CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

Erin Allen, Christopher Bolton, Robert Delves, Michael LePage, Stephanie Locke

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

REGULAR MEETING
Wednesday, May 10, 2023

TOUR 2:45 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues.

To participate via teleconference, click the following link to attend via Zoom (or copy and paste link into your browser): https://ci-carmel-ca-us.zoom.us/j/85318916129?pwd=QTVTVEROZVRVend2R3daNFo3ZW9CQT09. To attend Zoom via telephone, dial +1 305-224-1968. Meeting ID: 8531 8916 129. Passcode: 669288.

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 5/5/2023 is LOW. Wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW or MEDIUM. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION

Shortly after roll call, the Board/Commission will leave the Council Chambers for an on-site tour of inspection of the properties listed on the agenda. Prior to the beginning of the tour, the Board/Commission may eliminate one or more property. The public is welcome to join the tour. The Board/Commission will return to the Council Chambers after completing the tour to begin the meeting no earlier than the time noted below.

A. **DS 22-279 (Garren)** - Pine Ridge Way 3 Northeast of Forest Avenue
DS 22-191 (Nute) - Northwest Corner of Carpenter Street and 4th Avenue
DS 23-022 (Bellasis) - 4th Avenue 2 Northeast of Lobos Street
DS 22-395 (McLeod-Lot 3) - Casanova Street 9 Northwest of Ocean Avenue

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons

are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

CONSENT AGENDA

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

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

ORDERS OF BUSINESS

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

PUBLIC HEARINGS

8. **DS 22-184 (Althoff)**: Consideration of a Preliminary Review of a substantial alteration of an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single-Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN 010-291-007. **CONTINUE TO A DATE UNCERTAIN.**
9. Review of the FY 2021/22, FY 2022/2023, and FY 2023/2024 Capital Improvement Plan (CIP) for consistency with the City's General Plan.
10. **DS 22-279 (Garren)**: Consideration of a Concept Design Study for the demolition of an existing 1,195-square-foot, one-story single-family residence with a 517-square-foot attached garage and construction of a new two-story approximately 2,370-square-foot residence with an approximately 440-square-foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District. APN 009-202-020
11. **DS 22-395 (McLeod - Lot 3)**: Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for additions totaling 301 square feet and other exterior modifications to a previously approved but yet-to-be-constructed 1,551-square-foot, two-story residence inclusive of a detached garage in the front yard setback and associated site improvements located on Casanova Street 9 northwest of Ocean Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-251-038
12. **DS 23-022 (Bellasis)**: Consideration of a Concept Design Study for a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story, located at 4th Avenue 2 northeast of Lobos Street in the

Single Family Residential (R-1) Zoning District. APN 010-013-004

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

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

1. Next Regular Meeting: June 14, 2023

ADJOURNMENT

2. PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda
3. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

May 10, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: January 11, 2023 Regular Meeting

Application: N/A
APN: N/A
Block: N/A
Lot: N/A
Location: N/A
Applicant: N/A
Property Owner: N/A

Executive Summary:

N/A

Recommendation:

Adoption of Minutes: January 11, 2023 Regular Meeting

Background and Project Description:

N/A

Staff Analysis:

N/A

Other Project Components:

N/A

January 11, 2023 Regular Meeting Minutes

REGULAR MEETING
Wednesday, January 11, 2023
4:00 p.m.

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: None.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission:

- Michael McWalters commented on the Wireless Ordinance Update Draft.

ANNOUNCEMENTS

Commissioner Allen recognized and thanked all City employees for their hard work over the past few weeks, especially City Forester, Sara Davis.

Chair LePage recognized all first responders and City employees for their hard work.

CONSENT AGENDA

Item 1: Monthly Activity Report: December 2022

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

The motion passed by the following roll call vote:

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

ORDERS OF BUSINESS

Item 2: Consider amending the Planning Commission Rules of Procedure to establish an earlier start time for regular meetings for the remainder of the 2023 calendar year**.**

Brandon Swanson, Director of Community Planning & Building, explained the current rules of procedure and presented decision-making options for the Commission.

After some discussion, the Commission elected to keep the meeting as is, at 4:00 p.m.

PUBLIC HEARINGS

Item 3: **UP 22-320 (Forge in the Forest)**: Consideration of a Use Permit Amendment, UP 22-320 (Forge in the Forest), to increase the hours of operation of an existing restaurant, "Forge in the Forest," located at the southwest corner of Junipero Avenue and 5th Avenue in the Service Commercial (SC) Zoning District. APN 010-431-001. **CONTINUE TO A DATE UNCERTAIN.**

It was moved by Chair LePage and seconded by Commissioner Bolton to continue Item 3 to a date uncertain.

The motion passed by the following roll call vote:

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

Item 4: **DS 22-077 (Junipero Investors, LLC)**: Consideration of a Final Design Study, DS 22-077 (Junipero Investors, LLC), and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new 1,755-square-foot, one-story single-family residence inclusive of an attached garage located on Junipero Avenue 6 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN 010-084-018

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

John Moore, Applicant, commented on the project and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Neal Kruse.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Delves to adopt a Resolution approving a Final Design Study, and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a 1,755-square-foot, one-story single family residence inclusive of an attached garage located on Junipero Avenue 6 northeast of 8th Avenue in the Single-Family Residential (R-1) District.

The motion passed by the following roll call vote:

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

Item 5: **DS 22-315 (Dearborn)**: Consideration of a Concept Design Study, DS 22-315 (Dearborn), for the full exterior renovation and addition of a 310-square-foot, second-story addition and 200-square-foot garage to an existing 1,336-square-foot, single-

story single-family residence with a carport located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN 010-158-005

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

Claudio Ortiz, Applicant, gave a presentation and addressed questions of the Commission.

John Dearborn, Property Owner, commented on the project.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Karyl Hall, Neal Kruse, and David O'neil.

The public hearing was closed.

It was moved by Commissioner Delves and seconded by Chair LePage to adopt a Resolution accepting the Concept Design Study with conditions for the full exterior renovation and addition of a 310-square-foot, second-story addition and 200-square-foot garage to an existing 1,336-square-foot, single-story single-family residence with a carport located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) District. The motion included the following modifications to Special Conditions: Special Condition Number 2 to be eliminated, and Special Condition Number 4 to include language encouraging the applicant to explore alternative, non-flammable roofing material with a more shingle-style focus.

The motion passed by the following roll call vote:

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

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

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

Jason Mehringer, Contractor, thanked staff for their efforts and commented on some aspects of the project.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Harry Hertz.

The public hearing was closed.

It was moved by Commissioner Delves and seconded by Commissioner Bolton to adopt a Resolution approving a partially after-the-fact Design Study application, DS 22-135 (Mei), referred back to the Planning Commission from the City Council to amend Design Study

approval, DS 19-128 (Mei), for modifications to the roof material, site coverage, and rear deck located at Santa Rita Street 2 southwest of 5th Avenue in the Single-Family Residential (R-1) District. The motion included the following modifications to Special Conditions: Special Condition Number 1 to add a fifth element, which is the reconstruction of the deck railing in a board and batten style without the significant mass of posts and without a gate, and the elimination of Special Condition Number 11.

The motion passed by the following roll call vote:

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

Item 7: **DS 22-150 (CRI on Carpenter, Inc. - Lot 2)**: Consideration of a Concept Design Study, DS 22-150 (CRI on Carpenter, Inc. - Lot 2), for the demolition of four hotel rooms at the Carmel Resort Inn and construction of a 1,965-square-foot, two-story residence with a basement located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-014

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

Eric Miller, Architect with Eric Miller Architects, Inc., commented on some aspects of the project and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Karyl Hall, Neal Kruse, David O'Neil, John Shoemaker, Gwyneth Vickie (name unclear), Amber Dowdson, and Ruth Doyle-Buzzard.

The public hearing was closed.

Eric Miller, Architect with Eric Miller Architects, Inc., responded to some of the public comments.

It was moved by Chair LePage and seconded by Commissioner Locke to adopt a Resolution accepting a Concept design for the demolition of four hotel rooms at the Carmel Resort Inn and the construction of a 1,965-square-foot, two-story residence and attached garage located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) District. The motion included a draft condition that the design be modified to more closely resemble the informal, traditional context of the neighborhood.

The motion passed by the following roll call vote:

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

Item 8: **DS 22-151 (CRI on Carpenter, Inc. - Lot 4)**: Consideration of a Concept Design Study, DS 22-151 (CRI on Carpenter, Inc. - Lot 4), for the construction of a 1,995-square-foot, two-story residence inclusive of a basement and detached garage located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family

Residential (R-1) District. APN 010-021-014

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

Eric Miller, Architect with Eric Miller Architects, Inc., commented on some aspects of the project and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Amber Dowdson, John Shoemaker, and Neal Kruse.

The public hearing was closed.

Eric Miller, Architect with Eric Miller Architects, Inc., responded to some of the public comments.

It was moved by Commissioner Delves and seconded by Commissioner Allen to adopt a Resolution accepting a Concept design for the construction of a 1,995-square-foot, two-story residence inclusive of a basement and detached garage located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) District. The motion included additional direction from the Commission for the applicant to explore divisions in the larger windows to mitigate glare.

The motion passed by the following roll call vote:

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

DIRECTOR'S REPORT

- **Wireless Ordinance Update**: Redline draft has been completed by City staff; a special meeting and public workshop will be scheduled for either the middle or latter part of February 2023.

- **Housing Ad Hoc Committee**: Meetings have been held regularly; committee members include Councilmembers Richards and Ferlito; discussions have been focused on the Housing Element update; the Committee will be at the City Council meeting on 02/07/2023 to roll out the feasibility analysis; the next community meeting will be held in the Council Chambers on 02/28/2023.

- **Scanning and Digitizing Property Files**: 2,200 property files are now available online, which means this project is approximately 70% complete; February or March of 2023 is the target date for all property files to be available on the City's website, using the GIS Mapping Tool.

- **Online Payments Forthcoming**: Online payment options will soon be available for the first time in the history of the City; this will allow Planning and Building permits to be paid online along with permit submission; target date to roll out this new payment option is approximately 2-3 weeks.

- **Brandon Swanson Employment Anniversary**: Next week marks a 2-year tenure with the City; Director Swanson expressed his gratitude as a City employee.

- **Leah Young Employment**: Leah has resumed full-time employment with the City as the Administrative Coordinator for the Planning & Building Department.

- **Salinas River Update**: The river is on the verge of flooding and may sever the peninsula in less than 24 hours; major highways may be cut off for 2-3 days; Director Swanson encouraged the public to plan accordingly and to travel safely.

FUTURE AGENDA ITEMS

Item 9: Next Regular Meeting: February 8, 2023

ADJOURNMENT

7:05 p.m.

ATTEST:

APPROVED:

_____ _____

Michael LePage, Chair Leah R. Young, Recording Secretary

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

May 10, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: February 8, 2023 Regular Meeting

Application: N/A
APN: N/A
Block: N/A
Lot: N/A
Location: N/A
Applicant: N/A
Property Owner: N/A

Executive Summary:

N/A

Recommendation:

Adoption of Minutes: February 8, 2023 Regular Meeting

Background and Project Description:

N/A

Staff Analysis:

N/A

Other Project Components:

N/A

Attachment 1: 02-08-2023 Meeting Minutes

REGULAR MEETING
Wednesday, February 8, 2023
4:00 p.m.

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: None.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission:

- Michael McWalters commented about the Wireless Ordinance in the R-1 District.
- Christy Hollenbeck, member of "Stop Cell Towers in Carmel Neighborhoods," commented on the Wireless Ordinance.
- Ms. Twomey suggested the City give guidance to the public regarding the upcoming Housing Element meeting, what it entails, and to describe variable outcomes. She also requested the City provide ample advance notice to alert the public of any upcoming Planning Commission meetings that include the Ulrika Plaza project.

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Monthly Activity Report: January 2023

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

The motion passed by the following roll call vote:

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

ORDERS OF BUSINESS

None.

PUBLIC HEARINGS

Item 2: **CDP 23-016 (Mission Trail Nature Preserve Well and Tank Decommissioning)**: Consideration of a Coastal Development Permit, CDP 23-016 (Mission Trail Nature Preserve), for the removal of a water storage tank and associated piping, water well, and pump house and associated PG&E power pole and meter located at the Mission Trail Nature Preserve in the Park (P-1), Archaeological Significance (AS), Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction. APN 009-341-008

Rick Riedl with Wallace Group Engineering presented the staff report and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: William Doolittle.

The public hearing was closed.

Robert Harary, Director of Public Works, commented on safety elements of the project in accordance with park entrances.

It was moved by Commissioner Locke and seconded by Commissioner Bolton to adopt a Resolution approving a Coastal Development Permit for the removal of a water storage tank and associated piping, water well and pump house, and associated PG&E power pole and meter located at the Mission Trail Nature Preserve in the Park (P-1), Archaeological Significance (AS), and Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction District.

The motion passed by the following roll call vote:

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

Item 3: **CDP 23-017 (Mission Trail Nature Preserve Drainage Improvements)**: Consideration of a Coastal Development Permit, CDP 23-017 (Mission Trail Nature Preserve), for drainage improvements in the southern portion of the Mission Trail Nature Preserve located in the Park (P-1), Archaeological Significance (AS), Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction. APN 009-341-008

Robert Harary, Director of Public Works, presented the staff report and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Cindy Lloyd.

The public hearing was closed.

It was moved by Commissioner Bolton and seconded by Commissioner Delves to adopt a Resolution approving a Coastal Development Permit for drainage improvements in the southern portion of Mission Trail Nature Preserve in the Park (P-1), Archaeological

Significance (AS), and Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction District.

The motion passed by the following roll call vote:

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

Item 4: **DR 16-384 (Fountain):** Consideration of a Design Review, Use Permits, and associated Coastal Development Permit for application DR 16-384 (Fountain) for the construction of a 1,600-square-foot, mixed-use building with a 1,499-square-foot basement and a 595-square-foot car pit on a vacant lot located on 8th Avenue 2 northwest of Junipero Street in the Residential & Limited Commercial (RC) District. APN 010-087-020

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

Tony Lombardo, Attorney with Anthony Lombardo & Associates, Inc., gave a presentation and commented on the history of the project.

Eric Miller, Architect, commented on the project and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Victoria Beach and Janice Bradner.

Tony Lombardo, Attorney with Lombardo & Associates, gave a rebuttal to some of the public comments.

The public hearing was closed.

It was moved by Commissioner Allen and seconded by Commissioner Locke to adopt a Resolution approving a Design Review, Use Permit, and associated Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and a 595-square-foot car pit on a vacant 2,000-square-foot lot located on 8th Avenue 2 northwest of Junipero Street in the Residential & Limited Commercial (R-C) District. The motion included a Special Condition of approval that a construction management plan be presented to the Community Planning and Building Department prior to the issuance of building permits.

The motion passed by the following roll call vote:

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

Item 5: **DS 22-300 (Hanson)**: Consideration of a Final Design Study and associated Coastal Development Permit for application DS 22-300 (Hanson) for the demolition of an existing 1,611-square-foot, two-

story single-family residence inclusive of a detached garage and construction of a new 2,899-square-foot, two-story single -family residence, 237-square-foot detached garage, and a 347 -square-foot detached ADU located on Dolores Street 3 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-171-004

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

Brett Moyer, Architect, gave a presentation and addressed questions of the Commission.

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

The public hearing was closed.

It was moved by Commissioner Delves Commissioner Allen to adopt a Resolution approving a Final Design Study and associated Coastal Development Permit for the demolition of an existing 1,611-square-foot, two-story single-family residence inclusive of a detached garage and construction of a new 2,899-square-foot, two-story single -family residence with a 237-square-foot detached garage and a 347-square-foot detached ADU on a recently merged lot located on Dolores Street 3 northwest of 13th Avenue in the Single-Family Residential (R-1) District.

The motion passed by the following roll call vote:

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

Commissioner Allen recused herself from Item 6.

Item 6: **DS 22-298 (Banjanin)**: Consideration of a Track 2 combined Concept and Final Design Study and associated Coastal Development Permit for application DS 22-298 (Banjanin) for the construction of a 580-square-foot, single-story rear addition located on Santa Rita Street 5 northwest of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-029-006

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Commission.

Brian Congleton, Architect, gave a presentation and addressed questions of the Commission.

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

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Bolton to adopt a Resolution approving a combined Concept and Final Design Study, DS 22-298 (Banjanin), and associated Coastal Development Permit for a 580-square-foot addition to an existing single-family residence and site improvements subject to the attached findings and

recommendations/conditions located on Santa Rita Street 5 northwest of 4th Avenue in the Single-Family Residential (R-1) District. The motion included a modification of Special Condition of Approval 33 to specify automatic, light-actuated shades on all skylights.

The motion passed by the following roll call vote:

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

RECESS

6:12 p.m. – 6:25 p.m.

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: None.

Item 7: **DS 22-274 (Cruz)**: Consideration of a Concept Design Study, DS 22-274 (Cruz), for the remodel and addition of a 772-square-foot, single-story addition to an existing 1029-square-foot, single-story single-family residence located on Monte Verde Street northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN 010-185-007

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

Claudio Ortiz, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Ulrich Pilz and Cindy Lloyd.

The public hearing was closed.

Brandon Swanson, Director of Community Planning & Building, commented on the driveway portion of the project and supported the rationale of staff as contained in the staff report.

It was moved by Chair LePage and seconded by Commissioner Bolton to adopt a Resolution accepting a Concept Design, DS 22-274 (Cruz), for the full exterior renovation, 772-square-foot, single-story addition, and construction of a 200-square-foot detached garage at an existing 1,077-square-foot, single-story single-family residence located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District. The motion included the following direction from the Commission: direction for the applicant to propose a different house paint color for the body of the structure that is not so light-colored, as well as a stone color change to provide more contrast, and that the applicant provide a shade study.

The motion passed by the following roll call vote:

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

Item 8: **DS 21-436 (Libreri)**: Consideration of a Concept Design Study application, DS 21-436 (Libreri), for a substantial alteration to a historic resource located on San Antonio Avenue 1 northwest of 9th Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay District, and Coastal Commission Appeal Jurisdiction. APN 010-301-020

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

Kim Libreri, Property Owner, commented on the project and its key features.

Tom Meaney, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Ken Yagen, Kate Yagen, Christine Camp, Ben Beasley, and David O'Neil.

The public hearing was closed.

Kim Libreri, Property Owner, provided a rebuttal to some of the public comments regarding the breakfast nook portion of the project.

Tom Meaney, Architect, provided a rebuttal to some of the public comments regarding the breakfast nook portion of the project.

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

Kim Libreri, Property Owner, commented on the house color.

It was moved by Chair LePage Commissioner and seconded by Commissioner Locke to adopt a Resolution accepting the Concept Design Study for a substantial alteration to the historic "Casa Laiolo" and associated site improvements located on San Antonio Avenue 1 northwest of 9th Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay, and Coastal Commission Appeal Jurisdiction. The motion included the following direction from the Commission: Special Condition Number 5 must eliminate the driveway gate, Special Condition Number 6 must incorporate a less impactful dormer or door size, Special Condition Number 7 must adhere to plate height requirements as set forth in the Municipal Code, Special Condition Number 8 directs applicant to consider an alternative to copper gutters due to environmental impacts including surface pollution that runs into the ocean, and the Commission is seeking more clarification on the details of the garage door.

The motion passed by the following roll call vote:

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

DIRECTOR'S REPORT

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

- **Design Guidelines Draft – Residential & Commercial**: Draft will be rolled out this week; Director Swanson explained the timeline for events associated with this project, encouraged public comments, and said a community meeting has a target date of March 2023.

- **Wireless Ordinance Re-Draft**: Planning Commission Special Meeting has been scheduled for 03/01/2023 at 5:00 p.m.

- **Housing Element Update**: Ad Hoc Committee meeting scheduled for 02/28/2023 and will be held both in-person and virtual; the project will be explained and discussion will be held to encourage local investors and developers to partner with the City in the development of a plan that meets the State housing provision mandate; feedback from the community will be sought and encouraged.

- **Teleconference Rules Update & the Brown Act**: Director Swanson explained Governor Newsom's AB 361 State of Emergency Resolution will likely be removed, effective 02/28/2023; AB 2449 was explained with regard to in-person Commission quorums and "just cause" absences for Commissioners attending virtually.

FUTURE AGENDA ITEMS

Item 9: Next Regular Meeting: March 8, 2023

ADJOURNMENT

8:02 p.m.

APPROVED: ATTEST:

Michael LePage, Chair

Leah R. Young, Recording Secretary

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

May 10, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: March 8, 2023 Regular Meeting

Application: N/A
APN: N/A
Block: N/A
Lot: N/A
Location: N/A
Applicant: N/A
Property Owner: N/A

Executive Summary:

N/A

Recommendation:

Adoption of Minutes: March 8, 2023 Regular Meeting

Background and Project Description:

N/A

Staff Analysis:

N/A

Other Project Components:

N/A

Attachment 1: 03-08-2023 Meeting Minutes

REGULAR MEETING
Wednesday, March 8, 2023
4:00 p.m.

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: Robert Delves.

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

Commissioner Allen wished everyone a Happy International Women's Day and recognized the significant role women have played in the history of Carmel-by-the-Sea.

CONSENT AGENDA

Item 1: Monthly Activity Report: February 2023

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

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

Commissioner Delves joined the meeting after the Consent Agenda was voted upon.

ORDERS OF BUSINESS

None.

PUBLIC HEARINGS

Item 2: **DS 22-315 (Dearborn)**: Consideration of a Final Design Study, DS 22-315 (Dearborn), and associated Coastal Development Permit for the remodel and addition of a 310-square-foot, second-story addition to an existing 1,336-square-foot, single-story single-family residence located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN 010-158-005

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

Claudio Ortiz, Agent, gave a presentation and addressed questions of the Commission.

Danielle Dearborn, Property Owner, commented on the project and discussed the roofing materials.

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

The public hearing was closed.

Brandon Swanson, Director of Community Planning and Building, commented on the staff report and expounded on the particulars considered by staff when evaluating roofing materials in accordance with the City's residential design guidelines.

It was moved by Commissioner Locke and seconded by Commissioner Bolton to adopt a Resolution approving a Final Design Study and associated Coastal Development Permit for the full exterior renovation and addition of a 310-square-foot, second-story addition and 200-square-foot garage to an existing 1,336-square-foot, single-story single-family residence with a carport located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) District. The motion included a modification to Special Condition Number 3 with direction for the applicant to explore roofing that more closely resembles wood shakes and to ensure roofing materials adhere to the City's residential design guidelines.

The motion passed by the following roll call vote:

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

Item 3: **DS 22-226 (Givens)**: Consideration of a Final Design Study application, DS 22-226 (Givens), and associated Coastal Development Permit for the demolition of a single-story residence and construction of a new single-story residence located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District. APN 010-092-012

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

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

The public hearing was closed.

It was moved by Commissioner Bolton and seconded by Commissioner Allen to adopt a Resolution approving Design Study DS 22-226 (Givens) and associated Coastal Development Permit for the demolition of a 1,025-square-foot, single-story residence and 191-square-foot detached garage and construction of a new 1,205-square-foot, single-story residence and 265-square-foot detached garage located on the southeast corner of Torres Street and 5th Avenue in the Single-Family Residential (R-1) District.

The motion passed by the following roll call vote:

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

Item 4: **DS 22-150 (CRI on Carpenter, Inc. - Lot 2)**: Consideration of a revised Concept Design Study, DS 22-150 (CRI on Carpenter, Inc. - Lot 2), for the demolition of four hotel rooms at the Carmel Resort Inn and construction of a 1,965-square-foot, two-story residence with a basement located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-014

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

Eric Miller, Architect of Eric Miller Architects, Inc., gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Karyl Hall, Amber Dowdson, and Neal Kruse.

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Locke to adopt a Resolution accepting a revised Concept Design Study, DS 22-150 (CRI on Carpenter, Inc. - Lot 2), for the demolition of four hotel rooms at the Carmel Resort Inn and the construction of a 1,965-square-foot, two-story residence and attached garage located on the southeast corner of Guadalupe Street and 1st Avenue.

The motion passed by the following roll call vote:

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

Item 5: **DS 22-151 (CRI on Carpenter, Inc. - Lot 4)**: Consideration of a Final Design Study, DS 22-151 (CRI on Carpenter, Inc. - Lot 4), and associated Coastal Development Permit for the demolition of asphalt driveways associated with the Carmel Resort Inn and construction of a 1,995-square-foot, two-story residence with a basement located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-013

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

Eric Miller, Architect with Eric Miller Architects, Inc., gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Nancy Twomey and Neal Kruse.

Brandon Swanson, Director of Community Planning and Building, commented on the staff report and expounded on the particulars regarding front setbacks.

Eric Miller, Architect with Eric Miller Architects, Inc., gave a rebuttal addressing some of the public comments regarding fenestration.

The public hearing was closed.

Eric Miller, Architect with Eric Miller Architects, Inc., addressed the Commission's concerns regarding one of the window sizes.

It was moved by Chair LePage and seconded by Commissioner Locke to adopt a Resolution approving a Final Design Study, DS 22-151 (CRI on Carpenter, Inc. - Lot 4), for the construction of a 1,995-square-foot, two-story residence with a basement and a 210-square-foot detached garage located on Guadalupe Street 2 southeast of 1st Avenue. The motion included the following direction from the Commission: Special Condition Number 32 be removed, since volume has passed, and that the architect collaborate with City staff to reduce the size of the staircase window.

The motion passed by the following roll call vote:

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

DIRECTOR'S REPORT

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

- **Wireless Ordinance Public Workshop**: Planning Commission Special Meeeting scheduled for 03/18/2023; the meeting is designed to receive feedback only; no decisions will be made; a re-draft will likely be presented after community input is received.

- **Design Traditions 1.5**: First draft has been completed and will be coming to the Planning Commission in the near future; the meetings will be noticed in such a way that the Planning Commission is welcome to attend; there is no final draft yet.

- **AB 2449 Update**: Emphasized that the enforcement of this resolution encourages Commissioners to attend meetings in-person as much as possible.

- **Scanning and Digitizing of Property Files**: Last round of property files has been sent out for scanning and should be available online in approximately 2 weeks; the next phase of this project will be scanning all old, rolled plans (residing at the Vista Lobos storage facility) and adding them to the GIS Map.

FUTURE AGENDA ITEMS

Item 1: Next Regular Meeting: April 12, 2023

ADJOURNMENT

5:54 p.m.

APPROVED:

_____
Michael LePage, Chair

ATTEST:

_____
Leah R. Young, Recording Secretary

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

May 10, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: March 29, 2023 Special Meeting

Application: N/A
APN: N/A
Block: N/A
Lot: N/A
Location: N/A
Applicant: N/A
Property Owner: N/A

Executive Summary:

N/A

Recommendation:

Adoption of Minutes: March 29, 2023 Special Meeting

Background and Project Description:

N/A

Staff Analysis:

N/A

Other Project Components:

N/A

Attachment 1: 03-29-2023 Meeting Minutes

SPECIAL MEETING
Wednesday, March 29, 2023
4:00 p.m.

Draft Wireless Ordinance Workshop

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: Christopher Bolton.

PUBLIC APPEARANCES

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

PUBLIC HEARINGS - Workshop Discussion

Item 1: Conduct a public workshop to receive early feedback on the City's draft Wireless Ordinance, amending Chapter 17.46 of the Carmel Municipal Code.

Brandon Swanson, Director of Planning & Building, thanked everyone who has been collaborating with the City throughout this process. Director Swanson expressed his appreciation for all the written comments received by the public, the Planning Commission's diligence, and for City Attorney Gail Karish in her ongoing assistance. Director Swanson provided guidance on the format of the meeting and gave an overview as to the next steps in the process, emphasizing that no decisions will be made tonight, and that the meeting is intended to obtain feedback. Director Swanson gave a presentation and addressed questions of the Commission.

Gail Karish, Attorney representing the City of Carmel-by-the-Sea, commented on Director Swanson's presentation and expounded on some key points.

Andrew Campanelli, Attorney representing Stop Cell Towers in Carmel Neighborhoods, thanked Brandon Swanson for his participation in this process, gave a presentation, and addressed questions of the Commission.

Stop Cell Towers in Carmel Neighborhoods gave a video presentation.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Michael McWalters, Susan Nine, Christy Hollenbeck, Tasha Witt, Unknown Speaker (no name stated), Jean Rasch, Karyl Hall, Adam Pinterits, Cindy Lloyd, Nancy Twomey, Jean McWalters, Sufjan (full name not stated), Michael McWalters, Bob Cavner, Tim Twomey, Ray Meyers, Karyl Hall, Christy Hollenbeck, and Michael McWalters.

Commissioner Locke left the meeting just before Michael McWalters spoke for the second time.

The public hearing was closed.

Commissioner Allen thanked the public for their input and commented on various points of the presentations, public comments, and the draft Wireless Ordinance.

Commissioner Delves thanked the public for their input and Stop Cell Towers in Carmel Neighborhoods for their respectful presentation. Commissioner Delves also thanked Director Swanson for his guidance and direction in this process and commented on various points of the presentations and the draft Wireless Ordinance.

Chair LePage commented on various points of the presentations and the draft Wireless Ordinance.

Director Swanson asked some clarifying questions of the Commission and commented on City Council direction regarding collaborative efforts with Attorney Campanelli.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

6:42 p.m.

APPROVED:

Michael LePage, Chair

ATTEST:

Leah R. Young, Recording Secretary

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

May 10, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: April 12, 2023 Regular Meeting

Application: N/A
APN: N/A
Block: N/A
Lot: N/A
Location: N/A
Applicant: N/A
Property Owner: N/A

Executive Summary:

N/A

Recommendation:

Adoption of Minutes: April 12, 2023 Regular Meeting

Background and Project Description:

N/A

Staff Analysis:

N/A

Other Project Components:

N/A

Attachment 1: 04-12-2023 Meeting Minutes

REGULAR MEETING
Wednesday, April 12, 2023
4:00 p.m.

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: Stephanie Locke.

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1:

DS 22-150 (CRI on Carpenter, Inc. - Lot 2): Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of four hotel rooms at the Carmel Resort Inn and construction of a 1,965-square-foot, two-story residence with a basement located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family. APN 010-033-011

Item 2:

General Plan and Housing Element Annual Progress Reports

Item 3:

Monthly Activity Report: March 2023

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

The motion passed by the following roll call vote:

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

PUBLIC HEARINGS

Item 4:

DS 21-376 (Mardani): Consideration of a Concept Design Study for 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 addition, and construction of a 200-square-foot attached garage located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) Zoning District. APN 010-033-011

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

Ngoc Pham, Engineer, commented on the project on behalf of Azadeh Mardani, Property Owner.

Thomas Trapani, Attorney representing Azadeh Mardani, Property Owner, commented on the project.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Dan Silveri, Tim Cass, and Marc Boyd.

The public hearing was closed.

Azadeh Mardani, Property Owner, addressed some of the public comments and commented on some aspects of the project.

Brandon Swanson, Director of Community Planning and Building, commented on the Planning Commission's authority with respect to easements.

It was moved by Chair LePage and seconded by Commissioner Delves to adopt a Resolution accepting a Concept Design Study, with conditions, for 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 addition, and construction of a 200-square-foot attached garage located on Ocean Avenue 4 northeast of Guadalupe Street. The motion included a Special Draft Condition for the applicant to redesign the roof form on the rear addition in order to mitigate view impacts to the neighbor to the east.

The motion passed by the following roll call vote:

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

Item 5:

DS 23-006 (Sweet Trust): Consideration of a Track One Major Design Study referral for the demolition of a 483-square-foot detached garage/storage room and construction of a 200-square-foot detached garage in the side yard setback at the historic "Reginald Markham House" located at the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-273-001

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Commission.

Justin Pauly, Architect with Justin Pauly Architects, gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Christine Kemp.

The public hearing was closed.

Brandon Swanson, Director of Community Planning and Building, commented on the environmental impacts of copper.

Justin Pauly, Architect with Justin Pauly Architects, commented on the use of copper and sought guidance from the Commission.

David Sweet, Property Owner, asked questions regarding the use of copper and sought direction from the Commission.

It was moved by Commissioner Delves and seconded by Commissioner Allen to adopt a Resolution approving Design Study DS 23-006 (Sweet Trust) for the demolition of a 483-square-foot detached garage/storage room and construction of a 200-square-foot detached garage subject to the attached findings and conditions located at the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) Zoning District. The motion included a Special Draft Condition directing the applicant to work with staff to consider materials other than copper in order to mitigate environmental impacts to the watershed and to address considerations associated with the Historic Resources Board.

The motion passed by the following roll call vote:

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

Item 6:

DS 22-279 (Garren): Consideration of a Concept Design Study for the demolition of an existing 1,195-square-foot, one-story single-family residence with a 517-square-foot attached garage, and construction of a new two-story approximately 2,582-square-foot residence with an approximately 440-square-foot attached garage located at Pine Ridge Way 3 northeast of

Forest Avenue in the Single-Family Residential (R-1) Zoning District. APN 009-202-020. **CONTINUE TO A DATE UNCERTAIN.**

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

The public hearing was closed.

It was moved by Chair LePage and seconded by Commissioner Allen to continue Item 6, DS 22-279 (Garren), to a date uncertain.

The motion passed by the following roll call vote:

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

Item 7:

DS 22-274 (Cruz): Consideration of a Final Design Study and associated Coastal Development Permit for the remodel and addition of 772-square-foot, single-story addition to an existing 1,029-square-foot, one-story single-family residence located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-185-007

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

Claudio Ortiz, Designer with Claudio Ortiz Design Group, Inc., commented on the project and addressed questions of the Commission.

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

The public hearing was closed.

It was moved by Commissioner Bolton and seconded by Commissioner Delves to adopt a Resolution approving a Final Design Study and associated Coastal Development Permit for the full exterior renovation, 772-square-foot single-story addition and construction of a 200-square-foot detached garage at an existing 1,029-square-foot single-story single-family located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District. The motion included a Special Draft Condition for the applicant to collaborate with the neighbor in order to mitigate view impacts in relation to landscaping located in the back corner of the yard.

The motion passed by the following roll call vote:

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

ABSENT: **Commission Member(s): Locke**

Item 8:

DS 23-019 (De Caussin): Consideration of a Concept Design Study for a 319-square-foot net addition to an existing 1,466-square-foot, two-story residence and various site improvements located on Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-265-010

Katherine Wallace, Associate Planner, presented the concerns of the neighbor to the northeast who requested a continuance due to recent story pole adjustments.

Brandon Swanson, Director of Community Planning and Building, commented on the possibility of continuance in relation to the concept phase of the project.

After some discussion, it was decided by the Commission to proceed with the staff report, since the story pole adjustment was accurate as of today, and today's hearing will not result in a final decision.

Katherine Wallace, Associate Planner, presented the staff report and addressed questions of the Commission.

Jun Sillano, Architect with IDG, Inc., gave a presentation and addressed questions of the Commission.

Chair LePage opened the public hearing. The following members of the public appeared before the Commission: Chris Maxcy, Daniele Levy, Rhonda Zakskorn, and Mr. Zakskorn (no first name given).

The public hearing was closed.

Jun Sillano, Architect with IDG, Inc., commented on some of the neighbors' concerns, reviewed a portion of the plans, and addressed questions of the Commission. Sillano later sought direction from the Commission regarding mass and bulk concerns.

Brandon Swanson, Director of Community Planning and Building, provided direction to the Commission regarding alternate options to the current resolution as provided by staff.

An alternate motion was presented by Commissioner Bolton and seconded by Commissioner Allen to continue this item in order to address the mass and bulk of the structure and to mitigate impacts to the neighbors to the east and to the north.

The motion passed by the following roll call vote:

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

Item 9:

DS 22-342 (Landi): Consideration of a combined Concept and Final Design Study for a substantial alteration to an existing two-story, single-family residence. The proposed changes include an 18-square-foot reduction in floor area, alterations to the existing roof forms, roof heights and changes to roofing materials, window replacement and alterations throughout, new exterior wall cladding, removal and relocation of skylights, and new exterior lighting. The project is located at Camino Real 3 southeast of Ocean Avenue in the Single Family (R-1) Zoning District. APN 010-261-010

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

Matt Hanner, Designer and Contractor with Carmel Building & Design, gave a presentation and addressed questions of the Commission.

Debra Landi and Ilyse Zimmerman, Property Owners, commented on the project and thanked the Commission for their consideration.

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

The public hearing was closed.

It was moved by Commissioner Delves and seconded by Commissioner Bolton to adopt a Resolution approving a combined Concept and Final Design Study for a substantial alteration to an existing two-story, single-family residence including an 18-square-foot reduction in floor area, alterations to the existing roof forms, roof heights and changes to roofing materials, window replacement and alterations throughout, new exterior wall cladding, removal and relocation of skylights, and new exterior lighting. The project is located at Camino Real 3 southeast of Ocean Avenue in the Single Family (R-1) Zoning District. The motion included a Special Draft Condition that the applicant work with staff to choose a color palette with less contrast.

The motion passed by the following roll call vote:

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

DIRECTOR'S REPORT

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

- **Online Permit Payments**: The City is now able to accept online payments for all permits processed through the Planning and Building Department. This allows customers to make payments after business hours on the City's website, or to click on payment links provided to them via email after their application has been processed.

- **Wireless Ordinance Update**: The workshop held recently was a success. The next round of updates will be rolled out either in May, at the earliest, or June, at the latest.

- **Design Review Board**: The concept of a Design Review Board (DRB) will be discussed at the City Council meeting on May 2, 2023. The Planning Commission is welcome to attend. Council will be discussing the City's prior approach in its use of a DRB, as well as the potential reinstatement of a DRB and its shared duties with the Planning Commission.

- **Housing Element Update**: There is now a new website exclusively dedicated to the 6th Cycle Housing Element Update, where information can be shared by City staff and ideas can be presented to City staff by the public: https://homecarmelbythesea.com/.

FUTURE AGENDA ITEMS

Item 10:

Next Regular Meeting: May 10, 2023

ADJOURNMENT

6:52 p.m.

APPROVED:

Michael LePage, Chair

ATTEST:

Leah R. Young, Recording Secretary

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

May 10, 2023
CONSENT AGENDA

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

Application: N/A
APN: N/A
Block: N/A
Lot: N/A
Location: N/A
Applicant: N/A
Property Owner: N/A

Executive Summary:

N/A

Recommendation:

Adopt the Monthly Activity Report for April 2023.

Background and Project Description:

N/A

Staff Analysis:

N/A

Other Project Components:

N/A

Monthly Activity Report: April 2023

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	May 10, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

APRIL 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In April 2023, 43 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In April 2023, 5 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In April 2023, 55 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In April 2023, 8 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In April 2023, 3 new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In April 2023, 20 encroachment permit applications were received.

VII. YEAR-TO-DATE TRENDS

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

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

- Planning Permit Applications – increase of 2.42%
- Business License Applications – increase of 30%
- Building Permit Applications – increase of 15.57%
- Code Compliance Cases – decrease of 22.08%
- Transient Rental Compliance Cases – decrease of 79.73%
- Encroachment Permit Applications – decrease of 2.38%

Table 1. Permit Application Totals

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS
2022 YTD Totals	124	20	167	77	74	84
2023 YTD Totals	127	26	193	60	15	82
YTD % Difference	+2.42%	+30%	+15.57%	-22.08%	-79.73%	-2.38%

Planning Permit Report

04/01/2023 - 04/30/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23126	Design Study	Add a 333sf addition to a historic residence at the rear behind the historic resource, and set it with a lower roof line subordinate to the historic. Side the new in a board and batten style similar to the historic garage but not matching the original. Windows and doors added will be clad at the addition in a style similar but not matching the original. Add a second bathroom and a 185sf adjoining deck.	Santa Fe 3 SW of 2nd	4/26/2023		In Review
23125	Preliminary Site Assessment	Preliminary site assessment for a Track 2 remodel	San Carlos Street 5 SW of 13th Avenue	4/27/2023		In Review
23124	Design Study	DEMOLITION OF EXISTING SINGLE FAMILY DWELLING; AND CONSTRUCTION OF NEW TWO-STORY RESIDENCE.	SANTA FE 4 SE OF 2ND AVENUE	4/26/2023		In Review
23123	Design Study	Replacement of an (e) deck with the addition of a garden wall around the perimeter of the deck.	3rd 2 NW of Santa Fe	4/25/2023		In Review
23122	Historic Evaluation	Historical determination to authorize change in roof material.	2927 Franciscan Way	4/24/2023		In Review
23121	Design Review	Minor exterior improvements in conjunction with Permit BP 22-355, which specified "Conversion of second-floor office spaces to three apartments. No work to first floor commercial spaces."	San Carlos 2 NW Of 8th Ave			In Review
23120	Design Review	Replace awning fabric that was destroyed by storms.	NW Corner of Mission & 6th Ave	4/21/2023		In Review
23119	Historic Evaluation	Replace window with French Doors and add a new window.	SE Corner of Carpenter & 4th	4/21/2023		In Review
23118	Design Study	Add fixed window on west elevation, second story		4/21/2023		In Review
23117	Mills Act Request	Mills Act for The Bird House (listed as resource number 115 on the City of Carmel's Historic Inventory under as the Agnes Shorting house)	3rd 2 NW of Junipero	4/20/2023		In Review

23116	Mills Act Request	Mills Act Application	26363 Scenic Road, Carmel-by-the-Sea, California 93923	4/20/2023		In Review
23115	Lot Line Adjustment	Hotel replacement, 2 apartmnets & Residence remodel	2nd NW of 4th Ave on San Carlos Street			Pending Assignment
23114	Design Review	Replacement of hotel, 2 new apartments & residence remodel	2nd NW of 4th Avenue on San Carlos Street			Pending Assignment
23113	Design Review	This approval of Design Review application DR 23-113 (Carmel City Hall) authorizes the removal of the asphalt shingle roof and installation of Grade 1 premium western red cedar shingles, 18-inches long with a standard straight butt style at Carmel City Hall on Monte Verde Street 3 northeast of 7th Avenue in the Residential and Limited Commercial (RC) District as depicted in the plans and specifications provided by Ausonio, Inc. stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval.	Monte Verde 3 NE of 7th	4/4/2023	4/19/2023	Approved
23112	Sign	TWO (2) NEW SIGNS: Replace existing signage.	13th, San Antonio Ave	4/19/2023		In Review
23111	Notice of Exempt Work	Changing current wood front door to new dutch style wood door. same size door with divided light upper section.	2 NW Carpenter of 4th Avenue	4/18/2023	4/18/2023	Approved
23110	Historic Evaluation	ASSOCIATED PERMIT: DS 23-062 (Cabral). Reroof from wood shake to standing seam class A	NW Corner of 2nd and San Carlos			In Review
23109	Preliminary Site Assessment	Preliminary site assessment	Carmelo Street	4/17/2023		In Review
23108	Design Study	Addition of wood driveway gate to match existing wood fence.	Scenic Road 2 NW of 8th Avenue	4/18/2023		In Review
23107	Design Review	Install new generator outside of the building	NEC Lincoln & Ocean	3/29/2023		Closed
23106	Design Review	Associated Use Permit Amendment: UP 23-105. We are applying to have more permanent outdoor seating. We currently have 8 seats, and would like to apply for a total of 36, with propane heaters, 2 electric heaters, and one small string of lights.	Dolores between 5th and 6th Streets, Carmel, CA, 93921	4/14/2023		In Review

23105	Use Permit	USE PERMIT AMENDMENT. Associated Design Review, DR 23-106. Would like to apply for more permanent outdoor seating. Attached document with details.	Dolores between 5th and 6th Streets	4/14/2023		In Review
23104	Design Study	New Garage (replace Carport) & Utility Shed, etc.	NE Corner San Carlos & 13th	4/14/2023		In Review
23103	Mills Act Request	Application for a Mills Act contract between the property owner and the City.	NE Corner of Lincoln & 7th	4/13/2023		In Review
23102	Sign	NEW SIGN for "Le Coupe": Produce and install one (1) double-sided, sand-blasted/painted wooden sign panel on existing bracket.	San Carlos 4 NE of 7th	4/10/2023		In Review
23101	Sign	NEW SIGN - "Adam Jeselnick Architect": Install one natural steel blade sign.	San Carlos 2 NW of 8th Ave - Suite 200	4/10/2023		In Review
23100	Sign	NEW SIGN - "STEPHAN CORI": Install one non-illuminated sand blasted wood sign.	Lincoln between Ocean & 7th	4/7/2023	5/2/2023	Approved
23099	Design Study	Removing asphalt walkway and driveway in front yard and replacing it with pavers. Paver driveway, walkway to the left of the garage and right of the house to be a 7' D paver circle with walkway. Drain will also be placed near garage door due to water accumulation when raining.	Junipero 5 NE of 8th	4/13/2023		In Review
23098	Preliminary Site Assessment	Remodel of an existing single-story Single-Family Dwelling and addition fo a second story consisting of a Master Bedroom and Bathroom.	Casanova Street 4 NE of 8th Avenue	4/7/2023		In Review
23097	Historic Evaluation	Demolition of existing Hofsas House Hotel. New hotel build. Renovation of the existing Hofsas House.	2NW of 4th Avenue on San Carlos Street			In Review
23096	Design Study	Install metal fence in front yard to match existing.	Dolores Street 3 SE of 3rd Avenue	4/6/2023		In Review
23095	Sign	Install one (1) non-illuminated wood sign on the building.	NE Corner of Junipero & Ocean Avenues	4/5/2023		In Review
23094	Sign	Install one (1) custom, double-sided non-illuminated wood sign to be installed onto existing wood frame, and install one (1) non-illuminated wood sign on the building.	NE Corner of Junipero & Ocean Avenues	4/5/2023		In Review

23093	Design Study	Windows	Mission 4 NE of 10th	4/10/2023		In Review
23092	Design Study	Remove (e) sheds totaling 175sf, demolish (e) attached garage, 274 sf, and build a new attached garage totaling 270sf. Extend (e) house by 402 sf, new upper level addition of 624ssf with observation deck, 438 sf. New attached storage shed with ceiling height not to exceed 4'-11" and total 60sf. New trash can enclosure, new outdoor built-in bbq, fire pit, and recirculating fountain. Replace deteriorated grape stake fence along private road with new to match existing height, 77lf.	SW Corner of Guadalupe & 4th	4/10/2023		In Review
23091	Design Review	REMODEL 3,108.00 S.F. OF COMMERCIAL SPACE 115 WITH-IN THE CARMEL PLAZA. NEW ENTRY DOORS, NEW INTERIOR STAIRS, ADA UPGRADES, NEW DRESSING AREA @ THE LOWER LEVEL, NEW SALES COUNTER, & NEW BEVERAGE BAR & COUNTER. BLACK & WHITE STRIPED AWNING TO REPLACE OLD OFF MISSION STREET.	SPACE -115- (CARMEL PLAZA) OCEAN AVENUE & MISSION STREET	4/20/2023		In Review
23090	Sign	Replace existing church sign with a new sign in the same size and design.	Lincoln 3 NW of 6th	4/7/2023		In Review
23089	Preliminary Site Assessment	reconstruct existing house	NE Corner of Sterling Way & Perry Newberry Way	4/6/2023		In Review
23088	Historic Evaluation	Historic Determination	Carmelo 3 SE of 4th	4/4/2023		In Review
23087	Design Review	Reface existing brick pillars, four total, at entrance to church parking lot. Reduce height from 6' to approx 4.5'. Finish with smooth stucco with a natural color.	Lincoln 2 SW of 5th	4/4/2023		In Review
23086	Landscape Plan Check/Inspection	Remove vegetation and planting from City ROW boxes along Monte Verde, Ocean, and 6th Ave side. Plant and refresh areas with drought tolerant plantings.	NE Corner of Ocean & Monte Verde	4/4/2023		In Review
23085	Historic Evaluation	Historical Evaluation. Potentially painting exterior and updating siding.	SW Corner of 8th Ave & Lincoln St	4/3/2023		In Review

23084	Design Review	Exterior modifications. Removing existing awning. Replacing with one over the opening doorway. Prefer copper awning. Have a sample of black fabric also. Removing the stone ledge at bottom of building. Replacing with flat wood with a framed design. The top of the building will be covered with ACX plywood and painted a celery colored paint. And the frame design on the building will be painted a cream. The sides of the building will be built up a bit to accommodate the copper kerosene lanterns. I will drop by the samples of wood etc.	Ocean 4 NW San Carlos	4/3/2023		In Review

Total Records: 43

5/3/2023

Business License Report

04/01/2023 - 04/30/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23026	Location Change	Noelle Micek Interiors, Inc.	Interior Design Studio	5th Ave 2 NW of Junipero	4/28/2023		In Review
23025	New Business	Carmel Beach Hotel & Spa	Hotel, Restaurant, Spa	NE Corner of San Antonio & 13th Ave.	4/20/2023		In Review
23024	Location Change	Scott Campbell Photo Inc.	Photography	24945 Outlook Dr.	4/14/2023		Denied
23023	New Business	The Local Gallery Carmel-by-the-Sea	Art Gallery - Single artist	SEC of Monte Verde St and Ocean Ave	4/17/2023	5/2/2023	Approved
23022	New Business	Pizza Heaven	Pizzeria sit-down restaurant	NW Corner Mission & 8th	4/3/2023		In Review

Total Records: 5

5/3/2023

Building Permit Report

04/01/2023 - 04/30/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230191	4/28/2023	5/2/2023	Remove appox 150sf accessory structure.	200	Building	Santa Fe 2 SW of Mountain View
230190	4/28/2023		Remove bathtub from master bathroom and replace with walk-in shower.	16,700	Plumbing	SW Corner of Guadalupe & Ocean
230189	4/28/2023		Relocate an existing light fixture and add one new light fixture.	750	Building	NE Corner of Junipero & Ocean
230188	4/28/2023		Repair upper bedroom deck leaking into kitchen ceiling. Remove and replace stucco, modify weep screed line, remove deck tiles as necessary and rewaterproof/reinstall using GACO sealant and replace copper pan. Repair and paint kitchen plaster.	3,500	Building	NE Corner of Lincoln & 10th
230187	4/26/2023		New detached 200 sf garage.	0	Building	Monte Verde 3 NW of 11th
230186	4/26/2023	4/26/2023	Remove (e) comp roof and install a new comp shingle Landmark roof to match existing in Midnight Black.	13,500	Roofing	1st 2 SE of Lincoln
230185	4/26/2023		1. TO REMODEL AN EXISTING ONE STORY SINGLE FAMILY DWELLING, MODIFY EXISTING DETACHED CARPORT AND ADDING A 310.0 SQ.FT. SECOND STORY ADDITION AND REDUCING THE MAIN LEVEL BY 46.0 SQ.FT.. 2. PROJECT INCLUDE'S THE EXTERIOR AND INTERIOR MODIFICATIONS AS SHOWN ON THE PLANS, AND CONVERTING EXISTING CARPORT INTO A 200SQ.FT. DETACHED GARAGE. 3. THE PROJECT WILL CONSIST OF CHANGES TO THE REAR DECKS, AND FRONT PORCH ENTRANCE. 4. NEW WOOD-CLAD WINDOWS & EXTERIOR DOORS TO MATCH EXISTING. 5. NO EXCAVATION. 6. ONE TREE REMOVAL, UNKNOWN SPECIE. 7. REMOVE HEDGE AT NORTH SIDE OF PROPERTY LINE	611,000	Building	Monte Verde 3 NW of 11th

230184	4/25/2023		Tear off (e) wood shake roof down to the original sheathing. Install one layer of 72lb mineral surface cap sheet and one layer of 30lb asphalt saturated roofing underlayment forming a Class A roof. Install 18" class B fire rated perfection wood shingles.	174,079	Building	NE Corner of Casanova & Santa Lucia
230183	4/25/2023		New Residential 4.000kW PV System. 10 REC405AA Panels. No electrical upgrade. 1 enphase encharge 10 battery	48,332	Electrical	Lincoln 6 SW of 3rd
230182	4/25/2023		Interior remodel; convert downstairs family room into 2 bedrooms, convert 1/2 bath to full bath, move laundry machines	35,000	Building	Torres 1 NW of 2nd
230181	4/21/2023	4/28/2023	Paint exterior of single family residence. Body to be "Mole's Breath" and trim to be "Gravel Gray".	0	Exempt Work	Scenic 6 SE of 8th
230180	4/21/2023	4/21/2023	Prime and paint the Cypress Inn building in-kind to maintain historic nature. Contact: Rhonda (831) 624-3871	0	Exempt Work	NE Corner of Lincoln & 7th
230179	4/21/2023	4/21/2023	Reroof black comp shingle roof in-kind with new Owens Coming Duration in Onyx Black, replacing all flashings and painting them a blending color	32,185	Building	SW Corner of Carmelo & 7th
230178	4/21/2023		CONVERT THE EXISTING 242 SQ. FT. GARAGE INTO AN 275 SQ-FT ACCESSORY DWELLING UNIT (ADU).	20,625	Building	Santa Fe 3 NE of 2nd
230177	4/20/2023		Remove shower stall and install new shower stall in its place.	15,000	Plumbing	San Antonio 7 NE of Ocean
230176	4/20/2023		New Residential 7.290kW PV system. 1 Franklin APower Battery. No electrical upgrades	59,452	Electrical	Carmelo 4 NW of Ocean

230175	4/20/2023		1) Remove and dispose of the existing roofing on the equipment room. 2) Inspect the existing roof deck and replace any damaged wood at an additional cost. 3) Install a layer of #25 pound fiberglass base sheet over the entire roof. 4) Install a layer of smooth modified bitumen over the entire roof. 5) Install new 24 gauge 3" x 3" bonderized nosing around the perimeter edge. 6) Install a layer of granulated modified bitumen over the entire roof. 7) Clean up and dispose of all Ross Roofing generated debris.	9,860	Roofing	NE Corner of Santa Rita & Mountain View
230174	4/19/2023		Cosmetic update of small downstairs bathroom. No fixtures to be moved, replace and refresh fixtures.	0	Exempt Work	San Antonio 7 NE of Ocean
230173	4/19/2023	4/19/2023	Remove and replace kitchen cabinets, counter tops, appliances, and a sink/faucet using existing plumbing.	0	Exempt Work	San Carlos 3 NE of Camino Del Monte
230172	4/19/2023		Replace rotten siding, facia, and roofing in multiple locations.	10,000	Building	SW Corner of Carmelo & 2nd
230171	4/18/2023		Replace shed, existing shed roof caved and was dilapadated. New shed not to have plumbing or electricity.	0	Exempt Work	NE Corner of Scenic & 8th
230170	4/18/2023	4/18/2023	Remove and replace 80k BTY 96% downflow furnace.	9,148	Mechanical	Lobos 2 SE of 2nd
230169	4/18/2023	4/18/2023	Re-roof tar and gravel garage only. Install a new tar and gravel roof system to replace the existing.	9,000	Roofing	Mission 2 NW of Santa Lucia
230168	4/18/2023	5/2/2023	Remove (e) tan cedar shakes and replace with new CertainTeed Landmark TL in color Country Gray, approx 9,400 sf.	90,000	Roofing	NE Corner of Ocean & Junipero
230167	4/17/2023	4/24/2023	Replace two roof sections, from wood shake to new wood shake.	36,062	Roofing	SE Corner of Camino Real & Jane Powers Walkway
230166	4/17/2023	4/18/2023	Move retaining wall 3' to widen driveway. Existing cement driveway to remain, exposed area to remain dirt with mulch on top.	0	Exempt Work	SE Corner of Monte Verde & 8th
230165	4/17/2023	4/18/2023	Removing microwave and installing range fan	400	Building	Carpenter 2 NW of 4th

230164	4/17/2023		Changing kitchen faucet	756	Building	Carpenter 2 NW of 4th
230163	4/17/2023	4/20/2023	Tear off two layers of roofing (gray comp over wood shake). Install new 7/16" OSB/plywood sheathing and new comp shingle roof system in CertainTeed Country Gray Lifetime TL.	13,000	Roofing	San Carlos 4 SE of 10th
230162	4/14/2023		Replace section of deteriorated/damaged fence in-kind. Fence to be in same location, height, and design.	0	Exempt Work	SW Corner of Rio & Santa Lucia
230161	4/14/2023		New Garage, Utility Shed, Roof Patio, New Roofing, etc. (Exterior)	125,000	Building	NE Corner San Carlos & 13th
230160	4/13/2023		Removal, repair, and replacement of the upper floor tiling to address water intrusion and exterior wall repairs including shingle replacement due to dry rot and/or leaks.	2,000	Building	San Carlos 2 NW of 8th
230159	4/14/2023		Remodel Interior Kitchen & two Bathrooms	75,000	Building	NE Corner San Carlos & 13th
230158	4/13/2023	4/17/2023	Overlay New 60 mill TPO roofing membrane.	42,000	Roofing	Ocean 2 SW of Lincoln
230157	4/13/2023	4/13/2023	Replace tankless water heater and connected corroded pipes.	5,000	Plumbing	Scenic 8 SE of 8th
230156	4/12/2023	4/13/2023	Prime and paint front entrance of Cypress Inn. Contact: Rhonda (831) 624-3871	0	Exempt Work	NE Corner of Lincoln & 7th
230155	4/12/2023		Solar - SFR ROOF MOUNTED PV SYSTEM, TILE, 28 PANELS, 11.200 kW.	24,000	Electrical	San Antonio 2 NW of 8th
230154	4/12/2023		Tear off (e) Fire Free roof and install Malarkey Vista 40 year composition shingles over 15 lv felt and OSB plywood. Color to be Natural Wood.	25,000	Building	2927 Franciscan Way
230153	4/12/2023		197 SF of Additions to single story SFR demolition; reconfigure roof & add solar, update on demand water heater, new dual fuel generator, new solar battery, bring site coverage into compliance	600,000	Building	SE CORNER 5TH &TORRES
230152	4/10/2023		317 sf interior remodel of kitchen and two bathrooms in existing SFR. Replace all windows in-kind, remove two doors and one window, replace furnace, and upgrade electrical service to 200 amp.	80,000	Building	Mountain View 2 SE of Guadalupe
230151	4/7/2023	4/7/2023	Relocation of main service panel. Re feed current sub panel, upgrade from 100 amp to 200 amp.	3,000	Electrical	5016 Monterey St

230150	4/7/2023	4/26/2023	Remove existing hot mopped deck mat and install a new Westcoat "ALX" waterproofing in color Gray.	10,970	Building	Carmelo 2 SW of 8th
230149	4/7/2023	4/13/2023	Roof mounted PV system (5.740 kW DC)	20,025	Electrical	Santa Rita 3 NE of 4th
230148	4/7/2023	4/12/2023	Remove garage and pad that were crushed by tree that fell in storms.	0	Building	SW Corner of Santa Fe & Mountain View
230147	4/6/2023	4/10/2023	Reroof house and garage. Tear off existing shake roof and install class "A" heavy shakes over 30 lb felt and cap sheet.	50,000	Roofing	Santa Fe 3 SE of Ocean
230146	4/6/2023	4/26/2023	interior remodel of a kitchen, bathroom, laundry room, and related elements	40,000	Building	Carpenter 2 SE of 4th
230145	4/6/2023		Installation of replacement back flow and irrigation to be fixed if needed.	3,200	Plumbing	NE Corner of Ocean & Monte Verde
230144	4/5/2023	4/13/2023	Install 4.8 Kwh PV system without battery	22,380	Electrical	Acacia Way 2 SW of Flanders Way
230143	4/4/2023		Church sign is in need of repair and refresh. Propose to rebuild sign with same size and dimensions. Sign will be new with updated font, approx same size letters as current. Sign placard is same 42"x18" rectangle made of wood. Contact: Daniel Emerson (831) 402-5708	0	Exempt Work	Monte Verde 2 NE of 6th
230142	4/4/2023	4/4/2023	Remove linoleum flooring and research three bumps in the subfloor of the kitchen area. Possibility of removing sections of subfloor area for repairs. CONDITION: Site plan to be submitted prior to final inspection.	7,000	Demolition	Camino Real 4 SE of 10th
230141	4/4/2023	4/21/2023	Remove existing vinyl roof and replace with new rolled asphalt roofing. CONDITION: Color choices approved to be either Grey Slate or Weathered Wood.	18,000	Roofing	Dolores 3 SE of 3rd
230140	4/4/2023	4/4/2023	Remove (e) wood fence that was taken down in storms. Re-build fence in the same location and style. First 20' from the rear of the property was 86" tall, middle part of the fence was 59" tall and the last part of the fence was 55" tall.	0	Exempt Work	Dolores 2 SE of 9th

230139	4/4/2023	4/4/2023	Addition of fireplace mantel, paint interiors, new tile backsplash, sand and refinish hardwood floors, and install fake veneer beams at edge of ceilings. Condition: If veneer beams interfere with fire sprinkler system, approval from Fire Department is necessary for modifications.	0	Exempt Work	Perry Newberry 2 NW of 5th
230138	4/4/2023	4/6/2023	Replace storm damaged wood fence which partially blew down in the most recent storm. Contact: Brian LeNeve (831) 624-8497	0	Exempt Work	Camino Real 3 SE of 13th
230137	4/4/2023		Installation of new 120v GFI outlet to be used as a car charger. Power will be shared with existing fountain power supply.	995	Electrical	Monte Verde 3 SE of Ocean

Total Records: 55

5/3/2023

Code Compliance Report

04/01/2023 - 04/30/2023

Case #	Case Type	Status	Location	Problem Description	Date Received	Date Closed
23061	Short-term Rental	Potential STR identified	SWC Monte Verde and 7th	Transient Rental	4/27/2023	
23060	Planning/Building Violation	Open	NW Corner Mission & 8th	Commercial kitchen remodel; including electrical, plumbing, gas piping and new kitchen equipment being installed without proper building permit or planning approvals	4/25/2023	
23059	Building Violation	Open	Casanova 3 NW of 10th	Construction of exterior second story stairway	4/19/2023	
23058	Short-term Rental	1st NOV sent	Mission 4 NE of 10th	Transient Rental	4/19/2023	
23057	Short-term Rental	1st NOV sent	Carmelo 4 NW of 12th	Transient Rental	4/19/2023	
23056						
23055	Planning Violation	1st NOV sent	Ocean between Dolores and San Carlos	Use Permit Violation	4/4/2023	
23054	Planning/Building Violation	Open	NEC Monte Verde and Ocean	Plumbing and landscaping without permit	4/3/2023	

Total Records: 8

5/3/2023

Transient Rental Report

01/01/2023 - 04/30/2023

Case #	Street	Status	Date Received	Last Status Date	Date Closed
23061	Monte Verde	Potential STR identified	4/27/2023	4/28/2023	
23058	Mission	1st NOV sent	4/19/2023	4/19/2023	
23057	Carmelo	1st NOV sent	4/19/2023	4/19/2023	
23053	San Carlos	2nd NOV sent	3/21/2023	4/26/2023	
23039	Rio Road	Closed	2/27/2023	4/17/2023	4/17/2023
23015	Carmelo	Closed	1/9/2023	2/3/2023	2/3/2023
23014	Mission	Closed	1/9/2023	1/10/2023	1/30/2023
23013	N Casanova	Closed	1/9/2023	2/3/2023	2/3/2023
23012	Mission	Closed	1/9/2023	1/27/2023	1/27/2023
23009	Santa Fe	Closed	1/8/2023	2/3/2023	2/3/2023
23008	Guadalupe	Closed	1/8/2023	1/13/2023	1/13/2023
23007	2nd	STR verified	1/8/2023	1/8/2023	
23005	Carpenter	Closed	1/8/2023	2/3/2023	2/3/2023
23004	5th	Closed	1/5/2023	2/3/2023	2/3/2023
23003	Dolores and 1st	Closed	1/5/2023	2/3/2023	2/3/2023

Total Records: 15

5/2/2023

Encroachment Permit Report

04/01/2023 - 04/30/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230082	Temp Ench	5/1/2023	Repalcing glass in 8 windows on Mission st side of building w/ new 3/8" laminated safety glass	Carmel Plaza Suite #217, Ocean & mission		In Review
230081	Temp Ench	4/28/2023	Gas connection on property to main. Connect sewer lateral to main. Contact: JD's Plumbing (831) 394-3100	Monte Verde 3 SE of 11th		In Review
230080	Temp Ench	4/28/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Casanova 3 SE of 4th	5/1/2023	Issued
230079	Temp Ench	4/26/2023	Replace sewer lateral using pipe bursting. CONDITION: At least one lane of San Carlos must remain open at all times. Contact: Rooter King (831) 394-5315	NW Corner of San Carlos & 8th	4/28/2023	Issued
230078	Temp Ench	4/26/2023	Applicant to trench, backfill & install electric substructures. PG&E to remove existing overhead service, install underground service conductor, replace pole, install TPX and remove secondary conductor. Tree trimming required. PM# 35420138. Contact: PG&E (408) 478-1894	Lincoln 2 NW of 13th	4/28/2023	Issued
230077	Perm Ench	4/25/2023	legalize existing wood steps and retaining walls in the right of way. Resurface wood retaining walls at the northwest corner with stone veneer.	SE Corner of Torres & 5th		In Review
230076	Temp Ench	4/25/2023	Provide pull box at pole and approximately a 100' long and 4' deep ditch for PG&E to place required conduits and backfill ditch. Also provide conduit for TV & phone.	Junipero 4 SW of 8th		In Review

230075	Temp Ench	4/25/2023	Replace sewer lateral using pipe bursting. CONDITION: Scenic road to remain open to through traffic at all times. Contact: Rooter King (831) 394-5315	26336 Scenic Rd	4/26/2023	Issued
230074	Temp Ench	4/21/2023	Reroof project that will need to block the sidewalk on the west side of Dolores between Ocean and 6th from 5/15/23 - 5/29/23. CONDITION: No vehicles are authorized to park on the sidewalk. Contact: Premo Roofing Company (831) 443-3605	NW Corner of Dolores & Ocean	4/26/2023	Issued
230073	Temp Ench	4/21/2023	Sewer lateral replacement using pipe bursting. Contact: Easy Drains Plumbing (831) 521-6882	San Carlos 3 SE of 11th	5/2/2023	Issued
230072	Temp Ench	4/19/2023	Dig bell hole in a 6'x6' area to expose drop inlet to main line and replace as necessary. CONDITION: The dead end of Lincoln south of 3rd must remain open during work. Contact: RK Wilson Plumbing 831-915-1101	NE Corner of Lincoln & 3rd	4/20/2023	Issued
230071	Temp Ench	4/17/2023	Replacement of sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	SE Corner of Carpenter & 4th	4/17/2023	Issued
230070	Temp Ench	4/14/2023	Temporary one lane traffic closure for material deliveries, temporary parking, and unloading of building materials. 50' encroachment for temporary heavy equipment parking and staging.	Scenic 3 SW of Ocean		In Review
230069	Temp Ench	4/14/2023	9'x12' asphalt repair for CalAm Job #0863. Contact: Coastal Paving & Excavating (831) 262-1425	Fraser 3 NE of Camino Real	4/17/2023	Issued

230068	Temp Ench	4/12/2023	Close sidewalk in front of the Cypress Inn to paint and prime front entrance. CONDITION: Sidewalk Closed Ahead signs will be needed at Lincoln & Ocean and Lincoln & 7th. Encroachment permit valid to 5/1/2023. Contact: Rhonda Calder (831) 624-3871	NE Corner of Lincoln & 7th	4/12/2023	Approved
230067	Temp Ench	4/12/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Dolores 3 NE of 10th	4/12/2023	Issued
230066	Temp Ench	4/10/2023	Excavate a 3'x3' put in the ground near fence line and a 4'x5' pit in the asphalt to renew a 1" water service. 811# 2023040501473. Contact: West Valley Construction (408) 640-8913	Carmelo 150' S of 4th	4/12/2023	Issued
230065	Temp Ench	4/7/2023	Placement of concrete truck and pump in driveway and sidewalk for concrete pour from 4/14/23 - 4/15/23. Contact: Noe Dorantes (831) 915-9580	Carmelo 2 SW of 8th	4/10/2023	Issued
230064	Temp Ench	4/6/2023	PG&E to install underground service cable. PM# 35420314. Contact: PG&E (408) 478-1894	3009 Lausen Drive	4/6/2023	Issued
230063	Temp Ench	4/6/2023	Encroachment into the ROW for the replacement of stucco and reframing wall adjacent to sidewalk. Contact: Michael Simons (831) 320-7062	NW Corner of Ocean & Monte Verde	4/6/2023	Issued

Total Records: 20

5/3/2023

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

May 10, 2023
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Brandon Swanson
APPROVED BY:	N/A
SUBJECT:	Consider amending the Planning Commission Rules of Procedure to convene regular meetings on-site at the location of the first item on the Tour of Inspection.

Application: N/A
APN: N/A
Block: N/A
Lot: N/A
Location:
Applicant:
Property Owner:

Executive Summary:

Recommendation:

Amend the Planning Commission Rules of Procedure to convene regular meetings on-site at the location of the first item on the Tour of Inspection.

Background and Project Description:

Currently, the Planning Commission Rules of Procedure state that Commission meetings will be convened at City Hall, and then proceed onto the Tour of Inspection. During the Covid-19 pandemic, the Commission began convening the meeting in the field at the first location listed on the Tour of Inspection agenda. This practice started because the public hearing portion of the meeting was being held virtually via Zoom, rather than in person. When the Commission began in-person meetings again recently, the practice of convening in the field at the first tour stop was continued. An unintended benefit of this practice that was not realized during the pandemic, is that convening in the field actually saves time that was being spent to gather at City Hall, and then mobilize the Commission and public to the first site. Since the Commission has been striving to make the meeting process more streamlined to accommodate larger agendas, staff is recommending officially modifying the Rules of Procedure to convene the Tour of Inspection out in the field.

Staff Analysis:

Other Project Components:

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

May 10, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-184 (Althoff)**: Consideration of a Preliminary Review of a substantial alteration of an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single-Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN 010-291-007. **CONTINUE TO A DATE UNCERTAIN.**

Application: DS 22-184 (Althoff)
APN: 010-291-007
Block: A4
Lot: 11
Location: Northeast corner of Scenic Road and 12th Avenue
Applicant: Craig Holdren, Architect
Property Owner: ALTHOFF JUDSON BEZIK & LAURA JANE TRS

Executive Summary:

The applicant has requested a continuance for additional time to work with staff. At the applicant's request, the Preliminary Review had been scheduled so the applicant could receive feedback from the Commission on issues staff had identified during the initial review of the project, however, the applicant believes those issues can be resolved and is continuing to work with staff. The project will be re-scheduled at a later date for either another Preliminary Review, if requested, or a formal Design Study (concept or combined concept and final, as appropriate) hearing.

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

May 10, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Brandon Swanson
APPROVED BY:	N/A
SUBJECT:	Review of the FY 2021/22, FY 2022/2023, and FY 2023/2024 Capital Improvement Plan (CIP) for consistency with the City's General Plan.

Application: N/A
APN: N/A
Block: N/A
Lot: N/A
Location: N/A
Applicant: N/A
Property Owner: N/A

Executive Summary:

Recommendation:

Adopt a resolution (Attachment 1) determining that the City's FY 2021/22, FY 2022/2023, and FY 2023/2024 Capital Improvement Plan is consistent with the City's General Plan

Background and Project Description:

The Capital Improvement Plan (CIP) is a budgeting and strategic planning tool intended to address the City's capital needs. It is a short-range planning document that identifies capital projects and equipment purchases, determines the source of project funds and provides a planning schedule. CIP projects include such things as buildings, roads, equipment acquisitions, and facility enhancements.

California Government Code 65401 and Carmel Municipal Code Section 17.52.060 requires that the CIP be reviewed by the Planning Commission for a determination of consistency with the General Plan. State law does not require that a CIP be consistent with the General Plan, only that a review of consistency has been performed. The purpose of this hearing is for the Planning Commission to consider whether the Draft CIP is consistent with the General Plan.

Review Process: The Commission's role is to determine if the proposed CIP is consistent with the City's General Plan. For example, the General Plan includes a policy that prohibits commercial activity on the beach. If a project in the CIP included the construction of commercial facilities on the beach, the Commission would indicate that the CIP was not consistent with the General Plan. It is not the Commission's role to make recommendations regarding financial aspects of the CIP.

Staff Analysis:

Staff has prepared a matrix (Attachment 2) for the Commission to use for determining General Plan consistency, which includes each project that has been discussed as part of the draft CIP this year. The matrix includes project descriptions, notes on additional impact considerations, anticipated CEQA and permitting actions, and staff's recommended Genera Plan consistency findings along with the relevant General Plan Elements and specific policy sections. The intention of the matrix is to give the Commission one simple tool that includes all of the information needed to determine if the draft CIP is consistent with the City's General Plan.

For convenience, the projects are also broken into four general categories of project types which are listed below along with an overview of the recommendation as to the consistency of these projects with the General Plan.

The four categories are:

1. Facilities and Buildings
2. Physical Infrastructure/Hardscape
3. Natural Resources
4. IT/Systems, Equipment, Vehicles

1. Facilities and Buildings: The following projects are identified under the category of facilities, for maintenance and/or upgrades:

- Police Building Renovation
- Harrison Memorial Library (HML) Backup Generator
- City Hall Roof Replacement
- Electrical Panel Upgrades (Citywide)
- HML Renovations
- Generator Infrastructure Resiliency Pilot Program (Citywide)
- Sunset Center Retaining Wall Repair Design
- Libraries Master Plan Phase 1 and 2
- Sunset Center Bollards
- Carpenter Hall Heater Replacement
- Sunset Center North Lot Electrical Panel Replacement
- Sunset Center Portico Design
- IT Serves Replacement
- ADA Upgrades - Year 6
- Scout House Renovation

Analysis – **CONSISTENT**: As illustrated in the attached matrix, all of these potential projects are consistent with the General Plan. The Public Facilities and Services Element encourages the City to provide adequate levels of public services and facilities to serve the needs of the community (O6-2). Most of these

projects fall squarely into this category. Additionally, Policy P6-13 states an objective to continue the maintenance and improvement of public protection by the Police and Fire Departments, which is relevant to the projects which improve those facilities. Lastly, for those sites like Sunset Center and City Hall which are historic, the General Plan Land Use and Community Character Element encourages the "…preservation of historic resources including buildings, structures, objects, sites, districts, and archaeological resources that represent the unique architectural, cultural, and historic and prehistoric identity of Carmel-by-the-Sea." (G1-4) and to "Protect and enhance historic resources." (G1-5) Therefore, the proposed facilities and building projects are consistent with the General Plan goals, objectives and policies

2. IT/Systems, Equipment, Vehicles: The following projects are identified under the category of IT/Systems, Equipment, Vehicles:

- Ambulance and Ambulance Equipment
- Electric Street Sweeper
- Forestry Trucks (2), Police Admin Vehicle (1)
- Police Radio (22 total) Lease – Year 3 of 6
- IT Server Upgrades

Analysis - **CONSISTENT**: The Public Facilities and Services Element of the General Plan includes an objective (O6-2) to support adequate levels of public services and facilities to serve the needs of the community, including police and fire protection, refuse and sanitary disposal services, building safety and public utility services. Policy (P6-13) states to continue the maintenance and improvement of public protection by the Police and Fire Departments; enhance community awareness of matters concerning personal safety and protection of property. Therefore, the proposed IT/Systems, Equipment, Vehicles projects are consistent with the General Plan goals, objectives and policies.

***3. Natural Resource*s**: The following projects are identified under the category of Natural Resources:

- Abandon Well and Remove Tank/Pump house at Mission Trail Preserve
- Complete Urban Forest Management Plan
- Coastal Engineering Study Phase 1 and 2
- North Dunes Habitat Restoration
- Carmel Cares Projects
- Shoreline Infrastructure Repairs

Analysis - **CONSISTENT**: The Coastal Resource Management Element of the General Plan (P5-28, P5-30) encourages the removal of invasive species and restoration of the North Dunes. As referenced in the Open Space and Conservation Element of the General Plan, restoration within the Mission Trail Nature Preserve (MTNP) is supported in the MTNP Master Plan. Further, Sections G7-1, G7-2, of the Open Space and Conservation Element of the General Plan encourage the city to: "… protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel…", and "Develop, preserve and enhance areas of scenic interest and determine methods to protect key scenic corridors and routes", respectively. Finally, Section G4-2 of the Coastal Access and Recreation Element encourages the city to: "Develop a Master Plan for the Del Mar and North Dunes area." Therefore, the proposed Natural Resource projects are consistent with the General Plan goals, objectives and policies.

4. Physical Infrastructure/Hardscape: The following projects are identified under the category of Physical Infrastructure/Hardscape:

- 2020/21 Annual Paving Project
- Drainage System Repairs, Design (Phase 1 and 2)
- 2023/24 Annual Paving Project – Concrete Streets
- Annual Paving Project
- Scenic Pathway Hardscape

Analysis – **CONSISTENT**: The Public Facilities and Services Element of the General Plan includes an objective (O6-2) to support adequate levels of public services and facilities to serve the needs of the community, including police and fire protection, refuse and sanitary disposal services, building safety and public utility services. Policy (P6-13) states to continue the maintenance and improvement of public protection by the Police and Fire Departments; enhance community awareness of matters concerning personal safety and protection of property. In addition, for those projects affecting the coastline, The Coastal Access and Recreation Element of the General Plan states a goal (G4-1) to provide for maximum public access to, and recreational use of, the shoreline. Furthermore, providing safe access along the shoreline is supported by the City's Coastal Resource Management Element (G5-3 and O5-8). Therefore, the proposed Physical Infrastructure/Hardscape projects are consistent with the General Plan goals, objectives and policies.

Other Project Components:

The act of determining General Plan consistency for the Capital Improvement Program will have no impact on the environment and is not considered a project requiring compliance with the California Environmental Quality Act (Section 21065 of the California Public Resources Code).

Attachment 1 - Resolution
Attachment 2 - Draft FY 2021/22, FY 2022/2023, and FY 2023/2024 CIP Consistency Matrix

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
PLANNING COMMISSION RESOLUTION NO. 2022-XX-PC

A Resolution of the Planning Commission of the city of Carmel-by-the-Sea finding that the proposed draft Capital Improvement Plan (CIP) is consistent with the City's General Plan

WHEREAS, The City of Carmel-by-the-Sea is a unique coastal community that prides itself on its community character; and

WHEREAS, the City has adopted a General Plan and Municipal Code that strive to protect the village character through clear policies and regulations; and

WHEREAS, pursuant to Government Code Sections 65401 and 65402, the Capital Improvement Plan (CIP) for Fiscal Years 2021/22, 2022/23 and 2023/204 was reviewed by the Planning Commission; and

WHEREAS, the Planning Commission has determined that the proposed CIP is consistent with the General Plan; and

WHEREAS, the determination of consistency does not approve, deny, or modify any of the projects outlined in the CIP; and

WHEREAS, the act of determining General Plan consistency will have no impact on the environment and is not considered a project requiring compliance with the California Environmental Quality Act (Section 21065 of the California Public Resources Code).

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA does hereby:

Determine that the FY 2021/22, 2022/23, and 2023/24 Capital Improvement Plan is consistent with the City's General Plan.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of May, 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

FY2021/2022, FY2022/2

FY	No.	Project Title	Project Category	Location
2021/22 2022/23	1	Police Building Renovation	Facilities and Buildings	Police Building
2022/23	2	Backup Generator	Facilities and Buildings	Harrison Memorial Library
2022/23	3	City Hall Roof Replacement	Facilities and Buildings	City Hall
2022/23	4	Electrical Panel Upgrades	Facilities and Buildings	City Hall, Fire Station Sunset Center, Vista Lobos

FY2021/2022, FY2022/2

FY	No.	Project Title	Project Category	Location
2022/23	5	Harrison Memorial Library Renovations	Facilities and Buildings	Harrison Memorial Library
2022/23	6	Resilience Infrastructure Pilot Project - Design	Facilities and Buildings	Police, Public Works, Youth Center, Vista Lobos
2022/23	7	Sunset Center Hazardous Materials Remediation and Exterior Painting and Cottage Windows	Facilities and Buildings	Sunset Center
2023/24	8	Sunset Center - Retaining Wall Repairs - Design	Facilities and Buildings	Sunset Center
2023/24	9	Libraries Master Plan Phase I and 2	Facilities and Buildings	HML & Park Branch Libraries

FY2021/2022, FY2022/2

FY	No.	Project Title	Project Category	Location
2023/24	10	Sunset Center - 7 Bollards	Facilities and Buildings	Sunset Center
2023/24	11	Sunset Center - Carpenter Hall Heater	Facilities and Buildings	Sunset Center
2023/24	12	Sunset Center - North Lot Electrical Panel Replacement	Facilities and Buildings	Sunset Center
2023/24	13	Sunset Center - Portico Design	Facilities and Buildings	Sunset Center
2023/24	14	IT Servers	Facilities and Buildings	City-Wide

FY2021/2022, FY2022/2

FY	No.	Project Title	Project Category	Location
2023/24	15	ADA Upgrades, Year 6	Facilities and Buildings	City-Wide
2022/23	16	Scout House Renovation	Facilities and Buildings	Scout House
2021/22 2022/23	17	Ambulance and Ambulance Equipment/AED	IT, Equipment, Vehicles	City-Wide
2022/23	18	Electric Street Sweeper	IT, Equipment, Vehicles	City-Wide
2023/24	19	(2) Forestry Trucks (1) PD Admin Vehicle	IT, Equipment, Vehicles	City-Wide

FY2021/2022, FY2022/2

FY	No.	Project Title	Project Category	Location
2023/24	20	Police Radios, Lease Year 3 of 6	IT, Equipment, Vehicles	City-Wide
2023/24	21	IT Servers	IT, Equipment, Vehicles	City-Wide
2021/22	22	Abandon Well and Remove Tank and Pump House	Natural Resources	Mission Trail Nature Preserve
2021/22 2023/24	23	Urban Forest Management Plan and additional services	Natural Resources	City-Wide

FY2021/2022, FY2022/2

FY	No.	Project Title	Project Category	Location
2021/22 2022/23 2023/24	24	Coastal Engineering Study, Phase I and II	Natural Resources	Beachfront
2022/23	25	Mission Trail Nature Preserve (MTNP) Stream Stability Projects - Phase 1, Design and Permits and Phase 2 Construction	Natural Resources	MTNP South End
2022/23	26	North Dunes Habitat Restoration, including Split Rail Fencing and Interpretive Sign	Natural Resources	North Dunes

FY2021/2022, FY2022/2

FY	No.	Project Title	Project Category	Location
2023/24	27	Carmel Cares Projects	Physical Infrastructure	•Forest Theater, Picnic Tables and ADA •Ocean Avenue Median Islands Lanscaping
2023/24	28	Shoreline Infastructure Repairs	Natural Resources	Beachfront
2021/22	29	FY 2020/21 Annual Paving Project	Physical Infrastructure	•Junipero (3rd to Ocean), •Camino Del Montey (2nd to Junipero), •Santa Fe (5th to 6th), •San Carlos Bike Route (8th to13th) • Sidewalk Repairs at Mission Street, West side (3rd to 6th) and various other locations

FY2021/2022, FY2022/2

FY	No.	Project Title	Project Category	Location
2021/22 2022/23	30	Drainage System Repairs - Design, Phase I and Phase II	Physical Infrastructure	City-Wide
2022/23	31	FY 2023/24 Annual Paving Project - Concrete Street Repairs	Physical Infrastructure	•Ocean Avenue (Monte Verde to San Antonio) and Ocean/San Antonio Intersection •San Carlos/Fifth Intersection •San Carlos/Sixth Intersection •San Carlos (Intermittent between Fifth and Sixth), • ADA Ramp and bulbout along Junipero on east side of crosswalk from Seventh

3 and FY2023/24 Capital Im

Description	Other Notes	Anticipated CEQA Action
Thorough building condtion assessment to evaluate code deficiencies, police operational deficiencies, deferred maintenance, and renovation alternative. Results of study to be considered for major renovation or entirely new building for police and possibly public works.	Not a historic structure.	Categorically Exempt - CEQA Sec. 15302
Acquisition and installation of new generator to backup the computer system.	No generator exists at this current location. Predominately for existing computer equipment	Categorically Exempt - CEQA Sec. 15301
Replacement of the 40-year old roof.	Historic building.	Categorically Exempt - CEQA Sec. 15331
Design of electrical panel upgrades to accommodate EV charging stations and additional electrical loads, make minor repairs to certain panels.	Planning and design only	Not a project - CEQA Sec. 15378

3 and FY2023/24 Capital Im

Description	Other Notes	Anticipated CEQA Action
General upgrades to existing library building, including carpeting and exterior and interior painting, in conjunction with Library Master Plan Project.	Exterior work limited to paint only. All other work interior.	Categorically Exempt - CEQA Sec. 15331
Planning and design of a pilot project to add redundancy to the diesel backup generator for long duration power outages.	Planning and design only, no work taking place	Categorically Exempt - CEQA Sec. 15302
Abatement for lead paint and asbestos at Sunset Cente - North wing, and exterior painting. Replacement and repairs of windows at the Cottages.		Categorically Exempt - CEQA Sec. 15331
Design for retaining wall repairs	Planning and design only, no work taking place	Not a project - CEQA Sec. 15378
Master planning work in phase 2 consist ofcommunity outreach, skematic design, and design development for subsequent renovations.		Not a project - CEQA Sec. 15379

3 and FY2023/24 Capital Im

Description	Other Notes	Anticipated CEQA Action
Replace up to 7 broken bollards in the vicinity of the box office.		Categorically Exempt - CEQA Sec. 15331
Replace Heater at Carpenter Hall		Not a project - CEQA Sec. 15379
Replace Electrical Panel at North Lot		Not a project - CEQA Sec. 15379
Design of the Portico (cover) at Sunset Center's west center doors	Planning and design only, no work taking place	Not a project - CEQA Sec. 15379
IT equiptment		Not a project - CEQA Sec. 15379

3 and FY2023/24 Capital Im

Description	Other Notes	Anticipated CEQA Action
ADA upgrades for existing City-owned buildings and facilities.	In accordance with 2018 ADA Transition Study. Includes interior and exterior repairs. Some buildings may be historic, and require planning analysis.	Categorically Exempt - CEQA Sec. 15301
Exterior and interior renovations of the Scout House, and development of programming for the renovated structure	Building needs ADA upgrades	Categorically Exempt - CEQA Sec. 15331
Acquisition and equipping of vehicle for fire department to replace failing/inoperable vehicle	None	Not a project - CEQA Sec. 15378
Purchase of new Street Sweeper to replace old/failing equipment	None	Not a project - CEQA Sec. 15378
Acquisition of vehicles for forestry and police department to replace failing/inoperable vehicle		Not a project - CEQA Sec. 15378

3 and FY2023/24 Capital Im

Description	Other Notes	Anticipated CEQA Action
Lease payment #3 of 6	Radios needed to be compatible with County/regional system.	Not a project - CEQA Sec. 15378
IT equiptment		Not a project - CEQA Sec. 15378
Decommissioning of an abandoned water well and removal of stone pump house and above ground storage tank.	Existing Biological Assessment, project will include habitat restoration.	Initial Study, possible mitigations
Work with a consultant to draft a forestry management plan for the City, additional services include additioal tree inventory and preparation of a tree palette.	Plan only at this point. Project could address future removal of dead/dying trees, replanting, combatting tree diseases, etc.	Categorically Exempt - CEQA Sec. 15308

3 and FY2023/24 Capital Im

Description	Other Notes	Anticipated CEQA Action
Project is high priority in the already adopted Carmel Adaptation Plan. Phase I - Work with a consultant to study the movement of beach sand on Carmel Beach and perform inspections of costal walls to plan for sea level rise. Phase II - Work with a consultant to study the movement of beach sand on Carmel Beach and perform inspections of costal walls to plan for sea level rise.	Report only to inform potential future projects and General Plan updates. May require exploratory drilling, spot excavations, and testing of beach bluff retaining walls and revetments.	Statutorily Exempt - CEQA Sec. 15262
Complete design of 3 small drainage projects, obtain permits, and construction for restoration and preservation of streambed.	Work to be done in accordance with the 2019 Stream Stability Study	Mitigation measures per environmental reports and permits
Habitat restoration program including removal of invasive plant species, restoration of habitat, tree removal, biological monitoring, split rail border fencing, and interpretive signage	Existing CDP, may require amendment. ESHA	Initial Study/ Addendum

3 and FY2023/24 Capital Im

Description	Other Notes	Anticipated CEQA Action
Facilitated by Public Works, Carmel Cares has ongoing programs and potential new projects		Categorically Exempt - CEQA Sec. 15301
Work will consist of the design of deficient shoreline infrastructure (seawall, revetments, and beach access stairs) and repairs of certain stairs.		Categorically Exempt - CEQA Sec. 15302
Resurface selected streets, based on the City's Pavement Management System, and installing bike route. No new sidewalks being created.	Temporary traffic detours, temporary construction noise, permanent loss of parking spaces	Categorically Exempt - CEQA Sec. 15301

3 and FY2023/24 Capital Im

Description	Other Notes	Anticipated CEQA Action
Design work for needed repairs to the City's storm water system, per the Storm Drain Master Plan	None	Categorically Exempt - CEQA Sec. 15301
Repair selected concrete streets, based on the City's Pavement Management System. Project may include bicycle and pedestrian pathway along Ocean Avenue between Monte Verde and San Antonio.	Temporary traffic detours, temporary construction noise, permanent loss of parking spaces	Categorically Exempt - CEQA Sec. 15301

nprovement Plan

Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
Design Review; CDP; Use Permit; Building Permit	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
Building Permit	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
Design Review; Building Permit, Fire Dept Approval	Land Use & Community Character; Public Facilities & Services	**CONSISTENT** •G1-4; G1-5; O6-2; P6-13: Historic Preservation and protection of historic resources; Adequate public service & maintenance for public protection
None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

nprovement Plan

Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
Design Review; Building Permit	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13; G1-4; G1-5:: Adequate public service & maintenance for public protection; Historic Preservation and protection of historic resources
Building Permit	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
Building Permit; Design Review	Land Use & Community Character	**CONSISTENT** •G1-4; G1-5: Historic Preservation and protection of historic resources
Building Permit; Design Review	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

nprovement Plan

Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
Building Permit; Design Review	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
Building Permit;	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
Building Permit;	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

nprovement Plan

Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
Building Permit; Design Review	Public Facilities & Services ; Land Use & Community Character	**CONSISTENT** •O6-2; P6-13; G1-4; G1-5: Adequate public service & maintenance for public protection; Historic Preservation and protection of historic resources
Design Review; Building Permit	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13; G1-4; G1-5:: Adequate public service & maintenance for public protection; Historic Preservation and protection of historic resources
None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
None	Public Facilities & Services	**CONSISTENT** •G1-4; G1-5: Historic Preservation and protection of historic resources
None	Public Facilities & Services	**CONSISTENT** •G1-4; G1-5: Historic Preservation and protection of historic resources

nprovement Plan

Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
None	Public Facilities & Services	**CONSISTENT** •G1-4; G1-5: Historic Preservation and protection of historic resources
Department of Fish and Wildlife; CDP; County Health; Building Permit	Public Facilities & Services; Open Space and Conservation	**CONSISTENT** •O6-2; P6-13; G7-1; G7-2: Adequate public service & maintenance for public protection; protect/enhance natural beauty and resources; well-maintained parks;
None	Open Space and Conservation; Land Use & Community Character	**CONSISTENT** •G7-1; O1-6; P1-27 protect/enhance natural beauty and resources; minimize impacts to mature trees

nprovement Plan

Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
None	Environmental Safety Element	**CONSISTENT** •O8-6; Prevent/reduce risk of death, injury, and property damage from flood or tsunami
Water Quality Control Board Permit, Dept. of Fish and Wildlife Permit, Army Corp of Engineers Permit	Open Space and Conservation	**CONSISTENT** •G7-1; G7-2; P5-28; P5-30: protect/enhance natural beauty and resources; well-maintained parks; removal of invasive species.
Design Review; CDP; Department of Fish and Wildlife	Open Space and Conservation; Coastal Access and Recreation	**CONSISTENT** •G7-1; G7-2: G4-2; P5-28, P5-30: protect/enhance natural beauty and resources; well-maintained parks; Develop and implement North Dunes Master Plan; removal of invasive species

nprovement Plan

Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
Design Review; Building Permit	Open Space and Conservation	**CONSISTENT** •G7-1; G7-2; P5-28; P5-30: protect/enhance natural beauty and resources; well-maintained parks; removal of invasive species.
Building Permit	Open Space and Conservation; Coastal Access and Recreation	**CONSISTENT** •G7-1; G7-2: G4-2; P5-28, P5-30: protect/enhance natural beauty and resources; well-maintained parks; Develop and implement North Dunes Master Plan; removal of invasive species
None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

nprovement Plan

Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
None	Public Facilities & Services	**CONSISTENT** •O8-7; O6-2; P6-13: Minimize generation of hazardous waste; Adequate public service & maintenance for public protection
Possible permits for bikeway	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

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

May 10, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-279 (Garren)**: Consideration of a Concept Design Study for the demolition of an existing 1,195-square-foot, one-story single-family residence with a 517-square-foot attached garage and construction of a new two-story approximately 2,370-square-foot residence with an approximately 440-square-foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District. APN 009-202-020

Application: DS 22-279 (Garren) **APN:** 009-202-020
Block:3 **Lot:**7
Location: Pine Ridge Way 3 northeast of Forest Avenue
Applicant: Glenn Warner, Architect **Property Owner:** Donna Garren

Executive Summary:

The applicant is requesting approval of a Concept Design Study for the demolition of a single story single-family residence and reconstruction of a new two-story single-family residence and attached garage. The building will be primarily located on the same foundation, however, the ground floor will also be expanded toward the north and west.

Recommendation:

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

Background and Project Description:

The project site is an 8,307 square-foot irregularly shaped lot developed with a 1,195 square-foot one story residence, and a 517 square foot attached garage.

The existing one story residence is finished primarily with shingle siding with gabled composition shingle roof forms throughout. The applicant is proposing to demolish 70% of the existing building walls, which is defined as a demolition in the municipal code, and rebuild a new two story single family residence utilizing the majority of the existing building foundation, and also expanding portions of the building beyond the existing building footprint -the lower floor will be expanded will be expanded 263 square feet and the new second story is proposed to be 835 square feet.

The applicant is also proposing an 800 square foot two-story attached accessory dwelling unit (ADU) that is integrated into the proposed building form. The ADU is approximately 400 square feet on each the first and second floor and maintains its own internal staircase -there is no internal access between the primary dwelling and the ADU. The square footage of the ADU was not included in the square footage for the addition, as described above, or the proposed total square footage of the new residence, however, has been described herein as reference as the ADU is shown on the project plans (Attachment 4).

In accordance with Gov. Code, § 65852.2, "A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing…. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing." As such, the ADU shall not be discussed at this hearing and is only described above for reference. Questions regarding the ADU can be directed to the Community Planning and Building Department staff outside of the public hearing. Staff has done a cursory review of the ADU and it appears to meet all applicable zoning standards and requirements of Government Code Section 65852.2.

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

Staff Analysis:

Lot Line and Setback Analysis:

As the site is an irregularly shaped lot, the lot lines and setbacks are atypical (refer to Figure 1, below). The lot maintains one short street frontage and the corner end of a cul-du-sac, and four interior sides adjoining four different properties.

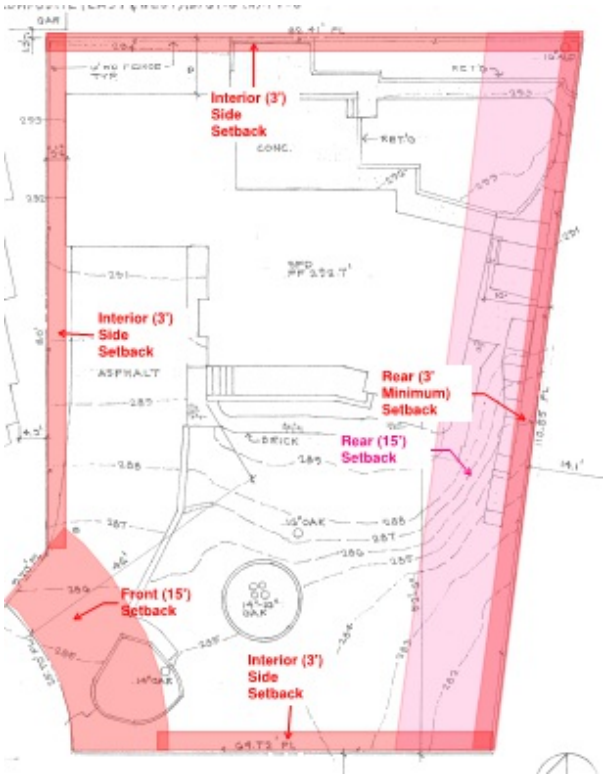


Figure 1. Setback assessment. Oriented north at top.

In determining the lot lines and setbacks for the site, staff evaluated the property during the preliminary site assessment using the Rules of Measurement (CMC 17.06.020) and zoning code definitions (CMC 17.70).

- The front lot line is defined as, *"the side of a lot that abuts a public street."*
- The rear lot line is defined as, *"the lot line that is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing setbacks and measuring rear yard depth."*

As there is not a lot line directly opposite or parallel to the front lot line, as is typical with a rectangular (or nearly rectangular) lot, both the northern and eastern lot lines appeared to be a possible rear lot line. Of the two lot lines, only the eastern lot line was within 45 degrees of being parallel to the front lot line (approximately 30 degrees), and therefore the northern lot line would not qualify as a rear lot line based on the definition (approximately 67 degrees). The remaining sides are side lot lines that are defined as, "any lot lines other than front lot lines or rear lot lines." The setback standards for the various lot line types are outlined in CMC 17.10.030.A.

While an atypical lot shape, the setback standards are based on the lot orientation and not the orientation of the residence, similar to the standards for a corner lot where the front of the residence may not always face the front lot line. While the existing and proposed residence does not directly face the front setback, the setbacks for the site are established based on where the lot lines lie in relation to the street. The proposed project will meet the required setbacks, as outlined in Attachment 2.

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

While a Preliminary Site Assessment was conducted, the previous city forester was unable to provide the forester's portion of the Site Assessment Report to planning staff prior to their resignation from the position and therefore the significance of the trees on-site is unknown. According to the survey, there is a 14" oak, a 4-prong oak (14"-16"), and 16" oak located in the front of the property, and an unclassified 16" tree at the southeast corner of the site. There are also a variety of smaller (8" or less) unclassified trees scattered around the site. None of the trees are proposed for removal. While the former forester was unable to provide an evaluation of the trees, they did review the initial projects plans that were submitted at the time of application submittal and requested that the tree protection and structural root zones (SRZ) for all trees on and adjacent to the site be shown on the plans which the applicant has shown on the proposed site plan. All the existing trees appear to be adequately setback from the proposed development and no removal is proposed as part of the project. Additionally, the standard Conditions of Approvals pertaining to tree protection will be included in the resolution when the project is considered for final approval.

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

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

Despite the inclusion of a new second story, there does not appear to be any view or privacy impacts associated with the project. Additionally, the story poles have been installed on-site for an extended period prior to the hearing and to-date staff has not been contacted by any of the neighbors regarding privacy or view impacts.

On the new second floor, the nearest windows to an adjacent property line are 15' away from the property that faces the neighbor to the east –these windows are located in a proposed office. The adjacent property to the east is an additional 14' from the property line making the distance between buildings 29' feet apart. To the north, the closest second floor windows of the primary dwelling are proposed to be 23'10" from the property line and are proposed to be located in a closet, (two windows) in a bathroom, and an office. The residence also has a total of five (5) second floor windows that face west toward a southern neighbor, however, these windows are setback nearly 57' from the property line. None of the windows of the primary dwelling face the west.

As proposed, the project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to maintaining a reasonable amount of solar access and reasonable privacy to adjoining sites (CMC 17.64.080).

Mass/Bulk and Building/Roof Form:

Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to "limit the number of subordinate attachments, such as dormers, to avoid cluttered design."

The proposed alterations build off the already slightly skewed building foundation, however, the new building form does not appear uncharacteristic or overly complex. As currently sited, the residence is at the side end of a cul-du-sac, setback 42' from the street edge and, located behind the neighboring residence. The building is generally proposed to be rebuilt in the same location as the existing building to take advantage of the existing foundation and site improvements, which also minimized disturbances to the site, as

encouraged by the Residential Design Guidelines. Using the existing footprint also allows the new second story to be located farther away from the street. Though the lot slopes upward away from the street (building placement uphill), the Residential Design Guidelines encourage locating the 2nd story uphill as it is farther away from the street and less imposing from the right-of-way (Residential Design Guideline 7.7).

In plan, the proposed building is comprised of two L-shaped forms consisting of a lower floor, and a smaller L-shaped upper floor. The new lower floor will be closer to the street edge than the existing condition - approximately 32'1 away, however, the new second floor will be 47'6" at the nearest point.

While the adjacent properties on the cul-du-sac are primarily one-story, some with two-story elements, the new two-story residence does not appear to be out of scale with the adjacent homes. The proposed residence would be less than the maximum allowable height measuring at 22'9" tall at the tallest point (24' allowed) with the tallest plate height being 17'11" (18' allowed). Additionally, the second floor is setback from exterior walls of the first floor level below on the west, south, and east sides of the building that allows for the building form to transition from the adjacent one-story elements to the proposed two-story structures (see Figure 2, below).

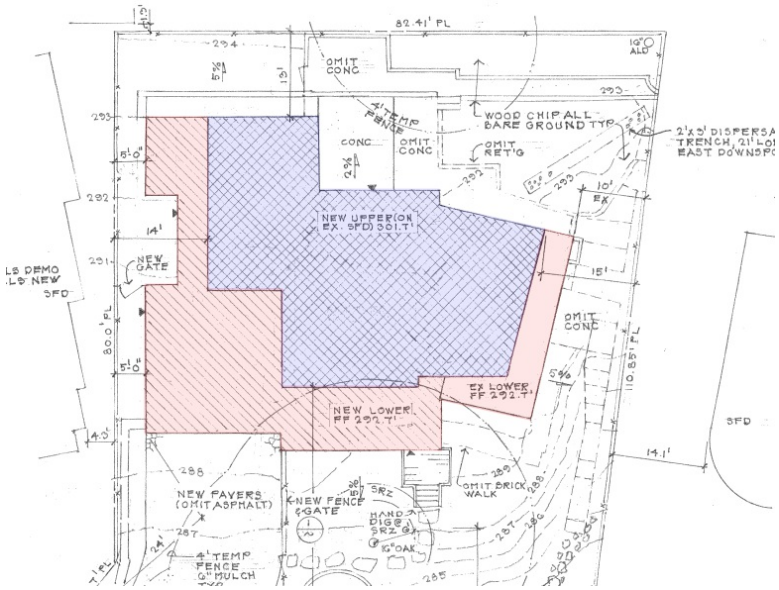


Figure 2. Partial Site Plan. Red area represents lower floor; Blue area represents upper floor. Upper floor is setback from lower floor exterior walls on north, south, and west sides allowing the building to step-up away from adjacent one-story homes.

The roof forms throughout are primarily gabled forms moderately pitched at 5:12 throughout, as encouraged by the Residential Design Guidelines, with shed roof elements pitched at 2.5:12 and 3:12. The 2.5:12 pitched shed roof element at the first floor in the front of the property is designed specifically to avoid impacts to the oak tree at the front of the property, as encouraged by the Residential Design Guidelines. The moderately pitched 3:12 shed elements at the rear of the residence differ from the other gabled roof forms, but allow for a more balanced and less complex appearance as viewed from the street.

The project complies with the Residential Design Guidelines pertaining to mass and bulk and building and roof form and meets Concept Phase Approval Findings #3 and #4 pertaining to avoiding the use of complex building forms and maintaining a scale similar to those in the immediate neighborhood, and the setback second story further supports Finding #5 relating to solar access and privacy (CMC 17.64.080).

Considerations for Final Details Review:
The applicant has provided minimal information regarding the finish materials for the proposed improvements. While details regarding the finish details are generally provided at concept stage so staff

and the Commission can give early feedback to the applicant, as a conceptual hearing, this information is not required to be provided until after concept review.

The applicant has indicated in the plans that the proposed residence will have wood windows and doors, a stucco exterior on the ground floor and a board and batten exterior on the 2nd floor, and a composition shingle roof. The asphalt driveway is also proposed to be resurfaced with pavers with the non-conforming site coverage being removed elsewhere and brought into compliance for the site. New perimeter fences are also proposed.

Between Concept and Final Details Review, staff will continue to work with the applicant to address the outstanding items required for review at the final details hearing, including but not limited to: building color, lighting specifications and locations, landscape materials and hardscape details.

Other Project Components:

Staff recommends that acceptance of a Concept Design Study be found to be "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachment 1 - Resolution
Attachment 2 - Data Table
Attachment 3 - Site Photographs
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING 1,195 SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE WITH A 517 SQUARE FOOT ATTACHED GARAGE, AND CONSTRUCTION OF A NEW TWO-STORY APPROXIMATELY 2,370 SQUARE FOOT RESIDENCE WITH AN APPROXIMATELY 440 SQUARE FOOT ATTACHED GARAGE LOCATED AT PINE RIDGE WAY 3 NORTHEAST OF FOREST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 009-202-020

WHEREAS, August 30, 2022, Glenn Warner ("Applicant") submitted an application on behalf of Donna Garren ("Owner") requesting approval of Track 2 Design Study application DS 22-279 (Garren) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 8,307-square-foot lot located at Pine Ridge Way 3 northeast of Forest in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing the demolition of a single-family residence and reconstruction of a new two-story single-family residence and attached garage; and

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

WHEREAS, CMC 17.58.040.B.2 requires a Design Concept Review prior to consideration of the Final Details Review for project approval; and

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

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

WHEREAS, on or before April 30, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before April 30, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on May 10, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, acceptance of a Concept Design Study is "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

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

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE For each of the required design study findings listed below, staff has indicated whether the concept plans submitted support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✔	

2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✔	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✔	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✔	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✔	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✔	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study for the demolition of an existing 1,195 square foot one-story single-family residence with a 517 square foot attached garage, and construction of a new two-story approximately 2,370 square foot residence with an approximately 440 square foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District, APN 009-202-020, subject to the draft conditions/recommendations listed below:

DRAFT CONDITIONS OF APPROVAL		
No.		
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would	✔

	affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.	
2.	**Finish Details.** Prior to scheduling for Final Details Review, the applicant shall work with staff to revise the project plans to include the additional information required for final details review, as outlined in the Community Planning and Building Track 2 Submittal Checklist.	✔

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 8,307 SQUARE-FOOT SITE			
Site Considerations*	**Allowed**	**Existing**	**Proposed**
Floor Area	3,022 SF (36%)	1,712 SF	2,810 SF*
Site Coverage	664 SF/997 SF	2,228 SF	977 SF
Trees (Upper/Lower)	Determined by FBC	0/6	0/6
Ridge Height	18’/24’	18’	14’/22’9”
Plate Height	12’/18’	9’	9’/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	52’	37’10
Composite Side Yard	17’ (25%**)	69’	64’
Minimum Side Yard	3’	5’	5’
Rear***	15’/3’	10’	15’/10’

* . Excludes 800 sf attached ADU

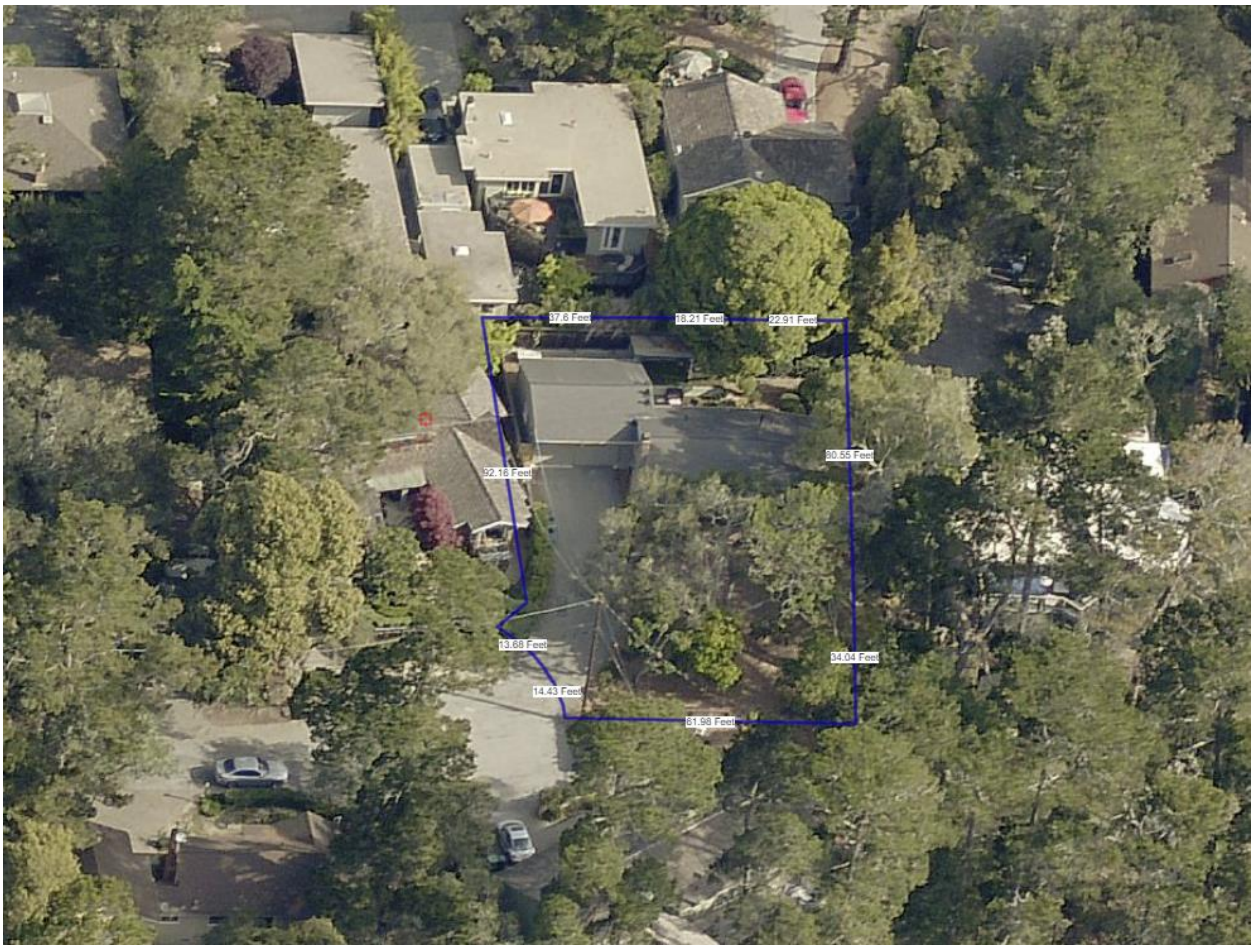
** The width of a nonrectangular lot shall be the mean length of the front and rear property lines (CMC 17.06.020.M.2).

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

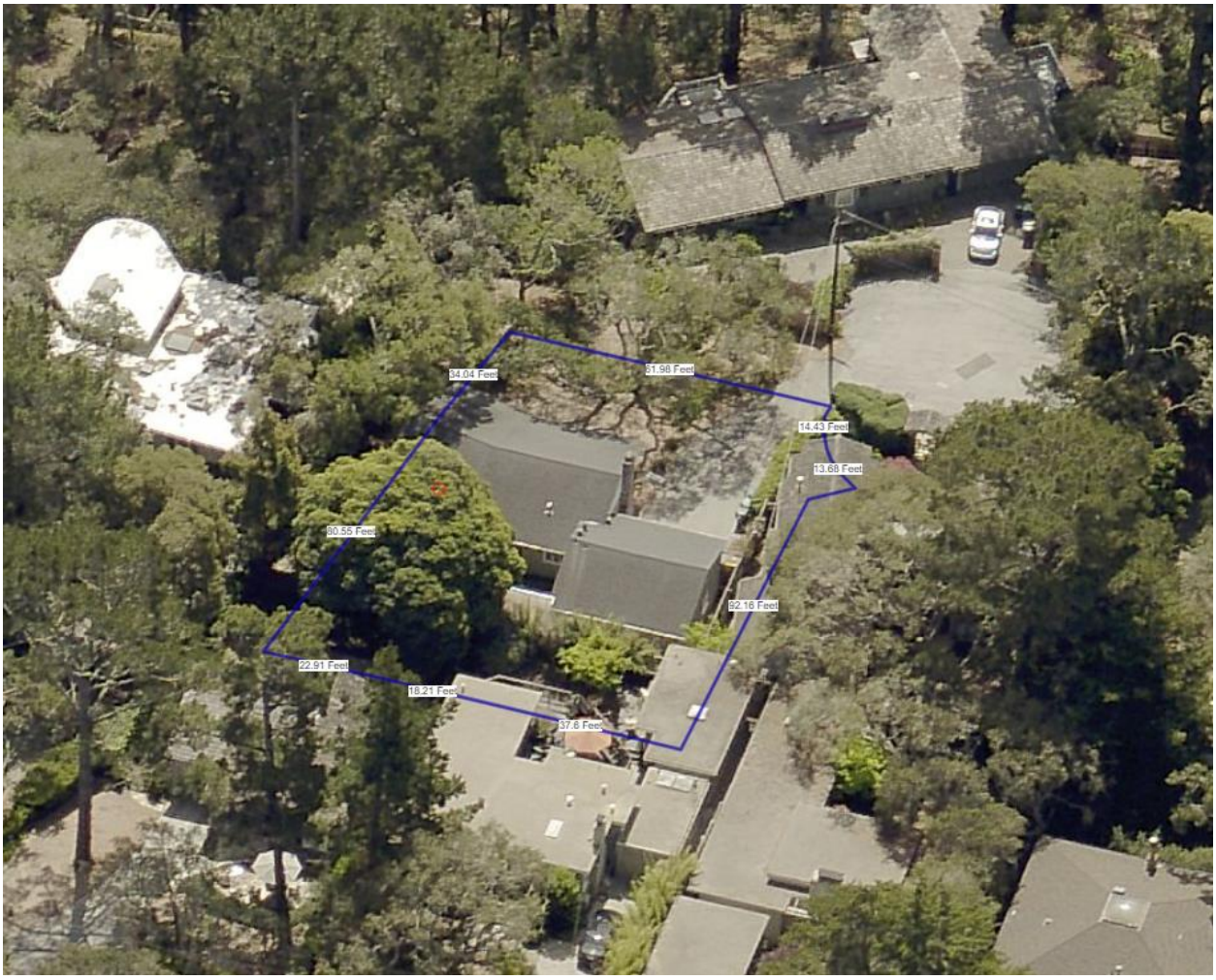




Aereal Imagery of Site. Location of Property Lines are Approximate. Refer to Survey for location and dimensions of property lines.

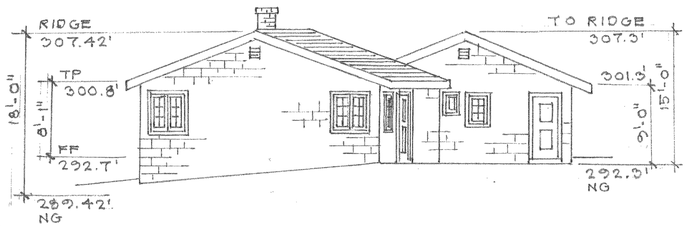



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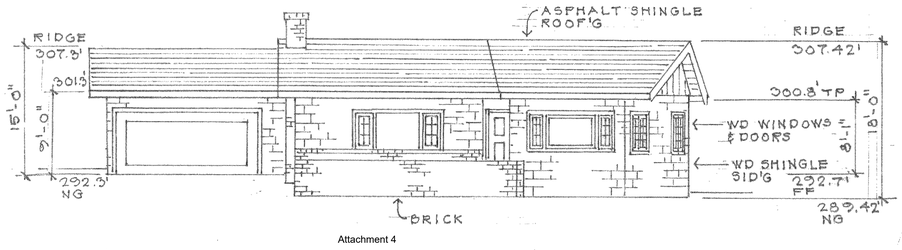

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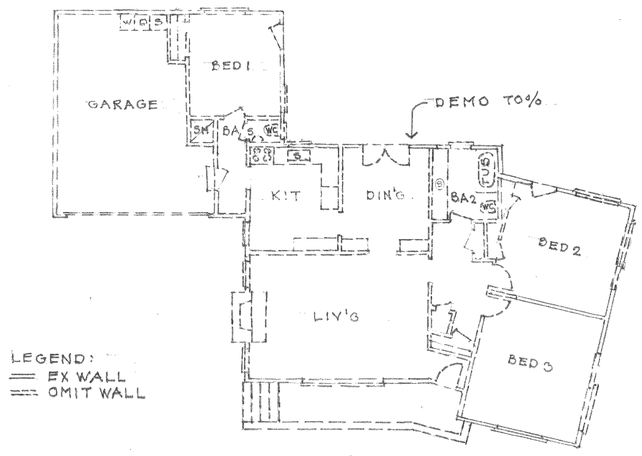

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14.43 Feet
81.98 Feet



EX. SOUTH | 1/8"=1'-0" | F



EX. WEST | 1/8"=1'-0" | E



EX. PLAN, DEMO. | 1/8"=1'-0" | D

SITE COVERAGE:

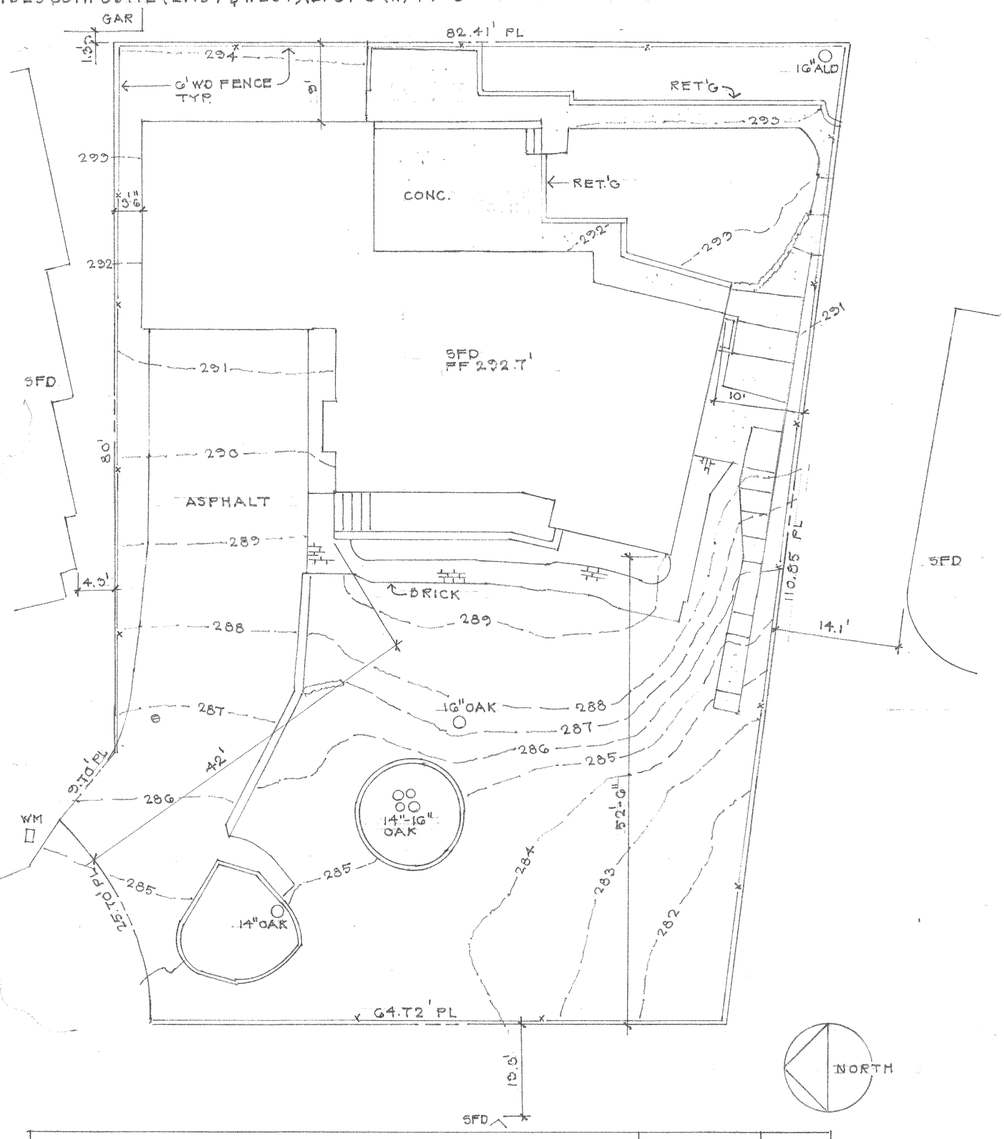
EXIST'G:	
(E) DRIVEWAY	1086 (IMP)
(E) CONC	804 (IMP)
(E) PORCH	130 (IMP)
(E) BRICK	174 (PER)
TOTAL PERM.	174 ø
TOTAL IMP.	2054 ø
TOTAL ALL	2228 ø
PROPOSED:	
(N) DRIVEWAY	672 (PER)
(E) CONC	155 (IMP)
(N) PORCH	51 (PER)
(N) PATH	99 (PER)
TOTAL PERM.	822 ø
TOTAL IMP	155 ø
TOTAL ALL	977 ø

FLOOR AREA

EXIST'G:	
(E) SFD	1195 ø
(E) GARAGE	517 ø
TOTAL	1712 ø
(20.6% OF LOT AREA)	
PROPOSED:	
(E) LOWER	1195 ø
(N) GARAGE	440 ø
(N) LOWER	340 ø
(N) UPPER	835 ø
(N) ADU	800 ø
TOTAL	3610 ø
(44% OF LOT AREA)	
SITE AREA: 8307 ø	

SETBACKS:
FRONT (NORTHWEST) (E) 42', (N) 24'
SIDE (NORTH) (E) 3'-6", (N) 5'-0", (UPPER) (N) 14'
SIDE (EAST) (E) 9', (N) 13'
REAR (SOUTH) (E) 10', (N) 10', (UPPER) (N) 15'
SIDE (WEST) (E) 52'-6" (N) 56', (UPPER) (N) 57'
SIDES COMPOSITE (EAST & WEST) (E) 61'-6 (N) 49'-0"

HEIGHTS:
PLATES, (E) 8'-1" (N) 8'-1" LOWER & UPPER
RIDGES, (E) 18', (N) 23'-10"



EX. SITE | 1/8"=1'-0" | A

OWNER: DONNA GARREN
PO BOX 221578
CARMEL, CA., 93922
(831) 625-2862

PROJECT ADDRESS:
PINE RIDGE WAY ONE OF FOREST
CARMEL, CA.

APN: 009-202-020

PROJECT SUMMARY:
2 STORY ADDITION TO EX. SFD, ADD BATH, 6 CY EXPORT FOR NEW FTG
NO TREE REMOVAL, NO GRAD'G
800 ø ADU

OCC. RD, U

TYPE V SPRINKLERED
SUBMIT SPRINKLER PLANS FOR APPROVAL BY BL'DG & FIRE DEPT. PRIOR TO INSTALLATION.

ALL WORK SHALL CONFORM TO 2019 CRBC, CFC, CMC, CPC, CEC, CGBC & T24

DATA | B

A-1 EX SITE, EX. PLANS & ELEV'S
A-2 NEW SITE, EX. PLANS & ELEV'S
A-3 NEW PLANS & ELEV'S
A-4 SURVEY

INDEX | C

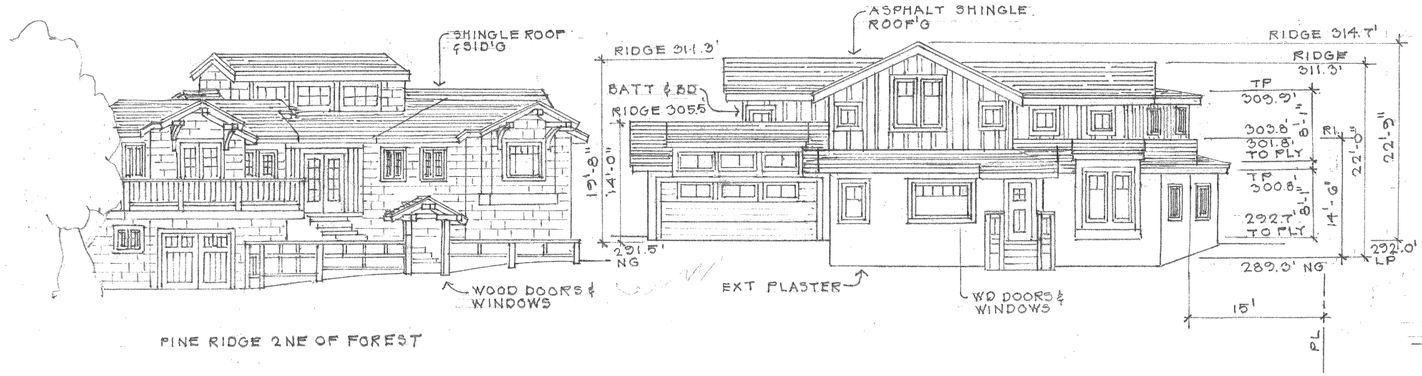
REV 1-23-23
REV 2-20-23
REV 4-10-23

GLENN E WARNER, ARCHITECT
27752 PALO COLORADO RD, CARMEL, CA.
MAIL'G: PO BOX 22811, CARMEL, CA., 93922
(831) 625-2862

PINE RIDGE WAY 3 NE OF FOREST
CARMEL, CA.
APN: 009-202-020

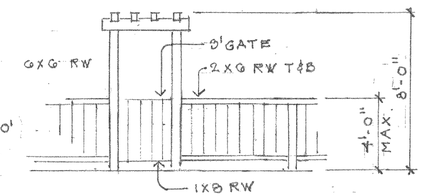
A-1

Attachment 4



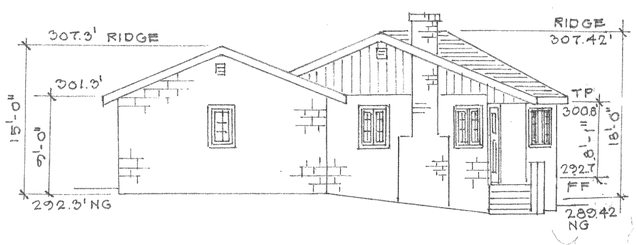
PINE RIDGE 2 NE OF FOREST

STREETSCAPE | 1/8" = 1'-0" | C

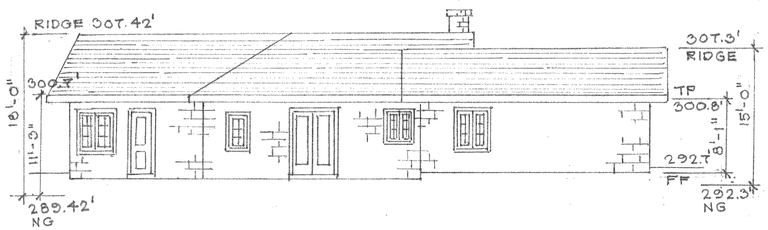


FENCE | 1

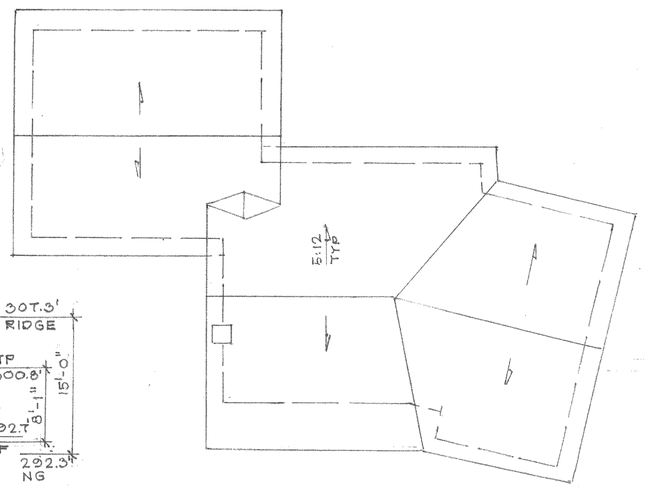
Attachment 4



EX. NORTH | 1/8" = 1'-0" | D

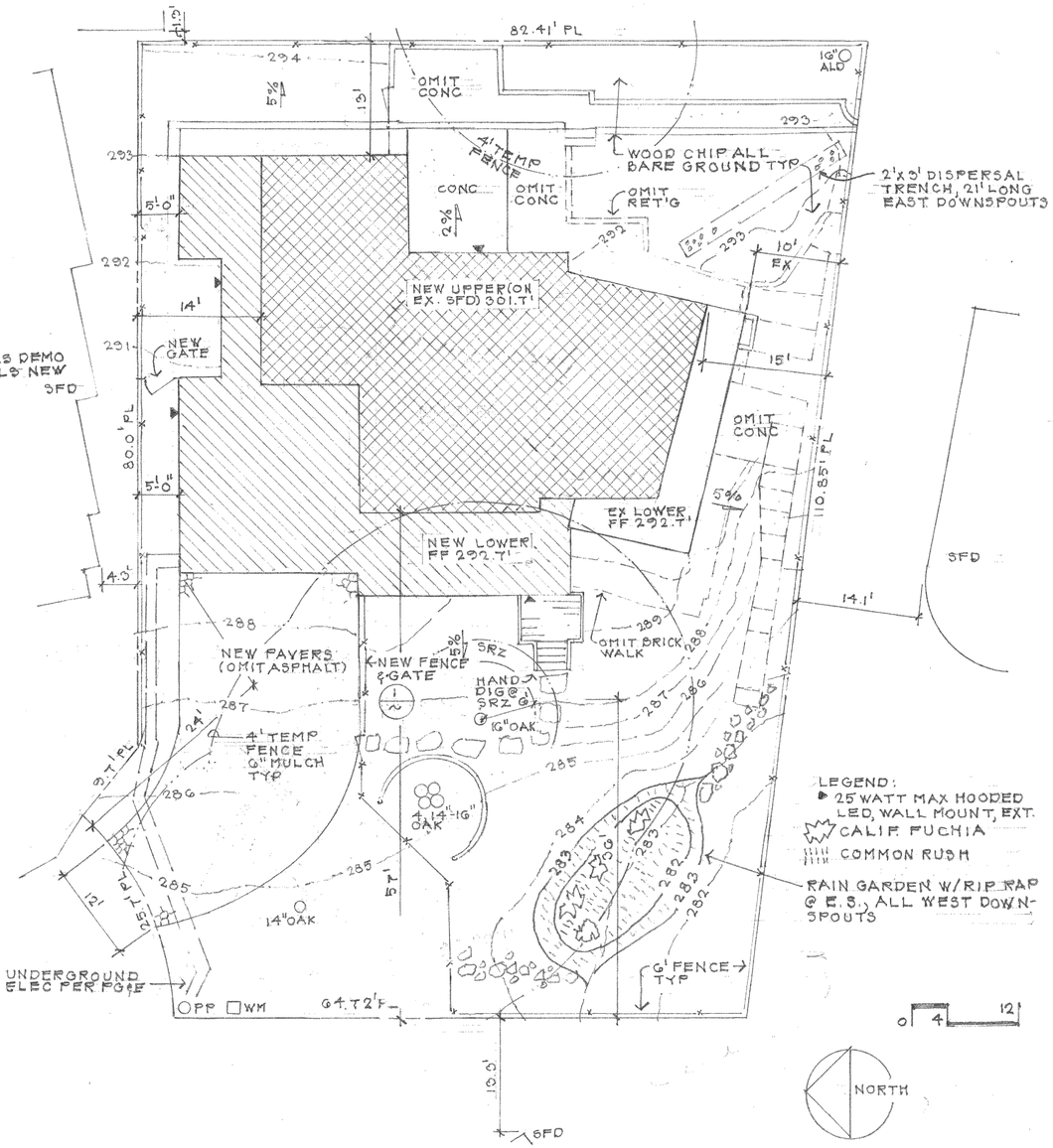


EX. EAST | 1/8" = 1'-0" | C



EX. ROOF | 1/8" = 1'-0" | B

NOTE: 70% OF EX. WALLS DEMO
140% OF EX. WALLS NEW
3FD



NEW SITE DRAINAGE PLAN, LANDSCAPE | 3/8" = 1'-0" | A

REV 1-23-23
REV 2-20-23
REV 4-10-23

GLENN E WARNER, ARCHITECT
SITE: SW/SE CORNER OF PINE RIDGE WAY & NE OF FOREST
MAIL'G: PO BOX 22811, CARMEL, CA. 93922
(831) 625-2862
PINE RIDGE WAY 3 NE OF FOREST
CARMEL, CA.
APN: 009-202-020

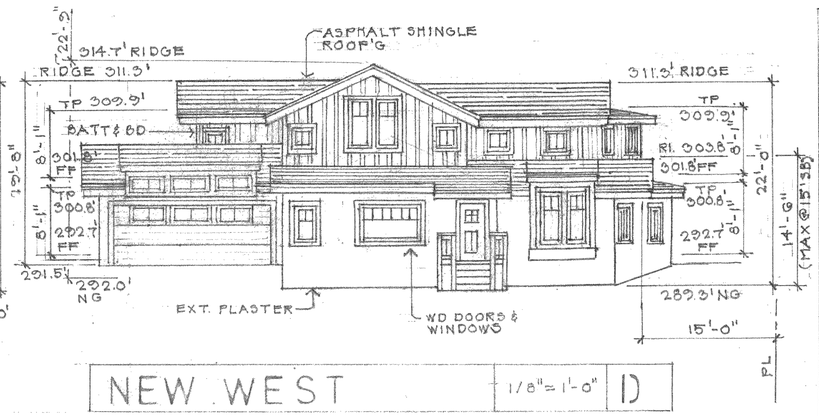
A-2

WINDOW & DOOR SCHEDULE:

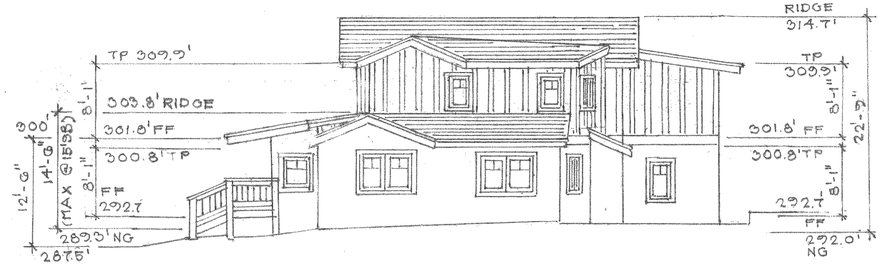
A	3'-0" x 6'-8"	CUSTOM, WOOD, TEMP GLASS
B	7'-0" x 4'-0"	FIXED, WOOD, DBL GLAZE
C	2'-6" x 4'-0"	CASEMENT, ↓
D	18'-0" x 7'-0"	ROLL UP, WOOD, TEMP GLASS
E	3'-0" x 6'-8"	2 PANEL, WOOD
F	2'-6" x 3'-0"	CASEMENT, WOOD, DBL GLAZE
G	2, 2'-6" x 6'-8"	FRENCH, WOOD, TEMP. GLAZE
H	3'-0" x 3'-0"	CASEMENT, WOOD, DBL GLAZE, TEMP
J	6'-0" x 4'-0"	SLIDER,
K	6'-0" x 4'-0"	FIXED
L	3'-0" x 3'-0"	FIXED
M	2, 2'-6" x 6'-0"	CASEMENT
N	2'-6" x 2'-6"	CASEMENT
O	2, 2'-6" x 6'-0"	FIXED
P	3, 4'-0" x 2'-0"	FIXED



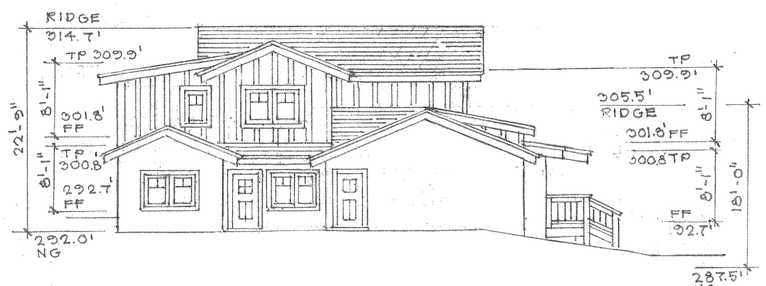
NEW EAST | 1/8" = 1'-0" | E



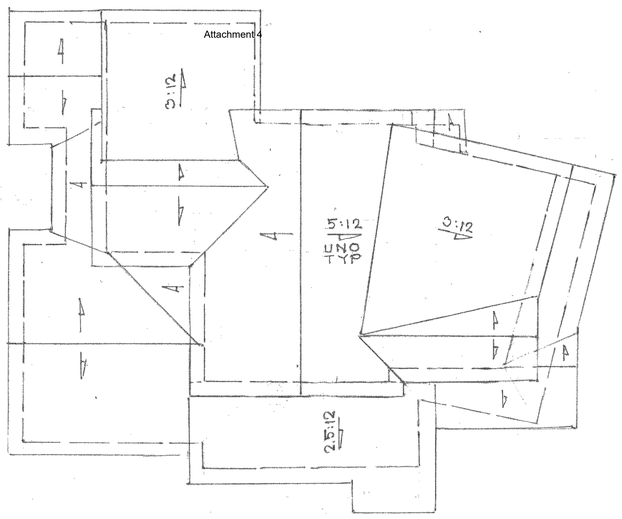
NEW WEST | 1/8" = 1'-0" | D



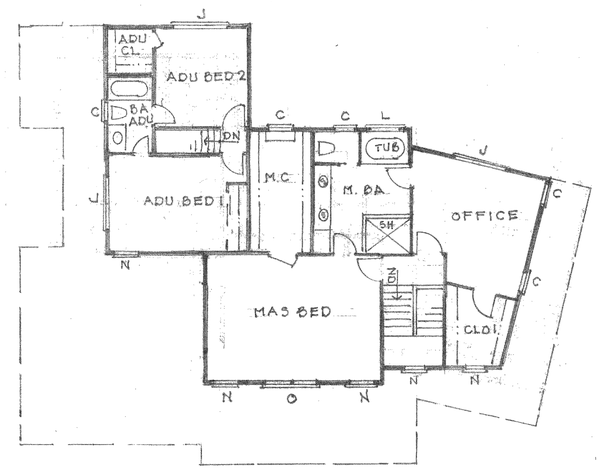
NEW SOUTH | 1/8" = 1'-0" | F



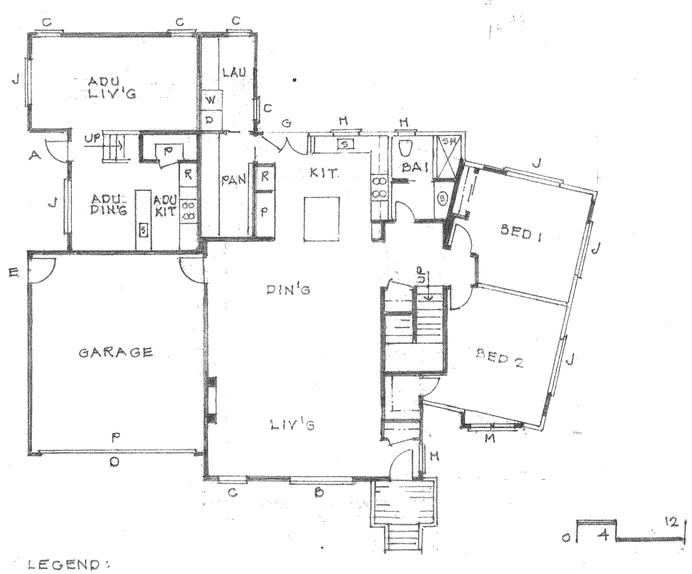
NEW NORTH | 1/8" = 1'-0" | E



NEW ROOF | 1/8" = 1'-0 | C



NEW UPPER | 1/8" = 1'-0" | B



NEW LOWER | 1/8" = 1'-0" | A

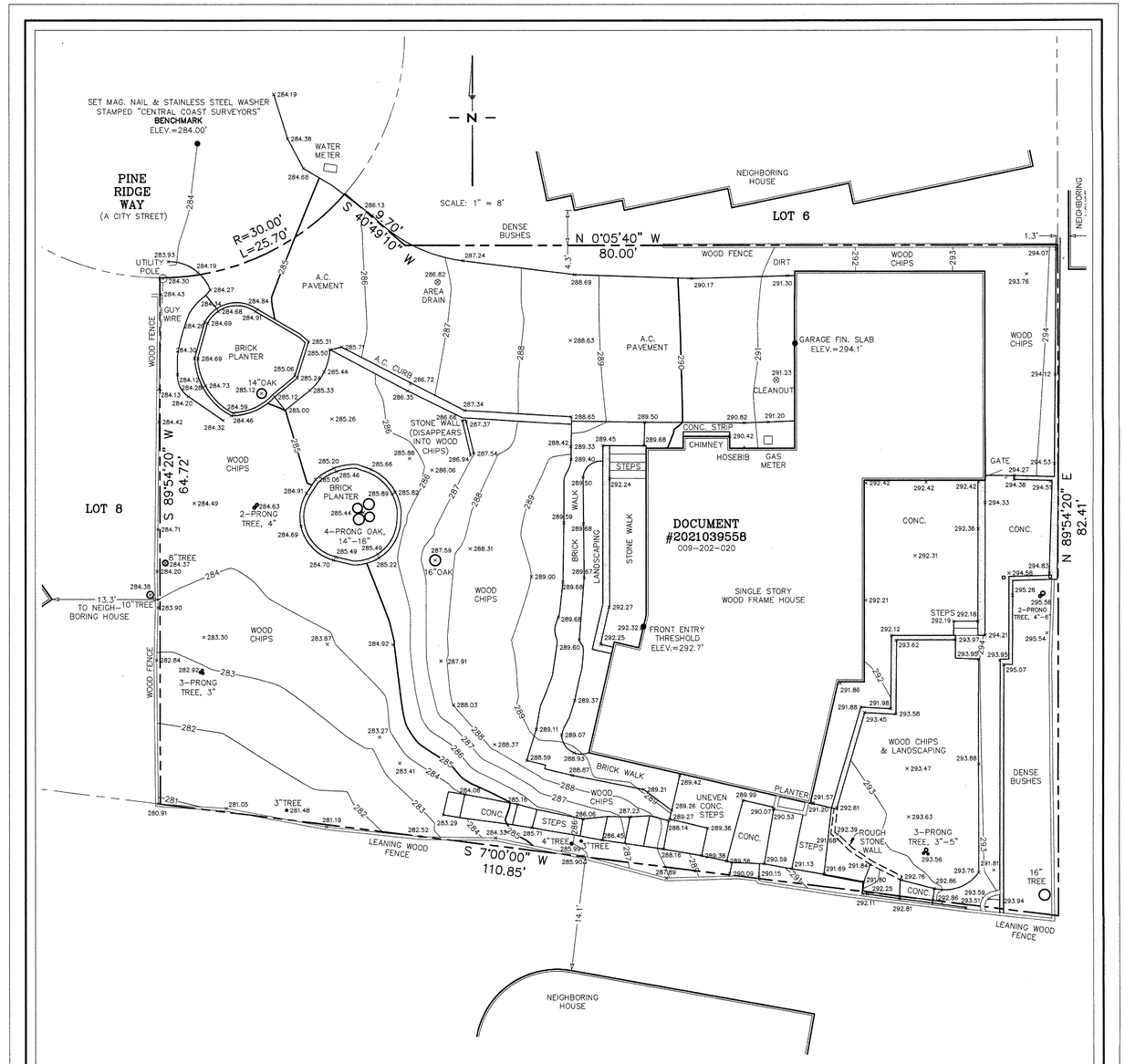
REV 1.25.25
REV 2.20.25
REV 4.10.25

GLENN E WARNER ARCHITECT
27752 PALO COLORADO RD, CARMEL, CA.
MAILING: PO BOX 22811, CARMEL, CA., 93922
(831) 625-2602

PINE RIDGE WAY 3NE OF FOREST
CARMEL, CA.
APN: 009-202-020

A-3

Attachment 4



NOTES & LEGEND:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF PINE RIDGE WAY IN FRONT OF THE SUBJECT PROPERTY'S DRIVEWAY, SHOWN HEREON.

   ELEVATION = 284.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
6. FIELDWORK FOR THIS SURVEY WAS COMPLETED ON JULY 2, 2021.
7. ▭▭▭ DENOTES CONC. RETAINING WALL EXCEPT AS SHOWN.

LICENSED LAND SURVEYOR DAVID T. EDSON No. 4974 STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

THE PARCEL DESCRIBED IN DOCUMENT #2021039558, BEING LOT 7 IN BLOCK 3 AS SHOWN ON "PARADISE PARK TRACT No. 4" FILED IN VOLUME 4, "CITIES & TOWNS", PAGE 55 OFFICIAL RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Ronald & Donna Garren

BY

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

SCALE: 1" = 8' JOB No. 21-70 JULY 2021

PREPARER: DRZ

APN 009-202-020

REV 12-23-22

GLENN E WARNER ARCHITECT
3752 PALO COLORADO RD, CARMEL, CA.
MAIL'G: PO BOX 22811, CARMEL, CA, 93922
(831) 625-2862

PINE RIDGE WAY, ONE OF FOREST
CARMEL, CA.
APN: 009-202-020

A-4

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

May 10, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-395 (McLeod - Lot 3)**: Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for additions totaling 301 square feet and other exterior modifications to a previously approved but yet-to-be-constructed 1,551-square-foot, two-story residence inclusive of a detached garage in the front yard setback and associated site improvements located on Casanova Street 9 northwest of Ocean Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-251-038

Application: DS 22-395 (McLeod-Lot 3) **APN:** 010-251-038
Block: FF **Lot:** 23
Location: Casanova Street 9, northwest of Ocean Avenue
Applicant: Thomas Bateman Hood, Architect **Property Owner:** Stuart M McLeod

Executive Summary:

The project consists of minor additions to a previously approved two-story residence. Three trees were approved for removal, and a fourth tree has since died and been removed. The property was found to be ineligible for the Carmel Historic Inventory on August 20, 2019. No trees are proposed to be removed other than the ones previously approved for removal. The project is being brought forward as a combined Concept and Final Design Study due to the minimal nature of the additions.

Recommendation:

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

Background and Project Description:

On January 21, 2020, the Planning Commission approved a Track 2 Design Study for constructing a 1,551-square-foot two-story residence inclusive of a detached garage in the front yard setback on Lot 3 of Pine Trees. Pine Trees refers to a 15,500-square-foot project site that was under single ownership since the 1920s until sold in 2019. The 2020 Design Study approval included a lot merger and lot line adjustment to create three building sites (Lots 1-3) . Lot 3 is 4,220 square feet. The property was reviewed for historical significance in 2019 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2024. The applicant proposes to construct additions totaling 301 square feet to a previously approved 1,551-square-foot two-story residence, inclusive of a detached garage in the front yard setback.

Staff Analysis:

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

Staff Response: The City Forester identified 12 trees on the project site during the 2018 preliminary site assessment (trees no. 16-27). All trees are Coast live oak. Tree no. 19 and 22-27 were rated significant. Trees no. 18, 23, and 25 were approved for removal by the Forest & Beach Commission with the condition that the applicant pays an in-lieu fee for the planting of new trees off-site. Since the preliminary site assessment, tree no. 26 died and was approved for removal. The City Forester did not require replanting. The project meets the objectives of forest character.

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

Staff Response: Staff did not identify any potential privacy or view impacts. Refer to sheets A3.2, A3.21, A3.3, and A3.31 for changes to the fenestration.

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

Staff Response: There are no notable changes to the approved parking and access.

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

Staff Response: Additions are proposed at the lower and main levels of the home. At the lower level, a small addition is proposed for the bedroom and laundry room. On the rear (west) elevation, a two-story addition would expand the main level and lower level living rooms. In summary, the lower level would be expanded by 159 square feet and the main level by 142 square feet.

None of the additions would be visible from the public right-of-way. The lower and main level additions on the rear (west) elevation would extend the building footprint by approximately 10 feet on the north elevation and may be visible to the northern neighbor. The north property line will be heavily vegetated to screen

views between the project site and the northern neighbor.

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

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

Staff Response: The proposed additions do not substantially change the previously approved building form. The rear addition eliminates a variation in the west elevation building plane designed to accommodate the Coast live oak, which has since died and been removed.

The approved roof design consisted of a cross-gabled primary roof form with a 5:12 pitch and no eaves. The approved roof material was standing seam metal in a warm grey color.

The proposed roof form replaces the cross gable with a rear-facing gable, adds a modest eave, and replaces the standing seam metal with a composition slate in a reddish-brown variegated color. The roof pitch is proposed to be 4.5:12. The project meets the objectives of mass and bulk.

Finish Details: The approved finish materials include board-formed concrete for the foundation walls, 6-inch vertical cedar siding in slate grey, and paint-grade wood windows and doors in blackened gray. No changes are proposed to the foundation walls.

The proposed vertical cedar siding is described as Shou Sugi Ban “Pika Pika.” According to the Nakamoto Forestry website (https://nakamotoforestry.com/how-to-select-oil-prefinish/), *Pika-Pika is wire brushed and has the lightest natural tone out of the charred wood products. It has a pronounced grain pattern that can be stained with an oil finish to a variety of different colors.*

The paint-grade windows are proposed to be replaced with mahogany wood. The fascia, gutters, guard rail, garage door, and entry canopy are proposed to be painted a blackened gray.

As noted above, the standing seam metal roof is proposed to be replaced with a composition slate in a variegated reddish-brown color which will complement the mahogany windows and doors.
Skylights: Residential Design Guidelines 9.13 and 9.14 state that *when a skylight is 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 on 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: The approved design included one 2-foot x 2-foot skylight on the south-facing roof plane above the walk-in closet and a tempered glass roof west of the skylight above a portion of bath 1. The applicant is proposing to replace the 2-foot x 2-foot skylight with a 7’-10” x 2’-4” skylight on the south-facing roof plane and add a second skylight of the same size on the north-facing roof plane. The southern skylight would be located above the bathroom, and the northern skylight would be located above the kitchen. Both

skylights would be equipped with blackout shades, and neither skylight would be visible from the street. The tempered glass roof is proposed to be eliminated.

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 - Project Data Table
Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY APPLICATION DS 22-395 (MCLEOD-LOT 3) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR ADDITIONS TOTALING 301 SQUARE FEET AND OTHER EXTERIOR MODIFICATIONS TO A PREVIOUSLY APPROVED BUT YET TO BE CONSTRUCTED 1,551-SQUARE-FOOT TWO-STORY RESIDENCE INCLUSIVE OF A DETACHED GARAGE IN THE FRONT SETBACK AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON CASANOVA STREET 9 NORTHWEST OF OCEAN AVENUE
APN 010-251-038

WHEREAS, March 17, 2023, Thomas Bateman Hood, Architect ("Applicant") submitted an application on behalf of Stuart M McLeod ("Owner") requesting approval of Track 2 Design Study application DS 22-395 (McLeod-Lot 3) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,220-square-foot lot located on Casanova Street 9 northwest of Ocean Avenue in the Single-Family Residential (R-1) District (Block FF, Lot 23); and

WHEREAS, the Applicant proposes additions totaling 301 square feet to a previously approved but yet-to-be-constructed 1,551-square-foot two-story residence inclusive of a detached garage in the front yard setback (DS 19-207, McLeod); and

WHEREAS, on January 21, 2020, the Planning Commission approved three Design Study applications DS 19-205 (McLeod-Lot 1), DS 19-206 (McLeod-Lot 2), and DS 19-207 (McLeod-Lot 3) for the construction of three new single-family homes. The project included a lot merger and lot line adjustments to establish three building sites on four legal lots of record; and

WHEREAS, on August 26, 2020, Building Permit BP 19-741 was issued for Lot 1, and the project is currently under construction; and

WHEREAS, on November 27, 2020, Building Permit BP 20-185 was issued for Lot 2, and the project is currently under construction; and

WHEREAS, on November 27, 2020, Building Permit BP 20-209 was issued for Lot 3, and construction has not yet commenced; and

WHEREAS, on August 26, 2022, the City Forester approved Tree Permit 22-124 (McLeod) for the removal of a dead Coast live oak tree on Lot 3 located at the rear of the proposed residence just north of the proposed deck; and

WHEREAS, the removal of the dead Coast live oak tree created an opportunity for the applicant to reorganize and expand the floor area; and

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

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

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

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

WHEREAS, on or before April 30, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 5, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on May 10, 2023, the Planning Commission held a duly noticed public hearing 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 found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the	✓	

placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.		
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	

3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a combined Concept and Final Design Study DS 22-395 (McLeod-Lot 3) and associated Coastal Development Permit for additions totaling 301 square feet and other exterior modifications to a previously approved but yet to be constructed 1,551-square-foot two-story residence inclusive of a detached garage in the front setback and associated site improvements located on Casanova Street 9 northwest of Ocean Avenue (APN 010-251-038), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** This approval of Design Study application DS 22-395 (McLeod-Lot 3) and associated Coastal Development Permit authorizes additions totaling 301 square feet and other exterior modifications to a previously approved but yet-to-be-constructed 1,551-square-foot two-story residence inclusive of a detached garage in the front yard setback located on Casanova Street 9 northwest of Ocean Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by	✓

	Thomas Bateman Hood approved by the Planning Commission on May 10, 2023, stamped approved, and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein. All other project components approved under Design Study application DS 19-207 (McLeod-Lot 3) not modified by this approval shall remain valid.	
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for one year from the 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 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 height and plate height are in conformance with the approved plans prior to the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to the footing/foundation inspection and the roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
7.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).	✓
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project	✓

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

	shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.	
12.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.	✓
13.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal 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.	✓
14.	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.	✓
15.	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.	✓
16.	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.	✓

17.	**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)	✓
18.	**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	
19.	**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.	✓
20.	**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.	
21.	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	
22.	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.	✓
23.	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.	✓
24.	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.	✓
25.	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.	✓
26.	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	
27.	**Condition of Approval Acknowledgement**. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
28.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.	✓
29.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.	✓

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 10th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Leah Young
Chair Planning Commission Secretary

DS 22-395 (McLeod-Lot 3)
May 10, 2023
Project Data Table

PROJECT DATA FOR A 4,220 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Approved (DS 19-207)**	**Proposed**
Floor Area	1,880 SF (45%)	1,551 SF	1,840 SF
Site Coverage	413 SF/582 SF	580 SF	553 SF
Trees (Upper/Lower)	3/1		
Ridge Height (1st/2nd)	18'/24'	988' grade NA / 21'-6" (1009.5') House 11' / NA Garage (front)	987' NA / 22'-9" (1009.75') House 11' / NA Garage (front)
Plate Height (1st/2nd)	12'/18'	988' grade NA / 17'-6" (1005.5') House 8'-6" / NA Garage (front)	987' NA / 18'-6" (1005.5') House 8'-6" / NA Garage (front)
Setbacks	**Minimum Required**	**Approved (DS 19-207)**	**Proposed**
Front	15'	15' House 3'-11" Garage	No Change
Composite Side Yard	10' (25%)	11'	No Change
Side Yard	3'	3'-7" North 7'-5" South	No Change
Rear	15'/3'*	30'-8" Deck	30'-5" Deck

NA = Not Applicable
*The rear setback is three feet for those portions of structures less than 15 feet in height.



PINE TREES - LOT 3

Attachment 3

7 NW of Ocean Ave. on Casanova St.
Carmel, California

CONSULTANTS

ARCHITECT:	THOMAS BATEMAN HOOD P.O. BOX 4916 CARMEL, CA 93921 831-622-9912	GEOTECHNICAL ENGINEER:	HARO, KASUNICH & ASSOCIATES, INC. 116 EAST LAKE AVE. WATSONVILLE, CA 95076 831-722-4175
ASSOCIATE CONSULTING ARCHITECT:	BRIAN CONGLETON P.O. BOX 4116 CARMEL, CA 93921 831-626-1929	HISTORIAN: (2019)	MEG CLOVIS 14024 RESERVATION RD. SALINAS, CA 93908 831-375-8739
SURVEYOR:	GORDON HUMENIK, LS RASMUSSEN LAND SURVEYING, INC. 2150 GARDEN RD, SUITE A-3 MONTEREY, CA 93942 831-375-7240	CIVIL:	MATTHEW LEWIS, PE WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940 831-649-5225
STRUCTURAL ENGINEER:	ROB TYSINGER, SE TYSINGER & ASSOCIATES 212 PACHECO AVE. NOVATO, CA 94947 415-898-6704	LANDSCAPE:	ELYSSIA ATKINS ZETERRE LANDSCAPE ARCHITECTURE, INC 1171 FOLSOM ST SAN FRANCISCO, CA 94103 415-691-2166
MECHANICAL ENGINEER:	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD. #8 CARMEL, CA 93923 831-272-8328	HISTORIAN: (2002)	KENT SEAVEY 310 LIGHTHOUSE AVE. PACIFIC GROVE, CA 93950 831-375-8739
GEOTECHNICAL ENGINEER:	HARO, KASUNICH & ASSOCIATES, INC. 116 EAST LAKE AVE. WATSONVILLE, CA 95076 831-722-4175		

PROJECT DESCRIPTION

THE PROJECT GENERALLY INCLUDES THE FOLLOWING:

1. DEMOLITION TO GARAGE AND WOOD DECK, PARTIAL DEMOLITION TO THE EXISTING RESIDENCE
2. CONSTRUCTION OF 1880.0 SQUARE FOOT, TWO STORY RESIDENCE WITH 240.0 SQ. FT. DETACHED GARAGE.

DEFERRED SUBMITTALS

- FIRE SPRINKLERS
- NATURAL GAS PIPING
- PLUMBING SYSTEM
- PREFABRICATED STEEL ITEMS

SPECIAL CONDITIONS

- A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/FOUNDATION INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.
- TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANDY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE CITY FORESTER, ENVIRONMENTAL COMPLIANCE MANAGER, PROJECT PLANNER AND BUILDING INSPECTOR PRIOR TO BEGINNING ANY SITE WORK.

PROJECT INFORMATION

ZONING:
R-1

CONSTRUCTION TYPE:
V-B SPRINKLERED

OCCUPANCY GROUP:
1 R-3/U

ADDRESS:
7NW OF OCEAN AVE. ON CASANOVA ST. CARMEL, CA 93921

APN:
010-251-003 LOTS 17, 19, 21 & 23

LOT AREA:
(E) LOT 21: AREA = 4,000 S.F. (0.09 ACRES)
(E) LOT 23: AREA = 4,000 S.F. (0.09 ACRES) — 4,000 S.F.
SEE PROJECT DESCRIPTION FOR MERGER INFORMATION

(N) LOT 17: AREA = 4,220.5 S.F. (0.10 ACRES)

FLOOR AREA:

MAX FLOOR AREA (4,220.5*.4455):	1,881.23 S.F.
MAX FLOOR AREA ALLOWED =	1,881.23 S.F.
APPROVED FLOOR AREA:	
LOWER FLOOR	538.41 S.F.
MAIN FLOOR:	759.67 S.F.
ADU "THE HUT":	326.40 S.F.
GARAGE::	240.00 S.F.
TOTAL =	679.00 S.F.

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PROPOSED FLOOR AREA:

LOWER FLOOR:	697.15 S.F.
MAIN FLOOR:	901.97 S.F.
TOTAL =	1,599.12 S.F.
+GARAGE:	240.00 S.F.

3

SITE COVERAGE:

COVERAGE ALLOWED: (MAX. FLOOR AREA ABOVE * 0.22)	413.87 S.F.
50% PERMEABLE BONUS:	169.00 S.F.
LOT MERGER BONUS:	0.00 S.F.
TOTAL COVERAGE ALLOWED=	582.87 S.F.

PROPOSED SITE COVERAGE:

PERVIOUS	
ENTRY WALK	217.51 S.F.
WOOD DECKS:	52.75 S.F.
TOTAL PERVIOUS	270.26 S.F.
IMPERVIOUS	
DRIVEWAY:	34.98 S.F.
MAIN FLOOR DECK:	246.87 S.F.
TOTAL IMPERVIOUS:	281.85 S.F.
TOTAL SITE COVERAGE:	552.11 S.F.

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A2.31	PROPOSED MAIN FLOOR PLAN	S3	MAIN LEVEL FRAMING PLAN	L1.0	PLANTING PLAN
A3.1	EXISTING EXTERIOR ELEVATIONS	S4	ROOF FRAMING PLAN	L1.1	PLANTING PORTFOLIO
A3.2	APPROVED EXTERIOR ELEVATIONS	S5	FOUNDATION DETAILS	L2.0	IRRIGATION PLAN
5 A3.21	PROPOSED EXTERIOR ELEVATIONS	S6	FOUNDATION DETAILS		
A3.3	APPROVED EXTERIOR ELEVATIONS	S7	FRAMING DETAILS		
A3.31	PROPOSED EXTERIOR ELEVATIONS	S8	FRAMING DETAILS		
A4.1	APPROVED BUILDING SECTIONS	S9	SHEAR DETAILS		
A4.2	APPROVED BUILDING SECTIONS	S10	STEEL & MISC. FRAMING DETAILS		
A4.11	PROPOSED BUILDING SECTIONS	S11	STRONG-WALL & MISC. DETAILS		
A6.11	PROPOSED DOOR SCHEDULE				
A6.21	PROPOSED WINDOW SCHEDULE				

THOMAS BATEMAN HOOD ARCHITECTURE

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SW Corner of Lincoln & 4th Ave.
Carmel, California 93921
P.O. Box 4916
831 - 622 - 9912
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:

OWNER:

REVISIONS:

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS

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THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY:

PRINT DATE:

DRAWING DATE:

PAGE TITLE:

TITLE SHEET

SCALE: NONE

SHEET:

A0.1

OF SHEETS



PROPSOSED SITE PLAN

1/4" = 1'-0"

NOTE:

- EXISTING SITE PLAN BASED ON ORIGINAL SURVEY; SEE A1.0.
- SEE C1.0 FOR GRADING AND DRAINAGE PLAN,

KEY NOTES: (XX)

1. NEW ASPHALT APRON.
2. EXISTING DRIVEWAY.
3. NEW WOOD DECK/WALKING BRIDGE; SEE EXTERIOR ELEVATIONS ON SHEET A3.2 & A3.3.
4. (E) TREE TO BE REMOVED.
5. NEW SINGLE FAMILY RESIDENCE PER PROPOSED PLANS ON SHEETS A2.2 & A2.3.
6. NEW DETACHED GARAGE PER PROPOSED PLANS ON SHEET A2.3.
7. NEW WOOD DECK AT MAIN FLOOR; SEE SHEET A2.3.
8. NEW WOOD DECK AT LOWER FLOOR; SEE SHEET A2.2.
9. EXISTING GRADE TO BE MODIFIED PER PROPOSED GRADING PLAN ON C1.0.
10. FOR ALL PROPOSED GRADES, SEE GRADING PLAN ON SHEET C1.0.
11. NEW PG&E GAS MAIN.
12. EXISTING WATER MAIN LOCATION TO REMAIN.
13. 2"x3" SECONDARY ROOF DRAIN; 2" ABOVE FINISH SURFACE.

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PROJECT:

ALTERATIONS & ADDITION FOR:
PINE TREES LOT 3
7 NW OF OCEAN ON CASANOVA ST.
CARMEL, CA 93921
A.P.N.: 010-251-003

OWNER:

McLEOD GROUP, INC.
112 LAKE ST. SUITE #200
KIRKLAND, WA 98033
T: 425-985-0555

REVISIONS:

1	08-19-2020 - RFI #1	
2	09-18-2020 - RFI 2	
3	10-01-2020 - PLANNING REV	
4	01-08-21 - REV 1	

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ARCHITECTURAL STAMP:

LICENSED ARCHITECT
THOMAS BATEMAN HOOD
NO. C19470
07/31/21
STATE OF CALIFORNIA

THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: **THB/ADS/TMK**

PRINT DATE: **01-08-21**

DRAWING DATE: **01-08-21**

PAGE TITLE:

APPROVED SITE PLAN

SCALE: NOTED

SHEET:

A1.2

OF SHEETS



PROPSOSED SITE PLAN

1/4" = 1'-0"

NOTE:

- EXISTING SITE PLAN BASED ON ORIGINAL SURVEY; SEE A1.0.
- SEE C1.0 FOR GRADING AND DRAINAGE PLAN,

KEY NOTES: (XX)

1. NEW ASPHALT APRON.
2. EXISTING DRIVEWAY.
3. NEW WOOD DECK/WALKING BRIDGE; SEE EXTERIOR ELEVATIONS ON SHEET A3.2 & A3.3.
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5. NEW SINGLE FAMILY RESIDENCE PER PROPOSED PLANS ON SHEETS A2.2 & A2.3.
6. NEW DETACHED GARAGE PER PROPOSED PLANS ON SHEET A2.3.
7. NEW WOOD DECK AT MAIN FLOOR; SEE SHEET A2.3.
8. NEW WOOD DECK AT LOWER FLOOR; SEE SHEET A2.2.
9. EXISTING GRADE TO BE MODIFIED PER PROPOSED GRADING PLAN ON C1.0.
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CARMEL, CA

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PRINT DATE:

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PAGE TITLE:

PROPOSED SITE PLAN

SCALE: NOTED

SHEET:

A1.2

OF SHEETS

THE EXTERIOR RENDERINGS ARE ILLUSTRATIVE OF THE STRUCTURE ONLY
COLORS MAY VARY











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PROJECT:

ALTERATIONS & ADDITION
FOR: pINE TREES LOT 3
7NW OF OCEAN ON
CASANOVA ST. CARMEL,
CA 93921
A.P.N.:010-251-003

OWNER:

MCLEOD GROUP, INC. 112
LAKE ST. SUITE #200
KIRKLAND, WA 98033
T:425-985-0555

REVISIONS:

5	12-16-22
6	04-21-23

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07/31/21
STATE OF CALIFORNIA

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CARMEL, CA

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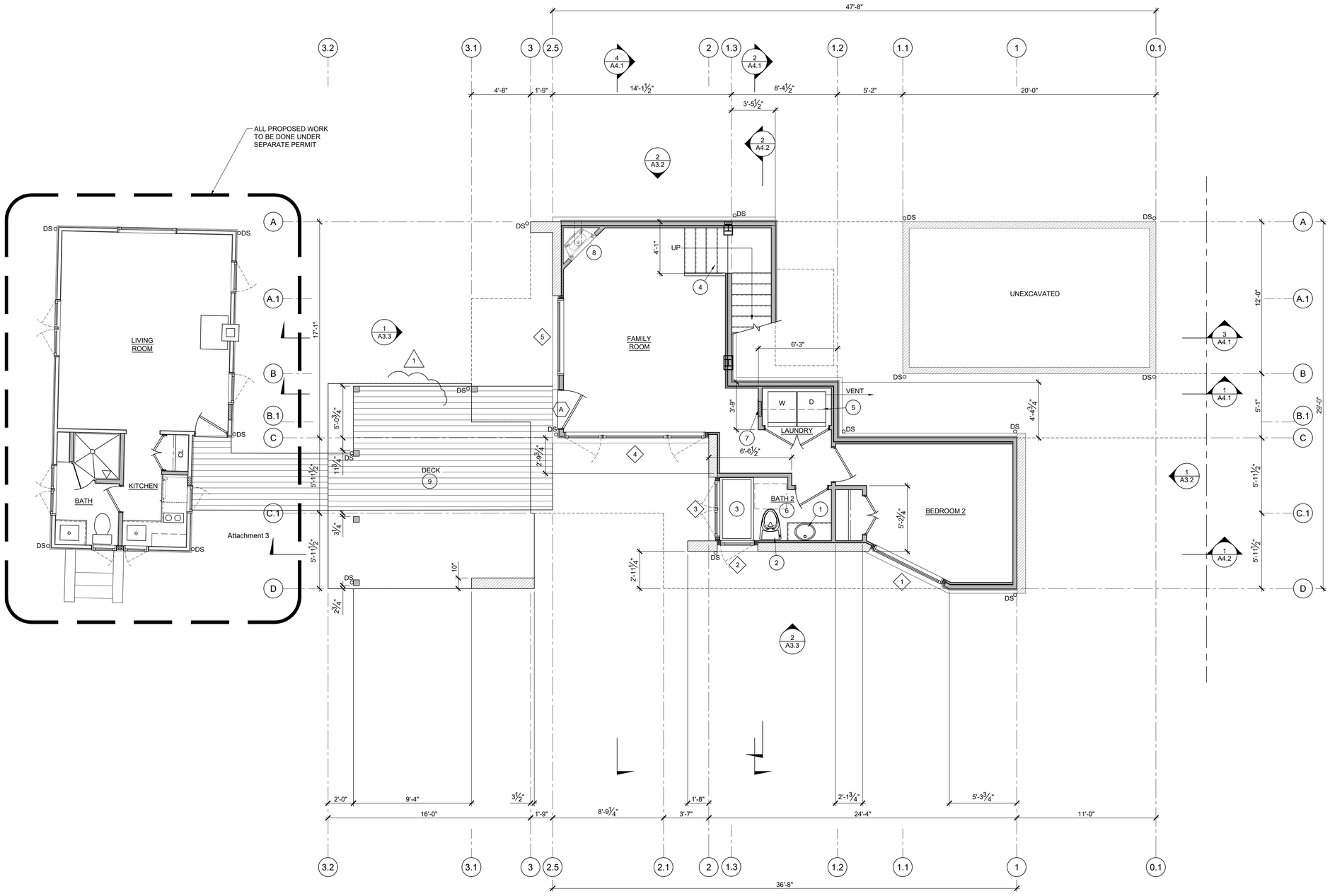
ILLUSTRATIVE
EXTERIOR VIEWS

SCALE:

SHEET:

A1.3

OF SHEETS



LOWER FLOOR PLAN

1/4" = 1'-0"

LEGEND:

(N) 2x4 FRAMING

(E) 2x4 FRAMING

(E) 2x4 FRAMING TO BE ALTERED

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- FIELD VERIFY ALL FRAMING DIMENSIONS PRIOR TO CONSTRUCTION.

KEY NOTES: (XX)

1. LAVATORY; SEE SECTION 1.4 IN "CODE COMPLIANCE" ON THIS PAGE FOR FLOW RESTRICTIONS.
2. TOILET: SEE SECTION 1.1 & SECTION 4 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS & REQUIREMENTS.
3. BATHTUB w/ TILE SURROUND. SEE SECTIONS 1.2, 1.3 & SECTION 3 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS AND REQUIREMENTS.
4. STAIRS: SEE SECTION 7 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
5. CLOTHES DRYER: SEE SECTION 2 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
6. BATHROOM: SEE SECTION 8 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
7. LOCATION OF PG&E ELECTRICAL SUB-PANEL; SEE ELECTRICAL PLANS.
8. GAS FIREPLACE - HEAT & GLOW SL-3X-IFT; VENT THROUGH NORTH WALL.
9. WOOD DECK. SEE SECTION 10 IN "CODE COMPLIANCE" FOR REQUIREMENTS.

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CARMEL, CA 93921
A.P.N.: 010-251-003

OWNER:

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112 LAKE ST. SUITE #200
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T: 425-985-0555

REVISIONS:

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	09-18-2020 - RFI 2
	10-01-2020 - PLANNING REV

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07/31/21
STATE OF CALIFORNIA

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CARMEL, CA

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PRINT DATE: **10-07-2020**

DRAWING DATE: **10-07-2020**

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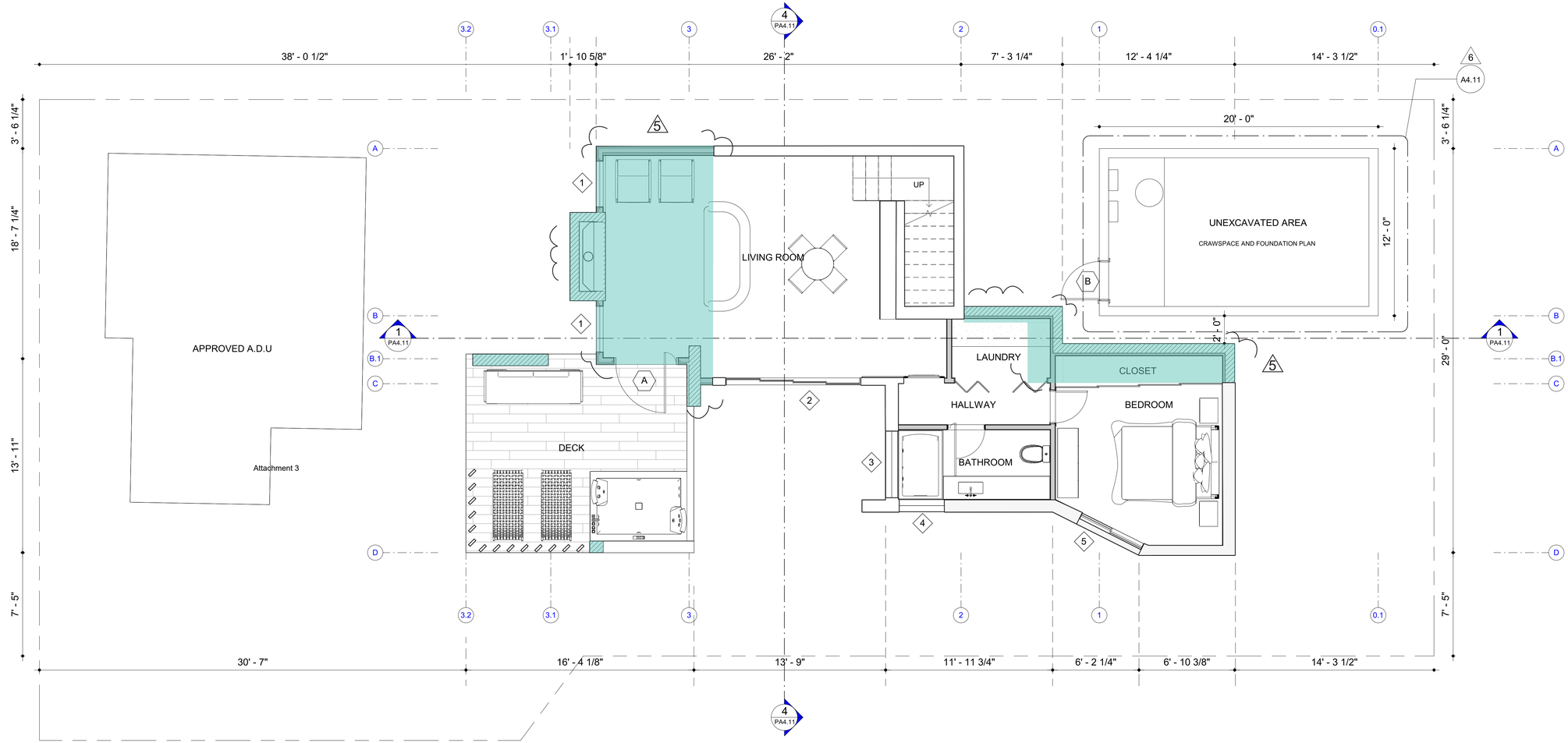
APPROVED LOWER FLOOR PLAN

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

SHEET:

A2.2

OF SHEETS



LOWER FLOOR PLAN

1/4" = 1'-0"

APPROVED LOWER FLOOR: 538.41 SQ.FT.

PROPOSED ADITTION: 158.74 SQ. FT.

PROPOSED LOWER FLOOR: 697.15 SQ.FT.
TOTAL LOWER + MAIN FLOOR: 1,599.12 SQ.FT.
MECHANICAL AREA: 41 SQ. FT.

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PROJECT:

ALTERATIONS & ADDITION FOR: pINE TREES LOT 3 7NW OF OCEAN ON CASANOVA ST. CARMEL, CA 93921
A.P.N.:010-251-003

OWNER:

MCLEOD GROUP, INC. 112 LAKE ST. SUITE #200
KIRKLAND, WA 98033
T:425-985-0555

REVISIONS:

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6	04-21-23

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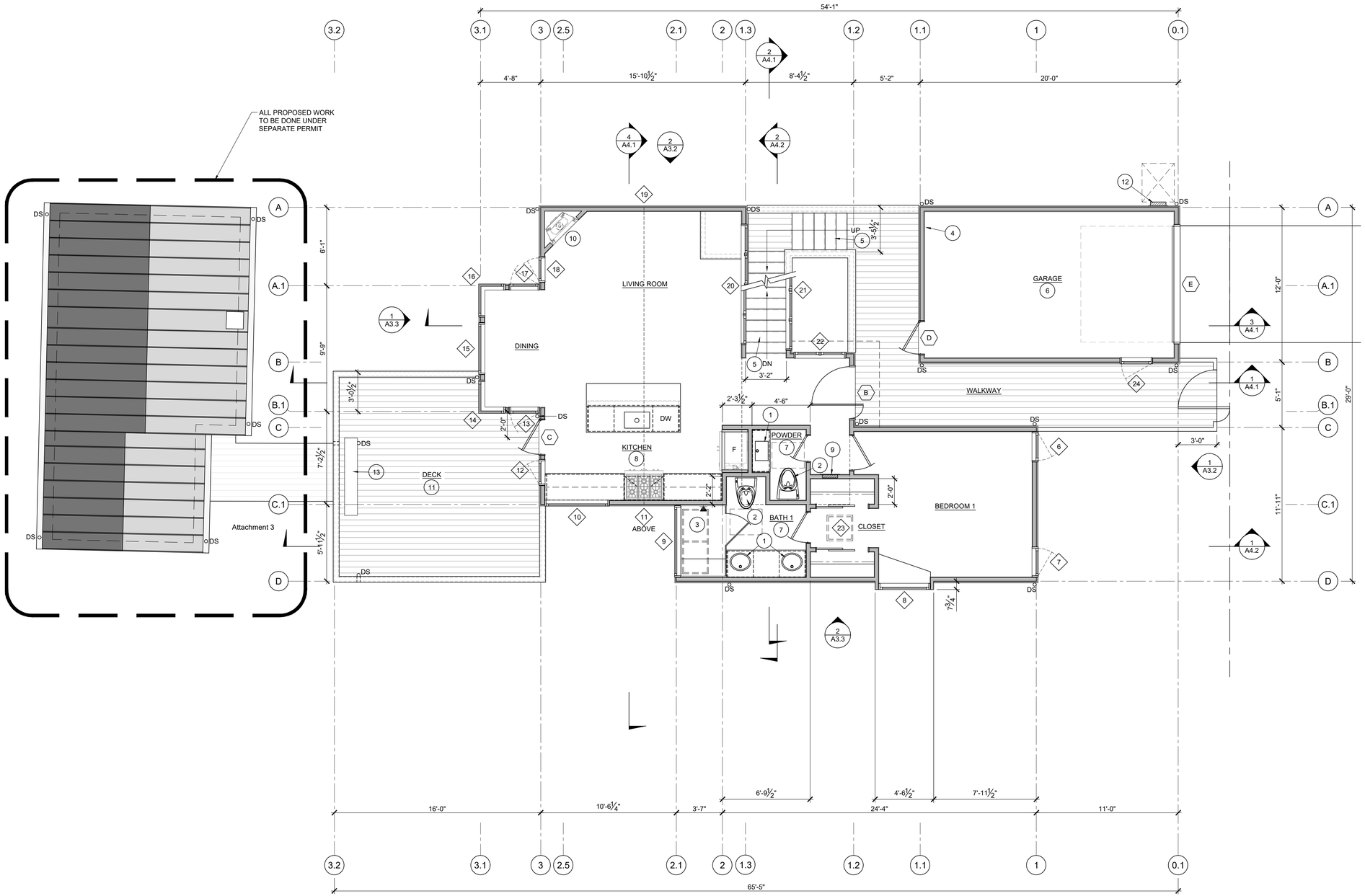
PROPOSED LOWER FLOOR PLAN

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

SHEET:

A2.21

OF SHEETS



MAIN FLOOR PLAN

1/4" = 1'-0"

LEGEND:

- (N) 2x4 FRAMING
- (E) 2x4 FRAMING
- (E) 2x4 FRAMING TO BE ALTERED
- (E) 2x4 FRAMING TO BE REMOVED

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
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KEY NOTES: (XX)

1. LAVATORY; SEE SECTION 1.4 IN "CODE COMPLIANCE" ON THIS PAGE FOR FLOW RESTRICTIONS.
2. TOILET: SEE SECTION 1.1 & SECTION 4 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS & REQUIREMENTS.
3. SHOWER w/ TILE SURROUND. SEE SECTIONS 1.2, 1.3 & SECTION 3 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS AND REQUIREMENTS.
4. WATER BOILER LOCATION. SEE MECHANICAL PLANS FOR FOR REQUIREMENTS.
5. STAIRS: SEE SECTION 7 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
6. GARAGE: SEE SECTION 5 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
7. BATHROOM: SEE SECTION 8 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
8. KITCHEN: SEE SECTION 9 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
9. LOCATION OF PG&E ELECTRICAL SUB-PANEL; SEE ELECTRICAL PLANS.
10. GAS FIREPLACE - HEAT & GLOW SL-3X-IFT; VENT THROUGH NORTH WALL.
11. WOOD DECK; SEE SECTION 10 IN "CODE COMPLIANCE" ON SHEET A2.0. FOR REQUIREMENTS.
12. PG&E POWER MAIN; SEE ELECTRICAL PLANS.
13. GAS FIRE PIT; SEE EQUIPMENT SCHEDULE.
14. KITCHEN SINK; SEE SECTION 1.5 IN "CODE COMPLIANCE" ON SHEET A2.0 FOR FLOW RESTRICTIONS.

THOMAS BATEMAN HOOD ARCHITECTURE

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PROJECT:

ALTERATIONS & ADDITION FOR:
PINE TREES LOT 3
7 NW OF OCEAN ON
CASANOVA ST.
CARMEL, CA 93921
A.P.N.: 010-251-003

OWNER:

McLEOD GROUP, INC.
112 LAKE ST. SUITE #200
KIRKLAND, WA 98033
T: 425-985-0555

REVISIONS:

1. 08-19-2020 - RFI #1
2. 09-18-2020 - RFI 2
3. 10-01-2020 - PLANNING REV

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THOMAS BATEMAN HOOD
NO. C19470
07/31/21
STATE OF CALIFORNIA

THOMAS BATEMAN HOOD, AIA
CARMEL, CA

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PRINT DATE: 10-07-2020

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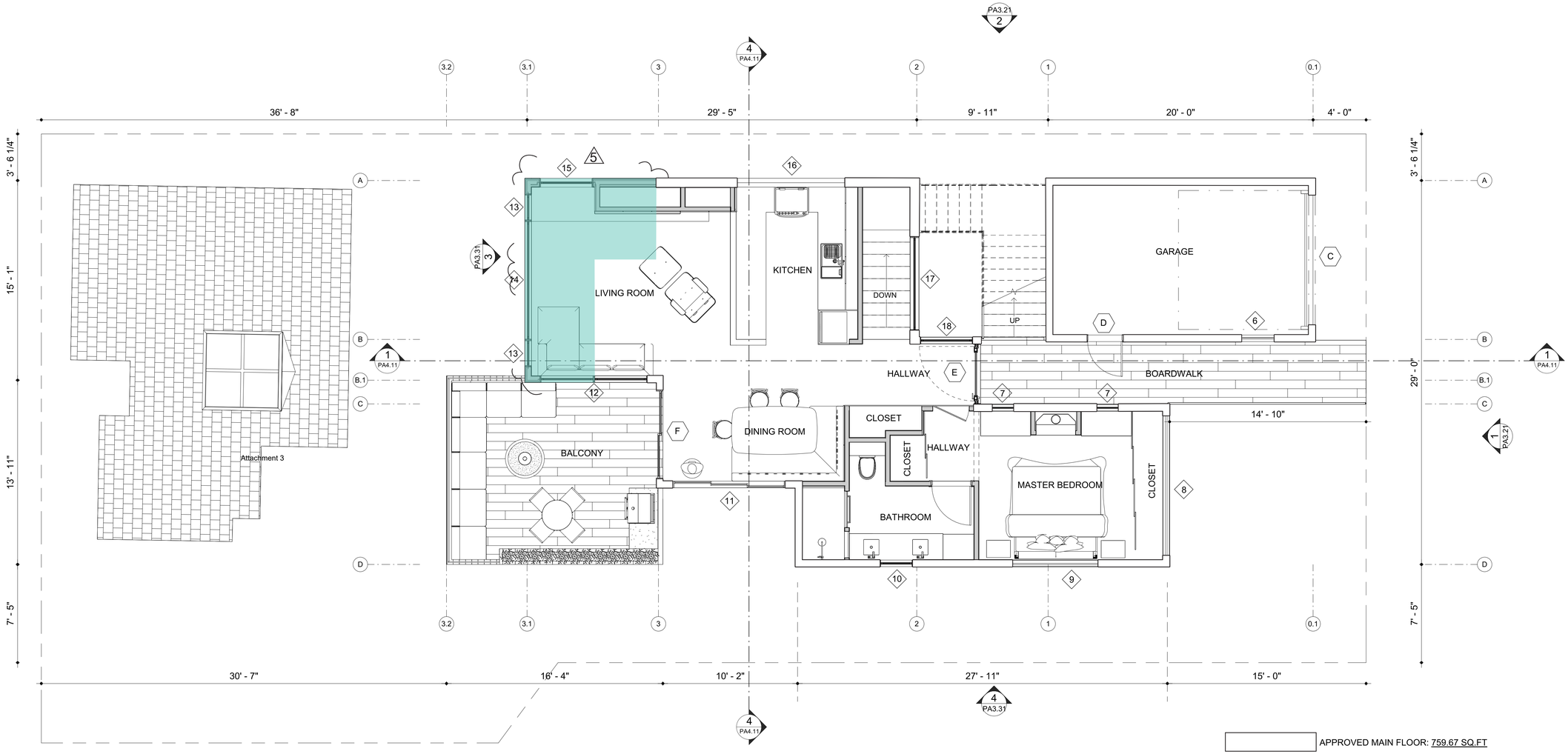
APPROVED MAIN FLOOR PLAN

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

SHEET:

A2.3

OF SHEETS



APPROVED MAIN FLOOR: 759.67 SQ.FT

PROPOSED ADITTION: 142.3 SQ. FT.

PROPOSED MAIN FLOOR: 901.97 SQ.FT.
TOTAL LOWER + MAIN FLOOR: 1,599.12 SQ.FT.

GARAGE: 240 SQ. FT.

MAIN FLOOR PLAN

1/4" = 1'-0"

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PROJECT:

ALTERATIONS & ADDITION FOR: PINE TREES LOT 3 7NW OF OCEAN ON CASANOVA ST. CARMEL, CA 93921
A.P.N.:010-251-003

OWNER:

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REVISIONS:

5	12-16-22
6	04-21-23

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CARMEL, CA

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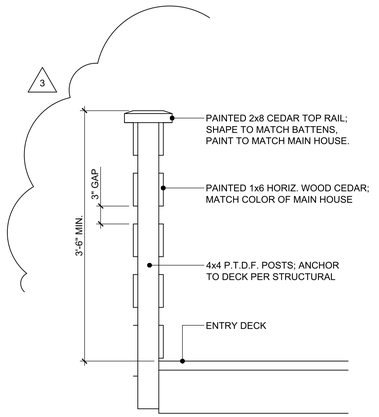
PROPOSED MAIN FLOOR PLAN

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

SHEET:

A2.31

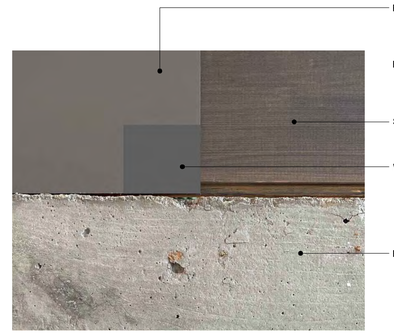
OF SHEETS





1 PROPOSED EAST ELEVATION

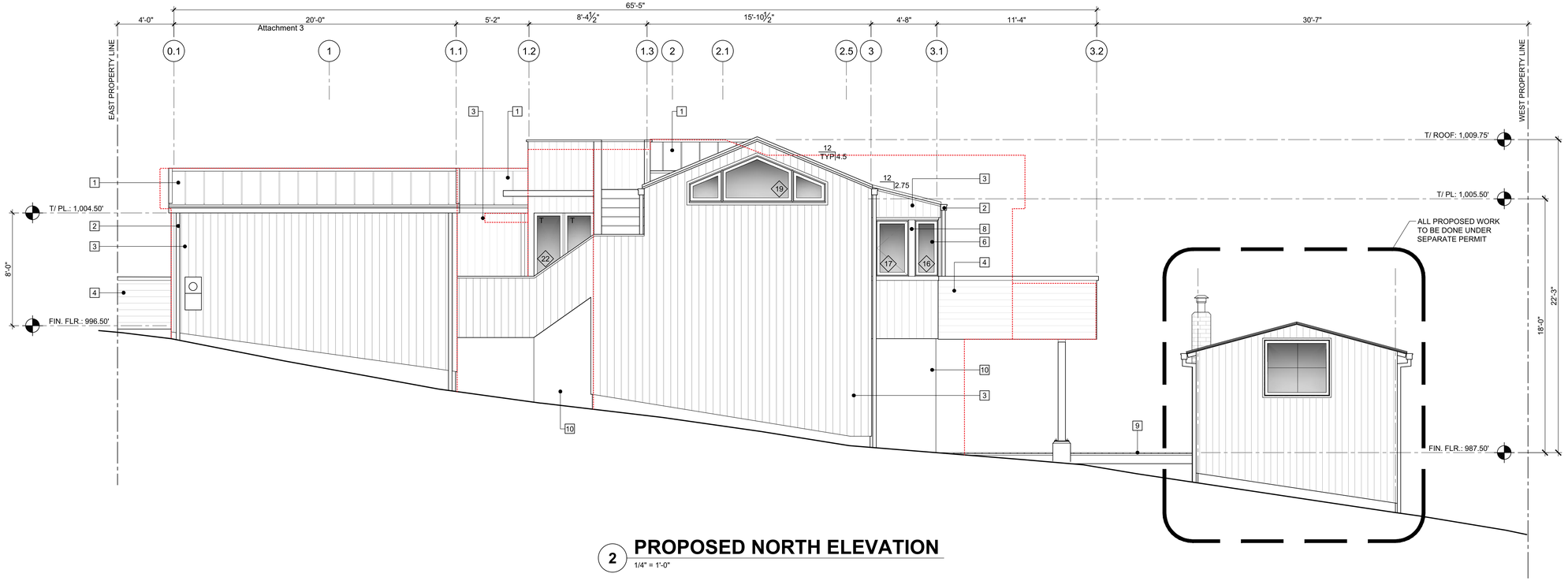
1/4" = 1'-0"



MAJOR MATERIALS

1. STEEL STANDING SEAM ROOFING, 16" o.c.
2. COPPER GUTTERS & DOWNSPOUTS
3. VERTICAL CEDAR SIDING; PAINT GRADE
4. HORIZONTAL CEDAR SIDING; PAINT GRADE
5. MASONRY CHIMNEY; EXISTING
6. WOOD WINDOWS; PAINT GRADE
7. WOOD DOORS; PAINT GRADE
8. WOOD TRIM; PAINT GRADE
9. IPE HARDWOOD DECKING
10. BOARD FORMED CONCRETE w/ INTEGRATED COLOR

OUTLINE OF THE PROPOSED DESIGN



2 PROPOSED NORTH ELEVATION

1/4" = 1'-0"

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DRAWING DATE: 10-07-2020

PAGE TITLE:

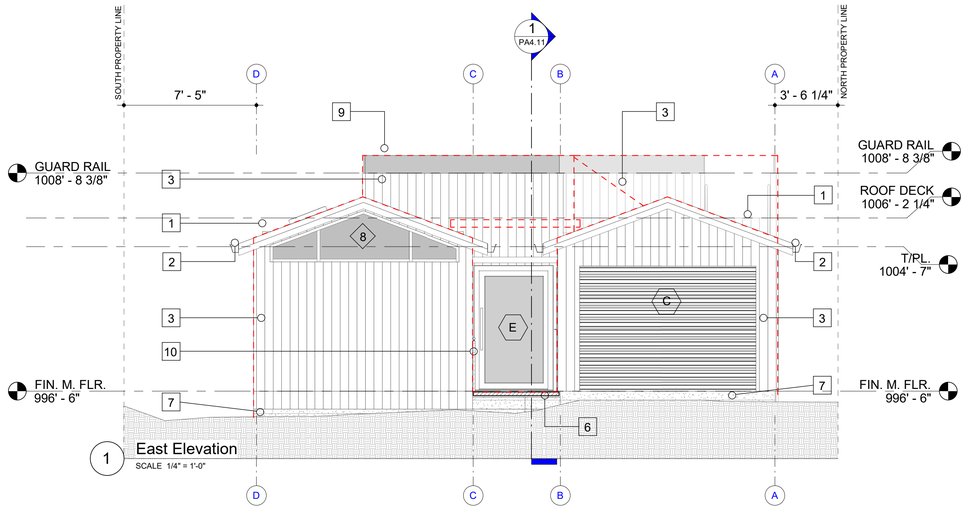
APPROVED ELEVATIONS

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

SHEET:

A3.2

OF SHEETS



1 East Elevation
SCALE 1/4" = 1'-0"



CEDAR SIDING & WOOD TRIM:
SHOU SUGI BAN "PIKA PIKA"

ROOF: COMPOSITION SLATE
DA VINCI SLATE
COLOR CANYON

WINDOWS & DOORS: MAHOGANY WOOD

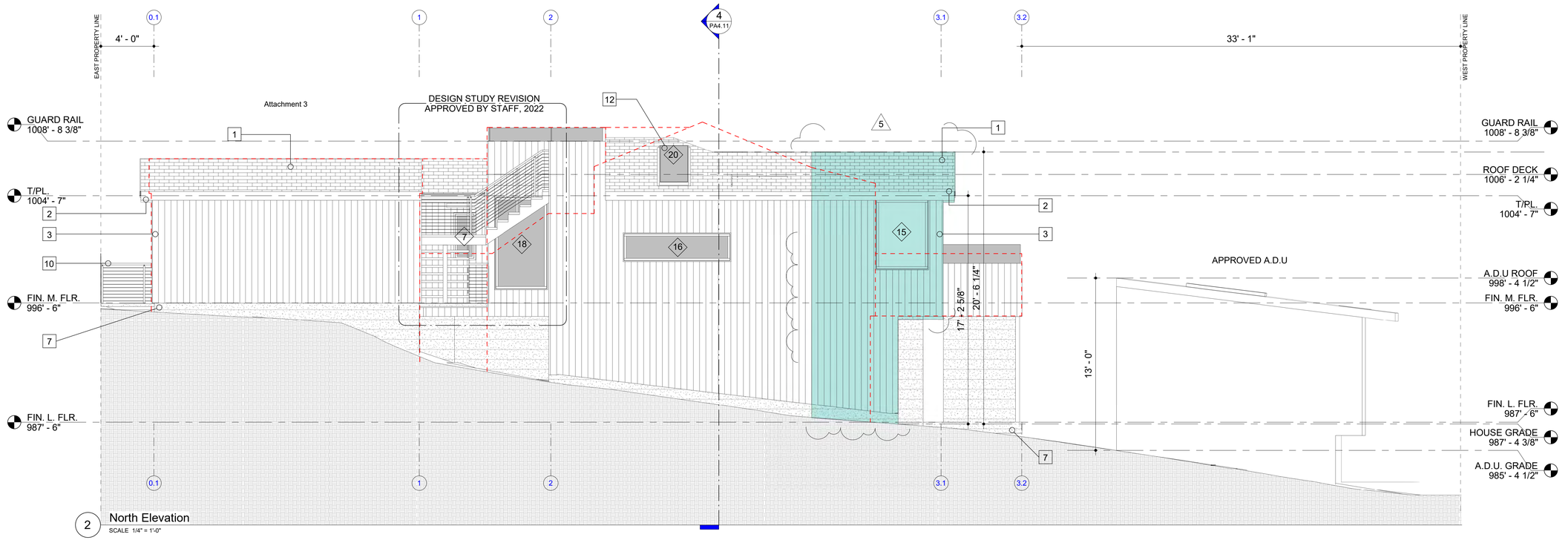
FASCIA, GUTTERS, GUARD RAIL, GARAGE DOOR & ENTRY CANOPY:
COLOR: BENJAMIN MOORE
"NIGHTFALL" - GRAY & BEIGE MIX

FOUNDATION WALLS:
BOARD FORMED CONCRETE
W/ 5 LBS./YD/ "LAMP BLACK"
INTEGRATED COLOR

OUTLINE OF THE APPROVED DESIGN

MAJOR MATERIALS

1. DA VINCI SLATE
2. PAINTED METAL GUTTERS & DOWNSPOUTS
3. CEDAR SIDING; SHOU SUGI BAN "PIKA PIKA"
4. WOOD WINDOWS
5. WOOD DOORS
6. IPE HARDWOOD DECKING
7. BOARD FORMED CONCRETE W/ INTEGRATED COLOR
8. CEDAR BRISE; COLOR: BEN MOORE "NIGHTFALL"
9. CLEAR, TEMPERED GLASS GUARD RAIL
10. POWER COATED METAL GUARD RAIL
11. MAHOGANY GARAGE DOOR WITH OBSCURE GLASS
12. SKYLIGHT WITH BLACKOUT SHADE



2 North Elevation
SCALE 1/4" = 1'-0"

THOMAS BATEMAN HOOD
SW Corner of Lincoln & 4th Ave
Carmel, California 93921
P.O. Box 4916
831 - 622 - 9912
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:

ALTERATIONS & ADDITION FOR: pINE TREES LOT 3 7NW OF OCEAN ON CASANOVA ST. CARMEL, CA 93921
A.P.N.:010-251-003

OWNER:

MCLEOD GROUP, INC. 112 LAKE ST. SUITE #200
KIRKLAND, WA 98033
T:425-985-0555

REVISIONS:

5	12-16-22
6	04-21-23

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS

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ARCHITECTURAL STAMP:

LICENSED ARCHITECT
THOMAS BATEMAN HOOD
NO. C19470
07/31/21
STATE OF CALIFORNIA

THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: JC

PRINT DATE:

DRAWING DATE: 12/16/2022

PAGE TITLE:

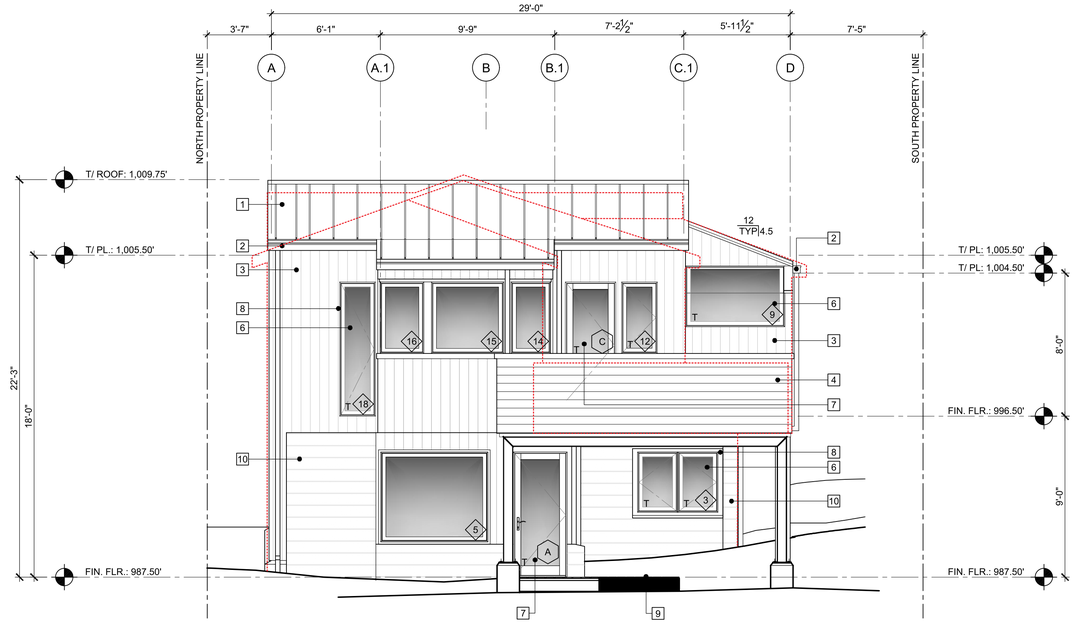
PROPOSED ELEVATIONS

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

SHEET:

A3.21

OF SHEETS



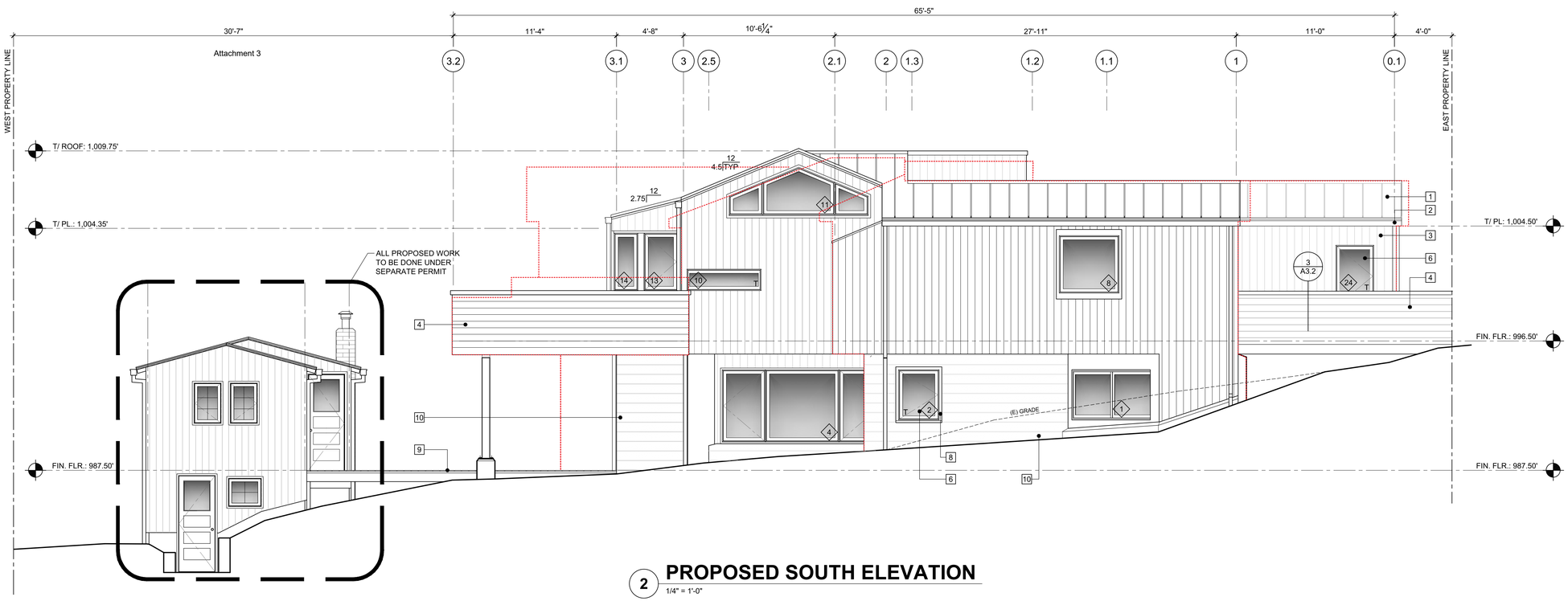
1 **PROPOSED WEST ELEVATION**

1/4" = 1'-0"

OUTLINE OF THE PROPOSED DESIGN

MAJOR MATERIALS

1. STEEL STANDING SEAM ROOFING, 16" o.c.
2. COPPER GUTTERS & DOWNSPOUTS
3. VERTICAL CEDAR SIDING; PAINT GRADE
4. HORIZONTAL CEDAR SIDING; PAINT GRADE
5. MASONRY CHIMNEY; EXISTING
6. WOOD WINDOWS; PAINT GRADE
7. WOOD DOORS; PAINT GRADE
8. WOOD TRIM; PAINT GRADE
9. IPE HARDWOOD DECKING
10. BOARD FORMED CONCRETE w/ INTEGRATED COLOR



2 **PROPOSED SOUTH ELEVATION**

1/4" = 1'-0"

THOMAS BATEMAN HOOD ARCHITECTURE

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SW Corner of Lincoln & 4th Ave.
Carmel, California 93921
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tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:

ALTERATIONS & ADDITION FOR:
PINE TREES LOT 3
7 NW OF OCEAN ON CASANOVA ST.
CARMEL, CA 93921
A.P.N.: 010-251-003

OWNER:

McLEOD GROUP, INC.
112 LAKE ST. SUITE #200
KIRKLAND, WA 98033
T: 425-985-0555

REVISIONS:

1. 08-19-2020 - RFI #1
2. 09-18-2020 - RFI 2
3. 10-01-2020 - PLANNING REV

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ARCHITECTURAL STAMP:

LICENSED ARCHITECT THOMAS BATEMAN HOOD NO. C19470 07/31/21 STATE OF CALIFORNIA

THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: **THB/ADS/TMK**

PRINT DATE: **10-07-2020**

DRAWING DATE: **10-07-2020**

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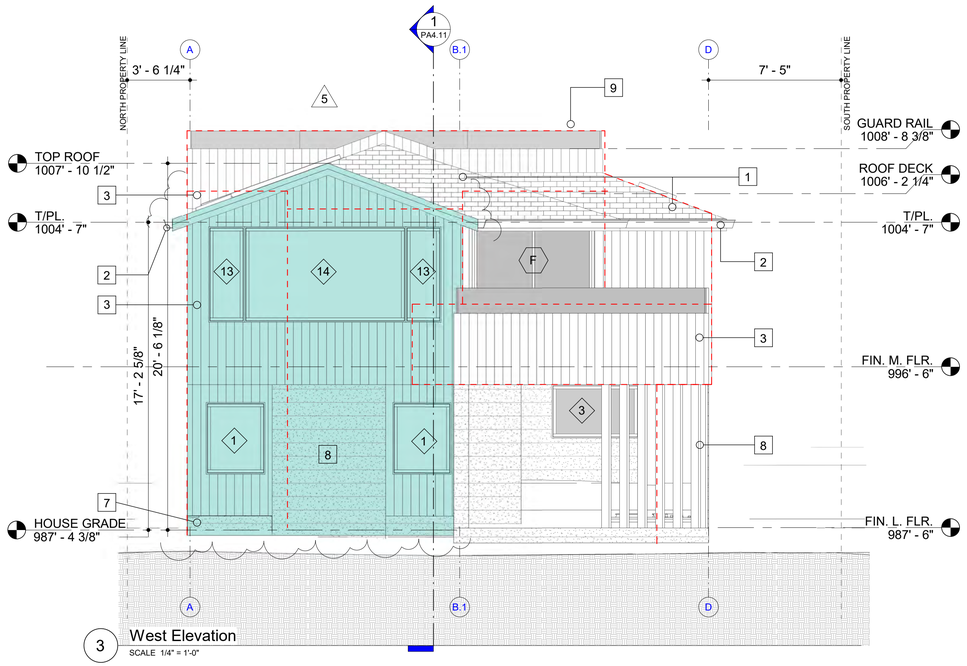
APPROVED ELEVATIONS

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

SHEET:

A3.3

OF SHEETS



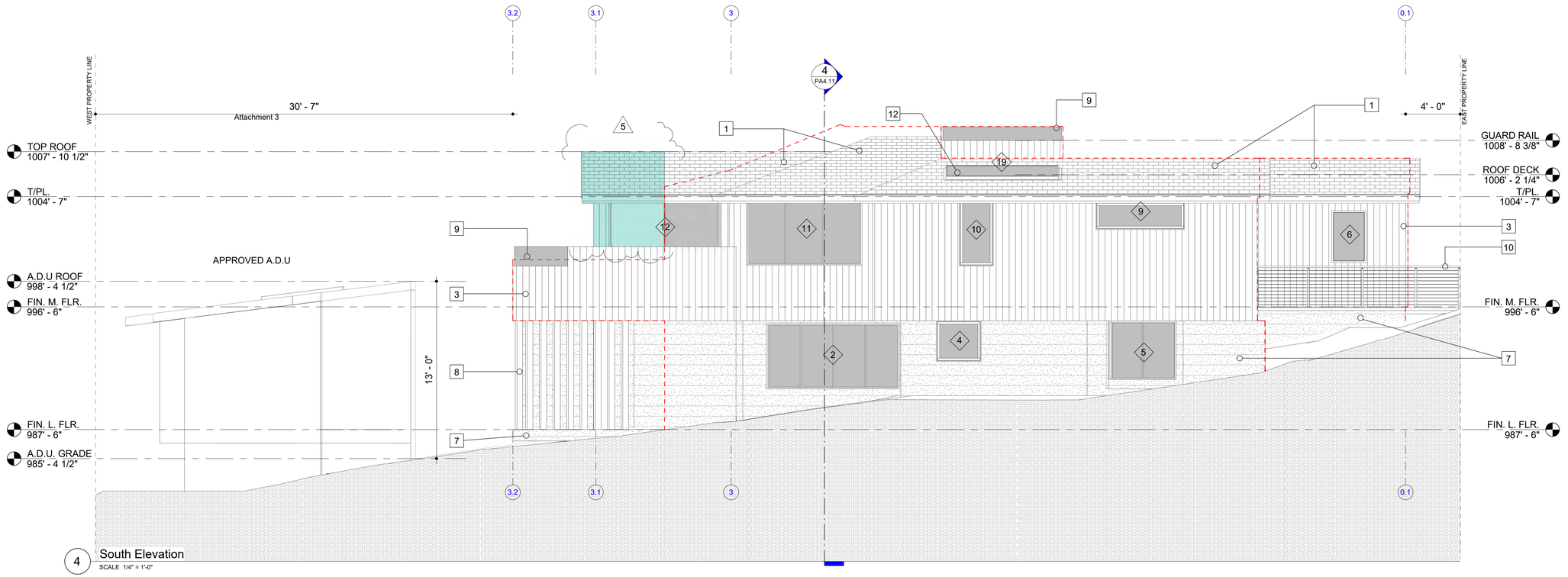
3 West Elevation
SCALE 1/4" = 1'-0"



OUTLINE OF THE APPROVED DESIGN

MAJOR MATERIALS

1. DA VINCI SLATE
2. PAINTED METAL GUTTERS & DOWNSPOUTS
3. CEDAR SIDING; SHOU SUGI BAN "PIKA PIKA"
4. WOOD WINDOWS
5. WOOD DOORS
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7. BOARD FORMED CONCRETE W/ INTEGRATED COLOR
8. CEDAR BRISE; COLOR: BEN MOORE "NIGHTFALL"
9. CLEAR, TEMPERED GLASS GUARD RAIL
10. POWER COATED METAL GUARD RAIL
11. MAHOGANY GARAGE DOOR WITH OBSCURE GLASS
12. SKYLIGHT WITH BLACKOUT SHADE



4 South Elevation
SCALE 1/4" = 1'-0"

THOMAS BATEMAN HOOD
ARCHITECTURE

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P.O. Box 4916
831 - 622 - 9912
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:

ALTERATIONS & ADDITION
FOR: pINE TREES LOT 3
7NW OF OCEAN ON
CASANOVA ST. CARMEL,
CA 93921
A.P.N.:010-251-003

OWNER:

MCLEOD GROUP, INC. 112
LAKE ST. SUITE #200
KIRKLAND, WA 98033
T:425-985-0555

REVISIONS:

5	12-16-22
6	04-21-23

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THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: JC

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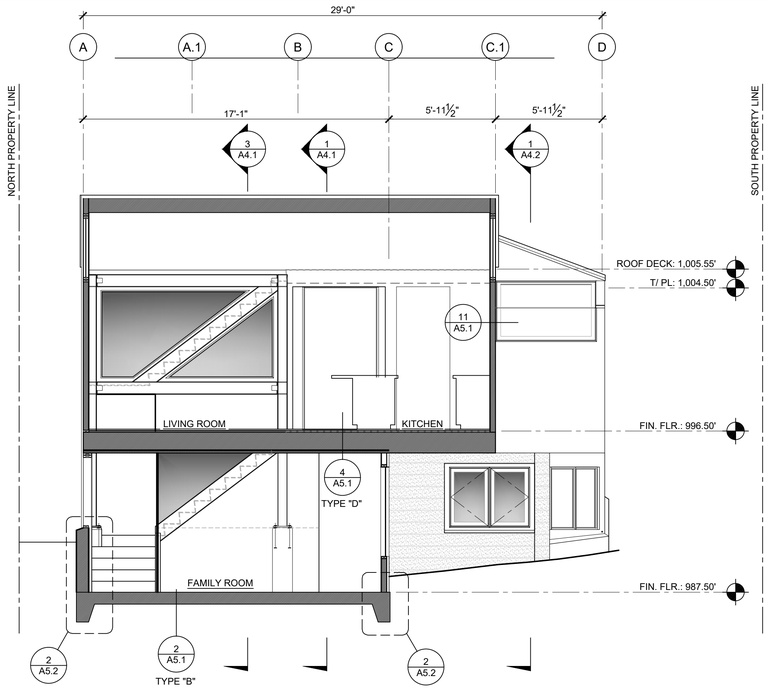
PROPOSED
ELEVATIONS

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

SHEET:

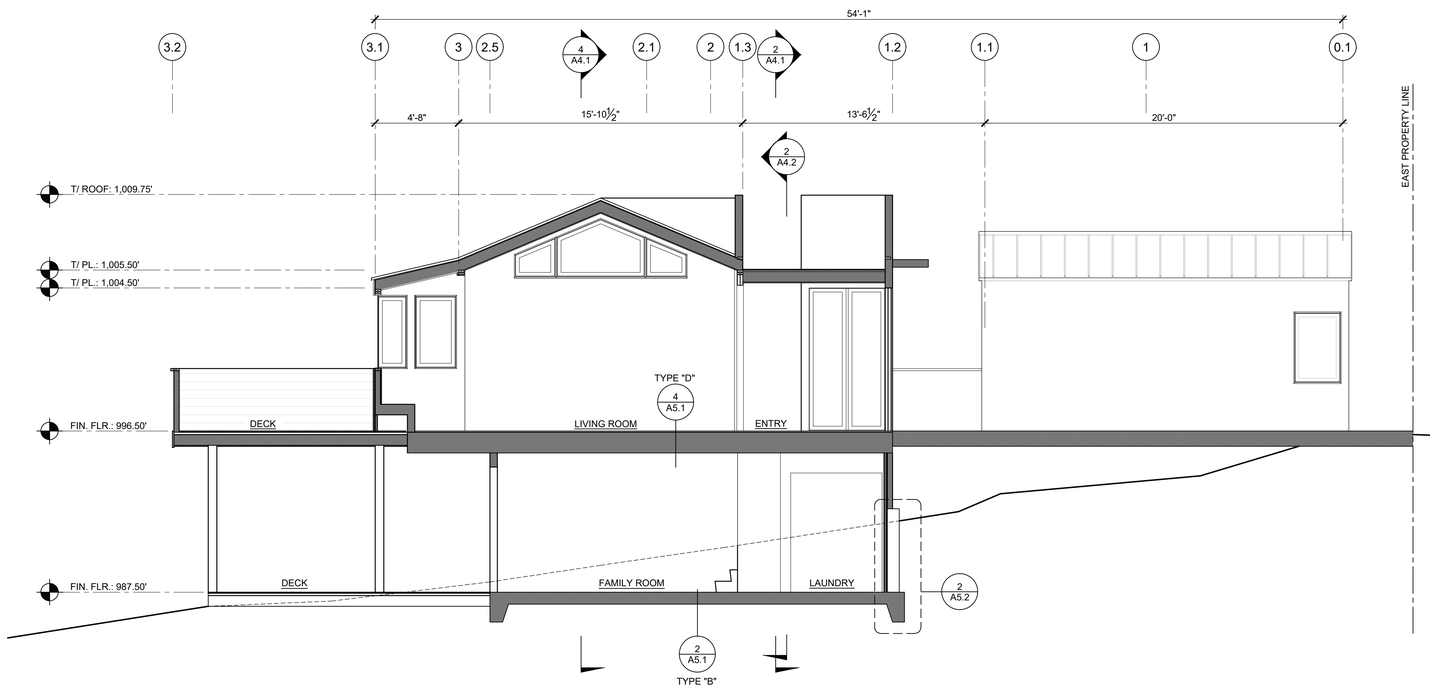
A3.31

OF SHEETS



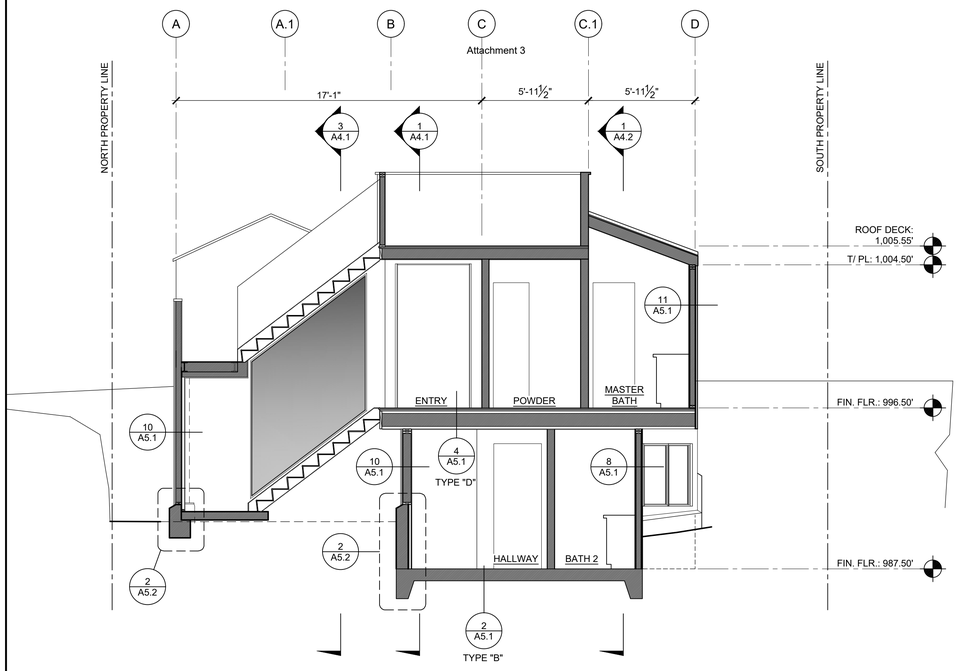
2 SECTION B-B

1/4" = 1'-0"



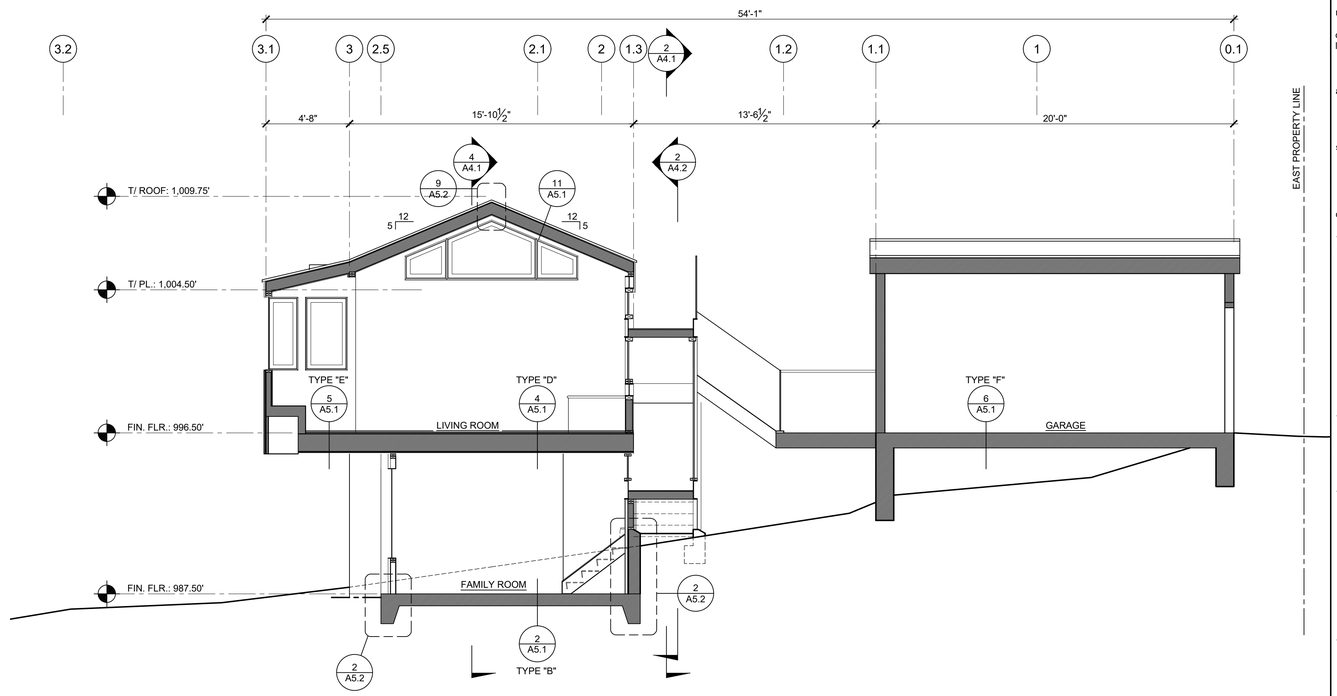
1 SECTION A-A

1/4" = 1'-0"



4 SECTION D-D

1/4" = 1'-0"



3 SECTION C-C

1/4" = 1'-0"

THOMAS BATEMAN HOOD ARCHITECTURE

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Carmel, California 93921
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PROJECT:

ALTERATIONS & ADDITION FOR:
PINE TREES LOT 3
7 NW OF OCEAN ON CASANOVA ST.
CARMEL, CA 93921
A.P.N.: 010-251-003

OWNER:

McLEOD GROUP, INC.
112 LAKE ST. SUITE #200
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APPROVED SECTIONS

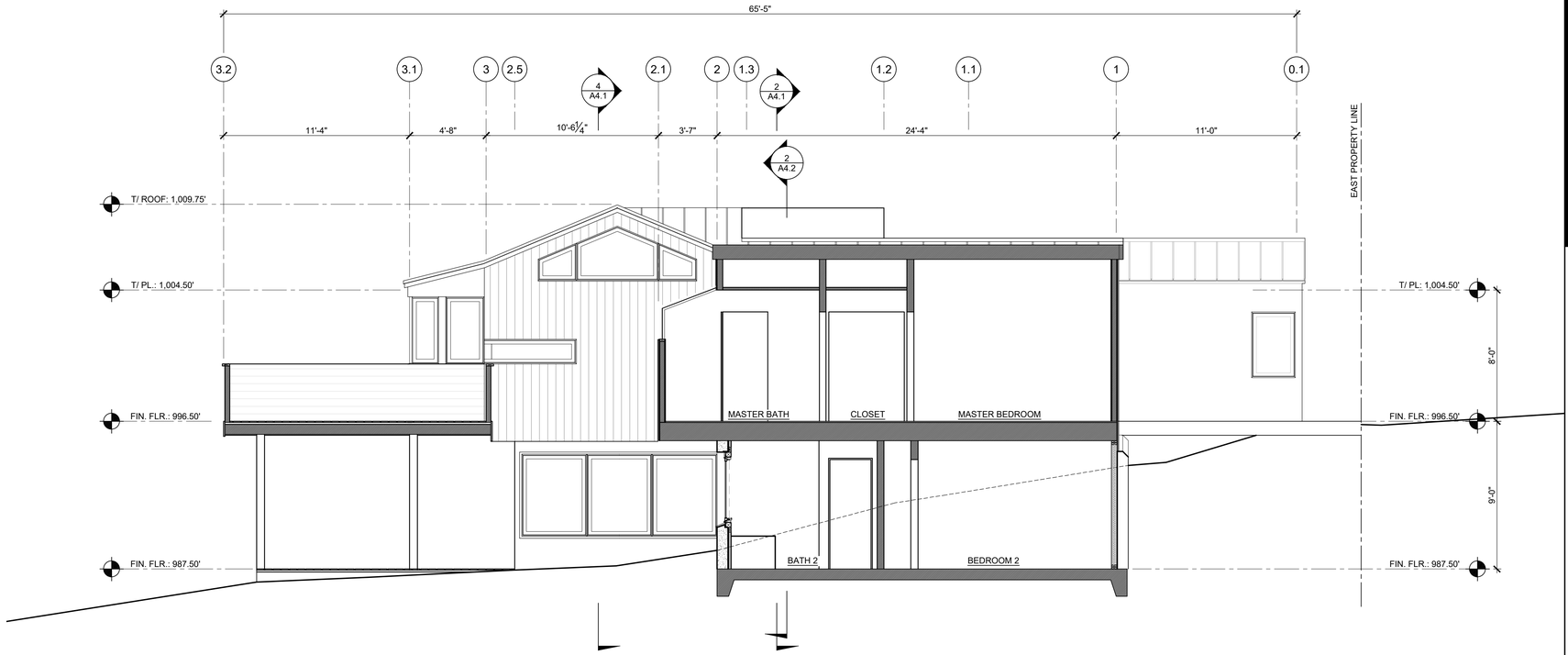
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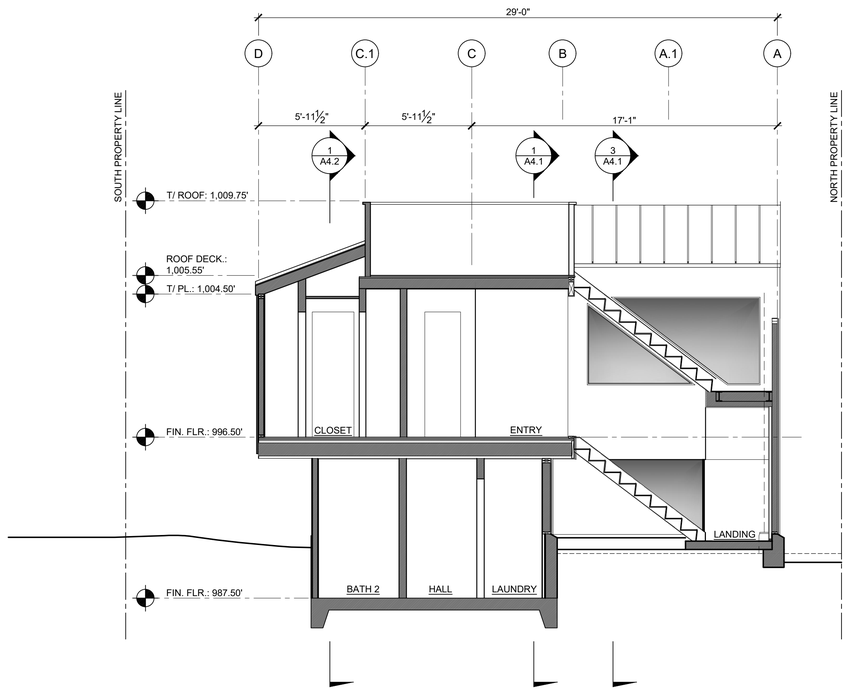
A4.1

OF SHEETS

Attachment 3



1 **SECTION E-E**
1/4" = 1'-0"



2 **SECTION F-F**
1/4" = 1'-0"

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PROJECT:

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PINE TREES LOT 3
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A.P.N.: 010-251-003

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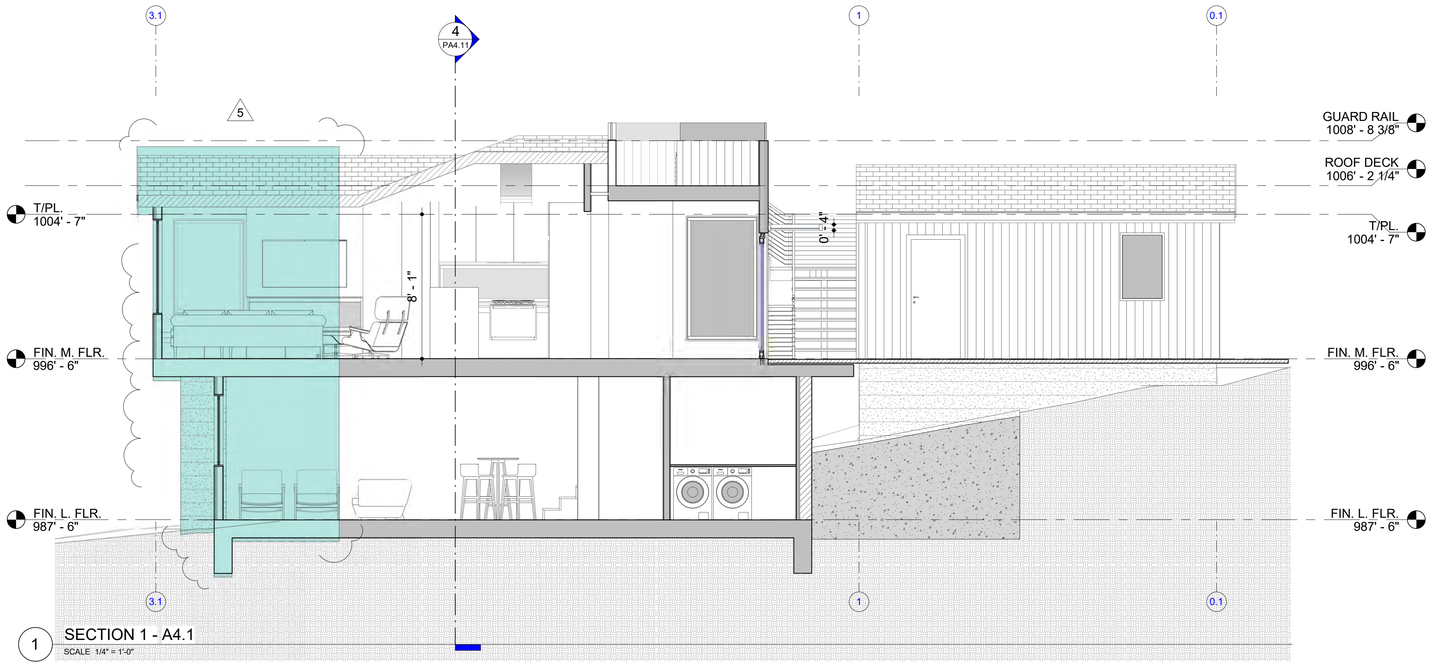
APPROVED SECTIONS

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

SHEET:

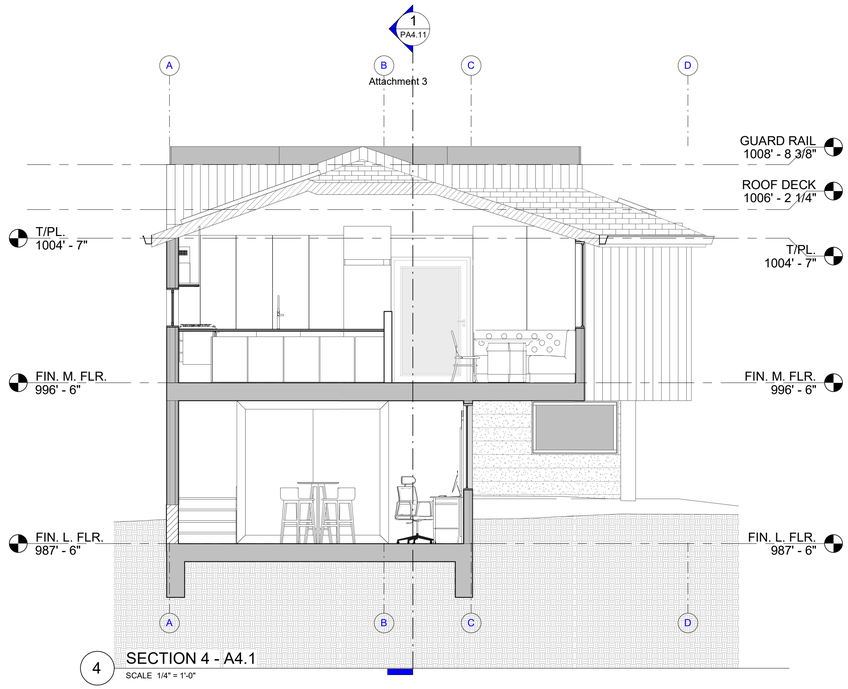
A4.2

OF SHEETS



1 SECTION 1 - A4.1

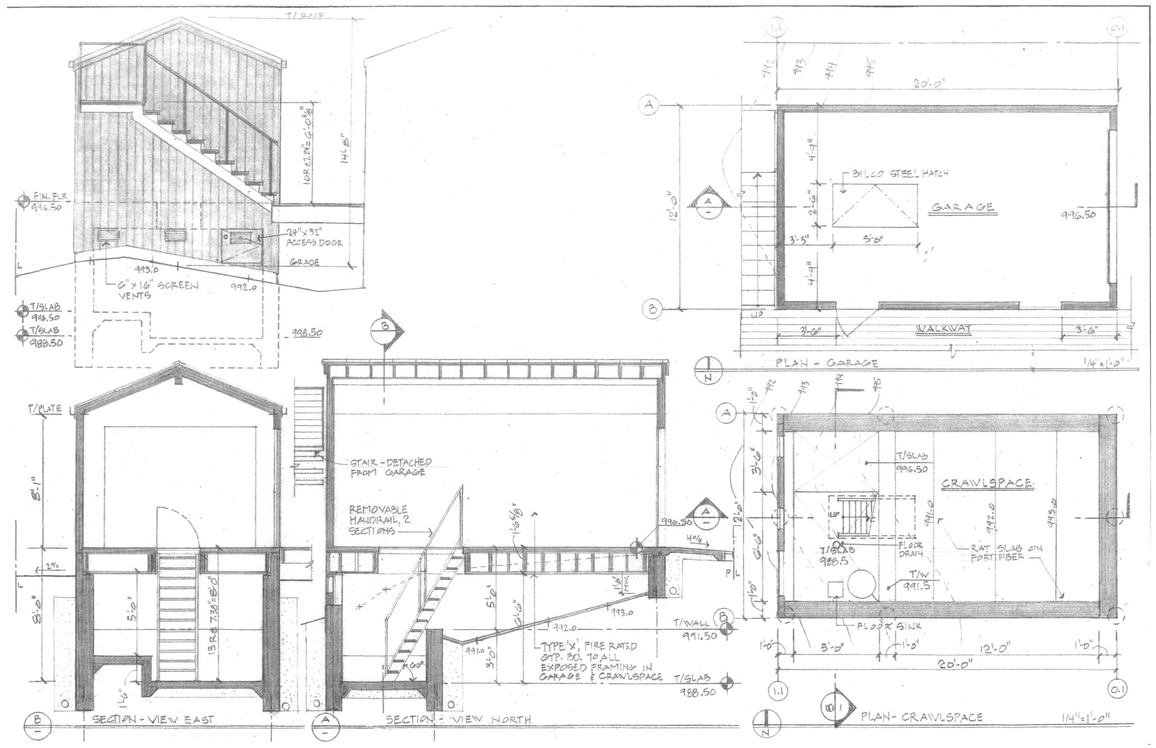
SCALE 1/4" = 1'-0"



4 SECTION 4 - A4.1

SCALE 1/4" = 1'-0"

6



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Carmel, California 93921
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PROJECT:

ALTERATIONS & ADDITION FOR: pINE TREES LOT 3 7NW OF OCEAN ON CASANOVA ST. CARMEL, CA 93921
A.P.N.:010-251-003

OWNER:

MCLEOD GROUP, INC. 112 LAKE ST. SUITE #200
KIRKLAND, WA 98033
T:425-985-0555

REVISIONS:

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THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: JC

PRINT DATE:

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PAGE TITLE:

PROPOSED SECTIONS / GARAGE & CRAWLSPACE

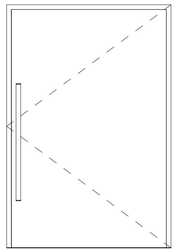
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SHEET:

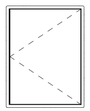
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OF SHEETS

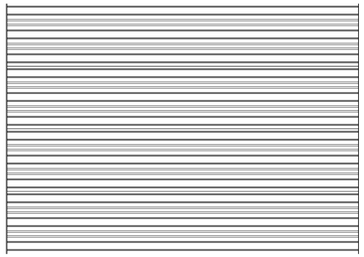
MARK	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	ROUGH OPENING (W X H)	STYLE	FRAME	INT. FINISH	GLASS TYPE
1	PIVOT	4' -4"	6' -8"	6'-10"	4' -6" x 6'-10'	AA	WOOD	CLEAR SEALER	_
2	OUTSWING	3'	5'	5'	3' -2" x 5' -2"	BB	WOOD	CLEAR SEALER	_
3	OVERHEAD SECTIONAL	9' -10"	7'	7' 2"	VERIFY	CC	WOOD	CLEAR SEALER	_
4	OUTSWING	2' -9"	6' -8"	6'-10"	2' -11" x 6'-10"	DD	WOOD	CLEAR SEALER	_
5	INSWING	4' -5"	6' -8"	6'-10"	4' -7" x 6'-10"	EE	WOOD	CLEAR SEALER	CLEAR OBSCURE GLASS
6	SLIDING	6' -8"	7' -10"	8'	6' -10" x 8'	FF	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING



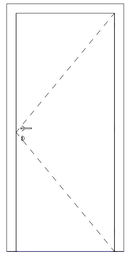
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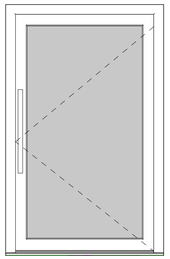
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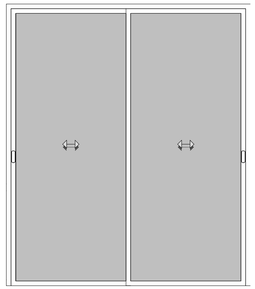
3 CC SCALE 1/2" = 1'-0"



4 DD SCALE 1/2" = 1'-0"



5 EE SCALE 1/2" = 1'-0"



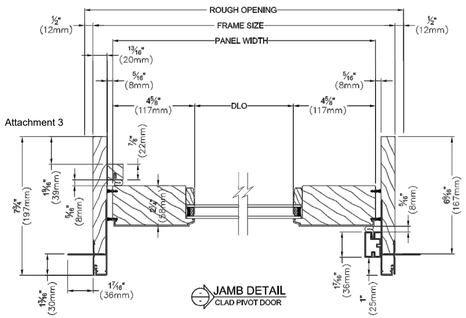
6 FF SCALE 1/2" = 1'-0"

Clad Pivot Door - Right Outswing or Left Inswing

Scale: 3" = 1'-0"

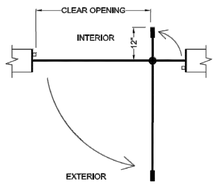
Operable - Horizontal

6 9/16" JAMB

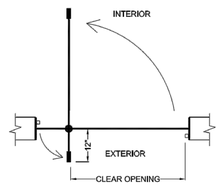


JAMB DETAIL
CLAD PIVOT DOOR

RIGHT OUTSWING



LEFT INSWING



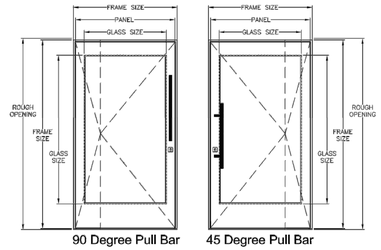
SIERRA PACIFIC WINDOWS

www.sierrapacificwindows.com
800-824-7744

Updated: 5/19

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

Clad Inswing/Outswing Pivot Door



EXAMPLE: C-OPVD-6096

WIDTH CALLOUT / HEIGHT CALLOUT

PANEL WIDTH	GLASS SIZE	ROUGH OPENING WIDTH	FRAME WIDTH
42	33 5/8" (854)	45 3/16" (1148)	44 3/16" (1122)
48	39 5/8" (1006)	51 3/16" (1300)	50 3/16" (1278)
60	51 5/8" (1311)	63 3/16" (1605)	62 3/16" (1580)
72	63 5/8" (1616)	75 3/16" (1910)	74 3/16" (1884)

PANEL HEIGHT	GLASS SIZE	ROUGH OPENING HEIGHT	FRAME HEIGHT
89 1/2	71 9/16" (1818)	92 3/16" (2342)	91 7/16" (2323)
95 1/2	77 9/16" (1970)	98 3/16" (2494)	97 7/16" (2475)
107 1/2	89 9/16" (2275)	110 3/16" (2799)	109 7/16" (2780)
119 1/2	101 9/16" (2580)	122 3/16" (3104)	121 7/16" (3085)

Notes:
1. Elevation shown with 12" bottom rail, 6 13/16" top rail, and 4 5/8" stiles. 10" bottom rail and 5 5/8" stiles are available.
2. Elevation is as viewed from exterior.
3. Left outswing or right inswing and right outswing or left inswing operation available.
4. Maximum callout size: 50 square feet.

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Updated: 05/19

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DOOR NOTES:

HARDWARE NOTES:

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, U.O.N.:

1. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE A MAXIMUM HEIGHT OF ½" ABOVE FINISH FLOOR.
4. PROVIDE 4" X 4" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE FINISH PER OWNER.
5. PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS AS SHOWN.

DOOR NOTES:

1. SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION.
2. ALL DOOR GLAZING TO BE TEMPERED:
   S.G. = STAIN GRADE
   P.G. = PAINT GRADE
   MFR. = MANUFACTURER
3. TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING.
4. VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
5. PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESSES AS SHOWN.

EGRESS NOTES (CRC SEC. R311.2):

1. AT LEASE ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT.
2. EGRESS DOORS SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (831 MM) WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD).
3. THE MINIMUM CLEAR HEIGHT OF THE EGRESS DOOR OPENING SHALL NOT BE LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.
4. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

GLAZING NOTES:

1. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLAZING SHALL BE DOUBLE INSULATED CLEAR "LOW-E II", ARGON FILLED.
3. INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE AND SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS:
   A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
   B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
   C. GLAZING IN ALL UNFRAMED SWINGING DOORS.
   D. GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE DRAIN OUTLET.
   E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
   F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING
4. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

THOMAS BATEMAN HOOD ARCHITECTURE

THOMAS BATEMAN HOOD
SW Corner of Lincoln & 4th Ave
Carmel, California 93921
P.O. Box 4916
831 - 622 - 9912
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:

ALTERATIONS & ADDITION FOR: pINE TREES LOT 3 7NW OF OCEAN ON CASANOVA ST. CARMEL, CA 93921
A.P.N.:010-251-003

OWNER:

MCLEOD GROUP, INC. 112 LAKE ST. SUITE #200
KIRKLAND, WA 98033
T:425-985-0555

REVISIONS:

5 12-16-22
6 04-21-23

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS

The drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: JC

PRINT DATE:

DRAWING DATE: 12/16/2022

PAGE TITLE:

PROPOSED DOOR SCHEDULE

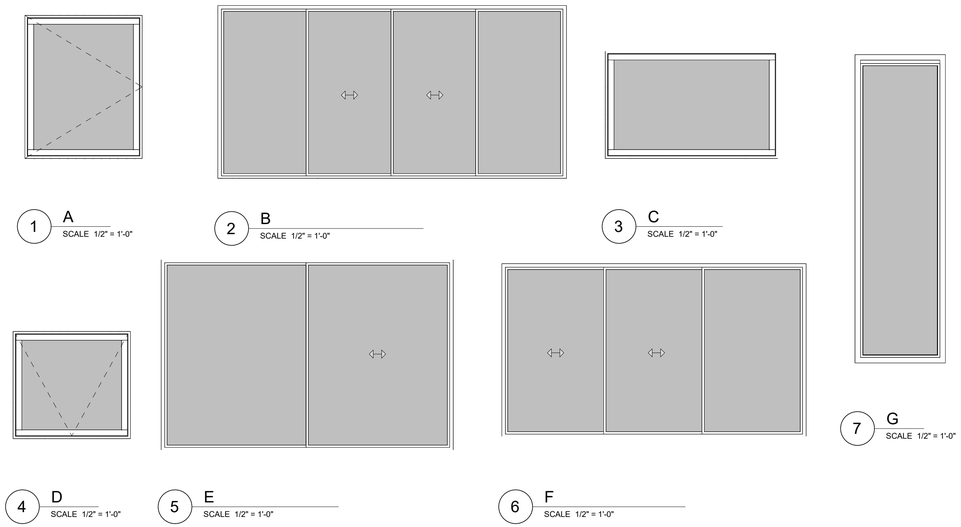
SCALE: 1/2" = 1'-0"

SHEET:

A6.11

OF SHEETS

WINDOW STYLES



MARK	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	ROUGH OPENING (W X H)	STYLE	FRAME	INT. FINISH	GLASS TYPE
1	CASEMENT	3' -2"	3' -10"	7'	3' -4" x 4'	A	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
2	SLIDING	9' -7"	4' -8"	8'	9' -9" x 4' -10"	B	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
3	FIXED	4' -8"	2' -10"	8'	4' -10" x 3'	C	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
4	AWNING	3' -1"	2' -10"	8'	3' -3" x 3'	D	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
5	SLIDING	4' -8"	4' -2"	8'	4' -10" x 4' -4"	E	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
6	FIXED	2' -4"	3' -8"	7'	2' -6" x 3' -10"	C	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
7	CASEMENT	1' -6"	3' -5"	8'	1' -8" x 3' -7"	A	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
8	FIXED	10' -5"	3' -4 1/2"	10' -10"	10' -7" x 3' -6 1/2"	C	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
9	AWNING	6' -4"	1' -10"	10'	6' -6" x 2'	D	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
10	CASEMENT	2' -4"	4' -10"	8'	2' -6" x 5'	A	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
11	SLIDING	8' -4"	4' -10"	8'	8' -6" x 5'	F	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
12	SLIDING	8'	4' -10"	8'	8'-2" x 5'	E	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
13	CASEMENT	1' -10"	5' -4"	8'	2' x 5' -6"	A	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
14	FIXED	8' -10"	5' -4"	8'	9' x 5' -6"	C	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
15	FIXED	3' -10"	5' -4"	8'	4' x 5' -6"	C	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
16	FIXED	8'	2'	5' -3 1/2"	8' -2" x 2' -2"	C	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
17	FIXED	6' -10"	6' -10"	8'	7' x 7'	C	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
18	FIXED	3' -10"	6' -10"	8'	4' x 7'	C	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
19	SKY LIGHT	7' -10"	2' -4"	_	8' x 2' -6"	G	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING
20	SKY LIGHT	7' -10"	2' -4"	_	8' x 2' -6"	G	WOOD	CLEAR SEALER	CLEAR LOW E. INSULATING

WINDOW NOTES:

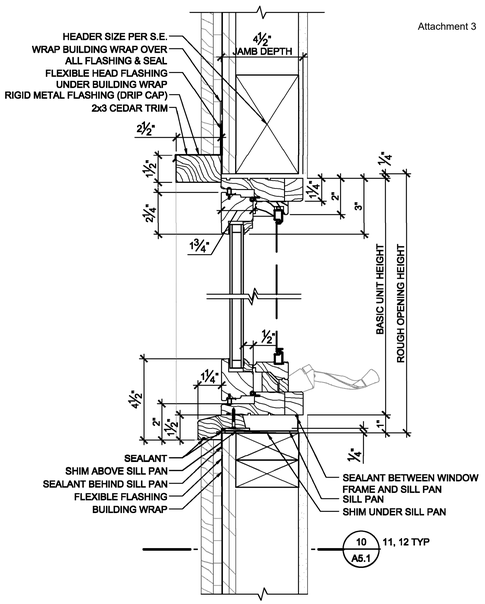
1. ALL CASEMENT WINDOWS SHALL PIVOT TO FACILITATE CLEANING THE EXTERIOR FROM THE INTERIOR.
2. AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UN-TEMPERED OBSCURE.
3. SEE FLOOR PLANS FOR WINDOW LOCATIONS.
4. SEE EXTERIOR ELEVATIONS FOR WINDOW MUNTINS, MULLIONS, OPERATION, ETC.
5. ALL DIVIDERS TO BE TRU DIVIDERS.
6. WINDOW SIZES INDICATED ARE APPROXIMATE AND MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS.
7. ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EMERGENCY EGRESS REQUIREMENTS, I.E.: A MINIMUM CLEAR OPENING OF 5.7 S.F., A NEW OPENING WIDTH OF 1'-8", A HEIGHT OF 2'-0" AND A MAXIMUM SILL HEIGHT OF 3'-8" ABOVE FINISH FLOOR.
8. SEE SPECIFICATIONS FOR TECHNICAL DATA, FINISHES, HARDWARE, WEATHERSTRIPPING, ETC.
9. WALL WIDTHS MAY VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.

GLAZING NOTES:

1. VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.
2. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
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   - F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING
5. VERIFY SWING HAND OF OPERABLE WINDOWS, SEE A3.1 & A3.2 BUILDING ELEVATIONS.
6. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
7. PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS AS SHOWN.

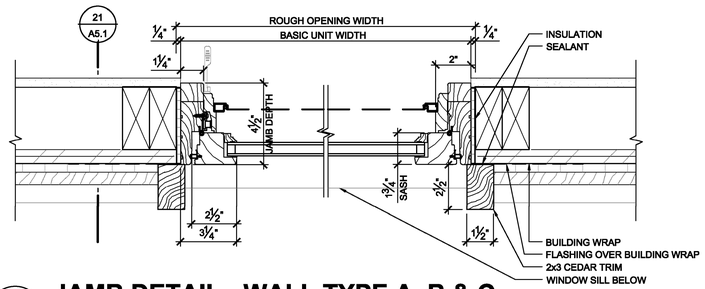
1 HEAD DETAIL - WALL TYPE A, B & C

SCALE: 3" = 1' -0"



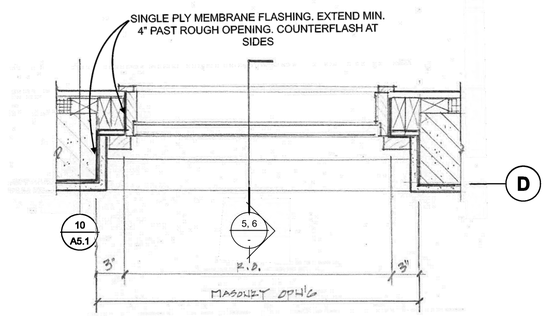
2 SILL DETAIL - WALL TYPE A, B & C

SCALE: 3" = 1' -0"



3 JAMB DETAIL - WALL TYPE A, B & C

SCALE: 3" = 1' -0"

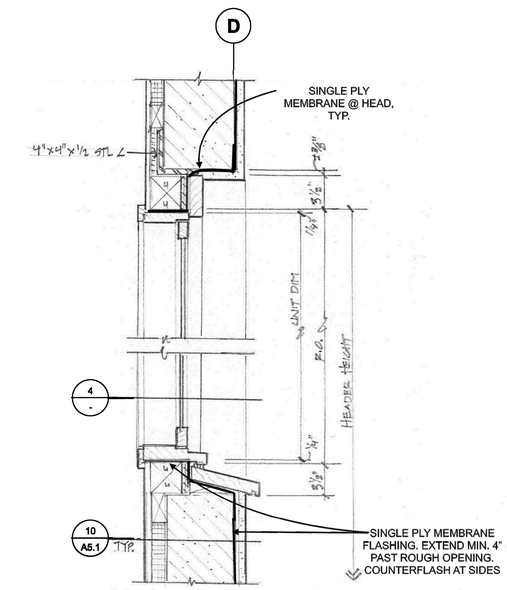


4 JAMB DETAIL - WALL TYPE E

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

5 HEAD DETAIL - WALL TYPE E

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



6 SILL DETAIL - WALL TYPE E

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

THOMAS BATEMAN HOOD
SW Corner of Lincoln & 4th Ave
Carmel, California 93921
P.O. Box 4916
831 - 622 - 9912
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:

ALTERATIONS & ADDITION FOR: pINE TREES LOT 3 7NW OF OCEAN ON CASANOVA ST. CARMEL, CA 93921
A.P.N.:010-251-003

OWNER:

MCLEOD GROUP, INC. 112 LAKE ST. SUITE #200
KIRKLAND, WA 98033
T:425-985-0555

REVISIONS:

5	12-16-22
6	04-21-23

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS

The drawings, specifications and other documents prepared by the architect for this project are instrumentals of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect, Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:

LICENSED ARCHITECT THOMAS BATEMAN NO. C19470 07/31/21 STATE OF CALIFORNIA

THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: JC

PRINT DATE:

DRAWING DATE: 12/16/2022

PAGE TITLE:

PROPOSED WINDOW SCHEDULE

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

SHEET:

A6.21

OF SHEETS

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

May 10, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 23-022 (Bellasis)**: Consideration of a Concept Design Study for a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story, located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District. APN 010-013-004

Application: DS 23-022 (Bellasis)
APN: 010-013-004
Block: 1B
Lot: 2
Location: 4th Avenue 2 northeast of Lobos Street
Applicant: Adam Jeselnick, Architect
Property Owner: Nicholas Bellasis

Executive Summary:

The applicant is requesting approval of a Concept Design Study for an addition to a one-story single family residence. The major alterations to be considered for the concept hearing are an addition to the front of the residence, a new second story addition, and window changes throughout.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for a 716 square foot addition to an existing one-story single family residence including a new 509 square foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District; APN 010-013-004.

Background and Project Description:

The project site is a 7,392 square-foot lot developed with a 1,825 square-foot one story residence inclusive of a 270 square foot attached garage.

The existing one story residence is finished primarily with lapped siding with hipped composition shingle roof forms throughout. The applicant is proposing to demolish 45% of the existing exterior building walls to accommodate an addition and new second floor to the structure. The ground floor of the building is proposed to be expanded by 206 square feet and a new 509 square foot second story addition is also proposed. The building is also proposed to be re-finished with a combination of horizontal wood siding and board and batten, new aluminum clad wood windows, with a new standing seam metal roof.

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

Staff Analysis:

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

The site contains four significant trees and one moderately significant tree -only one significant tree species is identified on the forest's evaluation (a liquidambar) and the remaining trees have been classified as "other" but have been rated as significant or moderately significant by the city forester (refer to Attachment 4, Sheet A0.1). Based on the tree protection plan (refer to Attachment 4, Sheet A2) all new foundations appear to be adequately setback from existing trees, however, there is one tree within the structural root zone within an existing foundation where the building walls are proposed to be re-built. In the past, the forester has generally not been concerned about existing foundations as the roots have already been impacted, however, new excavation should adhere to the standard tree protection and preservation standards. None of the trees are proposed for removal.

Findings #2 for Concept Design Study Approval Requires that "the project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design." For sites greater than 7,000 square feet, the recommended tree density is 5 upper canopy trees and 4 lower canopy trees. The design objective states that "each site should contribute to the urban forest or other vegetation characteristic of the neighborhood, by harboring an appropriate number and mix of trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape" (CMC 17.10.010.A). As currently proposed, no additional trees are proposed to be planted on-site and a landscape plan has not been included in the plan set. As such staff has included Draft Condition of Approval #2 stating, "prior to scheduling for final details review the applicant shall revise plans to meet the recommended tree density for the site. The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan." Also see discussion on site coverage under "Considerations for Final Details Review" section and Condition of Approval #2.

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

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

location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites."

When story poles were first installed on the site (late March/early April), staff had been contacted by the neighbor to the north who expressed concerns regarding privacy and views. Staff provided the project plans to the neighbor, and on April 10, 2023, conducted a site visit at the neighbors home to understand the potential impacts. Staff requested the neighbor provide a letter to be included in the staff report that stated their concerns. A follow up request was provided on April 26, 2023, however, to-date, staff has not received any additional follow up correspondence from the neighbor with specifics about their privacy concerns.

In the absence of a letter from the neighbor and based on the assessment of the project plans and site visit, in staff's opinion the project is consistent with Finding #5 for reasonable preservation of views and privacy.

At the ground level, while windows are proposed to be replaced and relocated throughout, the existing and proposed site conditions (such as landscaping/topography, fences, and walls) minimize or negate any impacts to the changes in windows on the lower floor. While there is a new top floor, the placement of windows appears to be thoughtful and pose minimal privacy impacts, if any. Additionally, there do not appear to be any significant views associated with the new second story.

The nearest windows on the new second floor that face the neighbor to the north are located 23'1" from the northern property line. Additionally, these windows are located in a bathroom above a bathtub, between two sinks, and above a toilet -based on the locations and setback from the property line any impacts would be minimal. A bedroom window also faces north; however, this window is setback 30'7" from the northern property line. New windows are also proposed to face east and be located in the aforementioned bathroom or in an office, however, these windows will overlook the driveway of the adjacent property. The windows to the west and south face either the street or the interior of the property.

As proposed, the project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to maintaining a reasonable amount of solar access and reasonable privacy to adjoining sites (CMC 17.64.080).

Mass/Bulk and Building/Roof Form:

Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to "limit the number of subordinate attachments, such as dormers, to avoid cluttered design."

In plan, the existing building is an H-shaped form that is proposed to remain. A new addition is proposed for the front elevation, a small addition toward the rear that faces the street, and a new second floor addition. However, the building is proposed to maintain the same general form as is existing (refer to Figure 1, below).

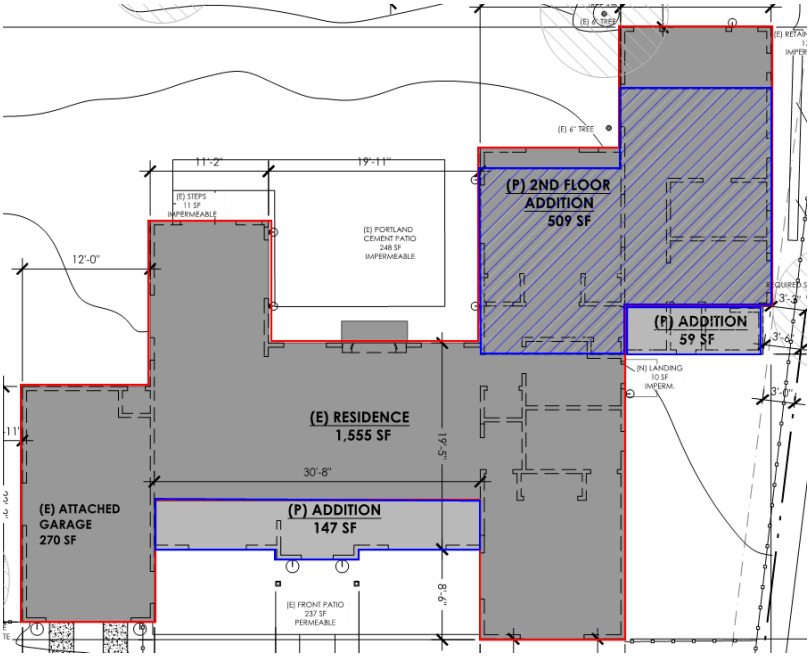


Figure 1. Location of proposed additions. Existing building footprint outlined in red; location of additions outlined in blue -new second floor hatched blue.

In preparation of the staff report, staff noted that the main roof ridge of the lower floor (parallel to the street) is proposed to increase in height by approximately 2-feet (existing elevation point: 96.48'; proposed elevation point: 98.40'). The increase in height was not represented by the story poles, however this change appears to be minimal and is still within the height limits for a one-story element (approximately 13'7" tall). However, to ensure the full project can be evaluated appropriately and consistent with standard city practice, Draft Condition of Approval #3 has been included stating, prior to scheduling for final details review, the story poles shall be revised to accurately depict the heights and locations of all new roofs and additions consistent with the city's story pole policy.

The new second story element is proposed to be 8'9" higher than the new lower roof ridge and the second floor roof ridge will have an elevation point of 107.15' (21'7" tall, from grade with 17'8" plate heights). The new second story element is setback away from the street, as encouraged by the Residential Design Guidelines. The new additional massing is also located adjacent to the larger two story site to the east (adjacent site is not located within the city limits, located in unincorporated Monterey County) and away from the smaller one story home to the west that creates a more natural transition in building massing when viewed from the street.

The roof form is proposed to be comprised of primarily hipped roof forms with a gabled feature, and shed roofed (1:12) dormer elements at the front entry. The Residential Design Guidelines state, limit the number of subordinate attachments, such as dormers, to avoid cluttered design. In staff's opinion, the number of dormers are appropriate and in scale with the building.
Project complies with the Residential Design Guidelines pertaining to mass and bulk and building and roof form and meets Concept Phase Approval Findings #3 and #4 pertaining to avoiding the use of complex building forms and maintaining a scale similar to those in the immediate neighborhood (CMC 17.64.080).

Considerations for Final Details Review:
The building is also proposed to be re-finished with a combination of horizontal wood siding and board and batten, new aluminum clad windows, and a new standing seam metal roof.
Staff is requesting the Commission provide feedback on the proposed color of the residence. The applicant has proposed a white color as the primary building finish (actual color has not been identified in the plans) with "gull gray" windows and a black or dark gray standing seam metal roof. In the past, the

Commission has not been supportive of a primarily white color scheme with contrasting trim elements. Staff is requesting the Commissions input ahead of the final details hearing. Based on past Commission direction, Draft Condition of Approval #4 has been included stating, prior to scheduling for final details review, the applicant shall revise the color palette for the residence using the Residential Design Guidelines as guidance. Draft Condition of Approval #5 has also been included requesting the specific color information be identified in the plans.
In respect to colors, the Residential Design Guidelines state:

> *Traditionally, builders used muted colors in Carmel. In many cases, the natural earth tones of stone and the dark tans of stained siding dominated a site. ·Even when buildings were painted, muted earth tones were used to help blend with the forest. This tradition should be continued.*
>
> *Occasionally, a brighter color scheme appeared, particularly on some Mission Revival styles. However, these typically were located on large lots where extensive planting filtered the view and muted the overall impact. When bright colors are now used in more densely developed conditions, the impacts can be much greater than in the past. Therefore, muted color schemes are preferred.*
>
> *Muted earth tones should be dominant elements of a building's color palette. Limit the use of bright colors. If they are to be used, reserve their application to key accent features, such as an entry door. Pastel colors may be appropriate for some building styles, such as Mission Revival. Even in these cases, however, a subdued color scheme is preferred.*

In accordance with CMC 17.10.030.C.2. Nonconforming Site Coverage: Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with subsection (D)(3) of this section, Exterior Volume, 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.

As noted in Condition of Approval #2, the site will be required to meet the recommended tree density for the site. Additionally, based on the square footage being added to the site, the site will either be required to reduce the amount of coverage on-site to an amount that complies with the site coverage limits, or two times the amount of coverage for the site, whichever is less. A 7,392 sf site is permitted 621 sf of improvements, but may be increased to 917 if at least 50% of the improvements are permeable or semi-permeable. As proposed, the site will have 916 square feet of site coverage, 403 square feet of which is permeable site coverage (44%). As such either additional site coverage will need to be removed, or existing impermeable site coverage made permeable. This requirement has been reflected in Condition of Approval #7.

Additionally, the materials and finishes of the coverage improvements have not been identified throughout. Special Condition of Approval #6 has been included stating, prior to scheduling for final details review, the applicant shall provide material cut sheets of all exterior materials, including but not limited to driveway pavers, building stonework, exterior wall siding, roof materials, etc. If the commission is supportive of a standing seam metal roof, a physical sample should also be provided to ensure the finish is not reflective - this requirement has been included as Draft Condition of Approval #8.

Lastly, a landscape plan/forest enhancement plan has not been included which is required as part of all track 2 applications (CMC 17.34.040). Draft Condition of Approval #9 has been included stating prior to Final

Details Review, a landscape plan shall be submitted for review by staff and final approval by the Planning Commission.

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 - Data Table
Attachment 3 - Site Photographs
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR A 716 SQUARE FOOT ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE INCLUDING A NEW 509 SQUARE FOOT SECOND STORY LOCATED AT 4TH AVENUE 2 NORTHEAST OF LOBOS STREET IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-013-004

WHEREAS, on January 27, 2023, Adam Jeselnick ("Applicant") submitted an application on behalf of Nicholas Bellasis ("Owner") requesting approval of Track 2 Design Study application DS 23-022 (Bellasis) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 7,392-square-foot lot located at 4th Avenue 2 northeast of Lobos Street in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing a 716 square foot addition to an existing one-story single family residence including a new 509 square foot second story; and

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

WHEREAS, CMC 17.58.040.B.2 requires a Design Concept Review prior to consideration of the Final Details Review for project approval; and

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

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

WHEREAS, on or before April 30, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before April 30, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on May 10, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, acceptance of a Concept Design Study is "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

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

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE For each of the required design study findings listed below, staff has indicated whether the concept plans submitted or as recommended to be conditioned support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**

Attachment 1

1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✔	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✔	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✔	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✔	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✔	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✔	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study for a 716 square foot addition to an existing one-story single family residence including a new 509 square foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District; APN 010-013-004, subject to the draft conditions/recommendations listed below:

CONCEPT CONDITIONS OF APPROVAL		
No.		
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would	✔

Attachment 1

	affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.	
2.	**Tree Planting.** Prior to scheduling for final details review the applicant shall revise plans to meet the recommended tree density for the site. The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan.	✔
3.	**Story Poles.** prior to scheduling for final details review, the story poles shall be revised to accurately depict the heights and locations of all new roofs and additions consistent with the city's story pole policy	✔
4.	**Building Color - A.** Prior to scheduling for final details review, the applicant shall revise the color palate for the residence using the Residential Design Guidelines as guidance.	✔
5.	**Building Color - B.** Prior to scheduling for final details review, the applicant shall identify the color (manufacture and color name) for the proposed color identified in Condition #4, above.	✔
6.	**Material Cut Sheets.** Prior to scheduling for final details review, the applicant shall provide material cut sheets of all exterior materials, including but not limited to driveway pavers, building stonework, exterior wall siding, roof materials, etc.	✔
7.	**Site Coverage.** Prior to scheduling for final details review, the applicant shall revise the project plans to comply with the requirements outlined in CMC 17.10.030.C.2, Nonconforming Site Coverage.	✔
8.	**Metal Roof Sample.** Prior to scheduling for final details review, a physical sample of the metal roof shall be provided to the Community Planning and Building Department. The manufacturer's product information shall also be printed in the project plans.	✔
9.	**Landscape Plan.** Prior to scheduling for final details review, a landscape plan shall be submitted that includes the information listed on the Track 2 submittal checklist published by the Community Planning and Building Department.	✔

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 7,392 SQUARE-FOOT SITE			
Site Considerations*	**Allowed**	**Existing**	**Proposed**
Floor Area	2,824 SF (38%)	1,712 SF	2,810 SF*
Site Coverage	621 SF/917 SF	2,228 SF	977 SF
Trees (Upper/Lower)	5/4	0/5	0/5
Ridge Height	18’/24’	12’9”	13’8”/21’7
Plate Height	12’/18’	9’6”	9’6”/17’8”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	19’11”	19’11”
Composite Side Yard	20’ (25%*)	18’8”	18’8”***
Minimum Side Yard	3’	3’3”	3’3”
Rear**	15’/3’	17’3”	17’3”

* The width of a nonrectangular lot shall be the mean length of the front and rear property lines (CMC 17.06.020.M.2).

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

*** Existing non-conforming setback proposed to remain and be unaltered. All new additions will comply with composite setback.





Aereal Imagery of Site. Location of Property Lines are Approximate. Refer to Survey for location and dimensions of property lines.




94.43 Feet
79.02 Feet
87.85 Feet
22.57 Feet
23.3 Feet
47.7 Feet


37.85 Feet
94.43 Feet
47.7 Feet
23.3 Feet
79.02 Feet
22.57 Feet


47.7 Feet
23.3 Feet
22.57 Feet
87.85 Feet
79.02 Feet
94.43 Feet

Attachment 3



GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2019 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL 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

Attachment 4

A0	TITLE (PROJECT DATA AND SITE LOCATION)	A10	EXISTING AND PROPOSED NORTH ELEVATIONS
A0.1	SURVEY AND TREE PROTECTION	A11	EXISTING AND PROPOSED EAST ELEVATIONS
A1	EXISTING SITE PLAN	A12	DEMOLITION ELEVATIONS
A2	PROPOSED SITE PLAN	A13	EXISTING AND PROPOSED STREETSCAPE ELEVATIONS
A3	EXISTING PLAN		
A4	DEMOLITION PLAN	A14	DOOR AND WINDOW SCHEDULES
A5	PROPOSED FLOOR PLANS	A15	3D VIEWS
A6	EXISTING ROOF PLAN	A16	MATERIALS
A7	PROPOSED ROOF PLAN		
A8	EXISTING AND PROPOSED SOUTH ELEVATIONS	C1	COVER SHEET
		C2	GRADING, DRAINAGE & UTILITY PLAN
A9	EXISTING AND PROPOSED WEST ELEVATIONS	C3	EROSION &SEDIMENT CONTROL PLAN
		C4	CONSTRUCTION MANAGEMENT PLAN

EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION



EXISTING BACK ELEVATION

PROJECT DATA

SCOPE OF WORK:
EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE; MODIFY INTERIOR OF EXISTING RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOMS. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE ALL (E) WINDOWS WITH (N) WINDOWS

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	---
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT
TREE REMOVAL:	NONE
GRADING:	5 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE **7,392 SF**

MAX. ALLOWABLE FLOOR AREA = 2,824 SF
MAX. ALLOWABLE SITE COVERAGE = 621.5 SF / **917 SF** W/BONUS

FLOOR AREA CALCULATIONS:

EXISTING	
(E) HOUSE	1,555 SF
(E) ATTACHED GARAGE	270 SF
TOTAL, (E)	**1,825 SF**
(24.68% OUT OF TOTAL LOT AREA)	
PROPOSED	
(P) HOUSE FIRST FLOOR	**1,761 SF**
(E) ATTACHED GARAGE	270 SF
(P) 2ND FLOOR ADDITION	**509 SF**
TOTAL, (P)	**2,541 SF**
(34,37% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING		
(E) BACK SIDEWALK AND PATIO	248 SF	IMPERMEABLE
(E) BACK STEPS	11 SF	IMPERMEABLE
(E) FRONT DRIVEWAY	207 SF	IMPERMEABLE
(E) FRONT SIDEWAY	11 SF	IMPERMEABLE
(E) FRONT SIDEWALK	66 SF	IMPERMEABLE
(E) FRONT PATIO	394 SF	IMPERMEABLE
(E) BACK STEPPING STONES	40 SF	IMPERMEABLE
(E) BACK STONE PATIO	211 SF	IMPERMEABLE
(E) GARDEN STEPS	16 SF	IMPERMEABLE
(E) RETAINING WALL	17 SF	IMPERMEABLE
TOTAL, (E)	**1,221 SF**	
PROPOSED		
(P) FRONT PATIO	237 SF	PERMEABLE
(E) BACK SIDEWALK AND PATIO	248 SF	IMPERMEABLE
(E) BACK STEPS	11 SF	IMPERMEABLE
(P) FRONT DRIVEWAY	100 SF	PERMEABLE
(P) FRONT SIDEWALK	66 SF	PERMEABLE
(E) BACK STONE PATIO	211 SF	IMPERMEABLE
(E) GARDEN STEPS	16 SF	IMPERMEABLE
(E) RETAINING WALL	17 SF	IMPERMEABLE
(P) LANDING AT DOOR 104	10 SF	IMPERMEABLE
TOTAL, (P)	**916 SF**	

PROJECT DATA

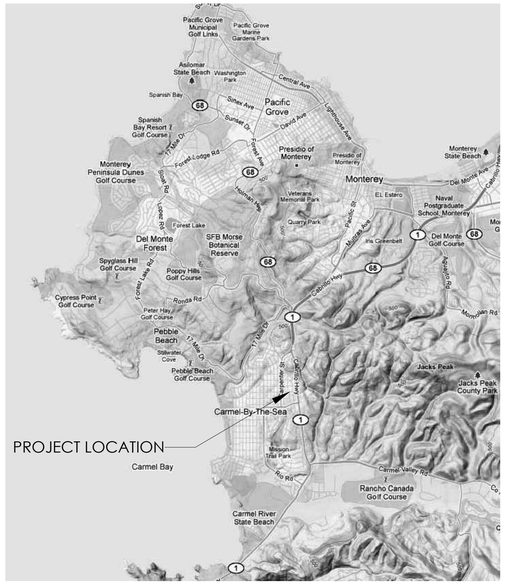
ADDRESS:	4TH AVENUE 2 NE LOBOS STREET CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-013-004
ZONING:	**R-1**
OWNER:	**NICK AND MICHELLE BELLASIS** 9904 YORKTOWN DRIVE FRESNO, CA 93720
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
SURVEYOR:	LUCIDO SURVEYORS 2 SAUCITO AVENUE, DEL REY OAKS , CA 93940 PHONE: 831-620-5032 EMAIL: info@lucidosurveyors.com

SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - SOUTH	19'-11"	19'-11"	15'-0"
SIDE - WEST	4'-11"	4'-11"	3'-0"
BACK- NORTH	17'-3"	17'-3"	15'-0"
SIDE - EAST	3'-3"	3'-3"	3'-0"

HEIGHTS

EXISTING	14' - 0 1/2"
PROPOSED	21' - 0 1/4"



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

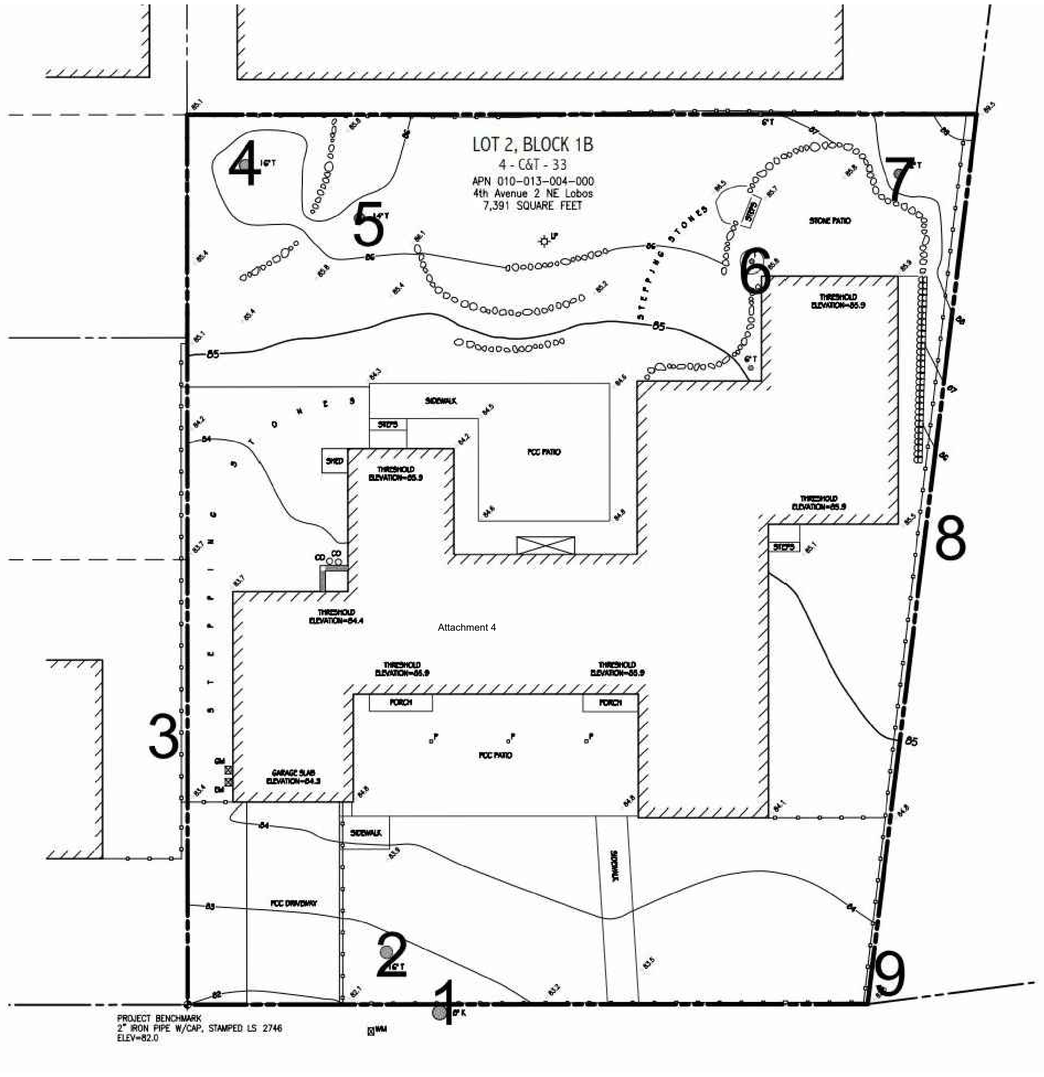
BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

TITLE SHEET

3/28/2023

3/16" = 1'-0"

A0



1 TOPOGRAPHICAL SITE SURVEY
N.T.S.

PLAN NORTH
N

Significant Tree Evaluation Worksheet

APN: 010-013-005-000
Street Location: 4th 2 NE of Lobos
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Bellasis
Recommended Tree Density: 5 upper and 4 lower canopy trees

Part One: Initial Screening:

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	cucalenter	CO	OT	Magnolia	OT	OT	CO	Loquot						
YES	X	X	X					X							
NO				X	X	X	X		X						

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	14.5	17	X	15	11		7	9.5	6						
NO						6									

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	7.25	8.5	6	7.5	5.5	6	6	6							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	21.8	25.5	18	22.5	16.5	18	18	18							

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

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

2 TREE SURVEY REPORT

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

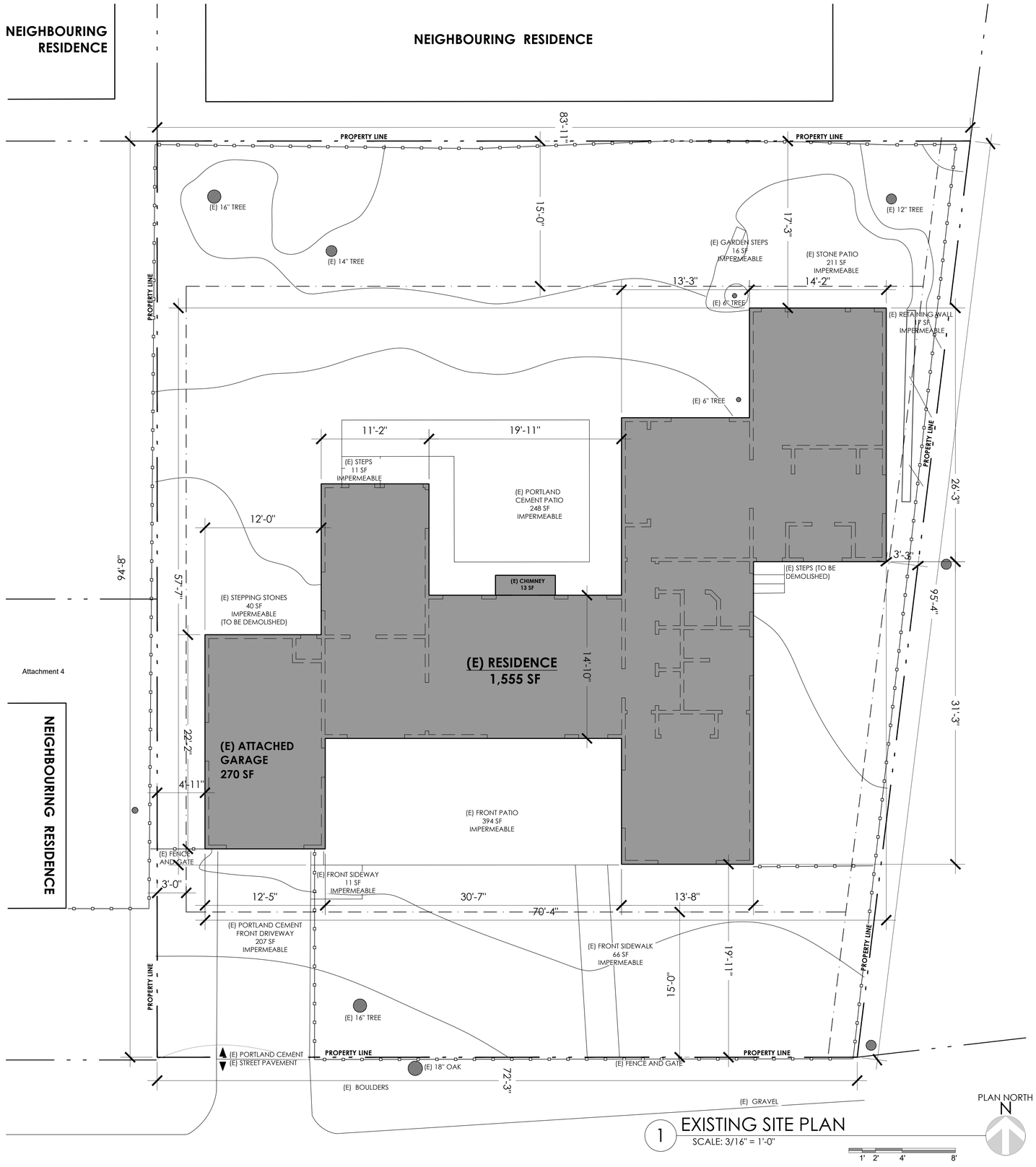
BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

SURVEY AND TREE PROTECTION

3/28/2023

N.T.S.

A0.1



Attachment 4

NEIGHBOURING RESIDENCE

1 EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

4TH AVE

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE

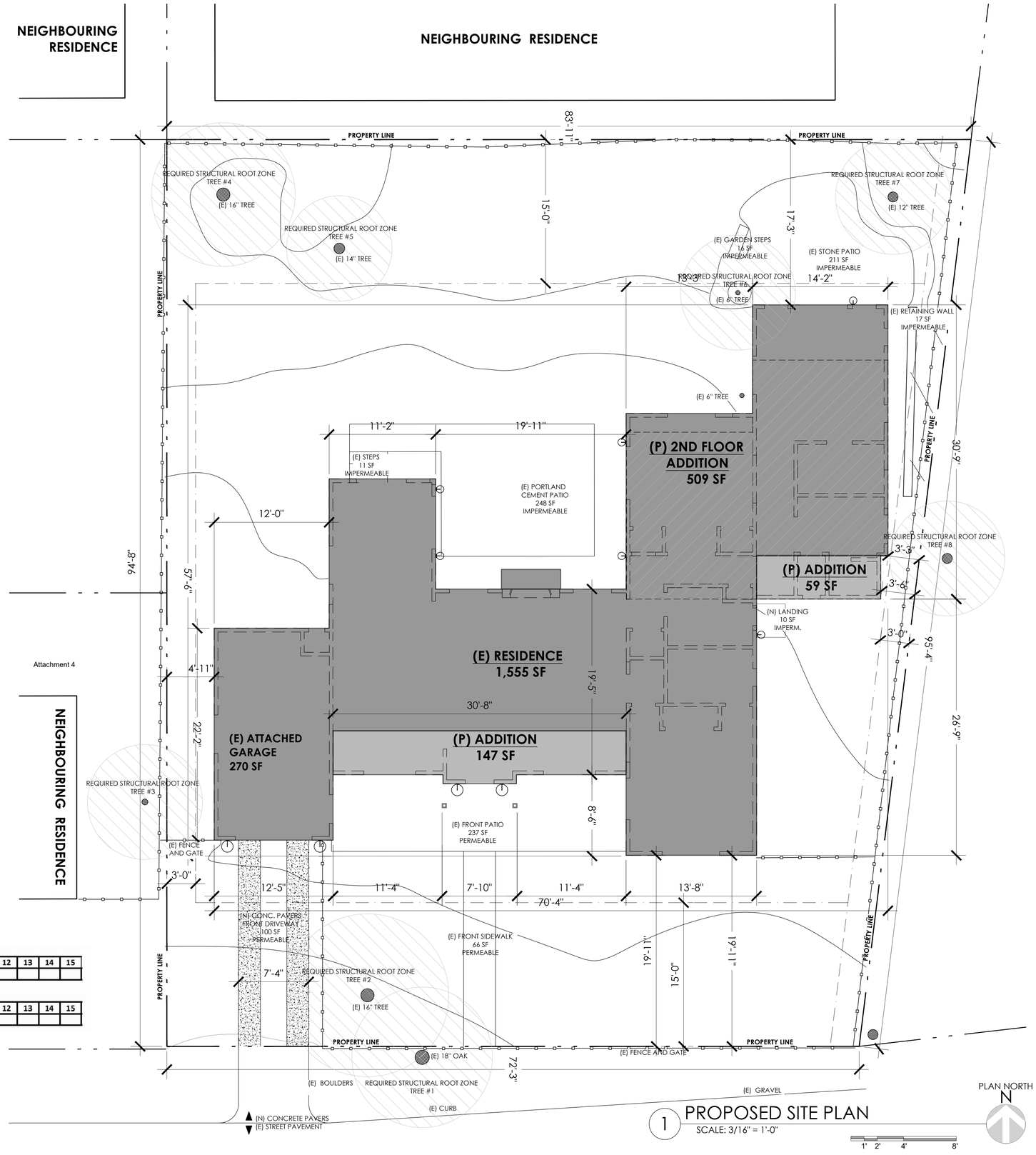
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING SITE PLAN

3/28/2023

3/16" = 1'-0"

A1



Attachment 4

NEIGHBOURING RESIDENCE

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	7.25	8.5	6	7.5	5.5	6	6	6							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	21.8	25.5	18	22.5	16.5	18	18	18							

1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

4TH AVE

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE

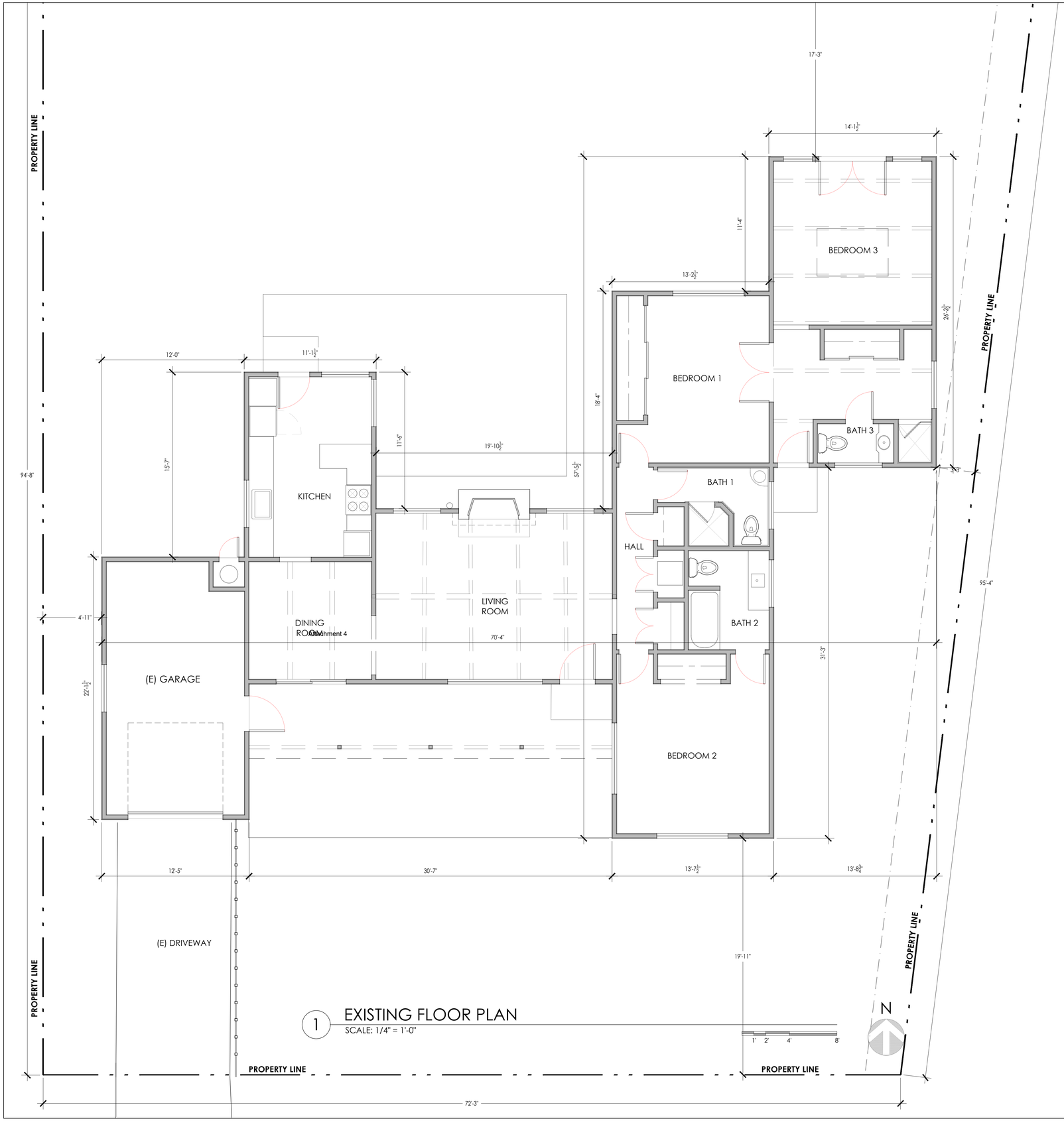
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SITE PLAN

3/28/2023

3/16" = 1'-0"

A2



Attachment 4

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

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

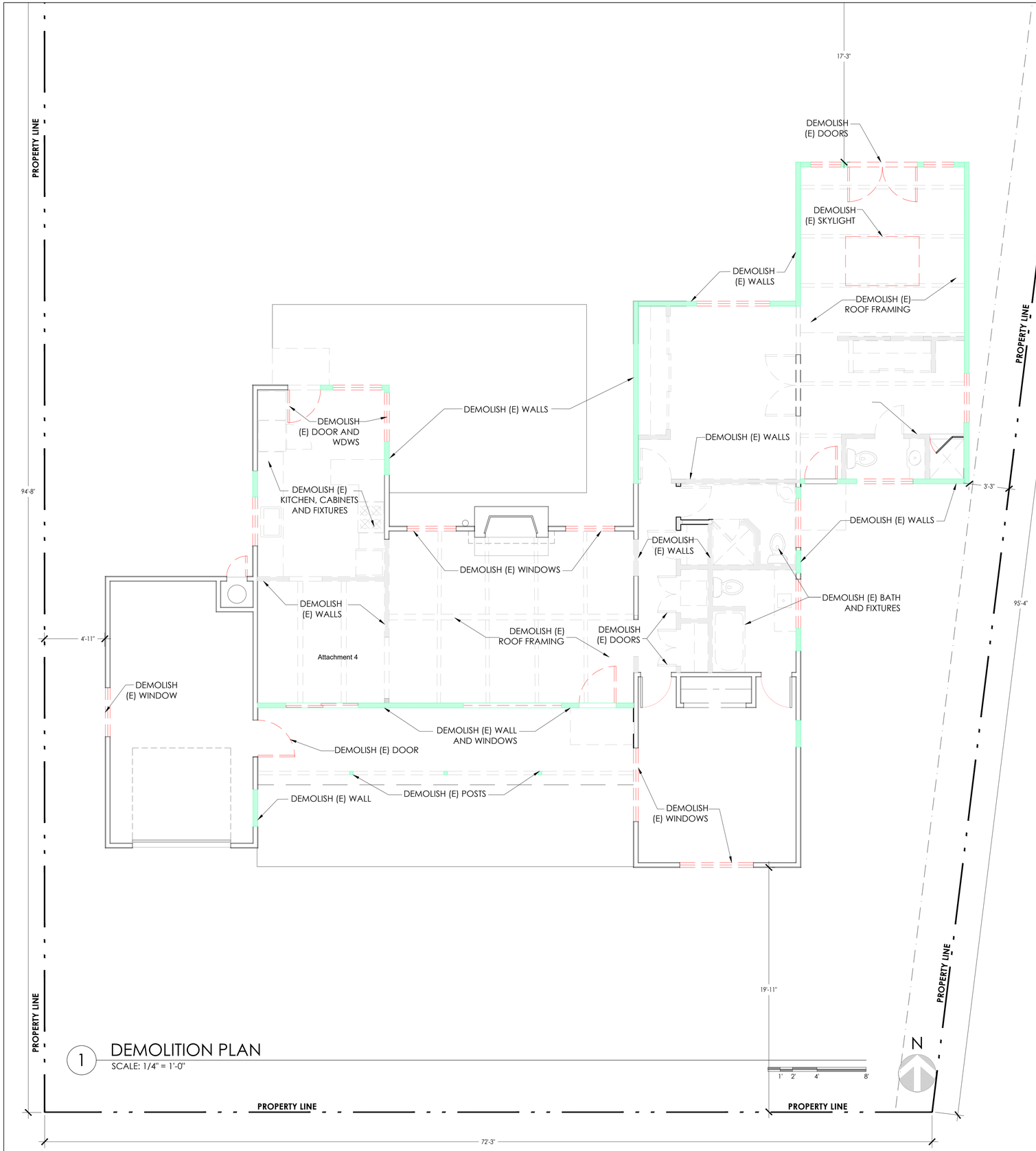
BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING FLOOR PLAN

3/28/2023

1/4" = 1'-0"

A3



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

EXISTING WALL TO REMAIN

EXTERIOR WALL TO BE DEMOLISHED

INTERIOR WALL TO BE DEMOLISHED

WINDOW TO BE DEMOLISHED

NOTE> 44.43% OF EXTERIOR WALLS TO BE DEMOLISHED (133' - 8 1/2" OUT OF 300' - 11")

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

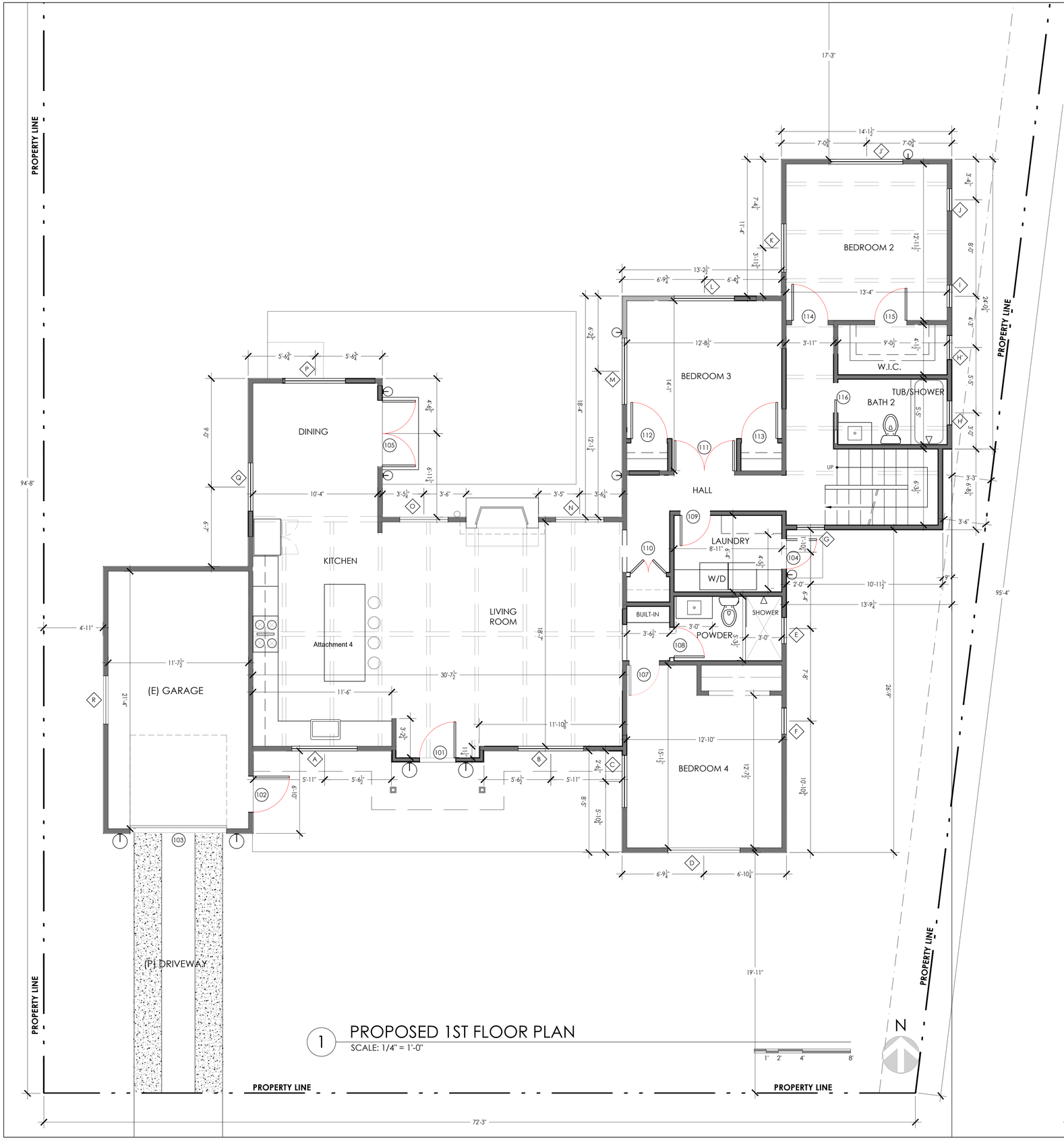
BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION PLAN

3/28/2023

1/4" = 1'-0"

A4



ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE

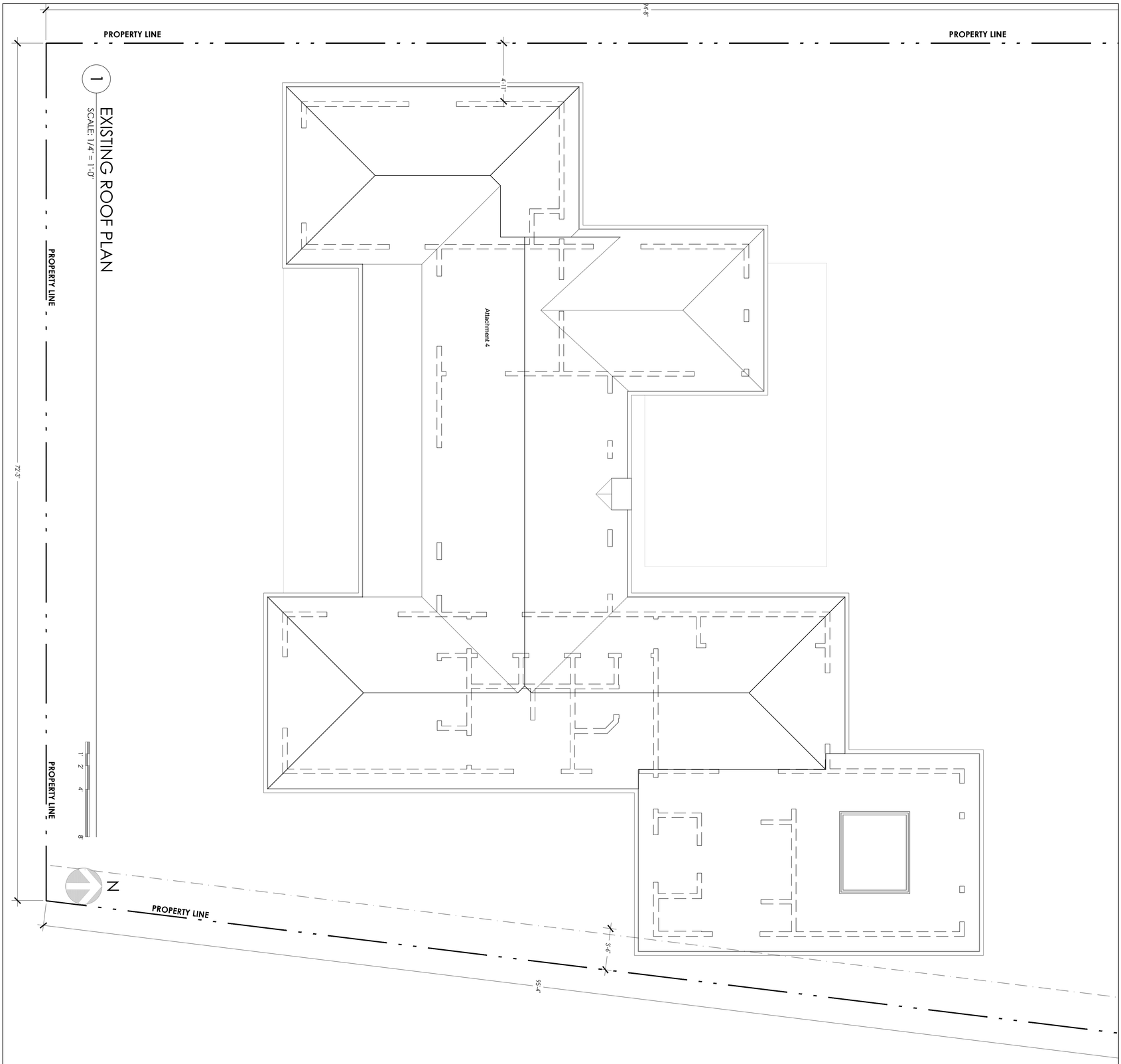
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED PLAN

3/28/2023

1/4" = 1'-0"

A5



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

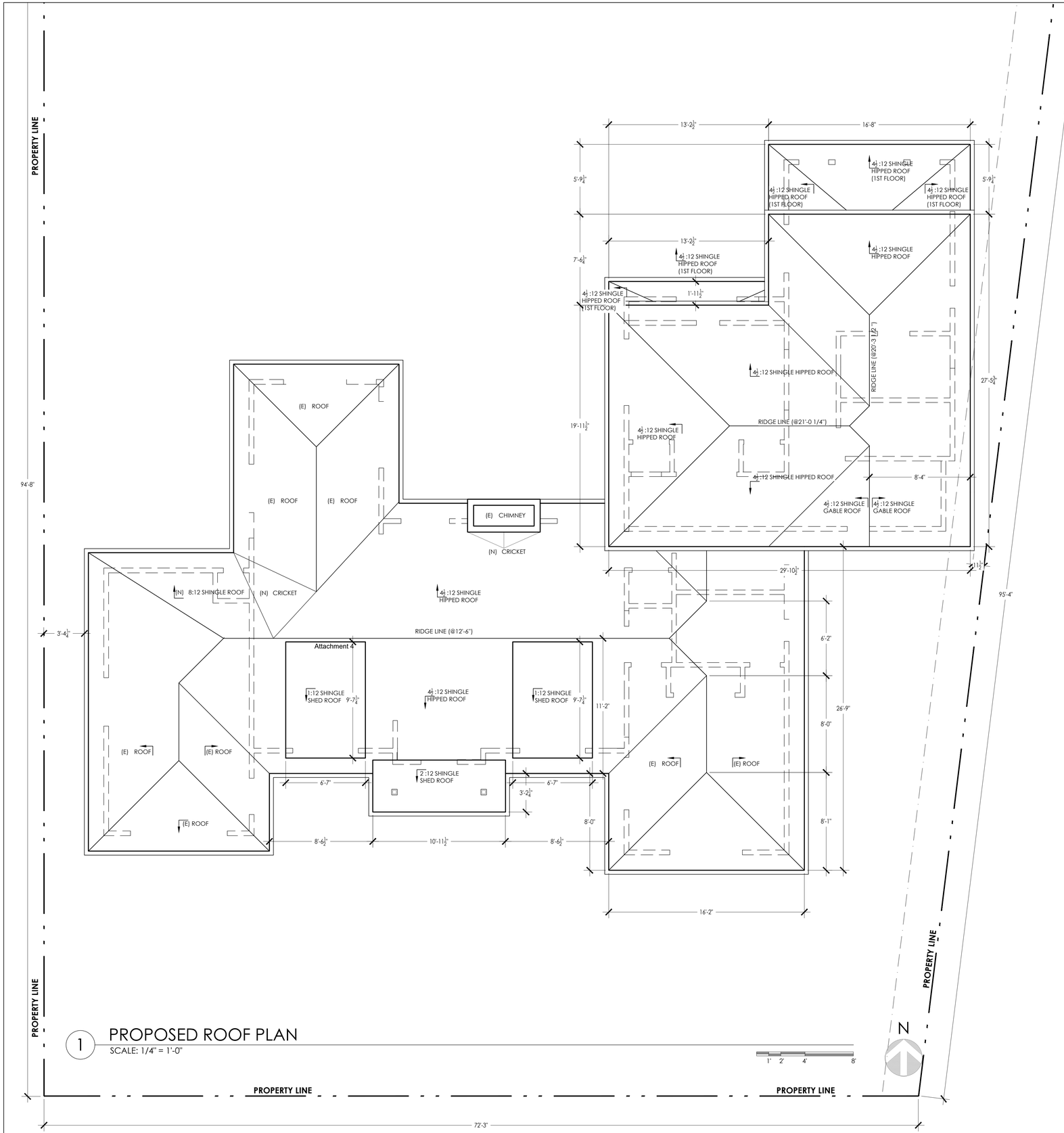
A6	1/4" = 1'-0"	3/28/2023	EXISTING ROOF PLAN	

BELLASIS RESIDENCE

4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

LICENSED ARCHITECT
ADAM JESELNICK
STATE OF CALIFORNIA
No. C33000
Renewal 07/31/2025

ADAM JESELNICK
ARCHITECT



1 PROPOSED ROOF PLAN

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

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE

4TH AVENUE, 2 N/E LOBOS

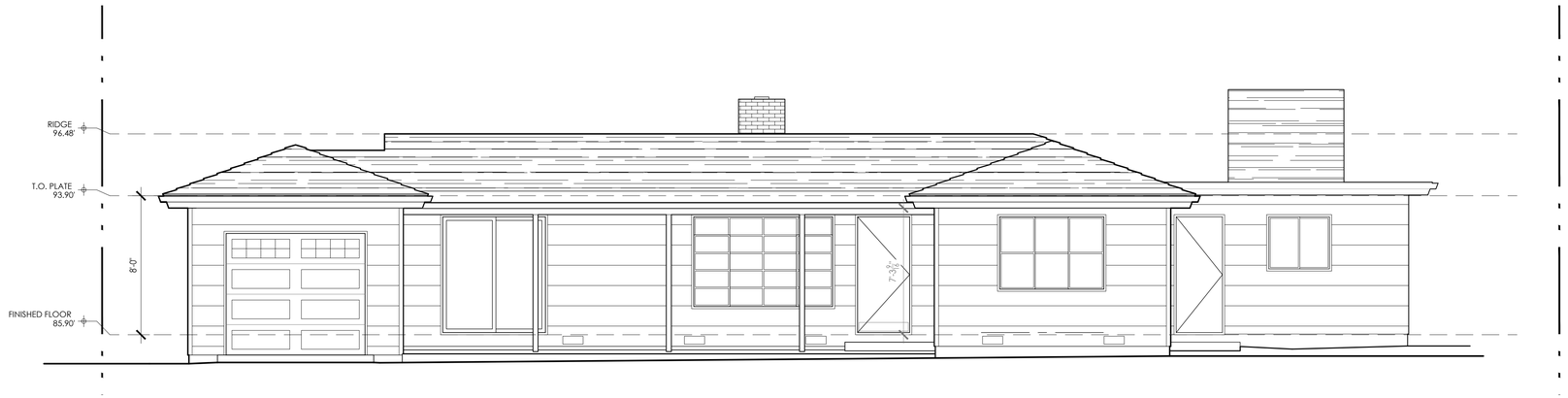
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ROOF PLAN

3/28/2023

1/4" = 1'-0"

A7



1 EXISTING SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

1' 2' 4' 8'

Attachment 4



2 PROPOSED SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

1' 2' 4' 8'

NOTES:

1. NEW ALUMINUM - CLAD WOOD WINDOWS
2. NEW ALUMINUM - CLAD WOOD DOORS
3. NEW STANDING SEAM METAL ROOF - MATTE FINISH
4. VERTICAL WOOD BOARD AND BATTEN SIDING - PAINT WHITE
5. $7\frac{1}{2}$ " HORIZONTAL V-GROOVE WOOD SIDING - PAINT WHITE

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

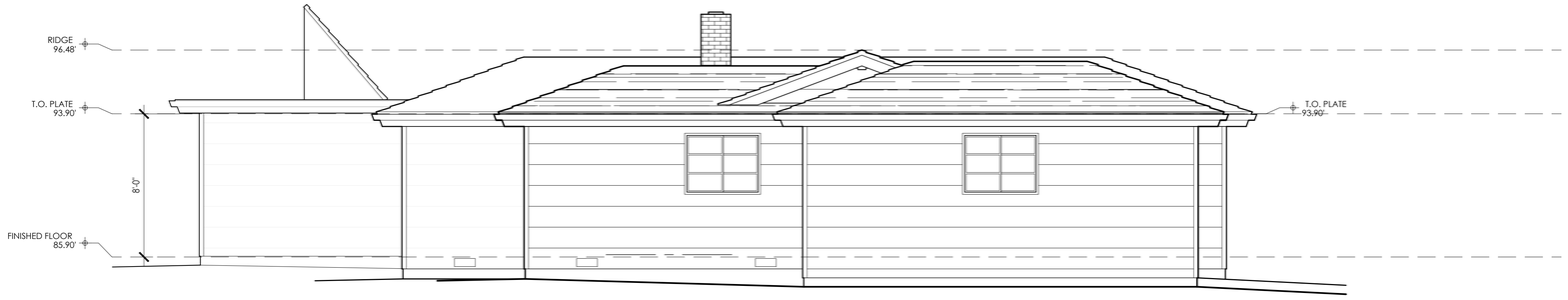
BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

SOUTH ELEVATIONS

3/28/2023

1/4" = 1'-0"

A8



1 EXISTING WEST (SIDE) ELEVATION

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

1' 2' 4' 8'

Attachment 4



2 PROPOSED WEST (SIDE) ELEVATION

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

1' 2' 4' 8'

NOTES:

1. NEW ALUMINUM - CLAD WOOD WINDOWS
2. NEW ALUMINUM - CLAD WOOD DOORS
3. NEW STANDING SEAM METAL ROOF - MATTE FINISH
4. VERTICAL WOOD BOARD AND BATTEN SIDING - PAINT WHITE
5. 7 $\frac{1}{2}$ " HORIZONTAL V-GROOVE WOOD SIDING - PAINT WHITE

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

WEST ELEVATIONS

3/28/2023

1/4" = 1'-0"

A9



1 EXISTING NORTH (BACK) ELEVATION

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

1' 2' 4' 8'

Attachment 4



2 PROPOSED NORTH (BACK) ELEVATION

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

1' 2' 4' 8'

NOTES:

1. NEW ALUMINUM - CLAD WOOD WINDOWS
2. NEW ALUMINUM - CLAD WOOD DOORS
3. NEW STANDING SEAM METAL ROOF - MATTE FINISH
4. VERTICAL WOOD BOARD AND BATTEN SIDING - PAINT WHITE
5. $7\frac{1}{2}$" HORIZONTAL V-GROOVE WOOD SIDING - PAINT WHITE

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE

4TH AVENUE, 2 N/E LOBOS

CARMEL-BY-THE-SEA, CALIFORNIA 93921

NORTH ELEVATIONS

3/28/2023

1/4" = 1'-0"

A10



1 EXISTING EAST (SIDE) ELEVATION

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

1' 2' 4' 8'

Attachment 4



2 PROPOSED EAST (SIDE) ELEVATION

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

1' 2' 4' 8'

NOTES:

1. NEW ALUMINUM - CLAD WOOD WINDOWS
2. NEW ALUMINUM - CLAD WOOD DOORS
3. NEW STANDING SEAM METAL ROOF - MATTE FINISH
4. VERTICAL WOOD BOARD AND BATTEN SIDING - PAINT WHITE
5. 7 $\frac{1}{2}$ " HORIZONTAL V-GROOVE WOOD SIDING - PAINT WHITE

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE

4TH AVENUE, 2 N/E LOBOS

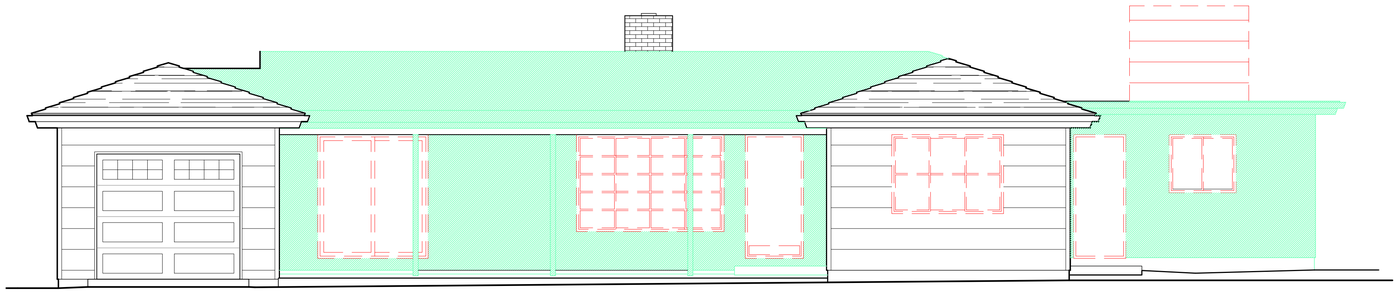
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EAST ELEVATIONS

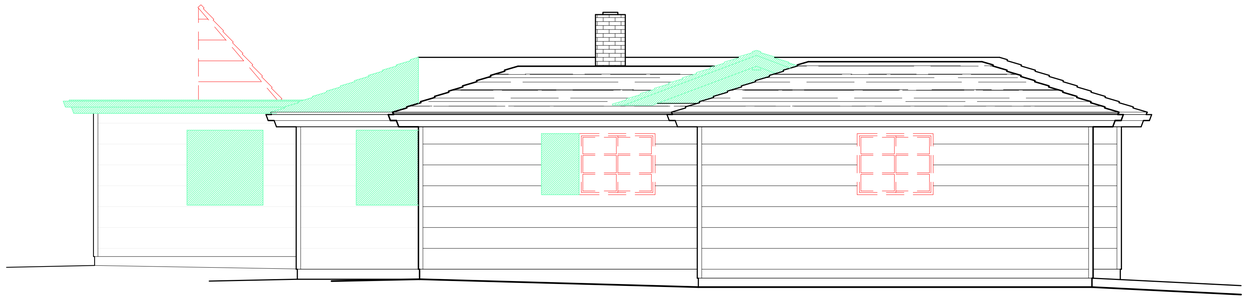
3/28/2023

1/4" = 1'-0"

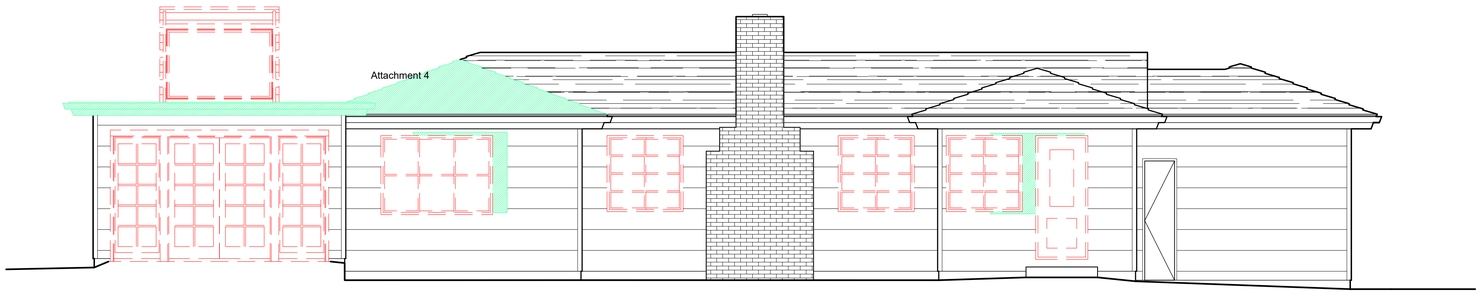
A11



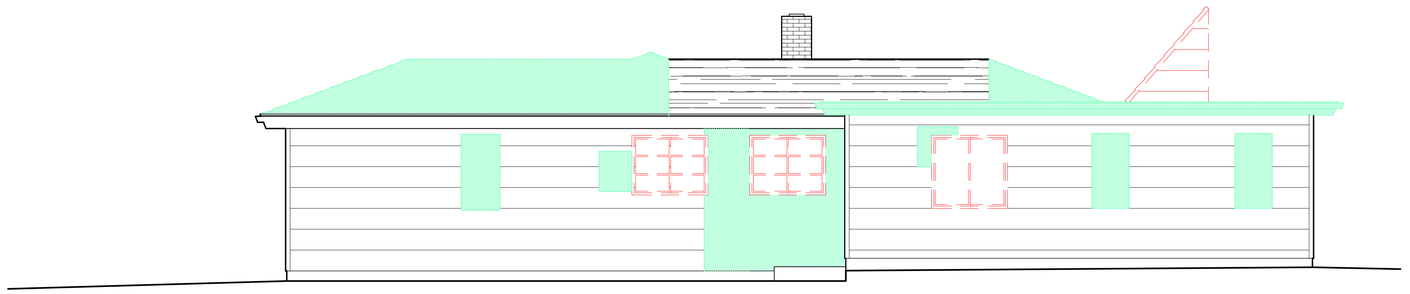
1 DEMOLITION SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'



2 DEMOLITION WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'



3 DEMOLITION NORTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'



4 DEMOLITION EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"
1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/05 STATE OF CALIFORNIA

BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION ELEVATIONS

3/28/2023

1/4" = 1'-0"

A12



1 EXISTING STREETSCAPE ELEVATION

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

2' 4' 8' 16'

Attachment 4



2 PROPOSED STREETSCAPE ELEVATION

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

2' 4' 8' 16'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE

4TH AVENUE, 2 N/E LOBOS

CARMEL-BY-THE-SEA, CALIFORNIA 93921

STREETSCAPE ELEVATIONS

3/28/2023

1/4" = 1'-0"

A13

DOOR BELLASIS RESIDENCE SCHEDULE

			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
1ST FLOOR							
	101	3'-0" X 7'-0"	2	2"	RH		ENTRY DOOR
	102	3'-0" X 7'-0"	6	2"	LH		ENTRY DOOR
	103	8'-0" X 7'-0"	10	2"	LHRH		GARAGE DOOR
	104	2'-6" X 7'-0"	6	2"	LH		ENTRY DOOR
	105	5'-6" X 7'-0" (2 DOORS)	5	2"	LHRH		FRENCH DOORS
	106	NOT USED					
	107	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	108	2'-6" X 7'-0"	6	1 3/4"	LH		INTERIOR WOOD DOOR
	109	2'-6" X 7'-0"	6	1 3/4"	LH		INTERIOR WOOD DOOR
	110	3'-0" X 7'-0" (2 DOORS)	6	1 3/4"	LHRH		CLOSET WOOD DOOR
	111	5'-0" X 7'-0" (2 DOORS)	6	1 3/4"	LHRH		INTERIOR WOOD DOOR
	112	3'-0" X 7'-0"	6	1 3/4"	LH		CLOSET WOOD DOOR
	113	3'-0" X 7'-0"	6	1 3/4"	RH		CLOSET WOOD DOOR
	114	3'-0" X 7'-0"	6	1 3/4"	IH		INTERIOR WOOD DOOR
	115	2'-8" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	116	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR SLIDING WOOD DOOR
2ND FLOOR							
	201	3'-0" X 7'-0"	6	1 3/4"	LH		INTERIOR WOOD DOOR
	202	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR SLIDING WOOD DOOR
	203	2'-6" X 7'-0"	6	1 3/4"	LH		INTERIOR SLIDING WOOD DOOR
	204	2'-4" X 7'-0"	6	1 3/4"	LH		INTERIOR SLIDING WOOD DOOR
	205	2'-6" X 7'-0"	6	1 3/4"	LH		INTERIOR WOOD DOOR

DOOR TYPE LEGEND

TYPE 1	ENTRY DOOR, FULL LITE GLASS. WOOD
TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD
TYPE 3	EXTERIOR SLIDING DOORS.WOOD.
TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.
TYPE 5	FRENCH DOORS. FULL LITE GLASS. WOOD.
TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED
TYPE 7	POCKET DOOR, MDF, PRIMED
TYPE 8	GLASS INTERIOR DOOR
TYPE 9	INTERIOR 180º DOOR
TYPE 10	GARAGE DOOR
TYPE 11	BARN-STYLE DOOR
TYPE 10	PARTITION DOOR

Attachment 4

HARDWARE TYPE LEGEND

TYPE 1: --.

TYPE 2: --.

TYPE 3: --.

ADDITIONAL NOTES: ALUMINUM CLAD WOOD

1 PROPOSED DOOR SCHEDULE

WINDOW BELLASIS RESIDENCE SCHEDULE

REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		1ST FLOOR				
	A	5'-5" x 4'-5 3/4"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	B	5'-5" x 4'-5 3/4"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	C	4'-4" x 4'-5 3/4"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	D	6'-0" x 4'-5 3/4"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	E	2'-2" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	F	2'-0" x 4'-3"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	G	2'-3 1/2" x 4'-2"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	H	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	H'	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	I	1'-10" x 4'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	J	1'-10" x 4'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	J'	6'-0" x 4'-3"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	K	4'-0" x 4'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	L	5'-0" x 4'-3"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	M	5'-6" x 4'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	N	4'-0" x 4'-5 3/4"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	O	4'-0" x 4'-5 3/4"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	P	5'-0" x 4'-3"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	Q	4'-0" x 3'-2"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	R	4'-0" x 3'-2"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
		2ND FLOOR				
	S	5'-0" x 3'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	T	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	U	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	V	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	X	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	Y	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	Z	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AA	1'-10" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AB	1'-10" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AC	1'-10" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AD	4'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AE	5'-0" x 3'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AF	2'-0" x 3'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AG	2'-0" x 3'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AH	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AI	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AJ	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AK	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AL	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AM	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK

2 PROPOSED WINDOW SCHEDULE

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SCHEDULES

3/28/2023

N.T.S.

A14



1 FRONT WEST CORNER



2 FRONT EAST CORNER



1 BACK WEST CORNER



4 BACK EAST CORNER

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED VIEWS

3/28/2023

N.T.S.

A15



1 HORIZONTAL V-GROOVE WOOD SIDING
7 1/2" - PAINT WHITE

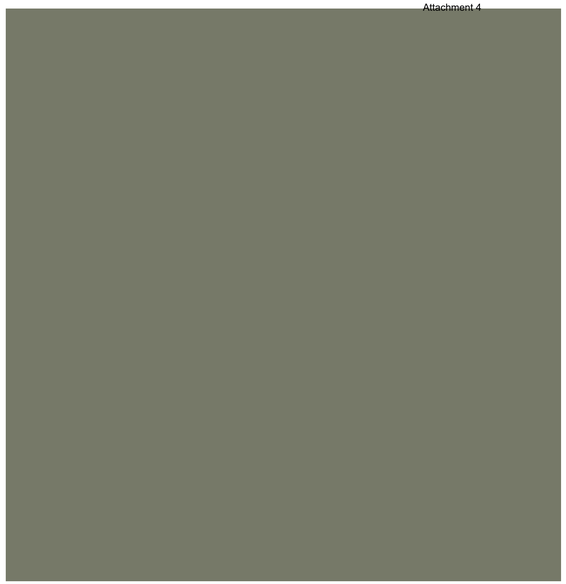


2 VERTICAL WOOD BOARD AND BATTEN
PAINT WHITE



3 STANDING SEAM METAL ROOF
MATTE FINISH

Attachment 4



4 SIERRA PACIFIC GULL GRAY



5 SIERRA PACIFIC STYLE WINDOW



6 EXTERIOR LIGHTING
HENRY OUTDOOR WALL SCONCE - HUBBARDTON FORGE

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED MATERIALS

3/28/2023

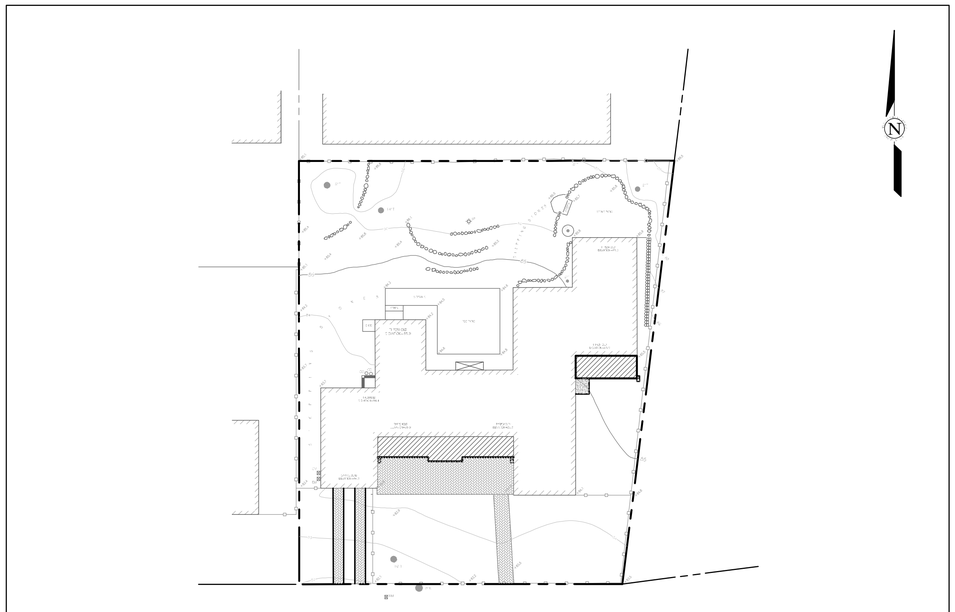
N.T.S.

A16

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
BELLASIS RESIDENCE
APN: 010-013-004
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=10'

LEGEND:

NEW:

- SURFACE DRAINAGE FLOW DIRECTION
- 85.40 SPOT ELEVATION
- ROOF DOWNSPOUT/SPLASH BLOCK
- MAIN FLOOR HOUSE FOOTPRINT ADDITION
- PORTLAND CEMENT CONCRETE SURFACE
- PERMEABLE CONCRETE PAVERS

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	Soils Engineer	Beginning of Project		
Subexcavation, fill placement, and compaction	Soils Engineer	Throughout grading operations		
Foundation Excavations	Soils Engineer	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	Soils Engineer	Prior to trench backfill		
Utility trench compaction	Soils Engineer	During backfill operations		
Retaining wall backfill compaction	Soils Engineer	During backfill operations		
Baserock subgrade compaction	Soils Engineer	Prior to pavement installation		

TOTAL LOT AREA = 7,392 SQ.FT.
TOTAL NEW/REPLACE IMPERVIOUS AREA = 226 SQ.FT.
TOTAL NEW PERVIOUS AREA = 528 SQ.FT.
TOTAL AREA OF DISTURBANCE = 754 SQ.FT.

GRADING QUANTITIES:
CUT = 5 C.Y.
FILL = 5 C.Y.
NET = 0 C.Y.

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE BELLASIS RESIDENCE A2 PREPARED BY ADAM JESELNICK ARCHITECT, DATED 01/11/2023, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LUCIDO SURVEYORS.
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 THROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

Attachment 4

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE CITY OF CARMEL-BY-THE-SEA GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE 2022 CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 5 C.Y. OF CUT AND 5 C.Y. OF FILL WITH NO IMPORT/EXPORT MATERIAL. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL-BY-THE-SEA PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS DISCHARGING TO LANDSCAPE AREAS ON A SAFETY MANNER AWAY FROM FOUNDATIONS.
12) STORM WATER (SURFACE RUNOFF) SHALL BE KEEP AS IT IS AS SHOWN ON THE SITE DRAINAGE PLAN.
13) THE STORM DRAIN FACILITIES IF REQUIRED SHALL BE CHRISTY PRODUCTS OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
14) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.
16) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
17) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
18) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
19) IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE CITY OF CARMEL-BY-THE-SEA PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

STORM WATER CONTROL NOTES:

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.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BRDY	BOUNDARY
BOT	BOTTOM
CB	CATCH BASIN
CL C/L ℄	CENTERLINE
CO	CLEAN OUT
DI	DRAIN INLET
DW	DRIVEWAY
ELEV EL	ELEVATION
EP	EDGE OF PAVEMENT
EX (E)	EXISTING
FC	FACE OF CURB
FD	FACE OF DIKE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FC F/C	FACE OF CURB
FL F/L ℄	FLOW LINE
FP	FINISHED PAD
FW	FACE OF WALL
GB	GRADE BREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHELENE
HP	HIGH POINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
PL P/L ℄	PROPERTY LINE
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLYVINYL CHLORIDE
R RAD	RADIUS
R/W	RIGHT OF WAY
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
REL	RELATIVE
RET WALL	RETAINING WALL
S	SLOPE
SD	STORM DRAIN
SHO	SHOULDER
SS	SANITARY SEWER
SS LAT	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
S/W	SIDEWALK
TC T/C	TOP OF CURB
TD	TOP OF DIKE
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WS	WATER SERVICE

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	GRADING, DRAINAGE, UTILITY PLAN & GRADING SECTIONS
SHEET C3	EROSION & SEDIMENT CONTROL PLAN
SHEET C4	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. NICK & MICHELLE BELLASIS
9904 YORKTOWN DRIVE
FRESNO, CA 93720

SECONDARY: ARCHITECT
ADAM JESELNICK ARCHITECT
ATTN: ADAM JESELNICKMR. ERIK DYAR
24398 PORTOLA AVE.
CARMEL, CA 93923
PH (831)620-5164

SITE LOCATION:
4TH AVENUE, 2NE OF LOBOS ST.
CARMEL-BY-THE-SEA, CA 93921

APPROVED BY:
GUY R. GIRAUDO
Exp. 06-30-23
No. 58569
CIVIL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

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

" COVER SHEET "

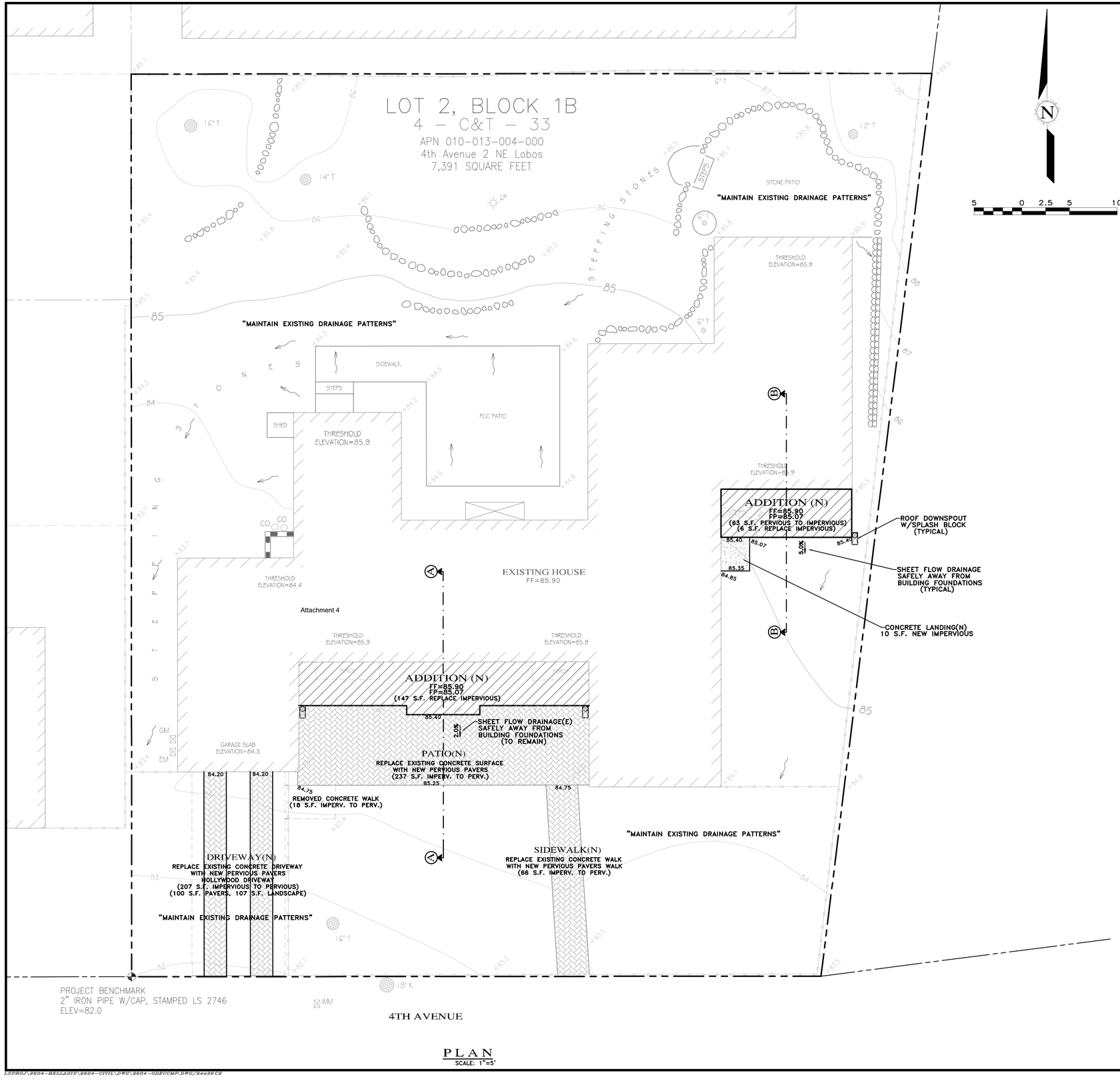
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
BELLASIS RESIDENCE
A.P.N.: 010-013-004
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. NICK & MICHELLE BELLASIS

SCALE: AS SHOWN
DATE: MARCH 2023
JOB NO. 2604-01

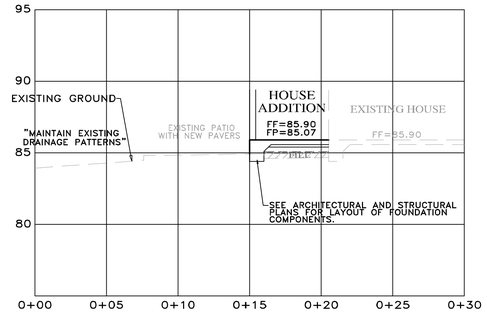
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	03/14/22	AMS	RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS

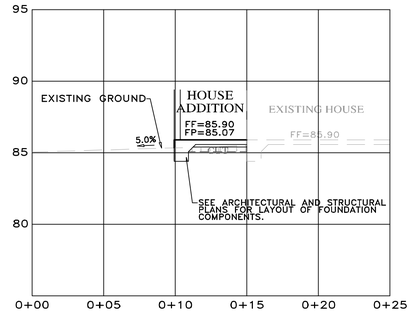
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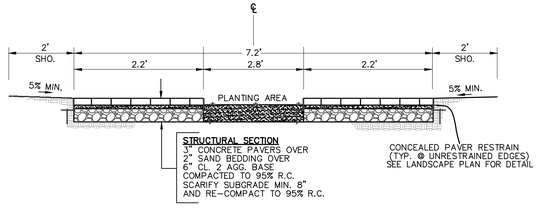
PLAN
SCALE: 1"=5'



SECTION A-A
SCALE: 1"=5'H&V



SECTION B-B
SCALE: 1"=5'H&V



DRIVEWAY TYPICAL SECTION
NOT TO SCALE

Attachment 4

" GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

BELLASIS RESIDENCE

A.P.N.: 010-013-004

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. NICK & MICHELLE BELLASIS

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRAUDO No. 58569 Exp. 06-30-23 * CIVIL * STATE OF CALIFORNIA

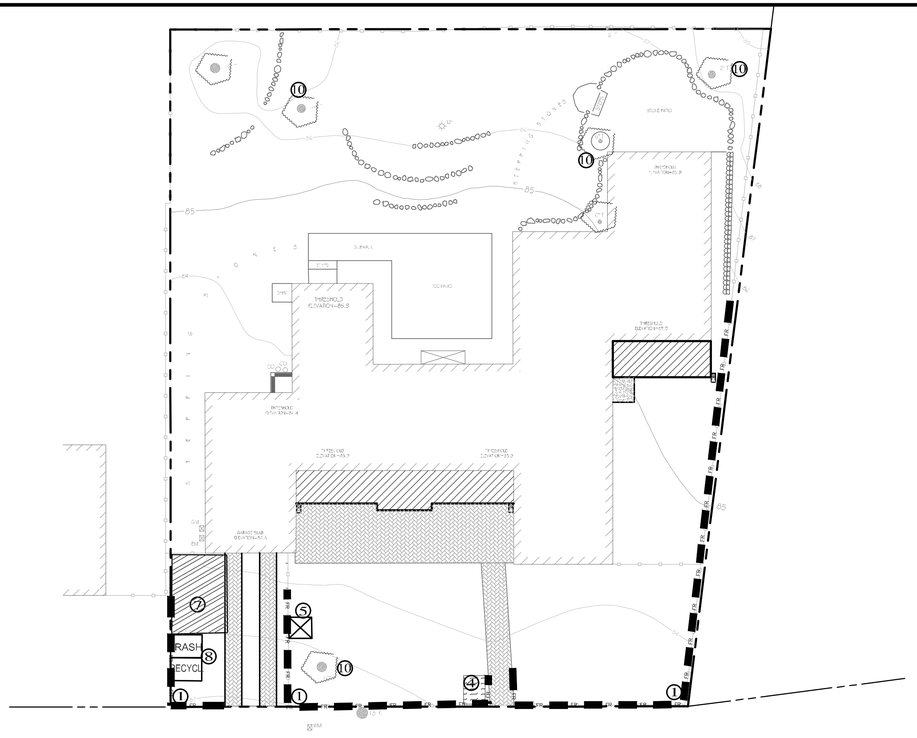
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=5' H&V
DATE: MARCH 2023
JOB NO. 2604-01

No.	DATE	BY	REVISION
	03/14/22	AMS	RELEASED TO CLIENT

SHEET C2
OF 4 SHEETS

I:\PROJ\2604-BELLASIS\2604-CIVIL\DWG\2604-GDECCMP.DWG, 24x36C2



PLAN
SCALE: 1"=20'

LEGEND:

Attachment 4

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. FOR INFORMATION ONLY — 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. FOR INFORMATION ONLY — 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. FOR INFORMATION ONLY — 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. FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG x 12" WIDE x 3" THICK, FILLED WITH 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 — FOR INFORMATION ONLY — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

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 filler, 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, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

APPROVED BY:

GUY R. GIRAUDO

Exp. 06-30-23 — No. 50569 — REGISTERED PROFESSIONAL ENGINEER — GUY R. GIRAUDO — STATE OF CALIFORNIA

314123

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

" EROSION & SEDIMENT CONTROL PLAN "

OF

BELLASIS RESIDENCE

A.P.N.: 010-013-004

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

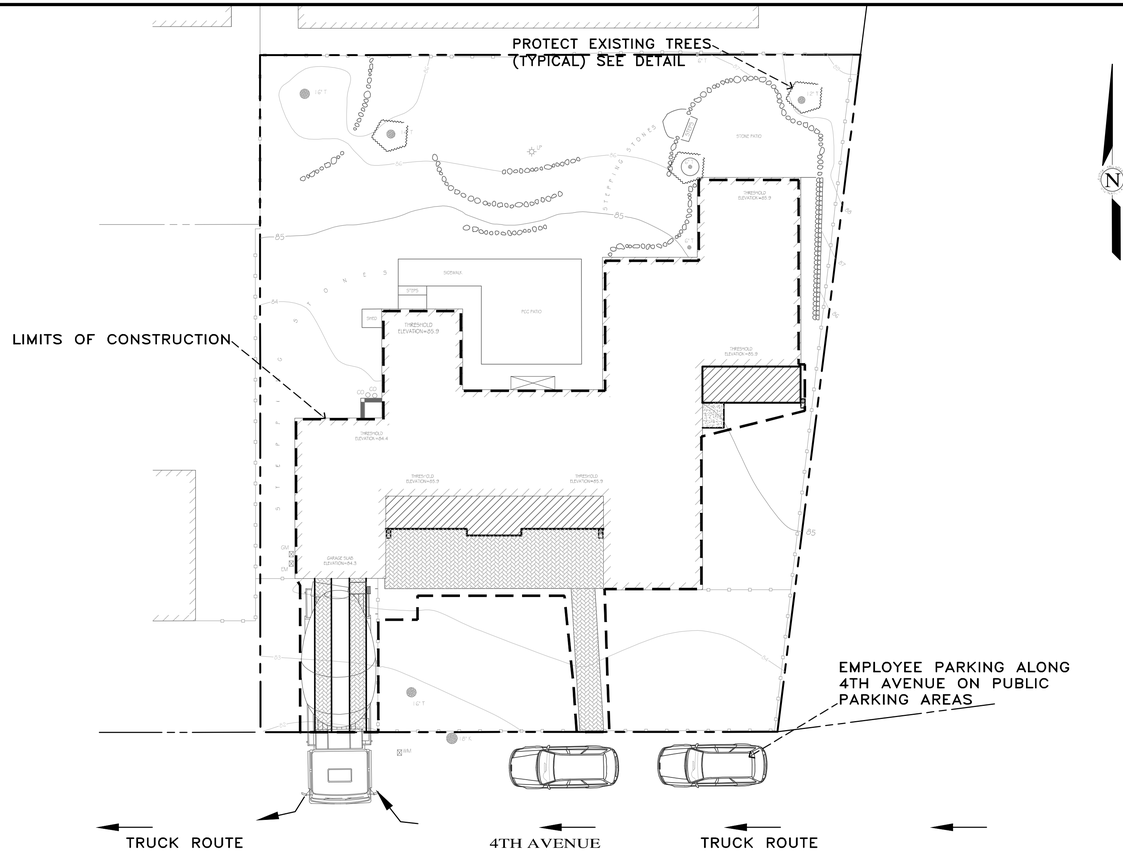
MR. & MRS. NICK & MICHELLE BELLASIS

SCALE: AS SHOWN
DATE: MARCH 2023
JOB NO. 2604-01

SHEET C3

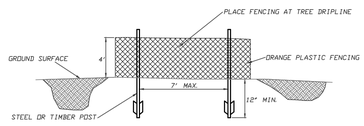
OF 4 SHEETS

No.	DATE	BY	REVISION
	03/14/22	AMS	RELEASED TO CLIENT



PLAN
SCALE: 1"=10'

Attachment 4



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
5 CY CUT
5 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW CONCRETE STOOP AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON 4TH AVENUE AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVE. TO RANDALL WAY TO 4TH AVENUE. HAUL TRUCKS EXIT IS TO WEST 4TH AVE. TO CARPENTER ST. TO OCEAN AVENUE TO HIGHWAY 1. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON 4TH AVENUE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING ALONG 4TH AVE. AND CARPENTER STREET AND/OR PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG 4TH AVE., 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	NO. OF DAYS
DEMOLITION	2	2
GRADING & SOIL REMOVAL (EXPORT)	0	0
ENGINEERING MATERIALS (IMPORT)	1	1
TOTALS	3	3

TRUCK TRIP GENERATION NOTES:

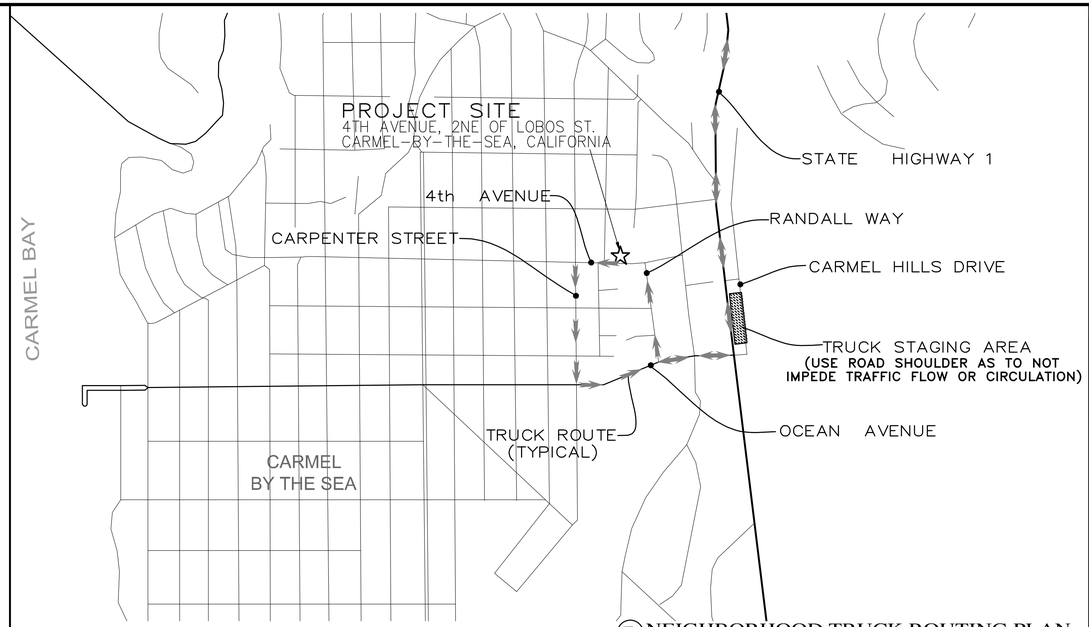
1, TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 0 C.Y. OF SURPLUS SOIL MATERIAL TO EXPORT.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 2 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 5 & 10 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 3-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 24 APRIL 2023. 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 8 MONTHS.

A CONSTRUCTION STAGING PLAN



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

APPROVED BY:
GUY R. GIRARDO

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GRADING, DRAINAGE & EROSION CONTROL PLAN

" CONSTRUCTION MANAGEMENT PLAN "

OF

BELLASIS RESIDENCE

A.P.N.: 010-013-004

CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. NICK & MICHELLE BELLASIS

SCALE: AS SHOWN
DATE: MARCH 2023
JOB NO. 2604-01

No.	DATE	BY	REVISION
	03/14/22	AMS	RELEASED TO CLIENT

SHEET C4
OF 4 SHEETS

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

May 10, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-191 (Nute)**: Consideration of a revised Concept Design Study application for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a two-story residence located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-023-008

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

Executive Summary:

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

Recommendation:

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

Background and Project Description:

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

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

Concept Hearing on November 9, 2022

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

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

Staff Analysis:

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

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

A. *The nonconforming portions of any wall are counted as removed or taken down, even when retention of these portions is proposed.*
B. *Any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are counted as removed or replaced.*

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

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

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

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

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

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

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

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

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

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

Privacy. The northern neighbor's living spaces facing the project site include the kitchen and primary bedroom suite on the first floor and two bedrooms on the second floor. The applicant has eliminated all second-floor windows on the north elevation of the project. On the first floor of the north elevation, the applicant is proposing a 3' by 1'-6" single awning window in bath 1 at the curbless shower and a 3' by 4' single casement window in bath 2. Both windows would contain privacy glass.

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

Views. After installing the story poles for the original concept design, it was discovered that the project

would impact an existing water view from one of the upstairs bedrooms. Staff recommended that the project be modified to maintain this existing water view. The Commission agreed and passed a motion to continue the project with direction to the applicant to mitigate the view impact.

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

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

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

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

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

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

Neither the General Plan, Residential Design Guidelines, nor the Municipal Code provides an objective standard by which to measure solar impacts. When evaluating the revised solar study, the Planning Commission should consider whether there is an equitable balance of access to natural light under the revised concept design.

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

impacts.

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

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

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

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

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

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

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

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

Staff Response: The existing 1,109-square-foot single-story residence is "L" shaped with a recessed front entry centrally located on the south (4th Avenue) elevation. The 252-square-foot detached garage is in the

rear yard setback with driveway access on 4th Avenue. A bay window is located on the east end of the south elevation. A large brick firebox and chimney are located on the east (Carpenter Street) elevation.

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

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

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

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

Table 1. Original and Revised Concept Design Comparison

	Original Concept Design	Revised Concept Design	Difference
Floor Area Additions: 1st Floor 2nd Floor **Total**	 97 SF 396 SF **493 SF**	 62 SF 426 SF **488 SF**	 -35 SF +30 SF **-5**
Front Setback (East) 1st Floor 2nd Floor	 35' 55'-2"	 34'-11" 60'	 -1" +4'-10"
Street Side Yard Setback (South) 1st Floor 2nd Floor	 4'-9" 17'-4"	 No change 14'-5"	 No change -2'-11"
Interior Side Yard Setback (North) 1st Floor 2nd Floor	 3'-5" 3'-5"	 3'-6" / 6' 6'	 +1" / +2'-7" +2'-7"
Rear Yard Setback (West) 1st Floor 2nd Floor	 21' 21'	 11'-6" 16'-2"	 -9'-6" -4'-10"

Plate Height Variance

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

6” on the proposed second floor.

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

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

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

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

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

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

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

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

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

Staff Response: It is not uncommon for a plate height variance to be sought for a limited portion of a building due to topographic conditions. The natural topography of the City slopes from north-to-south and east-to-west often resulting in the southwest corner of a lot being the low point. However, this condition is not so recurrent that it warrants the adoption of a regulation to address the situation. The number of plate height variances sought is minimal and limited in scope to a small portion of a property. Height Variances are also evaluated on a case-by-case basis, so a general regulation cannot be formulated.

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

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

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

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

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

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

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

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

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

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

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

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

Chimney: Carmel Municipal Code Section 17.10.030.B.1 states that fireplace chimneys and vents, including caps, shall be no higher than required by the California Building Code and shall not exceed 4' in height above the building height. Chimneys that project above a roofline are limited to a maximum horizontal

dimension of 3'-6" for double flue chimneys, and no cap or ornament shall exceed 24" in any horizontal dimension.

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

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

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

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

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

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

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

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

***Site Coverage*:** CMC Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000-square-foot lot, the allowed base floor area permitted is

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

If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, may be allowed for a total site coverage amount of 556 square feet. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

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

Other Project Components:

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

Attachment 1 – Resolution
Attachment 2 - Project Plans
Attachment 3 - Letter from Northern Neighbor
Attachment 4 - Applicant's Narrative

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

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

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

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

WHEREAS, the Applicant is proposing to demolish more than 50 percent of the exterior walls of a one-story residence, demolish a detached garage, and construct a two-story residence with an attached garage, and in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the project requires approval of a Track Two Design Study by the Planning Commission; and

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

WHEREAS, in accordance with CMC 17.52.070 (Variances), certain development standards can be modified through the issuance of a variance, including maximum height regulations; and

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

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

WHEREAS, on November 9, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the original Concept Design Study, including,

without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, the Planning Commission passed a motion to continue the project with direction to the Applicant to mitigate mass, solar, and view impacts to the northern neighbor, among other design considerations; and

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

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

WHEREAS, on or before April 30, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 5, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on May 10, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any

permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, a CEQA analysis and determination for the project will be conducted as part of the Final Details hearing; and

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. The mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	

6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT the revised concept design for Design Study application DS 22-191 (Nute) for the demolition of more than 50 percent of the exterior walls of a single-story residence and construction of a two-story residence located at the northwest corner of Carpenter Street and 4th Avenue in the Single-Family Residential (R-1) District (APN 010-023-008) subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions	
No.	
1.	View Impacts. Prior to the final details review, the applicant shall shift the second story 1'-2" to the west to preserve a greater portion of the northern neighbors existing water view.
2.	Ridge, Plate, and Grade Elevation Reference Points. Prior to the final details review, the applicant shall provide elevation data for the attached garage.
3.	Front Entry Stairs. Prior to the final details review, the applicant shall revise the front entry stairs to maintain a 3'-6" setback to the street side yard property line.
4.	Volume Study. Prior to the final details review, the required Volumetric Study shall be successfully completed. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing,

	heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
5.	**Two-Story Plate Height.** Prior to the final details review, the Applicant shall reduce the two-story plate height not to exceed 18 feet.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of May 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary

NUTE RESIDENCE REMODEL & ADDITION

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



HOURS OF CONSTRUCTION

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

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

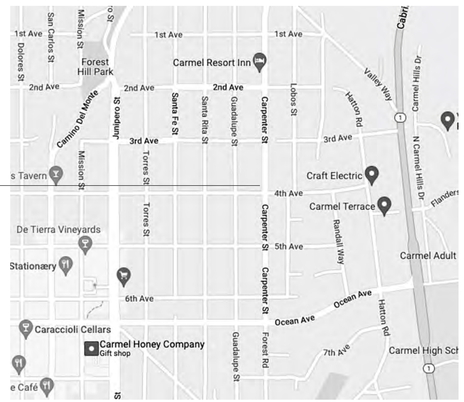
CONSTRUCTION PLAN SUMMARY

Attachment 2

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

VICINITY MAP

SITE LOCATION



WATER CREDITS

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

FIRE SPRINKLERS

SPRINKLERS ARE REQUIRED

ZONING CONFORMANCE

1ST FLOOR	(E) 1,109 SF	(P) 1,171 SF		
2ND FLOOR	(E) 0 SF	(P) 426 SF		
SHED	(E) 80 SF	(P) 0 SF		
GARAGE		(E) 252 SF	(P) 200 SF	
TOTAL	(E) 1,441 SF	(P) 1,797 SF		
FLOOR AREA RATIO		(E) 36.0%	(P) 44.9%	

DEMO 132 SF REMODEL 1,109 SF (3)

HEIGHT LIMITS IST: 18' 2ND: 24'
HEIGHTS 1ST/2ND (E) 10'/24' (P) 10'/ 24'
GRADE TO PLATE LIMITS 1ST 12' 2ND 18'
PLATES 1ST/2ND (E) 10' 10" / NA (P) 10' 10" / 19' 10"
2ND STORY PLATE VARIANCE REQUESTED

SETBACKS FOR 100' X 40' CORNER LOT
LEGAL FRONTAGE ON CARPENTER
FRONT 15'
SIDES: 10' COMPOSITE, MINIMUM 5' STREET SIDE, 3' INTERIOR SIDE (1)
REAR: 3' STRUCTURES UNDER 15' HEIGHT
REAR: 15' STRUCTURES EXCEEDING 15' HEIGHT

CONTACT INFO

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

SITE DETAILS

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

BUILDING CODES

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

NOTES

VARIANCE REQUESTED FOR 2ND STORY PLATE HEIGHT AND ENTRY BRICK STAIRS IN SIDE SETBACK (4)

DEFERRED SUBMITTAL

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

PROJECT DESCRIPTION

PLANNING
(3) 61 SF ADDITION TO SOUTH OF WEST WING. 13 SF ADDITION NORTH WALL AT BATH 1. 8 SF ADDITION NORTHWEST CORNER AT BATH 2. 200 SF RELOCATED GARAGE. 463 GROSS SF (426 NET SF W/O STAIR AREA) 2ND STORY ADDITION AT SOUTHWEST CORNER OF RESIDENCE.
REPLACE ALL WINDOWS & DOORS, UPDATE COLOR OF WINDOWS, DOORS, TRIM AND REMOVE BAY WINDOW ON SOUTH FACADE.
ADD GABLE TRANSOM WINDOWS TO SOUTH FACADE ON FIRST AND SECOND FLOORS.
UPDATE ASPHALT ROOF TO STANDING SEAM METAL IN MATTE DARK BRONZE, GUTTERS TO MATCH. (1)
DEMO BRICK CHIMNEY, REPLACE WITH UNDER EAVE BRICK CHIMNEY FOR DV GAS FIREPLACE.
REPLACE WOOD SIDING WITH COMPOSITE HORIZONTAL SIDING, REPLACE STAGGERED SHINGLE ON GARAGE WITH STRAIGHT EDGE COMPOSITE SHINGLE. STRAIGHT EDGE COMPOSITE SHINGLE ON NEW 2ND FLOOR ADDITION.
UPDATE TO 3 BEDROOMS, 3 BATHROOMS.
(3) DEMO 252 SF GARAGE. DEMO 80 SF SHED IN EAST YARD.
REDUCE SITE COVERAGE TO COMPLIANCE AT 2X ADDITION.
(3) REPLACE 13 LF 6' WOOD FENCE W/GATE IN NORTH YARD: NEW 12LF 6' SOLID WOOD FENCE W/ GATES WEST YARD.
REPLACE 88 LF 4' WHITE PICKET FENCE IN WEST AND SOUTH YARDS WITH 4' TALL NATURAL GRAPESTAKE FENCE.
(3) ~~3 NEW EAST FACING SKYLIGHTS TO BE LOW PROFILE AND ENERGY EFFICIENT WITH BLACKOUT BLIND.~~
ADD BRICK FACING TO FOUNDATION. FRONT STEPS AND CHIMNEY TO MATCH. (1)
REORGANIZE AND REDUCE SITE COVERAGE FOR FULL COMPLIANCE.
NO CHANGE TO EXISTING LANDSCAPING OR IRRIGATION (NONE).
SITE DRAINAGE VIA SPLASH BLOCKS & DISPERSION PIT IN EAST YARD.
REGRADE & FILL TO RAISE GARAGE AT NEW LOCATION. MINIMAL CUT FOR FOOTING EXCAVATION TO BE DISPERSED ON SITE.

PLANNING CHANGE ORDER #1: COMMISSION RECOMMENDATIONS
(3) SHIFT TWO STORY NORTH ADDITION 3 FEET SOUTH
SHIFT 2ND STORY 5 FEET WEST
MOVE GARAGE TO HOUSE & RAISE GRADE BY 24" TO PROTECT CYPRESS ROOTS.
59" TALL UNHEATED MECHANICAL CLOSET AT REAR OF GARAGE
REMOVE ALL WINDOWS IN 2ND STORY NORTH FACADE
REDUCE NORTH EAVES TO 6", ALL OTHER EAVES TO 16", 12" ON GARAGE

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

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

SITE COVERAGE TABLE

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

PAGE INDEX

A-0	COVER: PROJECT DATA
SURV	SITE SURVEY
T-1	TREE PROTECTION PLAN (1)
A-1.1	SITE PLANS
A-1.2	PROPOSED SITE PLAN LARGE
A-1.3	VIEW FIELD INCREASE (4)
A-1.4	GRADING & DRAINAGE PLAN
A-2.1	DEMO FLOOR PLANS
A-2.2	EXISTING & PROPOSED FLOOR PLANS
A-3.1	EXTERIOR ELEVATIONS: EAST (FRONT)
A-3.2	EXTERIOR ELEVATIONS: WEST (REAR) (1)
A-3.3	EXTERIOR ELEVATIONS: SOUTH
A-3.4	EXTERIOR ELEVATIONS: NORTH
A-3.5	EXTERIOR ELEVATIONS: NORTH NO FENCE (4)
A-3.6	STREETSCAPE ELEVATIONS
A-4.1	ROOF PLANS
F-1.1	FINISH MATERIALS & LIGHTING SHEET
A-5.1	DOOR SCHEDULE
A-5.2	WINDOW SCHEDULE
A-6.1	CONSTRUCTION DETAILS, MPWMD CREDITS
V-1.1	VARIANCE SUMMARY (1)
V-1.2	SHADOW COMPARISONS: STREET VIEW
CO1	CHANGE ORDER #1 SITE COMPARISON

CHANGE ORDER SCOPE

(1) REV #1 ER 09.08.22 V1.2 PLANNING_2.0
PLANNING RFI #1 CORRECTIONS VIA PDF MARKUP
RECEIVED FROM FROM M. WAFFLE 08.08.22
ADJUST SF, REDUCE UPPER FLOOR & 1ST FLOOR ADDITION
CHANGE OF EXTERIOR COLORS
NEW SHEETS: T-1, A-3.2, A-6.1
REVISED SHEETS: ALL

(2) REV #2 ER 10.28.22 V1.3 PLANNING_3.0
PLANNING RFI #2 CORRECTIONS VIA EMAIL
RECEIVED FROM FROM M. WAFFLE 10.27.22
ADJUST GARAGE SF TO 200 SF, THUS REDUCE ADDITION TO 95 SF
CORRECT NE FENCE ON LESS DESIREABLE ADDITION SHEETS
REVISED SHEETS: A-0, A-2.2, V-1.4, V-1.5, V-1.6

(3) REV #3 ER 02.16.23 V2.0 PLANNING_4.0
CHANGE ORDER #1 FROM PLANNING COMMISSION COMMENTS
MOVE GARAGE EAST & RAISE SLAB, MOVE SECOND FLOOR 5' WEST
REVISED SHEETS: ALL
REMOVED SHEETS: SHADE COMPARISON STUDIES

(4) REV #4 ER 04.11.23 V2.1 PLANNING_5.0
CHANGE ORDER #3 FROM M WAFFLE COMMENTS
SITE ITEMS, VIEW FIELD SHEET
REVISED SHEETS: A-0, A-1.1, A-1.2, A-3.1, A-3.2, V-1.1
NEW SHEETS: A-1.3, A-3.5

(5) REV #5 ER 05.02.23 V2.2 PLANNING_6.0
RFI #3 FROM M WAFFLE COMMENT: SOLAR SHADOW DESC
REVISED SHEET: V-1.2

PERMITTING SUBMISSION LOG

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

A-0

VERSION: 2.2
DATE: 5/2/23
PLANNING

COVER: PROJECT DATA

REV #	DATE / DESCRIPTION	BY
1	09.08.22 PLN RFI #1	ER
2	10.28.22 PLN RFI #2	ER
3	02.14.23 PLN CO#1	ER
4	04.11.23 PLN RFI #3	ER
5	05.02.23 PLN RFI #4 INF	ER

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

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THE PROPOSED WORK ARE THE PROPERTY OF LEWIS BUILDERS AND ARE TO BE USED IN CONNECTION WITH THE PROJECT DESIGNATED HEREIN. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF LEWIS BUILDERS. ALL DRAWINGS ARE THE PROPERTY OF LEWIS BUILDERS. ANY REPRODUCTION OF THESE PLANS, IF CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THE ACCURACY OF THESE PLANS. IF ANY DISCREPANCIES ARISE, THE CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION OR FABRICATION.

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

Map Legend:

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

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

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

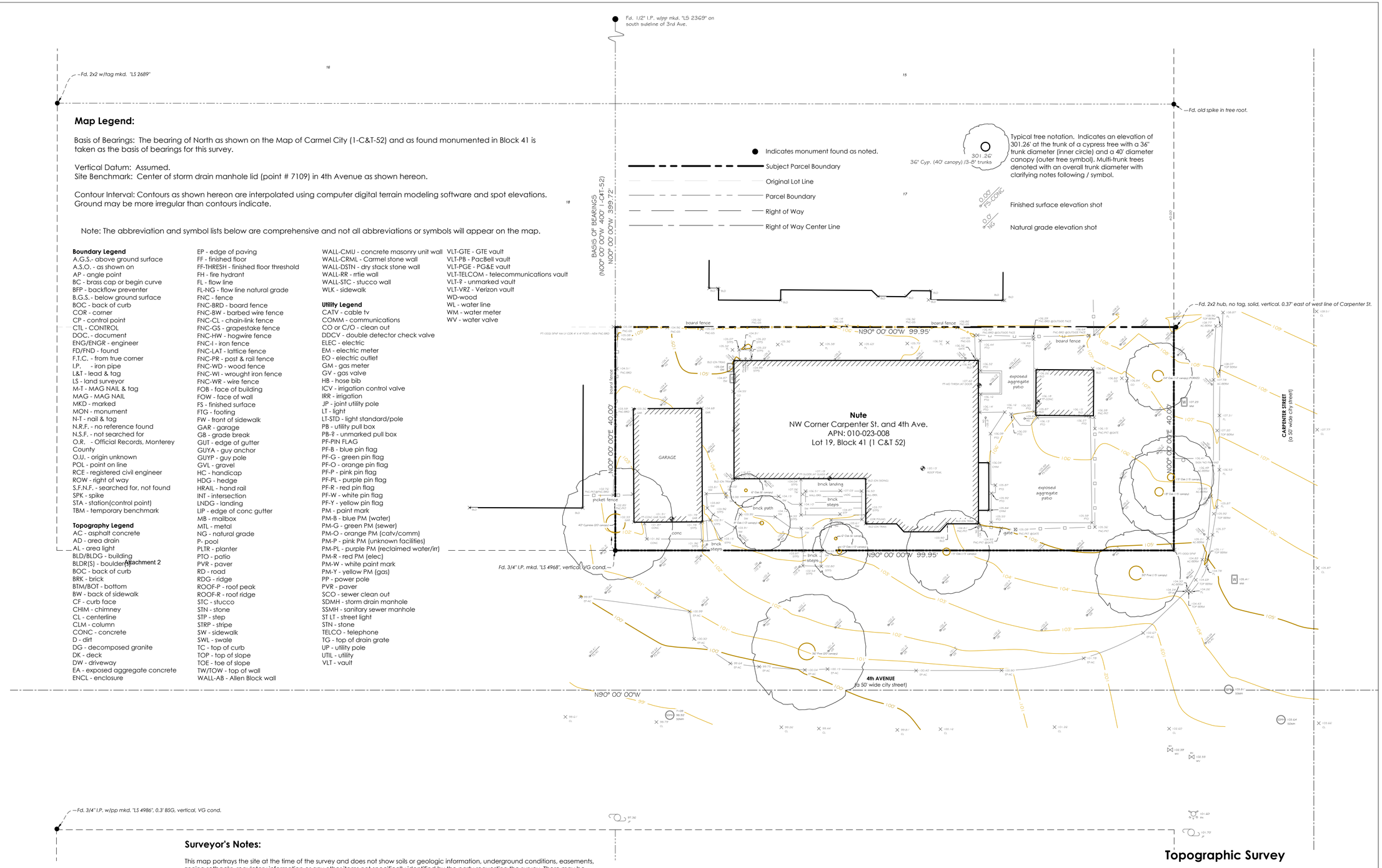
Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

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

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

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

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



Surveyor's Notes:

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

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

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

Distances are expressed in feet and decimals thereof.

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

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

Topographic Survey

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

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

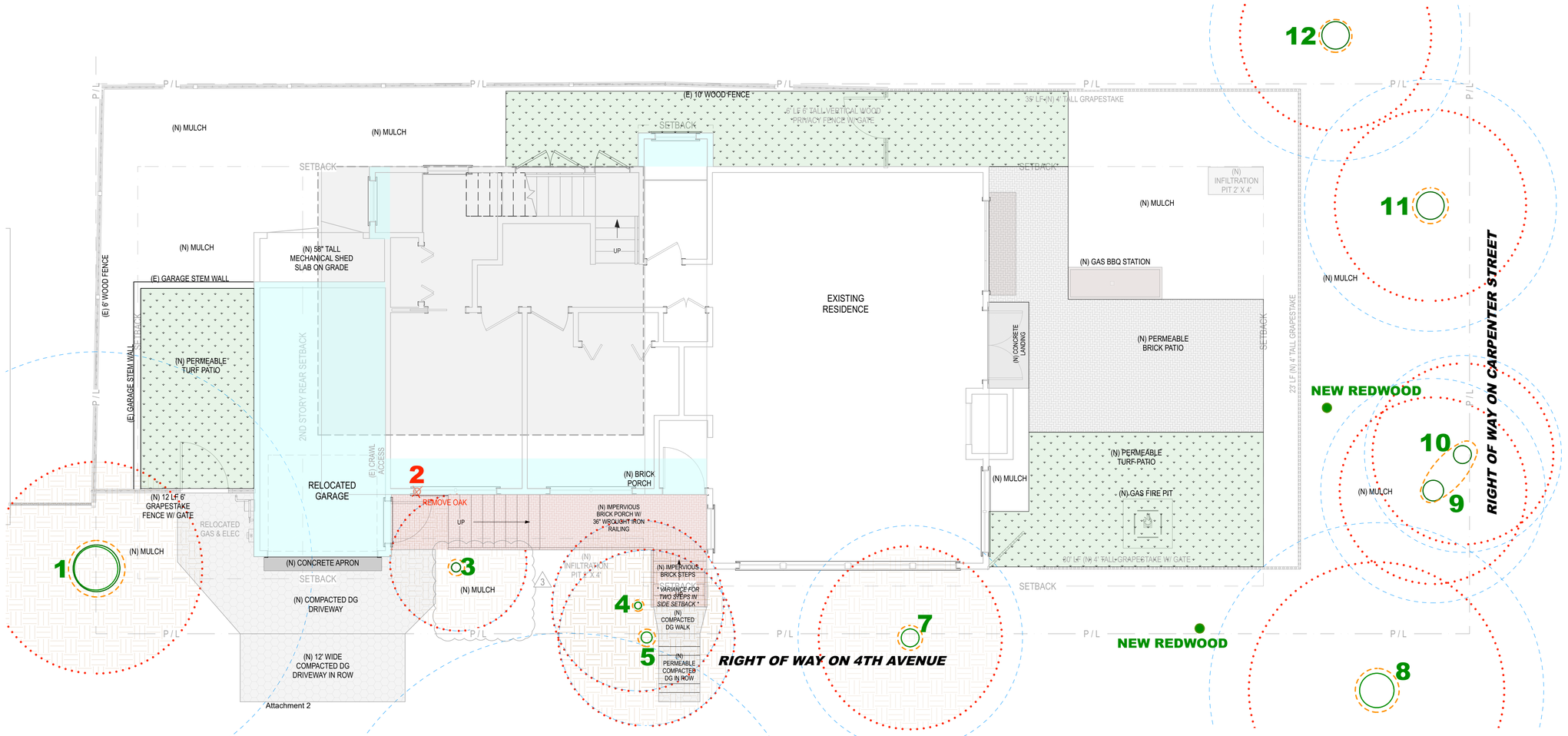
February 2022

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

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

RLS W.O. # 2022--006

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Attachment 2

TREE SURVEY NUMBERS

1. CYPRESS 27"
2. OAK 8"
3. OAK 10"
4. OAK 9"
5. OAK 12"
6. PINE 40"
7. OAK 16"
8. PINE 24"
9. OAK 16"
10. OAK 14"
11. OAK 18"
12. NEIGHBOR TREE

LEGEND

- TREE PROTECTION FENCING
- STRUCTURAL ROOT ZONE
- NO EXCAVATION ZONE
- DEEP PROTECTIVE MULCH 6' FROM TRUNK DURING CONSTRUCTION (3)

TREE PROTECTION PLAN

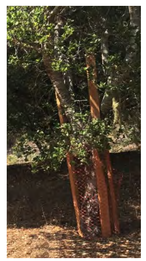
SCALE: 1/4"=1'

STRUCTURAL ROOT ZONE TABLE

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

TREE PROTECTION NOTES

1) PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
   A) EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
   B) NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
2) PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
3) TREE PROTECTION ZONE -- THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
4) THE STRUCTURAL ROOT ZONE -- STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
5) IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
6) IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.



OAK



CONIFER

T-1

VERSION: 2.1
DATE: 4/11/23
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TREE PROTECTION PLAN

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

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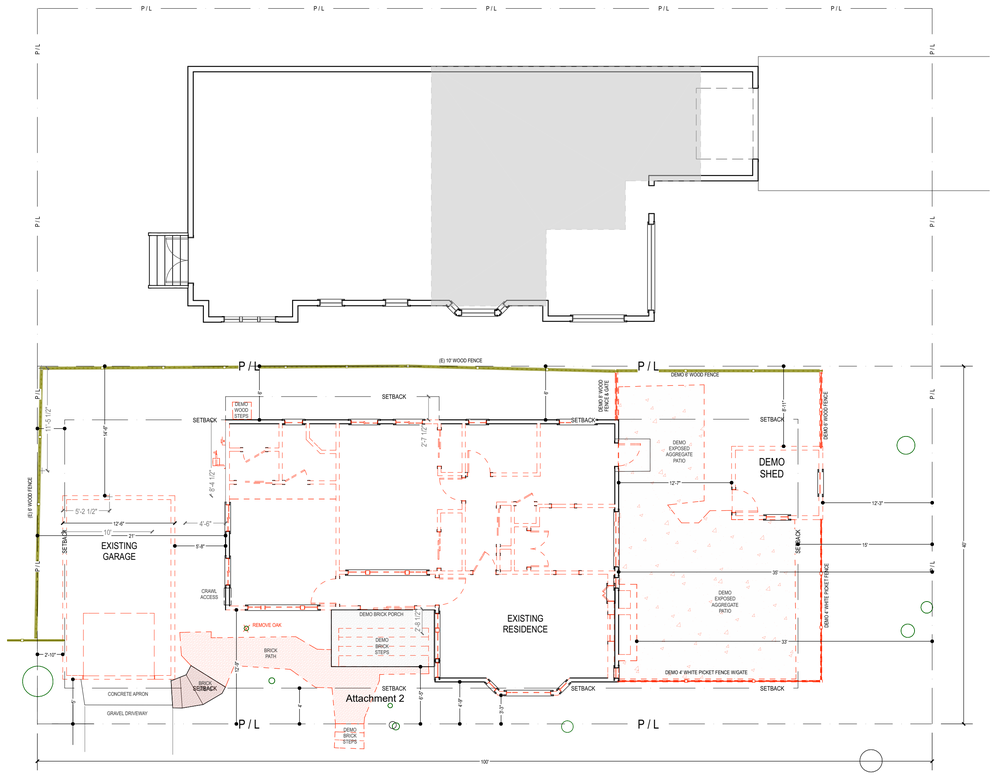
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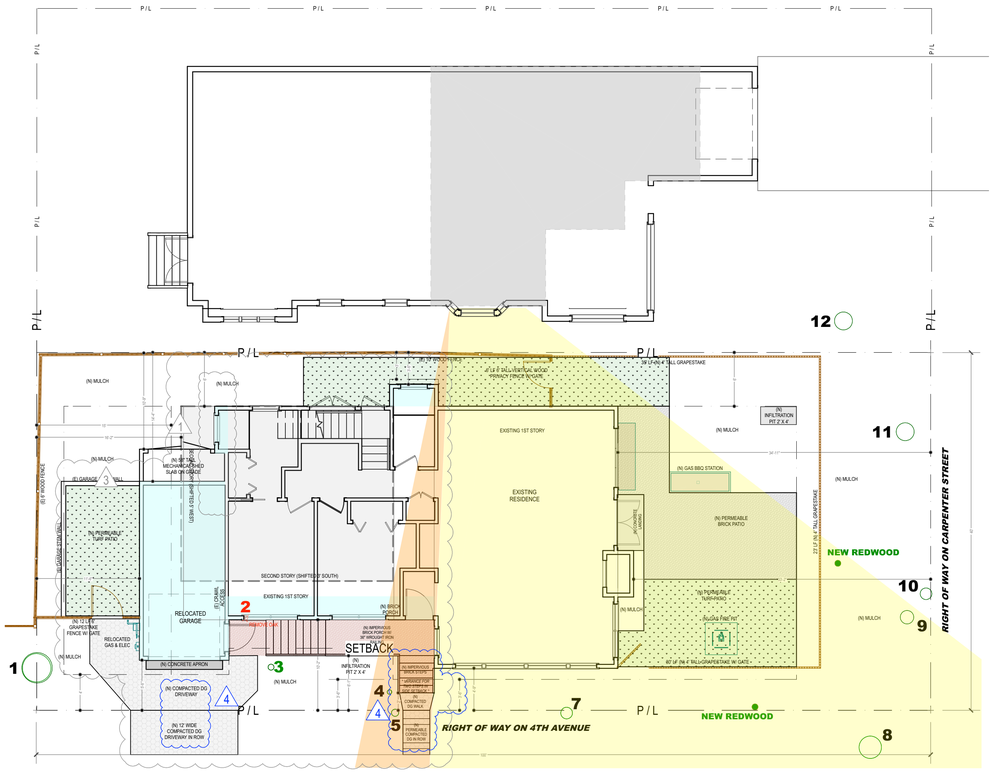
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(831) 250 7168

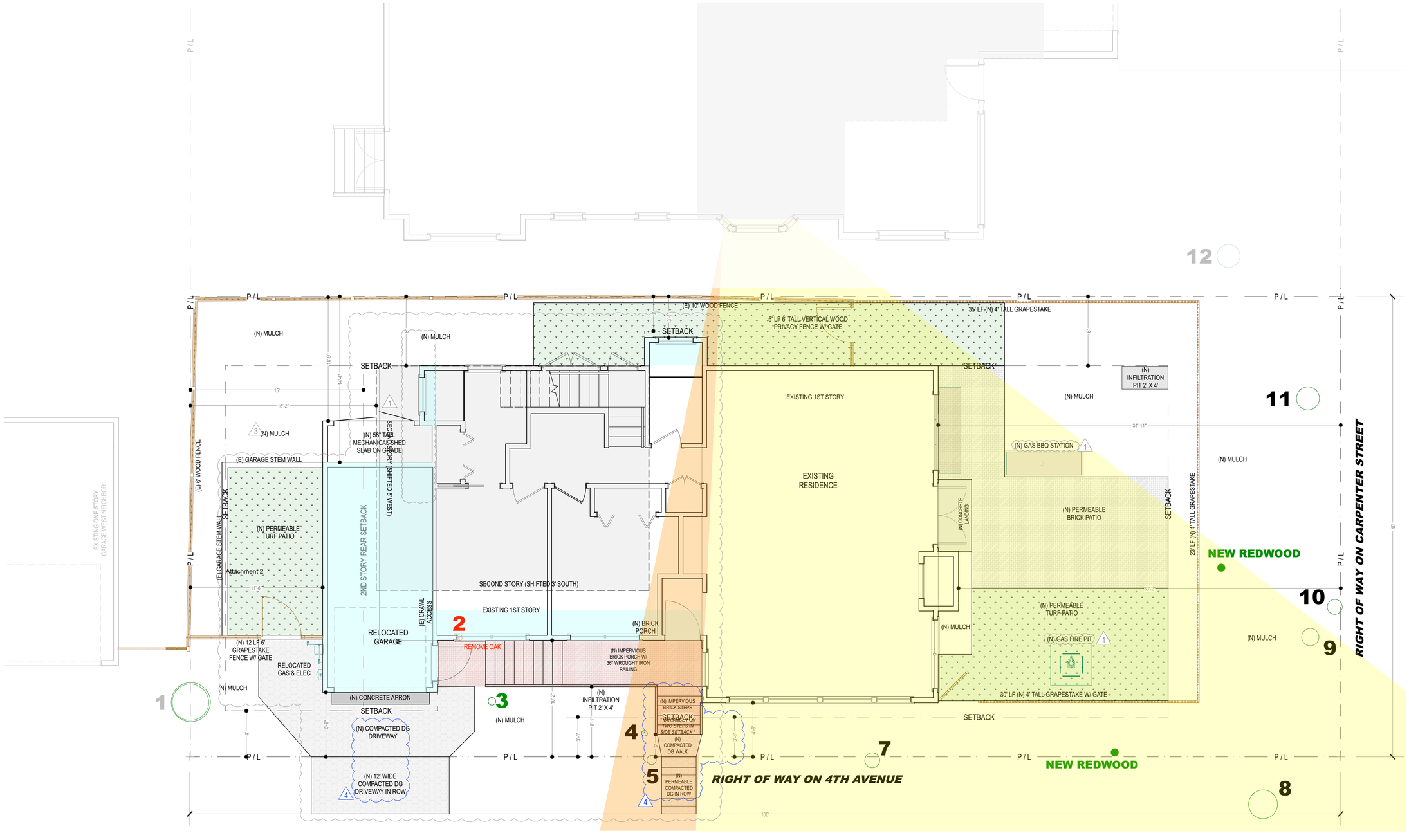
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EXISTING SITE PLAN

SCALE: 1/8"=1'


P/L
12
11
10
9
8
7
1
2
3
4
5
(N) MULCH
(E) WOOD FENCE
(E) GARAGE
(N) PERMEABLE "LAID" PATIO
(N) 12" WIDE COMPACTED DG DRIVEWAY IN ROW
(N) CONCRETE APRON
(N) COMPACTED DG DRIVEWAY
(N) 6' WALL/FENCE W/GATE
PRIVACY FENCE W/GATE
(N) 6' WALL/FENCE W/GATE
(N) 24" TALL GRAPESTAKE
(N) INFILTRATION PIT 2'X 4'
EXISTING 1ST STORY
EXISTING RESIDENCE
(N) GAS BBQ STATION
(N) PERMEABLE BRICK PATIO
(N) TURF/ARTIFICIAL TURF/ARTIFICIAL GRASS
(N) PLANTER
(N) 42" HT. WOOD FENCE
(N) 42" HT. WOOD FENCE W/ GATE
(N) 42" HT. WOOD FENCE W/ GATE
(N) 42" HT. WOOD FENC



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

PROPOSED SITE PLAN

SCALE: 1/4"=1'

LEGEND

- AREAS OF ADDITION (CONDITIONED SPACE)
- DEMO ITEMS
- VIEW FIELD OF FIRST PLANNING SUBMITTAL 3
- INCREASE OF VIEW FIELD: SECOND PLANNING SUBMITTAL

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

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A-1.2

VERSION: 2.1
DATE: 4/11/23
PLANNING

PROPOSED SITE PLAN LARGE

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

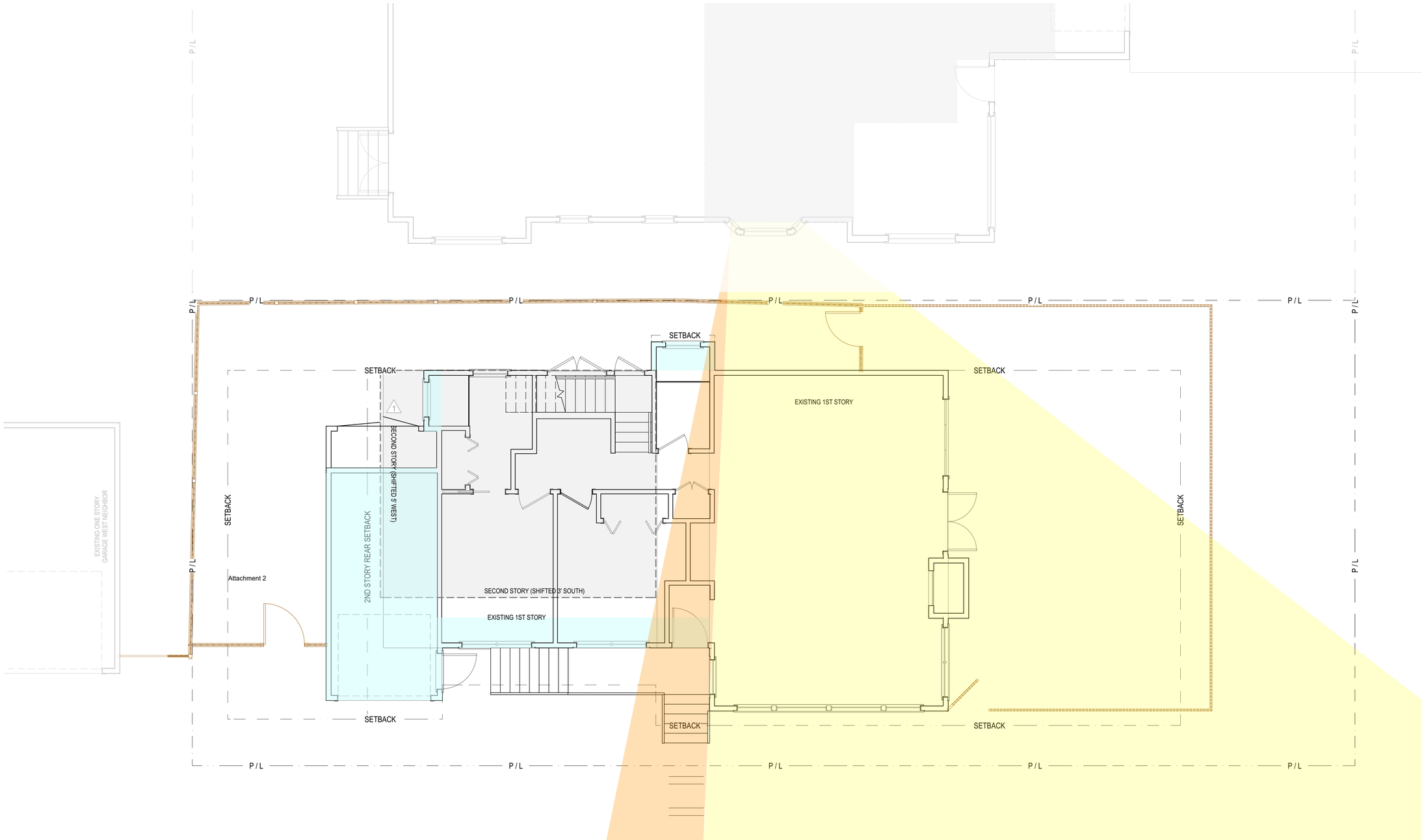
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PROPOSED VIEW FIELD INCREASE FOR NORTH NEIGHBOR

SCALE: 1/4"=1'

LEGEND

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

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

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A-1.3

VERSION: 2.1

DATE: 4/11/23

PLANNING

VIEW FIELD INCREASE

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

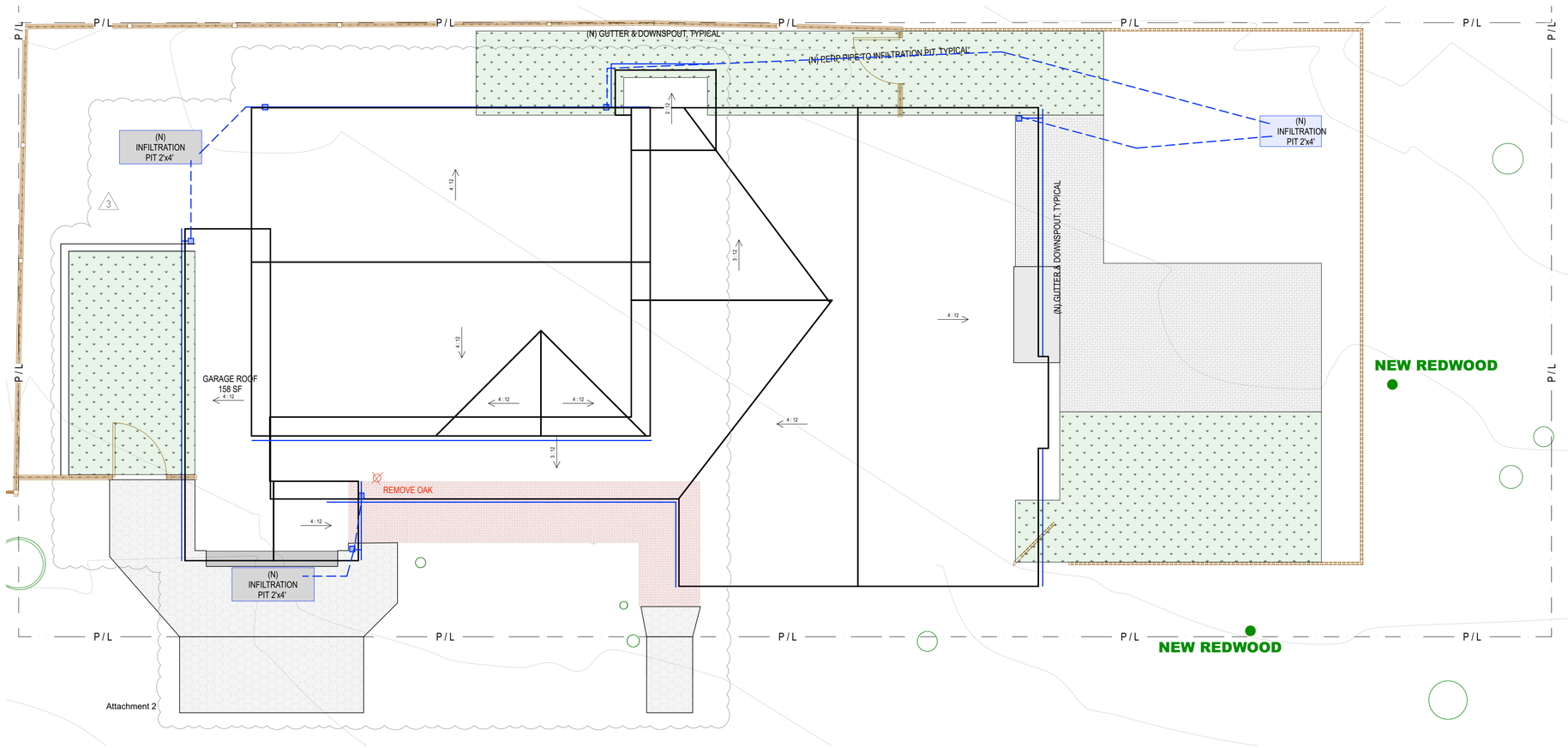
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PROPOSED PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1/4"=1'

SITE DRAINAGE REQUIREMENTS

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

SITE DRAINAGE NOTES

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

EROSION CONTROL NOTES

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

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VERSION: 2.1
DATE: 4/11/23
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GRADING & DRAINAGE PLAN

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

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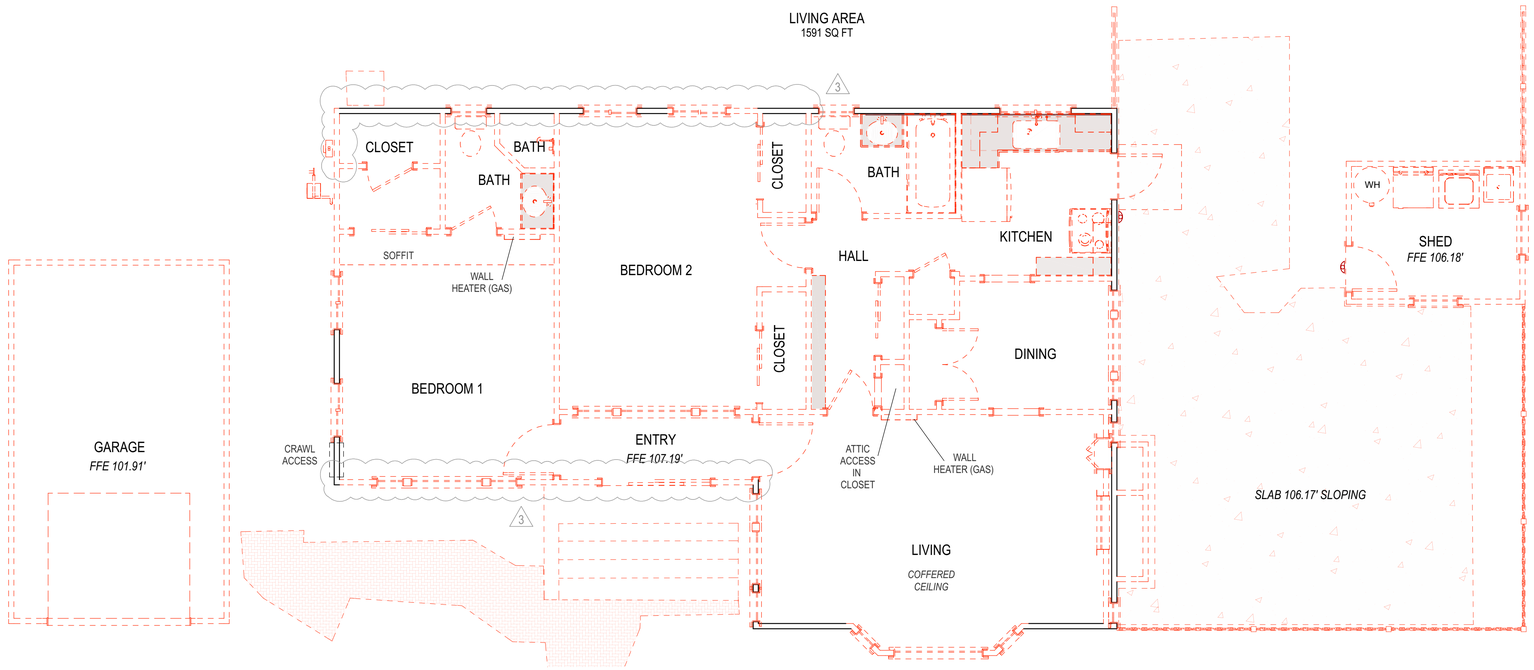
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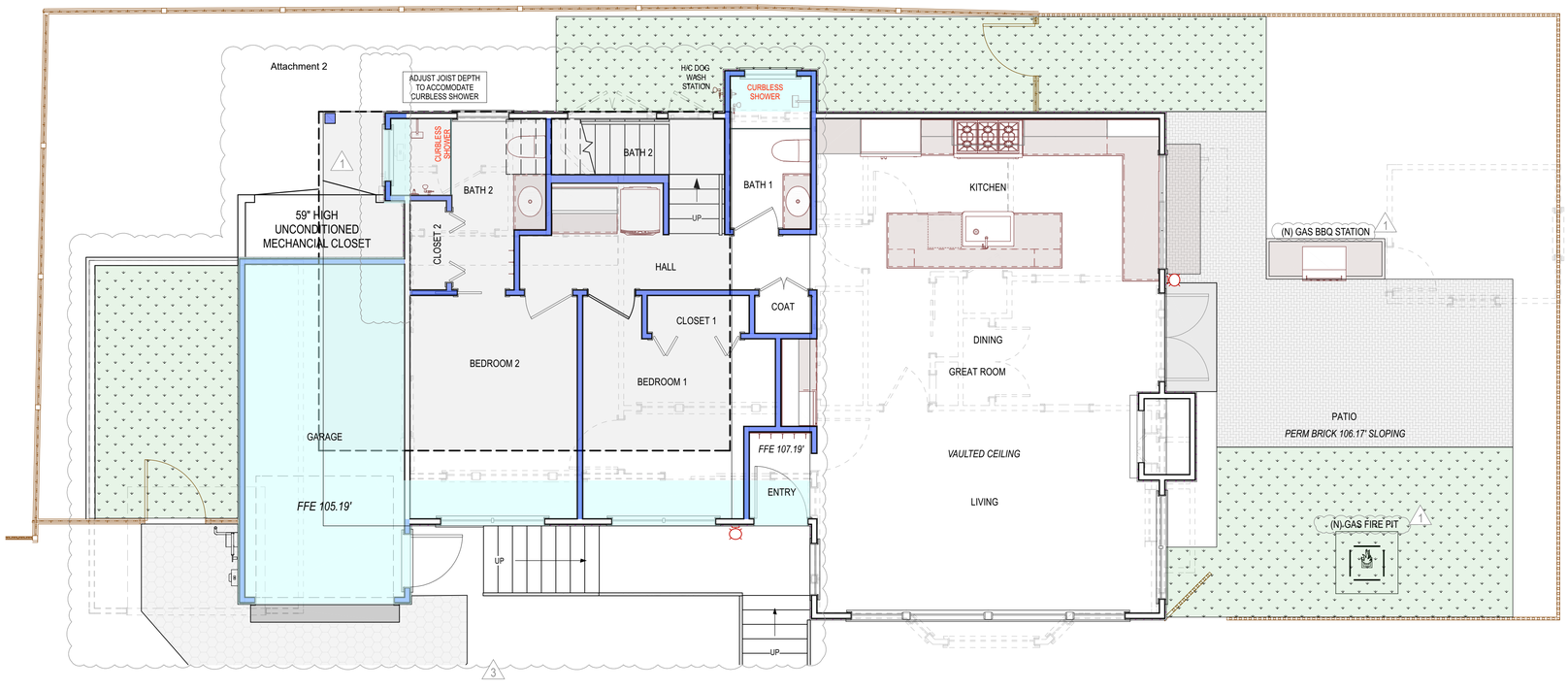
DEMO FLOOR PLAN

SCALE: 1/4"=1'

ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED

LEGEND

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



PROPOSED PLAN WITH DEMO UNDERLAY

SCALE: 1/4"=1'

ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED

0 1 3 5 10 20

A-2.1

VERSION: 2.1
DATE: 4/11/23
PLANNING

DEMO FLOOR PLANS

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

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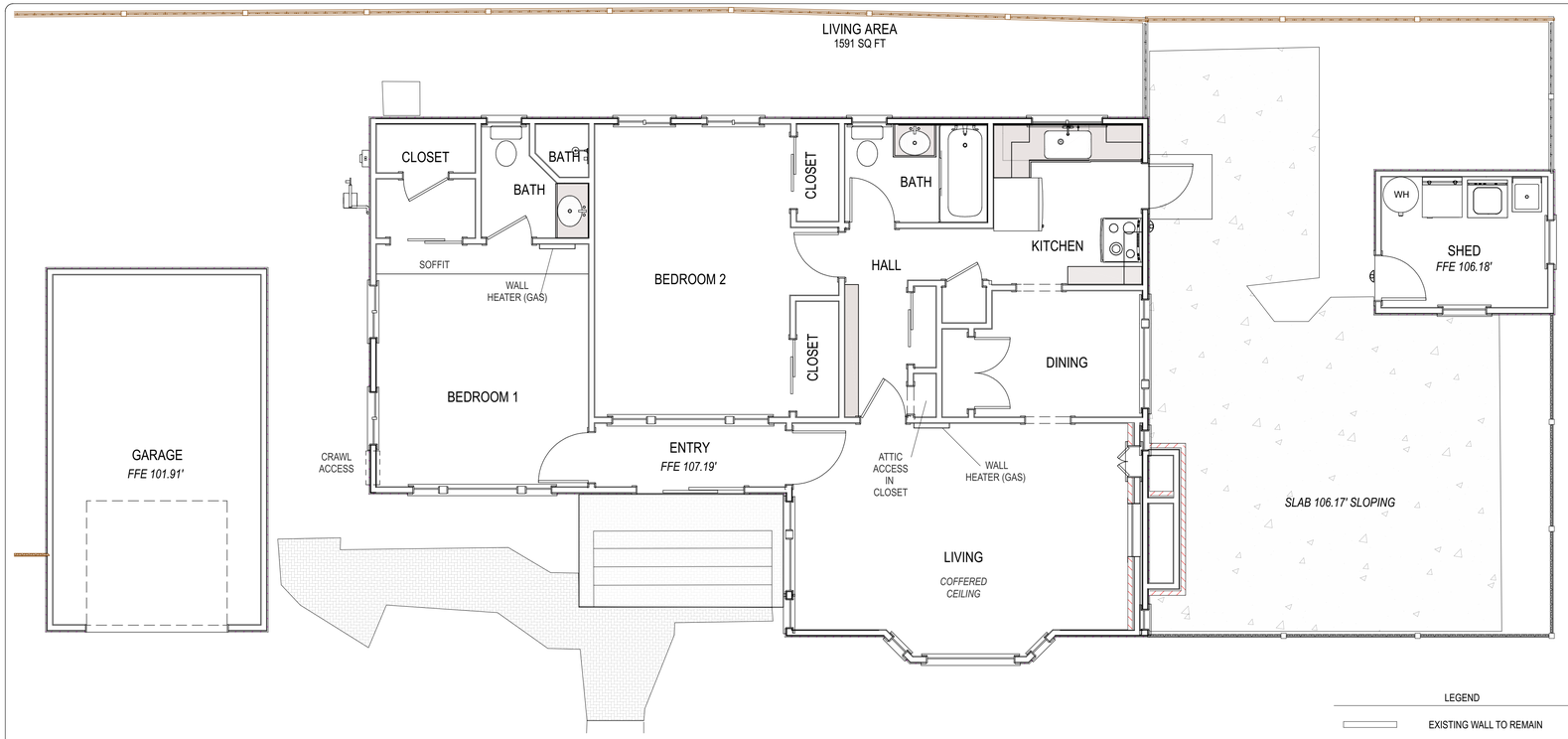
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EXISTING FLOOR PLAN

SCALE: 1/4"=1'

ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED

LEGEND

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

FLOOR PLAN NOTES

1 ALL NEW STUDS PER STRUCTURAL PLANS UNO.

2 GLASS SHOWER WALL NOTES:

A) GLAZING IN ENCLOSURES FOR WALLS FACING BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS THAN 60 INCHES MEASURED VERTICALLY ABOVE AND STANDING OR WALKING SURFACE SHALL CONFORM TO CRC R308.3, R308.4.

B) UNLESS NOTED AS CURBLESS, SHOWERS SHALL BE PROVIDED WITH DAMS/ THRESHOLDS AT LEAST 2 " AND NOT MORE THAN 9 " ABOVE THE TOP OF THE DRAIN. DAMS/THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 " INCH DOOR. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A MINIMUM 22 " UNOBSTRUCTED OPENING FOR EGRESS PER CPC 411.6.

C) ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY FOUR (1,024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A THIRTY (30) INCH CIRCLE PER CPC 411.7.

D) SHOWER FLOORS SHALL HAVE A MINIMUM 2% FLOOR PITCH TO FLOOR DRAIN.

E) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX FEET ABOVE THE FLOOR.

INTERIOR STAIRS AND GUARDRAILS

STAIRS WITH 4 OR MORE RISERS SHOWING THE FOLLOWING MINIMUMS: [CRC R311.7.7]

A) GUARDS USED AS HANDRAIL SHALL BE BETWEEN 34 TO 38 INCHES IN HEIGHT AND HAVE INTERMEDIATE RAILINGS SPACED SO THAT A SPHERE 4.375 INCHES IN DIAMETER CANNOT PASS THROUGH. [CRC R311.7.7.1 & R312.2 EXCEPTION 2, R312.3 EXCEPTION 2]

B) THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE SUCH THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH. [CRC R312.3 EXCEPTION 1]

C) THE HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1¼ INCH NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION. [CRC R311.7.7.1]

MINIMUM CODE REQUIREMENTS:

A) MAXIMUM 7.75-INCH RISE AND MINIMUM 10-INCH RUN. [CRC R311.7.4.1 & R311.7.4.2]

B) MINIMUM 6 FEET 8 INCH VERTICAL HEADROOM MEASURED AT STAIRWAY TREAD NOSINGS. [CRC R311.7.2]

C) MINIMUM 36 INCH CLEAR WIDTH. [CRC R311.7.4.1]

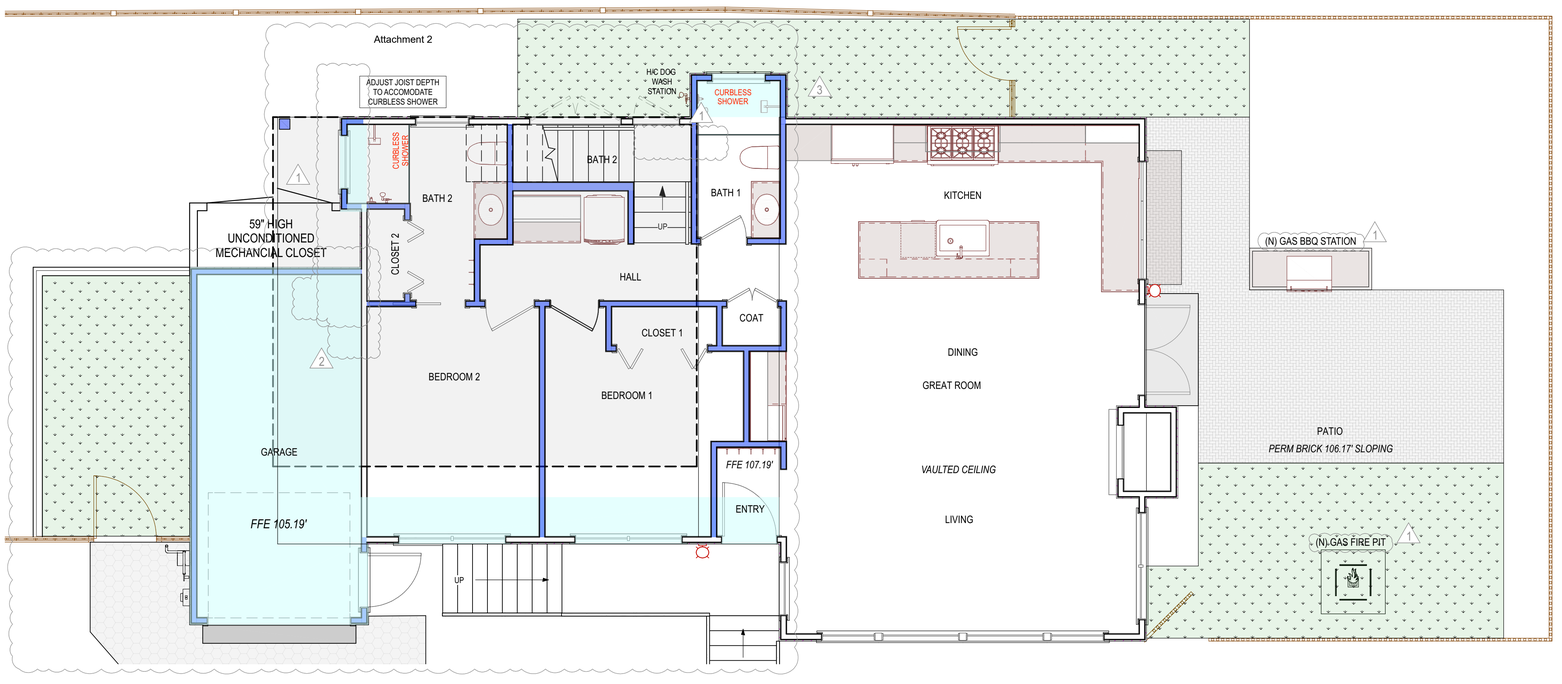
D) THERE SHALL BE A FLOOR OR A LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY OR STAIR RUN. [CRC R311.7.5]

E) AT LEAST ONE INTERMEDIATE LANDING SHALL BE PROVIDED FOR EACH 12 FEET OF VERTICAL STAIRWAY RISE MEASURED BETWEEN THE HORIZONTAL PLANES OF ADJACENT LANDINGS. [CRC R311.7.5 EXCEPTION]

UNDERSTAIR AREAS:

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

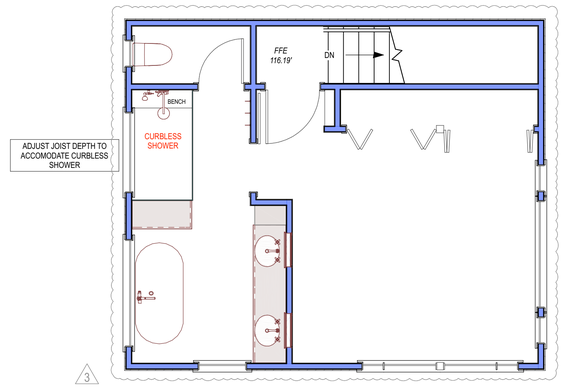
B) AREAS CONTAINING APPLIANCES, AREA REQUIRES 5/8 TYPE 'X' I HR FIRE RATED GYPSUM



PROPOSED FLOOR PLAN 1ST FLOOR

SCALE: 1/4"=1'

ALL CEILINGS ARE FLAT @ 8', EXCEPT WHERE NOTED



PROPOSED FLOOR PLAN 2ND FLOOR

SCALE: 1/4"=1'

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

0 1 3 5 10 20

A-2.2

VERSION: 2.1

DATE: 4/11/23

PLANNING

EXISTING & PROPOSED FLOOR PLANS

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

NUTE

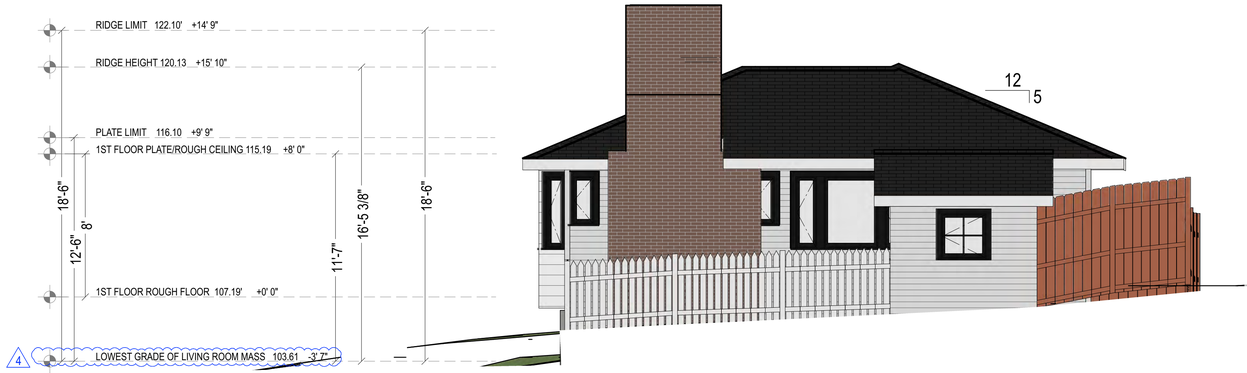
0 NW CARPENTER AT 4TH, CARMEL, CALIFORNIA
APN 010-023-008-000

STAMP/SIGNATURE

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CARMEL CA 93923
(831) 250 7168

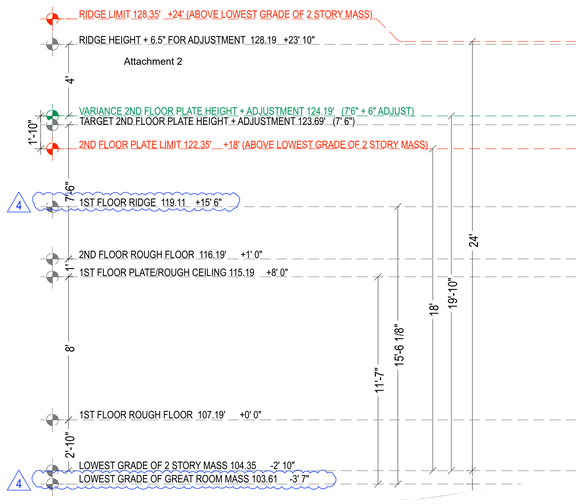
LEWISBUILDERS DESIGN+BUILD

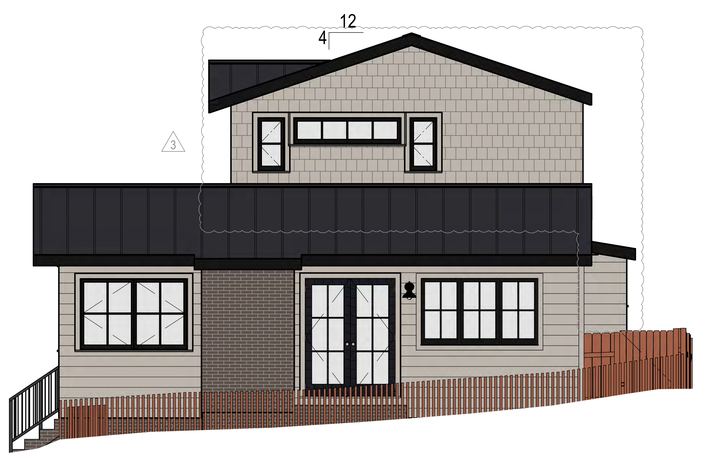


EXISTING EAST (LEGAL FRONT) ELEVATION ON CARPENTER STREET

SCALE: 1/4"=1'

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





PROPOSED EAST (LEGAL FRONT) ELEVATION ON CARPENTER STREET

SCALE: 1/4"=1'

0 1 3 5 10 20

4 ELEVATION READINGS OF RESIDENCE MASSES

GREAT ROOM MASS - ONE STORY
LOWEST GRADE: (E) 103.61'
PLATE HEIGHT: (E) 115.19'
RIDGE HEIGHT: (N) 119.11 (12" LOWER THAN EXISTING)

BEDROOM FIRST FLOOR MASS, W/ADDITIONS
LOWEST GRADE: (E) 103.91
PLATE HEIGHT: (E) 115.9'
RIDGE HEIGHT: (N) 119.11'

SECOND STORY MASS, NEW
LOWEST GRADE: (N) 104.35'
PLATE HEIGHT: (N) 123.69' *"VARIANCE"*
RIDGE HEIGHT: (N) 128.19'

GARAGE MASS - ONE STORY, RELOCATED & RAISED
LOWEST GRADE: (N) 103.91' *"RAISED 24" "*
PLATE HEIGHT: (N) 111.91'
RIDGE HEIGHT: (N) 114.91'

EXTERIOR ELEVATIONS: EAST (FRONT)

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

A-3.1

VERSION: 2.1
DATE: 4/11/23
PLANNING

NUTE

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

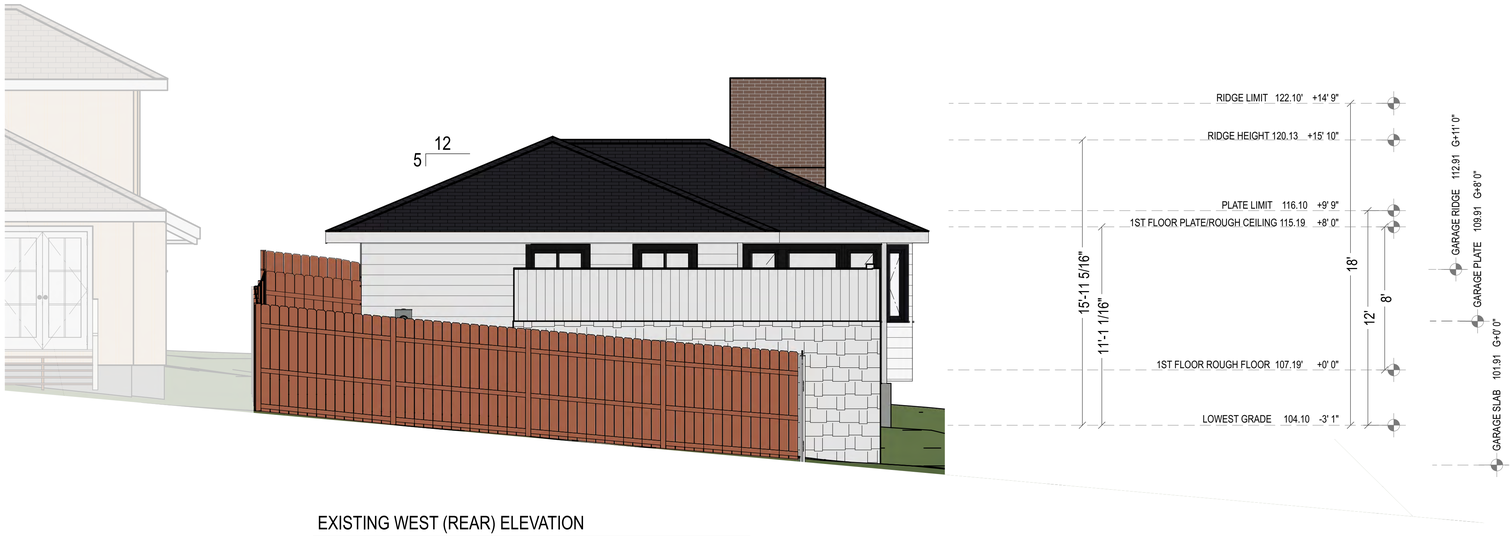
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VIEW OF EXISTING NORTH PROPERTY LINE, FENCE & SHADOWS



EXISTING WEST (REAR) ELEVATION

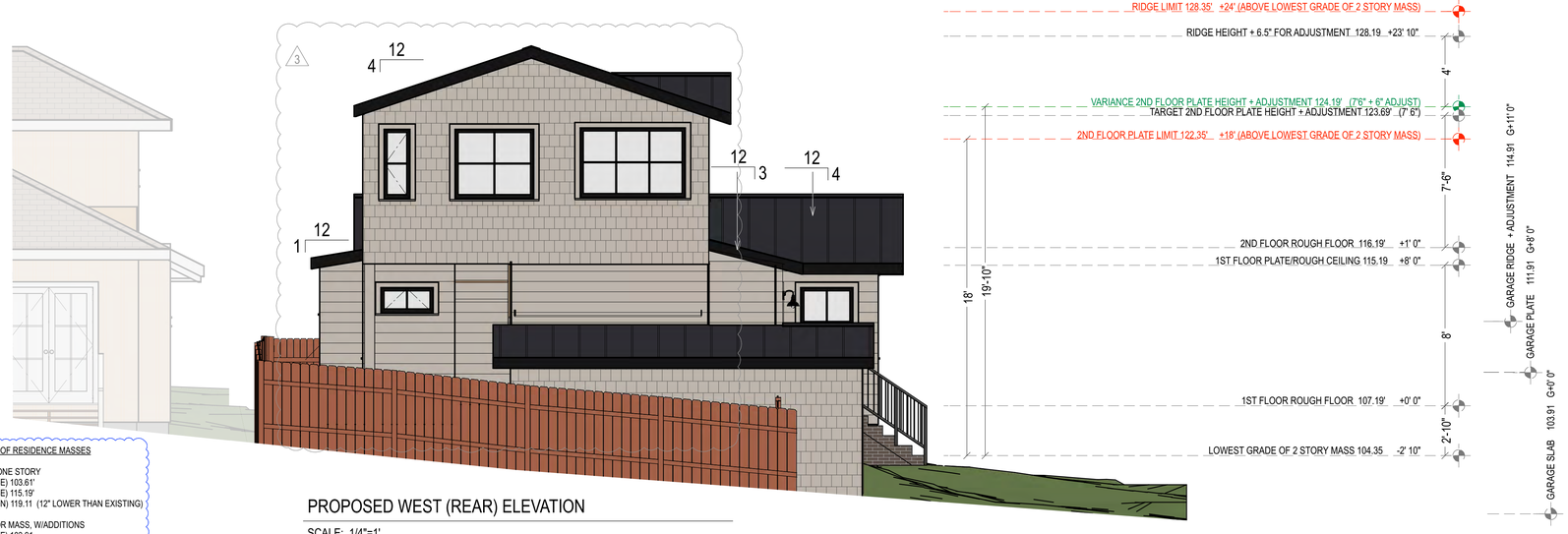
SCALE: 1/4"=1'

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

Attachment 2



VIEW FROM PATIO SHOWING EAVE HEIGHT DIFFERENCE W/ NEIGHBOR



PROPOSED WEST (REAR) ELEVATION

SCALE: 1/4"=1'

4 ELEVATION READINGS OF RESIDENCE MASSES

GREAT ROOM MASS - ONE STORY
LOWEST GRADE: (E) 103.61'
PLATE HEIGHT: (E) 115.19'
RIDGE HEIGHT: (N) 119.11 (12" LOWER THAN EXISTING)

BEDROOM FIRST FLOOR MASS, W/ADDITIONS
LOWEST GRADE: (E) 103.91
PLATE HEIGHT: (E) 115.9'
RIDGE HEIGHT: (N) 119.11'

SECOND STORY MASS, NEW
LOWEST GRADE: (N) 104.35'
PLATE HEIGHT: (N) 123.69' *VARIANCE*
RIDGE HEIGHT: (N) 128.19'

GARAGE MASS - ONE STORY, RELOCATED & RAISED
LOWEST GRADE: (N) 103.91' *RAISED 24"*
PLATE HEIGHT: (N) 111.91'
RIDGE HEIGHT: (N) 114.91'

0 1 3 5 10 20

A-3.2

VERSION: 2.1
DATE: 4/11/23
PLANNING

EXTERIOR ELEVATIONS: WEST (REAR)

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

NUTE

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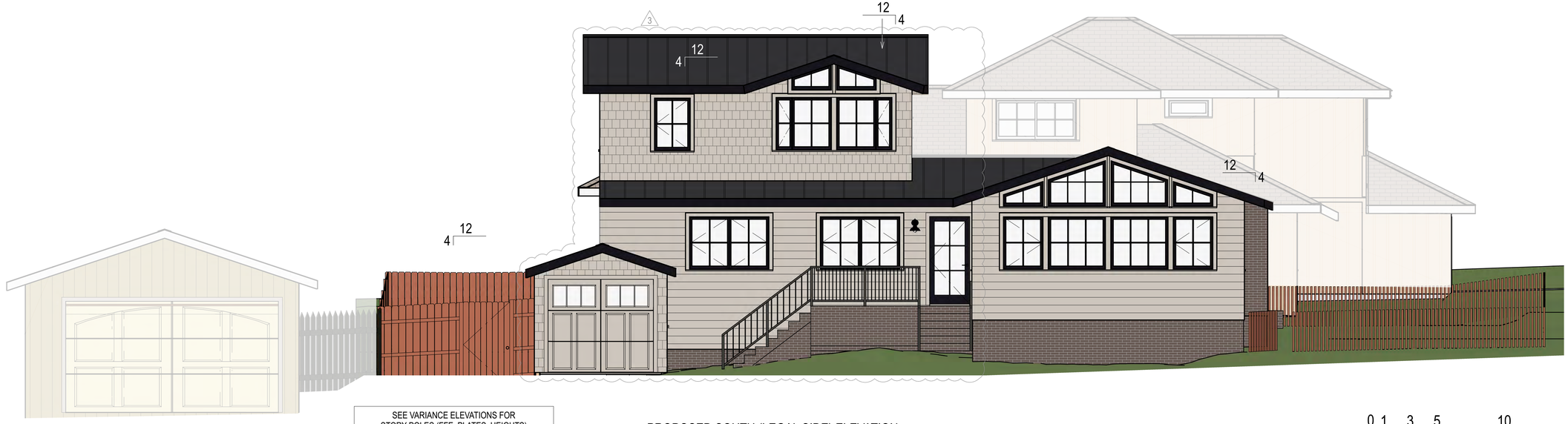


EXISTING SOUTH (LEGAL SIDE) ELEVATION

SCALE: 1/4"=1'

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

Attachment 2



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

PROPOSED SOUTH (LEGAL SIDE) ELEVATION

SCALE: 1/4"=1'

0 1 3 5 10 20

A-3.3

VERSION: 2.1
DATE: 4/11/23
PLANNING

EXTERIOR ELEVATIONS: SOUTH

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

NUTE

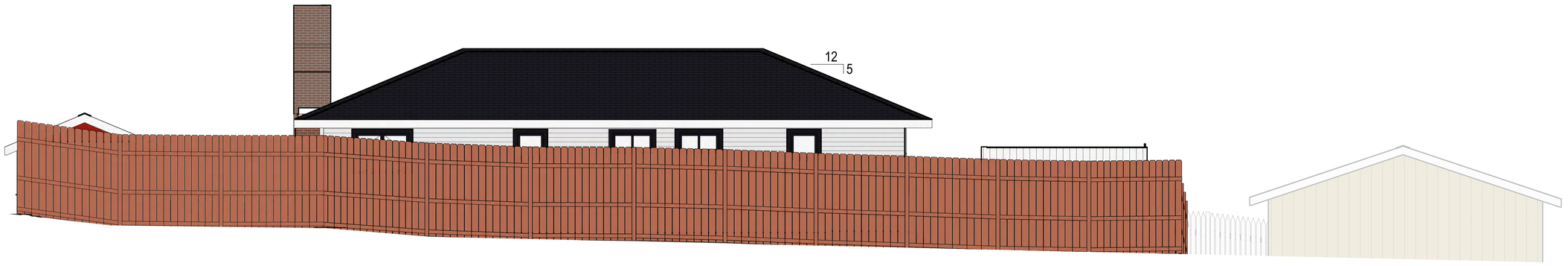
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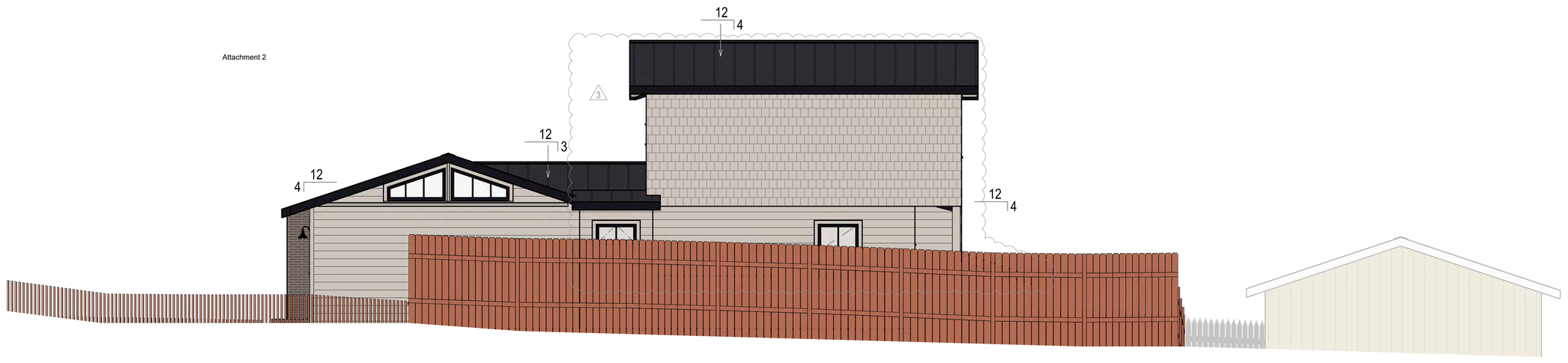
EXISTING NORTH (LEGAL SIDE) ELEVATION

SCALE: 1/4"=1'

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

12

Attachment 2



PROPOSED NORTH (LEGAL SIDE) ELEVATION

SCALE: 1/4"=1'

0 1 3 5 10 20

A-3.4

VERSION: 2.1
DATE: 4/11/23
PLANNING

EXTERIOR ELEVATIONS: NORTH

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

NUTE

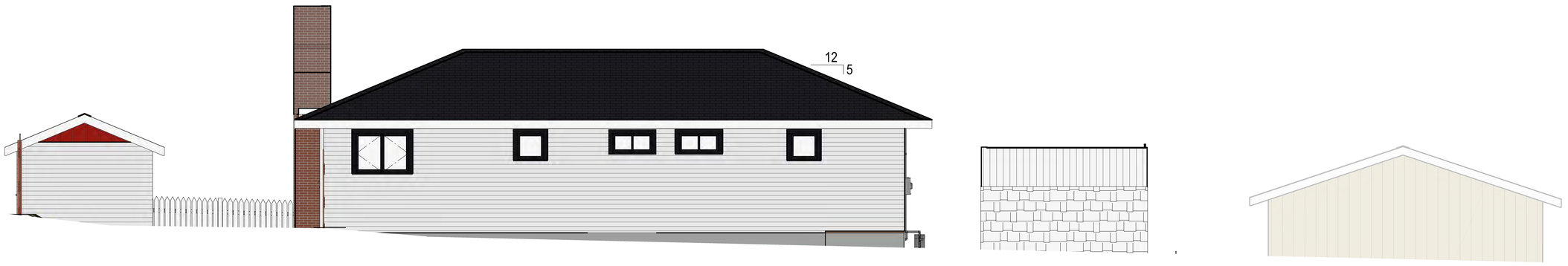
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APN 010-023-008-000

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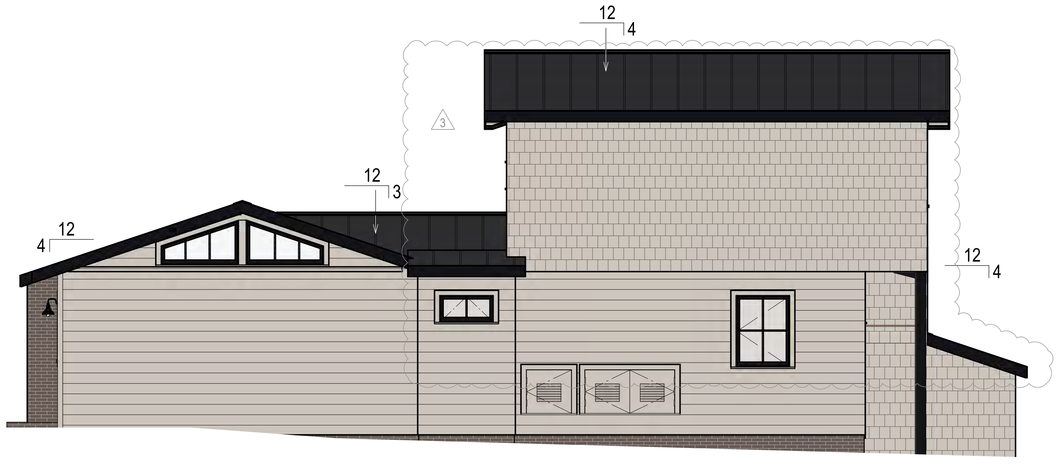


EXISTING NORTH (LEGAL SIDE) ELEVATION - NORTH FENCE NOT SHOWN

SCALE: 1/4"=1'

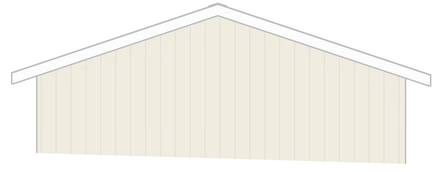
1 COLORS UPDATED ON PROPOSED ELEVATION
EAST WEST DEPTH OF FIRST FLOOR ADDITION REDUCED

Attachment 2



PROPOSED NORTH (LEGAL SIDE) ELEVATION - NORTH FENCE NOT SHOWN

SCALE: 1/4"=1'



0 1 3 5 10 20

A-3.5

VERSION: 2.1
DATE: 4/11/23
PLANNING

EXTERIOR ELEVATIONS: NORTH NO FENCE

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

NUTE

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EXISTING STREET PHOTOS FROM 4TH AVENUE



EXISTING STREET PHOTOS FROM CARPENTER STREET

A-3.6

VERSION: 2.1
DATE: 4/11/23
PLANNING

STREETSCAPE ELEVATIONS

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

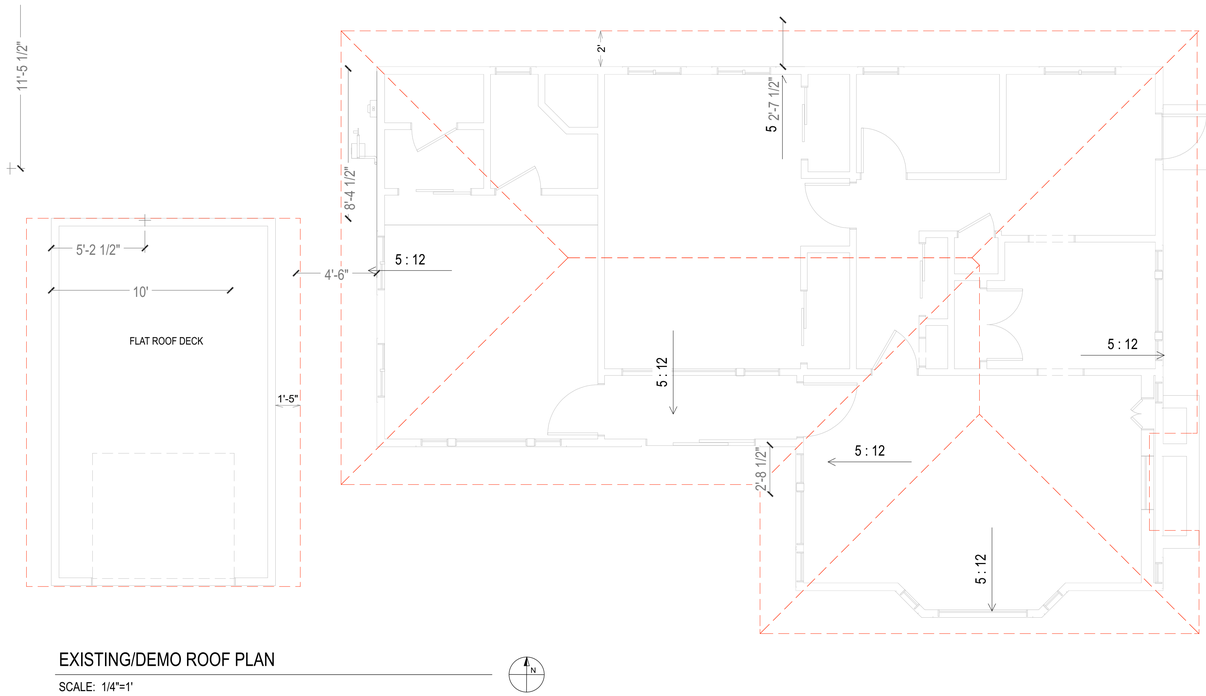
NUTE

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

STAMP/SIGNATURE

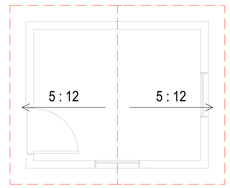
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EXISTING/DEMO ROOF PLAN

SCALE: 1/4"=1'



DRAINAGE NOTES

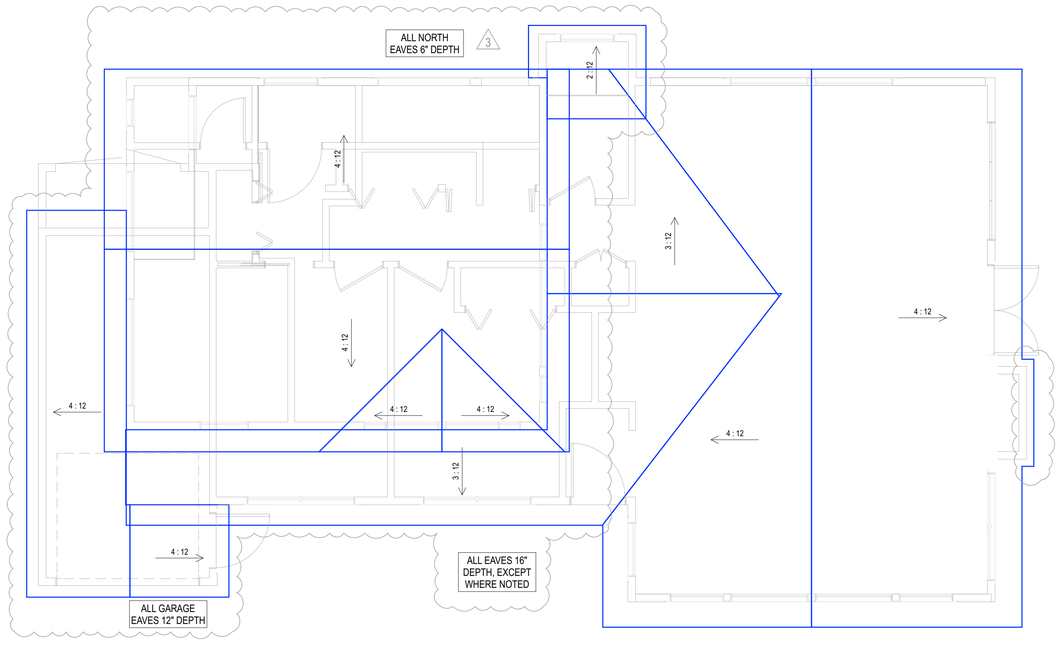
1. NEW WHITE (MATCH FASCIA COLOR) METAL GUTTERS WHERE AS SHOWN.
2. NEW WHITE (MATCH COLOR OF HOUSE) METAL DOWNSPOUTS WHERE SHOWN.
3. ALL DOWNSPOUTS DRAIN TO SPLASH BLOCKS OR BURIED PIPE CONNECTED TO NEW INFILTRATION TRENCH. SIZE AND LOCATION OF INFILTRATION TRENCH TBD BY LANDSCPAPE ARCHITECT OR CIVIL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

LEGEND

- DEMO ROOF
- NEW ROOF
- NEW SKYLIGHT

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

Attachment 2



PROPOSED ROOF PLAN

SCALE: 1/4"=1'

0 1 3 5 10 20

A-4.1

VERSION: 2.1
DATE: 4/11/23
PLANNING

ROOF PLANS

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

NUTE

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LEWISBUILDERS DESIGN+BUILD



4' GRAPESTAKE FENCE
UNPAINTED
YARDS FACING CARPENTER AND 4TH



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



SHAKE SIDING
HARDISHINGLE COMPOSITE STRAIGHT EDGE SHINGLE
PAINTED PEDIMENT 1
GARAGE AND 2ND STORY OF HOUSE



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

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

Sodor

Outdoor Wall Sconce 3000K

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

Example: **WS-W15708-BZ**

For custom requests please contact customs@waclighting.com

DESCRIPTION

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

FEATURES

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

SPECIFICATIONS

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



FINISHES:

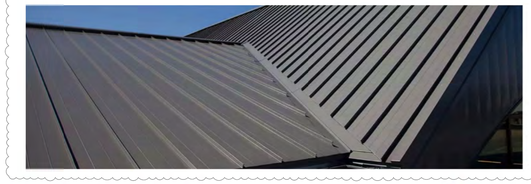


Bronze Black

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

CARMEL-BY-THE-SEA EXTERIOR LIGHTING REQUIREMENTS

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



Design Span® *hp*

AEP SPAN

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

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



Section Properties

Width	Gauge	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft²)	I+ (in⁴/ft)	S+ (in³/ft)	I- (in⁴/ft)	S- (in³/ft)
12"	24	0.0232	50	65	1.45	0.1185	0.0820	0.0762	0.0586
	22	0.0294	50	65	1.83	0.1522	0.1080	0.0997	0.0771
16"	24	0.0232	50	65	1.34	0.0943	0.0624	0.0593	0.0440
	22	0.0294	50	65	1.68	0.1213	0.0825	0.0773	0.0580
17"	24	0.0232	50	65	1.31	0.0901	0.0589	0.0562	0.0414
	22	0.0294	50	65	1.65	0.1158	0.0779	0.0734	0.0546
18"	24	0.0232	50	65	1.30	0.0858	0.0557	0.0533	0.0391
	22	0.0294	50	65	1.63	0.1104	0.0737	0.0696	0.0515

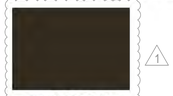
NOTE: The hybrid positive moment of inertia, I, presented for determining deflection is: $(2I_{Effective} + I_{Cross})/3$

standard features

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

optional features

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



Cool **DARK BRONZE**
SRI: 32 • LRV: 8

WINDOWS
SIERRA PACIFIC WOOD CLAD ALUM
TRUE DIVIDED LITES
BRONZE 024 1



EXTERIOR SWING DOORS
SIERRA PACIFIC WOOD CLAD ALUM
TRUE DIVIDED LITES
BRONZE 024 1



SKYLIGHTS
VELUX FIXED CURB MOUNT
LOW PROFILE 1
NEUTRAL GRAY



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



GARAGE DOOR
STEEL - SIMULATED WOOD GRAIN
TRUE DIVIDED LITES
PAINTED SHERWIN WILLIAMS PEDIMENT 1

SW 7634
Pediment
Interior / Exterior
Location Number: 255-C5

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

SW 7004
Snowbound
Interior / Exterior
Location Number: 256-C2

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

SW 7020
Black Fox
Interior / Exterior
Location Number: 244-C7

EXTERIOR PAINT COLOR
SHERWIN WILLIAMS
BLACK FOX SW-4020
FASCIA



EXTERIOR BRICK ACCENT
MATCH EXISTING
FOUNDATION, PORCH, CHIMNEY

F-1.1

VERSION: 2.1
DATE: 4/11/23
PLANNING

FINISH MATERIALS & LIGHTING SHEET

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

NUTE

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

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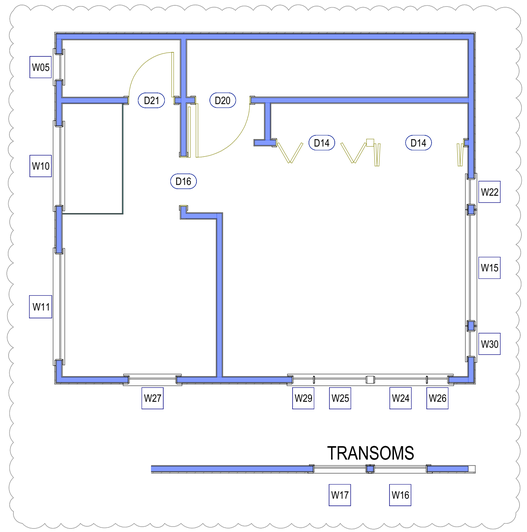
DOORS: SIERRA PACIFIC WOOD CLAD ALUMINUM IN BRONZE 024, EXCEPT WHERE NOTED. TRUE DIVIDED LITES AS SHOWN.

1

DOOR SCHEDULE

NUMBER	QTY	FLOOR	ROOM NAME	SIZE	WIDTH	HEIGHT	TEMPERED	DESCRIPTION	COMMENTS	3D EXTERIOR ELEVATION
D01	1	1	BATH 2	5026 L/R EX	60"	30"		EXT. DOUBLE HINGED-DOOR S03		
D02	1	1	BATH 2	2626 R EX	30"	30"		EXT. HINGED-DOOR S03		
D03	1	1	HALL/BATH 1	2668 L IN	30"	80"		HINGED-SLAB		
D04	1	1	BATH 2/BEDROOM 2	2868 L	32"	80"		POCKET-SC01 MIRROR DOOR		
D06	1	1	BEDROOM 1/CLOSET 1	5068 L/R	60"	80"		4 DR. BIFOLD-SC01 MIRROR DOOR		
D07	1	1	HALL/COAT	2968 L/R IN	33"	80"		DOUBLE HINGED-SLAB		
D08	1	1	ENTRY	3068 L IN	36"	80"	YES	HINGED-GLASS PANEL		
D09	1	1	GARAGE	71170	95"	84"		GARAGE-GARAGE DOOR CHD08		
D10	1	1	BATH 2/CLOSET 2	4068 L/R	48"	80"		4 DR. BIFOLD-SC01 MIRROR DOOR		
D11	1	1	GREAT ROOM	5068 L/R EX	60"	80"	YES	EXT. DOUBLE HINGED-GLASS PANEL		
D12	1	1	GREAT ROOM	6639 L EX	78"	44 1/2"	YES	EXT. 3+0 DR. BIFOLD-GLASS PANEL	ACCORDION WALL TYPE - FLUSH TO TOP OF INTERIOR AND EXTERIOR COUNTERTOPS	
D13	1	1	HALL/BEDROOM 1	2868 R IN	32"	80"		HINGED-SLAB		
D14	2	2	PRIMARY BATH/PRIMARY CLOSET	5068 L/R	60"	80"		4 DR. BIFOLD-SC01 MIRROR DOOR		
D15	1	1	HALL/BEDROOM 2	2868 L IN	32"	80"		HINGED-SLAB		
D16	1	2	PRIMARY BATH/PRIMARY BEDROOM	2868 R	32"	80"		BARN-SC01 MIRROR DOOR		
D18	1	1	GARAGE	3068 L EX	36"	80"		EXT. HINGED-SLAB		
D20	1	2	STAIRWELL/PRIMARY BATH	3068 R IN	36"	80"		HINGED-SLAB		
D21	1	2	WC/PRIMARY BEDROOM	2868 R IN	30"	80"		Attachment 2 HINGED-SLAB		

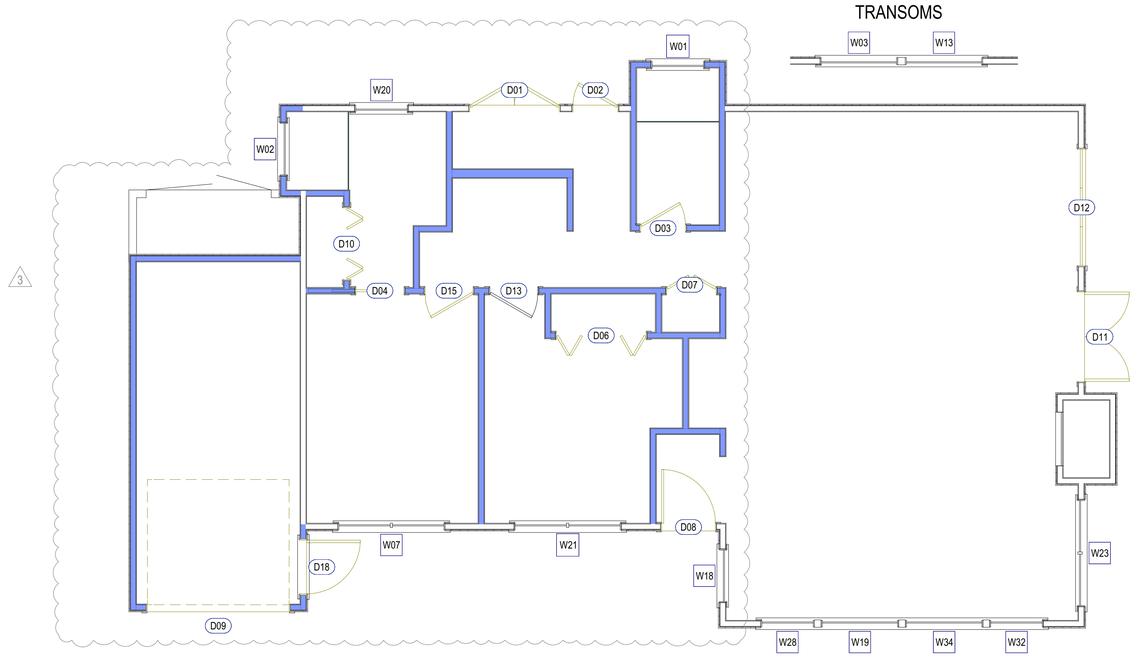
3



2ND FLOOR DOOR PLAN

SCALE: 1/4"=1'

3



1ST FLOOR DOOR PLAN

SCALE: 1/4"=1'

A-5.1

VERSION: 2.1

DATE: 4/11/23

PLANNING

DOOR SCHEDULE

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

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APN 010-023-008-000

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

1

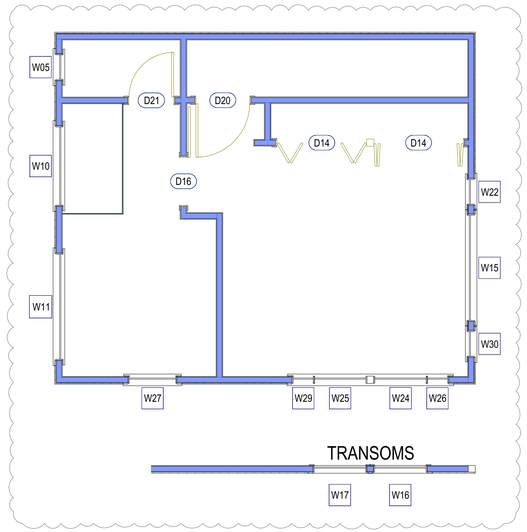
3

WINDOW SCHEDULE

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

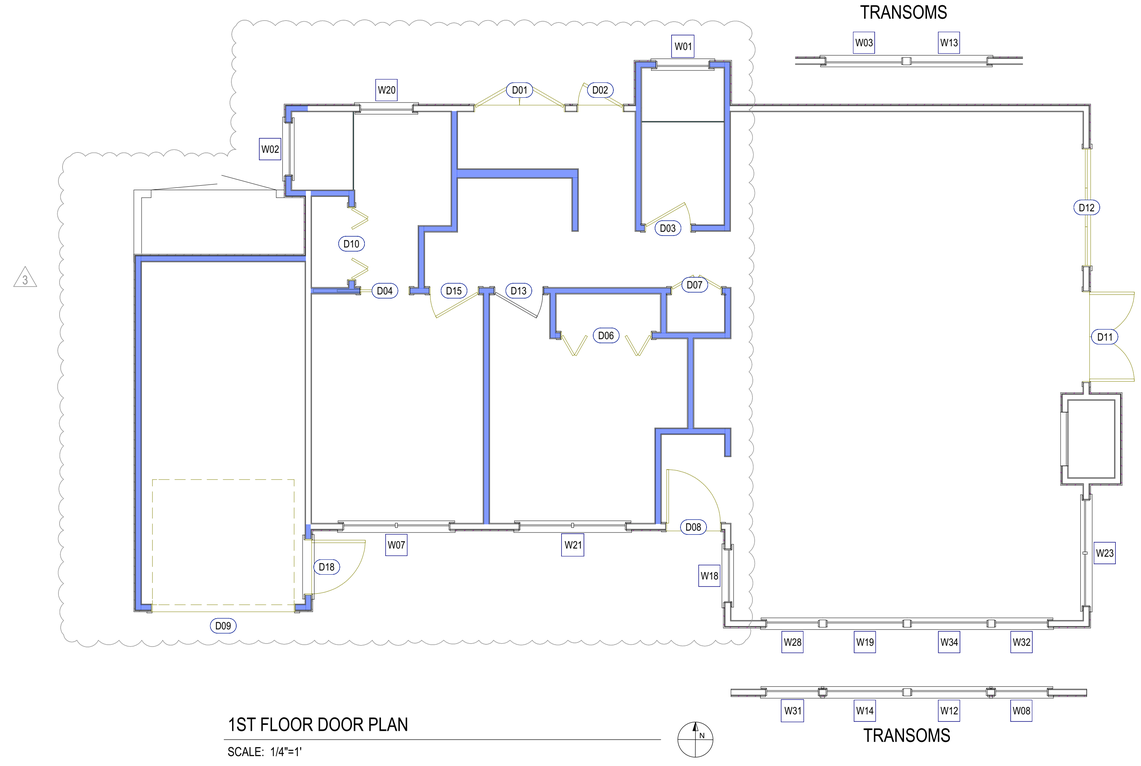
Attachment 2

3



2ND FLOOR DOOR PLAN

SCALE: 1/4"=1'



1ST FLOOR DOOR PLAN

SCALE: 1/4"=1'

A-5.2

VERSION: 2.1
DATE: 4/11/23
PLANNING

WINDOW SCHEDULE

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

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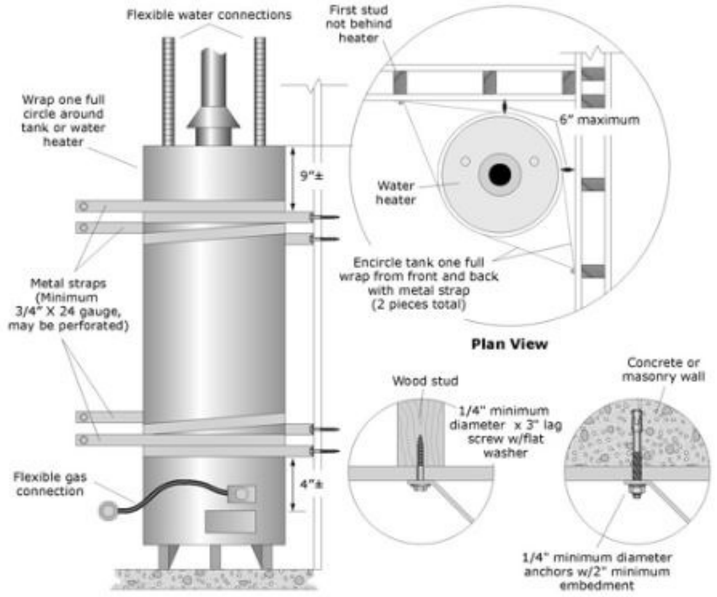
0 NW CARPENTER AT 4TH, CARMEL, CALIFORNIA
APN 010-023-008-000

STAMP/SIGNATURE

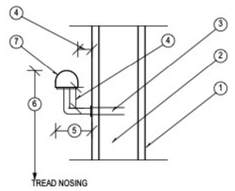
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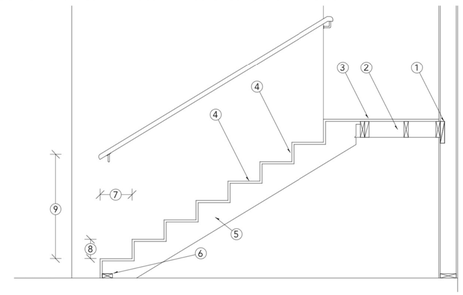
1) 1/2" GWB
2) 2X FRAMING, PER PLAN
3) 3/8" x X 3" LAG SCREW @ 48" OC
4) 1-1/2" MINIMUM
5) 4-1/2" MINIMUM
6) 34" TO 38" TOP OF HANDRAIL TO TOP OF STAIR TREAD NOSING
7) CONTINUOUS HANDRAIL, FULL LENGTH OF STAIRS. NO LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTION, OR SHAPE MUST PROVIDE AN EQUIVALENT GRIPPING SURFACE. HANDRAIL SHALL BE RETURNED OR END AT A NEWEL POST OR SAFETY TERMINAL



HANDRAIL DETAIL

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

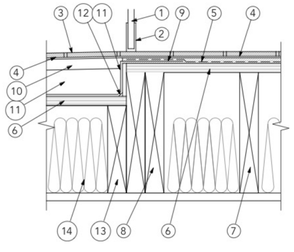
1 2X BLOCKING
2 3/4" PLYWOOD O/ 2X JOISTS, PER PLANS
3 LANDING, MIN 36" DEEP
4 3/4" PLYWOOD TREADS AND RISERS
5 (3) 2X12 DF STRINGERS SPACED EQUALLY
6 2X NAILER
7 TREAD DEPTH: 10" MINIMUM DEPTH
8 RISER HEIGHT: 7-3/4" MAXIMUM HEIGHT
9 HEIGHT OF HANDRAIL 34" MIN TO 38" MAX ABOVE NOSING OF STAIR TREADS



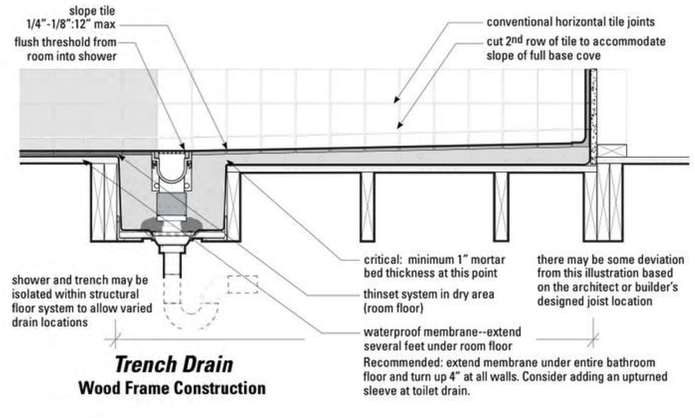
INTERIOR STAIR DETAIL

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

Attachment 2



CURBLESS SHOWER PAN DETAIL



MPWMD WATER CREDIT WORKSHEET

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

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

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

EXISTING FIXTURE UNIT COUNT **TOTAL** = 15.1

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

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

PROPOSED FIXTURE UNIT COUNT **TOTAL** = 14.9

A-6.1

VERSION: 2.1
DATE: 4/11/23
PLANNING

CONSTRUCTION DETAILS, MPWMD CREDITS

REV #	DATE / DESCRIPTION	BY
	09.08.22 PLN RFI #1	ER
	10.28.22 PLN RFI #2	ER
	02.14.23 PLN CO#1	ER
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LEWIS BUILDERS
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RENDERING OF PROPOSED 2ND STORY ADDITION AND NORTH NEIGHBOR'S EXISTING RESIDENCE
SHADOWS AT 1PM ON WINTER SOLSTICE

VARIANCE APPLICATION SPECIAL FINDINGS:

A. DUE TO SPECIAL PHYSICAL CIRCUMSTANCES OF NATURAL EXISTING GRADE, THE STRICT APPLICATION OF THE 2ND STORY PLATE HEIGHT WILL DEPRIVE THE PROPERTY OF 2 STORY PRIVILEGES ENJOYED BY OTHER PROPERTIES IN THE VICINITY WHICH WERE DEVELOPED UNDER THE SAME LIMITATIONS OF THE ZONING ORDINANCE.

B. THE VARIANCE WILL NOT CONSTITUTE A SPECIAL PRIVILEGE INCONSISTENT WITH LIMITATIONS ON OTHER PROPERTY IN THE VICINITY AND WITHIN THE SAME ZONE. OUR REQUEST IS TO ACCOMODATE A 2ND FLOOR, WHICH IS A PRIVILEGE ENJOYED BY THE NORTH NEIGHBOR, THE WEST NEIGHBOR AND BOTH HOMES ACROSS THE STREET ON 4TH AVENUE.

C. THE VARIANCE WILL NOT BE DETRIMENTAL TO ADJACENT PROPERTIES OR INJURIOUS TO PUBLIC HEALTH, SAFETY OR WELFARE.

D. THE CONDITION OR SITUATION OF THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT IS NOT SO GENERAL OR RECURRENT IN NATURE AS TO MAKE REASONABLE OR PRACTICAL THE FORMULATION OF A GENERAL REGULATION TO ADDRESS SUCH CONDITION OR SITUATION.

E. THE SITUATION OR CONDITION FOR WHICH THE VARIANCE IS SOUGHT WAS NOT THE RESULT OF ACTIONS OF THE EXISTING OR ANY PRIOR OWNER OF THE PROPERTY. THE EXISTING CONDITION OF THE LOT IS THE NATURAL GRADE. PRIOR CONSTRUCTION WAS REASONABLE AND CONSTRAINED GIVEN THE NATURAL SLOPE OF THE LOT.

F. GRANTING THE VARIANCE WILL NOT BE IN CONFLICT WITH THE GENERAL PLAN, OR THE GENERAL ZONING OBJECTIVES OF THE DISTRICT WITHIN WHICH THE AFFECTED PROPERTY LIES.

VARIANCE CONSIDERATIONS:

1 VARIANCE REQUEST IS FOR TWO ITEMS: Attachment 2
A) 2ND STORY PLATE. REQUEST 2ND STORY PLATE INCREASE OF 22". NO VARIANCE NEEDED FOR TOTAL HEIGHT (FALLS BELOW LIMIT OF 24').
B) FRONT ENTRY IMPERMEABLE BRICK STEPS IN SIDE SETBACK. FIRST FLOOR MOVED 3' CLOSER TO SOUTH (SIDE) SETBACK TO ACCOMODATE SUNLIGHT EXPOSURE FOR NORTH NEIGHBOR. RELOCATION DOES NOT LEAVE ENOUGH ROOM FOR STAIRS TO FRONT PORCH DUE TO STEEP GRADE DIFFERENCE AT ENTRY STAIRS. 4

2 EXISTING ROOF PITCH OF 5/12 REDUCED TO 4/12 TO REDUCE VOLUME AND MEET HEIGHT RESTRICTION.

3 NEIGHBOR'S FINISHED FLOOR AND GRADE IS SIGNIFICANTLY HIGHER THAN OUR FINISHED FLOOR AND GRADE. A 2ND STORY PLATE INCREASE WILL BE MITIGATED BY THE DIFFERENCE IN GRADE AND FINISHED FLOOR HEIGHTS BETWEEN THE TWO PROPERTIES.

4 BELIEVE THERE IS NO SIGNIFICANT NEIGHBOR VIEW BEING IMPACTED. NO SIGNIFICANT VIEWS WERE MENTIONED IN RECENT ONLINE REAL ESTATE LISTINGS.

5 THE SLOPE OF THE LOT IS EXISTING, NATURAL GRADE. THE GRADE IS OUT OF OUR CONTROL AND WILL NOT BE ALTERED.

6 PLANNER SUGGESTED LOCATING THE 2ND FLOOR TO THE EAST SIDE OF THE RESIDENCE. THE EAST LOCATION REQUIRES 2ND STORY PLATE VARIANCE AND HEIGHT VARIANCE AND DIRECTLY OPPOSES THE NORTH NEIGHBOR'S SECOND STORY. AN EAST LOCATION IS LESS DESIRABLE. THE FOLLOWING PAGES COMPARE MASS AND VIEW IMPACTS OF THE SUGGESTED EAST LOCATION AND THE DESIRED WEST LOCATION.

7 NATURAL GRADE DROPS OVER 2 FEET FROM NORTHEAST CORNER TO SOUTHEAST CORNER OF EXISTING HOUSE FOOTPRINT.

8 AN 18' PLATE RESTRICTION IS OVERLY RESTRICTIVE WITH THIS LOT DUE TO NATURAL SLOPE AND EXISTING STRUCTURE.

9 THE AREA AVAILABLE TO BUILD A NORMAL HEIGHT SECOND STORY IS VERY SMALL. A PLATE HEIGHT VARIANCE IS REQUIRED TO ADD A SECOND FLOOR TO EXISTING STRUCTURE.

10 SOLAR STUDIES SHOW WEST LOCATION OF 2ND STORY ADDITION HAS LESS IMPACT ON NORTH NEIGHBOR'S NATURAL LIGHT AND VIEWS.

11 WE ARE MAINTAINING THE SAME STYLE, MATERIALS AND FEEL OF THE EXISTING CARMEL COTTAGE. PROJECT WILL IMPROVE THE LOOK OF A CORNER LOT ON A MAIN FEEDER STREET.

12 BUILDING ACROSS THE STREET ON 4TH HAVE A TALL MONOLITH 2 STORY FACADE. OUR SECOND STORY IS STAGGERED TO AVOID TWO MONLITHIC FACADES AT THE CORNERS OF 4TH AVENUE.

13 CONCERTED EFFORT MADE TO EMBRACE THE CHARACTER AND HARMONY OF THE CARMEL COTTAGE STYLE.

SOLAR STUDY FINDINGS:

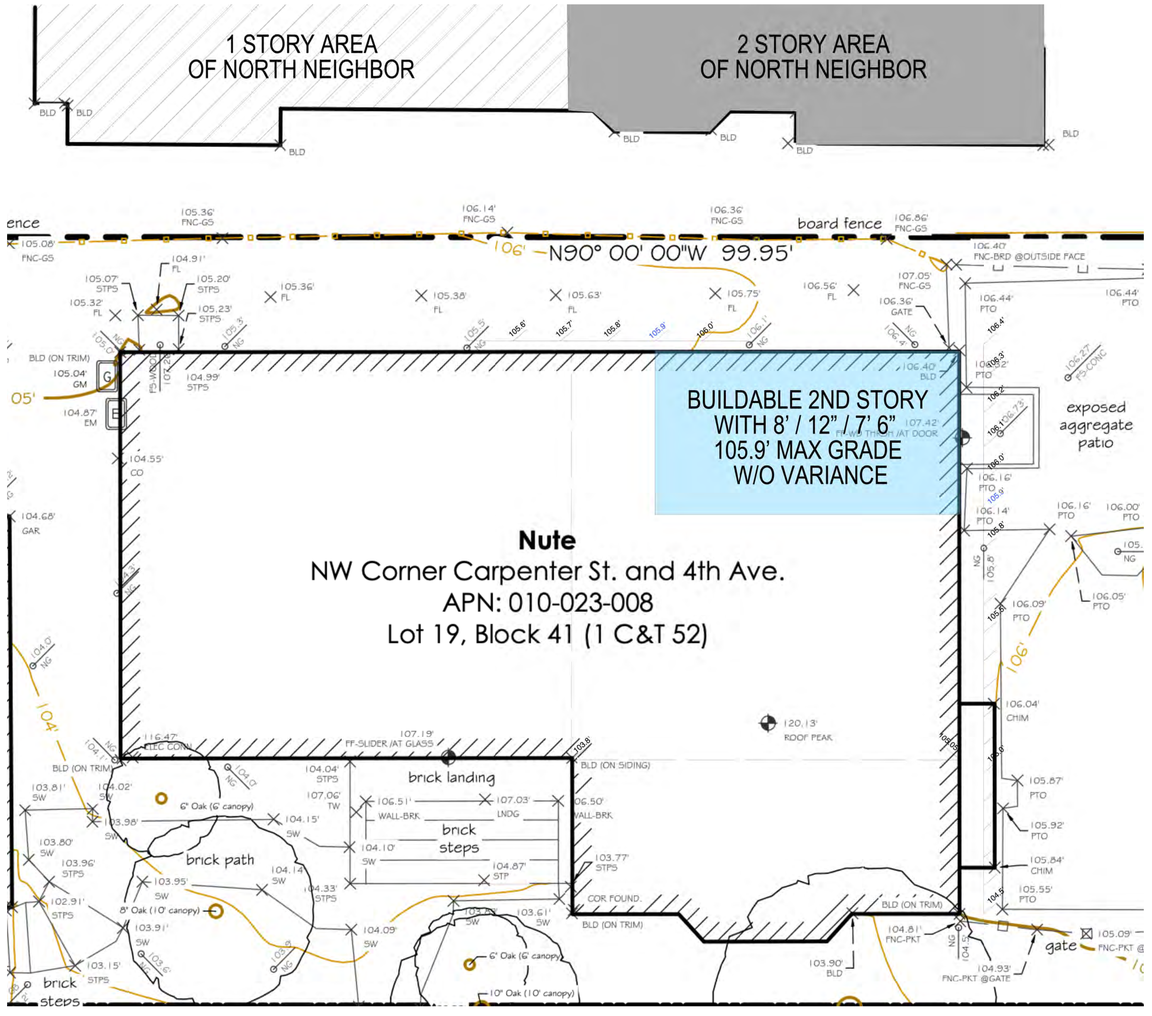
A PERPETUAL SHADOWS WOULD BE CAST ON NEIGHBOR'S NARROW SIDE YARD (NOT AN ENTERTAINMENT SPACE).

B NEIGHBOR HAS SMALL WINDOWS WITH HIGH SILLS FACING OUR COMMON SIDE YARD. MOST VIEWS FROM THESE WINDOWS ARE NOT IMPACTED BY OUR PROPOSED 2ND STORY ADDITION (WEST LOCATION). THE NEIGHBOR WILL SEE THE 2ND FLOOR, BUT THEY ARE ALREADY LOOKING AT ASPHALT ROOFING AND WOOD FENCE.

C SHADOWS OF WEST LOCATION WOULD SHADE THE NEIGHBOR'S REAR YARD.

D WEST LOCATION FALLS WITHIN SHADE ALREADY IN CAST BY TWO VERY LARGE TREES AT SOUTHEAST OF OUR LOT.

E IF 2ND STORY IS LOCATED ON EAST SIDE OF EXISTING RESIDENCE, THE EAST LOCATION WOULD SHADE THE NORTH NEIGHBOR'S FRONT YARD AND THEIR STAGGERED SOUTH FACING EASTERN FACADE WHICH APPEARS TO HAVE BEEN DESIGNED TO MAXIMIZE LIGHT. EAST LOCATION OF 2ND STORY WOULD SIGNIFICANTLY IMPACT NEIGHBOR VIEWS, LIGHT AND WARMING MORNING SUN.



BUILDABLE 2ND STORY AREA WITHOUT VARIANCE

TO SCALE

MAXIMUM BUILDABLE AREA: GRADE CALCULATION

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

PLATE HEIGHT LIMIT IS 18' ABOVE GRADE (124.4')
EXISTING FFE IS ALREADY 12" ABOVE GRADE OF 106.4'
ASSUMING 2ND FLOOR PLATE IS 16' 6" ABOVE FFE OF FIRST FLOOR OF 107.4'
EXISTING 1ST FLOOR PLATE OF 8' (115.4')
NEW DEPTH OF 1ST FLOOR CELING 12" (116.4')
SECOND FLOOR PLATE OF 7' 6" (123.9')
BUILDABLE AREA WITHOUT VARIANCE IS 6" BELOW HIGHEST GRADE OF EXISTING RESIDENCE
THUS ELEVATION 105.9' IS THE LOWEST POSSIBLE GRADE FOR 2ND STORY WITHOUT VARIANCE
AREA OF 105.9' IS SHADED IN BLUE ABOVE

V-1.1

VERSION: 2.1
DATE: 4/11/23
PLANNING

VARIANCE SUMMARY

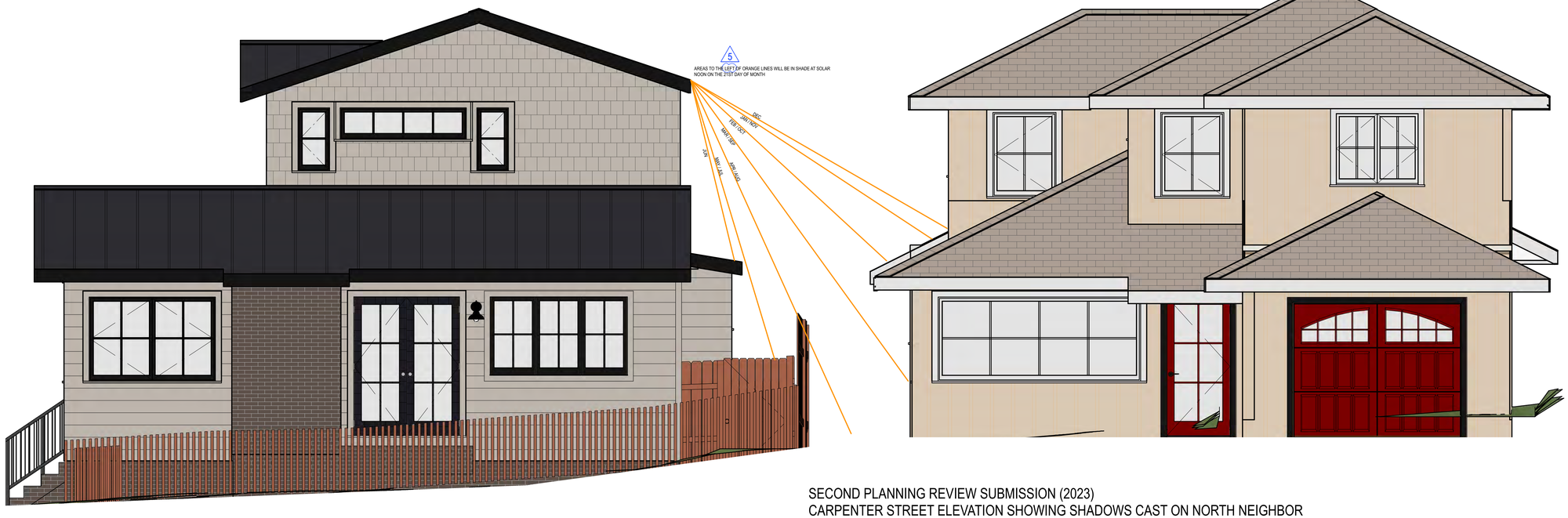
REV #	DATE / DESCRIPTION	BY
	09.08.22 PLN RFI #1	ER
	10.28.22 PLN RFI #2	ER
2	02.14.23 PLN CO#1	ER
4	04.11.23 PLN RFI #3	ER

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

STAMP/SIGNATURE

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE DRAWINGS ARE THE PROPERTY OF LEWIS BUILDERS AND ARE NOT TO BE USED IN CONNECTION WITH ANY WORK OTHER THAN THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY EXTENSION OF THIS PROJECT OR ON ANY OTHER WITHOUT CONSENT OF LEWIS BUILDERS. ALL ITEMS AND DIMENSIONS SHOWN ON THESE PLANS TO ENSURE THE ACCURACY OF THESE PLANS IF CIRCUMSTANCES ARISE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY LEWIS BUILDERS IN WRITING BEFORE THE COMMENCEMENT OF ANY WORK WHICH MAY BE AFFECTED.

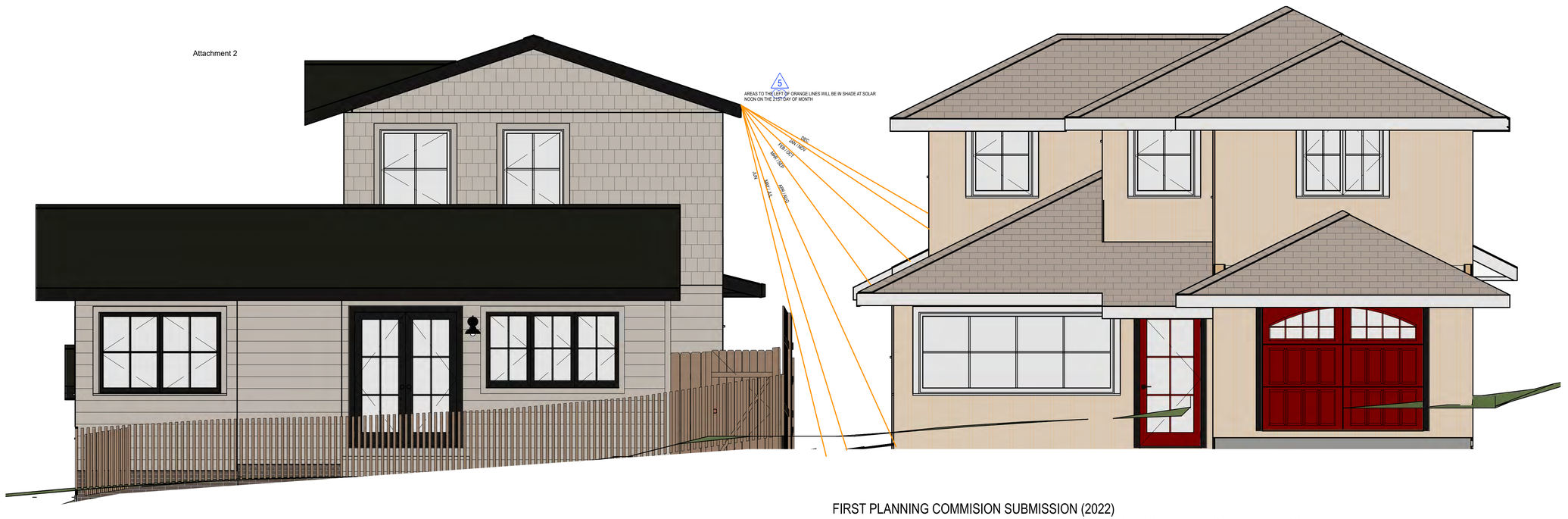
LEWIS BUILDERS
CA. LICENSE #B-844741
CARMEL CA 93923
(831) 250 7168



SECOND PLANNING REVIEW SUBMISSION (2023)
CARPENTER STREET ELEVATION SHOWING SHADOWS CAST ON NORTH NEIGHBOR

SCALE: 1/4"=1'

Attachment 2



FIRST PLANNING COMMISION SUBMISSION (2022)
CARPENTER STREET ELEVATION SHOWING SHADOWS CAST ON NORTH NEIGHBOR

SCALE: 1/4"=1'

V-1.2

VERSION: 2.2
DATE: 5/2/23
PLANNING

SHADOW COMPARISONS: STREET VIEW

REV #	DATE / DESCRIPTION	BY
	09.08.22 PLN RFI #1	ER
	10.28.22 PLN RFI #2	ER
2	02.14.23 PLN CO#1	ER
	04.11.23 PLN RFI #3	ER
5	05.02.23 PLN RFI #4 INF	ER

NUTE

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

STAMP/SIGNATURE

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

LEWISBUILDERS DESIGN+BUILD

DESIGN + BUILD

Lewis Builders
3706 The Barnyard G11
Carmel, CA 93923

May 2, 2023

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

Dear Planning Commissioners,

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

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

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

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

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

Increased Privacy

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

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

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

a. *First floor (living room) window and bay window on east facade: The window sills are low, and the glass is large, implying that this room was designed for socializing in, and that view and light are focal and important. Additionally, as a southeast corner window, it provides critical early morning sun and passive heating during the winter mornings, the coldest time of the year, thus an important feature to preserve. Therefore, building on the east end of the Nute lot presumably would have been undesirable for Ms. Allen. It would have cast perpetual shadows on her large bay window, depriving her of passive solar heat at the most critical time of year and depriving her established front yard partial-sun landscaping from sunlight. I chose to remove from consideration any construction on the east side of the Nutes' lot.*
b. *First floor (Dining and Kitchen) windows on the south facade: The sills are low and the glass is large. Again, this indicates that these rooms were designed for socializing rooms and the enjoyment of light. However, these two windows look out onto the existing tall fence and the Nutes' roof, meaning existing views from that vantage point are limited. Therefore, Ms. Allen would benefit from not building on the east end of the Nutes' lot for the same reasons outlined above.*
c. *Second floor (bedroom) window on south facade: The window is relatively small with a high sill compared to the windows below it. This indicates that views from that window were of lesser value to the original designer and owners in subsequent years of habitation. I correctly assumed it was a bedroom, which enjoyed light, ventilation, and canopy views from the window, which would be enhanced by standing. I was able to view the filed plans at the City to verify my estimation of a high window sill that would not provide a view while sitting, thus I assumed the view was neither focal nor significant. I was unaware of the ocean view as it was not mentioned in the property description or photographs in the 2021 MLS listing of Ms. Allen's property. However, I elected not to build a second-story directly across from Ms. Allen's second-story window in order to preserve at least 90 degrees of her sky and canopy view. Had we placed the second floor on the east end of the Nutes' footprint, Ms. Allen's windows view would be dominated by the Nutes' north facade.*
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By considering the site and design of Ms. Allen's property and residence, and by prioritizing the views and direct sunlight exposure of Ms. Allen's home, I determined that the Nutes' second floor should be located on the west end of their existing residence, so as to not directly face Ms. Allen's second-floor bedroom, first-floor dining room, or kitchen windows. The shadows cast by the proposed second-story addition would cast the most shade on Ms. Allen first-story western mass during the hottest part of the day. In summer, the shade cast by the redesigned second floor will provide passive cooling of Ms. Allen's guest bathroom and primary bedroom suite. In winter,

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Sincerely,



Damien Georis
Vice President of Design, Lewis Builders

Cc: Marnie Waffle, Principal Planner
Cc: Derric G. Oliver, Fenton & Keller

DESIGN + BUILD

Lewis Builders
3706 The Barnyard G11
Carmel, CA 93923

May 2, 2023

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

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Cc: Marnie Waffle, Principal Planner
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CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
Staff Report

May 10, 2023
ADJOURNMENT

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

Application: N/A
Block: N/A
Location: N/A
Applicant: N/A

APN: N/A
Lot: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 22-191 (Nute) - Letter dated 05-02-2023 from Lewis Builders

DESIGN + BUILD

Lewis Builders
3706 The Barnyard G11
Carmel, CA 93923

May 2, 2023

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c/o Leah Young, Administrative Coordinator
P.O. Box CC
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Summary of Design Decisions

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

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

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

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

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

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

- Erin Rose

Sincerely,



Damien Georis
Vice President of Design, Lewis Builders

Cc: Marnie Waffle, Principal Planner
Cc: Derric G. Oliver, Fenton & Keller

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

May 10, 2023
ADJOURNMENT

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

Application:
Block: N/A
Location: N/A
Applicant: N/A

APN: N/A
Lot: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS-20-264 (Linfesty) - Letter dated 04-17-2023 from C. & D. Elliott
Attachment 2: DS 20-264 (Linfesty) Email dated 04-19-2023 from C. Elliott - Appeal Withdrawn

Chuck and Diane Elliott

<REDACTED>

Carmel, CA 93923

RECEIVED

APR 17 2023

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

April 17, 2023

City of Carmel
Department of Community Planning and Building

Re: DS-20-264 Amendment (Linfesty)

Ladies and Gentlemen of the Planning Commission:

We are appealing the approval of this application. Our property is immediately north of the subject property (Ocean Avenue 4SE Forest Road).

This project has be going on for several noisy years with work being done well beyond the existing project approval. The proposed work covers what has already been done and adds some more.

The new project approval as written allows a year to start and no schedule for completion. This contractor has shown that he is no hurry to finish.

We respectfully request that the permit require timely completion of the project.

Thank you.

Chuck Elliott
Diane Elliott

Chuck and Diane Elliott
<REDACTED>
<REDACTED>

Carmel-by-the-Sea

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

DS 20-264 (Linfesty) AMENDMENT

2 messages

Marnie R. Waffle <mwaffle@ci.carmel.ca.us> Wed, Apr 19, 2023 at 1:40 PM
To: <REDACTED> Bcc: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Chuck,

As a follow-up to your letter dated April 17, 2023, and our phone conversation this afternoon, please send me written confirmation that you do not wish to pursue a formal appeal of the subject application. I will speak with my applicant regarding the construction schedule and encourage them to proceed in a timely manner as well as be conscientious of the neighbors when it comes to construction noise.

Best regards,

Marnie R. Waffle, AICP
Principal Planner
City of Carmel-by-the-Sea
(831) 620-2057

Please take our **Customer Satisfaction Survey**.

Chuck Elliott <zchazz1@gmail.com> Wed, Apr 19, 2023 at 4:20 PM
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>, Chuck Elliott <REDACTED>, Diane Elliott <REDACTED>

Marnie,

I will not pursue a formal appeal. Thank you for your help.

Chuck Elliott
[Quoted text hidden]