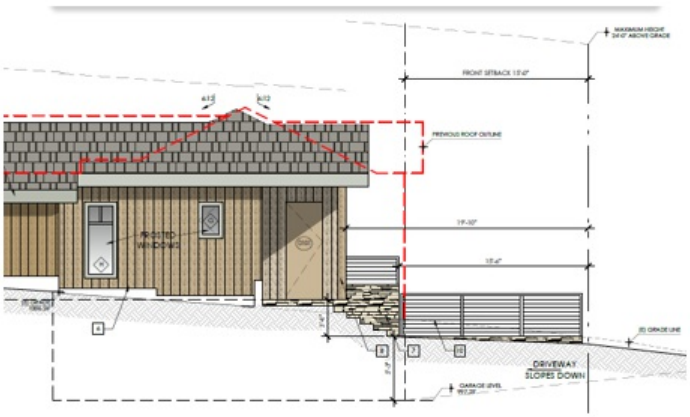


Figure 2. Revised Concept

The Planning Commission will be able to view the story poles and netting from the northern neighbor's property during the Tour of Inspection.

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

Staff Response: The existing roof pitch is a steep 12:12 with intersecting gables. The proposed roof form consists of front and side facing gables pitched at 6:12. The eaves are proposed to be 18 inches except on the east end of the north elevation where the eave will terminate at the building wall to prevent encroachment into the side yard setback.

Other Project Components:

Staff recommends that pursuant to Section 15378 of the CEQA Guidelines, the Application is "not a project." Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. 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 Applicant's Written Responses v2
Attachment 3 Project Plans 20240531
Attachment 4 Letter from North Neighbor
Attachment 5 Solar Study Cover Email

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A REVISED CONCEPT DESIGN STUDY FOR THE DEMOLITION OF A 1,028-SQUARE-FOOT TWO-STORY RESIDENCE AND CONSTRUCTION OF A 1,879-SQUARE-FOOT TWO-STORY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON SANTA FE STREET 4 SOUTHEAST OF 2ND AVENUE
APN 010-028-015-000

WHEREAS, on May 5, 2023, Adam E. Jeselnick, AIA, Architect ("Applicant") submitted an application on behalf of Keith Graham Rieken & Jee Eun Yoo TRS ("Owners") requesting approval of Track 2 Design Study application DS 23-124 (Rieken-Yoo) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District (Block 24, Lot 10); and

WHEREAS, the Applicant proposes to demolish an existing 1,028-square-foot two-story residence and construct a 1,879-square-foot two-story residence inclusive of an attached garage and associated site improvements; and

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

WHEREAS, CMC Section 17.58.040.B, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, the Planning Commission considered the design concept plans on February 14, 2024, and continued the application with direction to the applicant to make design changes; 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 11, 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 1, 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 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each 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.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT the Concept Design Study (DS 23-124, Rieken-Yoo) for the demolition of an existing 1,028-square-foot two-story residence and construction of a 1,879-square-foot two-story residence inclusive of an attached garage and associated site improvements located on Santa Fe Street 4 southeast of 2nd Avenue (APN 010-028-015-000), subject to the following conditions:

Conditions for Concept Acceptance	
No.	
1.	Volume Study. Prior to the final details review, the required Volumetric Study shall be successfully completed. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that

	would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
2.	Required Tree Plantings. Prior to the final details review, the applicant shall identify the type and location of three 15-gallon upper canopy trees on the preliminary landscape plan.
3.	6-Foot Tree Protection Zone. Prior to the final details review, the applicant shall ensure that no improvements are within the 6-foot root protection zone of Monterey pine trees no. 5 and 6, including but not limited to foundation walls and footings.
4.	Driveway Ramp and Retaining Walls. Prior to the final details review, the applicant shall reduce the height of the driveway retaining walls to not exceed 4 feet to eliminate the ramp effect.
5.	Light Well. Prior to the final details review, the applicant shall reduce the depth of the light well to achieve a minimum 3' setback from the south property line.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of June 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

ADAM JESELNICK
ARCHITECT

May 7, 2024

Marnie Waffle, AICP
Principal Planner
City of Carmel-by-the-Sea
Community Planning and Building Department
Carmel-by-the-Sea, California 93921

RE: DS 23-124 (Rieken – Yoo) Concept Design Review #2

Dear Ms. Waffle,

The following revisions to the proposed design were made in direct response to feedback received at the Planning Commission conceptual review on 2/14/24. The feedback and revisions are described below:

- Forest Character
Three unhealthy Monterey Pine trees were deemed to be not significant, and were approved for removal - tree permit 24-077. The Pine trees have been removed, and the proposed design does not conflict with the structural root zone identified by the city tree evaluation.

- Privacy, Views, Light, and Air
In response to the north neighbor comments and PC feedback, the house has been shifted from its previous location, 2'-6" to the south and 12" to the east (see site plan exhibit attached). This shift creates a greater setback distance between the two houses, and re-aligns the limited view potential from one house to the other by adjusting the window placement. The front door, previously shown as glass, is now solid – the distance from the front door to the north property line is 17'. New flagging and story poles have been installed to reflect this shift, as well as two significant changes to the roof design: 1) the gabled roof over the front porch has been pulled back, and 2) the gable on the north side of the roof has been removed in favor of a hip roof. Story poles have been re-certified by the surveyor.

In response to the north neighbor comments regarding a potential line of sight from the front porch to the secondary bedroom, an exhibit has been prepared showing how the combination of a privacy fence and landscape screening can mitigate this concern completely. Also, it should be noted the floor level of the neighbor's house is approximately 4.5' higher than the proposed project.

- Parking and Access
The proposed design maintains the lower level (tuck-under) garage and driveway approach favored by the architect and owner. However, retaining walls has been reduced in height (to a maximum of four feet) and are mitigated by proposed planters and terraces to mitigate the overall effect of the lower level from the street view. See also detailed analysis below, in response to specific design guidelines below, for the proposed garage design:

6.1 Facilities for parking should not dominate the design of the house or site.
Approach: Locating the garage under the structure minimizes the visual impact of the garage from the street, especially given the natural topography of the lot. The finished floor level of the garage is 2.5' below the roadway elevation.

6.2 Parking facilities that maintain or enhance variety along the street edge are encouraged.

Approach: Other houses on this block feature garages located at the rear of the lot, or more prominently at the front of the house. The garage located under the house provides variety.

6.7

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. A door perpendicular to the street is best in this condition, and ...

Approach: The garage door is designed to blend with the style and materials of the house. A perpendicular approach is not possible without significant additional cut and fill.

• The driveway may not dominate the front garden and may not create a "ramp" effect or introduce tall or massive retaining walls. A sense of a front yard must be maintained.

Approach: The garage and driveway allows space for a front garden and terrace (only occupies 12' width out of 40' wide lot). The front yard is maintained with the natural topography, and the maximum height of the retaining walls are four feet (human scale).

9.16

A garage door should be designed either to provide visual interest or to blend with the background materials of the building.

• Design the garage door to blend with the building wall or orient the door so as not to face the street.

Approach: Match the siding on the house to the front of the garage door (wood siding)

11.4

A garden wall should be low in scale.

• Terrace or step a taller wall to avoid mass and scale impacts. The wall for each terrace may not exceed four feet from grade.

• A person should be able to see over any wall that faces the street.

Approach: Maintain a four foot maximum for all garden, terrace, and driveway retaining walls visible from the street. Taper top of wall to match adjacent grade (less than 3 feet at the front property line)

11.5 A garden wall should have a matte, masonry finish.

• Native stone is the preferred material to blend with the forest setting.

• A plain-textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture.

Approach: Use stone veneer for the driveway retaining walls.

Mass and Bulk

See description of proposed site plan, house plan, and roof design above.

Other Design Topics

Water availability: the revised plans show two full bathrooms for the proposed house. There is no conflict with MPWMD ordinances, and no need to allocate water from the adjacent site.

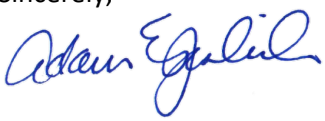
Window design - the revised elevations show divided light windows, and the scale of all doors and windows has been reduced in response to planning commissioner comments.

ADAM JESELNICK
ARCHITECT

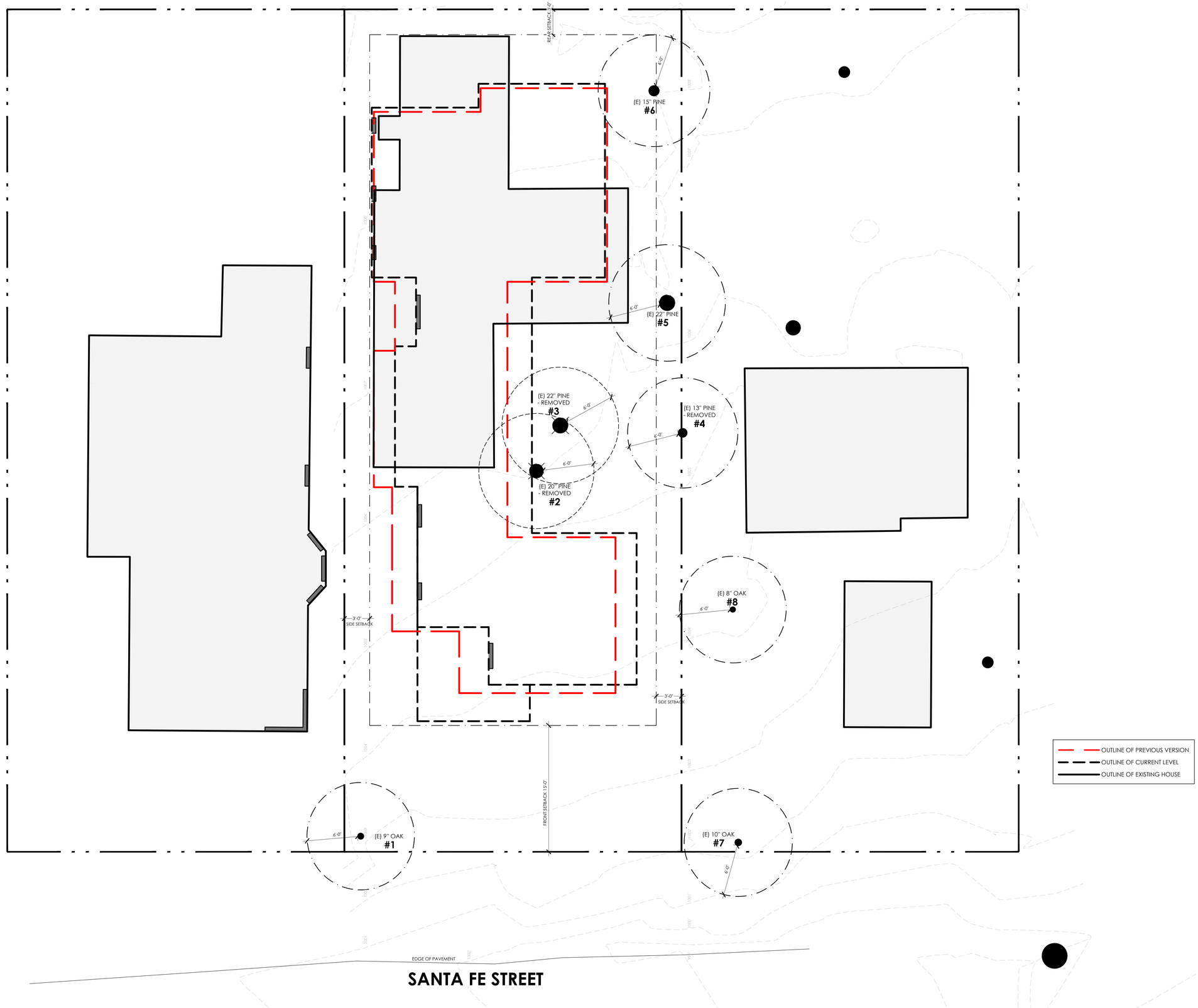
Solar study – an updated solar study has been provided with the revised plans. As analyzed based on the existing site conditions, calculated sun angles for Carmel, and the proposed house design, any impact of the new house on sunlight to the neighbor's house is negligible (living room and bedroom windows).

There is absolutely no possible impact on sunlight to the neighbor's roof for any future solar panels.

Sincerely,



Adam Jeselnick AIA
aejarch@gmail.com
831.620.5164



ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

SITE PLAN

4/3/2024

3/16" = 1'-0"

A0

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMIEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

SHEET INDEX

ARCHITECTURAL

A0	TITLE (PROJECT DATA & SITE LOCATION)	A12	PROPOSED SECTIONS
A1	SURVEY AND TREE PROTECTION	A13	PROPOSED STREETSCAPE ELEVATIONS
A2	EXISTING SITE PLAN	A14	PROPOSED WDW & DOOR SCHEDULES
A3	PROPOSED SITE PLAN	A15	PROPOSED MATERIALS
A4	EXISTING FLOOR PLANS	A16	RENDERINGS
A5	PROPOSED UPPER LEVEL FLOOR PLAN	A17	RENDERINGS
A6	PROPOSED LOWER LEVEL FLOOR PLAN		
A7	EXISTING ROOF PLAN	**CIVIL**	
A8	PROPOSED ROOF PLAN	C1	COVER SHEET
A9	EXISTING ELEVATIONS	C2	GRADING AND DRAINAGE PLAN
A10	PROPOSED ELEVATIONS	C3	GRADING SECTIONS & DETAILS
A11	PROPOSED ELEVATIONS	C4	UTILITY PLAN

EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION

PROJECT DATA

SCOPE OF WORK: DEMOLITION OF EXISTING SINGLE FAMILY DWELLING; AND CONSTRUCTION OF NEW TWO-STORY RESIDENCE.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	---
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL:	2 PINE TREES
GRADING:	5 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE		**4,000 SF**
MAX. ALLOWABLE FLOOR AREA	=	1,800 SF
BASEMENT BONUS	=	100 SF
TOTAL	**=**	**1,900 SF**
MAX. ALLOWABLE SITE COVERAGE	=	396 SF / 556 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) FIRST FLOOR	903 SF
(E) SECOND FLOOR	125 SF
TOTAL, (E)	**1,028 SF**
(25.67% OUT OF TOTAL LOT AREA)	
EXISTING HOUSE TO BE DEMOLISHED	
PROPOSED	
(P) HOUSE - UPPER FLOOR	1,381 SF
(P) HOUSE - LOWER FLOOR	247 SF
(P) GARAGE	251 SF
TOTAL, (P)	**1,879 SF**
(46.98% OUT OF TOTAL LOT AREA)	
(INCLUDES 100 SF BASEMENT BONUS)	

SITE COVERAGE CALCULATIONS:

EXISTING		
(E) CONCRETE PATIO	380 SF	IMPERMEABLE
(E) STEPS	15 SF	IMPERMEABLE
TOTAL, (E)	**395 SF**	
ALL EXISTING SITE COVERAGE TO BE DEMOLISHED		
PROPOSED		
(P) CONC. TERRACE	82 SF	IMPERMEABLE
(P) STONE TILE STAIRS AND LANDING	40 SF	IMPERMEABLE
(P) AGGREGATE CONCRETE DRIVEWAY	99 SF	PERMEABLE
(P) CONC. PAVERS STRIPS PATIO	187 SF	PERMEABLE
(P) CONCRETE LANDINGS	82 SF	IMPERMEABLE
TOTAL, (P)	**490 SF**	(58.36% PERMEABLE)

PROJECT DATA

ADDRESS:	SANTA FE 4 S/E OF 2ND AVENUE CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-028-015
ZONING:	**R-1**
OWNER:	**KEITH RIEKEN AND JEE EUN YOO** **SANTA FE STREET 4 S/E 2ND AVE** **CARMEL, CA 93921**
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
SURVEYOR:	POLARIS LAND SURVEYING P.O. BOX 1378 CARMEL VALLEY , CA 93924 PHONE: 831-659-9654

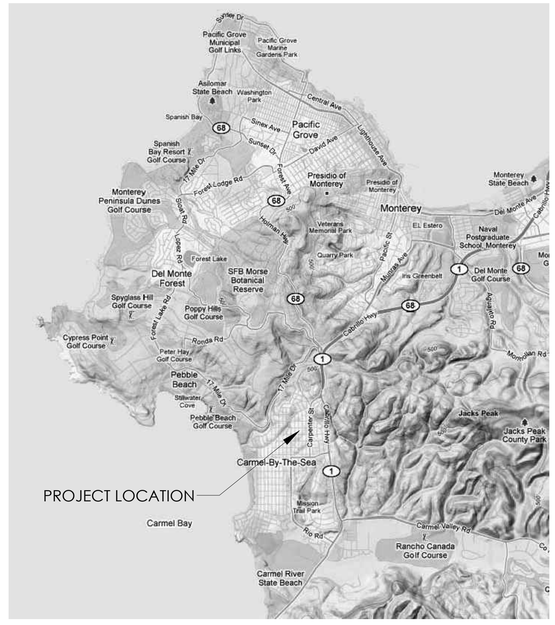
SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - WEST	45'-7 1/2"	15'-6"	15'-0"
SIDE - NORTH	3'-5 1/2"	3'-3"	3'-0"
BACK- EAST	3'-1 3/4"	8'-10"	15'-0" / 3'-0"
SIDE - SOUTH	5'-6"	5'-2"	3'-0"

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT
MIN. COMPOSITE SETBACK: 12'-4" (30.8% OF 40'-0")

HEIGHTS

LEVEL	EXISTING	PROPOSED	REQUIRED
PLATE	12'-7 3/4"	11'-11 1/2"	18'-0"
RIDGE	20'-9"	16'-9 1/2"	24'-0"



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

TRACK 2 DESIGN APPROVAL SET

TITLE SHEET

5/31/2024

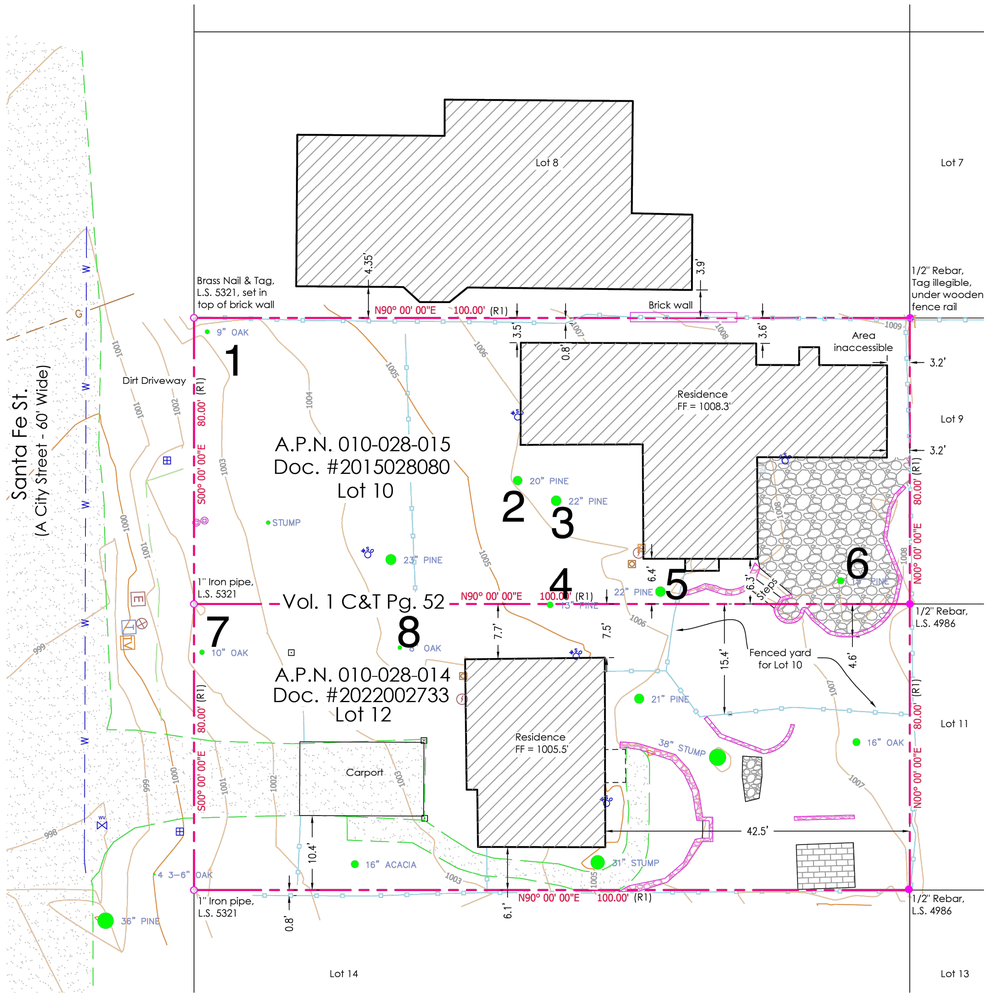
N.T.S.

A0

LEGEND

- FOUND MONUMENT, AS NOTED
- SET MONUMENT, AS NOTED
- SEWER CLEANOUT
- DRAIN INLET
- WATER VALVE
- WATER METER
- HOSE BIB
- ELECTRIC METER
- ELECTRIC VAULT
- UTILITY POLE
- GAS METER
- TELEPHONE VAULT
- COMMUNICATION SERVICE
- CABLE TV VAULT
- POST
- TREE, TYPE AND DIAMETER SPECIFIED
- BENCHMARK

- PROPERTY LINE
- LOT LINE
- WOOD FENCE LINE
- EDGE OF PAVEMENT
- TOP OF BANK
- GAS LINE MARKINGS
- SANITARY SEWER MARKINGS
- WATER LINE MARKINGS
- ASPHALT
- BUILDING
- STONE
- STONE WALL
- R1 RECORD DATA PER VOL. 1 -CITIES & TOWNS- PG. 52



1 TOPOGRAPHICAL SITE SURVEY
SCALE: N.T.S.

N

Significant Tree Evaluation Worksheet

APN: 010-028-015-000
Street Location: Santa Fe 4 SE of 2nd
Planner: S. Nathan
City Forester: Justin Ono
Property Owner: Reiken
Recommended Tree Density: 3 upper 1 lower

Part One: Initial Screening:

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

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

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

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page five of this worksheet to document the safety risk. Trees that have limited and specific defects that can be remedied with selective pruning or other mitigation should be marked as safe and specific recommendations should be given to the owner for tree care. Such trees may still be assessed for significance.

B. Is the tree one of the following native species on the Carmel-by-the-Sea recommended tree list?

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

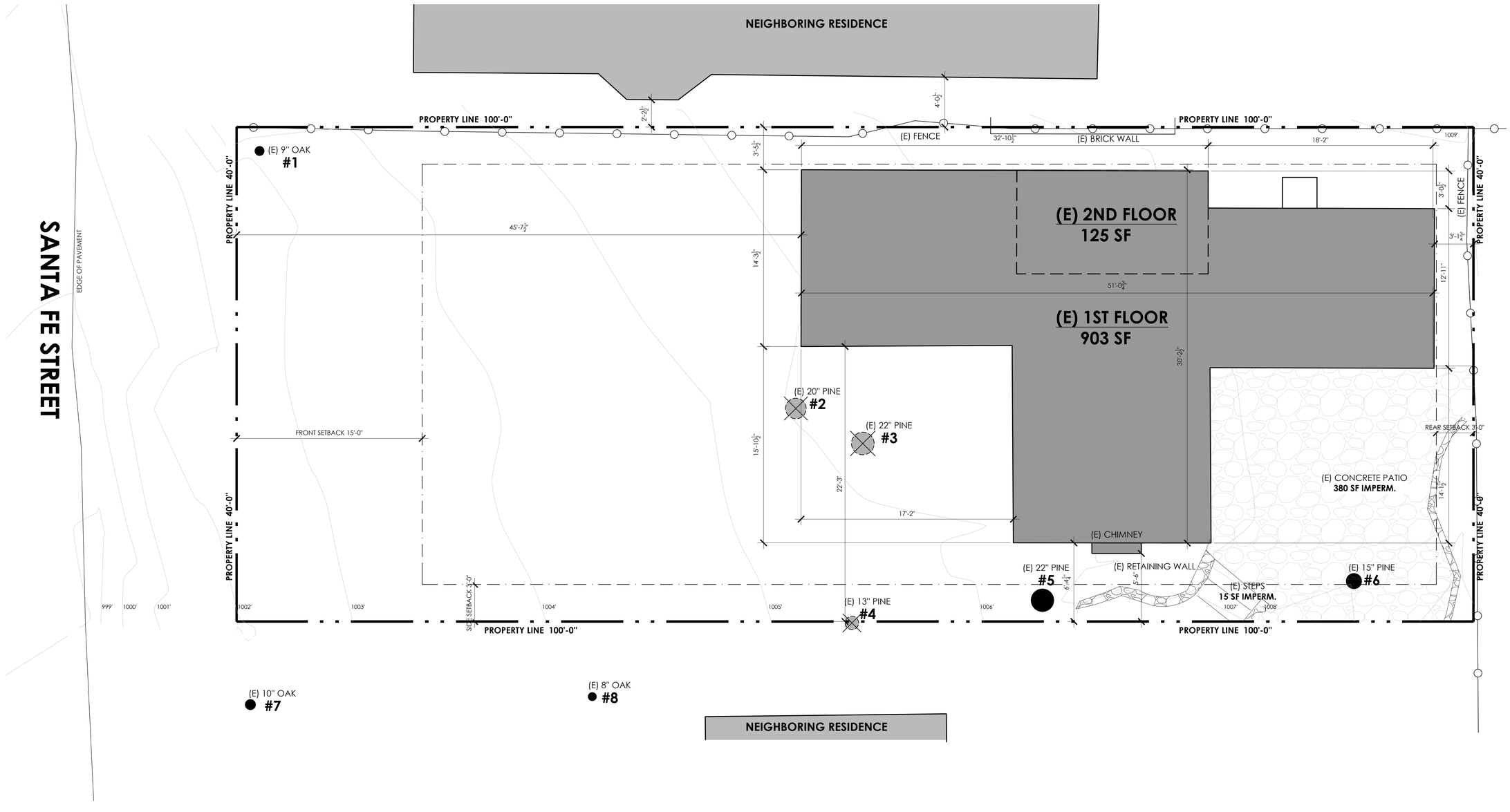
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

SURVEY AND TREE REPORT

5/31/2024

1" = 10' - 0"

A1



NOTE: PINE TREES **#2**, **#3**, **#4** TO BE REMOVED.

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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

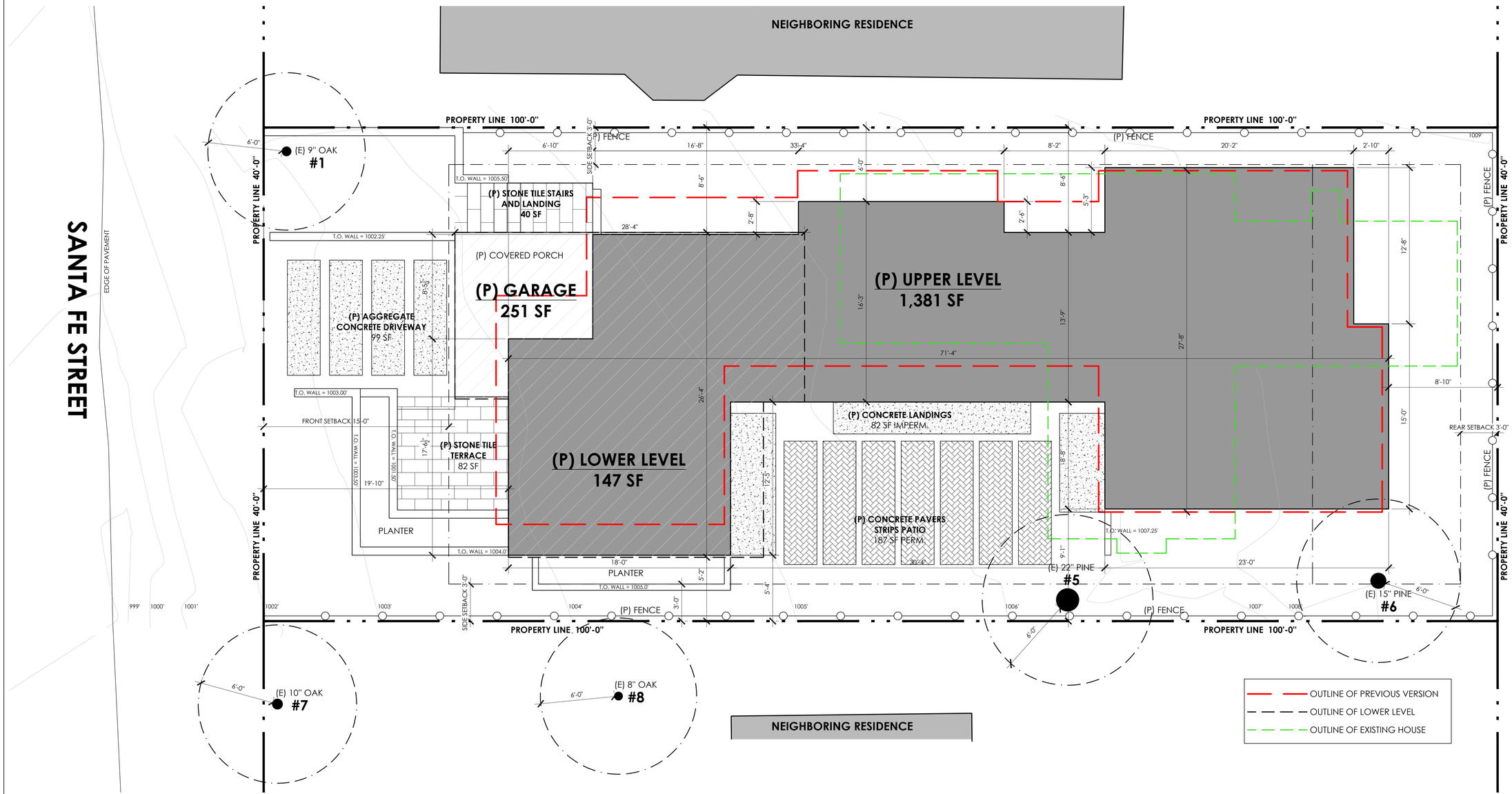
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING SITE PLAN

5/31/2024

1/4" = 1'-0"

A2



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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

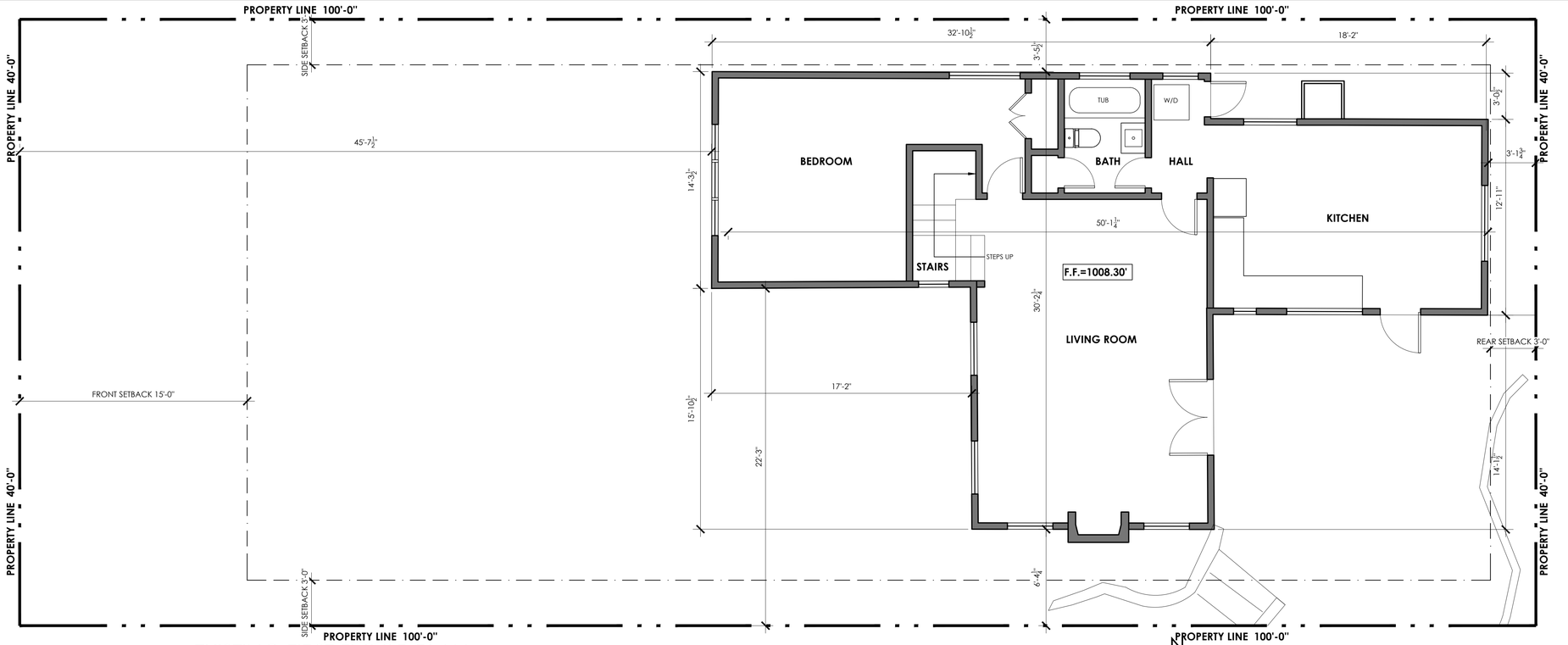
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED SITE PLAN

5/31/2024

1/4" = 1'-0"

A3

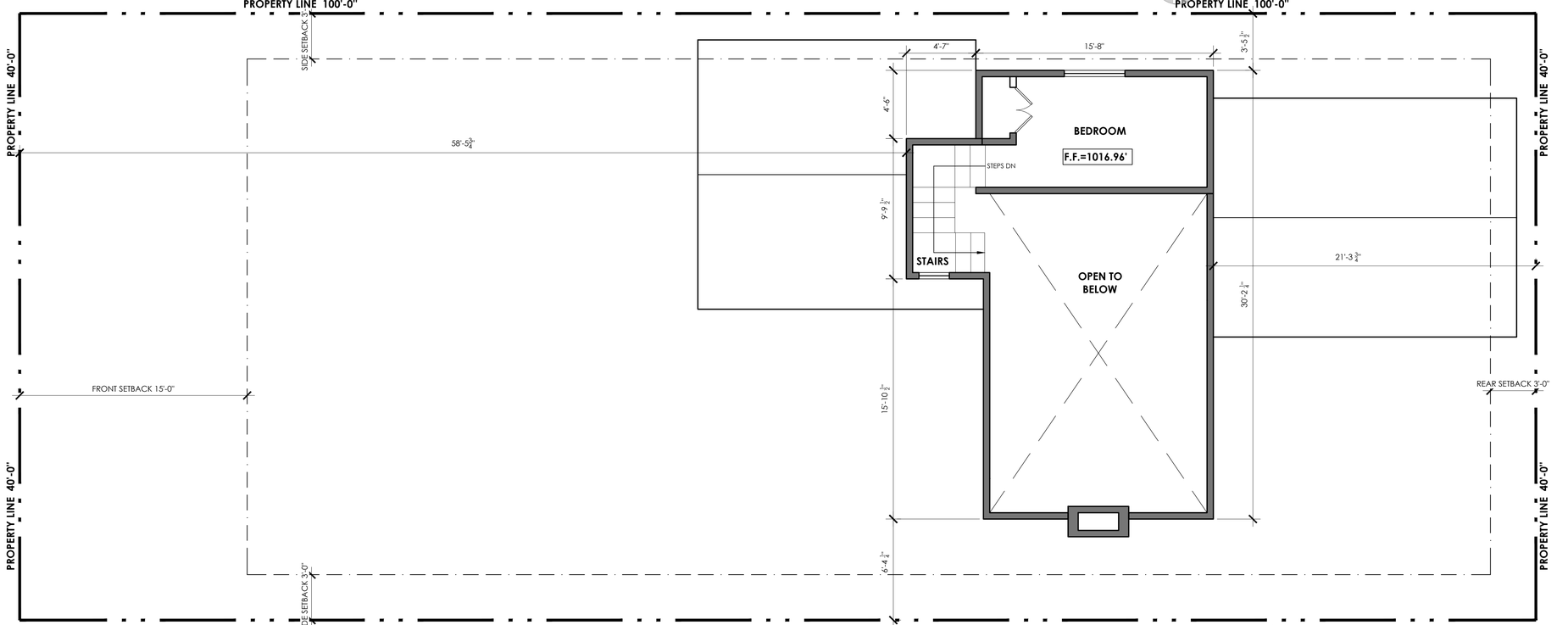


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

NOTE: HOUSE TO BE DEMOLISHED



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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

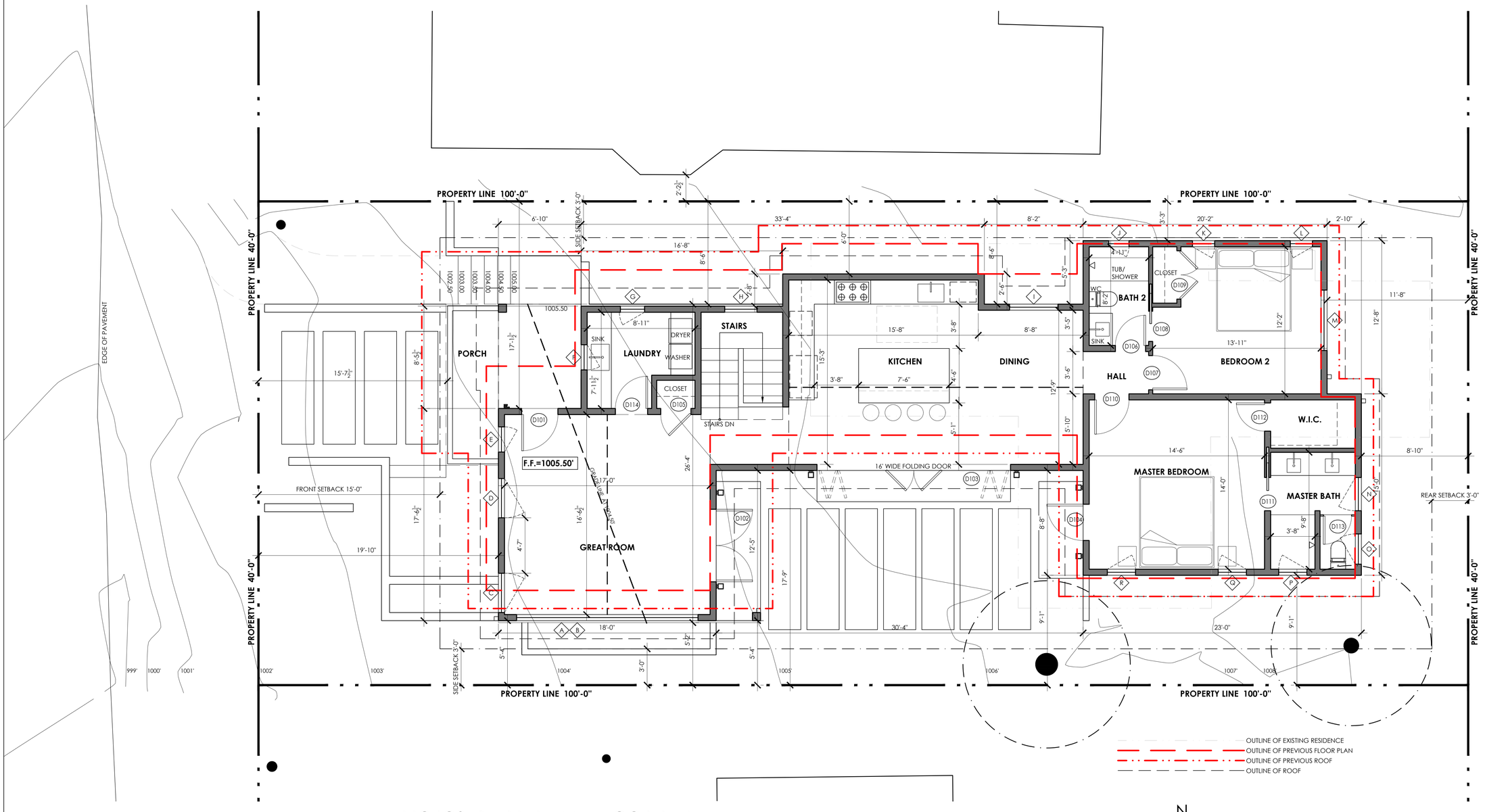
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING
FLOOR PLANS

5/31/2024

1/4" = 1'-0"

A4

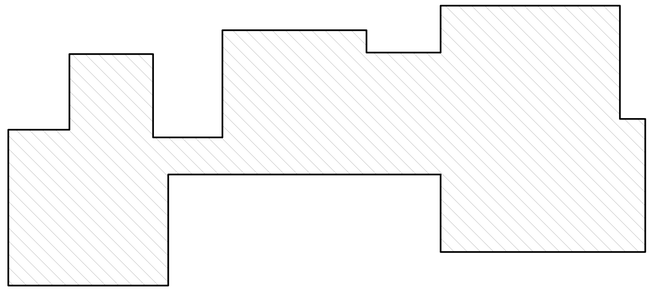


1 PROPOSED UPPER LEVEL FLOOR PLAN

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

N

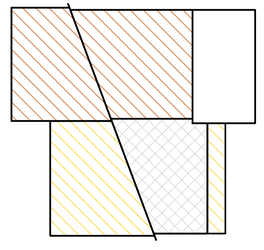
1' 2' 4' 8'



UPPER FLOOR

1,381 SF

(STAIRS EXCLUDED)



LOWER FLOOR

GARAGE 251 SF

BEDROOM 119 SF

UTILITY ROOM 24 SF

(STAIRS EXCLUDED)

TOTAL 394 SF

BASEMENT

4 SF

(INCLUDES 100 SF BONUS)

TOTAL

398 SF

2 SQUARE FOOTAGE DIAGRAMS

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

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE

CARMEL, CALIFORNIA 93921

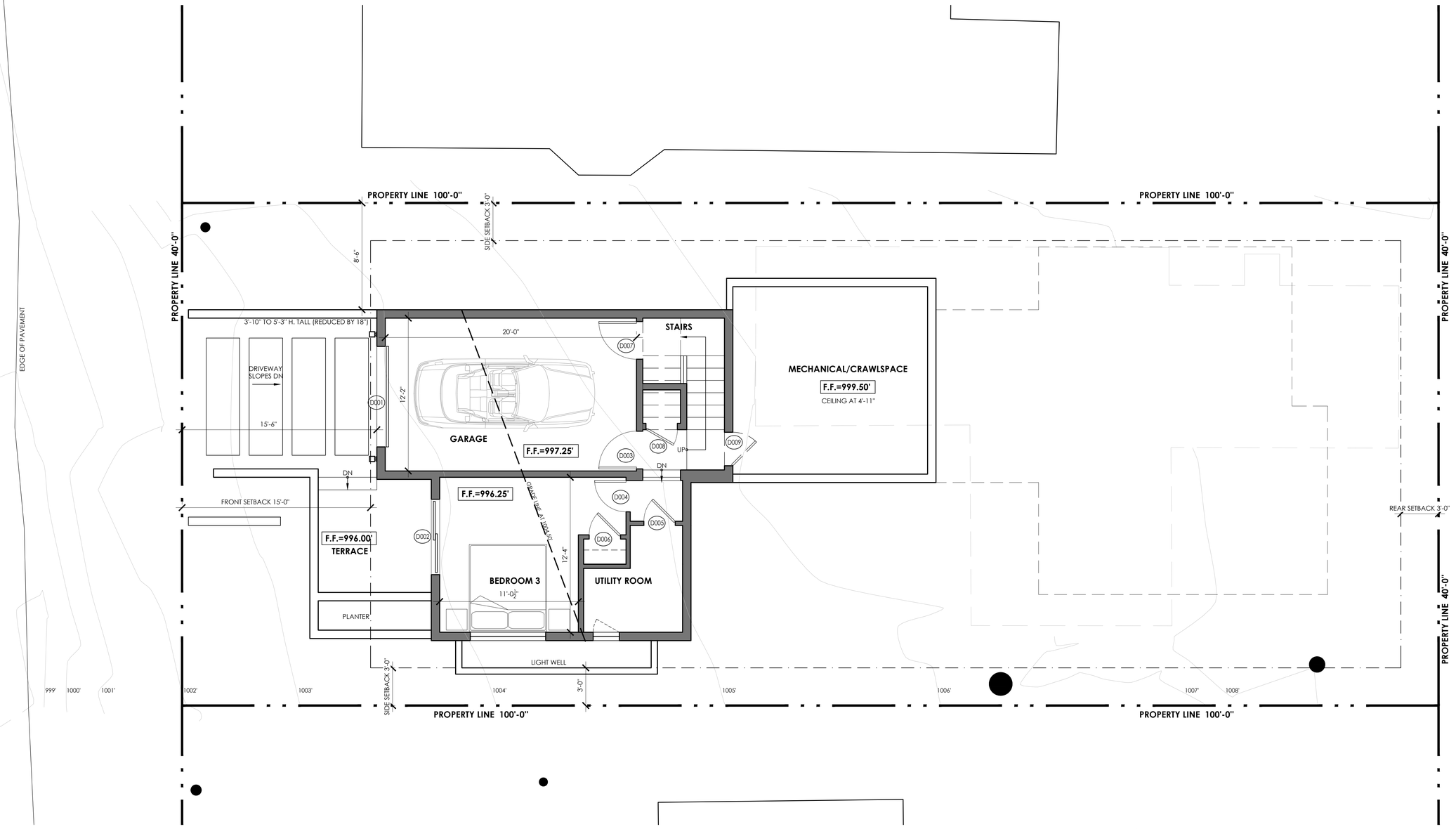
TRACK 2 DESIGN APPROVAL SET

UPPER LEVEL FLOOR PLAN

5/31/2024

1/4" = 1'-0"

A5

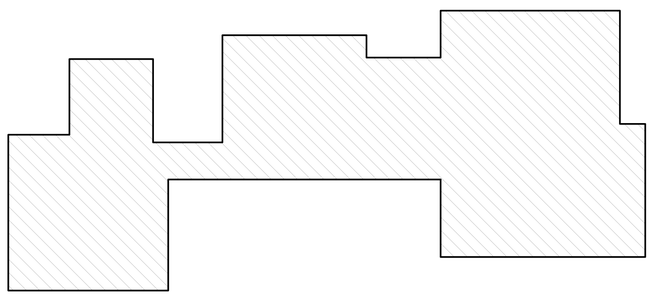


1 PROPOSED LOWER LEVEL FLOOR PLAN

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

1' 2' 4' 8'

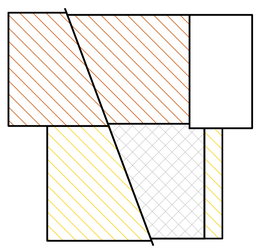
N



UPPER FLOOR

1,381 SF

(STAIRS EXCLUDED)



LOWER FLOOR

GARAGE 251 SF

BEDROOM 119 SF

UTILITY ROOM 24 SF

(STAIRS EXCLUDED)

TOTAL 394 SF

BASEMENT

4 SF

(INCLUDES 100 SF BONUS)

TOTAL

398 SF

2 SQUARE FOOTAGE DIAGRAMS

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

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

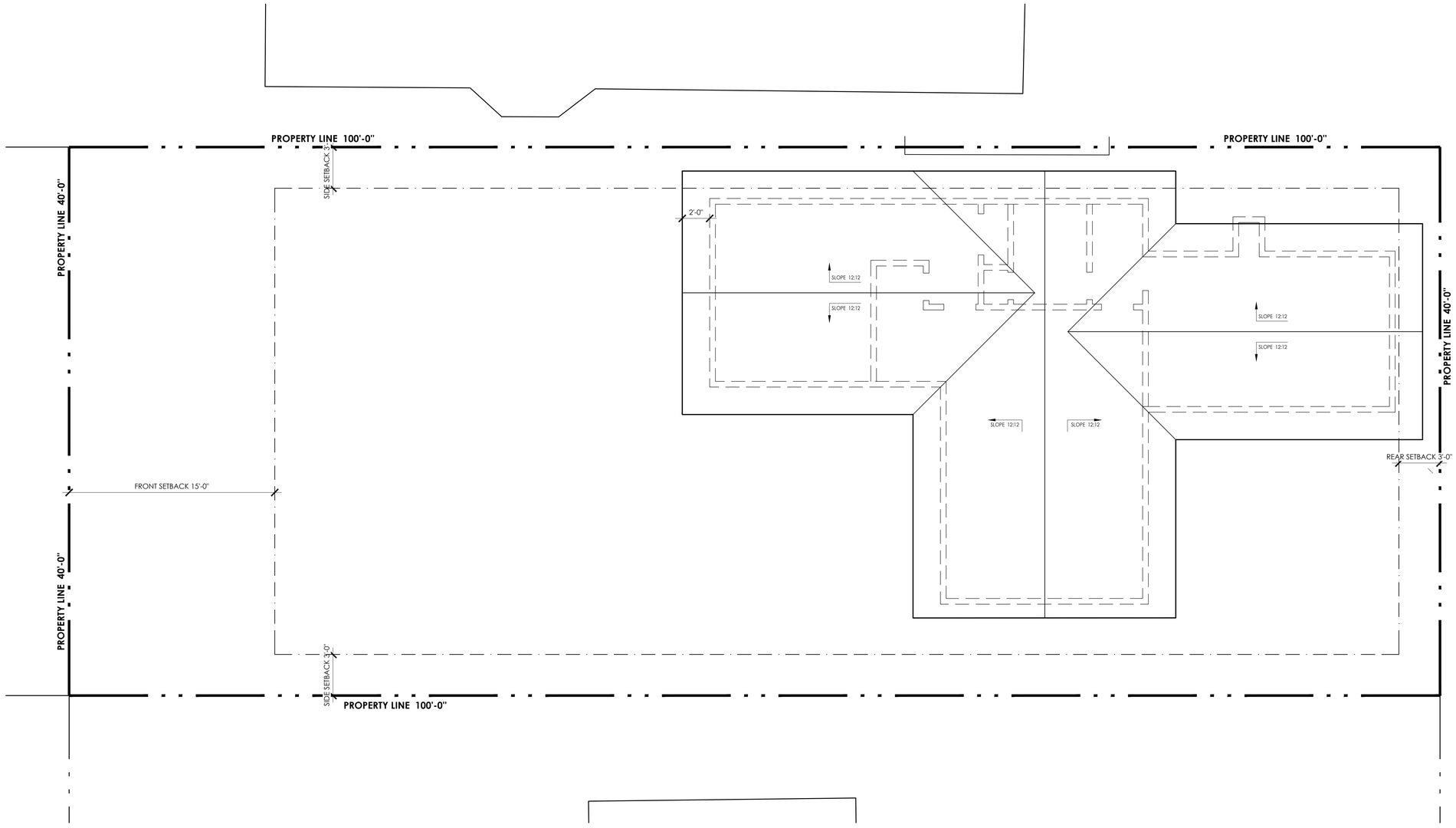
LOWER LEVEL FLOOR PLAN

5/31/2024

1/4" = 1'-0"

A6

TRACK 2 DESIGN APPROVAL SET



1 EXISTING ROOF PLAN

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

1' 2' 4' 8'

N

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

RIEKEN RESIDENCE

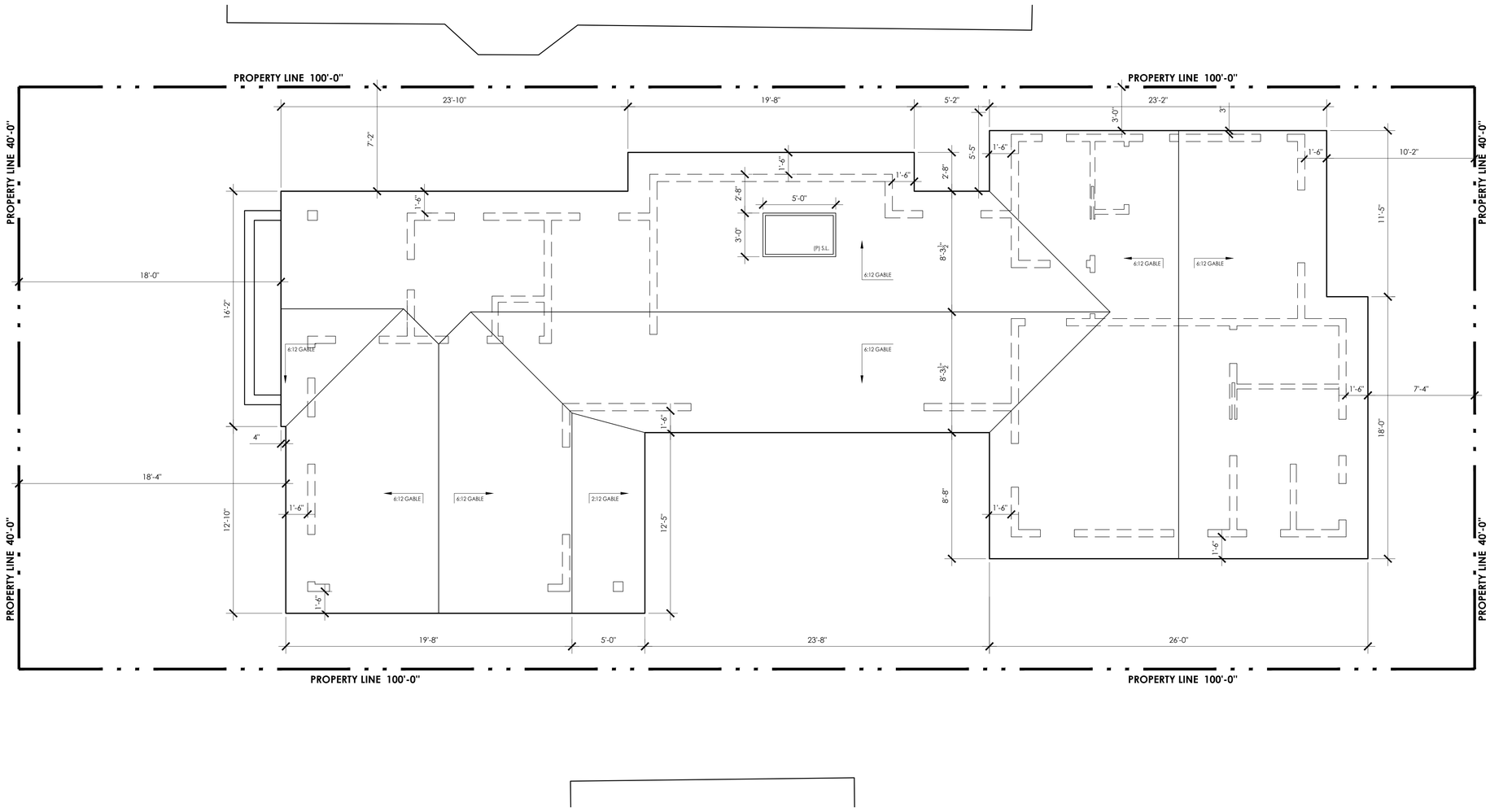
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING ROOF PLAN

5/31/2024

1/4" = 1'-0"

A7



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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

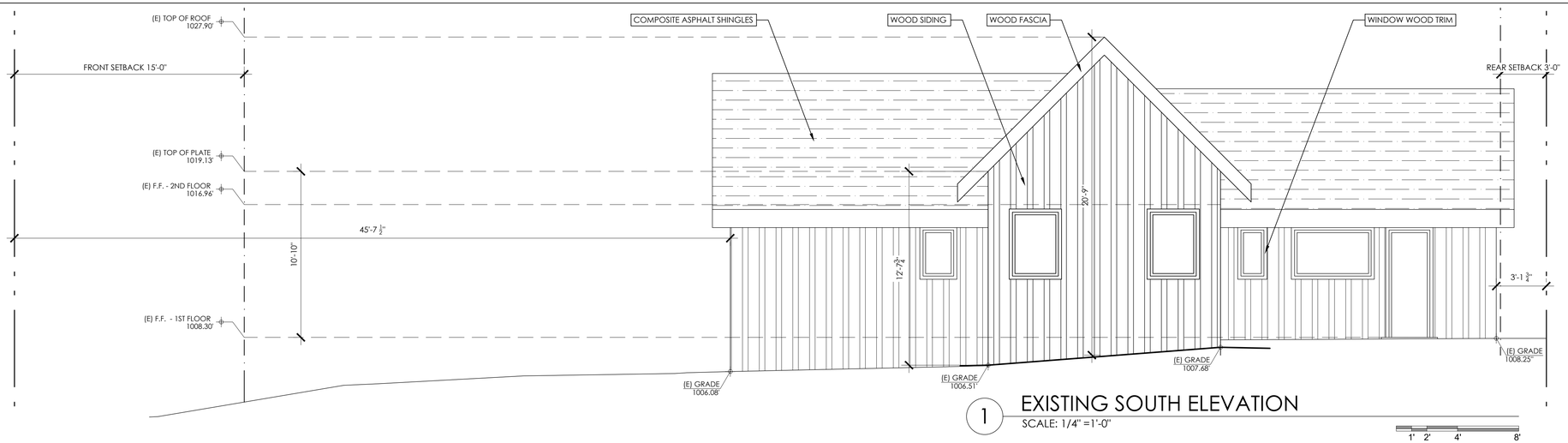
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED ROOF PLAN

5/31/2024

1/4" = 1'-0"

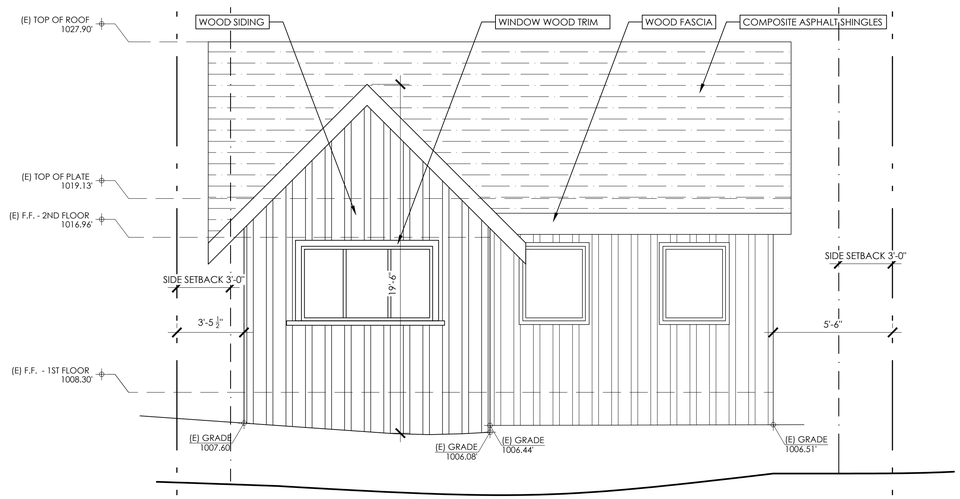
A8



1 EXISTING SOUTH ELEVATION

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

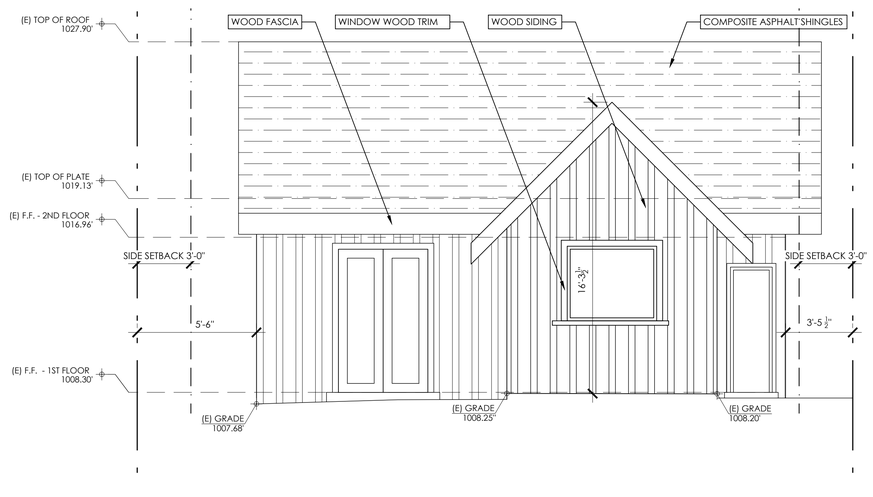
1' 2' 4' 8'



2 EXISTING WEST ELEVATION

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

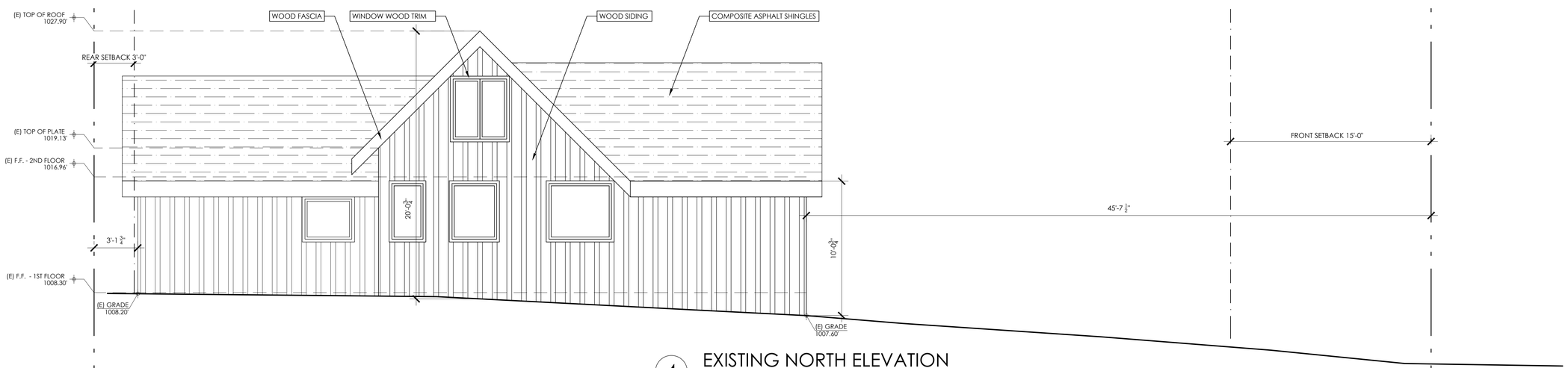
1' 2' 4' 8'



3 EXISTING EAST ELEVATION

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

1' 2' 4' 8'



4 EXISTING NORTH ELEVATION

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

1' 2' 4' 8'

NOTE: HOUSE TO BE DEMOLISHED

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

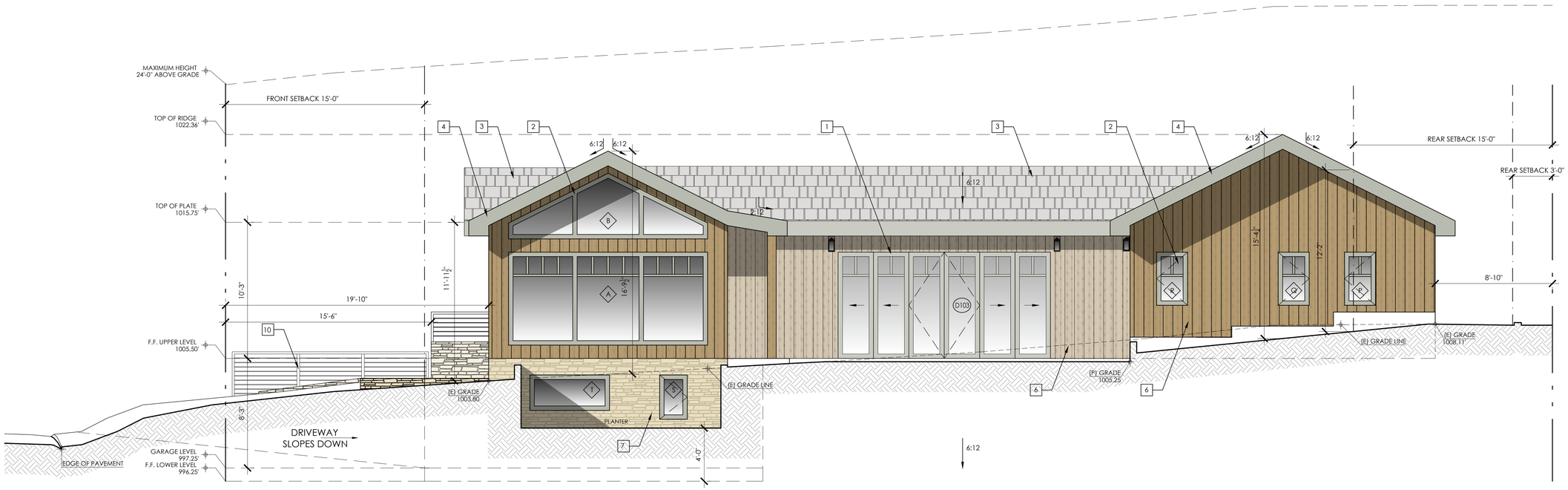
EXISTING ELEVATIONS

5/31/2024

1/4" = 1'-0"

A9

TRACK 2 DESIGN APPROVAL SET



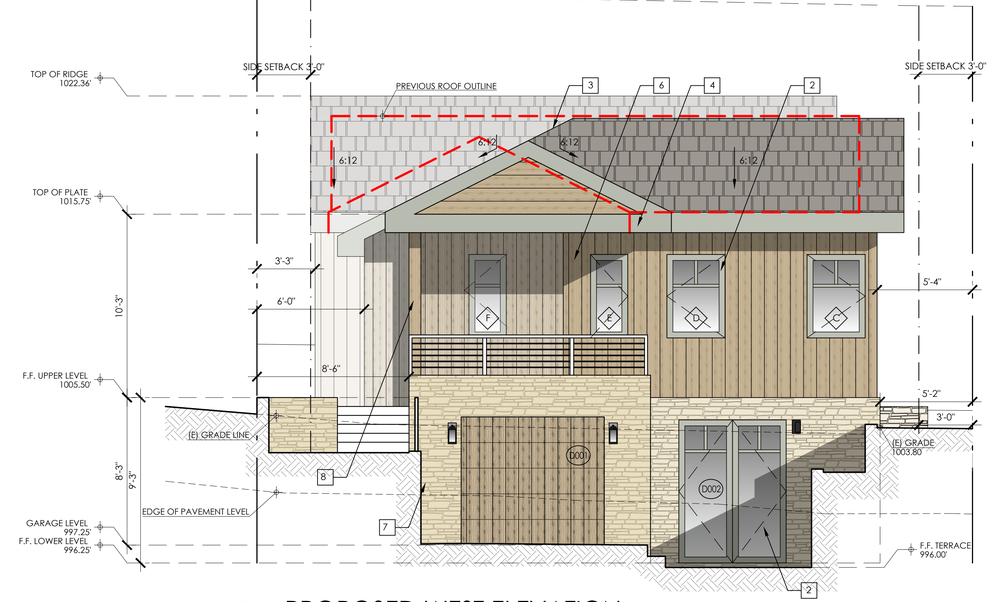
1 PROPOSED SOUTH ELEVATION

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

1' 2' 4' 8'

KEYNOTES

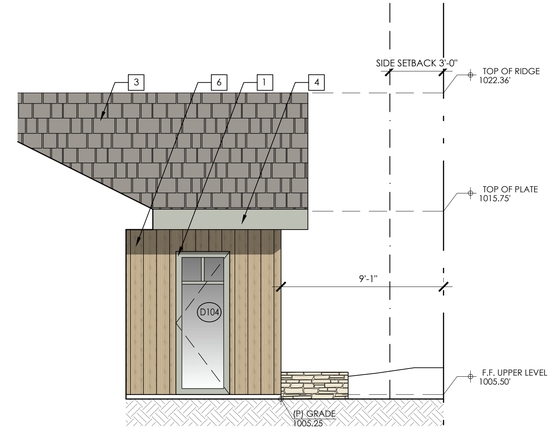
1	ALUMINUM-CLAD WOOD DOORS. KOLBE. COLOR: BASIL
2	ALUMINUM-CLAD WOOD WINDOWS. KOLBE. COLOR: BASIL
3	SLATE ROOF. CALIFORNIA SLATE COMPANY - BURGUNDY SLATE
4	PAINTED WOOD FASCIA
5	METAL GUTTERS AND DOWNSPOUTS. ALUMINUM - PAINT TO MATCH TRIM.
6	WOOD SIDING, VERTICAL T:G. RESAWN TIMBER CO. ABODO VULCAN CLADDING TEAK
7	THIN VENEER NATURAL STONE. SBI MATERIALS - BUFF LUEDERS LEDGESTONE.
8	WOOD TRIM COLOR: PAINTED TO MATCH WINDOWS TRIM.
9	BOARD-FORMED CONCRETE
10	PAINTED METAL RAILING



2 PROPOSED WEST ELEVATION

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

1' 2' 4' 8'



3 PROPOSED COURTYARD WEST ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

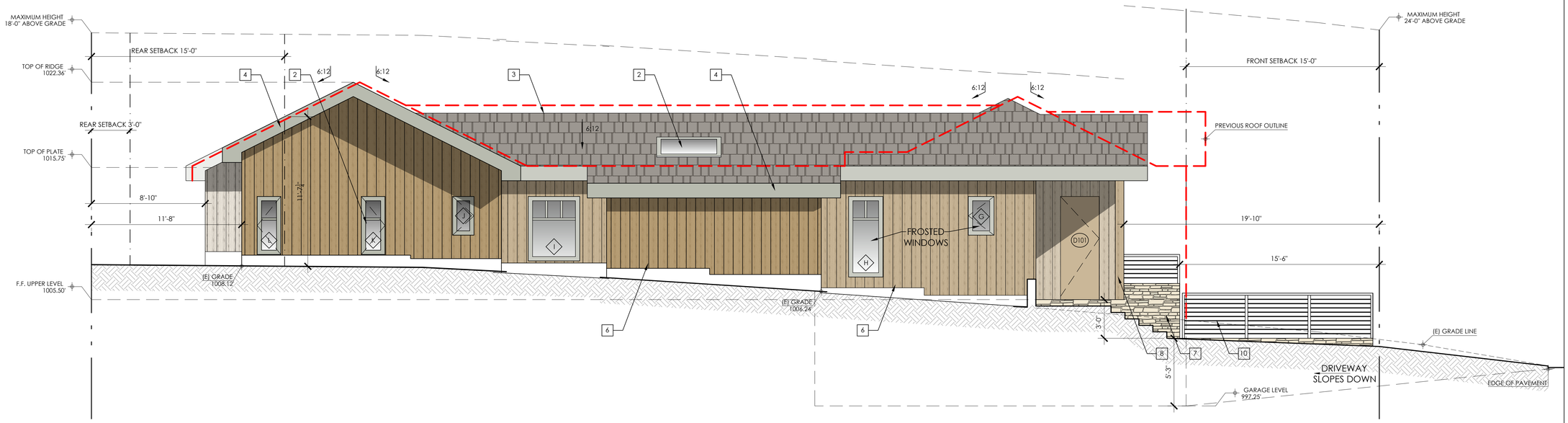
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED ELEVATIONS

5/31/2024

1/4" = 1'-0"

A10



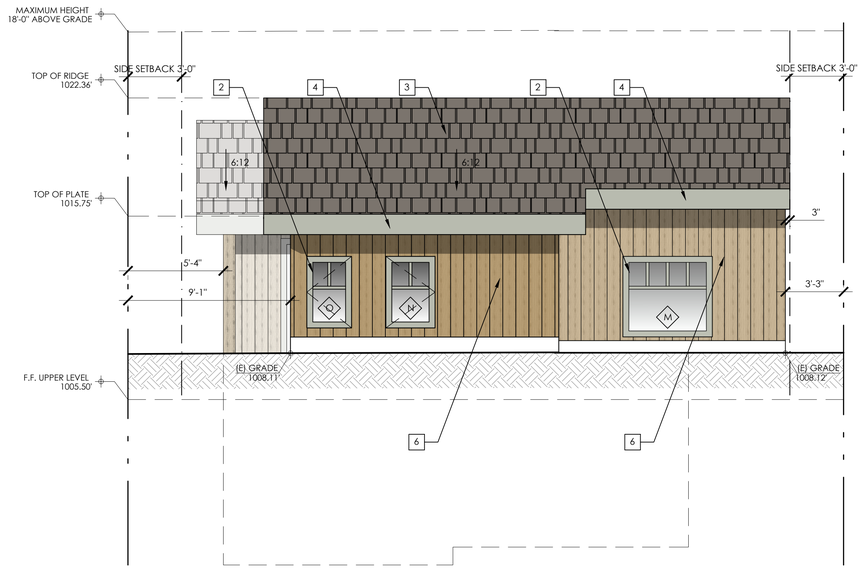
1 PROPOSED NORTH ELEVATION

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

1' 2' 4' 8'

KEYNOTES

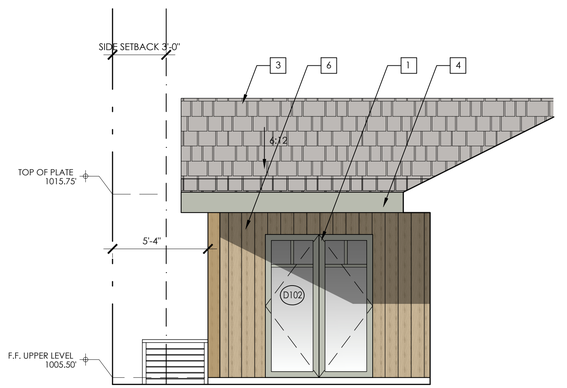
1	ALUMINUM-CLAD WOOD DOORS. KOLBE. COLOR: BASIL
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5	METAL GUTTERS AND DOWNSPOUTS. ALUMINUM - PAINT TO MATCH TRIM.
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7	THIN VENEER NATURAL STONE. SBI MATERIALS - BUFF LUEDERS LEDGESTONE.
8	WOOD TRIM COLOR: PAINTED TO MATCH WINDOWS TRIM.
9	BOARD-FORMED CONCRETE
10	PAINTED METAL RAILING



2 PROPOSED EAST ELEVATION

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

1' 2' 4' 8'



3 PROPOSED COURTYARD EAST ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

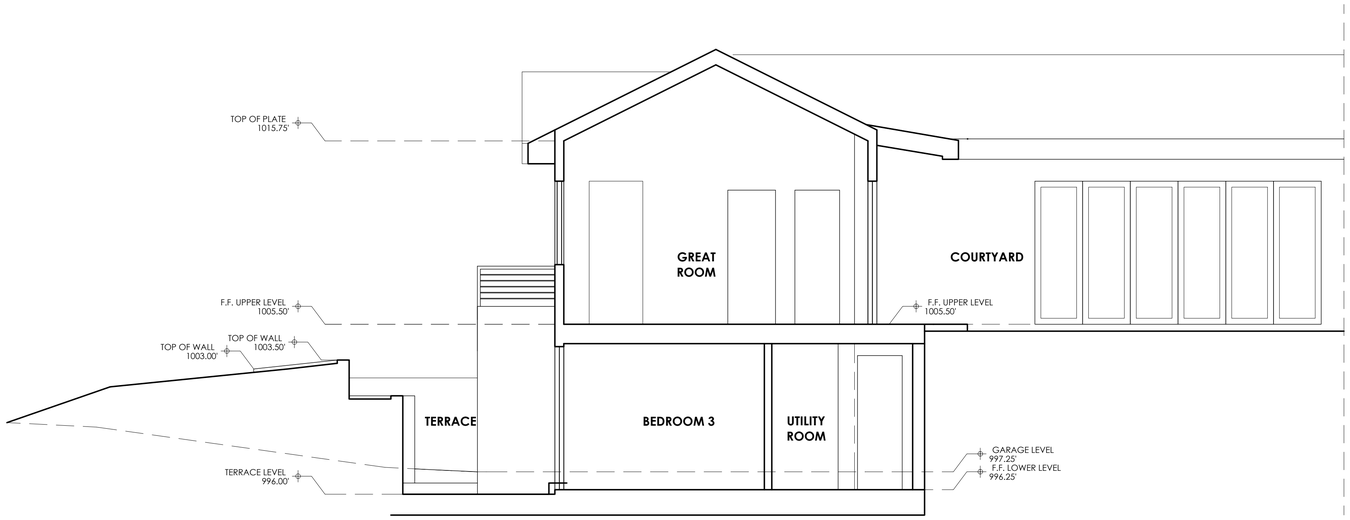
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED ELEVATIONS

5/31/2024

1/4" = 1'-0"

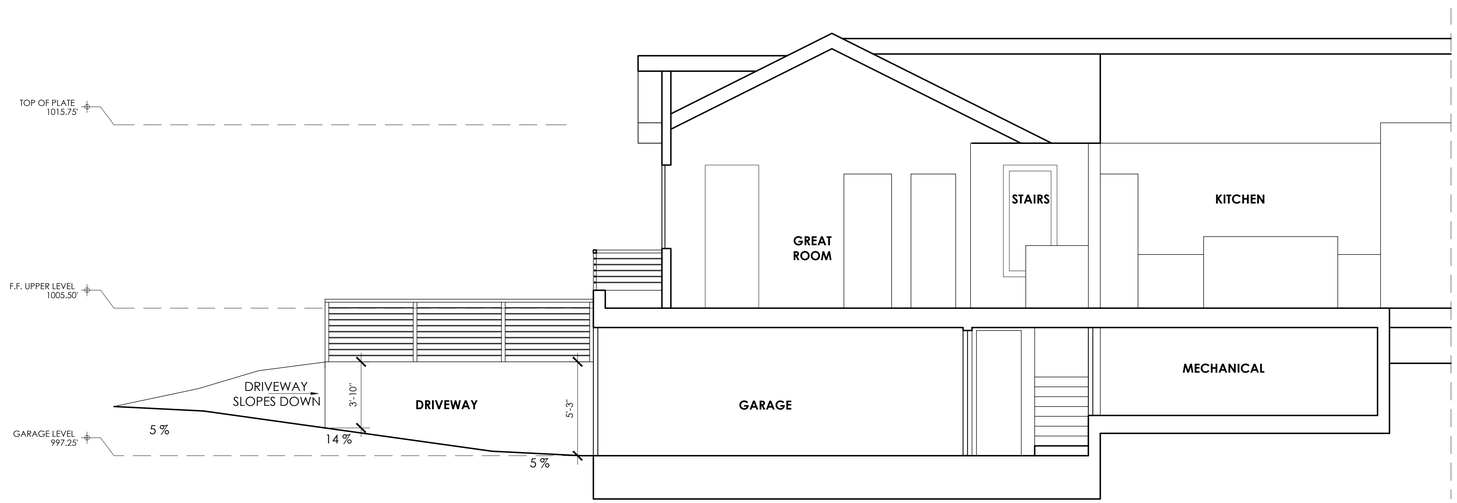
A11



1 SECTION THROUGH BEDROOM 3 LOOKING NORTH

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

1' 2' 4' 8'



2 SECTION THROUGH GARAGE LOOKING NORTH

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

1' 2' 4' 8'

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

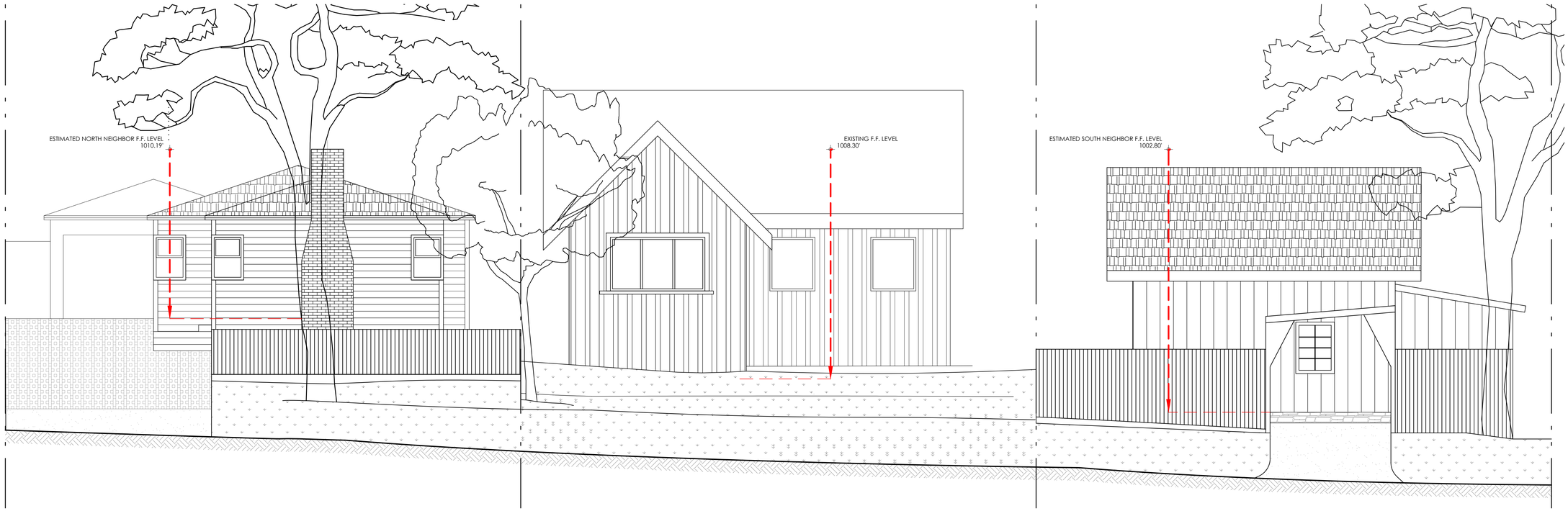
SECTIONS

5/31/2024

3/16" = 1'-0"

A12

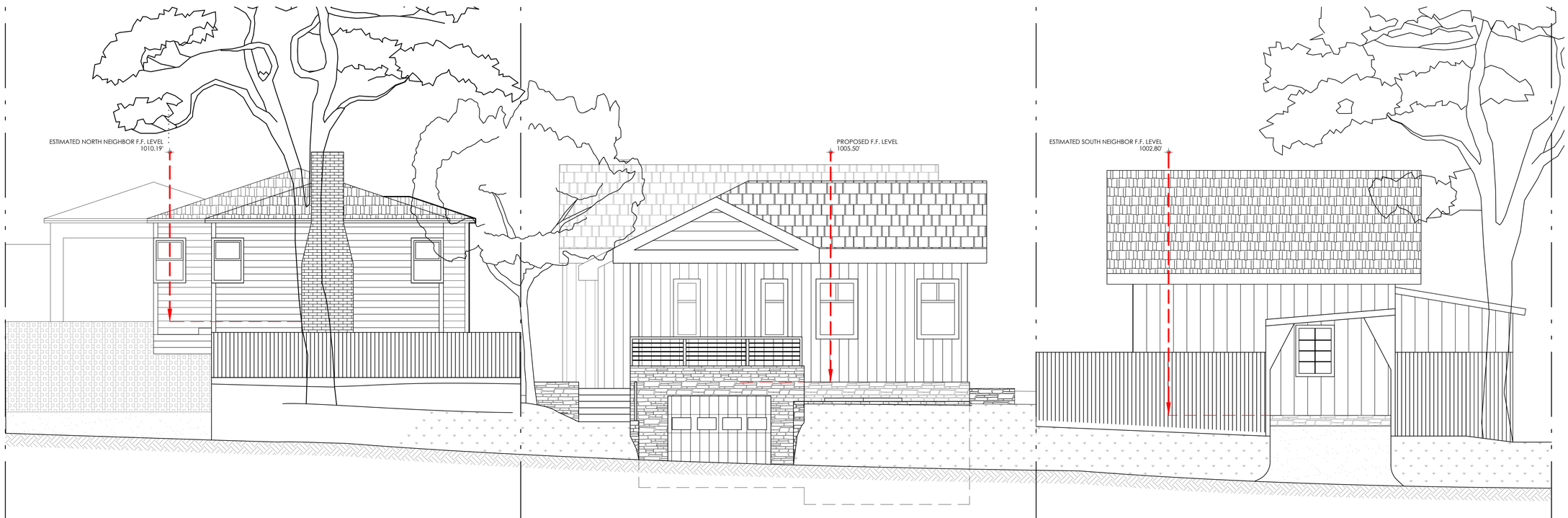
TRACK 2 DESIGN APPROVAL SET



1 EXISTING STREETSCAPE ELEVATION

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

1' 2' 4' 8'



2 PROPOSED STREETSCAPE ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

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ADAM JESELNICK
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TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

STREETSCAPE ELEVATIONS

5/31/2024

3/16" = 1'-0"

A13

RIEKEN RESIDENCE DOOR SCHEDULE

			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
	LOWER LEVEL / BASEMENT						
	001	8'-0" X 7'-2"	10	2"	LHRH		ROLL UP GARAGE DOOR
	002	6'-0" X 8'-0" (DOUBLE; 3'-0" EACH)	5	2"	LHRH		EXTERIOR FRENCH DOORS
	003	3'-0" X 7'-0"	6	1 3/4"	LH		INTERIOR WOOD DOOR
	004	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	005	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	006	2'-6" X 7'-0"	7	1 3/4"	RH		CLOSET WOOD DOOR
	007	3'-0" X 7'-0"	6	1 3/4"	RH		CLOSET WOOD DOOR
	008	2'-6" X 7'-0"	6	1 3/4"	RH		CLOSET WOOD DOOR
	009	2'-8" X 4'-11"	6	1 3/4"	RH		CLOSET WOOD DOOR
	UPPER LEVEL						
	101	3'-0" X 8'-0"	1	2"	RH		ENTRY DOOR. WOOD.
	102	6'-0" X 8'-0" (DOUBLE; 3'-0" EACH)	5	2"	LHRH		EXTERIOR FRENCH DOORS. ALUMINUM CLAD WOOD
	103	16'-0" X 8'-0" (6 DOORS; 2'-8" EACH	3	2"	LHRH		FOLDING DOORS. ALUMINUM CLAD WOOD
	104	3'-0" X 8'-0"	1	2"	RH		EXTERIOR GLASS DOOR. ALUMINUM CLAD WOOD
	105	2'-6" X 7'-0"	6	1 3/4"	LH		CLOSET WOOD DOOR
	106	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	107	2'-10" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	108	2'-6" X 7'-0"	7	1 3/4"	RH		POCKET DOOR
	109	4'-0" X 7'-0" (DOUBLE; 2'-0" EACH)	6	1 3/4"	LHRH		CLOSET WOOD DOOR
	110	2'-10" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	111	2'-9" X 7'-0"	7	1 3/4"	LH		POCKET DOOR
	112	2'-4" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	113	2'-4" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	114	2'-8" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR

	DOOR TYPE LEGEND	**HARDWARE TYPE LEGEND**
TYPE 1	ENTRY DOOR, WOOD	TYPE 1: --.
TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD	
TYPE 3	EXTERIOR FOLDING DOORS. ALUMINUM CLAD WOOD.	TYPE 2: --.
TYPE 4	FRENCH DOORS. FULL LITE GLASS W / SIDE LITES. ALUMINUM CLAD WOO	TYPE 3: --.
TYPE 5	FRENCH DOORS. FULL LITE GLASS. ALUMINUM CLAD WOOD.	
TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED	
TYPE 7	POCKET DOOR, MDF, PRIMED	
TYPE 8	GLASS INTERIOR DOOR	
TYPE 9	INTERIOR BARN DOOR	
TYPE 10	GARAGE DOOR	
TYPE 11	INTERIOR SLIDING DOORS	
TYPE 10	GARAGE DOOR	

1 PROPOSED DOOR SCHEDULE

RIEKEN RESIDENCE - WINDOW SCHEDULE

REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		UPPER LEVEL				
	A	15'-0" x 7'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
	B	15'-0" x RAKED 1'-2 1/4" TO 4'-11 1/4"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
	C	3'-3" x 4'-8"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	D	3'-3" x 4'-8"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	E	2'-1" x 4'-8"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	F	2'-1" x 4'-8"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	G	2'-0" x 3'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED - FROSTED
	H	2'-8" x 6'-3"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED - FROSTED
	I	4'-0" x 5'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
	J	1'-8" x 3'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	K	1'-10" x 4'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	L	1'-10" x 4'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	M	5'-0" x 4'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
	N	2'-9" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	O	2'-6" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	P	2'-4" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	Q	2'-4" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	R	2'-4" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
		LOWER LEVEL / BASEMENT				
	S	2'-1" x 3'-4"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	T	6'-0" x 2'-8"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED

2 PROPOSED WINDOW SCHEDULE

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

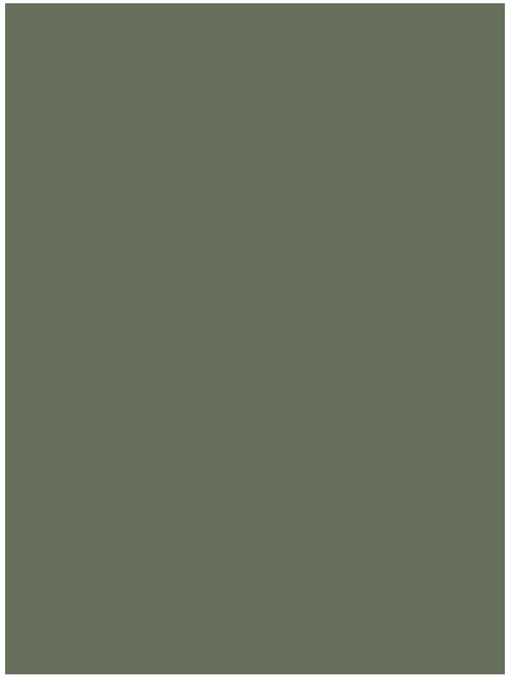
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED SCHEDULES

5/31/2024

N.T.S.

A14



1 DOORS AND WINDOWS
KOLBE - ALUMINUM-CLAD WOOD VISTA LUXE COLLECTION COLOR BASIL



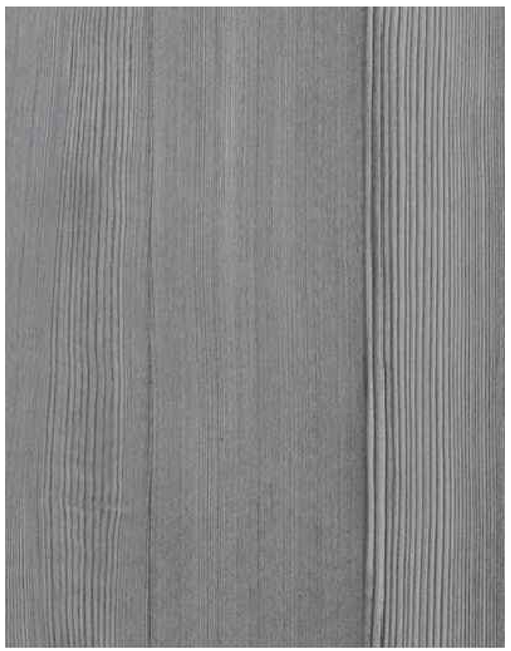
2 ROOF
CALIFORNIA SLATE COMPANY - BURGUNDY SLATE



3 DRIVEWAY AND PATIOS
AGGREGATE CONCRETE



4 OUTDOOR WALL SCONCE
WAC LIGHTING - AMHERST 14". COLOR: BLACK.



5 VERTICAL WOODSIDING
RESAWN TIMBER CO. CHARRED WESTERN RED CEDAR. SHOU SUGI BAN



6 STONE
SBI MATERIALS - BUFF LUEDERS LEDGESTONE



7 SOFFIT
DELTA WOODWORKS - MOJAVE THERMAL DOUGLAS FIR VG SMOOTH MATAGORDA



8 OUTDOOR WALL LIGHT
VISUAL COMFORT MODERN - NATE 9.1". COLOR: GRAPHITE

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED MATERIALS

5/31/2024

N.T.S.

A15



1 STREET VIEW
EXISTING VIEW LOOKING NORTH



2 STREET VIEW
PROPOSED VIEW LOOKING NORTH

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

RENDERINGS

5/31/2024

N.T.S.

A16



1 STREET VIEW
EXISTING VIEW LOOKING SOUTH



2 STREET VIEW
PROPOSED VIEW LOOKING SOUTH

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C30090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

RENDERINGS

5/31/2024

N.T.S.

A17

May 31, 2024

To: Marnie R. Waffle, AICP
Principal Planner
City of Carmel-by-the-Sea
Community Planning & Building Department
P.O. Box CC, Carmel-by-the-Sea, CA 93921
(831) 620-2057

From: Randy Turley
Property Owner
Santa Fe 3SE of 2nd Ave.
Carmel, CA 93921

Re: Objections to Rieken-Yoo Project #2
DS 23-125 (Rieken-Yoo)
Project Plans 10.18.23

Dear Ms. Waffle:

I am writhing this letter to further document my concerns and objections to my next-door neighbor's construction plans. This is my second letter to the Commission complaining about the project.

My current objections can be summarized as follows:

1. The from porch of the project on the north west side of the project is now closer and adjacent to my bedroom which allow any occupant on the porch to look directly into the bedroom window. The porch has been moved 4 feet from the previous location but this location is even worse than the previous location because it is now next to the bedroom as opposed to the living room.
2. The roof line has been reduced from the previous version but there are still significant reductions in the views form the bedroom and the living room.
3. If this house is allowed to be built as currently designed there could be a significant reduction of sunlight into one of my bedrooms.

4. If this house is allowed to be built as currently designed there could be a significant reduction of available sunlight to my roof that would be needed for any future solar panels installed on my southern roofline.

Privacy Concerns: The previous plans included the same porch and on the previous plans the porch was adjacent to the living room causing privacy concerns. The new plan includes the same porch but it is now adjacent to the bedroom which in our view is more of a concern for our privacy. The new location will allow anyone on the porch to peer into the bedroom and the living room, only now it is closer to the bedroom. This new location of the private Front Porch is unacceptable to us and provides the ongoing opportunity for a significant invasion of our privacy.

Significant Reduction Of Views – The new plans have increased views from the previous plan, but they still cause a significant reduction in views in the living room and bedroom from the views that are currently available.

I would invite the Planners to visit my house to see for themselves the amount of view reduction due to the construction of the Rieken-Yoo project.

Regards,

Randy Turley
Carmel Resident

Carmel-by-the-Sea

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

Rieken solar study

Adam Jeselnick <aejarch@gmail.com> Thu, Jun 6, 2024 at 6:09 PM
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Hi Marnie,

Please see link below to the solar study based on the revised plan.

Rieken solar study

As analyzed based on the existing site conditions, calculated sun angles for Carmel, and the proposed house design, any impact of the new building on sunlight to the neighbor's house is negligible (living room and bedroom windows).

There is absolutely no possible impact on sunlight to the neighbor's roof for any future solar panels.

Thank you,
Adam

Adam Jeselnick AIA
Adam Jeselnick Architect
adamjeselnick.com
m. 831.620.5164

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

June 11, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie Waffle, AICP, Principal Planner
APPROVED BY:	Marnie Waffle, AICP, Principal Planner
SUBJECT:	**DS 23-205 (CRI on Carpenter, Inc. – Lot 10):** Consideration of a Concept Design Study, DS 23-205 (CRI on Carpenter, Inc. – Lot 10), for the demolition of a 688-square-foot hotel cottage and 122-square-foot accessory building and the construction of a new 1,944-square-foot two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-030-000.

Application: DS 23-205 (CRI on Carpenter, Inc. – Lot 10)
APN: 010-021-030
Block: 17
Lot: 10
Location: Guadalupe Street 5 southeast of 1st Avenue
Applicant: Eric Miller Architects, Inc., Architect
Property Owner: SANTA ROSA MOTEL CO LP ET AL

Executive Summary:

The project is the construction of a two-story residence with a basement and attached garage on Lot 10 of the larger Carmel Resort Inn property. One tree and one stump were previously approved for removal. The Carmel Resort Inn property was found ineligible for the Carmel historic inventory on October 1, 2007. This determination expired in 2012 and will be reissued prior to final details review.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the demolition of a 688-square foot hotel cottage and 122-square-foot accessory building and construction of a new 1,944-square-foot two-story residence inclusive of an attached garage and basement located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-021-030.

Background and Project Description:

BACKGROUND AND PROJECT DESCRIPTION

The Carmel Resort Inn property is comprised of 16 lots of record within Block 17 located between Carpenter Street to the east, Guadalupe Street to the west, and 1st Avenue to the north. In 2007, Mr. Kent Seavey conducted a historic evaluation on behalf of the City for the entire Carmel Resort Inn property (Attachment 2). Based on Mr. Seavey's report, the property has been used for overnight lodging since circa 1926 when it was originally known as Carmel Cottage Court. The property changed ownership multiple times between 1926 and 1939. Between 1939 and 1956, additional cottages were constructed under the ownership of Noel Van Bibber. According to Mr. Seavey, *all of the cottages have been modified over time by unsympathetic additions or alterations*. As a result, *the physical integrity of the property has been compromised and no longer conveys the authenticity of its historic identity during the historic period of 1926-1956*.

Use Permit No. 636 was approved on July 17, 1968, for 25 rental units, 1 manager's unit, and 31 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636. Redevelopment of Lot 10 would eliminate existing rental units bringing the Carmel Resort Inn closer to compliance with Use Permit No. 636 -the total number of rental units to be vacated will be determined at the Final Details Hearing.

In 2019, Eric Miller Architects, Inc. approached the City with a proposal to redevelop the Carmel Resort Inn property consolidating the hotel use to 8 lots fronting on Carpenter Street and proposing 8 single-family residences on the lots fronting Guadalupe Street. A comprehensive inventory and evaluation of all trees on and adjacent to the property was performed by the City Forester. Based on a conceptual site plan, the Applicant submitted a Tree Removal Application for the removal of 40 trees. The Forest and Beach Commission reviewed the application at their January 14, 2021, and February 11, 2021, meetings and approved the removal of 23 trees and requiring each of the eight single-family lots to meet the recommended tree density standards (CMC 17.48.080). The Forest and Beach Commission further moved that no trees be removed until the Community Planning and Building Department has completed the review process, and a building permit has been issued and/or authorized by the City Forester (Attachment 3).

On October 7, 2021, and December 16, 2021, the Applicant hosted community meetings to present the Carmel Resort Inn project to the public, answer questions, and receive feedback. Based on community feedback, and the complexities of reconstructing a non-conforming hotel in the R-1 zoning district, the Applicant has decided not to pursue construction of a new hotel at this time. Instead, the applicant is focusing on redevelopment of the eight single-family lots fronting Guadalupe Street (Lots 2, 4, 6, 8, 10, 12, 14, & 16). Single-family residences on Lots 2 and 4 were approved by the Planning Commission on April 12, 2023, and March 8, 2023, respectively. The applicant has submitted applications for the redevelopment of Lots 10 and 12. This report focuses on the redevelopment of Lot 10. A separate report will be presented for Lot 12.

Project Description

The project site is a 4,000-square foot developed lot with two existing buildings, a 688-square-foot hotel cottage and a 122-square-foot accessory building. The south wall of the cottage encroaches onto Lot 12. The applicant is proposing to demolish the existing buildings and construct a 1,944-square-foot two-story single-family residence inclusive of a 227-square-foot attached garage and 188-square-foot basement. The allowed base floor area for the site is 1,800 square feet. A total of 1,756 square feet is proposed above ground, with the remaining 44 square feet in a basement. For each one square foot of base floor area not constructed above ground, one additional square foot of bonus floor area may be constructed in a basement (CMC Section 17.10.030.D.4.b). 88 square feet of basement floor area is permitted under this

provision. Additionally, the applicant proposes to take advantage of the basement bonus which allows 100 square feet in a basement that is exempt from floor area (CMC Section 17.10.030.D.2.d.iv).

The residence is proposed to be finished with rough stucco and natural stone veneer. Additional finish elements include a two-piece clay tile roof, wood windows and doors, aluminum gutters and downspouts painted brown, and a stained wood overhead garage door.

The primary purpose of a concept 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 be brought back to the Planning Commission for final approval.

Staff Analysis:

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

Staff Response: The project includes removal of a 22-inch acacia and a tree stump within the front yard setback. Removal of these trees was previously approved by the Forest and Beach Commission at a public hearing on January 14, 2021. As a condition of approval, the Forest and Beach Commission requires that each parcel meet the tree density recommendations as determined by the City Forester or pay in-lieu fees to be deposited into the Tree Reforestation Fund (see **Recommendation/Draft Condition No. 2**).

The proposed project is consistent with Finding #7 for Concept Design Study acceptance, which states that "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees." The proposed residence is set back a minimum of 6 feet from all significant and moderately significant trees on the project site.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features. 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: Staff did not identify any potential privacy or view impacts.

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

Staff Response: The applicant proposes to construct a 227-square-foot attached garage with driveway access on Guadalupe Street. The 9' tall garage would have a 5:12 pitched clay tile roof. The driveway is proposed to be 212 square feet in area, finished with permeable pavers. The proposed garage is modest in height and size. The garage is visually subordinate to the overall design of the home. The proposed garage door consists of stained wood with six glass panels. Residential Design Guidelines 9.16 states that a garage door should be designed either to provide visual interest or to blend with the background materials of the building. The design of the garage door is consistent with the Residential Design Guidelines.

Massing and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage (1) a building's mass to relate to the context of other homes nearby, (2) minimizing the mass of a building as seen from the public way or adjacent properties, (3) avoiding placement of a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites, and (4) designing a building to relate to a human scale in its basic forms.

Staff Response: The maximum allowed plate and ridge heights for a two-story building in the R-1 district are 18' and 24', respectively. The proposed two-story single-family residence would include a plate height of 18' and ridge height of 22¼'. Exterior doors would be 8' tall. The building would be human scale in form, and the mass is consistent with other two-story homes in the area. The residence and attached garage would be set back from the property line.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourage using traditional building forms, including simple, basic rectangles, L or U-shapes, forms with a horizontal emphasis, and roof forms with just a few simple planes; using restraint with variations in building planes, avoiding forms that are complex, monumental, formal, or out of scale with the neighborhood context; using simple roof forms, including forms that are proportionate to the scale of the building, and shallow to moderately pitched roofs on one-story buildings; and using roof eave lines that are low in scale.

Staff Response: The building form is irregular. Variations exist in each wall plane. The central portion of the residence includes an upper floor overlapping the main floor, totaling 715 square feet per floor. An additional 496 square feet of floor area on the main floor includes an attached garage (southwest corner of house), living room (northwest corner of house), bathroom (north elevation), and bay window (south elevation).

The residence features a hip roof pitched at 5:12 across all planes, emphasizing simplicity, proportion with the scale of the building, and low scale. A flat deck above the living room is sloped at 1 percent for drainage. Eaves are 18 inches wide.

Fencing/Gate/Arbor**:** *Residential Design Guidelines 11.1 through 11.3 states 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.*

CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback to no more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission. Pillars and gates in the front setback are limited to 6 feet in height.

Staff Response: The applicant is proposing a vertical wood slat fence and stucco columns on the north and south sides of the property. The slats and columns range from 4 feet in height within the front setback to 6 feet outside of the front setback. On the west (front) side of the property, a 4-foot stucco wall with columns and vertical wood slat gate demarcate the front yard. The south (rear) side of the property includes a 6-foot concrete retaining wall finished with stucco. The materials are similar to those used in various features of the house, including walls and chimney (stucco) and garage door (wood).

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite,

unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

Staff Response: The project site is limited to 556 square feet of site coverage (396 square feet base coverage + 160-square-foot bonus for greater than 50% permeable coverage). The project proposes 402 square feet of site coverage, including 280 square feet of permeable site coverage and 122 square feet of impermeable site coverage. Permeable coverage includes a driveway (212 square feet) and stepping stones and walkways (68 square feet). Impermeable coverage includes porches (36 square feet), landings (18 square feet), landscaping walls (36 square feet) and hardscape (32 square feet). The project complies with allowable site coverage.

Landscaping: Residential Design Guideline 10.0 states that project sites should *"Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel."*

Staff Response: The Applicant has provided a preliminary landscape plan prepared by Town and Country Gardening and Landscape, Inc. The plan will be reviewed by the City Forester prior to final details review.

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

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

Staff Response: Exterior lighting fixtures include 1 pendant lantern, 5 wall mounted lights, and 10 path lights. All fixtures are 200 lumens and finished in matte bronze. The plans indicate that paths lights will be spaced a minimum distance of 10 feet apart.

The pendant lantern and wall mounted lights do not appear to be shielded and direct light in multiple directions rather than downward. **Recommendation/Draft Condition No. 3** that all light fixtures be shielded and direct light downward.

Public Correspondence: At the time this report was published, staff had not received correspondence regarding this project.

Other Project Components:

Environmental Review: Staff recommends that acceptance of a Concept Design Study be found to be "not a project" pursuant to Section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachment 1 - Resolution
Attachment 2 - Determination of Historic Ineligibility - Carmel Resort Inn
Attachment 3 - Forest & Beach Commission Reports & Minutes
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF A 688-SQUARE FOOT PRIMARY BUILDING AND 122-SQUARE FOOT ACCESSORY BUILDING AND CONSTRUCTION OF A NEW 1,944-SQUARE FOOT TWO-STORY RESIDENCE INCLUSIVE OF AN ATTACHED GARAGE AND BASEMENT AT GUADALUPE STREET 5 SOUTHEAST OF 1ST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-021-030.

WHEREAS on July 4, 2023, Eric Miller Architects, Inc. ("Applicant") submitted an application on behalf of CRI on Carpenter, Inc. ("Owners") requesting approval of Track 2 Design Study application DS 23-205 (CRI on Carpenter – Lot 10) described herein as ("Application"); and

WHEREAS the Application has been submitted for a 4,000-square-foot lot located at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 10); and

WHEREAS the Applicant is requesting acceptance of a Concept Design Study for the construction of a new 1,944-square foot two-story single-family residence inclusive of a 227-square foot attached garage and 188-square foot basement; 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 11, 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 1, 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 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

WHEREAS the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require 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 of exemption status will be done as part of the Final Design Study hearing; and

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the concept plans, as proposed or conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the 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 or variances consistent with the Zoning Ordinance.	✔	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✔	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✔	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✔	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✔	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✔	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT a Concept Design Study (DS 23-205, CRI on Carpenter – Lot 10) for the demolition of a 688-square foot primary building and 122-square foot accessory building and construction of a new 1,944-square foot two-story residence inclusive of an attached garage and basement at Guadalupe Street 5 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-021-030, subject to the following Recommendations/Draft Conditions for Concept Acceptance:

RECOMMENDATIONS/DRAFT CONDITIONS FOR CONCEPT ACCEPTANCE

No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.
2.	**Tree Planting Requirements.** Prior to the final details review, the Applicant shall submit for review by the Community Planning and Building Department a revised preliminary landscape plan that identifies the size, number, species, and location of required tree plantings or submit a request to satisfy required tree planting through the payment of in-lieu fees which would be placed in the Reforestation Fund.
3.	**Exterior Lighting.** Prior to the final details review, the Applicant shall submit for review by the Community Planning and Building Department a revised exterior lighting plan with light fixtures that are shielded, direct light downward, and are no more than 375 lumens.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of June 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary

CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For The Carmel Historic Resources Inventory

On 1 October 2007 the Department of Planning and Building determined that the property identified below does not constitute an historic resource.

Assessors Parcel Number: 010-021-001, 002, 003, 004, 009, 010, 011, 012, 013 & 014
Current Owner: KIM TONG PYONG & SOON YI KIM TRS ET AL
Block: 17
Lot: 1-16
Street Location: SW Cor. Carpenter & 1st (Carmel Resort Inn)

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This determination shall remain valid for a period of five (5) years and shall expire on 1 October 2012.

Brian Roseth, Planning Services Manager

CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION

OF INELIGIBILITY

On 19 September 2007 the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessors Parcel Numbers: 010-021-001, 002, 003, 004, 009, 010, 011, 012, 013 & 014
Current Owner: KIM TONG PYONG & SOON YI KIM TRS ET AL
Block: 17
Lot: 1 - 16
Street Location: SW Cor. Carpenter & 1st (Carmel Resort Inn)

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This preliminary determination will be circulated for public review beginning 19 September 2007 and ending at 4:00 P.M. on 1 October 2007. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years. If the City receives a written request for further review during the circulation period, the matter shall be placed on an agenda of the Historic Resources Board for a final determination.

KENT L. SEAVEY

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

September 14, 2007

Mr. Brian Roseth/Principal Planner
Carmel Planning & Building Department
City of Carmel by-the-Sea
P.O. Drawer G
Carmel, CA 93921

Dear Mr. Roseth:

Thank you for the opportunity to review the potential historic significance of the commercial property (Carmel Cottage Court Resort) comprising Blk 17 Lots 1 through 16 inclusive (APN# 010-021-001) in Carmel, as required by the California Environmental Quality Act (CEQA).

According to Carmel building records, and a "Record of Data of Non-Conforming Operation and Illegal Operation of a Business Known as Carmel Cottage Court", prepared by Carmel Building Inspector Floyd Adams in January 21, 1963, the subject property began its use as an overnight auto court in 1926 or 1927. The early transient occupancy use was limited to Lots 9, 11, 13, 14, 15 & 16 at the south end of Block 17.

The record shows that a William McPhillips, who owned Lots 13, 14 & 15 in 1926, constructed single cottages on each of those parcels in May of that year. McPhillips sold the property to a Margaret Baker, who initiated the auto court use in late 1926 or 1927. The first reference to the Carmel Cottage Court appears in the 1930 Polk business directory. As there are no Sanborn insurance maps for this portion of Carmel, it is unknown how many units were on site at the time.

In 1935 Ferdinand Kretz purchased the property from Ms. Baker and added a one-story cottage to Lot 15 (CBP# 6). In 1937 Kretz added a studio to Lot #9 (CBP# 239). He made bath additions to the cottages on Lots #11 & 13 in 1939 (CBP#549) before selling the property to Noel O. Van Bibber in November of that year.

According to Noel Van Bibber's son, also named Noel, there were 7 buildings on the property when the purchase was made in 1939. Approximately 13 further cottages and outbuildings were added by Van Bibber during his occupancy from 1939 to 1956, when the property was purchased by a Harold Wilson (see list of specific buildings attached). Based on the available records, both Ferdinand Kretz and Noel Van Bibber appear to have been their own builders.

There are currently 24 cottages and outbuildings on the property. Exterior wall cladding on the structures range from board-and-batten to wide, horizontal clapboard siding. All of the buildings have been altered in some way, as has the character of the Cottage Court's location.

Unfortunately all of the cottages have been modified over time by unsympathetic additions or alterations. Fenestration, the treatment of windows and doors, has suffered the most by indiscriminate reconfiguration, in fill, and the addition of modern aluminum and anodized windows (possibly in a major remodel in 1990, see CBP# 90-47 & 90-83). The original rustic wooded setting is now covered with asphalt paving that is striped for parking at each unit.

The physical integrity of the subject property has been compromised by these changes to the point that the Carmel Cottage Court Resort no longer conveys the authenticity of its historic identity by the survival of physical characteristics that existed during the auto courts historic period from 1927 to 1956. Because of the changes noted, and the subsequent loss of integrity, the subject property does not meet the necessary criterion for listing in the California Register, and therefore, does not qualify as an historic resource, as defined by the California Environmental Quality Act (CEQA).

If you have any questions, please call me at (831) 375-8739.

Respectfully Submitted,

Kent S. Seavey

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

January 14, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 18 trees (2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 28, 33, 35, 36, 39,44, and 51.) Approve the removal of two trees and require mitigation (24 and 25.). Require the removal of four additional trees that are in poor condition (1, 5, 11, and 31.) Deny the removal of 10 trees (3, 24, 25, 34, 38, 40, 41, 42, 45, and 52.).

Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel. Attachment 1 is the conceptual plan for the site and shows the assigned tree numbers.

17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 28 of the 54 on the private property. A listing of all the trees assessed is in Attachment 2. Attachment 3 summarizes the trees in the permit application.

REMOVALS
The applicant is proposing to remove 28 trees numbered 2, 3, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 33, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 51, and 52.

15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, 44, and 51 are assessed as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees are not on the removal permit application, but should be removed.

DENIALS

Six trees numbered 24, 25, 34, 38, 40, 41, and 45 are rated as significant or moderately significant in the assessment. These trees are in good health and are exceptional examples of their species.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures would need to be modified to accommodate the Structural Root Zones.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation that would equate to 24 upper and eight lower canopy trees across the eight lots.

The proposed portion of the site is currently eight single lots that would merge into one property. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 upper and eight lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

TREE COUNT SUMMARY

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	28
Additional trees required to be removed	4
Recommended to remove	19
Recommended to retain on private property	34
Total recommended to retain on private property and the right of way	49
Difference from original number to trees to the recommended to remove	22
Recommended trees to be planted	64
Total number of trees on the site per the	113

recommendation after project completion	

FISCAL IMPACT:

The applicant has paid the permit application fee. Funds to use the in lieu of planting fee may be deposited in the Reforestation Fund.

ATTACHMENTS:

Attachment 1 - Site map
Attachment 2 - Tree assessments
Attachment 3 - Tree assessment summary

DATE: 1/4/21
DWG: 821A1-la-Cottages.dwg

Attachment 1

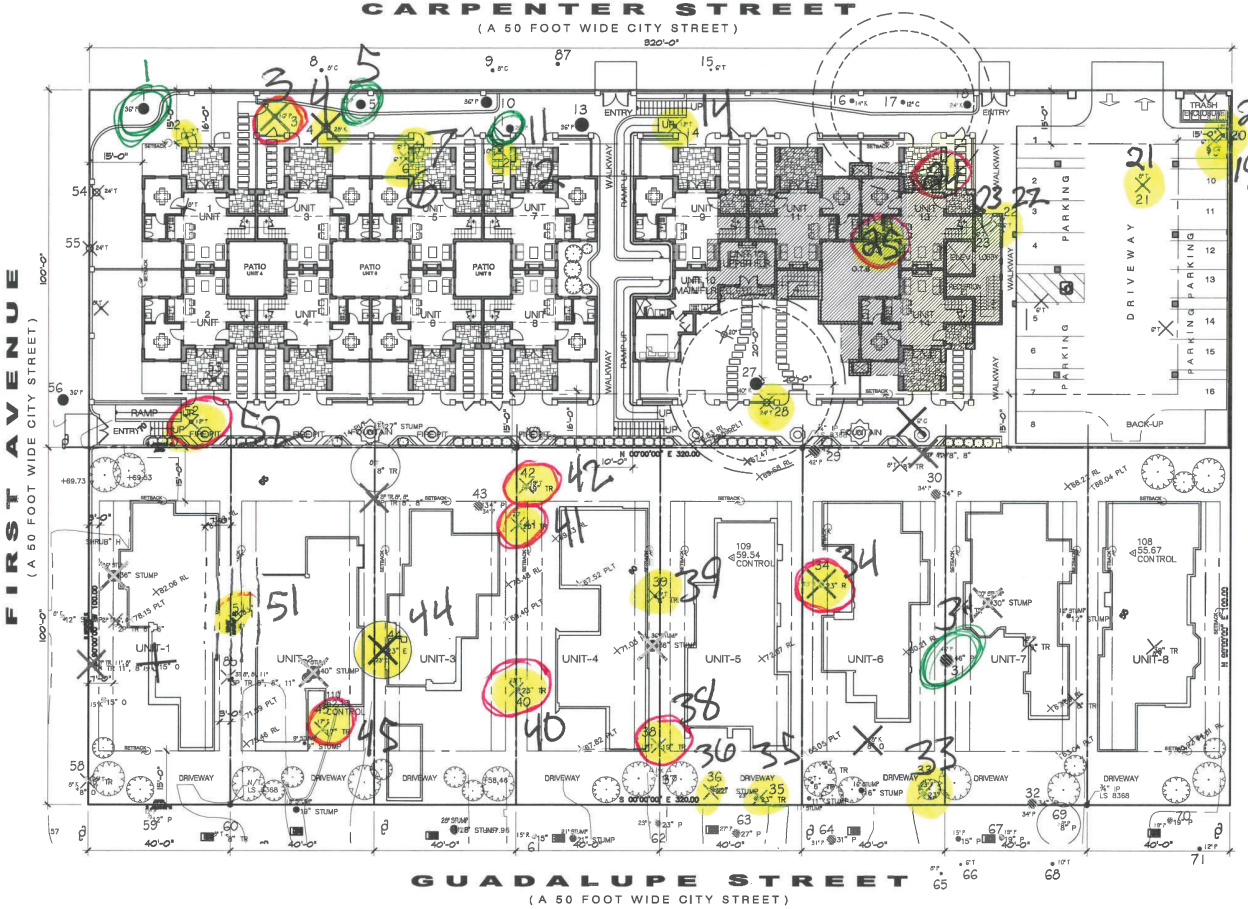
Attachment 1

CRI COTTAGES

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)
320'-0"

FIRST AVENUE
(A 50 FOOT WIDE CITY STREET)

GUADALUPE STREET
(A 50 FOOT WIDE CITY STREET)



LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 6", (3) 8", (2) 10", (3) 12", (1) 14", (1) 18", (1) 20", (3) 24"	21 - TREES
(K) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 6"	1 - CYPRESS
(P) PINE (1) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (8) 8", (2) 11", (1) 15", (1) 17", (2) 19", (1) 20", (1) 22", (2) 23"	18 - TREES
(K) OAK (1) 8", (1) 15"	2 - OAK
(P) PINE (2) 6", (3) 8", (1) 11"	6 - PINE
(R) REDWOOD (1) 23"	1 - REDWOOD
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 30", (2) 36", (1) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

CRI SINGLE FAMILY RESIDENCE

Green - trees in decline to remove not on the application
Yellow - trees recommended to approve removal
Red - trees recomended to deny removal
Trees not highlighted are to remian.

TREE REMOVAL PLAN
SCALE: 1/16" = 1'-0"

NOTES:

- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

Half-Size on 12x18

CARLON CARPENTER INC.
Salinas, CA 93901
831-751-2022

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

Attachment 2 Tree Assessments						
Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
Significant	8	Cypress	9			City tree
Significant	9	Cypress	9			City tree
Moderately significant	10	Pine	29			
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
Significant	13	Pine	29			
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	15	Ironwood				City tree
	16	Oak	22			
Significant	17	Cypress	64			
Moderately significant	18	Oak	19			
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Significant	24	Acacia	19	Remove	Deny	Tree is a nice speciman
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
	26	Pine	21			
Significant	27	Redwood	38			
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
	29	Pine	37			
Significant	30	Pine	31			
Significant	31	Pine	40		Remove	Tree is in advance decline
Moderately significant	32	Pine	30			
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump
	37	Oak	11			
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice speciman
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice speciman
Significant	41	Acacia	16	Remove	Deny	Tree is a nice speciman
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	43	Pine	26			
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice speciman
Moderately significant	46	Tea tree	13			
Significant	47	Oak	12			

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	48	Toyon	15			
Moderately significant	49	Oak	12			
	50	Toyon				
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
Significant	53	Acacia	17			
Moderately significant	54	Tea tree	18			
Significant	55	Cypress	21			
	56	Pine	31			City tree
	57					City tree
	58	Oak	8			City tree
Significant	59	Pine				
	60	Loquot				City tree
	61	Redwood	13			City tree
	62	Pine	23			City tree
	63	Pine	26			City tree
	64	Pine	30			City tree
	65	Pine	8			City tree
	66	Pine	13			City tree
	67	Pine	17			City tree
	68	Acacia	13			City tree
	69	Cedar	6			City tree
Significant	70	Pine	19			
Significant	71	Pine	12			City tree

Attachment 3 Recommendation Summary

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant
Significant	24	Acacia	19	Remove	Deny	Tree is a nice speciman
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
Significant	31	Pine	40		Remove	Tree is in advance decline
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice speciman
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice speciman
Significant	41	Acacia	16	Remove	Deny	Tree is a nice speciman
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice speciman
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

February 11, 2021
CONSENT AGENDA

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBJECT:	Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

RECOMMENDATION:

Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

BACKGROUND/SUMMARY:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

January 14, 2021 Minutes
January 26, 2021 Tour of Inspection

REGULAR MEETING
Thursday, January 14, 2021

VIDEO

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

To attend via Teleconference; Dial in number 1-636-373-8822 PIN: 461 926 817#

The public can also email comments to lsfenton@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be added to the agenda and made part of the record.

MEETING 3:30 PM

CALL TO ORDER AND ROLL CALL

PRESENT:	Berling, Caddell, Mosley, Myers, Sours
STAFF PRESENT:	Sara Davis, City Forester
	Robert Harary, Director of Public Works
	Leslie Fenton, Executive Assistant

EXTRAORDINARY BUSINESS

Item A: Introduction of new Forest & Beach Commissioner Brian Sours

Public Works Director Harary and Chair Caddell introduced new Forest & Beach Commissioner Brian Sours.

Item B: Brown Act Training Video

Public Works Director Harary announced that the video from the Brown Act training on January 7, 2021, was available on the City's YouTube channel and encouraged any Commissioner who may have missed the training to watch the video.

PUBLIC APPEARANCES
Shirley Moon
Dale Bryne

ANNOUNCEMENTS
None

CONSENT AGENDA

Item 1: Approve December 10, 2020 Meeting Minutes as presented

Commissioner Myers moved to approve the December 10, 2020 meeting minutes, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell
NOES: None
ABSENT: None
ABSTAIN: Sours

Item 2: Scenic Pathway renovation efforts by Carmel Cares

Commissioner Myers moved to receive the summary regarding Scenic Pathway renovation efforts by Carmel Cares, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell
NOES: None
ABSENT: None
ABSTAIN: Sours

PUBLIC HEARINGS

Item 3: Approval or denial, with or without conditions, for lifting the Stop Work Order at the Northwest Corner of Junipero Street and Thirteenth Avenue

City Forester Davis presented the staff report.

Applicant Dr. Vivian Price spoke. She requested that any fine for the assessed value of the trees be put towards replanting new trees in her yard.

Public Appearances
None

Commissioner Myers moved to accept the City Forester's recommendation with the modification that the tree less than 10" diameter be removed from the calculation. Applicant to pay the appraised value of two of the three removed trees and the cost of the appraisal in the amount of $5,803.40 to be deposited in the City's Reforestation Fund, seconded by Commissioner Berling.

Chair Caddell offered an amendment to the motion to include the replanting of three (3) trees and the submittal of a tree management plan and a landscape plan subject to the City Forester's approval.

Commissioners Myers and Berling approved the amendment to the original motion.

The motion carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell
NOES: Sours
ABSENT: None
ABSTAIN: None

Item 4: Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

City Forester Davis presented the staff report.

The applicant's representative Eric Miller spoke.

Public Appearances
None

Commissioner Berling moved to continue the project to the next meeting so that Commissioner could tour the site as a group or groups of no more than two (2) with the City Forester, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
NOES: None
ABSENT: None
ABSTAIN: None

The Commissioners unanimously agreed to tour the site on Tuesday, January 26, 2021, at 10:00 am.

ORDERS OF BUSINESS

Item 5: Election of Chairperson and Vice-Chairperson for 2021

Commissioner Caddell nominated Commissioner Mosley as Chair, seconded by Commissioner Myers and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
NOES: None

ABSENT: None
ABSTAIN: None

Commissioner Caddell nominated Commissioner Myers as Vice-chair, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
NOES: None
ABSENT: None
ABSTAIN: None

The new Chair and Vice-chair will assume their positions at the next meeting.

Item 6: City Forester's Monthly Report for December 2020

City Forester Davis presented the report.

Public Appearances
None

Item 7: Public Works Director's Monthly Report for December 2020

Public Works Director Harary presented the report. Which included an overview of the ongoing problem of placing sand over exposed sandstone just west of Del Mar parking area and the volleyball courts.

Public Appearances
Ramie Allard

FUTURE AGENDA ITEMS

- How to communicate with residents things going on in the forest, messaging platform.
- Where to get replacement trees.
- Alerting community to Oak disease.

ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 5:39 pm. The next Regular Meeting is scheduled for February 11, 2021.

Respectfully submitted,

_____
Leslie Fenton, Executive Assistant

Approved by:

_____
Michael Caddell, Chair

SPECIAL MEETING
Tuesday, January 26, 2021
TOUR
MEETING 10:00 AM

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Caddell, Mosley, Myers, Sours
STAFF PRESENT: Sara Davis, City Forester
Brandon Swanson, Community Planning & Building Director
Marnie Waffle, Senior Planner

TOUR OF INSPECTION

As a follow-up to Public Hearing Item #4 at the January 14, 2021 Regular Meeting, and pertaining to an application to remove 28 trees on 16 parcels, Commissioners toured the project site located at South First Avenue bt. Carpenter & Guadalupe Streets.

ADJOURNMENT

Respectfully submitted,

_____
Leslie Fenton, Executive Assistant

Approved by:

_____
Darlene Mosley, Chair

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

February 11, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 23 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 23 trees (1, 2, 4, 5, 6, 7,11, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 31, 33, 35, 36, 39, and 44.) Approve the removal of two trees and require mitigation (24 and 25.) Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the City's Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel.

The tree removal permit application first submit was for the removal of 23 trees. Since the Forest and Beach Commission meeting on January 14, 2021, the applicant has amended the application. The new application now requests the removal of 19 trees plus four trees in decline for a total of 23 trees. The new concept plan for the site keeps 8 trees proposed for removal in the previous application and adjusts building footprints to accommodate Structural Root Zones as required by the City Forester.

Attachment 1 is the new conceptual plan for the site and shows the assigned tree numbers. 17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 23 of the 54 on the private property. Attachment 2 is the staff report provided to the Commission for consideration at the January 14, 2021 meeting.

REMOVALS
The applicant is proposing to remove 23 trees numbered 1,2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24,

25, 28, 31, 33, 35, 36, 39, and 44. 15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, and 44 were evaluated as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees were not on the previous removal permit application and have been added.

DENIALS

Two trees numbered 24 and 25 are rated as significant or moderately significant in the evaluation. These trees are in good health and are exceptional examples of their species. However, the retention of these two trees would not permit the construction of a large portion of the proposed hotel structure. This impact will be mitigated by planting as noted below.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures have been modified to accommodate the Structural Root Zones of these trees.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation, that would equate to 24 new upper and eight new lower canopy trees across the eight lots.

The proposed hotel portion of the site is currently eight single lots that would merge into one parcel. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 new upper and eight new lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	23
Recommended to remove	23
Recommended to retain on private property	31

Total recommended to retain on private property and the right of way	45
Recommended trees to be planted	57
Total number of trees on the site per the recommendation after project completion	113

FISCAL IMPACT:

The applicant has paid the permit application fee. Any funds received in lieu of planting will be deposited in the Reforestation Fund.

ATTACHMENTS:

Attachment 1 Site Map
Attachment 2 1.14.2021 documents

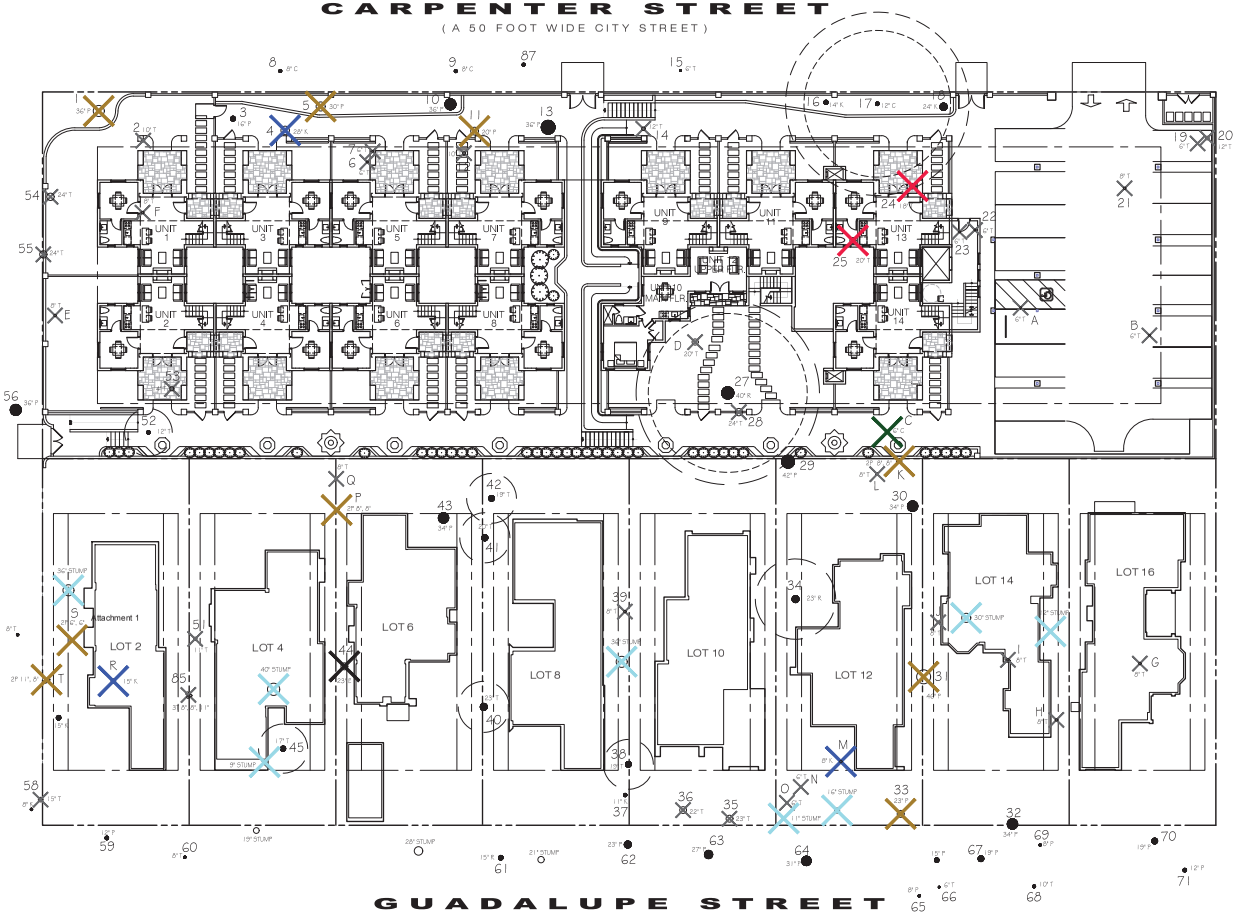
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DWG: 821AI-1_TreeRemovalPlan.dwg

PDF

CRI COTTAGES

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)

FIRST AVENUE
(A 50 FOOT WIDE CITY STREET)



GUADALUPE STREET
(A 50 FOOT WIDE CITY STREET)

CRI SINGLE FAMILY RESIDENCE

LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 6", (3) 8", (2) 10", (2) 12", (1) 14", (1) 18", (2) 20", (3) 24"	21 - TREES
(K) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 6"	1 - CYPRESS
(P) PINE (1) 20", (1) 30", (1) 36"	3 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 26	

NOTE: TREES #24 (18" T) AND #25 (20" T) WILL REQUIRE MITIGATION - MARKED WITH RED 'X'

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (2) 6", (9) 8", (2) 11", (1) 15", (1) 22", (1) 23"	16 - TREES
(K) OAK (1) 8", (1) 15"	2 - OAK
(P) PINE (2) 6", (5) 8", (1) 11", (1) 23", (1) 46"	10 - PINE
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 9", (1) 11", (1) 12", (1) 16", (1) 30", (2) 36", (1) 40"	8 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 29	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 8	

TOTAL NUMBER OF TREES TO BE REMOVED = 55
TOTAL NUMBER OF STUMPS TO BE REMOVED = 8

TREE REMOVAL PLAN
SCALE: 1/16"= 1'-0"

0 8' 16' 32' 48' 64' 80'

NOTES:

- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

CRI, CPI, CARPENTER, INC.
Carpenter & Cambridge Street
Monterey, CA 93940 (831) 372-0410
CRI-CPI-002

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

January 14, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 18 trees (2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 28, 33, 35, 36, 39,44, and 51.) Approve the removal of two trees and require mitigation (24 and 25.). Require the removal of four additional trees that are in poor condition (1, 5, 11, and 31.) Deny the removal of 10 trees (3, 24, 25, 34, 38, 40, 41, 42, 45, and 52.). Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel. Attachment 1 is the conceptual plan for the site and shows the assigned tree numbers. 17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 28 of the 54 on the private property. A listing of all the trees assessed is in Attachment 2. Attachment 3 summarizes the trees in the permit application.

REMOVALS

The applicant is proposing to remove 28 trees numbered 2, 3, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 33, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 51, and 52.

15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, 44, and 51 are assessed as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees are not on the removal permit application, but should be removed.

DENIALS

Six trees numbered 24, 25, 34, 38, 40, 41, and 45 are rated as significant or moderately significant in the assessment. These trees are in good health and are exceptional examples of their species.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures would need to be modified to accommodate the Structural Root Zones.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation that would equate to 24 upper and eight lower canopy trees across the eight lots.

The proposed portion of the site is currently eight single lots that would merge into one property. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 upper and eight lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

TREE COUNT SUMMARY

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	28
Additional trees required to be removed	4
Recommended to remove	19
Recommended to retain on private property	34
Total recommended to retain on private property and the right of way	49
Difference from original number to trees to the recommended to remove	22

Recommended trees to be planted	64
Total number of trees on the site per the recommendation after project completion	113

FISCAL IMPACT:

The applicant has paid the permit application fee. Funds to use the in lieu of planting fee may be deposited in the Reforestation Fund.

ATTACHMENTS:

Attachment 1 - Site map
Attachment 2 - Tree assessments
Attachment 3 - Tree assessment summary

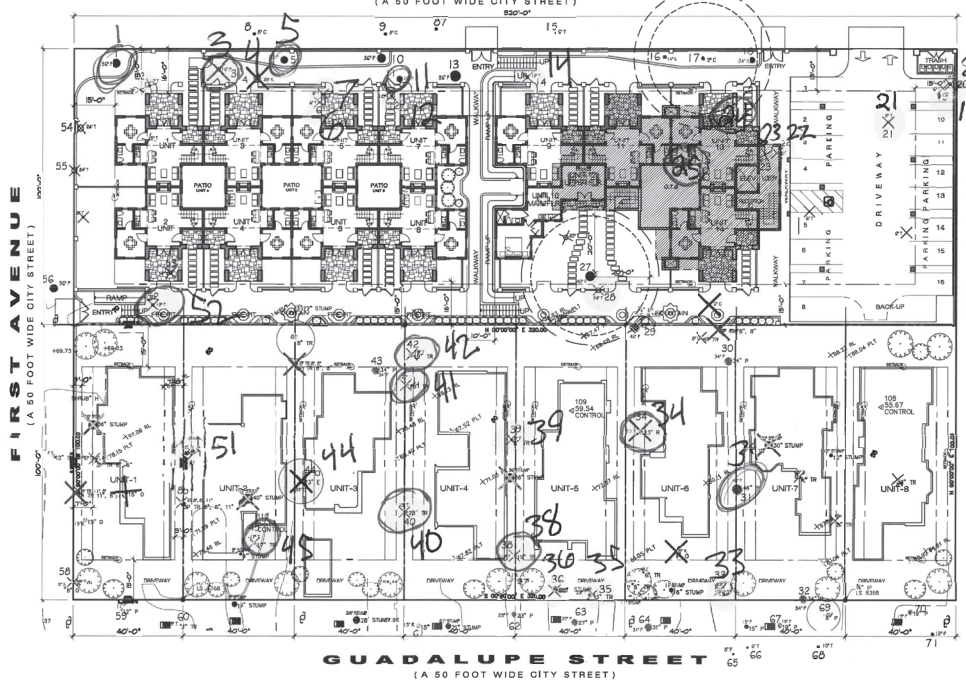
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Attachment 1

Attachment 1

CRI COTTAGES

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)



LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 9", (3) 8", (2) 10", (3) 12", (1) 14", (1) 18", (1) 20", (3) 24"	21 - TREES
(X) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 9"	1 - CYPRESS
(P) PINE (1) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (8) 8", (2) 11", (1) 13", (1) 17", (2) 19", (1) 20", (1) 22", (2) 23"	18 - TREES
(X) OAK (1) 9", (1) 10"	2 - OAK
(P) PINE (2) 6", (3) 8", (1) 11"	6 - PINE
(R) REDWOOD (1) 23"	1 - REDWOOD
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 30", (2) 36", (1) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

CRI SINGLE FAMILY RESIDENCE

Green - trees in decline to remove not on the application
Yellow - trees recommended to approve removal
Red - trees recomended to deny removal
Trees not highlighted are to remian.

TREE REMOVAL PLAN
SCALE: 1/16" = 1'-0"

NOTES:
• TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 10' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
• STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

Half-Size on 12x18

CAL-ISA CARPENTER INC.
Carpenter & Greenkeeper Arborist
Tree Risk Assessor Qualified
(925) 200-0003

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

Attachment 2 Tree Assessments						
Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
Significant	8	Cypress	9			City tree
Significant	9	Cypress	9			City tree
Moderately significant	10	Pine	29			
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
Significant	13	Pine	29			
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	15	Ironwood				City tree
	16	Oak	22			
Significant	17	Cypress	64			
Moderately significant	18	Oak	19			
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Significant	24	Acacia	19	Remove	Deny	Tree is a nice speciman
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
	26	Pine	21			
Significant	27	Redwood	38			
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
	29	Pine	37			
Significant	30	Pine	31			
Significant	31	Pine	40		Remove	Tree is in advance decline
Moderately significant	32	Pine	30			
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump
	37	Oak	11			
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice speciman
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice speciman
Significant	41	Acacia	16	Remove	Deny	Tree is a nice speciman
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	43	Pine	26			
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice speciman
Moderately significant	46	Tea tree	13			
Significant	47	Oak	12			

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	48	Toyon	15			
Moderately significant	49	Oak	12			
	50	Toyon				
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
Significant	53	Acacia	17			
Moderately significant	54	Tea tree	18			
Significant	55	Cypress	21			
	56	Pine	31			City tree
	57					City tree
	58	Oak	8			City tree
Significant	59	Pine				
	60	Loquot				City tree
	61	Redwood	13			City tree
	62	Pine	23			City tree
	63	Pine	26			City tree
	64	Pine	30			City tree
	65	Pine	8			City tree
	66	Pine	13			City tree
	67	Pine	17			City tree
	68	Acacia	13			City tree
	69	Cedar	6			City tree
Significant	70	Pine	19			
Significant	71	Pine	12			City tree

Attachment 3 Recommendation Summary

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant
Significant	24	Acacia	19	Remove	Deny	Tree is a nice speciman
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
Significant	31	Pine	40		Remove	Tree is in advance decline
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice speciman
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice speciman
Significant	41	Acacia	16	Remove	Deny	Tree is a nice speciman
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice speciman
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

March 11, 2021
CONSENT AGENDA

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBJECT:	Approve February 11, 2021 Meeting Minutes as presented.

RECOMMENDATION:

Approve February 11, 2021 Meeting Minutes as presented.

BACKGROUND/SUMMARY:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

February 11, 2021 Minutes

\

REGULAR MEETING
Thursday, February 11, 2021

VIDEO

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

To attend via Teleconference; Dial in number 1-646-600-9376 PIN: 869 579 342#

The public can also email comments to lsfenton@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be added to the agenda and made part of the record.

MEETING 3:30 PM

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Caddell, Mosley, Myers, Sours

STAFF PRESENT: Sara Davis, City Forester
Robert Harary, Director of Public Works
Agnes Martelet, Environmental Compliance Manager
Leslie Fenton, Executive Assistant

PUBLIC APPEARANCES

None

ANNOUNCEMENTS

Director of Public Works Harary introduced new Community Planning & Building Director Brandon Swanson.

CONSENT AGENDA

Item 1: Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

Commissioner Caddell moved to approve the January 14, 2021 meeting minutes and January 26, 2021 Tour of Inspection as presented, seconded by Commissioner Myers and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosely
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC HEARINGS

Item 2: Approval or denial, with or without conditions, of the tree removal permit application of 23 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

City Forester Davis presented the staff report.

The applicant's representative Eric Miller spoke.

Public Appearances
None

Commissioner Caddell moved to accept the City Forester's recommendation: approve the removal of 23 trees (1, 2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 31, 33, 35, 36, 39, and 44.) Approve the removal of two trees and require mitigation (24 and 25.) Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the City's Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. No trees shall be removed until the Community Planning & Building Department has completed review process and a building permit has been issued and/or authorized by the City Forester, seconded by Myers and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosley
NOES: None
ABSENT: None
ABSTAIN: None

ORDERS OF BUSINESS

Item 3: Proposed Integrated Pest Management Policy

Environmental Compliance Manager Martelet and City Forester Davis presented the staff report.

Public Appearances
None

Commissioner Myers moved that the Commission was presented with proposed Integrated Pest Management Policy and as a Commission support it, seconded by Commissioner Caddell and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosley
NOES: None
ABSENT: None
ABSTAIN: None

The Commission unanimously supported the Integrated Pest Management Policy and its forwarding to the City Council for adoption.

Item 4: City Forester's Monthly Report for January 2021

City Forester Davis presented the report including impacts from the storm of January 27th and 28th.

Public Appearances
None

Item 5: Public Works Director's Monthly Report for January 2021

Public Works Director Harary presented the report.

- Carmel Cares continues working on the Scenic Pathway and have just started upgrades at Devendorf Park.
- An RFP will be issued for the theatrical programming and facility management of the Forest Theater.
- Environmental Compliance Manager Martelet recapped the January Climate Committee meeting.
- Commissioner Myers had approached the volleyball community and they will be donating approximately $2500 to the City for the movement of sand and temporary protection of the Del Mar sand hill.

Public Appearances
None

FUTURE AGENDA ITEMS

- Ways to communicate with residents and public on things that are going on (ex. Pitch canker)
- Enhance Forestry section of website

ADJOURNMENT
There being no further business before the Commission, the meeting was adjourned at 5:00 pm. The next Regular Meeting is scheduled for March 11, 2021.

Respectfully submitted,

_____
Leslie Fenton, Executive Assistant

Approved by:

_____
Darlene Mosley, Chair

CRI - RESIDENTIAL DEVELOPMENT

Lot #10 Guadalupe Street

Carmel-by-the-Sea, CA 93921

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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

PROJECT DATA

ADDRESS: LOT #10 GUADALUPE STREET
CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE, CONSISTING OF: 942 S.F. MAIN FLOOR, 631 S.F. UPPER FLOOR, 227 S.F. GARAGE AND 200 S.F. BASEMENT.

LOT SIZE: 4,000.0 S.F.
ZONING: R1
A.P.N.: 010-021-030-000
TYPE OF CONSTRUCTION: (V-B)

SETBACK
FRONT 15'
REAR 15'
SIDE 25% OF LOT WIDTH - 10' MAX.

BUILDING HEIGHT — ONE STORY PLATE HT. - 12.0'
2ND STORY PLATE HT. - 18.0'
MAX ROOF HT. - 24.0'

F.A.R. FLOOR AREA CALCULATIONS

MAIN FLOOR AREA		921 S.F.
GARAGE		227 S.F.
UPPER FLOOR AREA		608 S.F.
SUB - TOTAL		1,756 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,756 = 44 S.F.	
BASEMENT FLOOR AREA (44 x 2)		88 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,944 S.F.

PROJECT FLOOR AREA = 1,944 SF.

PROJECT TEAM

OWNER: CRI ON CARPENTER, INC.
HITESH DESAI - CEO
1240 MUNRAS AVENUE
MONTEREY, CA 93940
PH: 510-853-2100

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

SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93901
PH: 831-443-6970
CONTACT: GUY GIRAUDO

LANDSCAPE: TOWN & COUNTRY GARDENING & LANDSCAPE
P.O. BOX 223798
CARMEL, CA 93923
PH: 831-596-7609
CONTACT: ROBERT LUSTER

CIVIL: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93901
PH: 831-443-6970
CONTACT: GUY GIRAUDO

SHEET INDEX

ARCHITECTURAL

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A-3b	PROPOSED SITE PLAN
A-4	SITE SECTION
A-5a	BASEMENT PLAN
A-5b	MAIN FLOOR PLAN
A-5c	UPPER FLOOR PLAN
A-5d	MAIN FLOOR & UPPER FLOOR OVERLAY
A-5e	DOOR SCHEDULE
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A-6	FRONT & REAR ELEVATIONS
A-7	SIDE ELEVATIONS
A-8	STREETSCAPE ELEVATION
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L.2	LANDSCAPE IRRIGATION & LIGHTING SPECS

CIVIL

C1	GRADING, DRAINAGE & UTILITY PLAN
C2	GRADING SECTIONS
C3	EROSION & SEDIMENT CONTROL PLAN
C4	CONSTRUCTION MANAGEMENT PLAN

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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

TWO (2) TREES TO BE REMOVED: 23" TREE (#35), 22" TREE (#36)

EXTERIOR LIGHTING NOTE

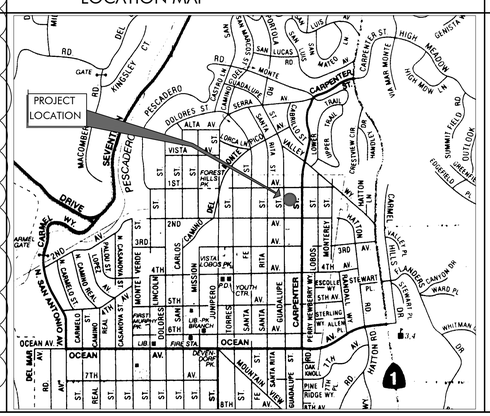
ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

SITE COVERAGE

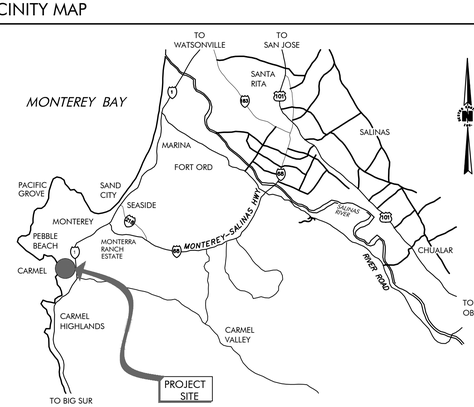
ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES	36.0 S.F.
LANDINGS	18.0 S.F.
SITE WALLS	36.0 S.F.
MISC. HARDSCAPE	32.0 S.F.
TOTAL IMPERVIOUS COVERAGE	122.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	212.0 S.F.
STEPPING STONES & WALKWAYS	68.0 S.F.
BUILDING OVERHANGS	N.A.
TOTAL PERVIOUS COVERAGE	280.0 S.F.
TOTAL PROPOSED SITE COVERAGE	402.0 S.F.

ROOF DECK
ROOF DECK — 125 S.F.

LOCATION MAP



VICINITY MAP



COVER SHEET

JOB NAME: CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	JK/DM
JOB NUMBER:	20.05

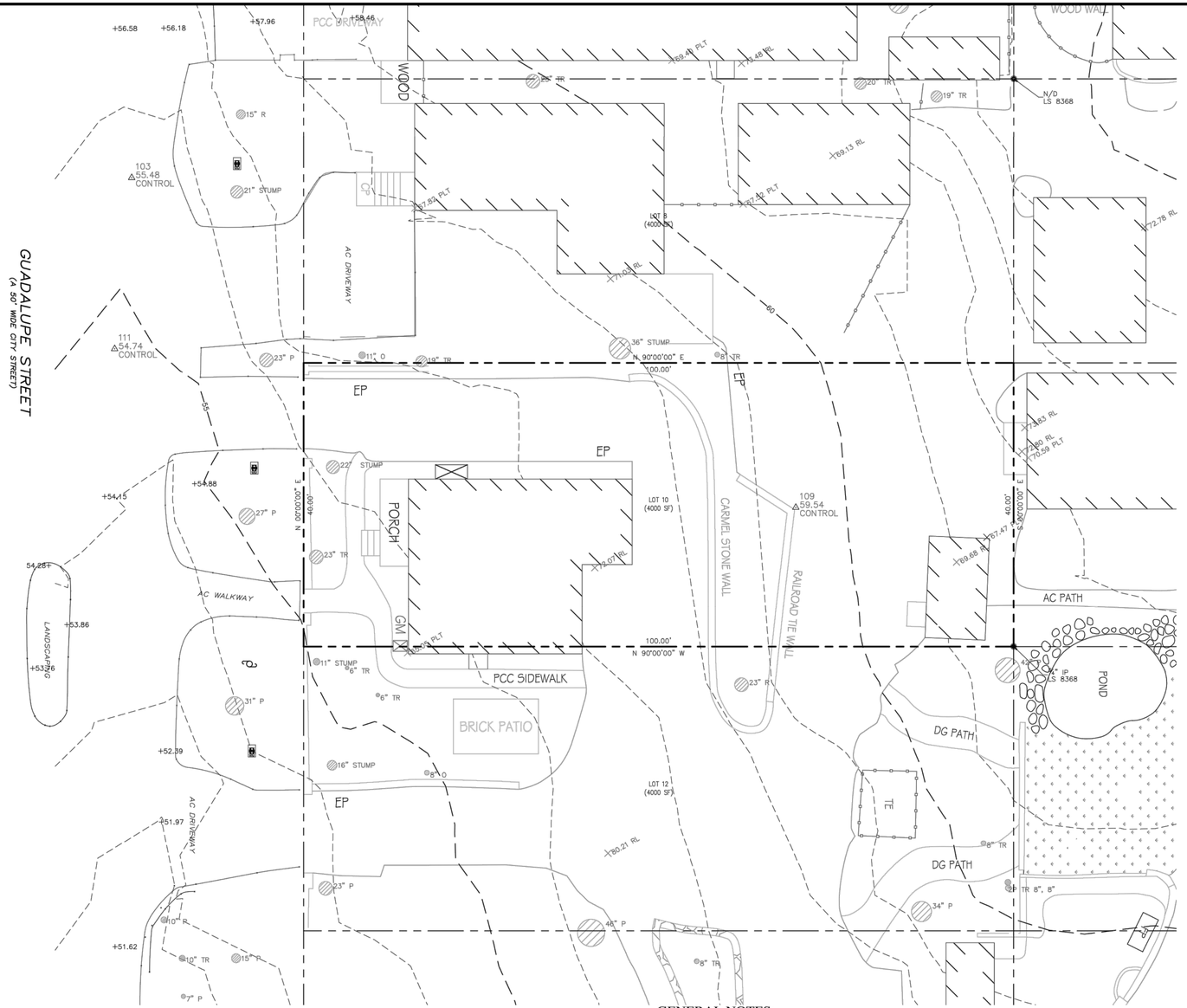
A-1
SHEET OF

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16	

MAP KEY

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 50 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)

- 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
- ×50.00 SPOT ELEVATION
- ×50.00 RL RIDGELINE
- ×50.00 PLT PLATE HEIGHT
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- 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 GUADALUPE STREET APPROXIMATELY 29 FEET WEST OF THE NORTHWESTERLY PROPERTY CORNER OF LOT 16, BLOCK 17, ELEVATION = 50.00' 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.

4) THIS MAP SERVES TO VALIDATE AND AUGMENT PREVIOUS TOPOGRAPHIC INFORMATION PRESENTED BY LUCIDO SURVEYORS. THIS MAP IS THEREFORE A COMPILATION OF SURVEYS PERFORMED BY SEPARATE PARTIES ON DIFFERENT DATES SPANNING FROM DECEMBER 2018 TO JULY 2020. THIS MAP 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) 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. DON DESAI
PO BOX 2106
MONTEREY, CA 93942

ARCHITECT:
ATTN: LUYEN VU
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
GUADALUPE ST. BETWEEN 1ST AND 2ND AVE
CARMEL-BY-THE-SEA, CA 93921

TOPOGRAPHIC MAP

OF

LOT 10 IN BLOCK 17
VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

MR. DON DESAI

SCALE: 1" = 8'
DATE: AUG 2020
JOB NO. 2143-01

SHEET 6
OF 9 SHEETS

No.	DATE	BY	REVISION
	08/18/20	JK	RELEASED TO CLIENT

N

EXISTING TOPOGRAPHIC SURVEY

SCALE: N.T.S.

APPROVED BY:

GUY R. GIRAUDO P.L.S. No. 8703

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

LANDSET ENGINEERS, INC.
520 B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-8778 Fax (831) 443-3801
www.landseteng.com

CONSULTANT:

REVISION	No.

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

EXIST'G TOPOGRAPHIC SURVEY

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE: 5/5/23
SCALE: N.T.S.
DRAWN: JK
JOB NUMBER: 20.05

A-2a
SHEET OF

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CRI COTTAGES

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)

320'-0"

FIRST AVENUE
(A 50 FOOT WIDE CITY STREET)

100'-0"

GUADALUPE STREET
(A 50 FOOT WIDE CITY STREET)

N 00°00'00" E 320.00

S 00°00'00" E 320.00

DRIVEWAY

PARKING

BACK-UP

TRASH ENCLOSURE

ENTRY

RAMP

WALKWAY

RAMP-UP

UNIT-1

UNIT-2

UNIT-3

UNIT-4

UNIT-5

UNIT-6

UNIT-7

UNIT-8

PATIO

ELEV.

RECEPTION

MAIL/PKG

LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 6", (3) 8", (2) 10", (3) 12", (1) 14", (1) 18", (1) 20", (3) 24"	21 - TREES
(K) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 6"	1 - CYPRESS
(P) PINE (1) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (8) 8", (2) 11", (1) 15", (1) 17", (2) 19", (1) 20", (1) 22", (2) 23"	18 - TREES
(K) OAK (1) 8", (1) 15"	2 - OAK
(P) PINE (2) 6", (3) 8", (1) 11"	6 - PINE
(R) REDWOOD (1) 23"	1 - REDWOOD
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 30", (2) 36", (1) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

CRI SINGLE FAMILY RESIDENCE

N

TREE REMOVAL PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 48' 64' 80'

NOTES:

- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6° RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

CRI, ON CARPENTER, INC.
Carpenter # 6 Guadalupe Street
Between 1st + 2nd Carmel, CA
010-020-022

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

CONSULTANT:

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

REVISION	No.

PRELIMINARY SITE ASSESSMENT PLAN

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	CAD
JOB NUMBER:	20.05

A-2b
SHEET OF

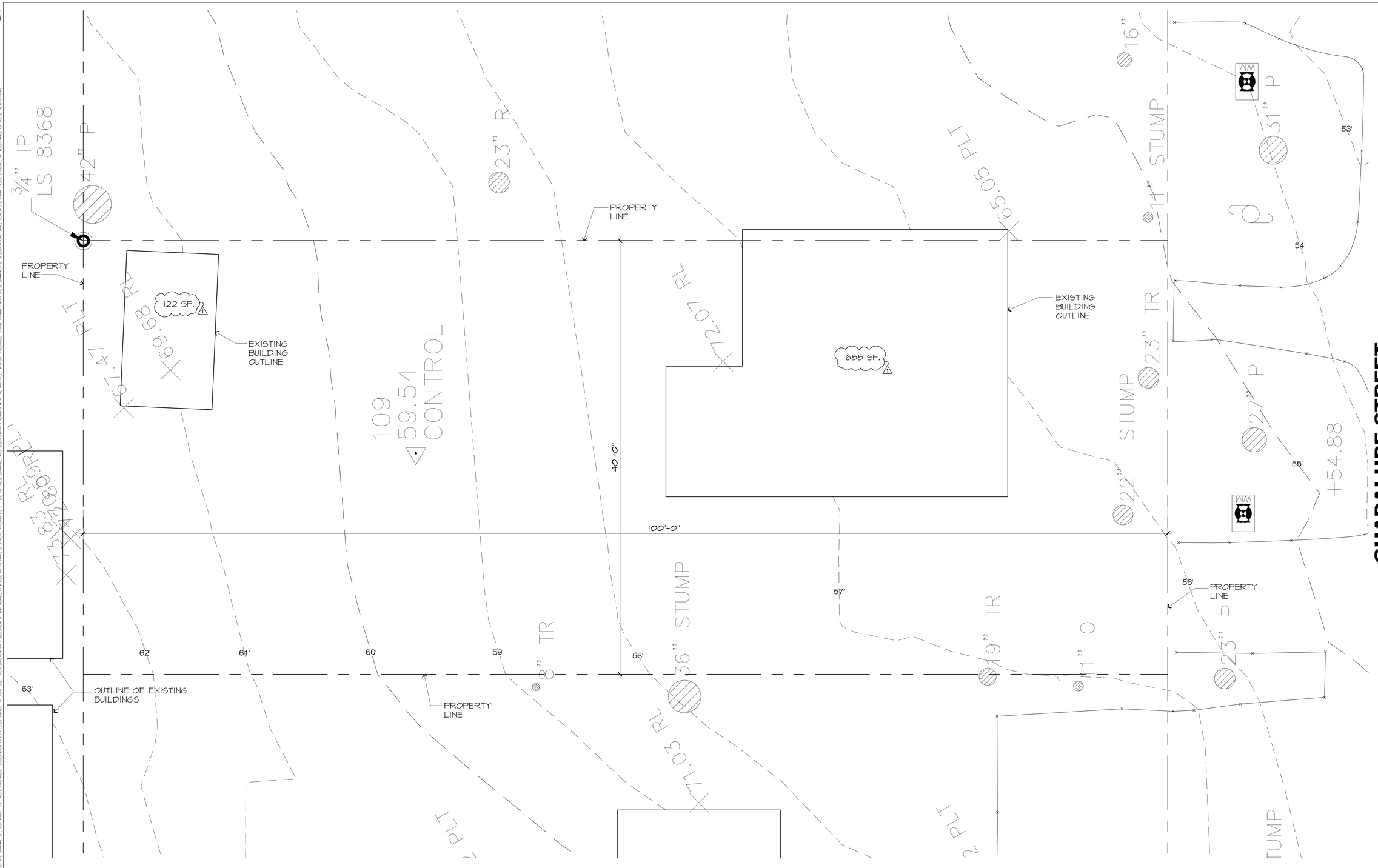
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EXISTING SITE PLAN

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

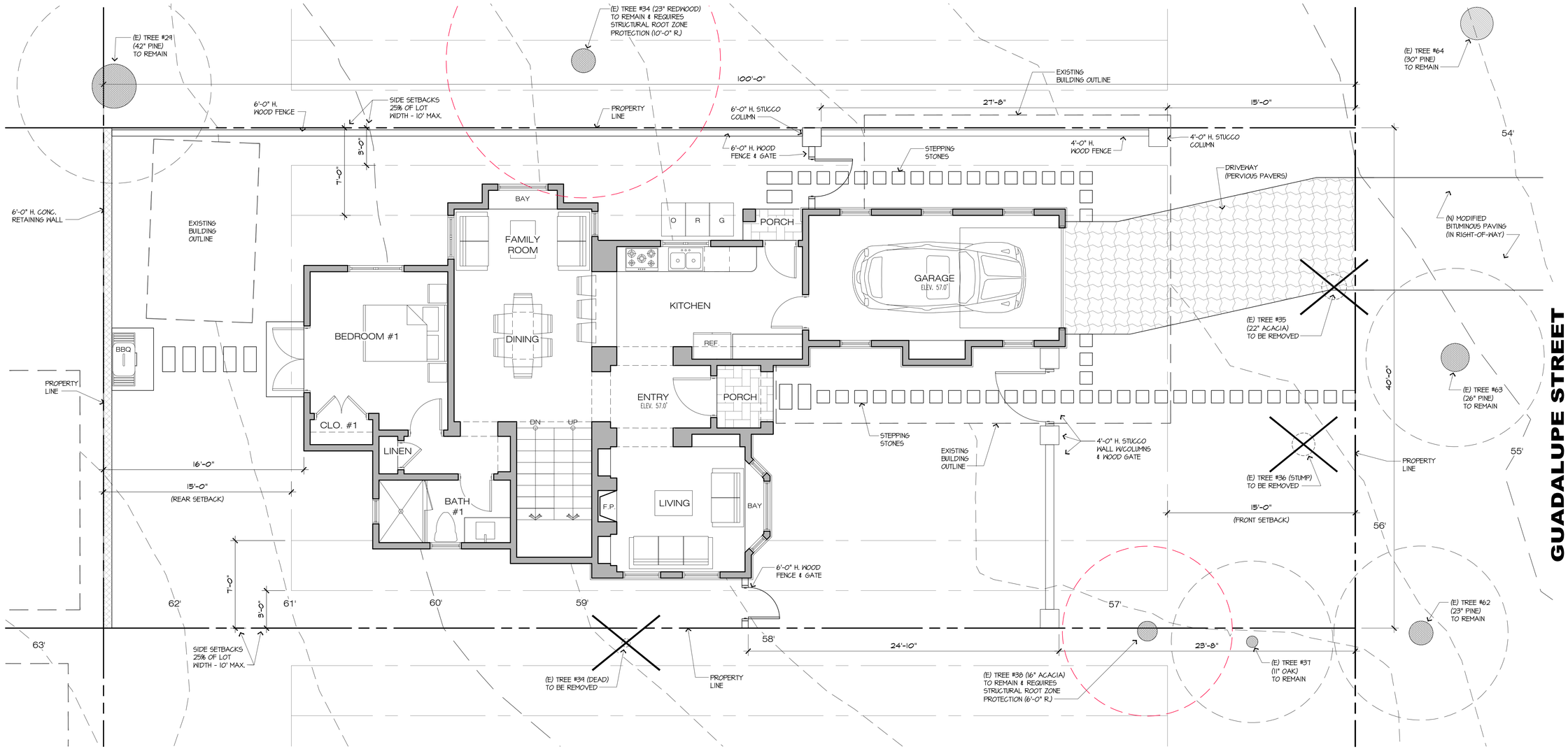
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING SITE PLAN

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE: 5/5/23
SCALE: 1/4"=1'-0"
DRAWN: JK
JOB NUMBER: 20.05

A-3a
SHEET OF



N

PROPOSED SITE PLAN

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

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

SITE COVERAGE	
ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES	36.0 S.F.
LANDINGS	18.0 S.F.
SITE WALLS	36.0 S.F.
MISC. HARDSCAPE	32.0 S.F.
TOTAL IMPERVIOUS COVERAGE	122.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	212.0 S.F.
STEPPING STONES & WALKWAYS	68.0 S.F.
BUILDING OVERHANGS	N.A.
TOTAL PERVIOUS COVERAGE	280.0 S.F.
TOTAL PROPOSED SITE COVERAGE	402.0 S.F.

ROOF DECK	
ROOF DECK	125.0 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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GUADALUPE STREET

PROPOSED SITE PLAN

JOB NAME: CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE: 5/5/23
SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

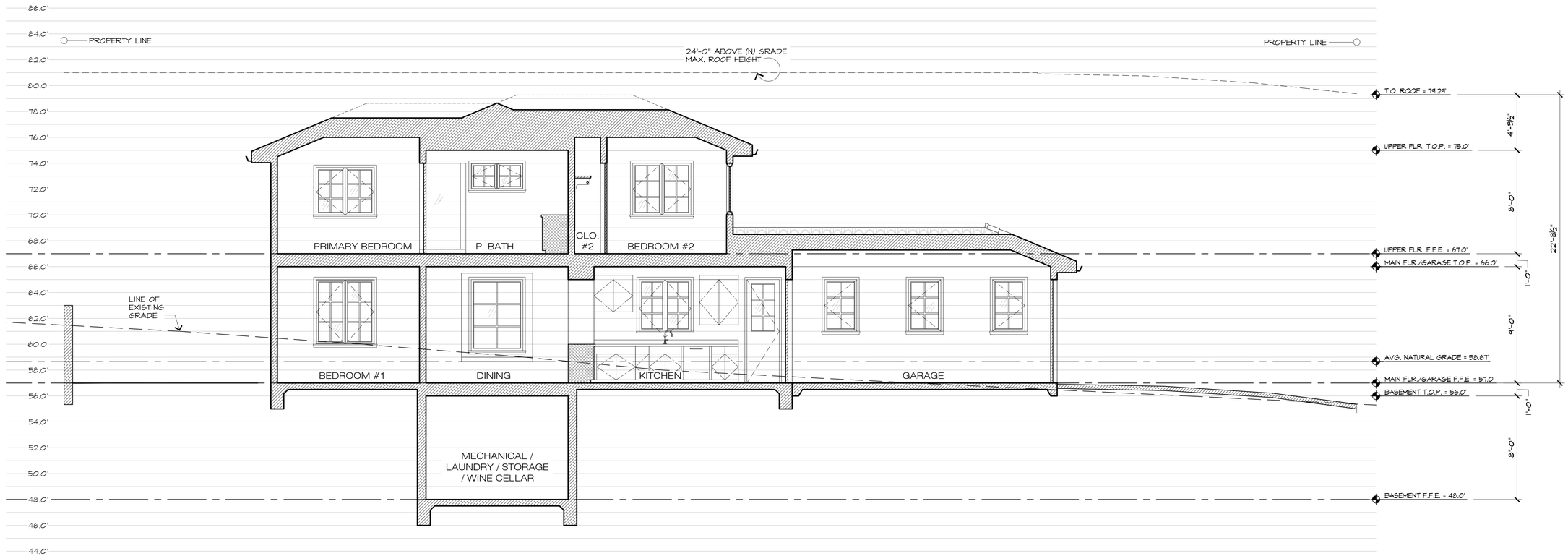
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PROPOSED SITE SECTION

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

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

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PROPOSED SITE SECTION

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A.P.N. 010-021-030

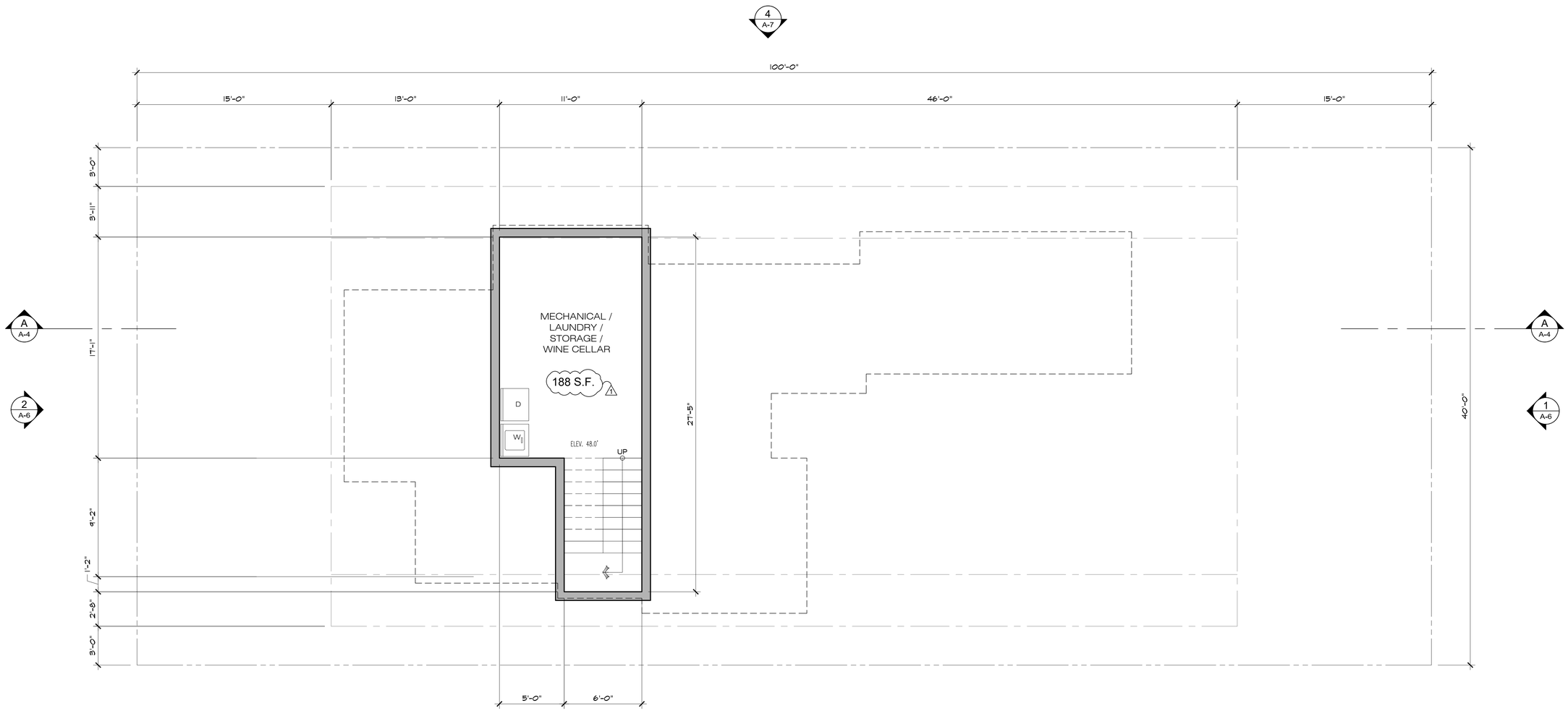
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SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

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BASEMENT FLOOR PLAN

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

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

1

MAIN FLOOR AREA		921 S.F.
GARAGE		227 S.F.
UPPER FLOOR AREA		608 S.F.
SUB - TOTAL		1,756 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,756 = 44 S.F.	
BASEMENT FLOOR AREA (44 x 2)		88 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,944 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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BASEMENT FLOOR PLAN

JOB NAME:
CRI - Residential House Lot #10
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Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

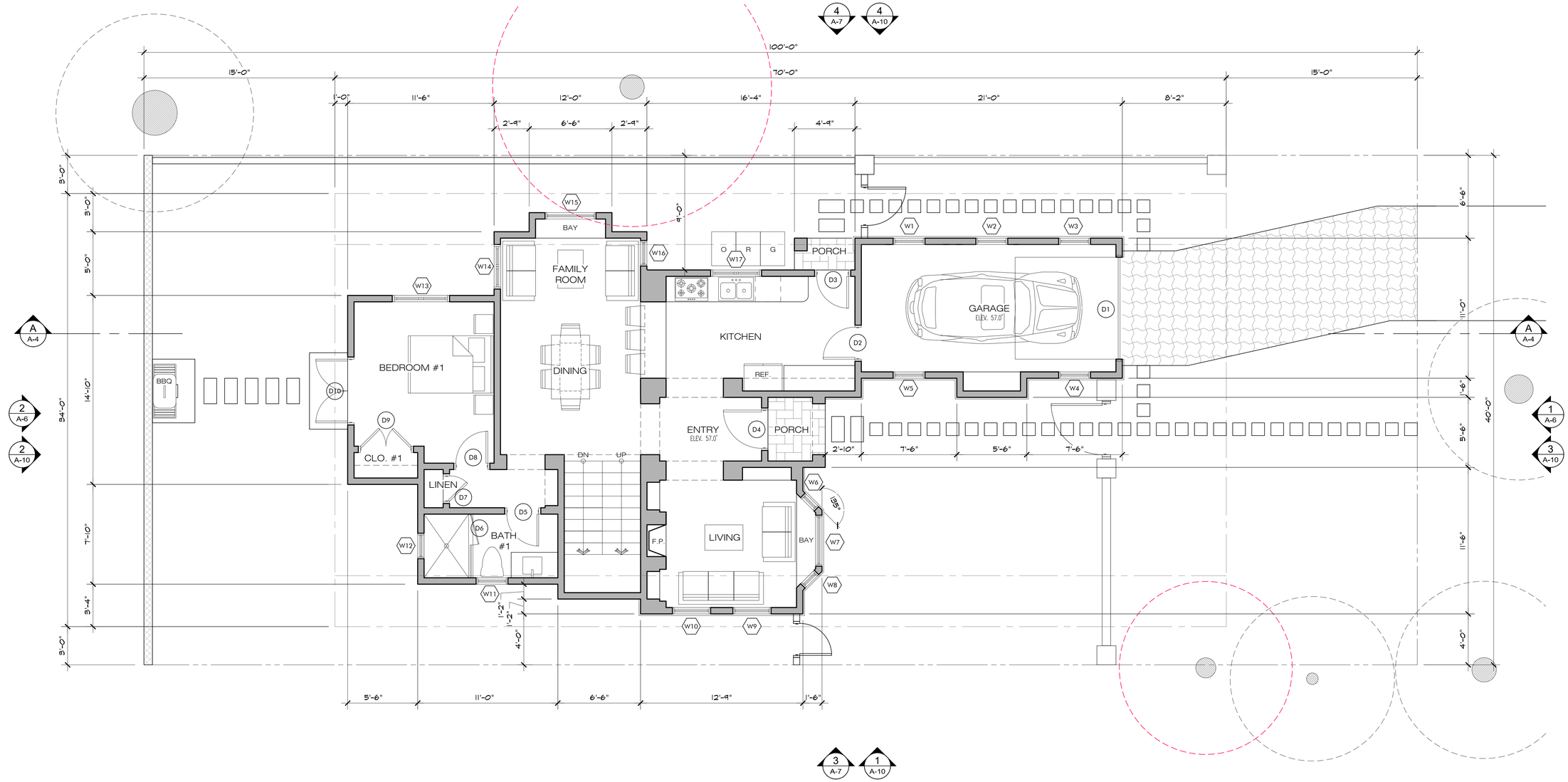
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DRAWN: JK/DM
JOB NUMBER: 20.05

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MAIN FLOOR PLAN

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

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

1

MAIN FLOOR AREA		921 S.F.
GARAGE		227 S.F.
UPPER FLOOR AREA		608 S.F.
SUB - TOTAL		1,756 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,756 = 44 S.F.	
BASEMENT FLOOR AREA (44 x 2)		88 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,944 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

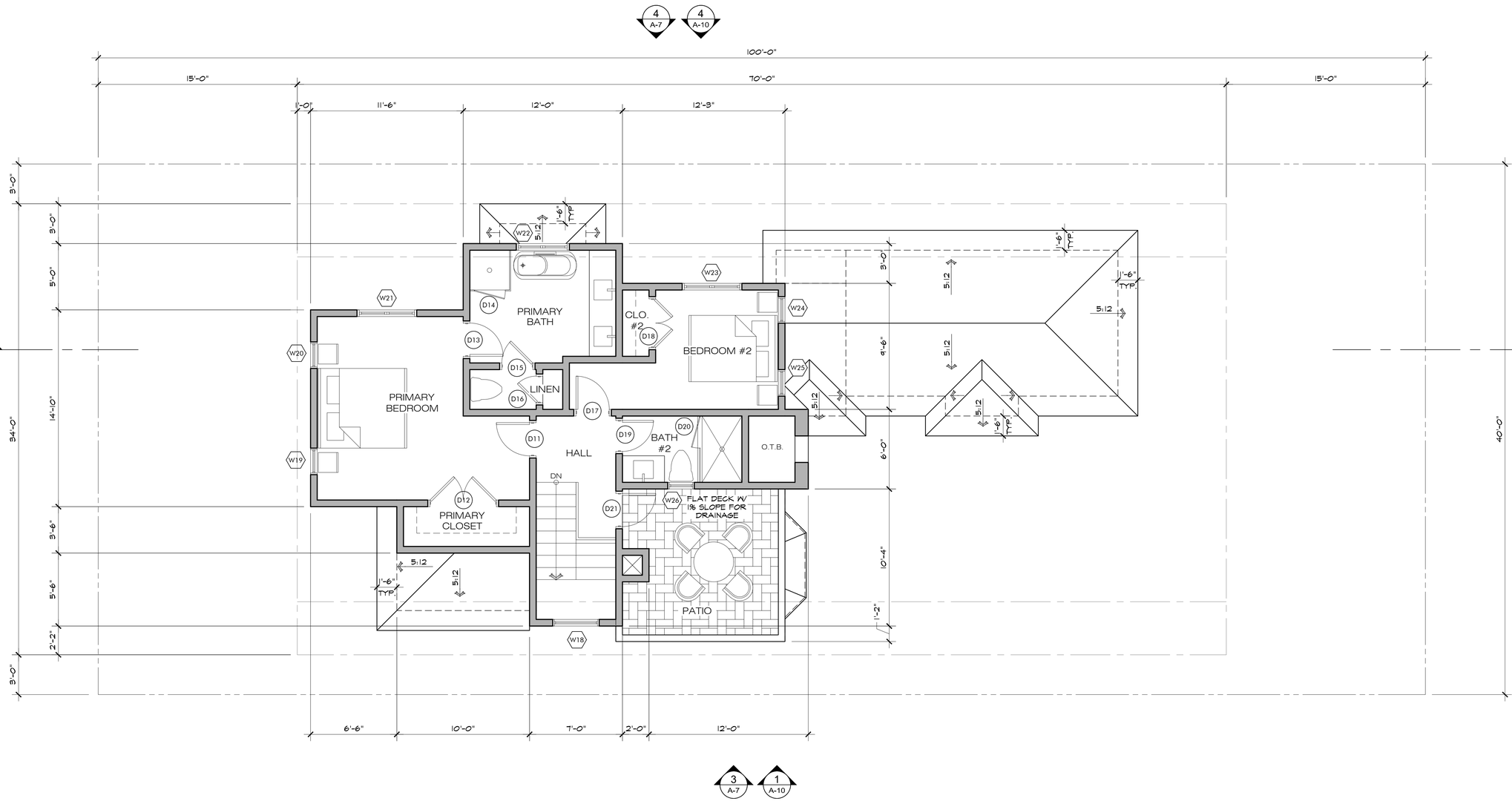
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MAIN FLOOR PLAN

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE: 5/5/23
SCALE: 1/4" = 1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

A-5b
SHEET OF



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UPPER FLOOR PLAN

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

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

1

MAIN FLOOR AREA		921 S.F.
GARAGE		227 S.F.
UPPER FLOOR AREA		608 S.F.
SUB - TOTAL		1,756 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,756 = 44 S.F.	
BASEMENT FLOOR AREA (44 x 2)		88 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,944 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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UPPER FLOOR PLAN

JOB NAME: CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

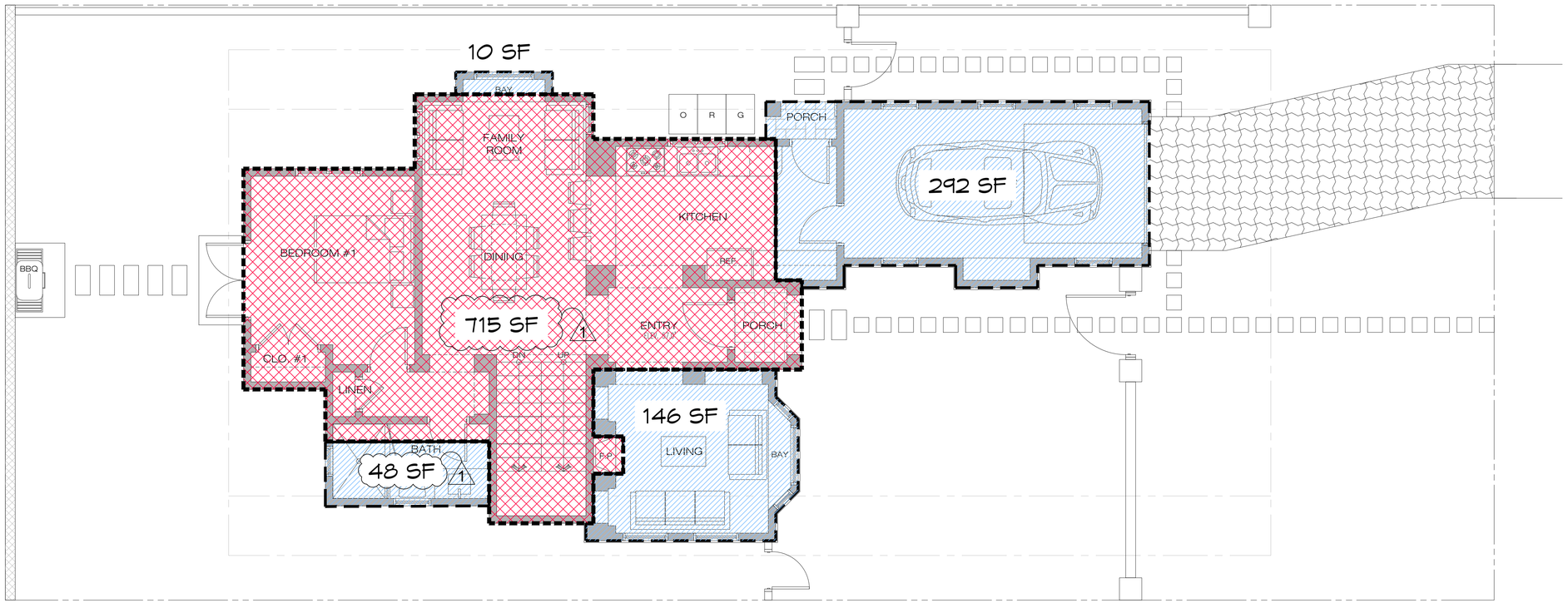
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MAIN FLOOR & UPPER FLOOR OVERLAY

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

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

LEGEND	OVERLAPPING & NON-OVERLAPPING FLOOR AREA	
	OVERLAPPING FLOOR AREA	= 715 S.F.
	NON-OVERLAPPING FLOOR AREA	= 496 S.F.

1

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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MAIN & UPPER FLOOR OVERLAY

JOB NAME:
CRI - Residential House Lot #10
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Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	1/4"=1'-0"
DRAWN:	JK/DM
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DOOR SCHEDULE

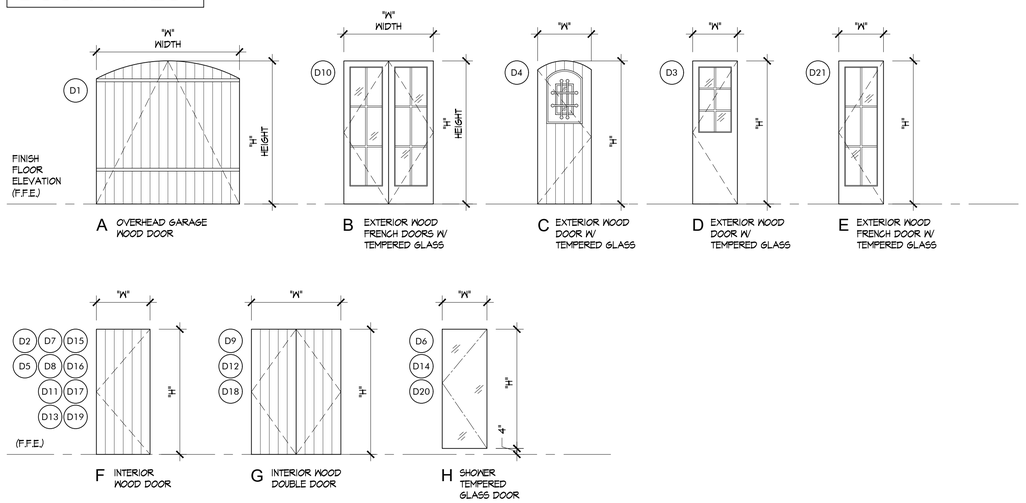
	DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION - ROOM NUMBER	DOOR MAT'L.	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	THRSHD. DETAIL	REMARKS
Main Floor	D1	A	8'-0"	8'-0"	2-1/4"	GARAGE	WOOD	WOOD	--	--	--	--
	D2	F	2'-6"	8'-0"	1-3/4"	KITCHEN	WOOD	WOOD	--	--	--	20 MIN. FIRE RATED, SEE NOTE 6
	D3	D	2'-6"	8'-0"	1-3/4"	KITCHEN	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D4	C	3'-0"	8'-0"	1-3/4"	ENTRY	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D5	F	2'-6"	8'-0"	1-3/4"	BATH #1	WOOD	WOOD	--	--	--	--
	D6	H	2'-4"	6'-8"	1/2"	BATH #1	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D7	F	2'-0"	8'-0"	1-3/4"	LINEN	WOOD	WOOD	--	--	--	--
	D8	F	2'-6"	8'-0"	1-3/4"	BEDROOM #1	WOOD	WOOD	--	--	--	--
	D9	G	4'-0"	8'-0"	1-3/4"	CLOSET #1	WOOD	WOOD	--	--	--	--
	D10	B	5'-0"	8'-0"	1-3/4"	BEDROOM #1	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
Upper Floor	D11	F	2'-6"	7'-0"	1-3/4"	PRIMARY BEDROOM	WOOD	WOOD	--	--	--	--
	D12	G	5'-0"	7'-0"	1-3/4"	PRIMARY CLOSET	WOOD	WOOD	--	--	--	--
	D13	F	2'-6"	7'-0"	1-3/4"	PRIMARY BATH	WOOD	WOOD	--	--	--	--
	D14	H	2'-4"	6'-8"	1/2"	PRIMARY BATH	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D15	F	2'-4"	7'-0"	1-3/4"	PRIMARY BATH	WOOD	WOOD	--	--	--	--
	D16	F	2'-0"	7'-0"	1-3/4"	LINEN	WOOD	WOOD	--	--	--	--
	D17	F	2'-6"	7'-0"	1-3/4"	BEDROOM #2	WOOD	WOOD	--	--	--	--
	D18	G	3'-8"	7'-0"	1-3/4"	CLOSET #2	WOOD	WOOD	--	--	--	--
	D19	F	2'-4"	7'-0"	1-3/4"	BATH #2	WOOD	WOOD	--	--	--	--
	D20	H	2'-4"	6'-8"	1/2"	BATH #2	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D21	E	2'-6"	7'-0"	1-3/4"	HALL	WD./GL.	WOOD	--	--	--	TEMPERED GLASS

DOOR NOTES

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

1. SHALL BE 2'-0" X 7'-0" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR; EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL WOOD DOORS SHALL BE SOLID CORE.
9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE. HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.1 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

DOOR TYPES



REVISION	No.

CONSULTANT:

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DOOR SCHEDULE

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A.P.N. 010-021-030

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JOB NUMBER: 20.05

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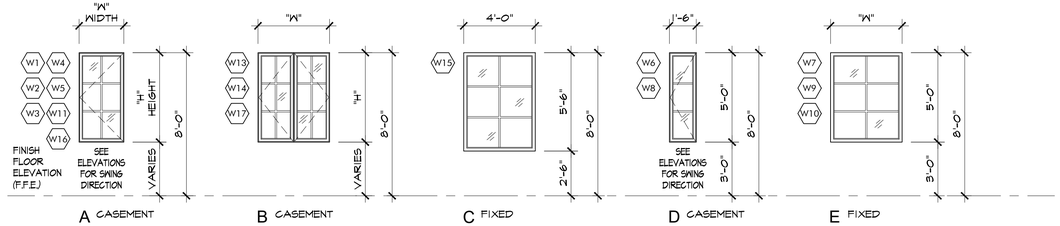
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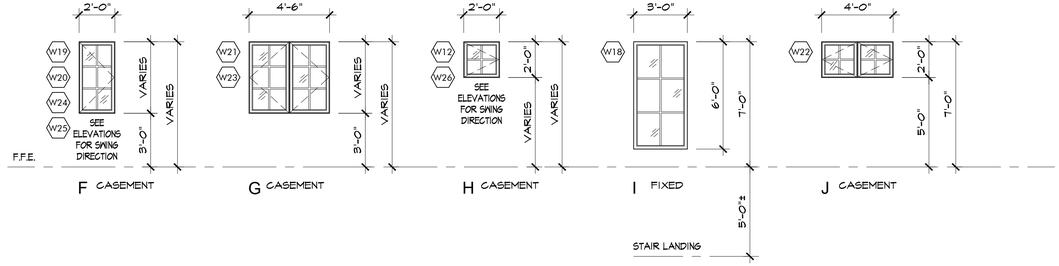
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WINDOW SCHEDULE

	WDW. NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	HEAD HEIGHT	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	LOCATION	REMARKS
Main Floor	W1	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W2	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W3	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W4	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W5	A	2'-6"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W6	D	1'-6"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	LIVING ROOM	--
	W7	E	4'-0"	5'-0"	8'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	LIVING ROOM	--
	W8	D	1'-6"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	LIVING ROOM	--
	W9	E	3'-0"	5'-0"	8'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	LIVING ROOM	--
	W10	E	3'-0"	5'-0"	8'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	LIVING ROOM	--
	W11	A	2'-0"	3'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BATH #1	--
	W12	H	2'-0"	2'-0"	8'-0"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	WOOD	--	--	--	--	BATH #1	--
	W13	B	4'-6"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #1	--
	W14	B	3'-6"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	FAMILY ROOM	--
	W15	C	4'-0"	5'-6"	8'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	FAMILY ROOM	--
	W16	A	2'-0"	5'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	FAMILY ROOM	--
	W17	B	4'-0"	4'-0"	8'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	KITCHEN	--
Upper Floor	W18	I	3'-0"	6'-0"	7'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	STAIR	--
	W19	F	2'-0"	3'-8"	6'-8"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY BEDROOM	--
	W20	F	2'-0"	3'-8"	6'-8"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY BEDROOM	--
	W21	G	4'-6"	3'-8"	6'-8"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY BEDROOM	--
	W22	J	4'-0"	2'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	WOOD	--	--	--	--	PRIMARY BATH	--
	W23	G	4'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W24	F	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W25	F	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W26	H	2'-0"	2'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BATH #2	--

WINDOW TYPES





WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.2.
2. WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
4. ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
8. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
   c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   e) WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]

REVISION	No.

CONSULTANT:

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WINDOW SCHEDULE

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

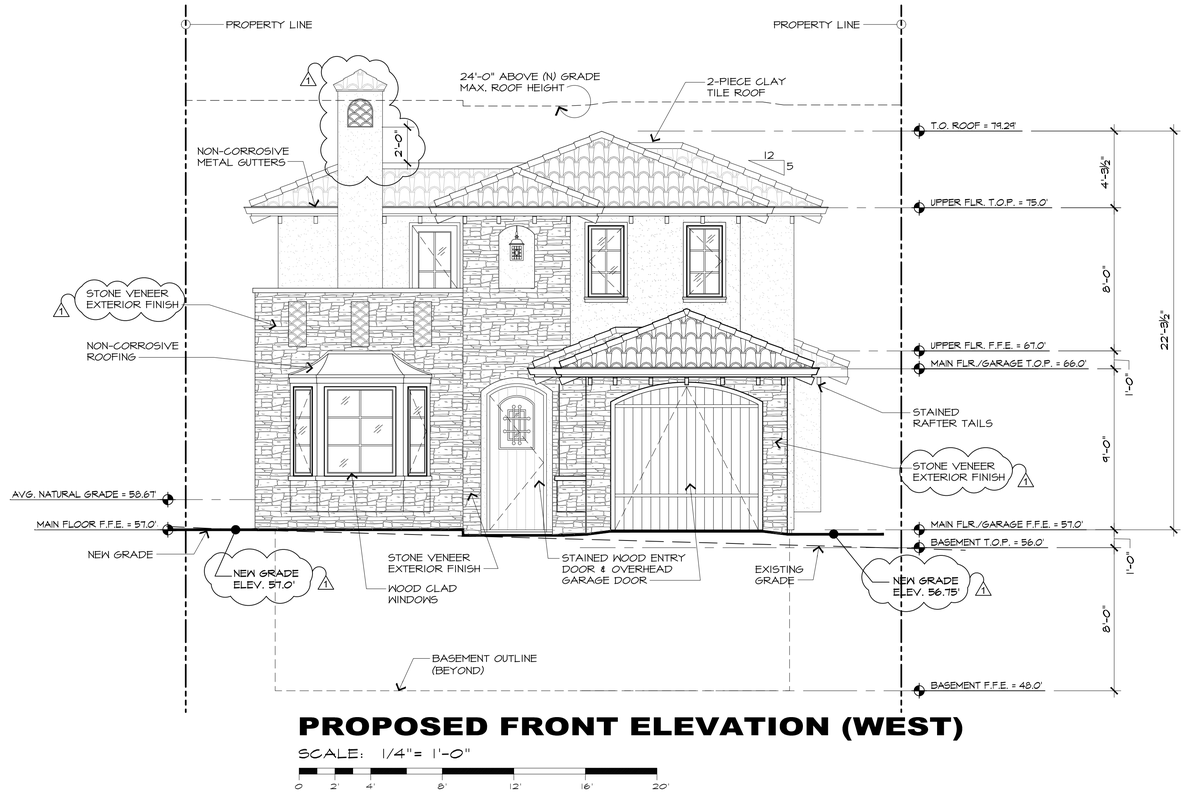
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DRAWN: JK
JOB NUMBER: 20.05

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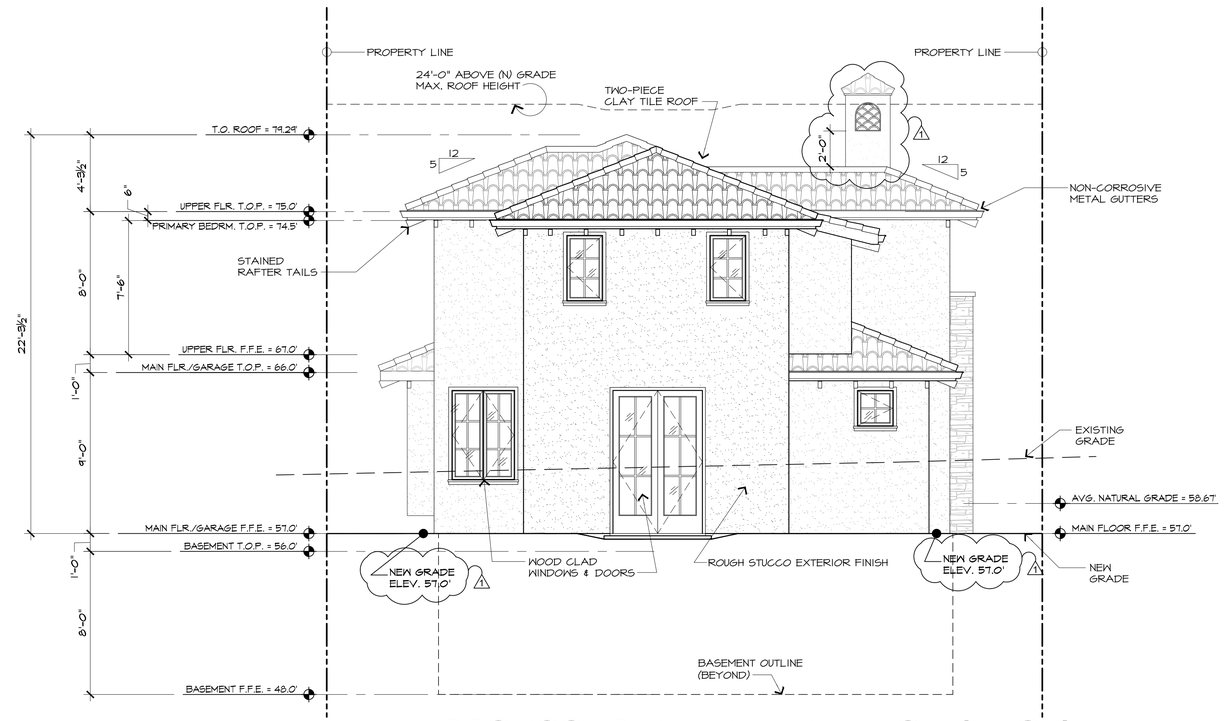
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PROPOSED FRONT ELEVATION (WEST)

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

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



PROPOSED REAR ELEVATION (EAST)

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

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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PROPOSED EXTERIOR ELEVATIONS

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	1/4"=1'-0"
DRAWN:	JK/DM
JOB NUMBER:	20.05

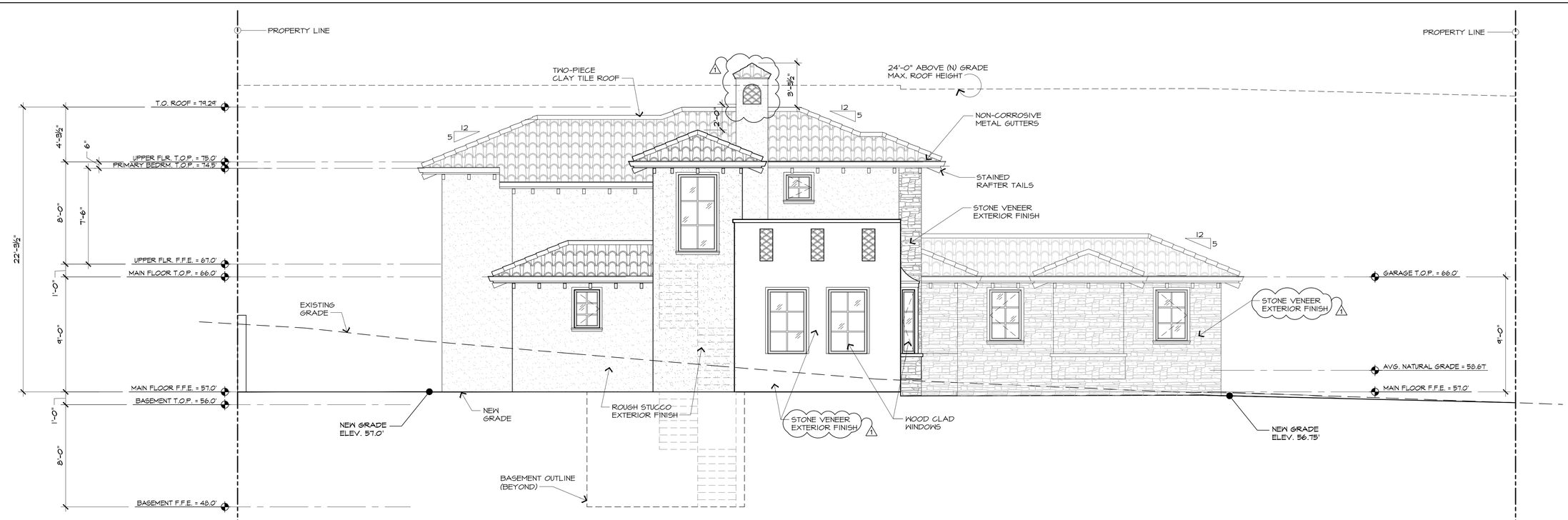
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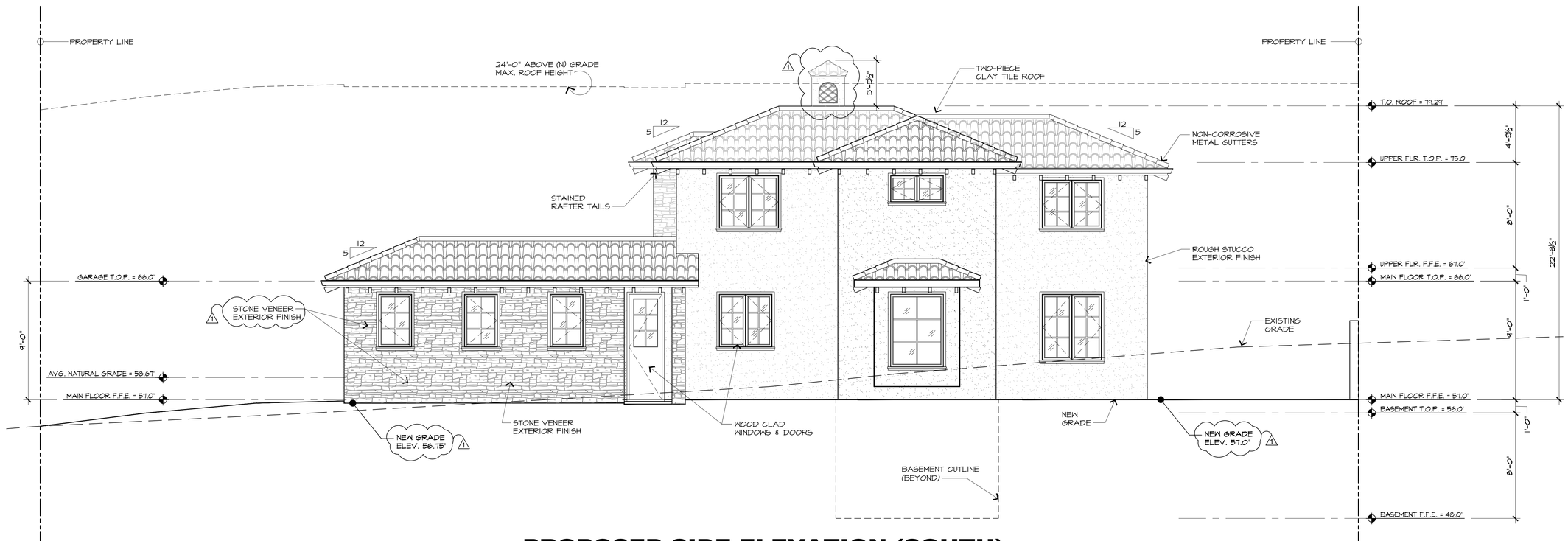
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PROPOSED SIDE ELEVATION (NORTH)

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

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



PROPOSED SIDE ELEVATION (SOUTH)

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

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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PROPOSED EXTERIOR ELEVATIONS

JOB NAME: CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	1/4"=1'-0"
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JOB NUMBER:	20.05

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RENDERED SOUTH ELEVATION

SCALE: N.T.S.



RENDERED WEST ELEVATION

SCALE: N.T.S.

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ARCHITECT
ERIC MILLER

RENDERED STREET ELEVATION

JOB NAME:
CRI - Residential House Lot #10
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Carmel-by-the-Sea, CA 93921
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DATE:	5/5/23
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DRAWN:	KJL
JOB NUMBER:	20.05

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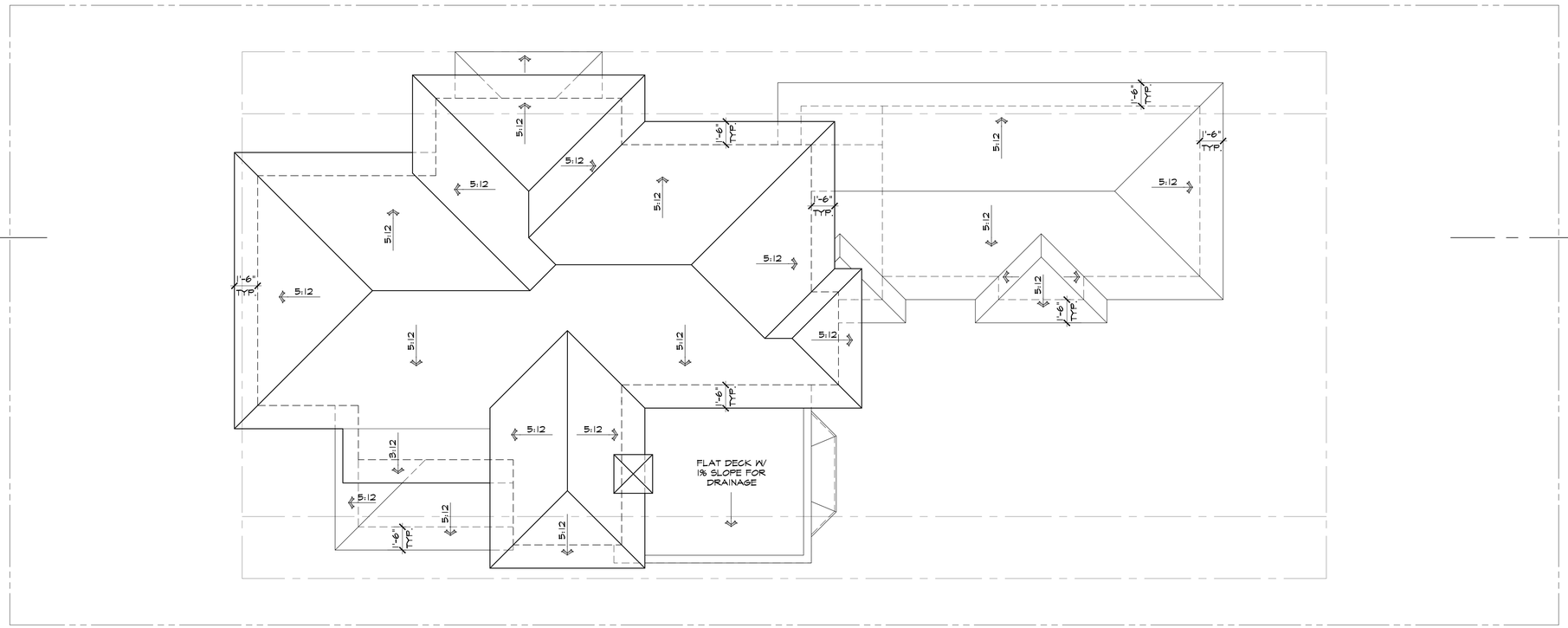
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ROOF PLAN

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

REVISION	No.

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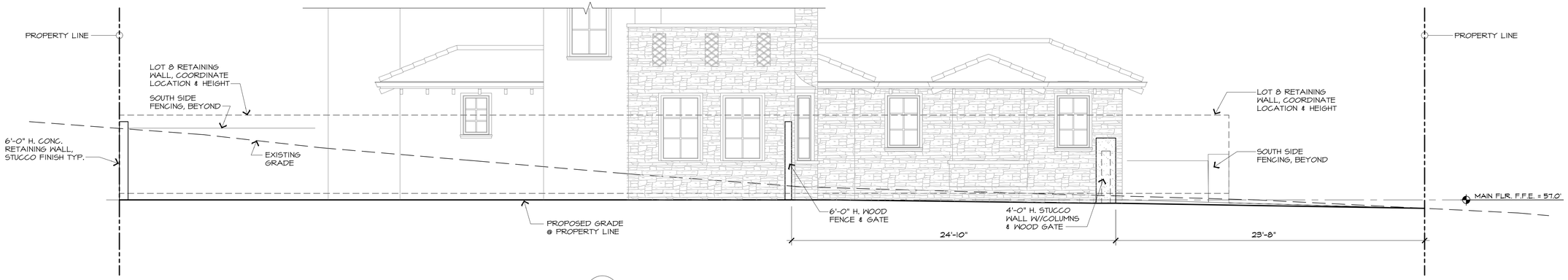
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ROOF PLAN

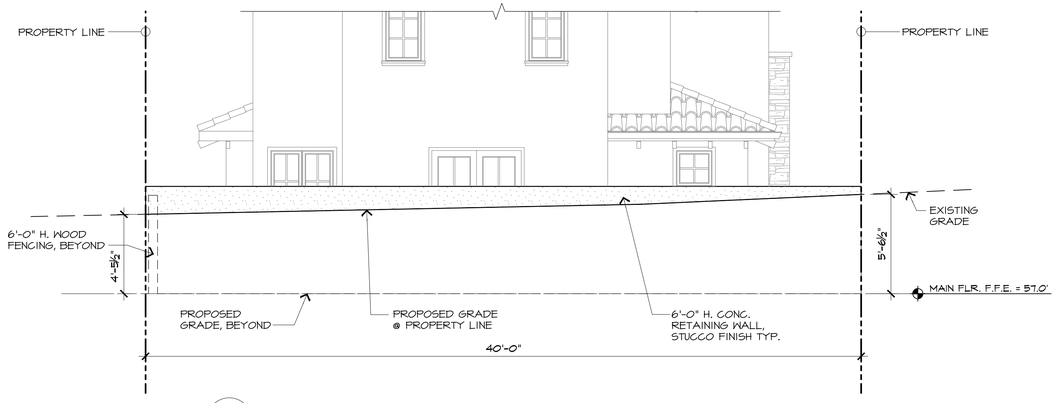
JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE:	5/5/23
SCALE:	1/4" = 1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

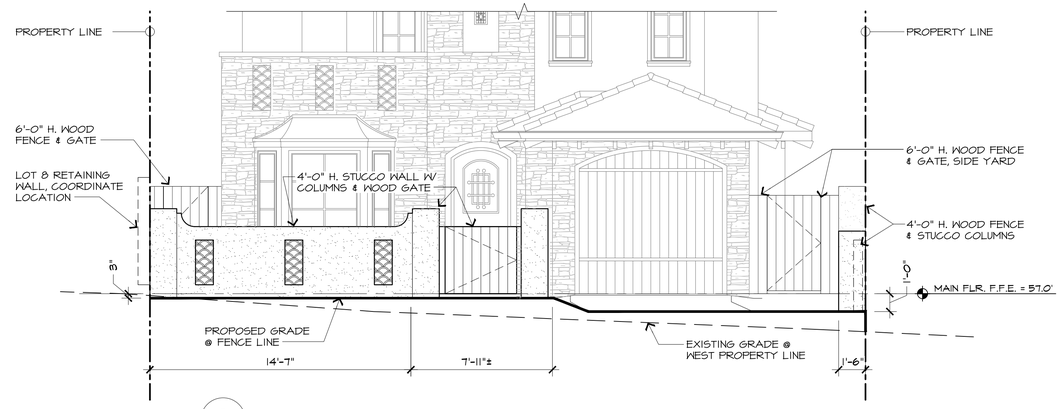
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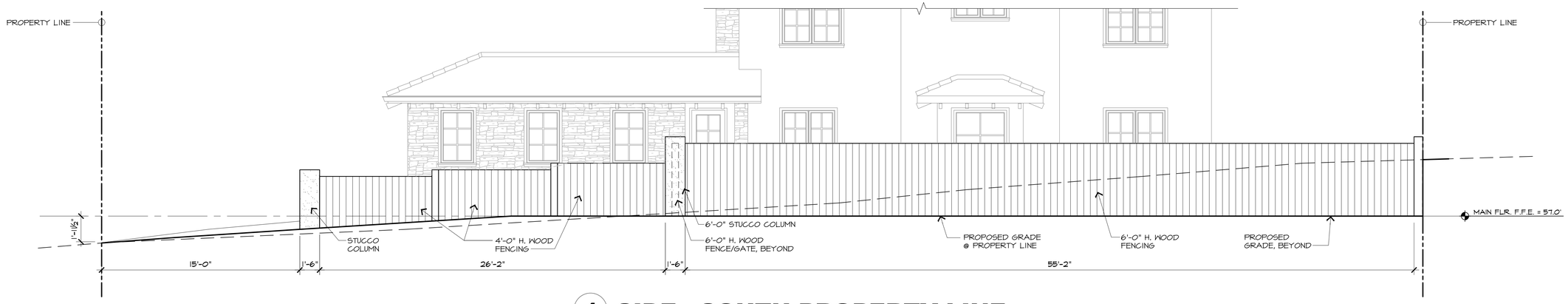
1 SIDE - NORTH PROPERTY LINE



2 REAR - EAST PROPERTY LINE



3 FRONT - WEST PROPERTY LINE



4 SIDE - SOUTH PROPERTY LINE

PROPOSED FENCING ELEVATIONS

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

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

REVISION	No.

CONSULTANT:

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PROPOSED FENCING ELEVATIONS

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A.P.N. 010-021-030

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PERMEABLE PAVERS

10 DRIVEWAY PAVERS



7 WOOD WINDOWS & DOORS



SPECTRA METALS
BROWN ALUMINUM
GUTTER & DOWNSPOUT

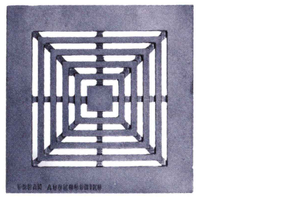
NON-CORROSIVE METAL

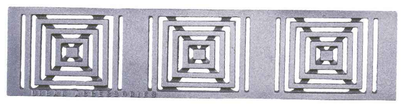
4 GUTTER & DOWNSPOUT



TWO-PIECE CLAY TILE

1 ROOFING





URBAN ACCESSORIES

11 TRENCH & AREA DRAIN



CLAY TILE - FLAT LAY

8 EXTERIOR WALL & CHIMNEY TILE DETAIL



9 WOOD FENCING



STAINED WOOD OVERHEAD

5 GARAGE DOOR



6 WOOD ENTRY DOOR



ROUGH STUCCO FINISH

2 EXTERIOR FINISH



NATURAL STONE VENEER

3 EXTERIOR FINISH

REVISION	No.
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MATERIAL COLOR SAMPLES

JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

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PERSPECTIVE RENDERING

SCALE: N.T.S.



PERSPECTIVE RENDERING

SCALE: N.T.S.

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ARCHITECT

COLOR RENDERING

JOB NAME:
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Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

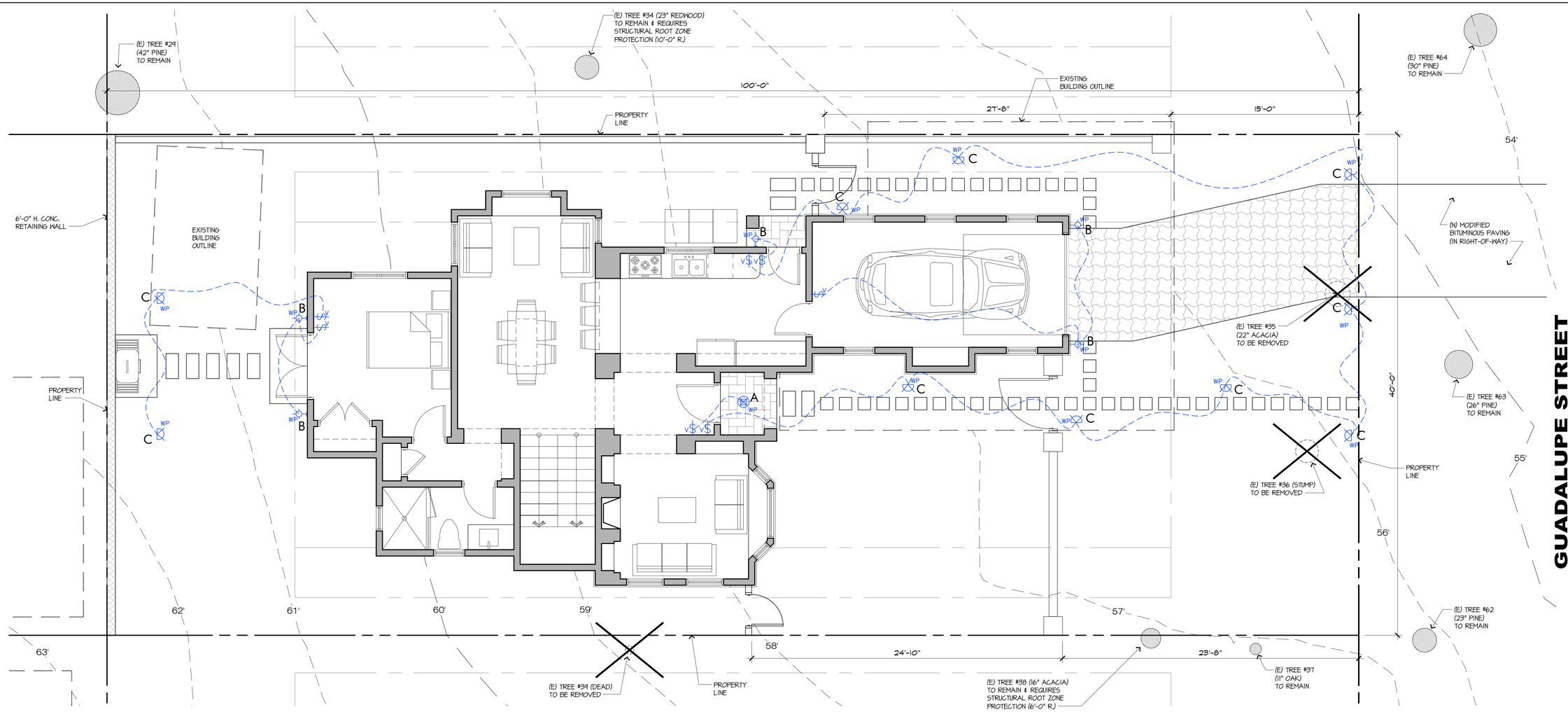
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DRAWN:	KJL
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GUADALUPE STREET



SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING







Model: **SPJ-FL150-15V**

Flex-Link™ Transformers

DESCRIPTION	
Model#:	SPJ-FL150-15V
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	150 Watts
Circuit:	1 Circuits
Dimmable:	Yes

* TIMER, 24 HOUR
* PHOTOCELL, FIELD INSTALL

(A) MODEL: **SPJ41-05C**
PENDANT LANTERN

(B) MODEL: **SPJ48-08**
WALL MOUNT DOWN LIGHT

(C) MODEL: **SPJ20-01**
PATH LIGHT

(D) MODEL: **SPJ-FL150-15V**
FLEX LINK™ TRANSFORMERS

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUANTITY	WATT / LUMENS	SYMBOL
A	SPJ41-05C	MATTE BRONZE	15" x 8 ½"	PENDANT LANTERN	1	PL-13W / 200L	WP
B	SPJ48-08	MATTE BRONZE	8" x 5"	WALL MOUNT DOWN LIGHT	5	PL-13W / 200L	WP
C	SPJ20-01	MATTE BRONZE	20" x 8"	PATH LIGHT - MIN. DISTANCE APART 10 FEET	10	3W / 200L	WP
D	SPJ-FL150-15V	STAINLESS	17" x 8.75"	TRANSFORMER	1	150W	

N

EXTERIOR LIGHTING PLAN

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

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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EXTERIOR LIGHTING PLAN

JOB NAME:
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Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

DATE: 5/5/23
SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

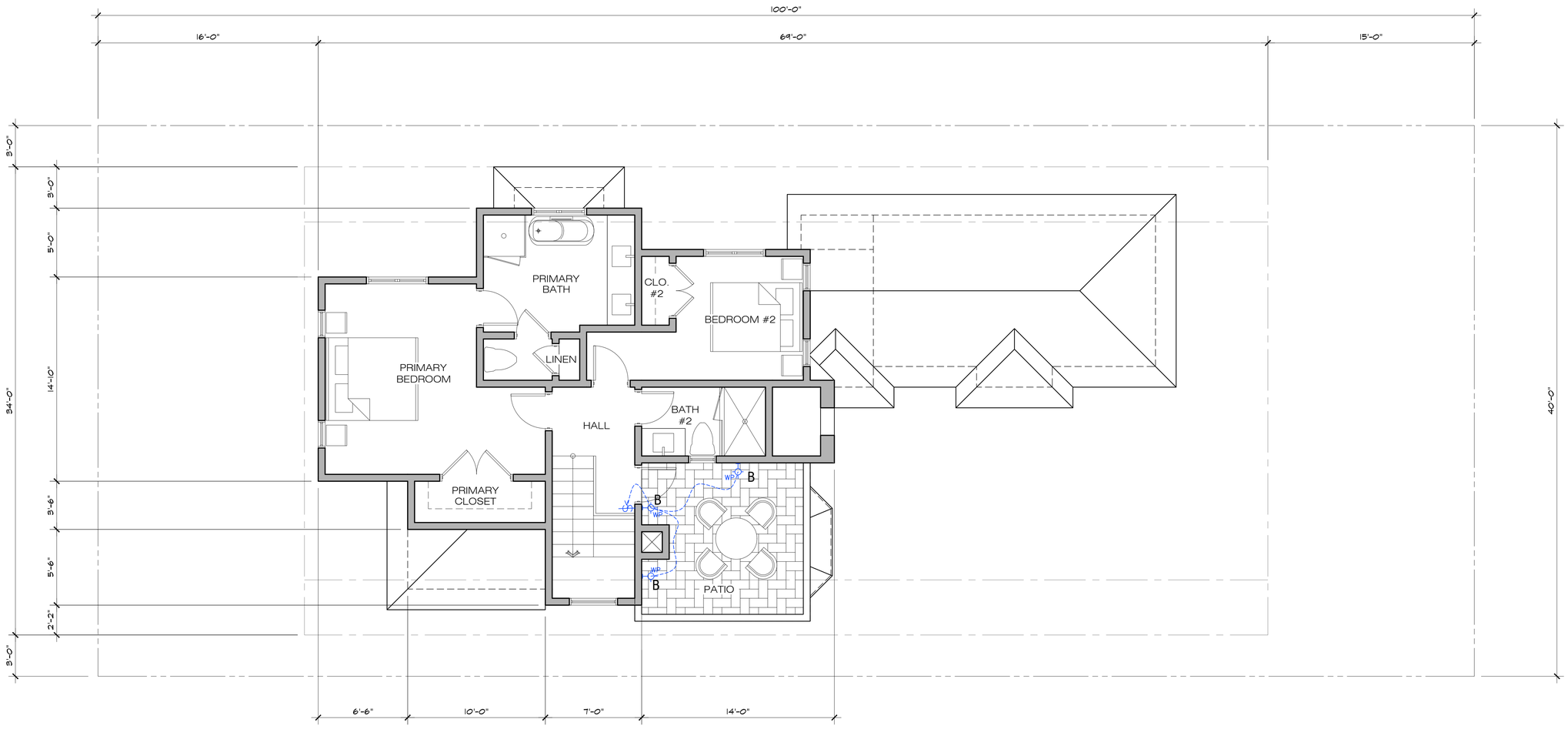
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J:\20 Jobs\2005 CRI_DD\Lot-10\005-Lot10-ExteriorLighting-A-13b.dwg 12-21-23 09:24:05 AM



N

UPPER FLOOR EXTERIOR LIGHTING PLAN

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

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

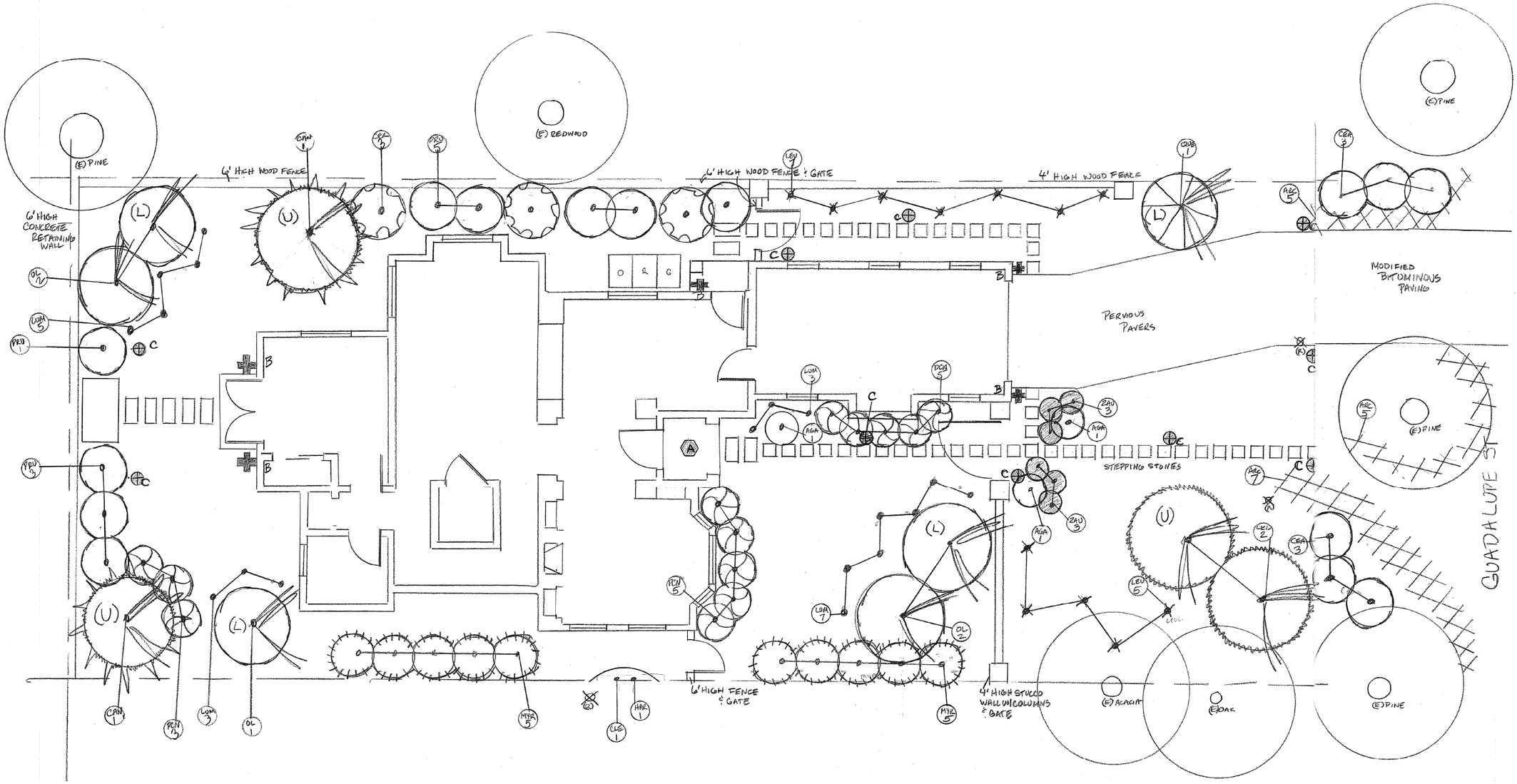
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

UPPER FLOOR EXTERIOR LIGHTING PLAN

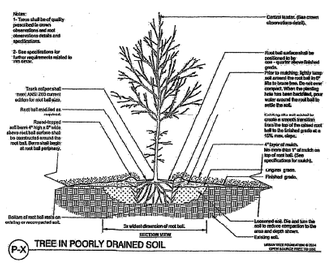
JOB NAME:
CRI - Residential House Lot #10
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-030

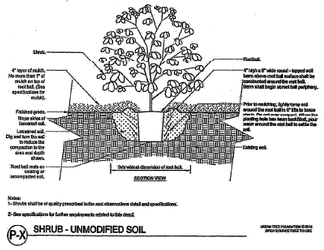
DATE: 5/5/23
SCALE: 1/4" = 1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

A-13b
SHEET OF



ABBR	PLANT NAME	SIZE	QUAN
AGA	AGAVE ATTENUATA FOX TAIL AGAVE	5G	2
ARC	ARCTOSTAPHYLOS EMERALD CARPET	1G	17
CAN	PINUS CANARIENSIS CANARY ISLAND PINE (U)	15G	2
CEA	CEANOTHUS DARK STAR	5G	6
CED	CEDRUS DEADARA DEODAR CEDAR (U)	24"	2
CER	CERCIS OCCIDENTALIS WESTERN REDBUD	15G	3
CLE	CLEMATIS EVERGREEN	5G	1
HAR	HARDENBERGIA VIOLACEA HAPPY WANDER	5G	1
LEU	LEUCADENDRON SAFARI SUNSHINE	5G	12
LOM	LOMANDRA PLATINUM BEAUTY	1G	18
MYR	MYRSINE AFRICANUM AFRICAN BOXWOOD	5G	10
OL	OLEA EUROPEA WILSONII (L)	15G	5
PCN	PITTISPORUM CRASSIFOLIA NANA	1G	13
PRU	PRUNUS LAUROCERASUS SCHIPKAENIS	15G	9
QUE	QUERCUS AGRIFOLIA COAST LIVE OAK (L)	15G	1
ZAU	ZAUSCHNERIA CALIFORNICA CALI FUCHSIA	1G	6





TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-2709, 831-625-3105

CRI RESIDENTIAL LOT #10
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-030-000

1/4"=1'0"

N

LANDSCAPE PLANTING **L.1**

4/5/2023 MML

IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

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

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24"- 4

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

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #10

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-030-000

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

Town & Country Gardening & Landscaping 4/5/23.

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

Formula & Calculations:

MAWA = ETo x ETadj x LA x 0.623
325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

LA = 1540 sq. ft.

Calculated as:	2 sq ft. / 1 gal. plant	54 plants	108 sq ft
	4 sq. ft. / 5 gal. plant	32 plants	128 sq ft
	16 sq. ft. / 15 gal. plant	20 plants	320 sq ft
	20 sq. ft./ 24" box tree	2	40 sq ft
		TOTAL	596 SQ FT

MAWA for this site = 46.3 x .80 x 596 x 0.623 = **.042 Acre Feet**
325,851

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the CRI RESIDENTIAL LOT #10

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-030-000

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

of Town & Country Gardening & Landscaping 4/5/2023

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

Formula & Calculations:

ETwu = ETo x ETadj x ALA x 0.623 x IEF
325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

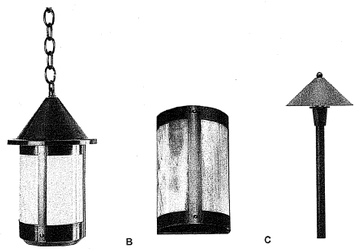
ALA = 732 sq. ft.

Calculated as: 2 sq ft. / 1 gal. plant
4 sq. ft. / 5 gal. plant
16 sq. ft. / 15 gal. plant
20 sq. ft. / 24" box tree

Spec'd plants: Very low water use plant square footage = 0 x 0.1 = 0
Low water use plant square footage = 416 x 0.3 = 124.8
Medium water plant use square footage= 180 x 0.6 = 64.8
High water plant use square footage = 0 x 1.0 = 0

IEF = .85 100% drip irrigation

ETWU for this site = 46.3 x .80 x 189.6 x 0.623 x .85 = **.012 Acre Feet**
325,851



EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	SPJ41-05C	MATTE BRONZE	15"X8 ½"	PENDANT LANTERN	1	PL-13W/200L	
B	SPJ48-08	MATTE BRONZE	8"X5"	WALL MOUNT DOWN LIGHT	5	PL 13W/200L	
C	SPJ20-01	MATTE BRONZE	20 "X 8"	PATH LIGHT - MIN DISTANCE APART 10'	10	3W/200L	
D	SPJ-FL150-15V	STAINLESS	17"X8.75"	TRANSFORMER	1	150W	

D



Model: **SPJ-FL150-15V**

Flex-Link™ Transformers

DESCRIPTION

Model#:	SPJ-FL150-15V
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	150 Watts
Circuit:	1 Circuits
Dimmable:	Yes

- TIMER, 24 HOUR
- PHOTOCELL, FIELD INSTALL

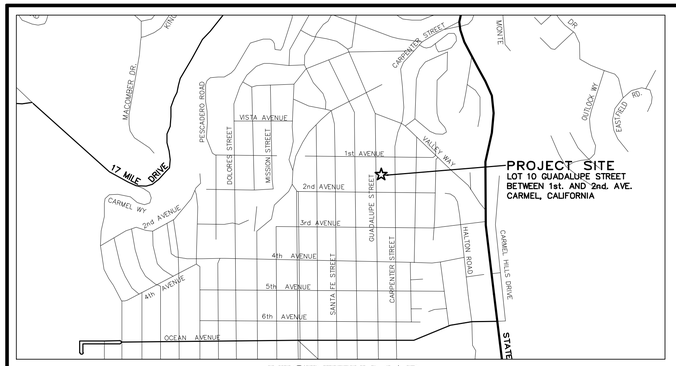
TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-2709, 831-625-3105

CRI RESIDENTIAL LOT #10
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-030-000

LANDSCAPE IRRIGATION **L.2**

& LIGHTING SPECS

4/5/2023 MML REV 10/10/23



VICINITY MAP
NOT TO SCALE

STORM WATER CONTROL NOTES:

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

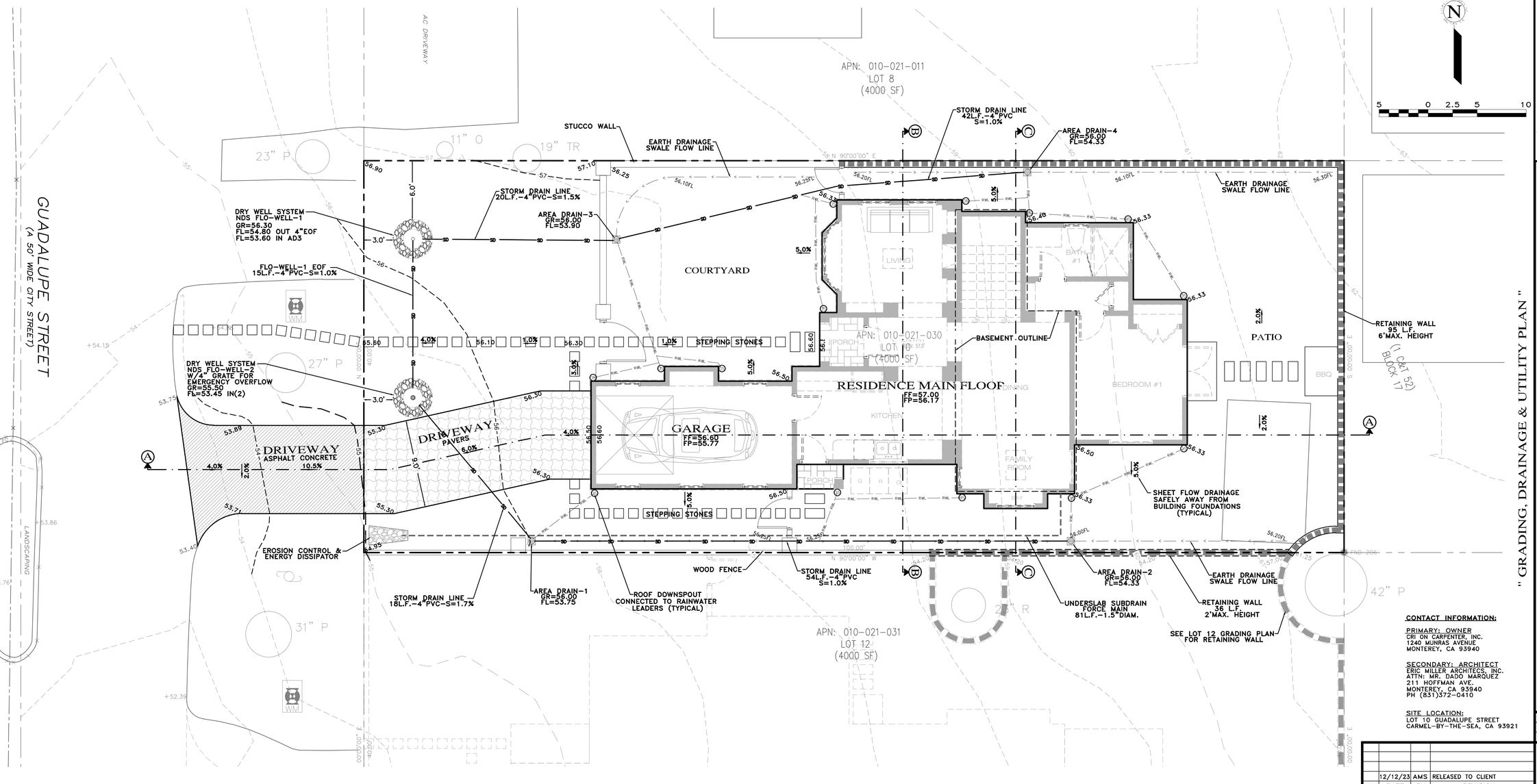
2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

TOTAL LOT AREA = 4,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,270 SQ.FT.
TOTAL AREA OF DISTURBANCE = 3,775 SQ.FT.

GRADING QUANTITIES:
CUT = 395 C.Y.
FILL = 0 C.Y.
NET = 395 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1	GRADING, DRAINAGE &UTILITY PLAN
SHEET C2	GRADING SECTIONS
SHEET C3	EROSION & SEDIMENT CONTROL PLAN
SHEET C4	CONSTRUCTION MANAGEMENT PLAN



CONTACT INFORMATION:

PRIMARY: OWNER
CRI ON CARPENTER, INC.
1240 MUNRAS AVENUE
MONTEREY, CA 93940

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

SITE LOCATION:
LOT 10 GUADALUPE STREET
CARMEL-BY-THE-SEA, CA 93921

APPROVED BY:
GUY R. GIRAUDO

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

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

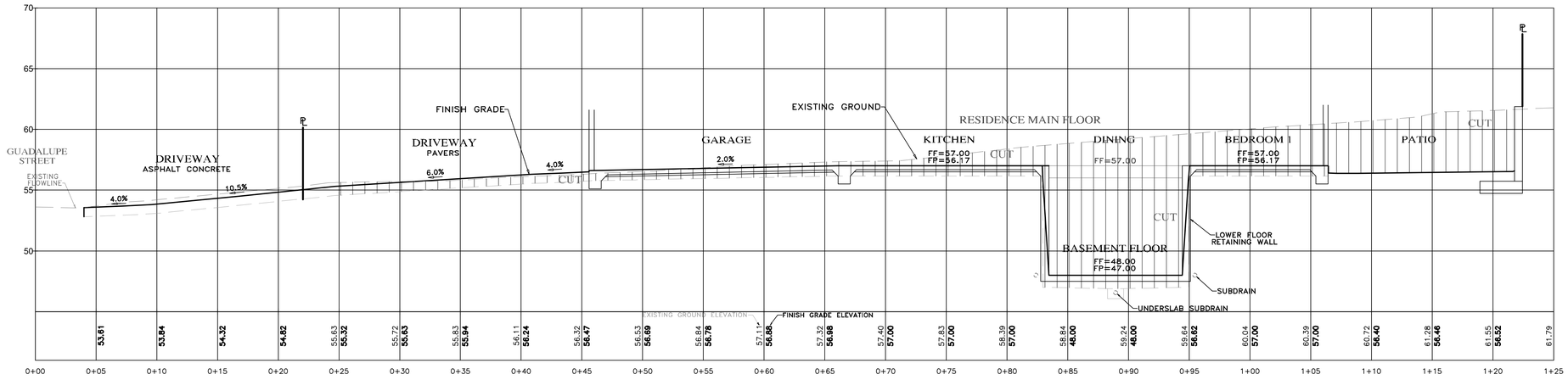
CRI RESIDENTIAL HOUSE LOT 10
A.P.N.: 010-021-030
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

" GRADING, DRAINAGE & UTILITY PLAN "

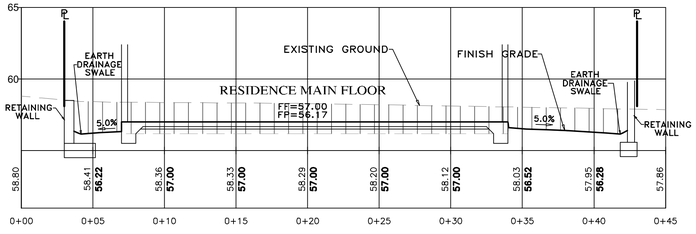
SCALE: 1"=5'
DATE: DECEMBER 2023
JOB NO. 2143-03

No.	DATE	BY	REVISION
	12/12/23	AMS	RELEASED TO CLIENT

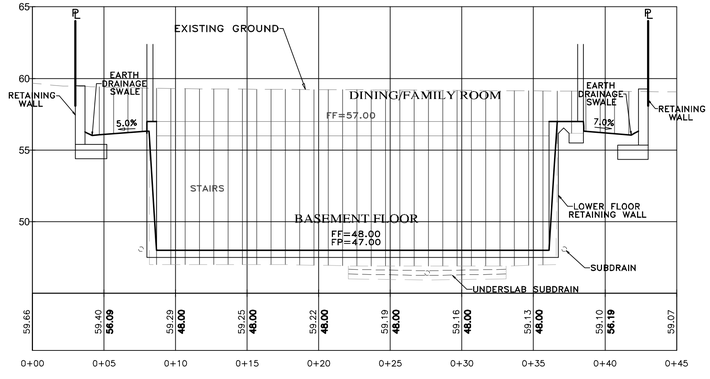
SHEET C1
OF 4 SHEETS



SECTION A-A
SCALE: 1"=5' H&V



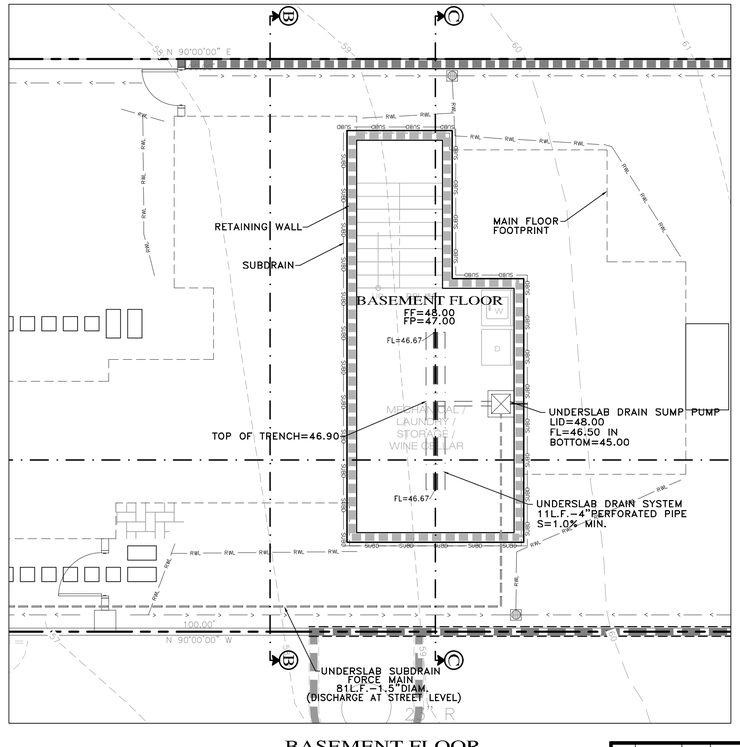
SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V

NOTES:

- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C1 "GRADING, DRAINAGE & UTILITY PLAN".



BASEMENT FLOOR
SCALE: 1"=5'

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRAUDO No. 56569 Exp. 08-30-25 CIVIL * STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO
12/12/23

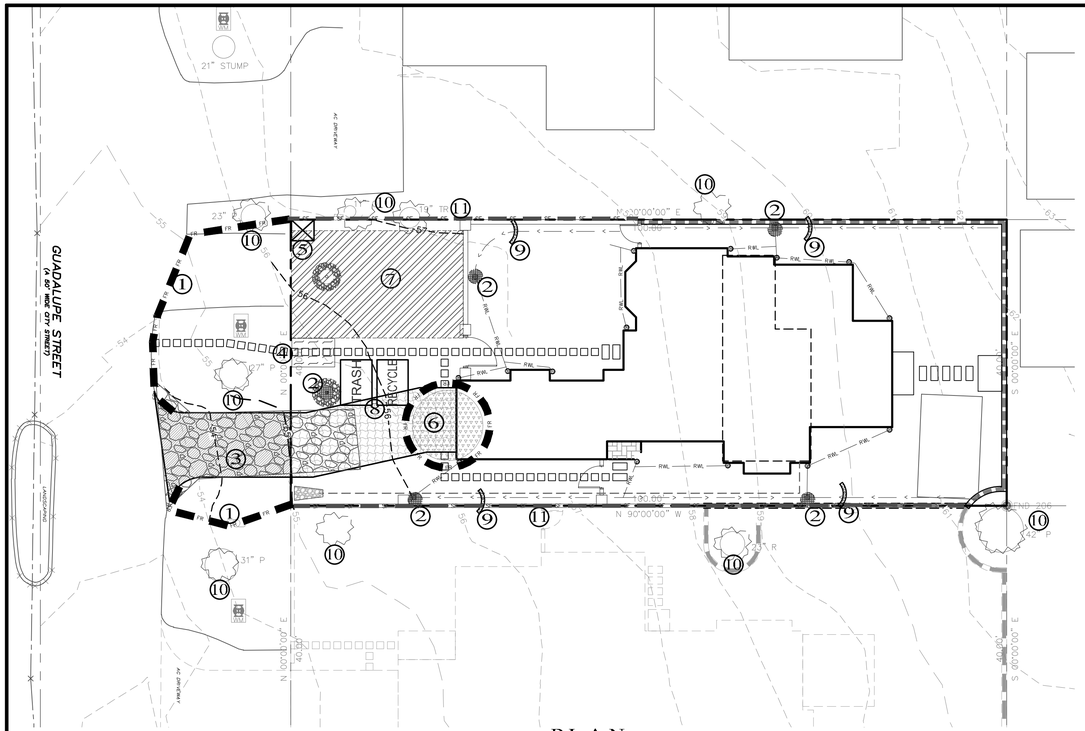
LANDSET ENGINEERS, INC.
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GRADING, DRAINAGE & EROSION CONTROL PLAN
" GRADING SECTIONS "
OF
CRI RESIDENTIAL HOUSE LOT 10
A.P.N.: 010-021-030
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

SCALE: 1"=5' H&V
DATE: DECEMBER 2023
JOB NO. 2143-03

No.	DATE	BY	REVISION
	12/12/23	AMS	RELEASED TO CLIENT

SHEET C2
OF 4 SHEETS



PLAN
SCALE: 1"=10'

LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP–DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF–SITE
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF–SITE DISPOSAL. WHEN ON–SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. 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 ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH–MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL–BY–THE–SEA EROSION CONTROL ORDINANCE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL–BY–THE–SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

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

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

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

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Construction Entrances and Perimeter

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

Waste Management

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



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

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



EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

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



PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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



CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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



DEWATERING

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

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

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

" EROSION & SEDIMENT CONTROL PLAN "
OF
GRADING, DRAINAGE & EROSION CONTROL PLAN
CRI RESIDENTIAL HOUSE LOT 10
A.P.N.: 010-021-030
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

APPROVED BY:
GUY R. GIRARDO
PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
Guy R. Girardo
No. 68569
Exp. 06-30-25
121223

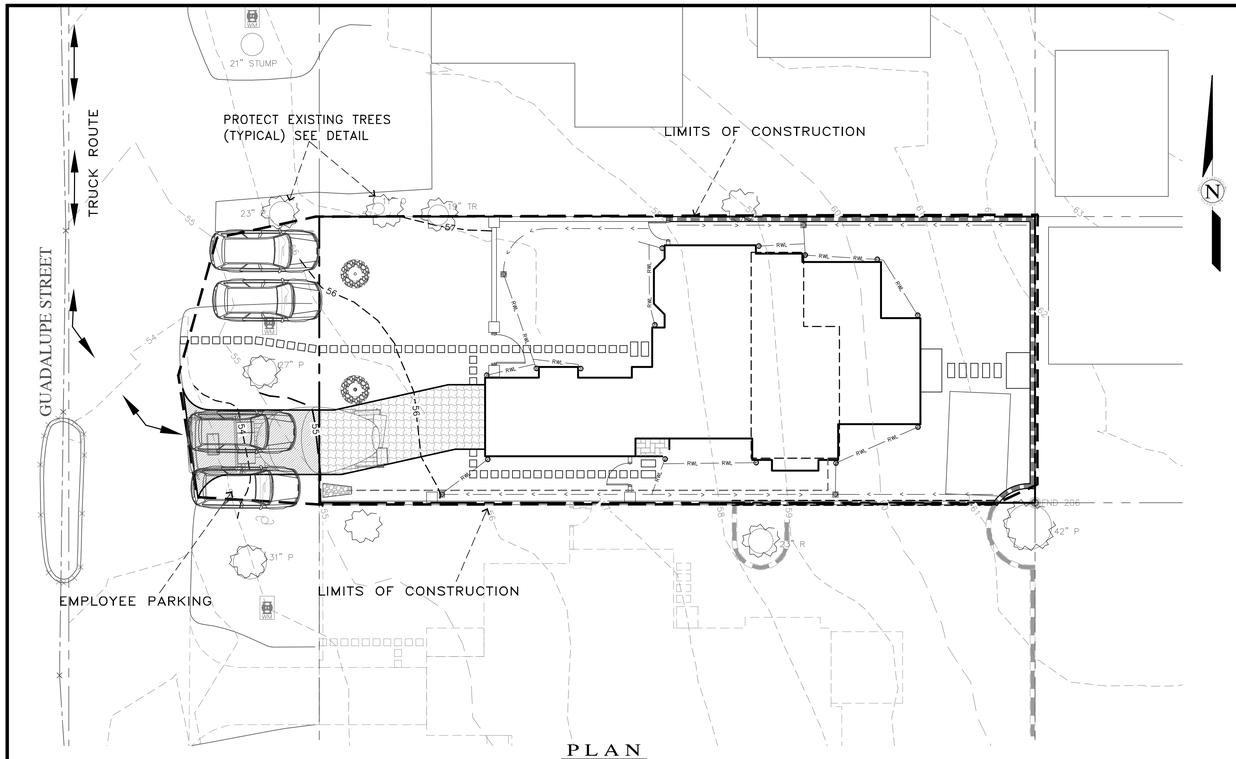
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-03

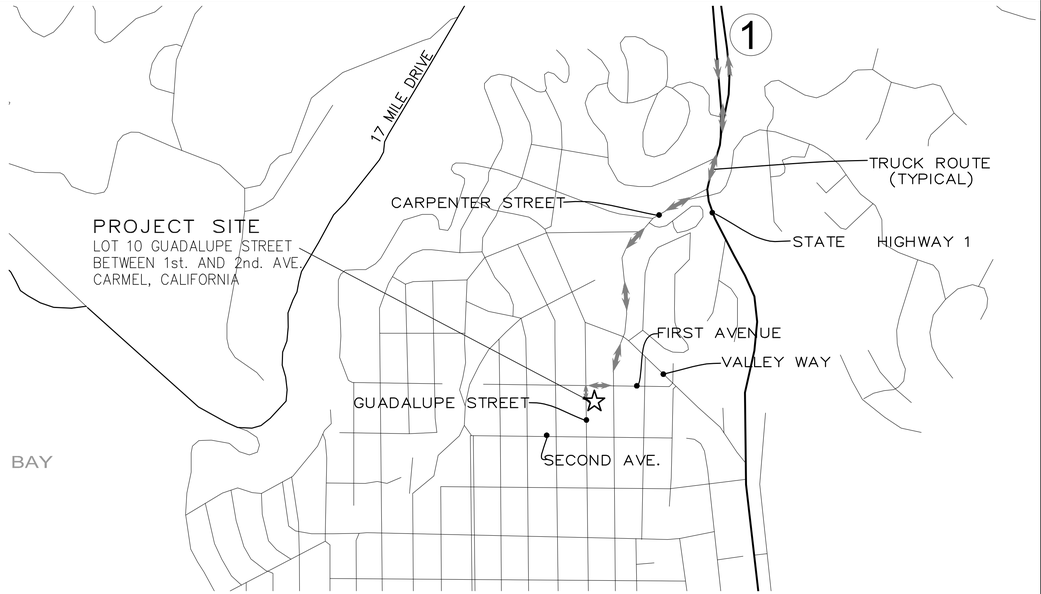
SHEET C3
OF 4 SHEETS

No.	DATE	BY	REVISION
	12/12/23	AMS	RELEASED TO CLIENT

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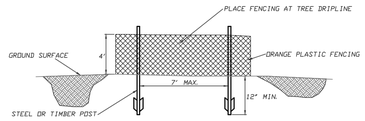
PLAN
SCALE: 1"=10'



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
395 CY CUT
0 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON GUADALUPE STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET, TO FIRST AVENUE, TO GUADALUPE STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON GUADALUPE STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG GUADALUPE STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	2	1
GRADING & SOIL REMOVAL (EXPORT)	20	4
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	24	7

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 395 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 8 JANUARY 2024, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN
SCALE: 1"=30'

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRANDO * No. 56589 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRANDO 12/12/23

LANDSET ENGINEERS, INC.
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GRADING, DRAINAGE & EROSION CONTROL PLAN
" CONSTRUCTION MANAGEMENT PLAN "
OF
CRI RESIDENTIAL HOUSE LOT 10
A.P.N.: 010-021-030
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-03

No.	DATE	BY	REVISION
	12/12/23	AMS	RELEASED TO CLIENT

SHEET C4
OF 4 SHEETS

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

June 11, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie Waffle, AICP, Principal Planner
APPROVED BY:	Marnie Waffle, AICP, Principal Planner
SUBJECT:	**DS 23-206 (CRI on Carpenter – Lot 12):** Consideration of a Concept Design Study, DS 23-206 (CRI on Carpenter – Lot 12), for the construction of a 1,934-square-foot two-story residence, inclusive of an attached garage and basement, located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-031-000.

Application: DS 23-206 (CRI on Carpenter – Lot 12)
APN: 010-021-031
Block: 17
Lot: 12
Location: Guadalupe Street 6 southeast of 1st Avenue
Applicant: Eric Miller Architects, Inc., Architect
Property Owner: SANTA ROSA MOTEL CO LP ET AL

Executive Summary:

The project is the construction of a two-story residence with a basement and attached garage on Lot 12 of the larger Carmel Resort Inn property. Two trees were previously approved for removal. The Carmel Resort Inn property was found ineligible for the Carmel historic inventory on October 1, 2007. This determination expired in 2012 and will be reissued prior to final details review.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the construction of a 1,934-square foot two-story residence inclusive of an attached garage and basement on a vacant lot located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-021-031.

Background and Project Description:

BACKGROUND AND PROJECT DESCRIPTION

The Carmel Resort Inn property is comprised of 16 lots of record within Block 17 located between Carpenter Street to the east, Guadalupe Street to the west, and 1st Avenue to the north. In 2007, Mr. Kent Seavey conducted a historic evaluation on behalf of the City for the entire Carmel Resort Inn property (Attachment 2). Based on Mr. Seavey's report, the property has been used for overnight lodging since circa 1926 when it was originally known as Carmel Cottage Court. The property changed ownership multiple times between 1926 and 1939. Between 1939 and 1956, additional cottages were constructed under the ownership of Noel Van Bibber. According to Mr. Seavey, all of the cottages have been modified over time by unsympathetic additions or alterations. As a result, the physical integrity of the property has been compromised and no longer conveys the authenticity of its historic identity during the historic period of 1926-1956.

Use Permit No. 636 was approved on July 17, 1968, for 25 rental units, 1 manager's unit, and 31 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636. Redevelopment of Lot 12 would not eliminate any existing hotel rooms.

In 2019, Eric Miller Architects, Inc. approached the City with a proposal to redevelop the Carmel Resort Inn property consolidating the hotel use to 8 lots fronting on Carpenter Street and proposing 8 single-family residences on the lots fronting Guadalupe Street. A comprehensive inventory and evaluation of all trees on and adjacent to the property was performed by the City Forester. Based on a conceptual site plan, the Applicant submitted a Tree Removal Application for the removal of 40 trees. The Forest and Beach Commission reviewed the application at their January 14, 2021, and February 11, 2021, meetings and approved the removal of 23 trees and requiring each of the eight single-family lots to meet the recommended tree density standards (CMC 17.48.080). The Forest and Beach Commission further moved that no trees be removed until the Community Planning and Building Department has completed the review process, and a building permit has been issued and/or authorized by the City Forester (Attachment 3).

On October 7, 2021, and December 16, 2021, the Applicant hosted community meetings to present the Carmel Resort Inn project to the public, answer questions, and receive feedback. Based on community feedback, and the complexities of reconstructing a non-conforming hotel in the R-1 zoning district, the Applicant has decided not to pursue construction of a new hotel at this time. Instead, the applicant is focusing on redevelopment of the eight single-family lots fronting Guadalupe Street (Lots 2, 4, 6, 8, 10, 12, 14, & 16). Single-family residences on Lots 2 and 4 were approved by the Planning Commission on April 12, 2023, and March 8, 2023, respectively. The applicant has submitted applications for the redevelopment of Lots 10 and 12. This report focuses on the redevelopment of Lot 12. A separate report will be presented for Lot 10.

Project Description

The project site is a 4,000-square-foot lot containing a driveway, patio, walkways, and a trash enclosure for the hotel. The applicant is proposing to remove all site improvements and construct a 1,934-square-foot two-story residence inclusive of a 243-square-foot attached garage and 168-square-foot basement. The allowed base floor area for the site is 1,800 square feet. A total of 1,766 square feet is proposed above ground, with the remaining 34 square feet in a basement. For each one square foot of base floor area not constructed above ground, one additional square foot of bonus floor area may be constructed in a basement (CMC Section 17.10.030.D.4.b). Thus, 68 square feet of basement floor area is permitted under this provision. Additionally, the applicant proposes to take advantage of the basement bonus which allows 100 square feet in a basement that is exempt from floor area (CMC Section 17.10.030.D.2.d.iv).

The residence is proposed to be finished with vertical wood siding on the first floor and horizontal wood siding on the second floor, all in brown. Additional finish elements include standing seam metal roofing,

wood windows and doors, gutters and downspouts in non-corrosive metal, and a stained wood raised panel overhead garage door.

The primary purpose of a concept 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 be brought back to the Planning Commission for final approval.

Staff Analysis:

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

Staff Response: The applicant proposes to remove a 23-inch pine within the front setback. Also proposed for removal is a 46-inch pine on a neighboring parcel just south of a subject parcel's property line. Removal of these trees was previously approved by the Forest and Beach Commission at a public hearing on January 14, 2021. As a condition of approval, the Forest and Beach Commission required that each parcel meet the tree density recommendations as determined by the City Forester or pay in-lieu fees to be deposited into the Reforestation Fund (see Draft Condition No. 9).

Thus, the proposed project is consistent with Finding #7 for Concept Design Study Approval, which states that "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees." The proposed development is set back a minimum of 6 feet from all significant and moderately significant trees on the project site.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features. 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: Staff did not identify any potential privacy or view impacts.

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

Staff Response: The applicant is proposing a 243-square foot attached garage with driveway access on Guadalupe Street. The 8 ½' tall garage would have a balcony overhead sloped at 1% for drainage. The driveway is proposed to be 107 square feet in area, finished with permeable pavers. The proposed garage is modest in height and size. The garage is visually subordinate to the overall design of the home.

The applicant is proposing a garage door consisting of stained wood. Residential Design Guidelines 9.16 states that a garage door should be designed either to provide visual interest or to blend with the background materials of the building. The design of the garage door is consistent with the Residential Design Guidelines.

Massing and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage (1) a building's mass to relate to the context of other homes nearby, (2) minimizing the mass of a building as seen from the public way or adjacent properties, (3) avoiding placement of a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites, and (4) designing a building to relate to a human scale in its basic forms.

Staff Response: The maximum allowed plate and ridge heights for a two-story building in the R-1 zone are 18' and 24'. The proposed two-story single-family residence would include a plate height of 17 ½' and ridge height of 24'. Exterior doors would be 7' tall. The building would be human scale in form, and the mass is consistent with other two-story homes in the area. The residence and attached garage would be set back from the property line.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourage using traditional building forms, including simple, basic rectangles, L or U-shapes, forms with a horizontal emphasis, and roof forms with just a few simple planes; using restraint with variations in building planes, avoiding forms that are complex, monumental, formal, or out of scale with the neighborhood context; using simple roof forms, including forms that are proportionate to the scale of the building, and shallow to moderately pitched roofs on one-story buildings; and using roof eave lines that are low in scale.

Staff Response: The building form is irregular. Variations in the wall planes exist most prominently on the north (side) elevation. The central portion of the residence includes an upper floor overlapping the main floor, totaling 681 square feet per floor. An additional 538 square feet of floor area on the main floor includes portions of a garage (southwest corner of house), portions of a bedroom (north elevation), and the primary bedroom and bathroom (east or rear elevation).

The building features a shed roof. The roof pitch ranges from 1:12 in the rear of the house above the primary bedroom and bath to 4:12 in the rest of the residence, emphasizing simplicity, proportion with the scale of the building, and low scale. Two flat decks, one in the front of the residence and one toward the rear, are sloped at 1 percent for drainage. Eaves are 18 inches wide.

Fencing/Gate/Arbor: Residential Design Guidelines 11.1 through 11.3 states 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.

CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback to no more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission. Pillars and gates in the front setback are limited to 6 feet in height.

Staff Response: The applicant is proposing a vertical wood slat fence along all sides of the property. Fences and gates range from 4 feet in height within the front setback to 6 feet outside of the front setback. Fence and gate materials complement the wood finishes on the exterior of the house.

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

Staff Response: The project site is limited to 396 square feet of site coverage. The project proposes 500 square feet of site coverage, including 137 square feet of permeable site coverage (27%) and 363 square feet of impermeable site coverage (73%). Permeable coverage includes a driveway (107 square feet), and stepping stones (30 square feet). Impermeable coverage includes building overhangs (207 square feet), porches and patios (123 square feet), landscaping walls (27 square feet), and landings (6 square feet). As designed, the project does not comply with allowable site coverage. Draft Condition No. 10 requires the applicant to either reduce total site coverage to 396 square feet or to increase permeable site coverage to 50% or greater so that a site coverage bonus (160 square feet) can be applied, thereby increasing allowable site coverage to 556 square feet.

Landscaping: Residential Design Guideline 10.0 states that project sites should "Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel."

Staff Response: The Applicant has provided a preliminary landscape plan prepared by Town and Country Gardening and Landscape, Inc. The plan will be reviewed by the City Forester prior to final details review.

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

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

Staff Response: Exterior lighting fixtures include 15 linear wash lights, 10 recessed wall fixtures, and 7 path lights, all 200 lumens or less and finished in black. The plan set indicates that paths lights will be spaced a minimum distance of 10 feet apart.

The recessed wall fixtures do not appear to be shielded and direct light horizontally rather than downward. Draft Condition No. 11 requires that all light fixtures be shielded and direct light downward.

Public Correspondence: At the time this report was published, staff had not received correspondence regarding this project.

Other Project Components:

Staff recommends that acceptance of a Concept Design Study be found to be "not a project" pursuant to Section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachment 2 - Determination of Historic Ineligibility - Carmel Resort Inn
Attachment 3 - Forest & Beach Commission Reports & Minutes
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE CONSTRUCTION OF A NEW 1,934-SQUARE FOOT TWO-STORY RESIDENCE INCLUSIVE OF AN ATTACHED GARAGE AND BASEMENT AT GUADALUPE STREET 6 SOUTHEAST OF 1ST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-021-031.

WHEREAS, on July 4, 2023, Eric Miller Architects, Inc. ("Applicant") submitted an application on behalf of CRI on Carpenter, Inc. ("Owners") requesting approval of Track 2 Design Study application DS 23-206 (CRI on Carpenter – Lot 12) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of a Concept Design Study for the construction of a new 1,934-square foot two-story residence inclusive of a 243-square foot attached garage and 168-square foot basement;

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

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

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

WHEREAS, on March 29, 2024, notice of an April 10, 2024 public hearing was published in compliance with State law (California Government Code 65091), 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 April 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent 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 of exemption status will be done as part of the Final Design Study hearing; and

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE For each of the required design study findings listed below, staff has indicated whether the concept plans, as proposed or conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the 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 or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the	✓	

	placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.		
6.	The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7.	The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study (DS 23-206, CRI on Carpenter – Lot 12) for the construction of a new 1,934-square foot two-story residence inclusive of an attached garage and basement at Guadalupe Street 6 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-021-031, subject to the following Conditions of Approval:

CONCEPT CONDITIONS OF APPROVAL	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.

6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)
9.	**Tree Planting Requirements.** Prior to the final details review, the Applicant shall submit a revised preliminary landscape plan that identifies the size, number, species, and location of proposed tree plantings and/or compliance with in-lieu fees to be deposited in the Reforestation Fund.
10.	**Site Coverage.** Proposed site coverage (500 sq. ft.) exceeds allowable site coverage (396 sq. ft.) for this site. To comply with site coverage standards, the applicant shall make one of the following revisions in advance of Final Details Hearing: a. Reduce total site coverage to 396 sq. ft., **OR** b. Increase permeable site coverage to 50% or greater to trigger site coverage bonus (160 sq. ft.), thereby increasing allowable site coverage to 556 sq. ft. Revisions shall be made on the plan set and resubmitted to the Community Planning and Building Department.
11.	**Exterior Lighting.** All exterior lights, including recessed wall fixtures, shall be shielded and direct light downward.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For The Carmel Historic Resources Inventory

On 1 October 2007 the Department of Planning and Building determined that the property identified below does not constitute an historic resource.

Assessors Parcel Number: 010-021-001, 002, 003, 004, 009, 010, 011, 012, 013 & 014
Current Owner: KIM TONG PYONG & SOON YI KIM TRS ET AL
Block: 17
Lot: 1-16
Street Location: SW Cor. Carpenter & 1st (Carmel Resort Inn)

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This determination shall remain valid for a period of five (5) years and shall expire on 1 October 2012.

Brian Roseth, Planning Services Manager

CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION

OF INELIGIBILITY

On 19 September 2007 the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessors Parcel Numbers: 010-021-001, 002, 003, 004, 009, 010, 011, 012, 013 & 014
Current Owner: KIM TONG PYONG & SOON YI KIM TRS ET AL
Block: 17
Lot: 1 - 16
Street Location: SW Cor. Carpenter & 1st (Carmel Resort Inn)

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This preliminary determination will be circulated for public review beginning 19 September 2007 and ending at 4:00 P.M. on 1 October 2007. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years. If the City receives a written request for further review during the circulation period, the matter shall be placed on an agenda of the Historic Resources Board for a final determination.

KENT L. SEAVEY

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

September 14, 2007

Mr. Brian Roseth/Principal Planner
Carmel Planning & Building Department
City of Carmel by-the-Sea
P.O. Drawer G
Carmel, CA 93921

Dear Mr. Roseth:

Thank you for the opportunity to review the potential historic significance of the commercial property (Carmel Cottage Court Resort) comprising Blk 17 Lots 1 through 16 inclusive (APN# 010-021-001) in Carmel, as required by the California Environmental Quality Act (CEQA).

According to Carmel building records, and a "Record of Data of Non-Conforming Operation and Illegal Operation of a Business Known as Carmel Cottage Court", prepared by Carmel Building Inspector Floyd Adams in January 21, 1963, the subject property began its use as an overnight auto court in 1926 or 1927. The early transient occupancy use was limited to Lots 9, 11, 13, 14, 15 & 16 at the south end of Block 17.

The record shows that a William McPhillips, who owned Lots 13, 14 & 15 in 1926, constructed single cottages on each of those parcels in May of that year. McPhillips sold the property to a Margaret Baker, who initiated the auto court use in late 1926 or 1927. The first reference to the Carmel Cottage Court appears in the 1930 Polk business directory. As there are no Sanborn insurance maps for this portion of Carmel, it is unknown how many units were on site at the time.

In 1935 Ferdinand Kretz purchased the property from Ms. Baker and added a one-story cottage to Lot 15 (CBP# 6). In 1937 Kretz added a studio to Lot #9 (CBP# 239). He made bath additions to the cottages on Lots #11 & 13 in 1939 (CBP#549) before selling the property to Noel O. Van Bibber in November of that year.

According to Noel Van Bibber's son, also named Noel, there were 7 buildings on the property when the purchase was made in 1939. Approximately 13 further cottages and outbuildings were added by Van Bibber during his occupancy from 1939 to 1956, when the property was purchased by a Harold Wilson (see list of specific buildings attached). Based on the available records, both Ferdinand Kretz and Noel Van Bibber appear to have been their own builders.

There are currently 24 cottages and outbuildings on the property. Exterior wall cladding on the structures range from board-and-batten to wide, horizontal clapboard siding. All of the buildings have been altered in some way, as has the character of the Cottage Court's location.

Unfortunately all of the cottages have been modified over time by unsympathetic additions or alterations. Fenestration, the treatment of windows and doors, has suffered the most by indiscriminate reconfiguration, in fill, and the addition of modern aluminum and anodized windows (possibly in a major remodel in 1990, see CBP# 90-47 & 90-83). The original rustic wooded setting is now covered with asphalt paving that is striped for parking at each unit.

The physical integrity of the subject property has been compromised by these changes to the point that the Carmel Cottage Court Resort no longer conveys the authenticity of its historic identity by the survival of physical characteristics that existed during the auto courts historic period from 1927 to 1956. Because of the changes noted, and the subsequent loss of integrity, the subject property does not meet the necessary criterion for listing in the California Register, and therefore, does not qualify as an historic resource, as defined by the California Environmental Quality Act (CEQA).

If you have any questions, please call me at (831) 375-8739.

Respectfully Submitted,

Kent S. Seavey

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

January 14, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 18 trees (2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 28, 33, 35, 36, 39,44, and 51.) Approve the removal of two trees and require mitigation (24 and 25.). Require the removal of four additional trees that are in poor condition (1, 5, 11, and 31.) Deny the removal of 10 trees (3, 24, 25, 34, 38, 40, 41, 42, 45, and 52.).

Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel. Attachment 1 is the conceptual plan for the site and shows the assigned tree numbers.

17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 28 of the 54 on the private property. A listing of all the trees assessed is in Attachment 2. Attachment 3 summarizes the trees in the permit application.

REMOVALS
The applicant is proposing to remove 28 trees numbered 2, 3, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 33, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 51, and 52.

15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, 44, and 51 are assessed as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees are not on the removal permit application, but should be removed.

DENIALS

Six trees numbered 24, 25, 34, 38, 40, 41, and 45 are rated as significant or moderately significant in the assessment. These trees are in good health and are exceptional examples of their species.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures would need to be modified to accommodate the Structural Root Zones.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation that would equate to 24 upper and eight lower canopy trees across the eight lots.

The proposed portion of the site is currently eight single lots that would merge into one property. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 upper and eight lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

TREE COUNT SUMMARY

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	28
Additional trees required to be removed	4
Recommended to remove	19
Recommended to retain on private property	34
Total recommended to retain on private property and the right of way	49
Difference from original number to trees to the recommended to remove	22
Recommended trees to be planted	64
Total number of trees on the site per the	113

recommendation after project completion	

FISCAL IMPACT:

The applicant has paid the permit application fee. Funds to use the in lieu of planting fee may be deposited in the Reforestation Fund.

ATTACHMENTS:

Attachment 1 - Site map
Attachment 2 - Tree assessments
Attachment 3 - Tree assessment summary

DATE: 1/4/21
DWG: 821A1-la-Cottages.dwg

Attachment 1

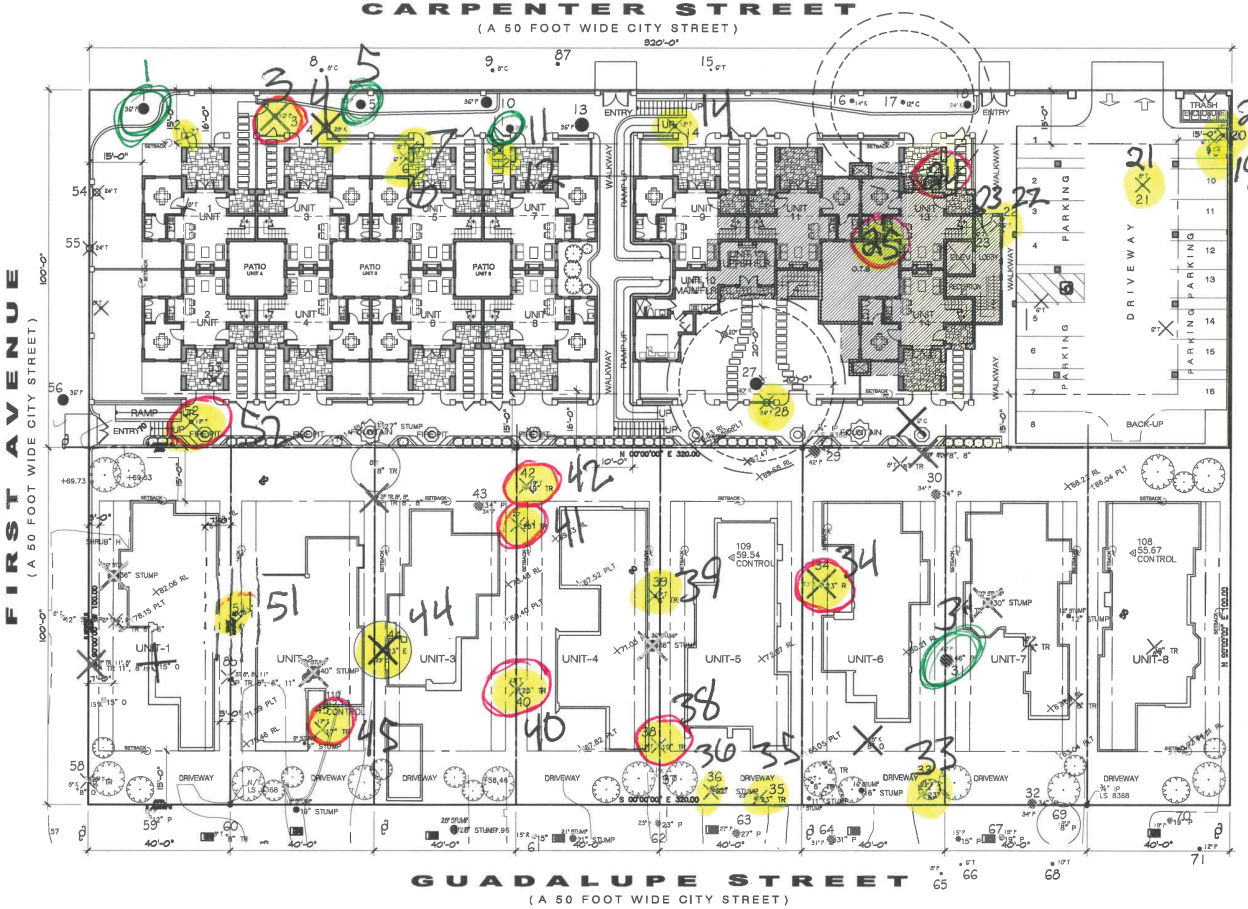
Attachment 1

CRI COTTAGES

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)
320'-0"

FIRST AVENUE
(A 50 FOOT WIDE CITY STREET)

GUADALUPE STREET
(A 50 FOOT WIDE CITY STREET)



LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 6", (3) 8", (2) 10", (3) 12", (1) 14", (1) 18", (1) 20", (3) 24"	21 - TREES
(K) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 6"	1 - CYPRESS
(P) PINE (1) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (8) 8", (2) 11", (1) 15", (1) 17", (2) 19", (1) 20", (1) 22", (2) 23"	18 - TREES
(K) OAK (1) 8", (1) 15"	2 - OAK
(P) PINE (2) 6", (3) 8", (1) 11"	6 - PINE
(R) REDWOOD (1) 23"	1 - REDWOOD
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 30", (2) 36", (1) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

CRI SINGLE FAMILY RESIDENCE

Green - trees in decline to remove not on the application
Yellow - trees recommended to approve removal
Red - trees recomended to deny removal
Trees not highlighted are to remian.

TREE REMOVAL PLAN
SCALE: 1/16" = 1'-0"

NOTES:

- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

Half-Size on 12x18

CARLON CARPENTER INC.
Salinas, CA 93901
831-751-2022

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

Attachment 2 Tree Assessments						
Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
Significant	8	Cypress	9			City tree
Significant	9	Cypress	9			City tree
Moderately significant	10	Pine	29			
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
Significant	13	Pine	29			
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	15	Ironwood				City tree
	16	Oak	22			
Significant	17	Cypress	64			
Moderately significant	18	Oak	19			
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Significant	24	Acacia	19	Remove	Deny	Tree is a nice speciman
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
	26	Pine	21			
Significant	27	Redwood	38			
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
	29	Pine	37			
Significant	30	Pine	31			
Significant	31	Pine	40		Remove	Tree is in advance decline
Moderately significant	32	Pine	30			
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump
	37	Oak	11			
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice speciman
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice speciman
Significant	41	Acacia	16	Remove	Deny	Tree is a nice speciman
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	43	Pine	26			
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice speciman
Moderately significant	46	Tea tree	13			
Significant	47	Oak	12			

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	48	Toyon	15			
Moderately significant	49	Oak	12			
	50	Toyon				
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
Significant	53	Acacia	17			
Moderately significant	54	Tea tree	18			
Significant	55	Cypress	21			
	56	Pine	31			City tree
	57					City tree
	58	Oak	8			City tree
Significant	59	Pine				
	60	Loquot				City tree
	61	Redwood	13			City tree
	62	Pine	23			City tree
	63	Pine	26			City tree
	64	Pine	30			City tree
	65	Pine	8			City tree
	66	Pine	13			City tree
	67	Pine	17			City tree
	68	Acacia	13			City tree
	69	Cedar	6			City tree
Significant	70	Pine	19			
Significant	71	Pine	12			City tree

Attachment 3 Recommendation Summary

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant
Significant	24	Acacia	19	Remove	Deny	Tree is a nice speciman
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
Significant	31	Pine	40		Remove	Tree is in advance decline
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice speciman
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice speciman
Significant	41	Acacia	16	Remove	Deny	Tree is a nice speciman
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice speciman
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

February 11, 2021
CONSENT AGENDA

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBJECT:	Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

RECOMMENDATION:

Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

BACKGROUND/SUMMARY:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

January 14, 2021 Minutes
January 26, 2021 Tour of Inspection

REGULAR MEETING
Thursday, January 14, 2021

VIDEO

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

To attend via Teleconference; Dial in number 1-636-373-8822 PIN: 461 926 817#

The public can also email comments to lsfenton@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be added to the agenda and made part of the record.

MEETING 3:30 PM

CALL TO ORDER AND ROLL CALL

PRESENT:	Berling, Caddell, Mosley, Myers, Sours
STAFF PRESENT:	Sara Davis, City Forester
	Robert Harary, Director of Public Works
	Leslie Fenton, Executive Assistant

EXTRAORDINARY BUSINESS

Item A: Introduction of new Forest & Beach Commissioner Brian Sours

Public Works Director Harary and Chair Caddell introduced new Forest & Beach Commissioner Brian Sours.

Item B: Brown Act Training Video

Public Works Director Harary announced that the video from the Brown Act training on January 7, 2021, was available on the City's YouTube channel and encouraged any Commissioner who may have missed the training to watch the video.

PUBLIC APPEARANCES
Shirley Moon
Dale Bryne

ANNOUNCEMENTS
None

CONSENT AGENDA

Item 1: Approve December 10, 2020 Meeting Minutes as presented

Commissioner Myers moved to approve the December 10, 2020 meeting minutes, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell
NOES: None
ABSENT: None
ABSTAIN: Sours

Item 2: Scenic Pathway renovation efforts by Carmel Cares

Commissioner Myers moved to receive the summary regarding Scenic Pathway renovation efforts by Carmel Cares, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell
NOES: None
ABSENT: None
ABSTAIN: Sours

PUBLIC HEARINGS

Item 3: Approval or denial, with or without conditions, for lifting the Stop Work Order at the Northwest Corner of Junipero Street and Thirteenth Avenue

City Forester Davis presented the staff report.

Applicant Dr. Vivian Price spoke. She requested that any fine for the assessed value of the trees be put towards replanting new trees in her yard.

Public Appearances
None

Commissioner Myers moved to accept the City Forester's recommendation with the modification that the tree less than 10" diameter be removed from the calculation. Applicant to pay the appraised value of two of the three removed trees and the cost of the appraisal in the amount of $5,803.40 to be deposited in the City's Reforestation Fund, seconded by Commissioner Berling.

Chair Caddell offered an amendment to the motion to include the replanting of three (3) trees and the submittal of a tree management plan and a landscape plan subject to the City Forester's approval.

Commissioners Myers and Berling approved the amendment to the original motion.

The motion carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell
NOES: Sours
ABSENT: None
ABSTAIN: None

Item 4: Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

City Forester Davis presented the staff report.

The applicant's representative Eric Miller spoke.

Public Appearances
None

Commissioner Berling moved to continue the project to the next meeting so that Commissioner could tour the site as a group or groups of no more than two (2) with the City Forester, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
NOES: None
ABSENT: None
ABSTAIN: None

The Commissioners unanimously agreed to tour the site on Tuesday, January 26, 2021, at 10:00 am.

ORDERS OF BUSINESS

Item 5: Election of Chairperson and Vice-Chairperson for 2021

Commissioner Caddell nominated Commissioner Mosley as Chair, seconded by Commissioner Myers and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
NOES: None

ABSENT: None
ABSTAIN: None

Commissioner Caddell nominated Commissioner Myers as Vice-chair, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
NOES: None
ABSENT: None
ABSTAIN: None

The new Chair and Vice-chair will assume their positions at the next meeting.

Item 6: City Forester's Monthly Report for December 2020

City Forester Davis presented the report.

Public Appearances
None

Item 7: Public Works Director's Monthly Report for December 2020

Public Works Director Harary presented the report. Which included an overview of the ongoing problem of placing sand over exposed sandstone just west of Del Mar parking area and the volleyball courts.

Public Appearances
Ramie Allard

FUTURE AGENDA ITEMS

- How to communicate with residents things going on in the forest, messaging platform.
- Where to get replacement trees.
- Alerting community to Oak disease.

ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 5:39 pm. The next Regular Meeting is scheduled for February 11, 2021.

Respectfully submitted,

_____
Leslie Fenton, Executive Assistant

Approved by:

_____
Michael Caddell, Chair

SPECIAL MEETING
Tuesday, January 26, 2021
TOUR
MEETING 10:00 AM

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Caddell, Mosley, Myers, Sours
STAFF PRESENT: Sara Davis, City Forester
Brandon Swanson, Community Planning & Building Director
Marnie Waffle, Senior Planner

TOUR OF INSPECTION

As a follow-up to Public Hearing Item #4 at the January 14, 2021 Regular Meeting, and pertaining to an application to remove 28 trees on 16 parcels, Commissioners toured the project site located at South First Avenue bt. Carpenter & Guadalupe Streets.

ADJOURNMENT

Respectfully submitted,

_____
Leslie Fenton, Executive Assistant

Approved by:

_____
Darlene Mosley, Chair

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

February 11, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 23 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 23 trees (1, 2, 4, 5, 6, 7,11, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 31, 33, 35, 36, 39, and 44.) Approve the removal of two trees and require mitigation (24 and 25.) Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the City's Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel.

The tree removal permit application first submit was for the removal of 23 trees. Since the Forest and Beach Commission meeting on January 14, 2021, the applicant has amended the application. The new application now requests the removal of 19 trees plus four trees in decline for a total of 23 trees. The new concept plan for the site keeps 8 trees proposed for removal in the previous application and adjusts building footprints to accommodate Structural Root Zones as required by the City Forester.

Attachment 1 is the new conceptual plan for the site and shows the assigned tree numbers. 17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 23 of the 54 on the private property. Attachment 2 is the staff report provided to the Commission for consideration at the January 14, 2021 meeting.

REMOVALS
The applicant is proposing to remove 23 trees numbered 1,2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24,

25, 28, 31, 33, 35, 36, 39, and 44. 15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, and 44 were evaluated as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees were not on the previous removal permit application and have been added.

DENIALS

Two trees numbered 24 and 25 are rated as significant or moderately significant in the evaluation. These trees are in good health and are exceptional examples of their species. However, the retention of these two trees would not permit the construction of a large portion of the proposed hotel structure. This impact will be mitigated by planting as noted below.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures have been modified to accommodate the Structural Root Zones of these trees.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation, that would equate to 24 new upper and eight new lower canopy trees across the eight lots.

The proposed hotel portion of the site is currently eight single lots that would merge into one parcel. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 new upper and eight new lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	23
Recommended to remove	23
Recommended to retain on private property	31

Total recommended to retain on private property and the right of way	45
Recommended trees to be planted	57
Total number of trees on the site per the recommendation after project completion	113

FISCAL IMPACT:

The applicant has paid the permit application fee. Any funds received in lieu of planting will be deposited in the Reforestation Fund.

ATTACHMENTS:

Attachment 1 Site Map
Attachment 2 1.14.2021 documents

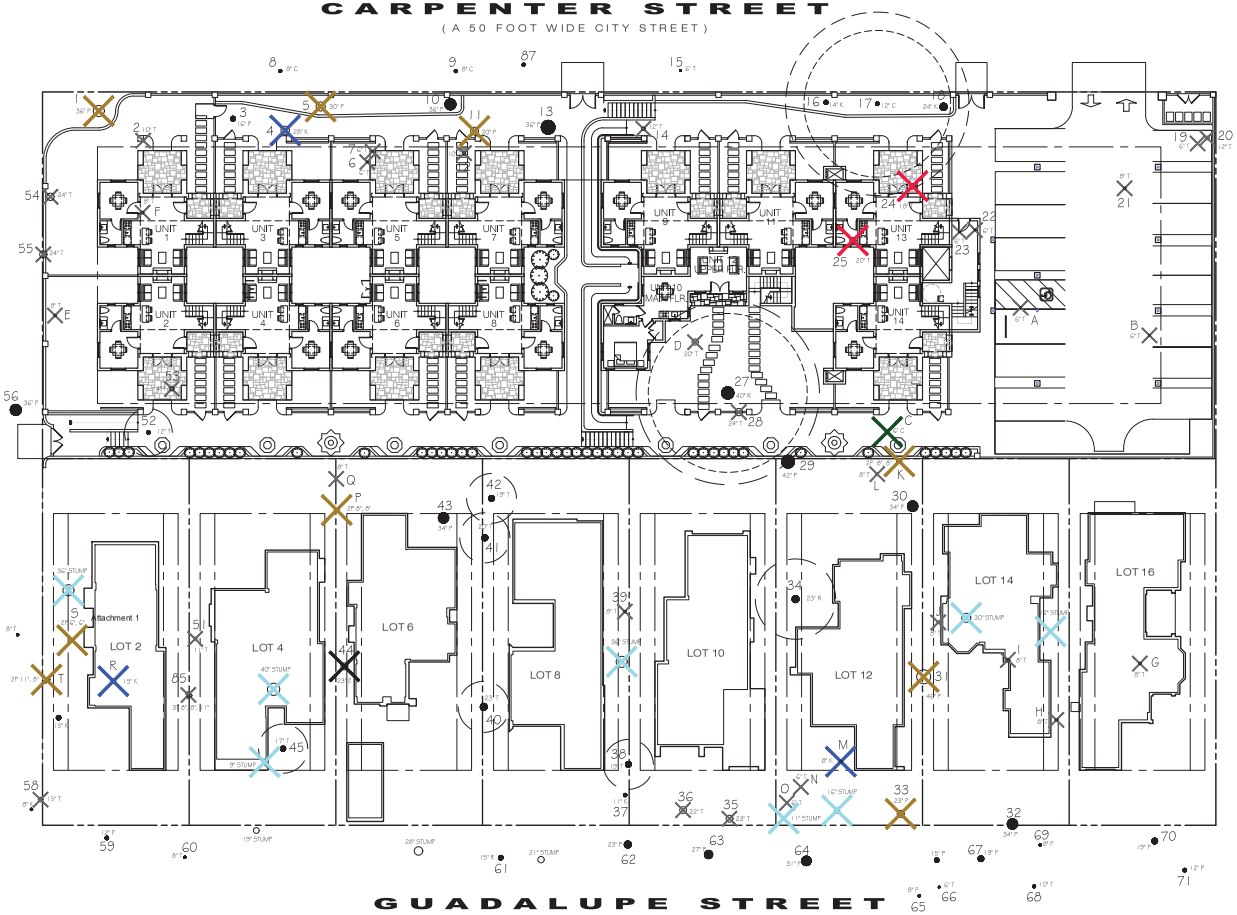
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PDF

CRI COTTAGES

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)

FIRST AVENUE
(A 50 FOOT WIDE CITY STREET)



GUADALUPE STREET
(A 50 FOOT WIDE CITY STREET)

CRI SINGLE FAMILY RESIDENCE

LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 6", (3) 8", (2) 10", (2) 12", (1) 14", (1) 18", (2) 20", (3) 24"	21 - TREES
(K) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 6"	1 - CYPRESS
(P) PINE (1) 20", (1) 30", (1) 36"	3 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 26	

NOTE: TREES #24 (18" T) AND #25 (20" T) WILL REQUIRE MITIGATION - MARKED WITH RED 'X'

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (2) 6", (9) 8", (2) 11", (1) 15", (1) 22", (1) 23"	16 - TREES
(K) OAK (1) 8", (1) 15"	2 - OAK
(P) PINE (2) 6", (5) 8", (1) 11", (1) 23", (1) 46"	10 - PINE
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 9", (1) 11", (1) 12", (1) 16", (1) 30", (2) 36", (1) 40"	8 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 29	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 8	

TOTAL NUMBER OF TREES TO BE REMOVED = 55
TOTAL NUMBER OF STUMPS TO BE REMOVED = 8

TREE REMOVAL PLAN
SCALE: 1/16"= 1'-0"

0 8' 16' 32' 48' 64' 80'

NOTES:

- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

CRI, CPI, CARPENTER, INC.
Carpenter & Cambridge Street
Monterey, CA 93940 (831) 372-0410
CRI-CPI-002

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

January 14, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 18 trees (2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 28, 33, 35, 36, 39,44, and 51.) Approve the removal of two trees and require mitigation (24 and 25.). Require the removal of four additional trees that are in poor condition (1, 5, 11, and 31.) Deny the removal of 10 trees (3, 24, 25, 34, 38, 40, 41, 42, 45, and 52.). Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel. Attachment 1 is the conceptual plan for the site and shows the assigned tree numbers. 17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 28 of the 54 on the private property. A listing of all the trees assessed is in Attachment 2. Attachment 3 summarizes the trees in the permit application.

REMOVALS

The applicant is proposing to remove 28 trees numbered 2, 3, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 33, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 51, and 52.

15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, 44, and 51 are assessed as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees are not on the removal permit application, but should be removed.

DENIALS

Six trees numbered 24, 25, 34, 38, 40, 41, and 45 are rated as significant or moderately significant in the assessment. These trees are in good health and are exceptional examples of their species.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures would need to be modified to accommodate the Structural Root Zones.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation that would equate to 24 upper and eight lower canopy trees across the eight lots.

The proposed portion of the site is currently eight single lots that would merge into one property. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 upper and eight lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

TREE COUNT SUMMARY

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	28
Additional trees required to be removed	4
Recommended to remove	19
Recommended to retain on private property	34
Total recommended to retain on private property and the right of way	49
Difference from original number to trees to the recommended to remove	22

Recommended trees to be planted	64
Total number of trees on the site per the recommendation after project completion	113

FISCAL IMPACT:

The applicant has paid the permit application fee. Funds to use the in lieu of planting fee may be deposited in the Reforestation Fund.

ATTACHMENTS:

Attachment 1 - Site map
Attachment 2 - Tree assessments
Attachment 3 - Tree assessment summary

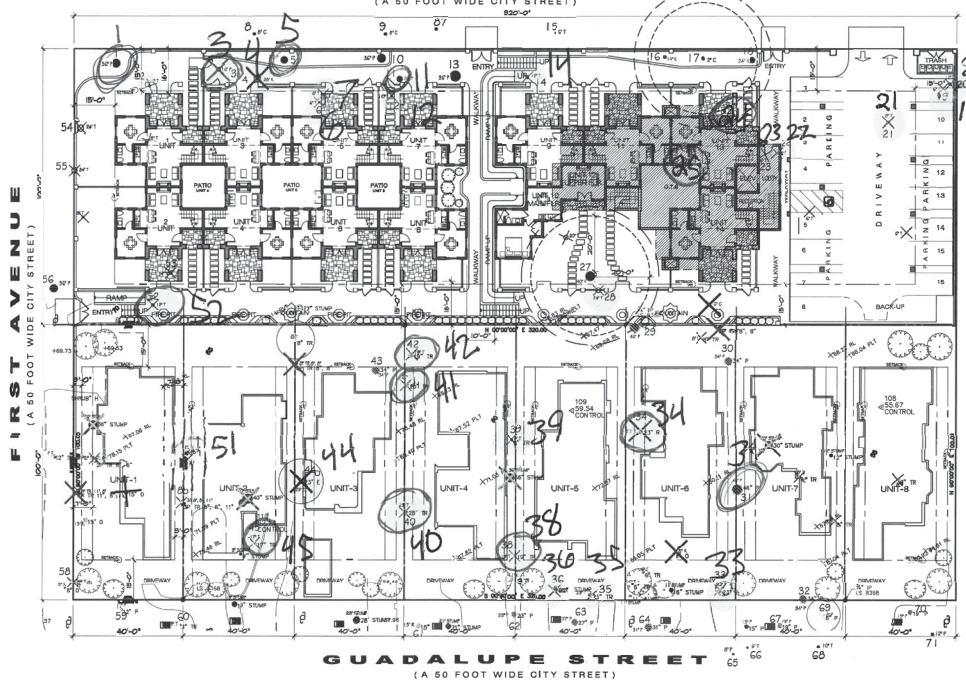
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Attachment 1

Attachment 1

CRI COTTAGES

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)



LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 9", (3) 8", (2) 10", (3) 12", (1) 14", (1) 18", (1) 20", (3) 24"	21 - TREES
(X) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 9"	1 - CYPRESS
(P) PINE (1) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (8) 8", (2) 11", (1) 13", (1) 17", (2) 19", (1) 20", (1) 22", (2) 23"	18 - TREES
(X) OAK (1) 9", (1) 10"	2 - OAK
(P) PINE (2) 6", (3) 8", (1) 11"	6 - PINE
(R) REDWOOD (1) 23"	1 - REDWOOD
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 30", (2) 36", (1) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

CRI SINGLE FAMILY RESIDENCE

Green - trees in decline to remove not on the application
Yellow - trees recommended to approve removal
Red - trees recomended to deny removal
Trees not highlighted are to remian.

TREE REMOVAL PLAN
SCALE: 1/16" = 1'-0"

NOTES:
• TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 10' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
• STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

Half-Size on 12x18

CAL-ISA CARPENTER INC.
Carpenter & Greenkeeper Arborist
Tree Risk Assessor Qualified
(925) 200-0003

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

Attachment 2 Tree Assessments						
Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
Significant	8	Cypress	9			City tree
Significant	9	Cypress	9			City tree
Moderately significant	10	Pine	29			
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
Significant	13	Pine	29			
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	15	Ironwood				City tree
	16	Oak	22			
Significant	17	Cypress	64			
Moderately significant	18	Oak	19			
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Significant	24	Acacia	19	Remove	Deny	Tree is a nice speciman
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
	26	Pine	21			
Significant	27	Redwood	38			
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
	29	Pine	37			
Significant	30	Pine	31			
Significant	31	Pine	40		Remove	Tree is in advance decline
Moderately significant	32	Pine	30			
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump
	37	Oak	11			
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice speciman
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice speciman
Significant	41	Acacia	16	Remove	Deny	Tree is a nice speciman
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	43	Pine	26			
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice speciman
Moderately significant	46	Tea tree	13			
Significant	47	Oak	12			

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	48	Toyon	15			
Moderately significant	49	Oak	12			
	50	Toyon				
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
Significant	53	Acacia	17			
Moderately significant	54	Tea tree	18			
Significant	55	Cypress	21			
	56	Pine	31			City tree
	57					City tree
	58	Oak	8			City tree
Significant	59	Pine				
	60	Loquot				City tree
	61	Redwood	13			City tree
	62	Pine	23			City tree
	63	Pine	26			City tree
	64	Pine	30			City tree
	65	Pine	8			City tree
	66	Pine	13			City tree
	67	Pine	17			City tree
	68	Acacia	13			City tree
	69	Cedar	6			City tree
Significant	70	Pine	19			
Significant	71	Pine	12			City tree

Attachment 3 Recommendation Summary

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant
Significant	24	Acacia	19	Remove	Deny	Tree is a nice speciman
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
Significant	31	Pine	40		Remove	Tree is in advance decline
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice speciman
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice speciman
Significant	41	Acacia	16	Remove	Deny	Tree is a nice speciman
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice speciman
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ

CITY OF CARMEL-BY-THE-SEA
FOREST AND BEACH COMMISSION
Staff Report

March 11, 2021
CONSENT AGENDA

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBJECT:	Approve February 11, 2021 Meeting Minutes as presented.

RECOMMENDATION:

Approve February 11, 2021 Meeting Minutes as presented.

BACKGROUND/SUMMARY:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

February 11, 2021 Minutes

\

REGULAR MEETING
Thursday, February 11, 2021

VIDEO

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

To attend via Teleconference; Dial in number 1-646-600-9376 PIN: 869 579 342#

The public can also email comments to lsfenton@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be added to the agenda and made part of the record.

MEETING 3:30 PM

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Caddell, Mosley, Myers, Sours

STAFF PRESENT: Sara Davis, City Forester
Robert Harary, Director of Public Works
Agnes Martelet, Environmental Compliance Manager
Leslie Fenton, Executive Assistant

PUBLIC APPEARANCES

None

ANNOUNCEMENTS

Director of Public Works Harary introduced new Community Planning & Building Director Brandon Swanson.

CONSENT AGENDA

Item 1: Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

Commissioner Caddell moved to approve the January 14, 2021 meeting minutes and January 26, 2021 Tour of Inspection as presented, seconded by Commissioner Myers and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosely
NOES: None
ABSENT: None
ABSTAIN: None

PUBLIC HEARINGS

Item 2: Approval or denial, with or without conditions, of the tree removal permit application of 23 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

City Forester Davis presented the staff report.

The applicant's representative Eric Miller spoke.

Public Appearances
None

Commissioner Caddell moved to accept the City Forester's recommendation: approve the removal of 23 trees (1, 2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 31, 33, 35, 36, 39, and 44.) Approve the removal of two trees and require mitigation (24 and 25.) Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the City's Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. No trees shall be removed until the Community Planning & Building Department has completed review process and a building permit has been issued and/or authorized by the City Forester, seconded by Myers and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosley
NOES: None
ABSENT: None
ABSTAIN: None

ORDERS OF BUSINESS

Item 3: Proposed Integrated Pest Management Policy

Environmental Compliance Manager Martelet and City Forester Davis presented the staff report.

Public Appearances
None

Commissioner Myers moved that the Commission was presented with proposed Integrated Pest Management Policy and as a Commission support it, seconded by Commissioner Caddell and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosley
NOES: None
ABSENT: None
ABSTAIN: None

The Commission unanimously supported the Integrated Pest Management Policy and its forwarding to the City Council for adoption.

Item 4: City Forester's Monthly Report for January 2021

City Forester Davis presented the report including impacts from the storm of January 27th and 28th.

Public Appearances
None

Item 5: Public Works Director's Monthly Report for January 2021

Public Works Director Harary presented the report.

- Carmel Cares continues working on the Scenic Pathway and have just started upgrades at Devendorf Park.
- An RFP will be issued for the theatrical programming and facility management of the Forest Theater.
- Environmental Compliance Manager Martelet recapped the January Climate Committee meeting.
- Commissioner Myers had approached the volleyball community and they will be donating approximately $2500 to the City for the movement of sand and temporary protection of the Del Mar sand hill.

Public Appearances
None

FUTURE AGENDA ITEMS

- Ways to communicate with residents and public on things that are going on (ex. Pitch canker)
- Enhance Forestry section of website

ADJOURNMENT
There being no further business before the Commission, the meeting was adjourned at 5:00 pm. The next Regular Meeting is scheduled for March 11, 2021.

Respectfully submitted,

_____
Leslie Fenton, Executive Assistant

Approved by:

_____
Darlene Mosley, Chair

CRI - RESIDENTIAL DEVELOPMENT

Lot #12 Guadalupe Street

Carmel-by-the-Sea, CA 93921

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

PROJECT DATA

ADDRESS: LOT #12 GUADALUPE STREET
CARMEL BY THE SEA, CA 93421

PROJECT DESCRIPTION: CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE, CONSISTING OF; 964 S.F. MAIN FLOOR, 593 S.F. UPPER FLOOR, 243 S.F. GARAGE AND 200 S.F. BASEMENT.

LOT SIZE: 4,000.0 S.F.
ZONING: RI
A.P.N.: 010-021-031-000
TYPE OF CONSTRUCTION: (V-B)

SETBACK
FRONT 15'
REAR 15'
SIDE 25% OF LOT WIDTH - 10' MAX.

BUILDING HEIGHT — ONE STORY PLATE HT. - 12'
2ND STORY PLATE HT. - 18'
MAX ROOF HT. - 24.0'

F.A.R. FLOOR AREA CALCULATIONS

MAIN FLOOR AREA		930 S.F.
GARAGE		243 S.F.
UPPER FLOOR AREA		593 S.F.
SUB - TOTAL		1,766 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,766 = 34 S.F.	
BASEMENT FLOOR AREA (34 x 2)		68 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,934 S.F.

PROJECT FLOOR AREA = 1,934 SF.

PROJECT TEAM

OWNER: CRI ON CARPENTER, INC.
HITESH DESAI - CEO
1240 MUNRAS AVENUE
MONTEREY, CA 93940
PH: 510-853-2100

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

SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

LANDSCAPE: TOWN & COUNTRY GARDENING & LANDSCAPE
P.O. BOX 223798
CARMEL, CA 93923
PH: 831-596-7609
CONTACT: ROBERT LUSTER

SHEET INDEX

ARCHITECTURAL

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A-3a	EXISTING SITE PLAN
A-3b	PROPOSED SITE PLAN
A-4	SITE SECTION
A-5a	BASEMENT PLAN
A-5b	MAIN FLOOR PLAN
A-5c	UPPER FLOOR PLAN
A-5d	MAIN FLOOR & UPPER FLOOR OVERLAY
A-5e	DOOR SCHEDULE
A-5f	WINDOW SCHEDULE
A-6	FRONT & REAR ELEVATIONS
A-7	SIDE ELEVATIONS
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LANDSCAPE

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L.2A	LANDSCAPE IRRIGATION & LIGHTING SPECS
L.2B	LANDSCAPE LIGHTING UPPER FLOOR

CIVIL

C1	GRADING, DRAINAGE & UTILITY PLAN
C2	GRADING SECTIONS
C3	EROSION & SEDIMENT CONTROL PLAN
C4	CONSTRUCTION MANAGEMENT PLAN

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.
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4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL

TWO (2) TREES TO BE REMOVED: TREE #33 (23" PINE), TREE #31 (46" PINE)

EXTERIOR LIGHTING NOTE

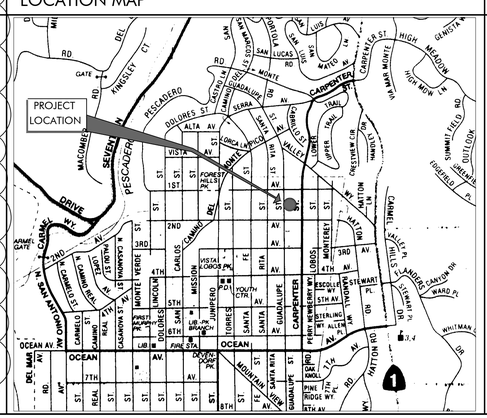
ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

SITE COVERAGE

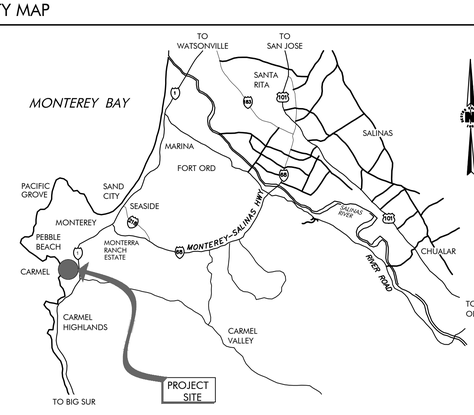
ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES, PATIOS	123.0 S.F.
LANDINGS	6.0 S.F.
SITE WALLS	27.0 S.F.
TOTAL IMPERVIOUS COVERAGE	156.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	107.0 S.F.
STEPPING STONES	30.0 S.F.
BUILDING OVERHANGS	207.0 S.F.
TOTAL PERVIOUS COVERAGE	344.0 S.F.
TOTAL PROPOSED SITE COVERAGE	500.0 S.F.

SECOND FLOOR DECK
FRONT DECK 149.0 S.F.
REAR DECK 234.0 S.F.
TOTAL: 383.0 S.F.

LOCATION MAP



VICINITY MAP



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

TITLE SHEET / PROJECT DATA

JOB NAME: CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

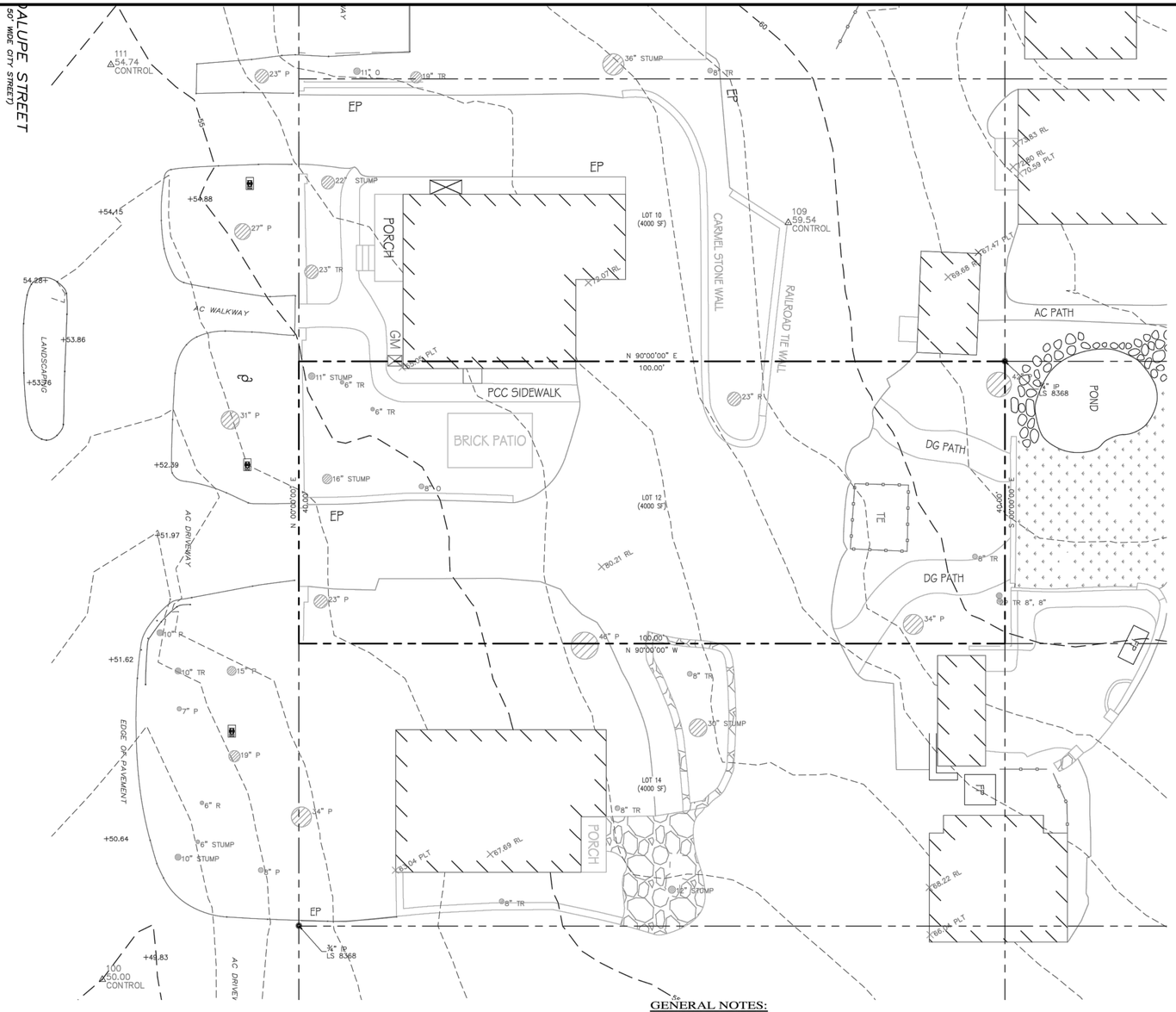
DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	JK/DM
JOB NUMBER:	20.05

A-1
SHEET OF

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PDF _DD



2	
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16	

MAP KEY

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 50 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)

- 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
- +50.00 SPOT ELEVATION
- +50.00 RL RIDGELINE
- +50.00 PLT PLATE HEIGHT
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- 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 GUADALUPE STREET APPROXIMATELY 29 FEET WEST OF THE NORTHWESTERLY PROPERTY CORNER OF LOT 16, BLOCK 17, ELEVATION = 50.00' 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.

4) THIS MAP SERVES TO VALIDATE AND AUGMENT PREVIOUS TOPOGRAPHIC INFORMATION PRESENTED BY LUCIDO SURVEYORS. THIS MAP IS THEREFORE A COMPILATION OF SURVEYS PERFORMED BY SEPARATE PARTIES ON DIFFERENT DATES SPANNING FROM DECEMBER 2018 TO JULY 2020. THIS MAP 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) 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. DON DESAI
PO BOX 2106
MONTEREY, CA 93942

ARCHITECT:
ATTN: LUYEN VU
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
GUADALUPE ST, BETWEEN 1ST AND 2ND AVE
CARMEL-BY-THE-SEA, CA 93921

TOPOGRAPHIC MAP

OF

LOT 12 IN BLOCK 17
VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

MR. DON DESAI

No.	DATE	BY	REVISION
	08/18/20	JK	RELEASED TO CLIENT

SCALE: 1" = 8'
DATE: AUG 2020
JOB NO. 2143-01

SHEET 7
OF 9 SHEETS

N

EXISTING TOPOGRAPHIC SURVEY

SCALE: N.T.S.

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703
EXP. 12-31-21

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-8778 Fax (831) 443-3801
www.landseteng.com

REVISION	No.

CONSULTANT:

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

EXISTING TOPOGRAPHIC SURVEY

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE: 5/5/23
SCALE: N.T.S.
DRAWN: JK
JOB NUMBER: 20.05

A-2a
SHEET OF

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J:\20 Jobs\2005 CR_DD\Lot-12\005-L12-A2a.dwg 12-21-23 09:26:55 AM

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CRI COTTAGES

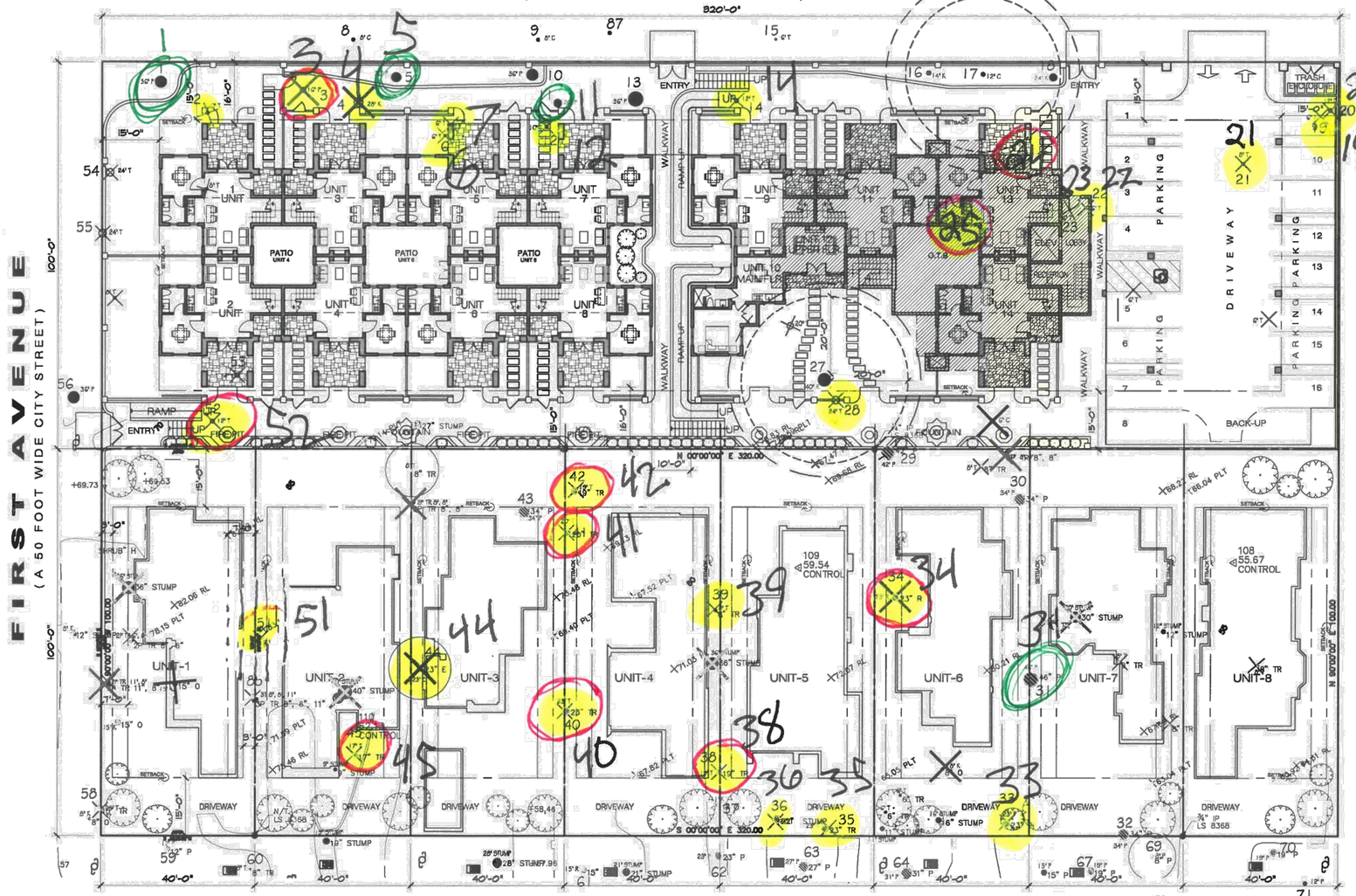
CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)

320'-0"

FIRST AVENUE
(A 50 FOOT WIDE CITY STREET)

100'-0"

GUADALUPE STREET
(A 50 FOOT WIDE CITY STREET)



LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (7) 6", (3) 8", (2) 10", (3) 12", (1) 14", (1) 18", (1) 20", (3) 24"	21 - TREES
(K) OAK (1) 28"	1 - OAK
(C) CYPRESS (1) 6"	1 - CYPRESS
(P) PINE (1) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE

TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (8) 8", (2) 11", (1) 15", (1) 17", (2) 19", (1) 20", (1) 22", (2) 23"	18 - TREES
(K) OAK (1) 8", (1) 15"	2 - OAK
(P) PINE (2) 6", (3) 8", (1) 11"	6 - PINE
(R) REDWOOD (1) 23"	1 - REDWOOD
(E) EUCALYPTUS (1) 23"	1 - EUCALYPTUS
STUMP (1) 30", (2) 36", (1) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

CRI SINGLE FAMILY RESIDENCE

N

TREE REMOVAL PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 48' 64' 80'

NOTES:

- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

ERIC MILLER ARCHITECTS, Inc.
211 HOFFMAN AVENUE MONTEREY, CALIFORNIA 93940 TEL: 831-372-0410

REVISION	No.

CONSULTANT:

CRI, ON CARPENTER, INC.
Stephen M. Cri
Stephen M. & Jane Cri Cotts
510-531-1002

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

PRELIMINARY SITE ASSESSMENT PLAN

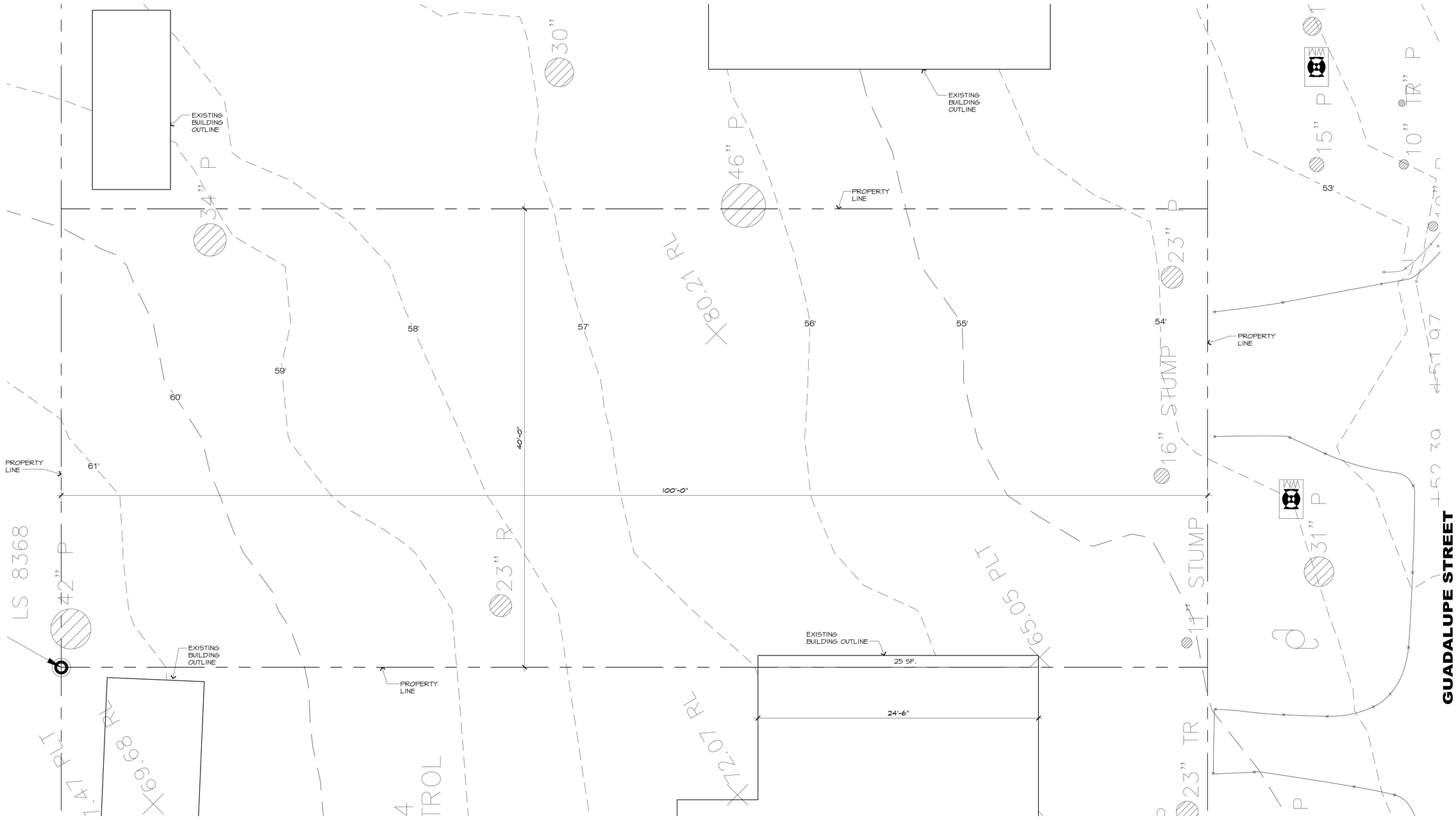
JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	CAD
JOB NUMBER:	20.05

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EXISTING SITE PLAN

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

N

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.
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EXISTING SITE PLAN

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Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE:	5/5/23
SCALE:	1/4"=1'-0"
DRAWN:	JK
JOB NUMBER:	20.05

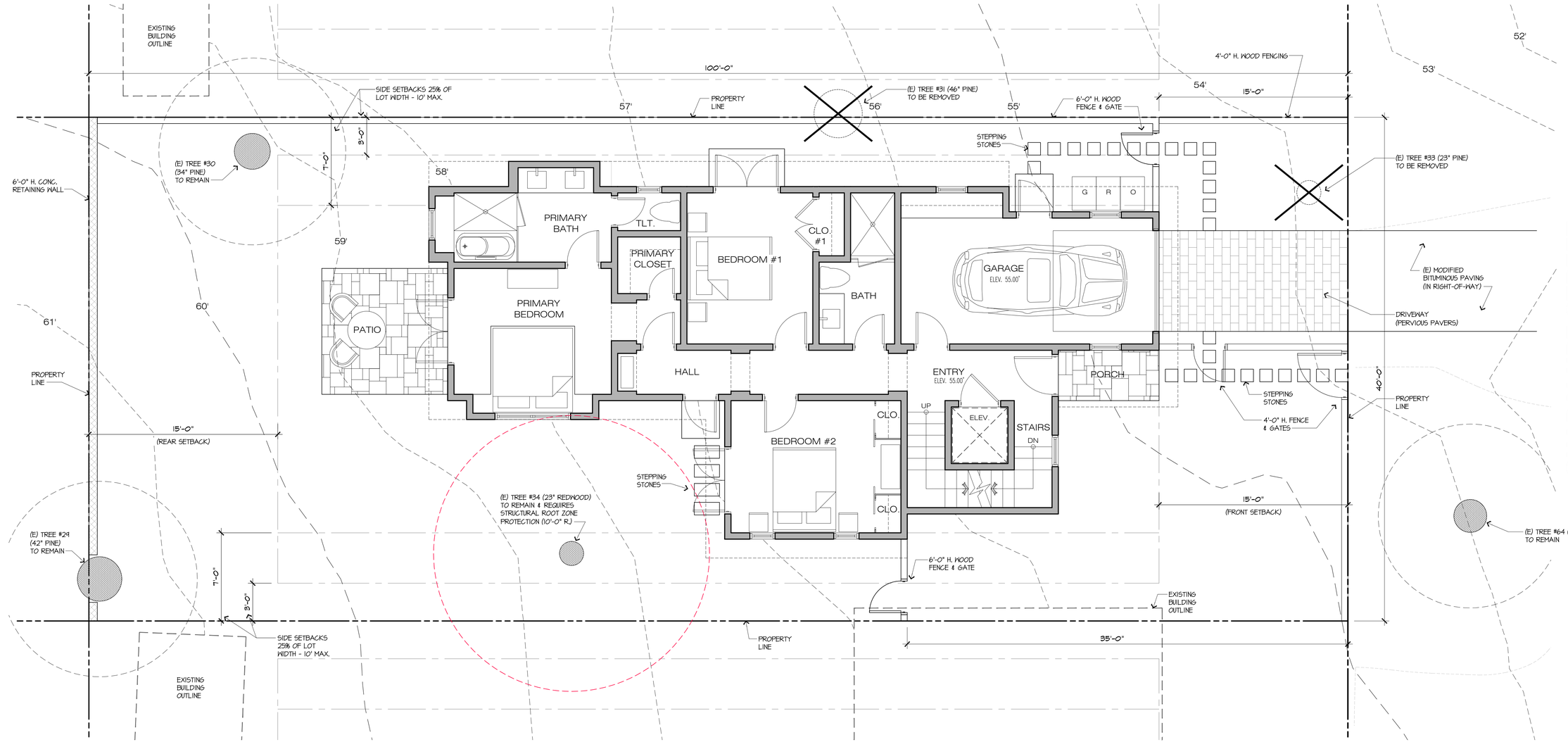
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PROPOSED SITE PLAN

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

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

SECOND FLOOR DECK	
FRONT DECK	149.0 S.F.
REAR DECK	234.0 S.F.
TOTAL:	383.0 S.F.

SITE COVERAGE	
ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES, PATIOS	123.0 S.F.
LANDINGS	6.0 S.F.
SITE WALLS	27.0 S.F.
TOTAL IMPERVIOUS COVERAGE	156.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	107.0 S.F.
STEPPING STONES	30.0 S.F.
BUILDING OVERHANGS	207.0 S.F.
TOTAL PERVIOUS COVERAGE	344.0 S.F.
TOTAL PROPOSED SITE COVERAGE	500.0 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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GUADALUPE STREET

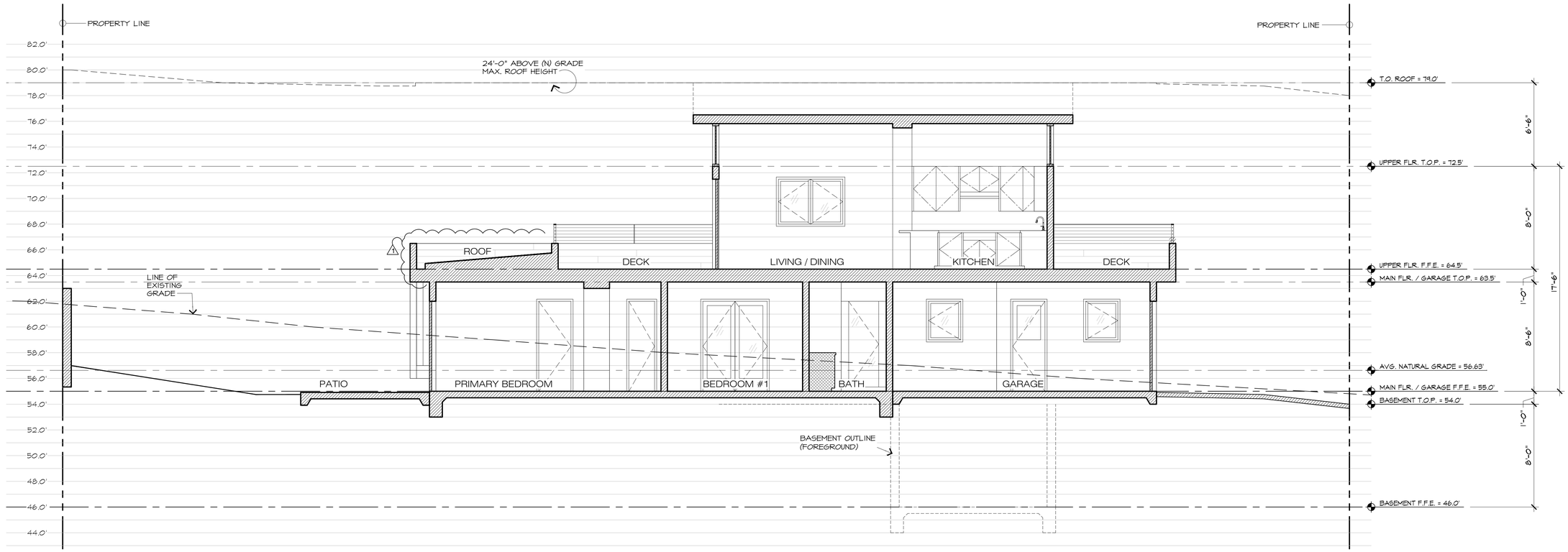
PROPOSED SITE PLAN

JOB NAME: CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE: 5/5/23
SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

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A PROPOSED SITE SECTION

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

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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PROPOSED SITE SECTION

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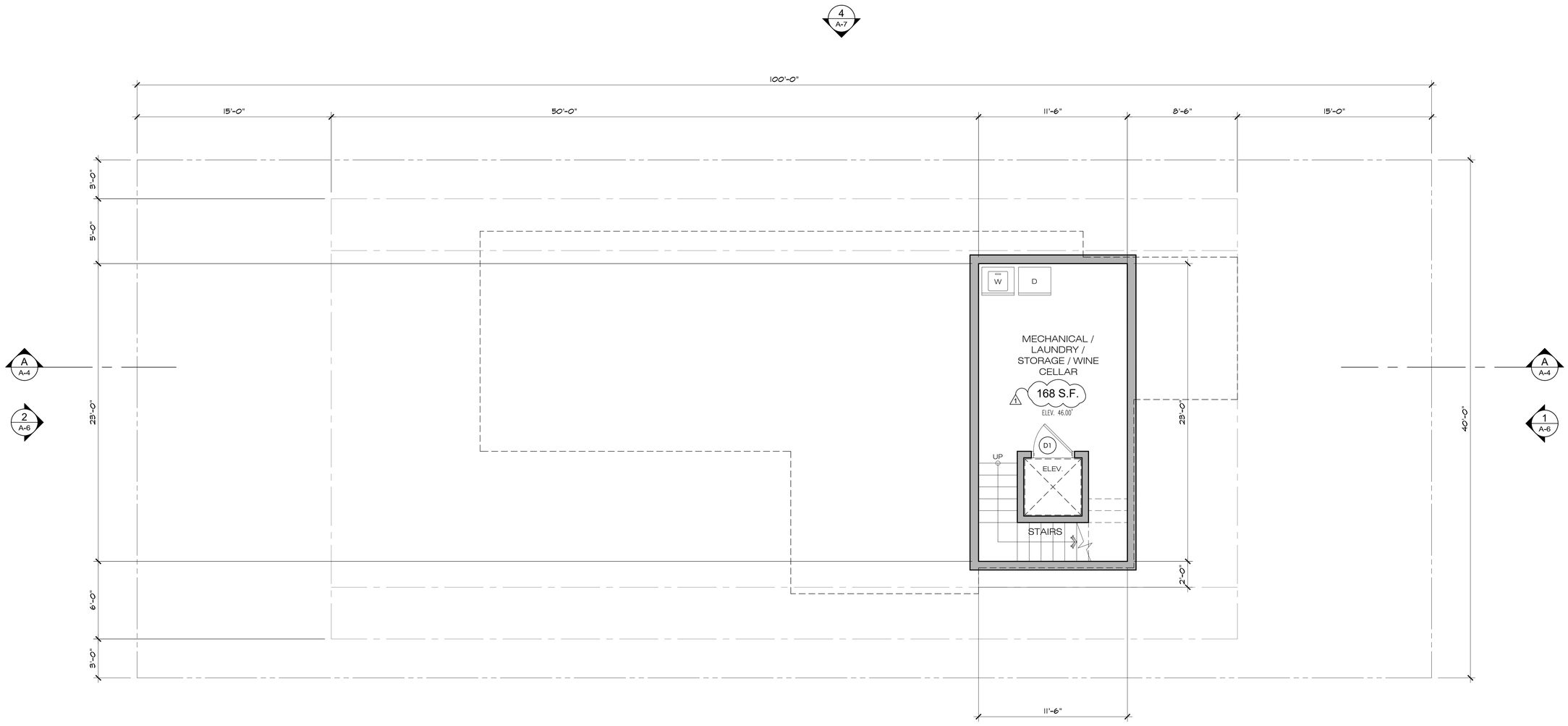
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SCALE:	1/4"=1'-0"
DRAWN:	JK/DM
JOB NUMBER:	20.05

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BASEMENT FLOOR PLAN

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

MAIN FLOOR AREA		930 S.F.
GARAGE		243 S.F.
UPPER FLOOR AREA		593 S.F.
SUB - TOTAL		1,766 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,766 = 34 S.F.	
BASEMENT FLOOR AREA (34 x 2)		68 S.F.
BASEMENT BONUS		100 S.F.
TOTAL		1,934 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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BASEMENT FLOOR PLAN

JOB NAME:
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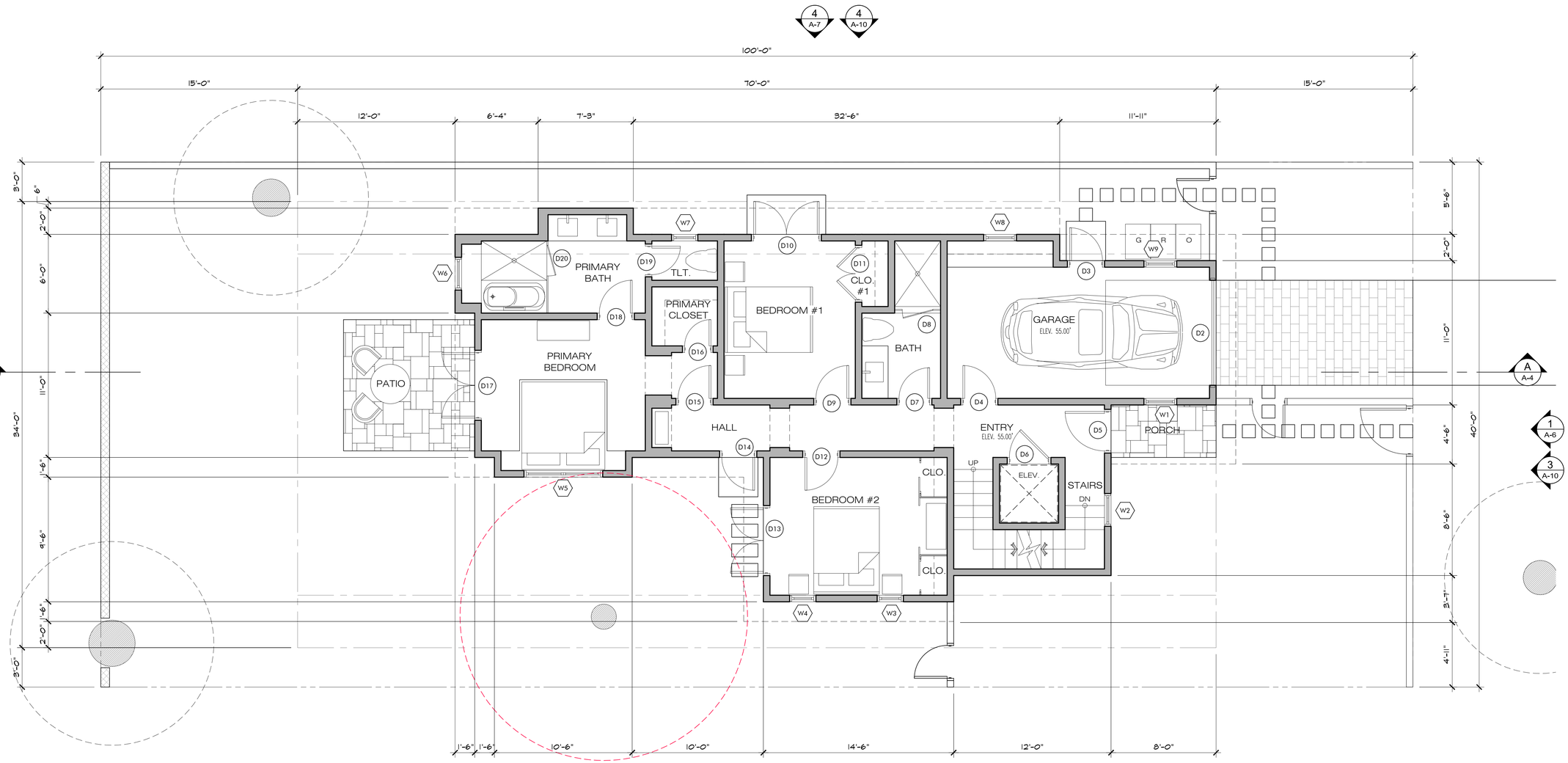
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DRAWN: JK/DM
JOB NUMBER: 20.05

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MAIN FLOOR PLAN

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

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

MAIN FLOOR AREA		930 S.F.
GARAGE		243 S.F.
UPPER FLOOR AREA		593 S.F.
	SUB - TOTAL	1,766 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,766 = 34 S.F.	
BASEMENT FLOOR AREA (34 x 2)		68 S.F.
BASEMENT BONUS		100 S.F.
	TOTAL	1,934 S.F.

REVISION	No.
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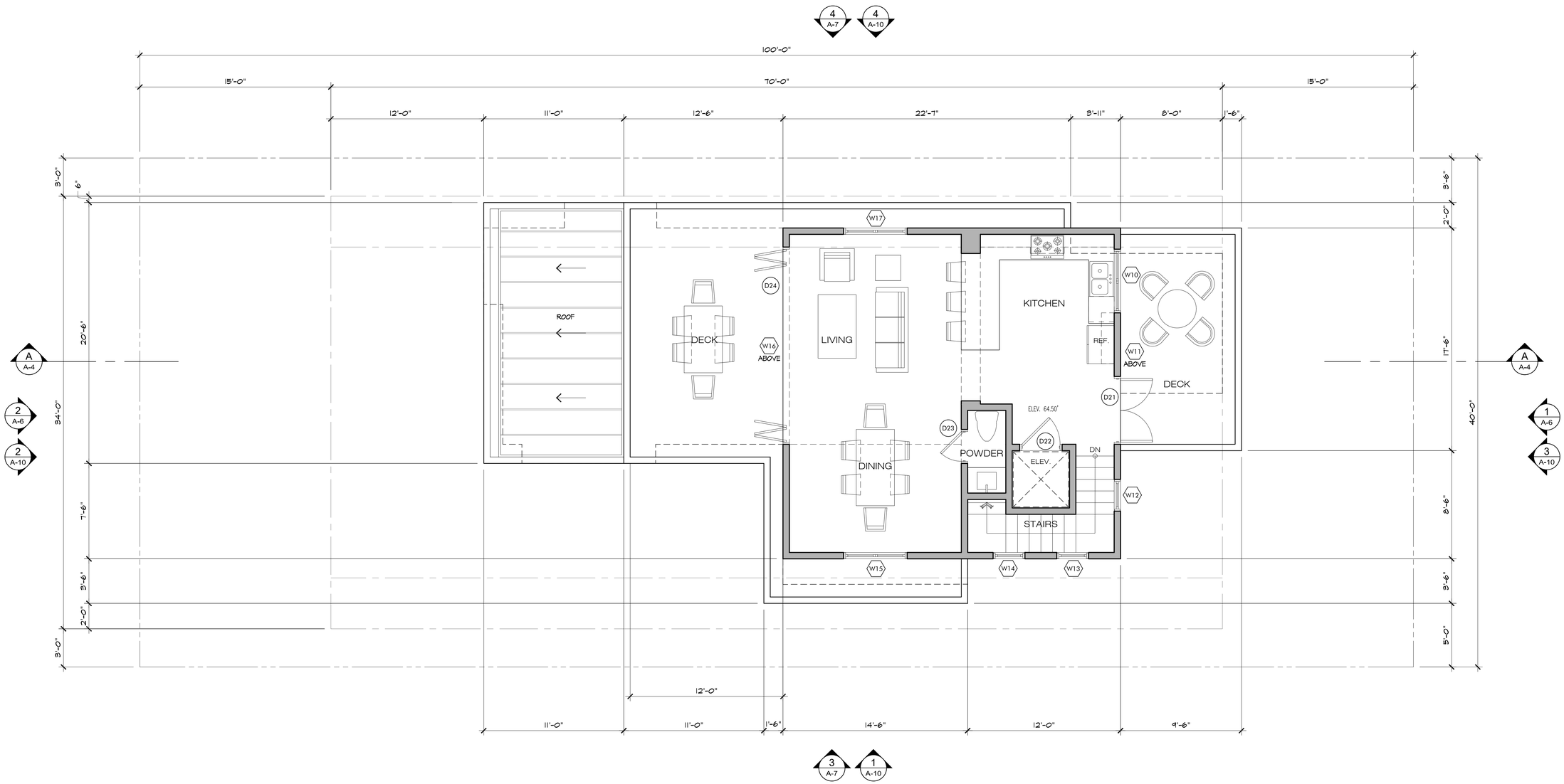
MAIN FLOOR PLAN

JOB NAME: CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE: 5/5/23
SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

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UPPER FLOOR PLAN

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

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

MAIN FLOOR AREA		930 S.F.
GARAGE		243 S.F.
UPPER FLOOR AREA		593 S.F.
	SUB - TOTAL	1,766 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.	
AREA ALLOWED TOWARD BASEMENT	1,800 -1,766 = 34 S.F.	
BASEMENT FLOOR AREA (34 x 2)		68 S.F.
BASEMENT BONUS		100 S.F.
	TOTAL	1,934 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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UPPER FLOOR PLAN

JOB NAME: CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

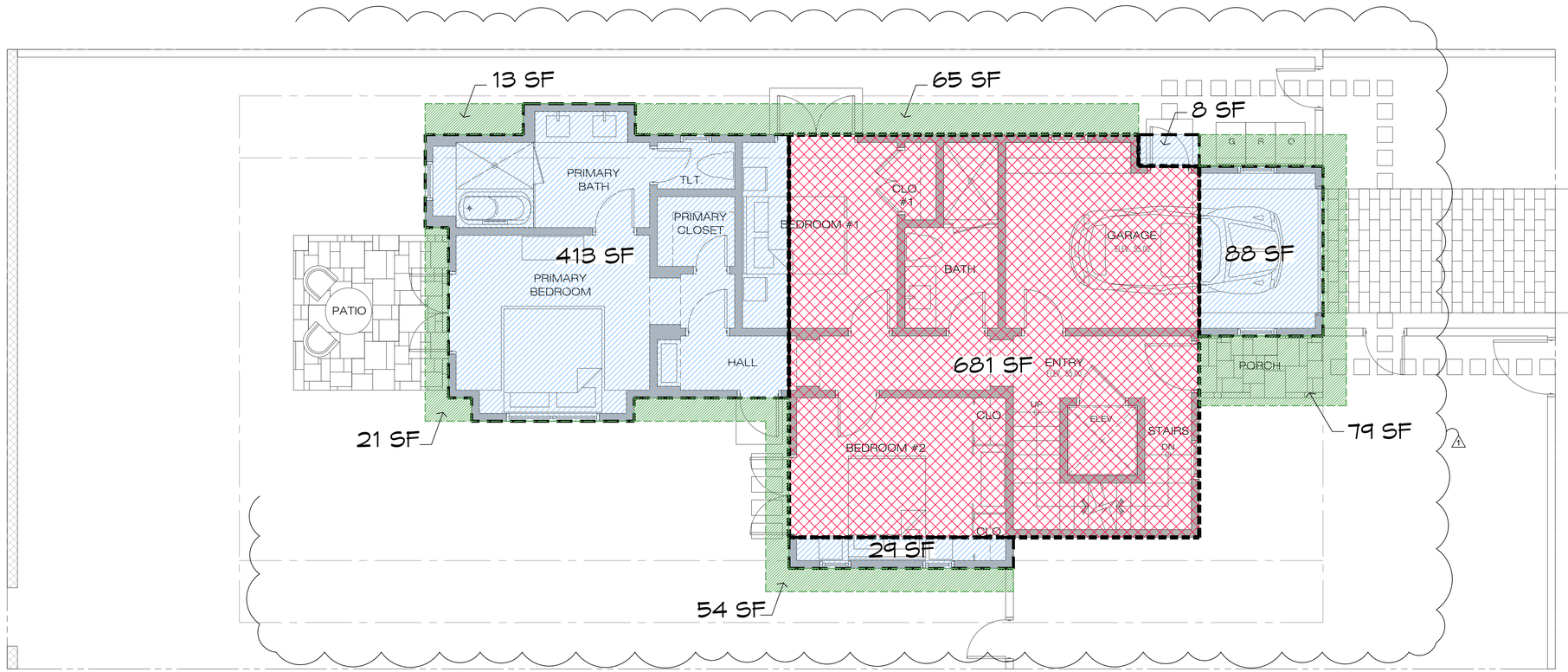
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JOB NUMBER: 20.05

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MAIN FLOOR & UPPER FLOOR OVERLAY

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

N

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

LEGEND	OVERLAPPING & NON-OVERLAPPING FLOOR AREA	
	OVERLAPPING FLOOR AREA	= 681 S.F.
	NON-OVERLAPPING FLOOR AREA	= 538 S.F.
	ROOF & DECK OVERHANG AREA	= 232 S.F.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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MAIN & UPPER FLOOR OVERLAY

JOB NAME: CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE: 5/5/23
SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

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DOOR SCHEDULE

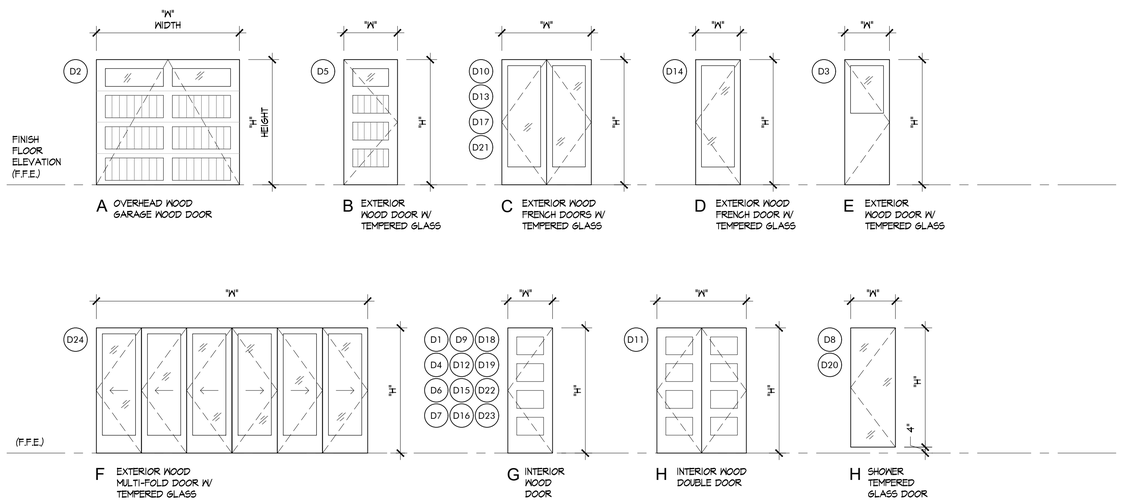
	DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION - ROOM NUMBER	DOOR MAT'L.	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	THRSHD. DETAIL	REMARKS
Basement/Main Floor	D1	G	3'-0"	7'-0"	1-3/4"	MECH. / STORAGE	WOOD	WOOD	--	--	--	ELEVATOR DOOR PER ELEV. MFR. REQUIREMENTS
	D2	A	8'-0"	7'-0"	2-1/4"	GARAGE	WOOD	WOOD	--	--	--	OVERHEAD GARAGE DOOR, TEMPERED GLASS
	D3	E	2'-6"	7'-0"	1-3/4"	GARAGE	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D4	G	2'-6"	7'-0"	1-3/4"	GARAGE	WOOD	WOOD	--	--	--	20 MIN. FIRE RATED, SEE NOTE 6
	D5	B	3'-0"	7'-0"	1-3/4"	ENTRY	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D6	G	3'-0"	7'-0"	1-3/4"	ENTRY	WOOD	WOOD	--	--	--	ELEVATOR DOOR PER ELEV. MFR. REQUIREMENTS
	D7	G	2'-4"	7'-0"	1-3/4"	BATH	WOOD	WOOD	--	--	--	--
	D8	I	2'-4"	6'-8"	1/2"	BATH	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D9	G	2'-6"	7'-0"	1-3/4"	BEDROOM #1	WOOD	WOOD	--	--	--	--
	D10	C	5'-0"	7'-0"	1-3/4"	BEDROOM #1	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D11	H	4'-0"	7'-0"	1-3/4"	CLOSET #1	WOOD	WOOD	--	--	--	--
	D12	G	2'-6"	7'-0"	1-3/4"	BEDROOM #2	WOOD	WOOD	--	--	--	--
	D13	C	5'-0"	7'-0"	1-3/4"	BEDROOM #2	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D14	D	2'-6"	7'-0"	1-3/4"	HALL	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D15	G	2'-6"	7'-0"	1-3/4"	PRIMARY BEDROOM	WOOD	WOOD	--	--	--	--
	D16	G	2'-0"	7'-0"	1-3/4"	PRIMARY CLOSET	WOOD	WOOD	--	--	--	--
	D17	C	5'-0"	7'-0"	1-3/4"	PRIMARY BEDROOM	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D18	G	2'-6"	7'-0"	1-3/4"	PRIMARY BATH	WOOD	WOOD	--	--	--	--
	D19	G	2'-2"	7'-0"	1-3/4"	PRIMARY TOILET	WOOD	WOOD	--	--	--	--
	D20	I	2'-4"	6'-8"	1/2"	PRIMARY BATH	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
Upper Floor	D21	C	5'-0"	7'-0"	1-3/4"	KITCHEN	WD./GL.	WOOD	--	--	--	TEMPERED GLASS
	D22	G	3'-0"	7'-0"	1-3/4"	KITCHEN	WOOD	WOOD	--	--	--	ELEVATOR DOOR PER ELEV. MFR. REQUIREMENTS
	D23	G	2'-4"	7'-0"	1-3/4"	POWDER	WOOD	WOOD	--	--	--	--
	D24	F	15'-2"	7'-0"	1-3/4"	LIVING	WD./GL.	WOOD	--	--	--	TEMPERED GLASS

DOOR NOTES

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

1. SHALL BE 2'-0" X 7'-0" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR; EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL WOOD DOORS SHALL BE SOLID CORE.
9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

DOOR TYPES



REVISION	No.

CONSULTANT:

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DOOR SCHEDULE

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A.P.N. 010-021-031

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SCALE:	1/4" = 1'-0"
DRAWN:	JK
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WINDOW SCHEDULE

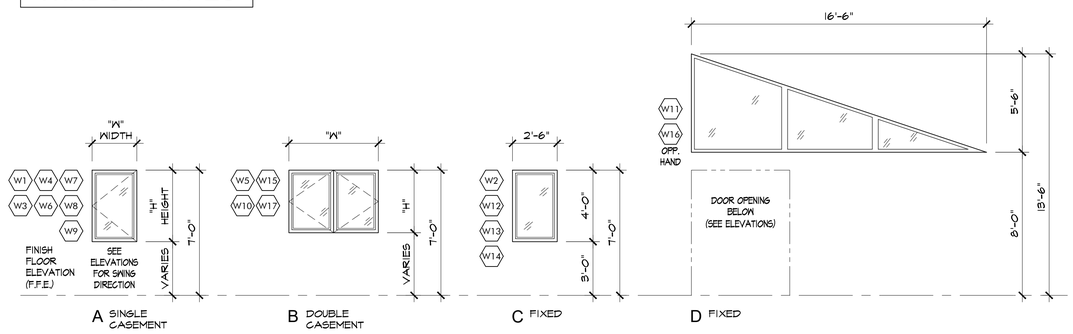
	WDW. NO.	TYPE	SIZE "W" WIDTH	SIZE "H" HEIGHT	HEAD HEIGHT	GLAZING	SAFETY GLAZING	OPERATING STYLE	FRAME MATL.	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	MULLION DETAIL	LOCATION	REMARKS
Main Floor	W1	A	2'-6"	3'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W2	C	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	WOOD	--	--	--	--	STAIRS	SEE NOTE 8d
	W3	A	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W4	A	2'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	BEDROOM #2	--
	W5	B	6'-0"	4'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY BEDROOM	--
	W6	A	2'-0"	3'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	CASEMENT	WOOD	--	--	--	--	PRIMARY BATH	SEE NOTE 8c
	W7	A	2'-0"	3'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	PRIMARY TOILET	--
	W8	A	2'-6"	3'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
	W9	A	2'-6"	3'-0"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	GARAGE	--
Upper Floor	W10	B	5'-0"	3'-6"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	KITCHEN	--
	W11	D	16'-6"	5'-6"	13'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	KITCHEN	--
	W12	C	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	TEMPERED GLASS	FIXED	WOOD	--	--	--	--	STAIRS	SEE NOTE 8d
	W13	C	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	STAIRS	--
	W14	C	2'-6"	4'-0"	7'-0"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	STAIRS	--
	W15	B	5'-0"	3'-6"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	DINING	--
	W16	D	16'-6"	5'-6"	13'-6"	DOUBLE GLAZE	--	FIXED	WOOD	--	--	--	--	LIVING/DINING	--
	W17	B	5'-0"	3'-6"	7'-0"	DOUBLE GLAZE	--	CASEMENT	WOOD	--	--	--	--	LIVING	--

WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.2.
2. WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
4. ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
8. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
   c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   e) WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]

WINDOW TYPES



REVISION	No.

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WINDOW SCHEDULE

JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

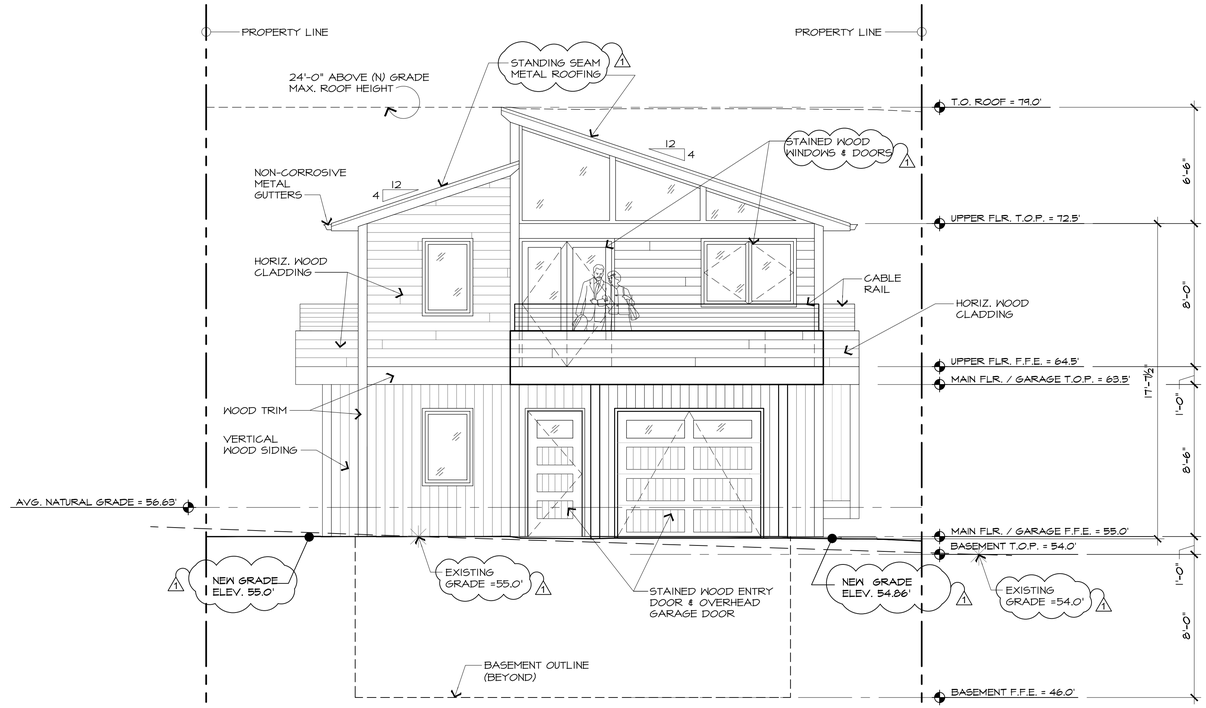
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JOB NUMBER: 20.05

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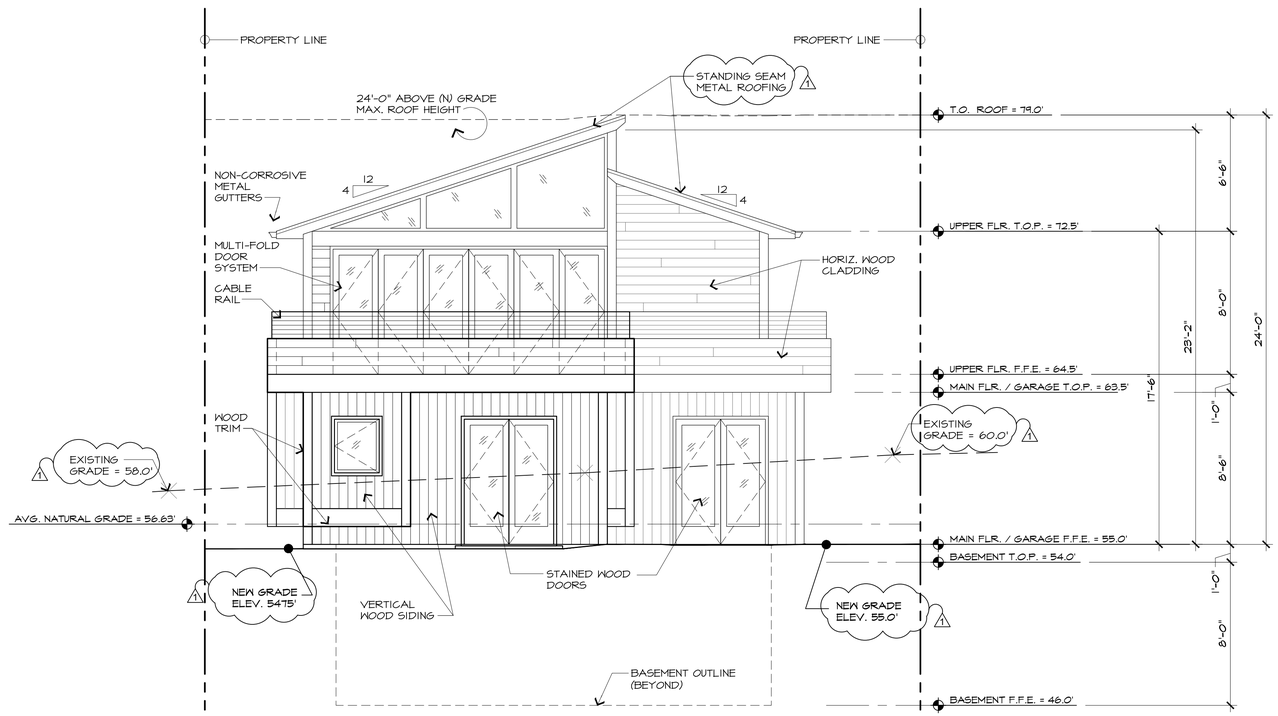
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1 FRONT ELEVATION (WEST)



2 REAR ELEVATION (EAST)

PROPOSED EXTERIOR ELEVATIONS

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

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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PROPOSED EXTERIOR ELEVATIONS

JOB NAME: CRI - Residential House Lot #12
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A.P.N. 010-021-031

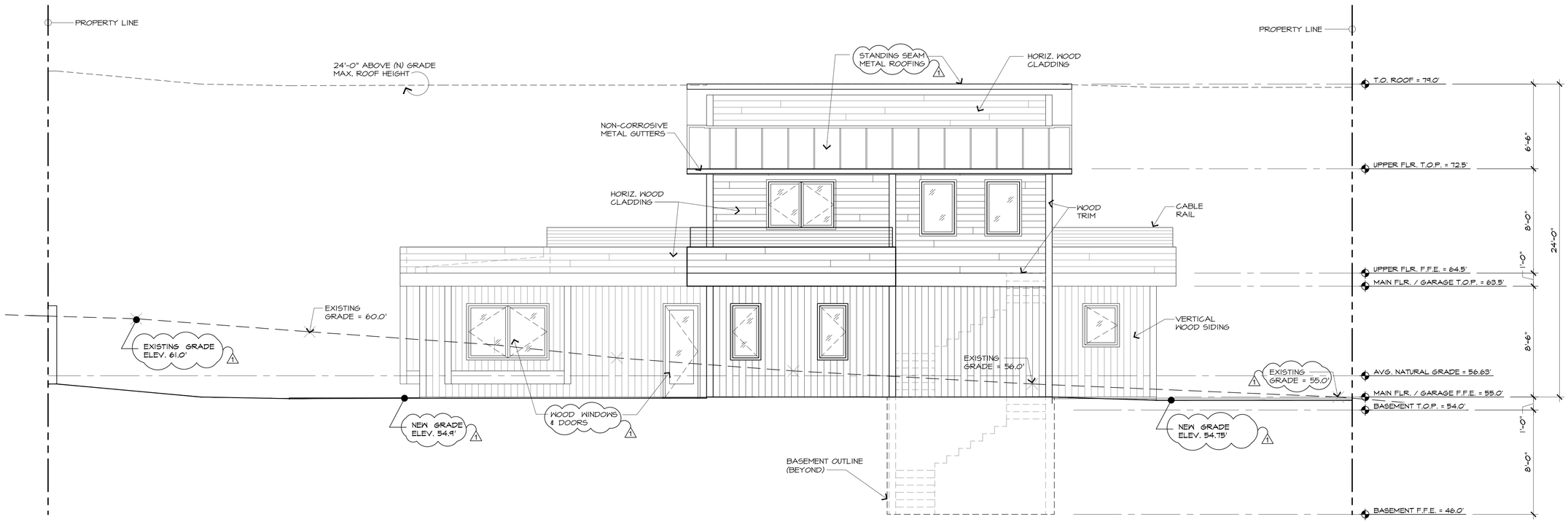
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JOB NUMBER:	20.05

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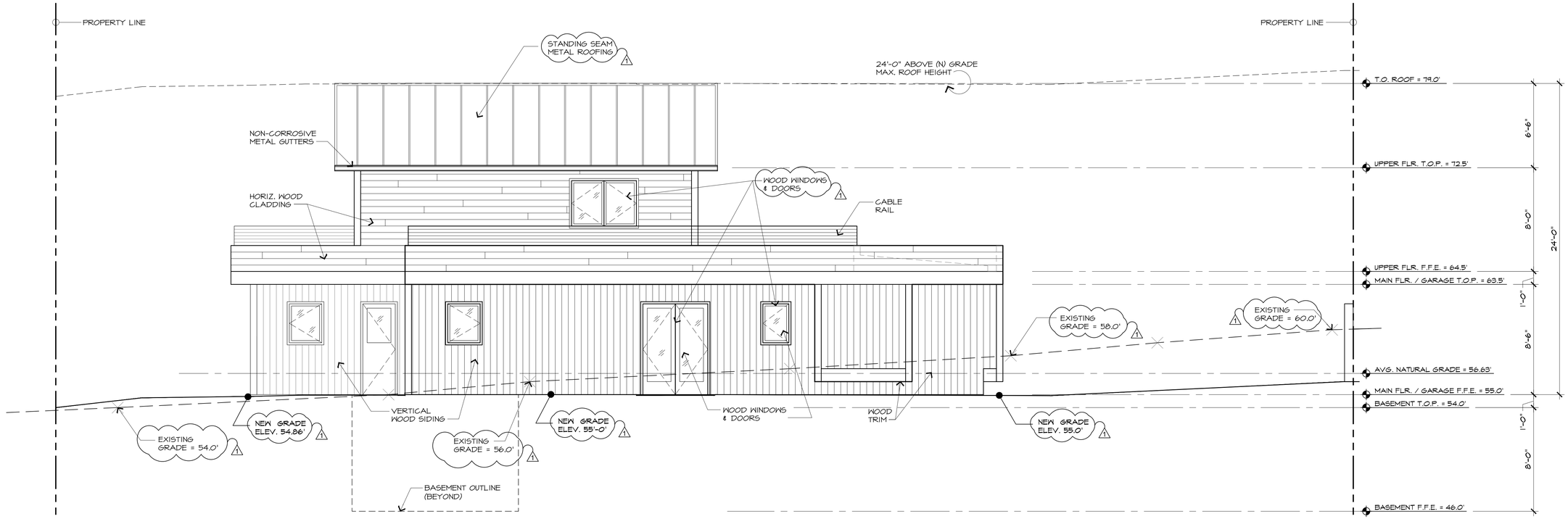
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3 SIDE ELEVATION (NORTH)



4 SIDE ELEVATION (SOUTH)

PROPOSED EXTERIOR ELEVATIONS

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

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

REVISION	No.
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PROPOSED EXTERIOR ELEVATIONS

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A.P.N. 010-021-031

DATE:	5/5/23
SCALE:	1/4"=1'-0"
DRAWN:	JK/DM
JOB NUMBER:	20.05

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RENDERED SOUTH ELEVATION

SCALE: N.T.S.



RENDERED WEST ELEVATION

SCALE: N.T.S.

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RENDERED STREET ELEVATION

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DATE:	5/5/23
SCALE:	N.T.S.
DRAWN:	KJL
JOB NUMBER:	20.05

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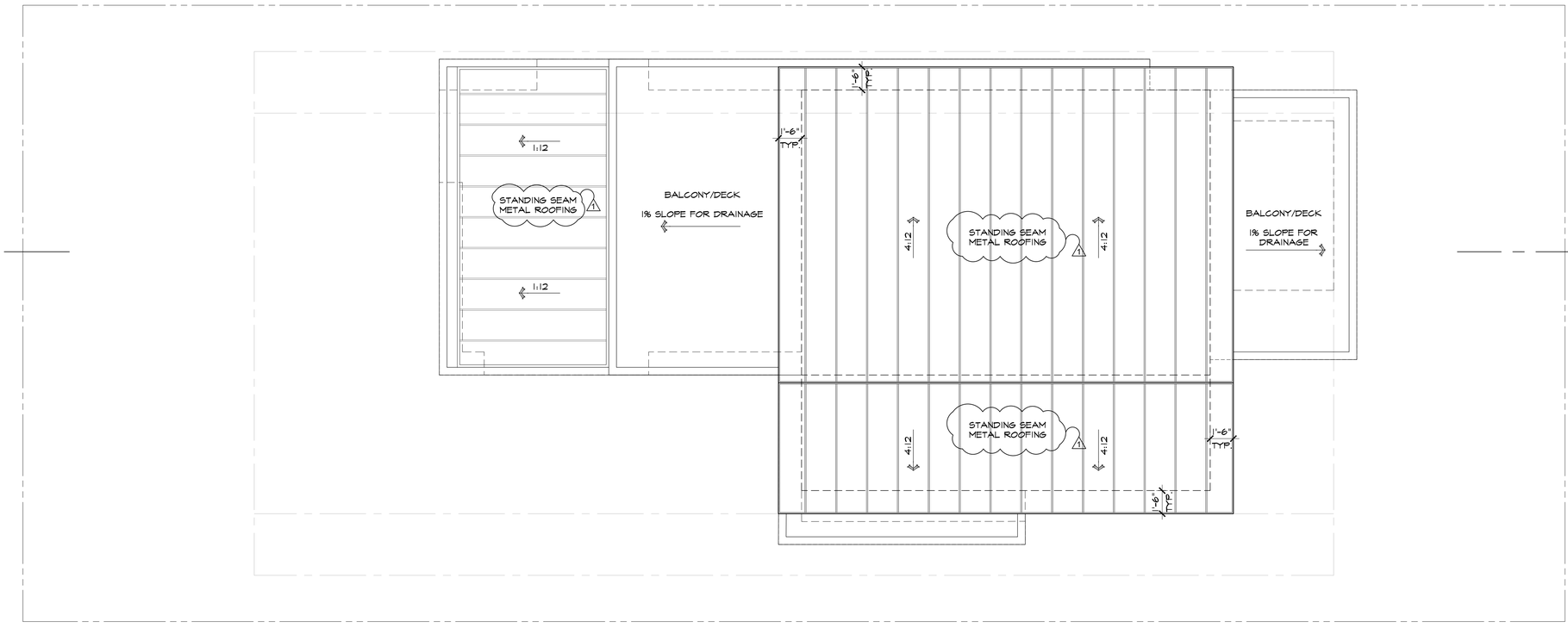
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ROOF PLAN

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

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

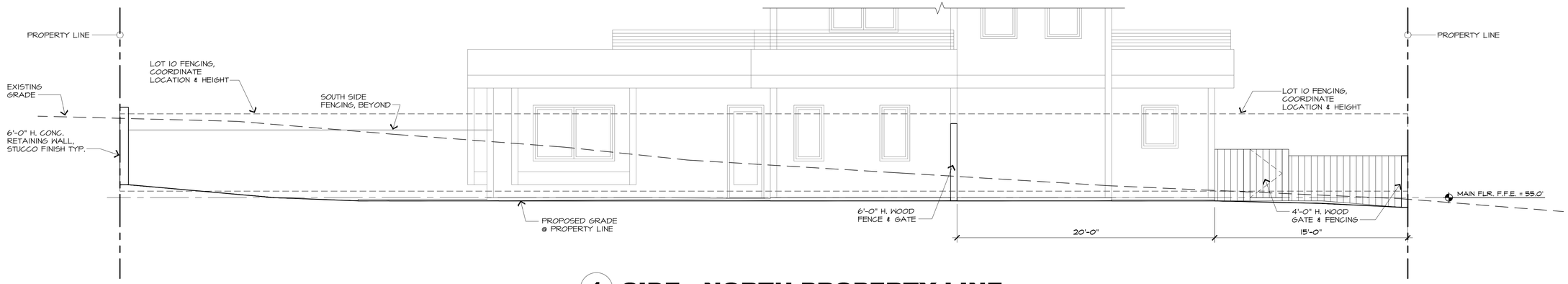
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ROOF PLAN

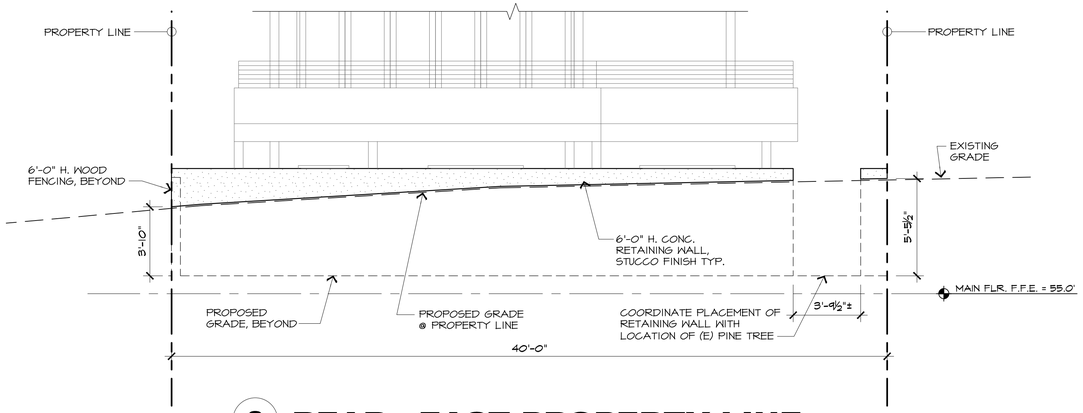
JOB NAME:
CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

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SCALE:	1/4"=1'-0"
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JOB NUMBER:	20.05

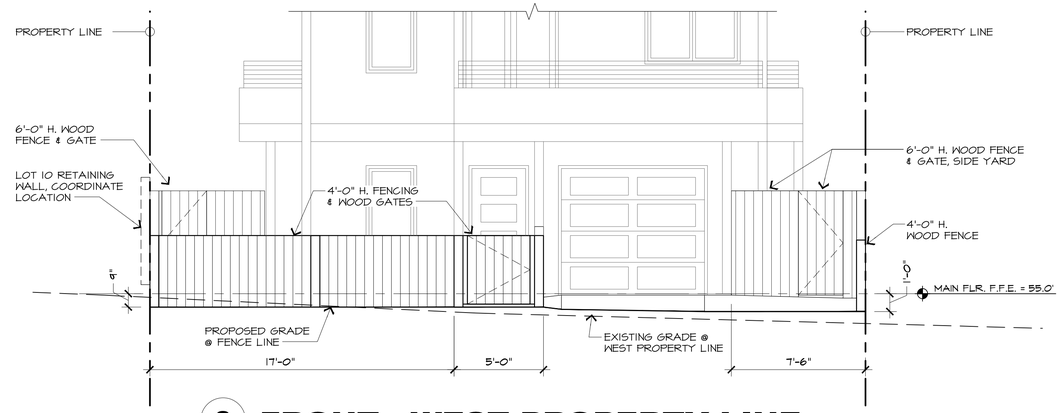
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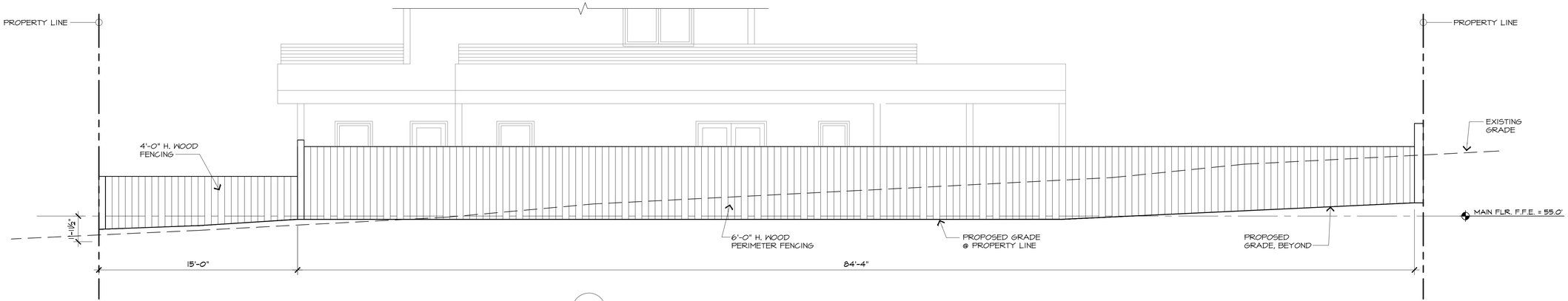
1 SIDE - NORTH PROPERTY LINE



2 REAR - EAST PROPERTY LINE



3 FRONT - WEST PROPERTY LINE



4 SIDE - SOUTH PROPERTY LINE

PROPOSED FENCING ELEVATIONS

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

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

REVISION	No.

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PROPOSED FENCING ELEVATIONS

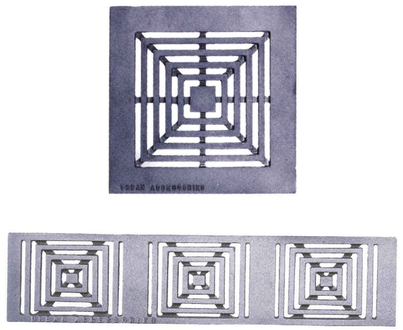
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DRAWN:	JK
JOB NUMBER:	20.05

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URBAN ACCESSORIES

10 TRENCH & AREA DRAIN



STAINED WOOD WINDOWS

7 WOOD WINDOWS



NON-CORROSIVE METAL

4 GUTTER & DOWNSPOUT



STANDING SEAM METAL ROOFING

1 ROOFING



PERMEABLE PAVERS

11 DRIVEWAY PAVERS



STAINED WOOD DOORS

8 EXTERIOR WOOD DOORS



OVERHEAD RAISED PANEL, STAINED WOOD

5 GARAGE DOOR



HORIZONTAL SMOOTH ARTISAN LAP SIDING

2 EXTERIOR FINISH



12 WOOD FENCING



9 MULTI-FOLD DOOR



STAINED WOOD ENTRY

6 ENTRY WOOD DOOR



VERTICAL SIDING

3 EXTERIOR FINISH

REVISION	No.
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MATERIAL COLOR SAMPLES

JOB NAME:
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A.P.N. 010-021-031

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PERSPECTIVE RENDERING

SCALE: N.T.S.



PERSPECTIVE RENDERING

SCALE: N.T.S.

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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COLOR RENDERING

JOB NAME:

CRI - Residential House Lot #12

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Carmel-by-the-Sea, CA 93921

A.P.N. 010-021-031

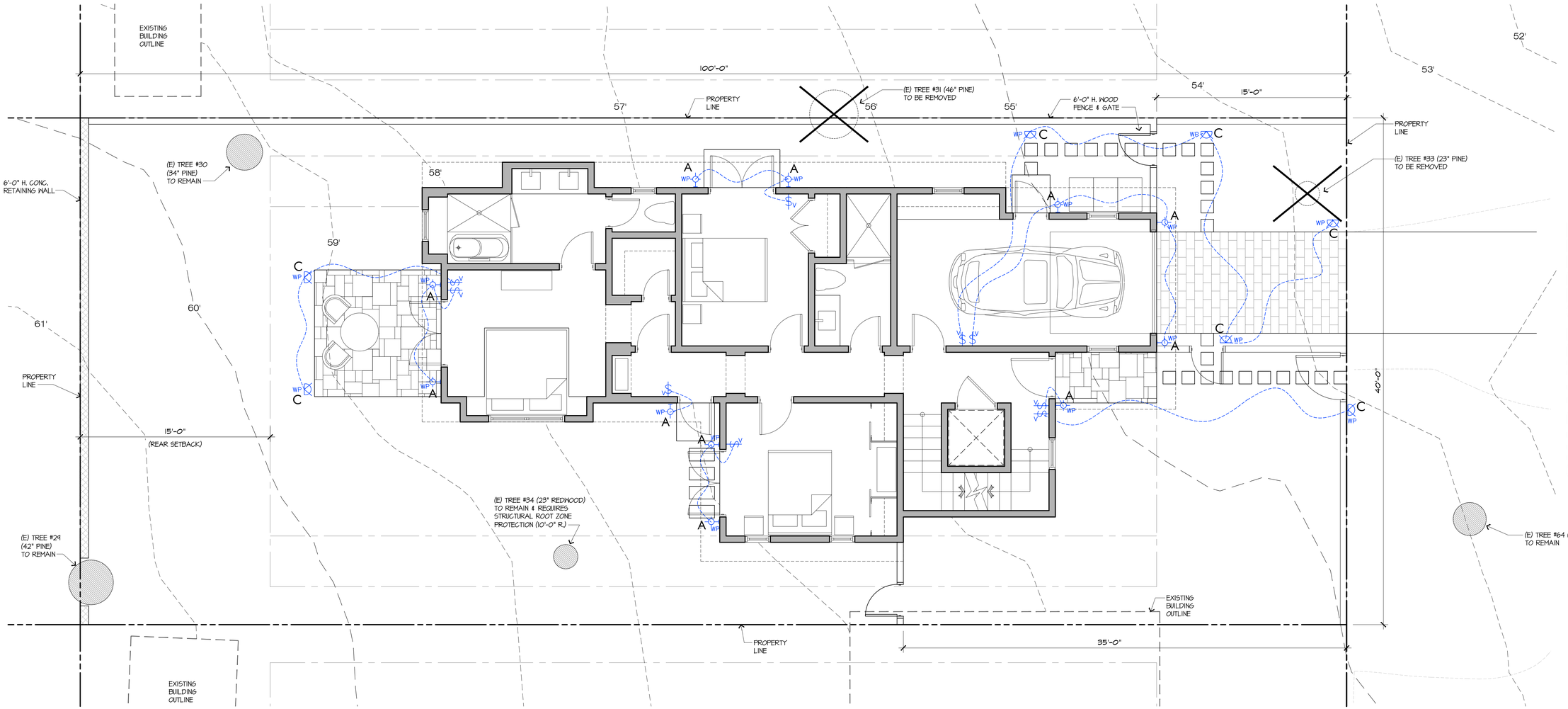
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DRAWN:	KJL
JOB NUMBER:	20.05

A-12

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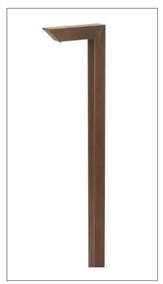
SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING



A MODEL: **SPJ-LWS36**
LINEAR WASH LIGHT - DOWN WASH



B MODEL: **SPJ-113-RL**
WALL RECESSED FIXTURE



C MODEL: **SPJ-SQ100-1**
CONTEMPORARY PATH LIGHT



Model: **SPJ-FL300-15V**

Flex-Link™ Transformers

DESCRIPTION

Model#:	SPJ-FL300-15V
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	300 Watts
Circuit:	2 Circuits
Dimmable:	Yes

D MODEL: **SPJ-FL300-15V**
FLEX LINK™ TRANSFORMERS
* TIMER, 24 HOUR * PHOTOCELL, FIELD INSTALL

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUANTITY	WATT / LUMENS	SYMBOL
A	SPJ-LWS36	BLACK	6"	LINEAR WALL DOWN WASH	15	W/200L	WP
B	SPJ-113-RL	BLACK	13 1/4"	WALL RECESSED	10	2W / 125L	WP
C	SPJ-SQ100-1	BLACK	21" x 4 7/8" x1"	PATH LIGHT - MIN. DISTANCE APART 10 FEET	7	2W / 125L	WP
D	SPJFL300-15V	STAINLESS	17" x 8.75"	TRANSFORMER	1	300W	

N

EXTERIOR LIGHTING PLAN

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

0 2' 4' 8' 12' 16'

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

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

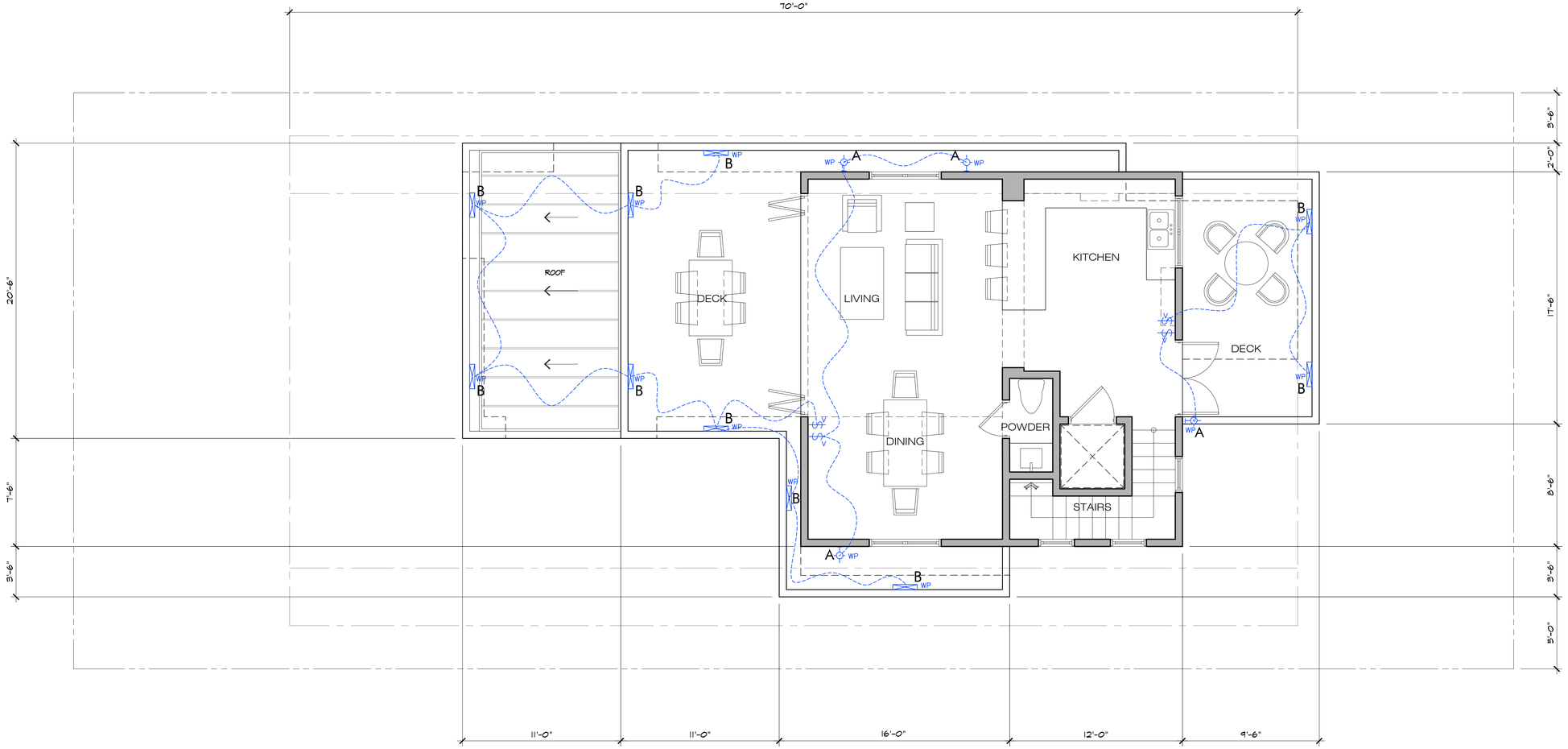
EXTERIOR LIGHTING PLAN

JOB NAME: CRI - Residential House Lot #12
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-031

DATE: 5/5/23
SCALE: 1/4"=1'-0"
DRAWN: JK/DM
JOB NUMBER: 20.05

A-13a
SHEET OF

PDF
J:\20 Jobs\2005 CRI_DD\Lot-12\005-L12-ExteriorLighting-A-13a.dwg 12-21-23 09:40:00 AM
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED – TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
_DD



N

UPPER FLOOR EXTERIOR LIGHTING PLAN

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

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

REVISION	No.
PLAN CHECK RESPONSE 12/20/23	1

CONSULTANT:

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

UPPER FLOOR EXTERIOR LIGHTING PLAN

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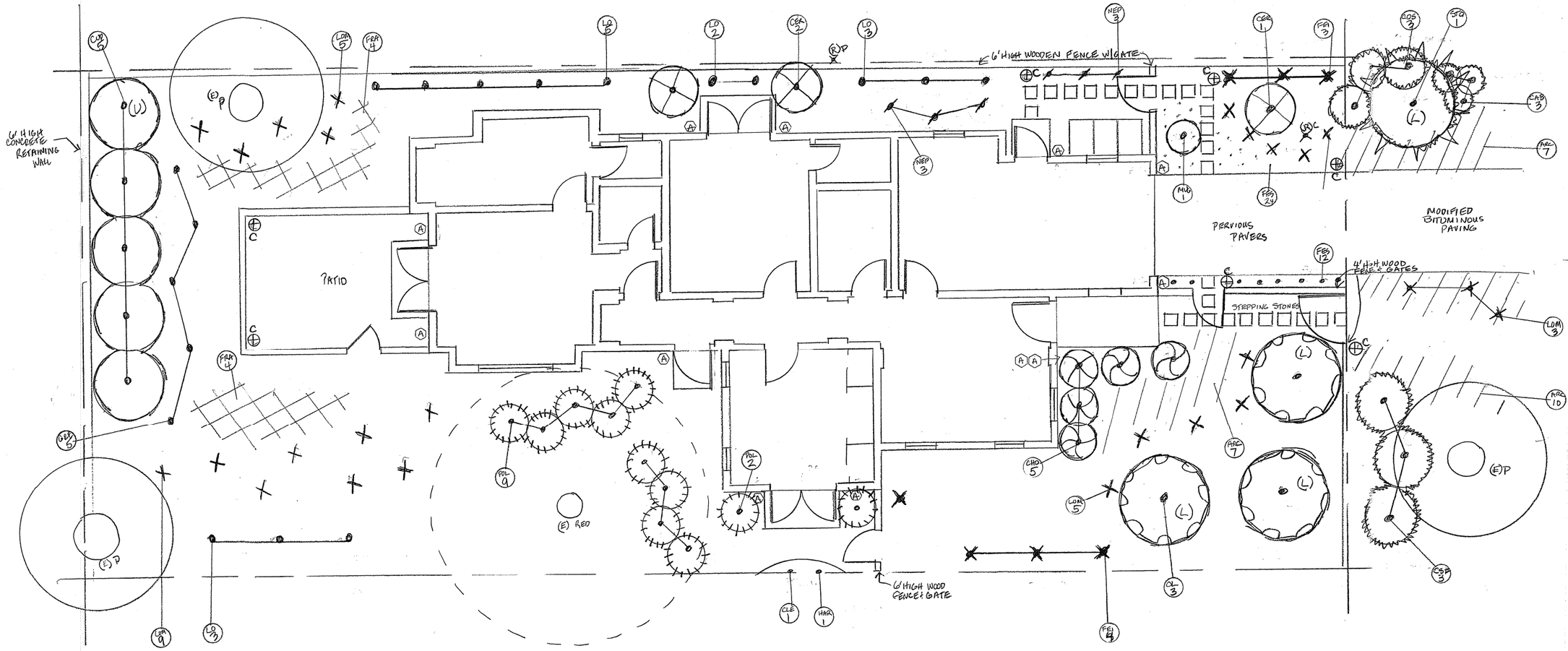
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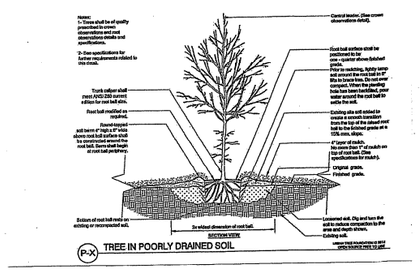
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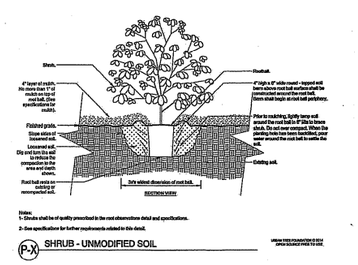
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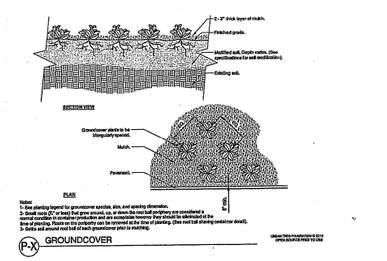
_DD



ABBR	PLANT NAME	SIZE	QUAN
ARC	ARCTOSTAPHYLOS EMERALD CARPET	1G	24
CAB	CEANOTHUS GLORIOSUS ANCHOR BAY	1G	3
CDS	CEANOTHUS DARK STAR	5G	3
CER	CERCIS OCCIDENTALLIS WESTERN REDBUD	15G	3
CHO	CHONDROPETALUM TECTORUM	5G	5
CSF	CEANOTHUS THYRSIFLORUS SNOW FLURRY	5G	3
CLE	CLEMATIS EVERGREEN	5G	1
CUP	CUPRESSUS MACROCARPA MONTEREY CYPRESS (U)	15G	5
FEI	FEIJOA SELLWIANA PINEAPPLE GUAVA	5G	7
FES	FESTUCA GLAUCA ELIJAH BLUE	1G	36
GRE	GREVILEA LAVANDUACEA PENOLA	5G	5
HAR	HARDENBERGIA VIOLACEA HAPPY WANDER	5G	1
LO	OLEA EUROPEA MONTRA LITTLE OLLIE	5G	13
LOM	LOMANDRA PLATINUM BEAUTY	1G	22
MUG	PINUS MUGO - MUGO PINE	5G	1
NEP	NEPHROLEPIS CORDFOLIA SOUTHERN SWORD FERN	1G	6
OL	OLEA EUROPEA WILSONII (L)	15G	3
POL	POLYSTICHUM MUNITUM WESTERN SWORD FERN	1G	11
STO	PINUS PINEA ITALIAN STONEPINE (L)	24"	1







N

1/4"=1'0"

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-566-2709, 831-625-3105

CRI RESIDENTIAL LOT #12
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-031-000

LANDSCAPE PLANTING & LIGHTING LOWER FLOOR
4/6/2023 MML REV 10/10/23

L.1

IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/R$500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

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

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24"- 4

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

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #12

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-031-000

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

Town & Country Gardening & Landscaping 4/6/23.

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

Formula & Calculations:

MAWA = $\frac{\text{ETo x ETadj x LA x 0.623}}{325{,}851}$

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

LA = 1756 sq. ft.

Calculated as:	2 sq ft. / 1 gal. plant	102 plants	204 sq ft
	4 sq. ft. / 5 gal. plant	39 plants	156 sq ft
	16 sq. ft. / 15 gal. plant	11 plants	176 sq ft
	20 sq. ft./ 24" box tree	1	20 sq ft
	150 sq. ft./ total of flat	8	1200 sq ft
		TOTAL	1756 SQ FT

MAWA for this site = $\frac{46.3 \times .80 \times 1756 \times 0.623}{325{,}851}$ = **.124 Acre Feet**

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the CRI RESIDENTIAL LOT #12

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-031-000

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

of Town & Country Gardening & Landscaping 4/6/2023

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

Formula & Calculations:

ETwu = $\frac{\text{ETo x ETadj x ALA x 0.623 x IEF}}{325{,}851}$

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

ALA = 881.2 sq. ft.

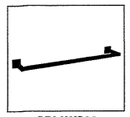
Calculated as: 2 sq ft. / 1 gal. plant
4 sq. ft. / 5 gal. plant
16 sq. ft. / 15 gal. plant
20 sq. ft. / 24" box tree
150 sq ft./ total of flat

Spec'd plants: Very low water use plant square footage = 52 x 0.1 = 5.2
Low water use plant square footage = 488 x 0.3 = 146.4
Medium water plant use square footage= 1216 x 0.6 = 729.6
High water plant use square footage = 0 x 1.0 = 0

IEF = .85 100% drip irrigation

ETWU for this site = $\frac{46.3 \times .80 \times 881.2 \times 0.623 \times .85}{325{,}851}$ = **.053 Acre Feet**

A



Model: **SPJ-LWS36**

Linear Wash Light

Down Wash

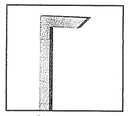
B



Model: **SPJ-113-RL**
Finish: Matte Bronze

Recessed Fixture

C



Model: **SPJ-SQ100-1**
Finish: PVD Graphite

Contemporary Path Light

D



Model: **SPJ-FL300-15V**

Flex-Link™ Transformers

DESCRIPTION

Model#:	SPJ-FL300-15V
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	300 Watts
Circuit:	2 Circuits
Dimmable:	Yes

• TIMER, 24 HOUR • PHOTOCELL, FIELD INSTALL

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	SPJ-LWS36	BLACK	6"	LINEAR WALL DOWN WASH	15	W/200L	
B	SPJ-113-RL	BLACK	13 1/4"	WALL RECESSED	10	2W/125L	
C	SPJ-SQ100-1	BLACK	21"X47/8" X1"	PATH LIGHT - MIN DISTANCE APART 10'	7	2W/125L	
D	SPJ-FL1300-15V	STAINLESS	17"X8.75"	TRANSFORMER	1	300W	

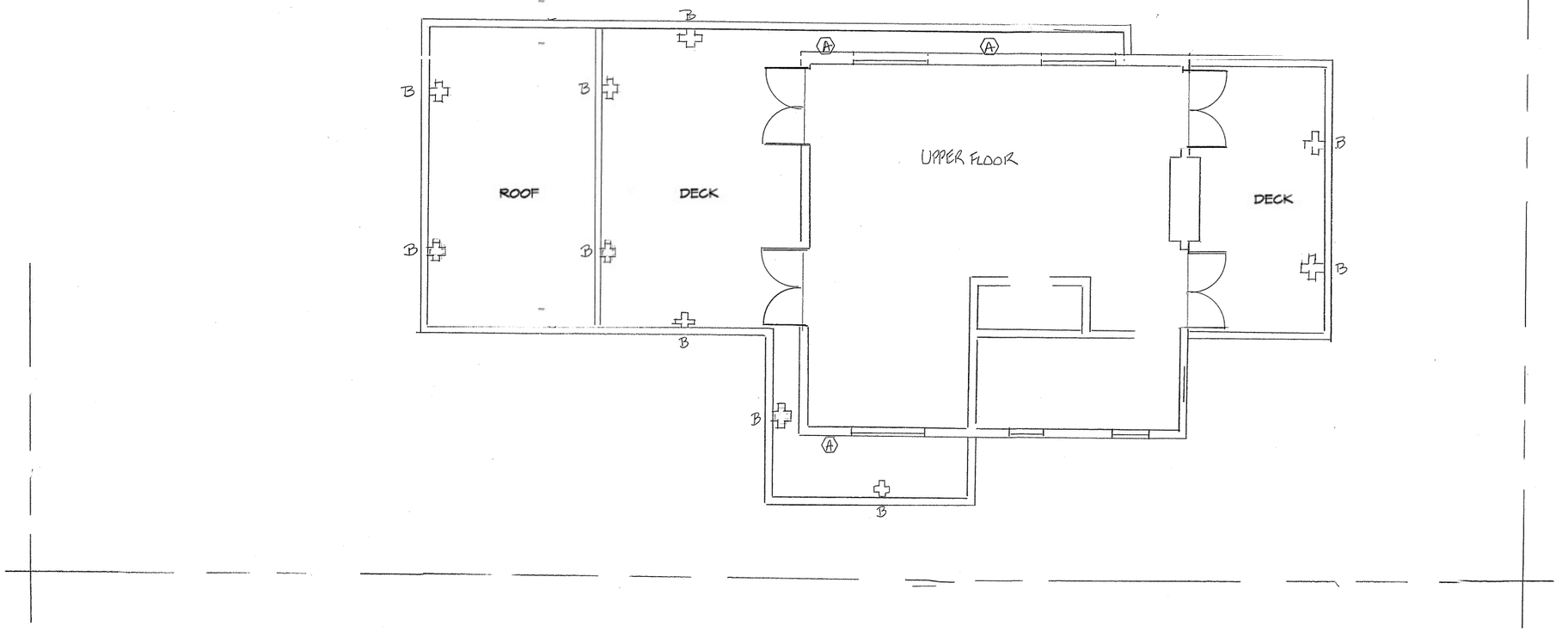
TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-2709, 831-625-3105

CRI RESIDENTIAL LOT #12
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-031-000

LANDSCAPE IRRIGATION **L.2A**

& LIGHTING SPECS

4/6/2023 MML REV 10/10/2023



N

¼"=1'0"

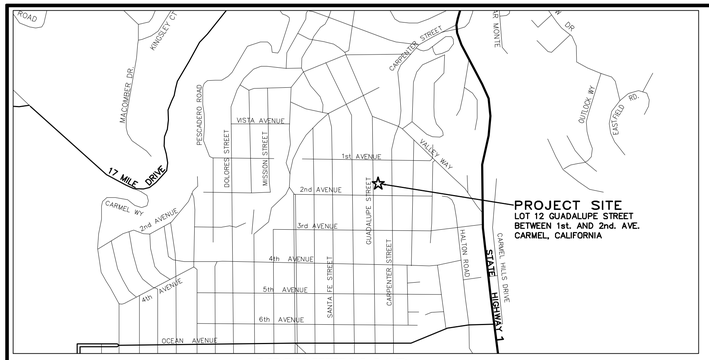
LANDSCAPE LIGHTING **L.2B**

SPECS UPPER FLOOR

4/6/2023 MML

CRI RESIDENTIAL LOT #12
GUADALUPE ST. BETWEEN 1ST & 2ND AVE
CARMEL CA 93921
APN 010-021-031-000

TOWN AND COUNTRY GARDENING & IC
PO BOX 223798
CARMEL, CA 93923
831-596-2709, 831-6253105



VICINITY MAP
NOT TO SCALE

STORM WATER CONTROL NOTES:

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

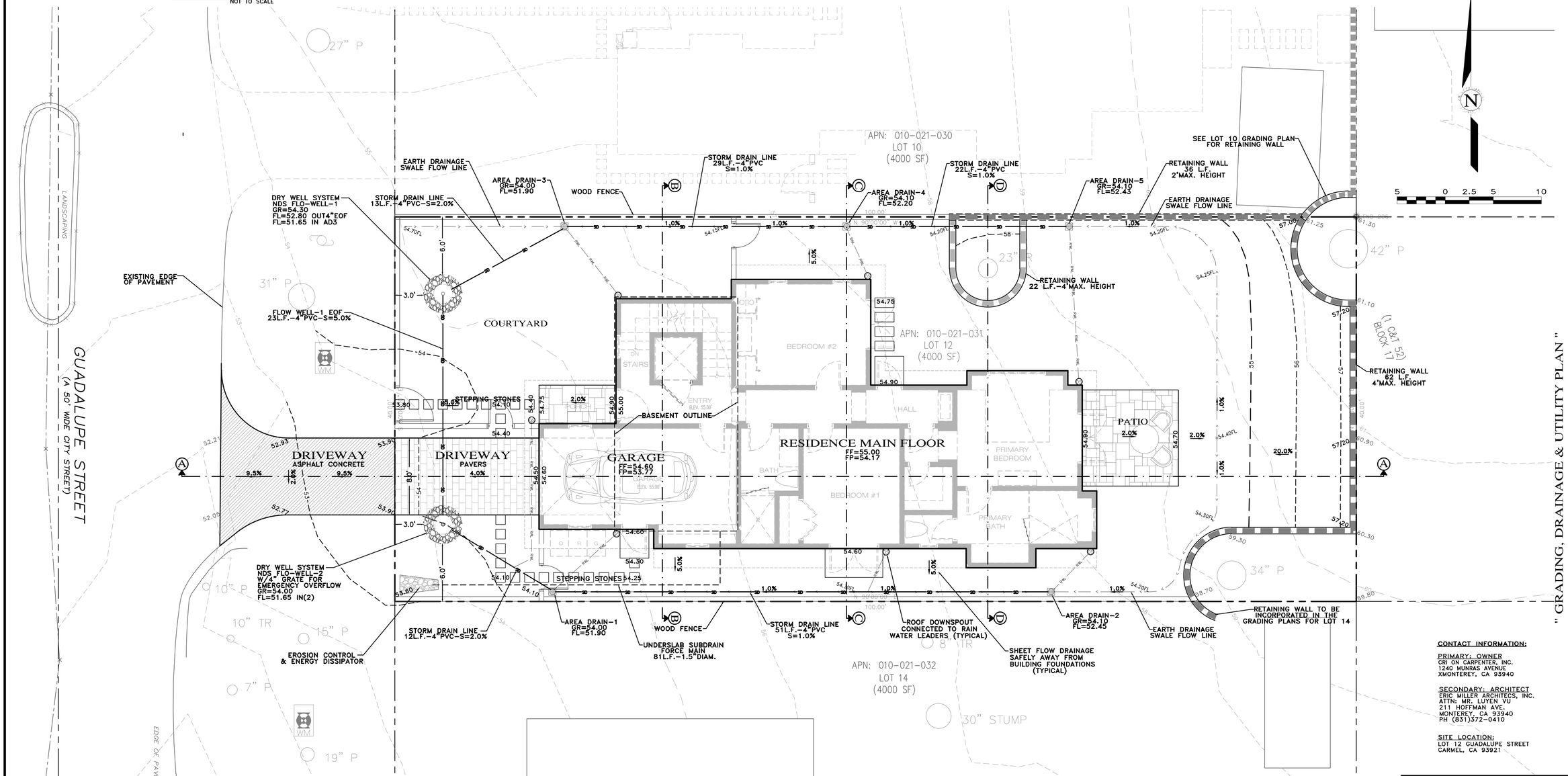
2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

TOTAL LOT AREA = 4,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,329 SQ.FT.
TOTAL AREA OF DISTURBANCE = 3,660 SQ.FT.

GRADING QUANTITIES:
CUT = 465 C.Y.
FILL = 0 C.Y.
NET = 465 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1	GRADING, DRAINAGE &UTILITY PLAN
SHEET C2	GRADING SECTIONS
SHEET C3	EROSION & SEDIMENT CONTROL PLAN
SHEET C4	CONSTRUCTION MANAGEMENT PLAN



PLAN VIEW
SCALE: 1"=5'

CONTACT INFORMATION:

PRIMARY: OWNER
CRI ON CARPENTER, INC.
1240 MUNRAS AVENUE
XMONTEREY, CA 93940

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

SITE LOCATION:
LOT 12 GUADALUPE STREET
CARMEL, CA 93921

APPROVED BY:
GUY R. GIRAUDO

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

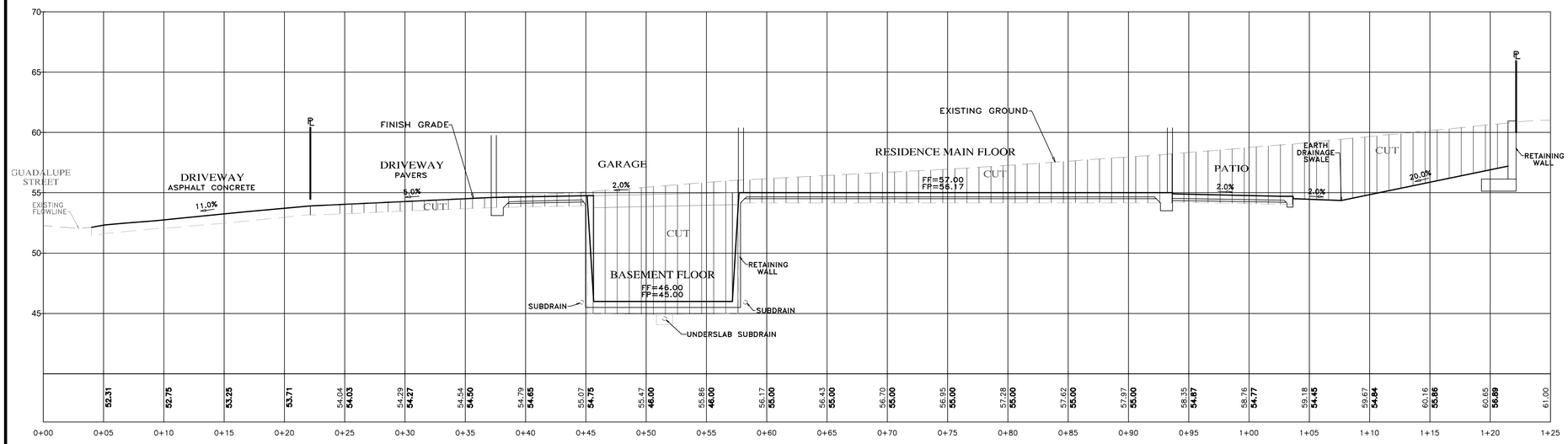
CRI RESIDENTIAL HOUSE LOT 12
A.P.N.: 010-021-031
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

" GRADING, DRAINAGE & UTILITY PLAN "

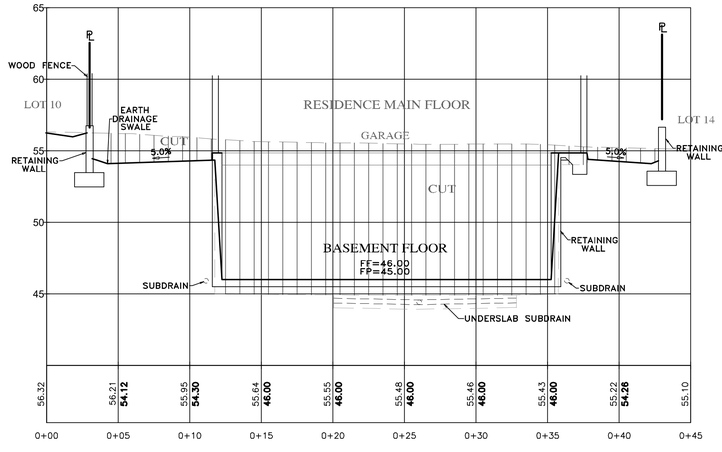
SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-04

No.	DATE	BY	REVISION
	12/12/23	AMS	RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS



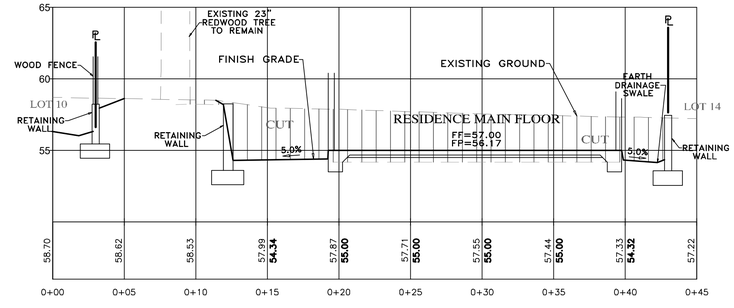
SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



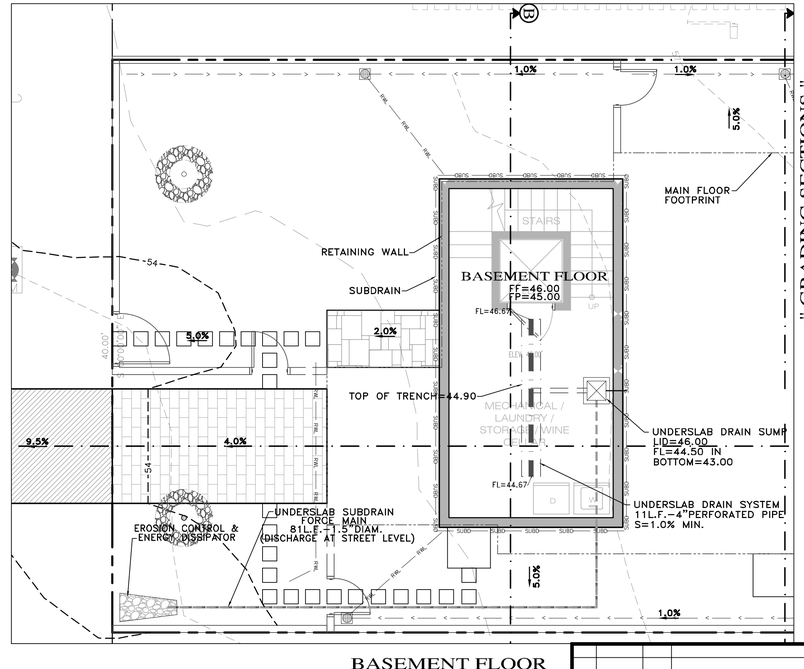
SECTION C-C
SCALE: 1"=5' H&V



SECTION D-D
SCALE: 1"=5' H&V

NOTES:

- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET C1 "GRADING, DRAINAGE & UTILITY PLAN".



BASEMENT FLOOR
SCALE: 1"=5'

"GRADING SECTIONS"

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

CRI RESIDENTIAL HOUSE LOT 12

A.P.N.: 010-021-031

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

CRI ON CARPENTER, INC.

APPROVED BY:

GUY R. GIRARDO

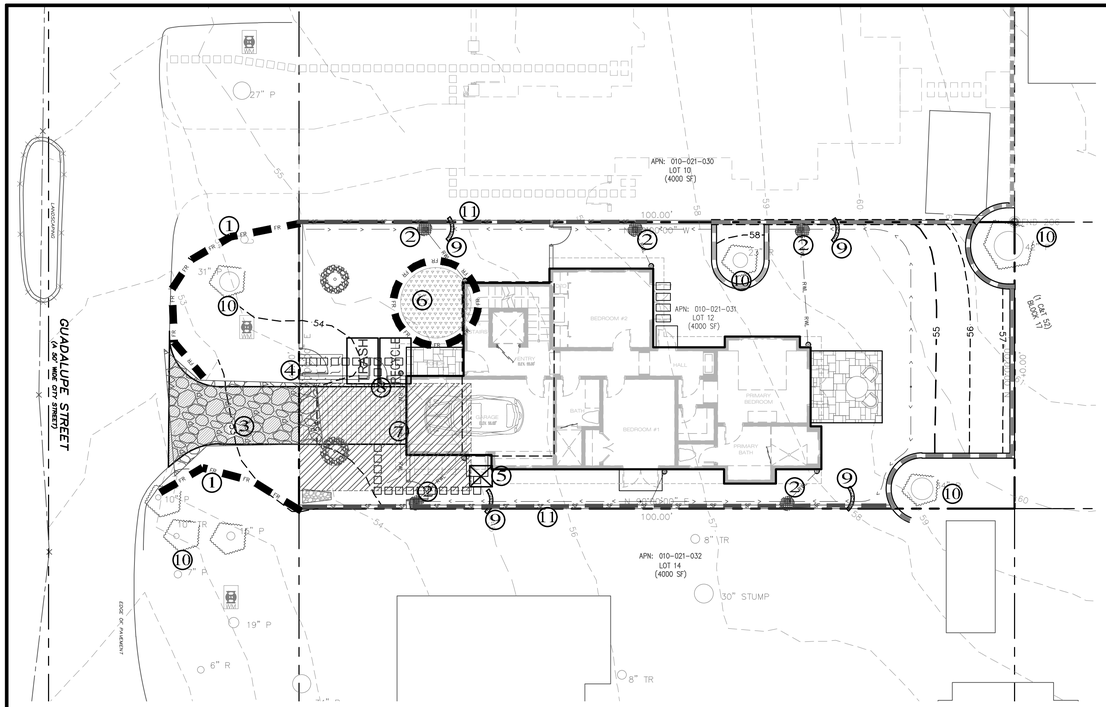
PROFESSIONAL ENGINEER * REGISTERED * GUY R. Girardo No. 56569 Exp. 08-30-25 CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=5' H&V
DATE: DECEMBER 2023
JOB NO. 2143-04

No.	DATE	BY	REVISION
	12/12/23	AMS	RELEASED TO CLIENT

SHEET C2
OF 4 SHEETS



PLAN
SCALE: 1"=10'

LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCING. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. 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 ¼" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

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

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

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

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Construction Entrances and Perimeter

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

Waste Management

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

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

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

EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

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

PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

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

CONCRETE, GROUT & MORTAR APPLICATION

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

LANDSCAPE MATERIALS

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

PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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

DEWATERING

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

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

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

"EROSION & SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
CRI RESIDENTIAL HOUSE LOT 12
A.P.N.: 010-021-031
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
CRI ON CARPENTER, INC.

REGISTERED PROFESSIONAL ENGINEER — GUY R. GIRaudo — No. 68569 — Exp. 06-30-25 — CIVIL — STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO 12/12/23

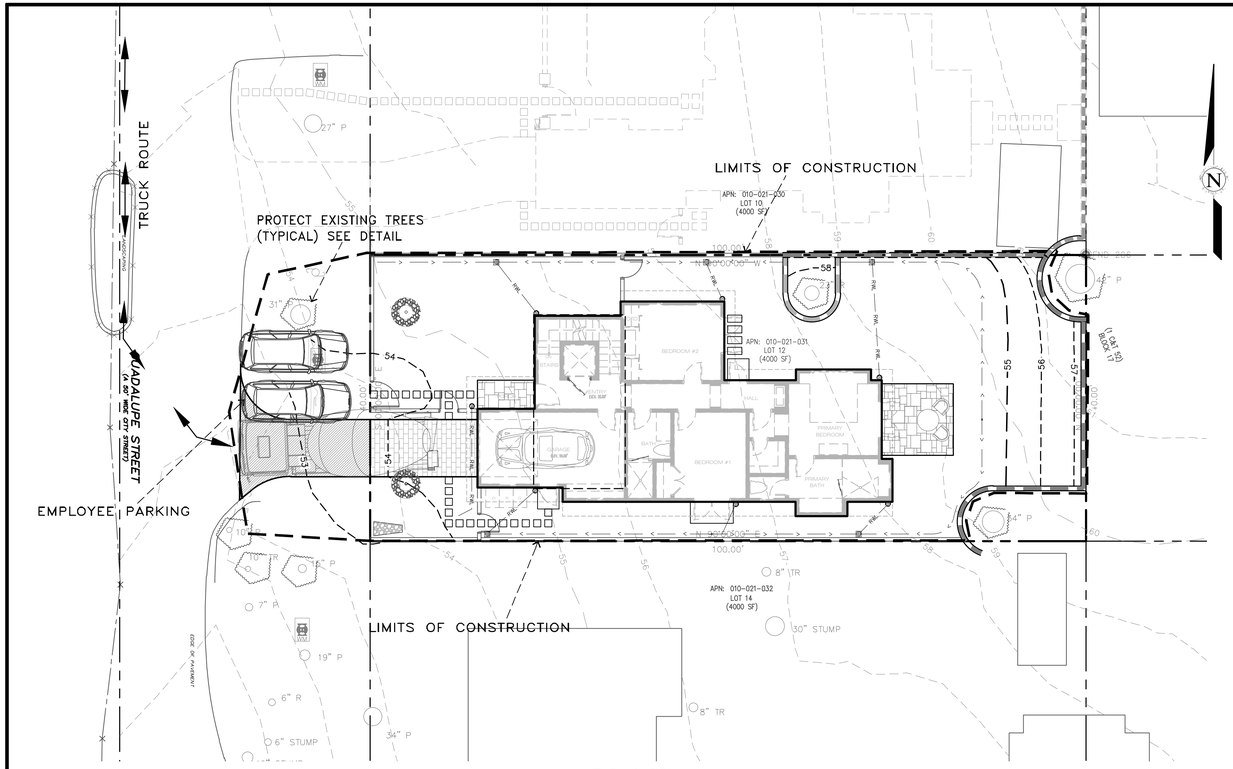
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-04

SHEET C3
OF 4 SHEETS

No.	DATE	BY	REVISION
	12/12/23	AMS	RELEASED TO CLIENT

ESPROJ\2143-CRI RES\2143-LOT12.DWG\2143-GRADP.DWG 12/12/2023 3:03:03 PM



PLAN
SCALE: 1"=10'

FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
465 CY CUT
0 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON GUADALUPE STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET, TO FIRST AVENUE, TO GUADALUPE STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON GUADALUPE STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG GUADALUPE STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	3	2
GRADING & SOIL REMOVAL (EXPORT)	23	4
ENGINEERING MATERIALS (IMPORT)	2	2
TOTALS	28	8

TRUCK TRIP GENERATION NOTES:

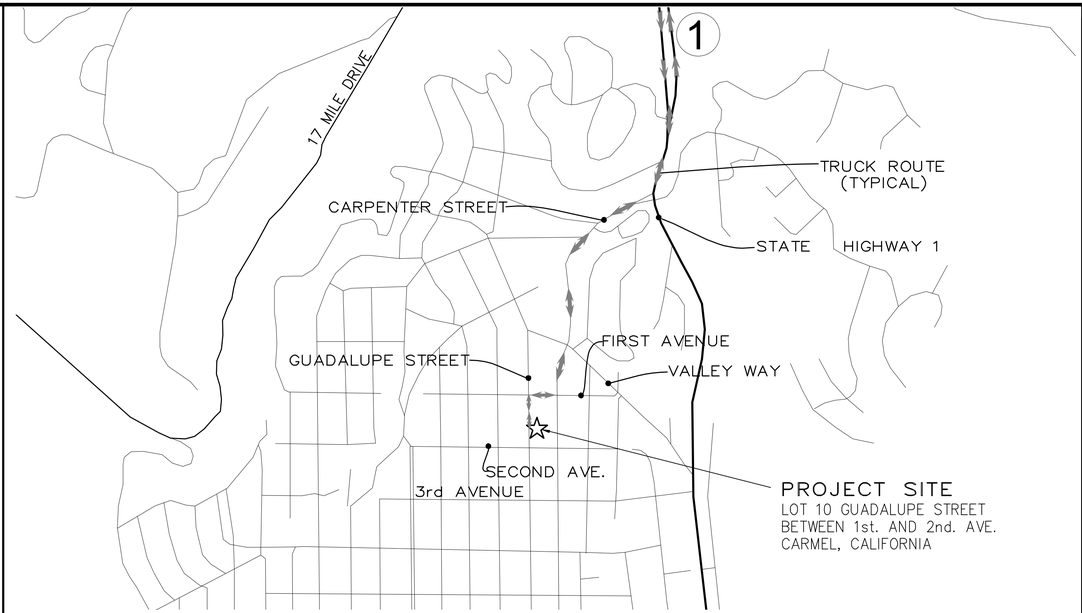
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 465 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 8 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 8 JANUARY 2024, 8 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN



Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
	12/12/23	AMS	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRANDO
12/12/23

LANDSET ENGINEERS, INC.
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GRADING, DRAINAGE & EROSION CONTROL PLAN

CRI RESIDENTIAL HOUSE LOT 12
OF
A.P.N.: 010-021-031
FOR
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
CRI ON CARPENTER, INC.

" CONSTRUCTION MANAGEMENT PLAN "

SCALE: AS SHOWN
DATE: DECEMBER 2023
JOB NO. 2143-04

SHEET C4
OF 4 SHEETS

LSPROJ\2143-CRI RES\2143-LOT12\DWG\2143-GDECP.DWG 12/12/2023 2:40:46 PM GMT

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

June 11, 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 21-376 (Mardani) - Email dated 06-10-2024 from C. Carlson
Attachment 2: DS 21-376 (Mardani) - Email dated 06-07-2024 from M. Boyd

Carmel-by-the-Sea

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

My comments on DS 21-376 (Mardani) to be passed on to the Planning Commission (expanded version is included as an attachment)

cathryncusa@gmail.com <REDACTED> Mon, Jun 10, 2024 at 9:17 AM
To: Brandon Swanson <bswanson@ci.carmel.ca.us>, "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>
Cc: mlepage@ci.carmel.ca.us

Dear Chair LePage and Members of the Planning Commission,

My name is Cathryn Carlson. Together with my sister, I am the owner of the house on the corner of Ocean & Carpenter (APN# 033-006-000) adjacent to Ms. Mardani's property on her east side. My family has owned our home in Carmel for the past 45 years.

In this case, I believe that the Planning and Building Department is advocating for approval of a project that clearly does not meet City standards.

I would like to first comment on Attachment 2 to the Staff Report.

1. A Tree Permit is required to cut any branches of a significant oak tree on a neighboring property and I believe that this would require a public hearing under the circumstances.

The Staff Report says, "The applicant obtained a conditional approval from the City Forester under Tree Permit No 23-215 (Mardani) to prune a limb on tree no. 5 to facilitate construction of the addition. This approval is contingent upon Planning Commission approval and issuance of a building permit.

While the Applicant herself says only that she has reached out to the City Forester regarding the removal of limbs on tree No. 5.

There seems to be some confusion as to whether more than one limb or just one limb needs to be pruned/removed.

The first Public Hearing on this issue was held on August 10, 2023 and it was concluded that a decision could not be made at that time.

The procedure for approval needs to be clarified and adhered to.

Furthermore, I do not see any condition related to the approval of the pruning of this significant oak tree included in the Resolution to be signed by the Planning Commission and I wonder if this is an oversight.

2. It was stated that the Applicant shall increase the side yard setbacks at the front addition to achieve the minimum required composite setback of 7 feet and the Applicant has responded that the Plan has been revised to achieve the minimum required composite setback of 7 feet.

However, upon checking of the new plans, nothing has changed. The front addition is still exactly the same at 63 sq ft. The Applicant has made some cosmetic labeling changes but they cannot be correct. She would have to modify the actual building to make it smaller or a different shape in order to comply with this condition and this has not been done.

3. The building eaves along the 34 ft east wall currently protrude significantly into the side setbacks bordering my property. The Planning Commission is requiring the eaves within 2 feet of the property line to be no more than 4 inches deep. If, as is mentioned in the Staff Report, the eaves are now one-foot, how can they possibly be at least two feet from the property line if the house that they are attached to is less than three feet from that line? I do not understand how what is written in the Staff Report indicates compliance with the Concept Review Conditions.

4. With regard to the new location of the detached garage, since I am not in Carmel and had very short notice of this hearing, I have been unable to assess the impact of this change on my property.

My additional comments are as follows:

1. I continue to question whether the lot is indeed a legal building site according to the CMC. In particular, the City did not require a proper land survey and I believe that the lot may be less than the required 2500 sq ft. regardless of whether it was 2500 sq ft. in 1888 when it was established.

2. I also continue to believe that the 34 ft wall located in the setback along my property line will be more than 50% demolished and that it therefore must be rebuilt up to current code

3. I believe that Staff has not correctly calculated the addition to Existing Facilities as required for the project to be found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) and that the project is **NOT** exempt.

When the existing structure is 562 sq ft and the proposed structure is 1,125 sq ft, adding a new 200 sq ft pile of gravel, calling it a "parking pad", and claiming it as part of the existing structure totaling 762 sq ft is really a stretch. The "parking pad" did not appear in the set of plans considered by the Planning Commission on April 12th 2023 because it did not exist and it is not a structure.

The addition to Existing Facilities will result in an increase of more than 50 percent of the floor area; thus, the project is not categorically exempt from the California Environmental Quality Act.

4. At the last hearing, I brought up the fact that, although the plans say there are no firesprinklers, firesprinklers would be required. Brandon confirmed this and fire sprinklers are mentioned in the Conditions of Approval. Are these still required?

5. Finally, I question, upon comparison with the previous plan, whether the site coverage has been correctly calculated and verified and whether there is sufficient clearance around the proposed fire pit.

Thank you.

Mardani Planning Commission 110624.docx
32K

Dear Chair LePage and Planning Commissioners:

A. Introduction

My name is Cathryn Carlson. Together with my sister, I am the owner of the house on the corner of Ocean & Carpenter (APN# 033-006-000) adjacent to Ms. Mardani's property on her east side. My family has owned our home in Carmel for the past 45 years.

B. In my opinion, the Planning and Building Department appears unjustifiably eager to have this project approved to the extent that it is willing to ignore careful review and analysis as well as to seemingly bend the rules to accommodate shortcomings/inconsistencies in a project that clearly does not meet City standards

Throughout the entire 2 ½ year process, the Planning and Building Department has clearly pronounced itself on the side of the Applicant.

They have recommended approval of every set of plans put forward by the Applicant including one that was turned down unanimously by the Planning Commission.

In between two of the Applicant's prior submissions to the Planning Commission (April 12 and Nov 8, 2023), it came to light that her property was non-conforming in terms of its setbacks. In other words, the plans conditionally approved by the Planning Commission on April 12th were based on the submission of false information showing a 3-foot setback on the east side and a 4-6 foot setback on the west side. This fact was not noted by the Planning and Building Department even though it should have been verified.

Ms. Mardani's former neighbors on her west side, Mr. Cass and his daughter Rebecca, faced the same issue in renovating their cottage on the west side of Ms. Mardani's property. They mentioned that they were compelled to modify their renovation plans because their east wall was also in the setback. Had they gone ahead with their desired plan, they would have been forced to demolish the entire wall and maybe the entire structure and to bring it up to current code. Mr. Cass and Mr. Mandurrago were not allowed to bypass the CMC.

I have examined the County records and this property has changed hands many times since it was constructed in 1946, including a number of times in the recent past, very likely due to the fact that this small non-conforming cottage on a small non-conforming lot does not meet the necessary requirements for expansion.

The fact that the Planning and Building Department is seemingly willing to bend rules to accommodate Ms. Mardani's project is even more dangerous given Ms. Mardani's own propensity to exaggerate the truth which I can substantiate if asked to do so.

C. Comments on Response to Conditions for Concept Acceptance (Attachment 2)

In fact, one has only to consult Attachment 2 to the Staff Report - Response to Conditions for Concept Acceptance - to understand that careful adherence to the relevant requirements is not one of the Applicant's top priorities as follows:

1. Volume Study - I cannot opine on this without further information.

2. Required Tree Planting – Response: A 15 gallon oak tree is proposed to be planted at the right corner within the City's right of way.

   Staff Report indicates that Applicant is proposing to plant one lower canopy tree in the public right of way. The requirement is for one upper canopy tree on the project site.

   There is seemingly a mismatch.

3. Tree Permit Required – Response: The applicant has reached out to the City Forester regarding the removal of limbs on tree No. 5.

   Staff Report says, "The applicant obtained a conditional approval from the City Forester under Tree Permit No 23-215 (Mardani) to prune a limb on tree no. 5 to facilitate construction of the addition. This approval is contingent upon Planning Commission approval and issuance of a building permit.

   How do these two interpretations of the facts fit together? To me, it is not obvious and I have asked City officials, including the City Forester, for clarification.

   Furthermore, I do not see any condition related to the approval of the pruning of this significant oak tree included in the Resolution to be signed by the Planning Commission. Is this perhaps an oversight?

4. Composite Side Yard Setback – The Applicant shall increase the side yard setbacks at the front addition to achieve the minimum required composite setback of 7 feet. Response: Plan has been revised to achieve the minimum required composite setback of 7 feet.

   Upon checking of the new plans, nothing has changed. The front addition is still exactly the same at 63 sq ft. The Applicant has added " 4.3' " on the plan to incorrectly indicate that the composite setback (4.3+2.7) will be 7' and has changed Page A.1 to show a front width of 18'1' instead of 18'6" as shown in the previous plan.

   How can this possibly be correct if nothing in the plans has changed except the labeling? Is she planning to move the property line? If not, she would have to modify the building in order to comply with this condition.

5. Building Eaves within Side Setbacks – Eaves within 2 feet of a property line shall be no more than 4 inches deep (I am not sure but I assume depth is a measure from the tip of the eave to the wall of the house) with solid blocking underneath. Response: The drawings have been updated to show 1ft overhang for the addition therefore, the eaves of the addition will not be within 2 feet of a property line.

   I cannot easily check the depth of the eaves on the plans. However, the subject of discussion is not primarily the eaves on the new addition which is supposed to adhere to the conforming setback of 3 feet. The entire wall of Ms. Mardani's existing cottage is within less than 3 feet from our common property line and the eaves of the roof protrude significantly further into the setback over the entire length of the wall. **If, as is mentioned in the Staff Report, the eaves are now one-foot, how can they possibly be at least two feet from the property line if the house that they are attached to is less than three feet from that line? It**

is stated as a condition that the eaves are to be no more than 4 inches deep, not 1 foot. Does what is written in the Staff Report indicate compliance with the Concept Review Conditions?

6. Stone Wall in the Public Right-of-Way: No comment.
7. Driveway Width in Public Right-of-Way: No comment.
8. Paint Color Sample: No comment.
9. Detached Garage: No comment other than to say that the Applicant does not seem to realize that this condition also pertains to her own safety. From afar, I cannot make a judgement on this.

   With regard to the new location of the detached garage, since I am not in Carmel and had very short notice of this hearing, I have been unable to assess the impact of this change on my property.

10. Rear Addition – Height - Response: I do not believe that the Applicant has any regard for tree branches or root structures based on her previous actions which include illegal removal/cutting of trees.

D. Do nine wrongs make a right?

1. **Legal Building Site – Adjoining lot owned by the same person(s) on February 4, 1948**: Despite what is written in the Staff Report, I am quite sure that the lot in question is **not a legal building site according to the CMC**. The Staff Report devotes more than half a page to this matter only to conclude that, although the lot was owned by the same person(s) as the adjoining lot on February 4, 1948 and thus, according to the CMC, would not qualify as a legal building site, it does qualify due to the **City's interpretation of the intention of the CMC and the fact that the lot was originally legally created as a 2500 sq ft lot. They contend that the wording of the CMC is irrelevant in this case. But I contend that their interpretation of what they think the code was intended to mean is irrelevant. What is relevant is what the code actually says and, according to the code, as it is written, the lot is not a legal building site because it was owned by the same person(s) as the adjoining lot on February 4, 1948.**

2. **Legal Building Site – No survey done and lot likely to be less than 2500 sq ft**: No proper survey of this lot has been carried out or required by the City and there is no definitive proof that this lot is actually 2500 sq ft. regardless of how big it was in 1888. I believe it to be less than 2500 sq ft, particularly given the fact that a survey of the neighboring property caused the common property line to be moved eastward by more than 1 foot in some places, causing Ms. Mardani's property to be smaller than she had assumed. **As you will be aware, lots under 2500 sq ft are not legal building sites and cannot be issued a building permit.**

   The reason that a proper survey has not been required by the City is because, in accordance with the CMC, the City accepts plans (which apparently also qualify as land surveys) submitted by a licensed civil engineer. However, under California licensing requirements (which supersede those of the City), Ms. Mardani's civil engineer does not qualify as a Land Surveyor and therefore is not licensed to provide an official survey. In any case, Ms. Mardani's civil

engineer has never performed or submitted a land survey and the City did not require her, or anyone else, to do so.

3. **Non-Conforming Setbacks Combined with Demolition >50%**: Ms. Mardani's cottage is indisputedly non-conforming in terms of its side setbacks. The Planning and Building Department has its own interpretation of what this means in terms of what can and cannot be done. For example, can **windows and doors be modified in a non-conforming wall** without bringing the wall up to code? Some cities say yes, with special conditions, and some say no. The CMC is silent on this but the Planning and Building Department says yes in this particular case.

   Does a non-conforming wall have to be brought up to code if **more than 50% of it is demolished** as will be the case with the east wall of Ms. Mardani's cottage once the windows and doors are moved and modified? Again, this is not made explicitly clear in the case of the CMC but the Planning and Building Department have their own interpretation which is that this is allowed without bringing the wall up to code. In most cities that I have researched, this is disallowed **–** if more than 50% of a non-conforming wall is demolished, the entire wall has to be brought up to current code.

   How will the **increased fire protection necessary** to obtain a building permit for a wall within a side setback be added to the non-conforming wall without effectively "demolishing" the entire wall and thus triggering the requirement that the wall be brought up to code? I maintain that it is likely not possible. Yet, the Planning and Building Department is allowing this to progress with no comment.

4. **Tree Permit and Re-Hearing by the Forest and Beach Commission Required:** The trimming/removal of branches and possible damage to roots of the significant oak tree on the property neighboring Ms. Mardani's has been the subject of a hearing by the Forest and Beach Commission on August 10th, 2023 which I attended. These issues have also been discussed by the Planning Commission. Now, in the latest Staff Report, the issue has been reduced to "pruning of one branch of tree No. 5" which can and has apparently already been conditionally approved by the City Forester without any discussion or consultation with neighbors or the public. How can this be? At the last hearing of the Planning Commission members of the public spoke up about tree preservation and neighbors were opposed to cutting these tree branches. **Given the history, this issue MUST be subject to a full hearing by the Forest and Beach Commission.**

   Furthermore, I do not see any condition related to the pruning of this significant oak tree included in the Resolution to be signed by the Planning Commission. Is this perhaps an oversight?

5. **Composite Side Yard Setback – Nothing has Changed!:** It is mentioned in the Staff Report that a condition of approval is that the Applicant shall increase the side yard setback at the front addition to achieve the minimum required composite setback of 7 feet. Yet, upon examination of the new set of plans, nothing has changed. The front addition is still exactly the same at 63 sq ft. The Applicant has added " 4.3' " on the plan to incorrectly indicate that the composite setback (4.3+2.7) will be 7' and has changed Page A.1 to show a front width of 18'1' instead of

18'6" as shown in the previous plan. **How can this possibly be correct if nothing in the plans has changed? Is she planning to move the property line? If not, she would have to modify the building in order to comply with this condition.**

6. **Building Eaves not sufficiently reduced within Side Setbacks:** It is mentioned in the Staff Report that the Applicant shall submit revised plans that include an eave detail for those eaves within 2 feet of a property line. The eaves are to be no more than 4 inches deep with solid blocking underneath. The entire wall of Ms. Mardani's existing cottage is within less than 3 feet from our common property line and the eaves of the roof protrude significantly over the entire length of the wall. If, as is mentioned in the Staff Report, the eaves are now one-foot, how can they possibly be at least two feet from the property line if the house that they are attached to is less than three feet from that line? It is stated as a condition that the eaves are to be no more than 4 inches deep, not 1 foot. Does what is written in the Staff Report indicate compliance with the Concept Review Conditions?

7. **Other Project Components - Staff Recommendation Incorrect:** Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) – Existing Facilities on the basis that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet whichever is less. I looked up Section 15301 myself and the project does not qualify for exemption as the addition (not counting the garage) is 333/562 = 59%. Including the garage, it is (333+230)/562 = 100%

   The City may be including the "parking pad" in existing floor area but this would not be correct.

   When the existing structure is 562 sq ft and the proposed structure is 1,125 sq ft, adding a new 200 sq ft pile of gravel, calling it a "parking pad", and claiming it as part of the existing structure totaling 762 sq ft is really a stretch. The "parking pad" did not appear in the set of plans considered by the Planning Commission on April 12th 2023 because it did not exist. It is not a structure and therefore must be excluded from the calculation.

   Again, this is an example of the City choosing to try to bend the rules in order to facilitate/expedite approval of a project that should be subject to the just and fair application of existing regulations.

8. **Site Coverage Uncertain and Unverified:** The Staff Report indicates that the Applicant proposes to remove 1,065 sq ft of existing site coverage and install 226 sq ft of impermeable site coverage. The current plans actually indicate site coverage of 247 sq ft. If one compares site coverage in the previous plan to site coverage in the present plan, it becomes obvious that the calculation of actual site coverage merits further attention as there are a number of inconsistencies. For example, what has happened to the back yard stairs which are no longer included? And what about the stairs in the front yard to the right near the fence? Have they been included? A firepit is now included in the plan between the house and the garage. I wonder whether there is actually enough clearance for a firepit in this location and question whether this has been properly checked.

9. **Firesprinklers:** The plans still indicate that there are no firesprinklers.

   At the last hearing, I brought up the fact that, although the plans say there are no firesprinklers, firesprinklers would be required. Brandon confirmed this and fire sprinklers are mentioned in the Conditions of Approval. Are these still required?

According to the Staff Report, this will be the 6th time the Planning Commission has reviewed the Mardani project. My neighbors and I have received and reviewed at least 13 different sets of plans so far outlining at least 13 different iterations of her project.

I am a diplomat working at the US Embassy in Jakarta. I received the latest set of plans on Tuesday June 4th only after I was alerted to the story poles by my tenant and then asked Marnie and Brandon what was happening. I received the Staff Report at 9pm Saturday night Jakarta time, meaning that it was sent out around 7am on Saturday morning California time with the hearing on Tuesday. Since I work full-time and travel frequently, I have not had sufficient time to review the changes that have been made since last time around nor have I been able to consult my neighbors or the Planning and Building Department or my own advisors.

While I realize that this is standard procedure in Carmel, I would like to point out, once again, that this timeline is not conducive to careful review of the facts by all parties concerned, particularly if we are not made aware in advance that another submission is imminent.

June 7, 2024

City of Carmel-by-the-Sea

Attn: Planning Commission, Chairman Michael LePage

Re: DS 21-376 (Mardani)

Dear Chairman Michael LePage:

My family is the owner of the residence located <REDACTED>, in Carmel-by-the-Sea, APN: 010-033-003. Due to its close proximity to DS 21-376, the Mardani Project, I've been following all the revised proposals (10 total) associated with this property for 21 months.

I have consistently raised the concern that the Project's rear addition will significantly impact our privacy, views, light and air due to the close proximity of the rear addition. (Residential Design Guidelines 5.0: Privacy, Views, Light and Air)

The spectacular views to the west and our enjoyment of the two magnificent oak trees (No. 4 and No. 5) that provide breathtaking views as the sun sets and the sunlight gently filters through these beautiful oak trees will be significantly impacted by this rear addition proposal. (please see attached photos)

Also, starting in the early afternoon, this proposed revised project will cast a large shadow over the main portion of our house.

The drawings show an unusual transition in height from the front to the rear addition, due to the fact that the front has been excavated and the land below the rear addition is not proposed for excavation.

We appreciate Resolution Number 2024-012-PC that was passed unanimously by the Commission on February 13, 2024, that included 10 "Conditions for Concept Acceptance."

The Planning Commission appeared sympathetic to our concerns at the concept hearing in February, and as a result, added Condition Number 10 to Resolution 2024-012-PC which states:

> "Rear Addition – Height. Prior to the final details review, the applicant shall provide additional information regarding the floor level and height of the proposed addition in the back (e.g., whether excavation to lower the addition is feasible)"

In the applicant's Response to the Commission's Condition Number 10, the applicant states:

> "Massive excavation to lower the addition will potentially get into the roof zone and potentially damage the trees #4 and #5 root structures which could result financial and schedule impacts during the construction."

The applicant's response appears to be an unqualified conclusion that provides no analysis of whether it is actually feasible to excavate the area of the rear addition. Any construction of the rear addition will require excavation, but Condition Number 10 asked the applicant to go further and determine whether excavation would be feasible in order to lower floor elevation of the rear addition to the same level as the original structure.

This type of analysis would require that a qualified individual or company perform an inspection of the site and prepare either a report or a bid outlining the work to be performed.

If excavation were to go forward, the rear structure would be the same height as the front structure. The applicant would still have the same height rear addition, but it would be set lower which would provide satisfactory protection to our privacy, views, light and air.

In addition, the excavation would allow the applicant more freedom to add the same number and style of windows to the rear addition without the constraints the proposed addition presents due to its height.

We remain concerned about the possible impact to the root structure of the trees mentioned previously which are in close proximity to the rear addition. However, I've been told by a staff member that if the applicant's contractor used an air-spade to excavate for the rear addition, the root structures could be adequately protected.

It is possible that a thorough analysis could result in the conclusion that excavation for the rear addition is feasible. Unfortunately, it is clear that no such analysis took place and that the applicant failed to explore whether the excavation to lower the roof line is feasible as outlined in Condition 10.

In addition, the City's Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor areas of adjacent properties.

As proposed, the window on the east side of the rear addition will be directly across our master bedroom window, and as a result, the occupants of the Mardani residence will be able to look directly into our master bedroom window. The placement of this window is not in accordance with the Residential Design Guidelines

I understand the Mardani family's desire to expand their residence and respectfully request that the Planning Commission determine that Condition Number 10, required to be met prior to the final details review, and emphasized by Commissioners at the concept hearing, has not been met and therefore deny its approval.

Sincerely,

Marc Boyd





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

June 11, 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:

Attachment 1: Flock Cameras - Email dated 06-09-2024 from W. & N. Lewis

--------- Forwarded message ---------
From: **William Lewis** <REDACTED>
Date: Sun, Jun 9, 2024 at 4:42 PM
Subject: Flock Safety
To: cityclerk@ci.carmel.ca.us <cityclerk@ci.carmel.ca.us>

"Please direct to Planning Commissioners and City Council Members"

Dear Planning Commissioners, Mayor Potter and City Council Members,

It has come to our attention that the City has entered into a contract with Flock Safety to provide 30 cameras in our village. When compared to neighboring cities, Pacific Grove and Hollister which have 12 and 15 cameras respectively, this makes no sense. 30 cameras in Carmel-by-the-Sea will harm the city aesthetically and are not necessary. We fought Verizon to prevent cell towers from being erected wherever they deemed necessary to maintain the character of Carmel. 6 surveillance cameras in our 1 square mile city are more than enough. We find it hard to believe our City would approve 30 cameras.

Best Regards,

William and Nancy Lewis
35 year residents