CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

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

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

REGULAR MEETING
Wednesday, May 8, 2024

TOUR 2:45 PM

MEETING 4:00 PM

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

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

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

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

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

A. **DS 23-319 (Schneider)** - Northeast Corner of 9th Avenue and Lincoln Street

B. **UP 24053 (Anton & Michel)** - Northwest Corner of Mission Street and 7th Avenue

C. **DS 24074 (Schneider)** - Southwest Corner of Mission Street and 12th Avenue

D. **DS 23-208 (Hunter)** - Casanova Street 2 northwest of 13th Avenue

E. **DS 23-337 (Kim)** - Casanova Street 2 northwest of 9th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: April 2024

2. **UP 24048 & DR 24130 (Cantinetta Luca):** Consideration of a Use Permit for expansion of an existing restaurant use and increase in total indoor seating from 86 to 96 at the Cantinetta Luca restaurant and Design Review for minor changes to the storefront located at Dolores Street 3 southwest of Ocean Avenue in the Central Commercial (CC) District. APN: 010-147-022-000.

3. **DS 23-290 (The Golden Mean, LLC):** Consideration of a Final Design Study and associated Coastal Development Permit for the construction of a new 1,600-square-foot, two-story single-family residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-021-000.

4. **DS 23-171 & LM 23-172 (Das):** Consideration of a Final Design Study, Lot Merger, and associated Coastal Development Permit for the demolition of an existing 2,301-square-foot, one-story single-family residence with a 479-square-foot detached garage with 464-square-foot second-floor guesthouse, as well as 192 square feet of accessory structures and construction of a new 2,466-square-foot, one-story single

family residence with a 478-square-foot attached garage located at the northeast corner of Sterling Way and Perry Newberry Way in the Single-Family Residential (R-1) District. APN: 009-162-025-000.

ORDERS OF BUSINESS

5. **Review of the Carry Over FY 2023/24, and FY 2024/2025 Capital Improvement Plan (CIP) for consistency with the City's General Plan**

PUBLIC HEARINGS

6. **DS 23-208 (Hunter):** Consideration of a Combined Concept and Final Design Study and associated Coastal Development Permit for the construction of a 1,600-square-foot, one-story single-family residence and a 200-square-foot detached garage on a vacant lot located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000.

7. **DS 24074 (Schneider):** Consideration of a Concept Design Study for the demolition of a 170-square-foot detached garage and expansion of an existing 898-square-foot single-story residence with a 1,236-square-foot, two-story addition inclusive of an attached garage, located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-163-001-000.

8. **DS 23-337 (Kim):** Consideration of a Concept Design Study for the demolition of an existing 997-square-foot, one-story single-family residence and the construction of a 1,798-square-foot, two-story single-family residence, inclusive of a 232-square-foot attached garage. The residence is located at Casanova Street 2 northwest of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-263-007-000.

9. **UP 24053 (Anton & Michel):** Consideration of Use Permit, UP 24053 (Anton & Michel), for expansion of the indoor restaurant space with no net increase to the total number of allowed seats at the Anton & Michel restaurant located at Court of the Fountains (northwest corner of Mission Street and 7th Avenue) in the Central Commercial (CC) District. APN: 010-141-003-000.

10. **DS 23-319 (Schneider):** Consideration of a Track 1 Design Study Referral for the installation of composite Fibrex windows at a single-family residence located at the northeast corner of 9th Avenue and Lincoln Street in the Single-Family Residential (R-1) District. APN: 010-149-016-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

11. Next Regular Meeting: June 12, 2024

ADJOURNMENT

CORRESPONDENCE

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

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

May 8, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	Monthly Activity Report: April 2024

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report: April 2024

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
SUBMITTED ON:	May 1, 2024
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

APRIL 2024 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In April 2024, 40 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In April 2024, 4 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In April 2024, 70 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In April 2024, 4 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

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

VI. ENCROACHMENT PERMIT APPLICATIONS:

In April 2024, 20 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In April 2024, 20 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following April 2024 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2023 YTD Totals	127	26	193	65	15	82	158
2024 YTD Totals	126	26	207	61	11	79	125
YTD % Difference	- 0.79%	NO CHANGE	+ 7.25%	- 6.15%	- 26.67%	- 3.66%	- 20.89%

Planning Permit Report

04/01/2024 - 04/30/2024

Permit #	Permit Type	Project Description	Address/ Location	Date Received	Date Approved	Status
24126	Design Study	Addition of one (1) new skylight and four (4) new windows to the approved permit DS 23-271. Addition of new kitchen sink and dishwasher in home theater. Addition of one new shower head in bathroom adjacent to home theater.	San Antonio 4 NE of 4th	4/30/2024		Pending Assignment
24125	Design Study	Synthetic grass turf	NW Corner of Monte Verde and 7th	4/30/2024		Pending Assignment
24124	Sign	NEW SIGN: "Edi Matsumoto Art & Design"	SW Mission Street, between 5th & 6th, Suites 1 & 2	4/25/2024		Pending Assignment
24123	Design Study	Remodel house	SW Corner of San Carlos & 2nd	4/30/2024		Pending Assignment
24122	Design Study	ASSOCIATED APPLICATION: DS 23-297 (Spencer). REPLACE ADDITIONAL WINDOWS AT THE FRONT OF THE HOUSE WITH NEW UNITS THAT HAVE THE SAME APPEARANCE & OPERATION. REPLACE (2) BATHROOM WINDOWS ON EAST ELEVATION. REPLACE (3) EXISTING SKYLIGHTS. REPLACE. WOOD DECKING ON THE DECK AT THE REAR OF THE HOUSE. MOVE ELECTRICAL PANEL TO INSIDE THE GARAGE. PAINT EXTERIOR OF HOUSE W/ NEW COLORS.	5th Ave. 2 NE of Santa Rita	4/22/2024		Pending Assignment
24121	Authorized Work	Installation of new landscape planner in front of monument wall sign. New planter/curb to be concrete to match.	NW Corner of Mission & 5th	4/30/2024	4/30/2024	Approved

24120	Historic Evaluation	HISTORIC EVALUATION	26070 RIDGEWOOD RD	4/29/2024		In Review
24119	Design Study	Replace 4 wood windows on west elevation in kind.	Camino Real 7 NE of Ocean			In Review
24118	Appeal	APPEAL TO: City Council. DECISION BEING APPEALED: Planning Commission; Use Permit approval on 04/10/2024.	San Carlos 2 NW of 4th Ave.	4/24/2024		In Review
24117	Appeal	APPEAL TO: City Council. DECISION BEING APPEALED: Historic Resources Board decision on 04/15/2024; finding of eligibility for listing home as historic; decision to add the home to the Carmel Inventory of historic resources.	Camino Real 4 NW of 11th	4/24/2024		In Review
24116	Historic Evaluation	Requesting a historic determination.	9th Ave. 2 NW of Carmelo	4/24/2024		In Review
24115	Design Study	ASSOCIATED APPLICATION: HE 24062 (Salehi). Design Study - Track 1: Addition of 96 SF to existing main house (78 SF new bath and 18 SF @ existing kitchen); new 558 SF Accessory Dwelling Unit with Roof Top Deck; lower the existing garage floor by 18” and existing utility room by 21”; convert existing Asphalt driveway to permeable paver motor court; addition of 4 wood steps to the existing wood steps going up to the existing patio.	SWC Santa Rita Street and 1st Avenue	4/12/2024		In Review
24114	Design Study	See also HE 24129. RENOVATION TO EXISTING RESIDENCE. NEW ROOF OVER SECOND LEVEL MASTER SUITE WITH HEIGHTENED ROOF LINE TOWARDS REAR YARD, AND ADDITION OF A BAY WINDOW IN MASTER BEDROOM. NEW DECK IN REAR YARD AND	Casanova, 4 S.W. of 8th Street, Carmel, CA 93923			In Review

		CONVERSION OF MECHANICAL CLOSET IN BASEMENT TO STORAGE SPACE. BUILDING PREVIOUSLY DETERMINED INELIGIBLE FOR THE CARMEL HISTORIC RESOURCES INVENTORY.				
24113	Banners	Installation of 30"x72" banners for the Carmel Bach Festival to be installed 10 banner poles at Ocean Avenue on both sides, and two banner poles at Sunset Center.	Ocean Ave from Junipero to Monte Verde	4/22/2024	4/23/2024	Approved
24112	Sign	New Hanging Sign: "Esperanza Carmel"	San Carlos St 3 SW of 5th Ave, Suite 1	4/22/2024		In Review
24111	Historic Evaluation	Phase I Initial Historic Evaluation	4th Ave 2 NE of Torres Street	4/17/2024		In Review
24110	Bench Dedication	--Honoree's name: "Daisy Marshall" --Adopt existing bench; new plaque --Plaque size: 3 3/4" x 1 1/4." --Plaque Wording: "In Loving Memory of Daisy Marshall June 16, 2009 - April 3, 2024 Her Happy Place"	First Murphy Park, Lincoln Street & 6th Avenue	4/22/2024		In Review
24109	Historic Evaluation	HISTORIC EVALUATION, initial assessment.	Camino Real 6 SE of 2nd	4/22/2024		In Review
24108	Design Study	Replace existing 6'x8' plastic shed in rear yard with new 8'x10' Tuff Shed to comply with 3' setback requirements. Shed will be painted to match the same color of the house. Replace existing side gates with new redwood gates not to exceed 6' in height. Install a 11'x11' redwood planter box around tree in rear yard. Spread wood chips in the front yard, parking area, side yards, and dirt area of back yard.	Lobos 5 SE of 2nd	4/19/2024		In Review
24107	Design Study	Small Garden Renovation & construction of small outdoor Carmel Stone non-wood burning Fireplace on the	SW Corner Carmelo & Seventh Avenues	4/15/2024		In Review

		edge of an existing backyard sitting area. Construction of a new 52 lineal ft of wood paling fence replacing a tube metal fence some 22 ft into the property from Seventh Ave. Fence height less than 6ft tall				
24106	Landscape Plan Check/Inspection	Minor changes to approved landscape plan, DS 22-143.	Mission 3 NE of 10th	4/12/2024		In Review
24105	Planner Research	Zoning letter and records request.	Junipero St. and 8th Ave.	4/15/2024		In Review
24104	Zoning Compliance Request	Zoning letter and records request.	Junipero St	5/15/2024		In Review
24103	Design Study	front garden landscape plan	4910 Monterey Street	4/26/2024		In Review
24102	Design Study	Minor changes to an existing two-story residence. Replace existing roof. New solar, new windows, and new front door. New Oriel window. New driveway and firepit. Repair existing deck.	Lincoln Street 2 NE of 2nd Avenue	4/11/2024		In Review
24101	Design Study	REVISED: windows, walkways, decks/landing and stairs, and elect site plan.	Escolle Way 2 SE Perry Newberry	4/11/2024		In Review
24100	Sign	TWO (2) NEW SIGNS: "Donna Eshelman, M.A., G. C. F. P.". Add two (2) placards with business name to the street level sign/directory of Stonehouse Terrace. One (1) placard for each side of the directory. Business name is my name: Donna Eshelman, M.A., G. C. F. P. Placards will be identical to the others on the directory with materials, colors, and font. See attached photo and proof.	San Carlos between 7th & 8th, Stonehouse Terrace, Suite G	4/11/2024		Approved
24099	Design Study	Roof Deck	2552 Santa Lucia Avenue, Carmel by the Sea, CA 93921			In Review

24098	Preliminary Site Assessment	Preliminary Site Assessment for a proposed Track 2 Design Study (2nd floor addition).	Santa Fe and 5th SE Corner	4/10/2024		In Review
24097	Design Study	After the fact authorization of changes to Design Study 23-104, approved by the Planning Commission on 7/12/23, which include an arched instead of flat garage door opening, a wood garage door with decorative detailing, gooseneck light fixtures on the garage and on the main house, and a new paneled wood front Dutch door on the main house, located at the northeast corner of San Carlos Street and 13th Avenue in the Single-Family Residential (R-1) District as depicted in the as-built photographs and Revisions to Planning Approval form approved by City staff on April 10, 2024, subject to the conditions of approval.	NE corner San Carlos & 13th	4/9/2024	4/10/2024	In Review
24096	Design Study	Rebuild (E) single family residence. Rebuild includes (N) two story residence with detached garage and an ADU.	Santa Fe, 3 NE of 5th	4/9/2024		In Review
24095	Preliminary Site Assessment	Preliminary Site Assessment. The project scope is a new second story addition to an existing one-story single family dwelling with attached two car garage.	Guadalupe 2 NE of 1st			In Review
24094	Temporary Use Permit	DATE OF EVENT: 05-31-2024. Vocalist and acoustic guitarist with small speaker and microphone to play easy listening music from 6:00 PM - 10:00 PM. This will be for a welcome reception for 40 guests on the Grasing's Rooftop.	NW Corner of 6th & Mission Street	4/15/2024		In Review
24093	Design Study	Addition of Skylights	Lobos 5 NE 4th	4/9/2024		In Review

24092	Landscape Plan Check/Inspection	Additional landscaping to property; filling in with more plants and transplanting existing to other areas; small pervious sport court.	San Antonio & 13th	4/9/2024		In Review
24091	Sign	Place new business sign on building: "El Bistro by the Sea."	Mission 2 SW of 5th	4/4/2024		Approved
24090	Historic Evaluation	ASSOCIATED DS 24039. Historic determination request for existing house.	Camino Del Monte 2 SW of Juniper	4/4/2024		Closed
24089	Design Study	Associated PSA 22-053. Demolition of (E) residence and accessory structure, and construction of new one-story residence with attached 2-car garage. Construction of new detached accessory dwelling unit.	Santa Fe, 2 SW of Mountain View	4/3/2024		In Review
24088	Historic Evaluation	Historical Re-Determination	2900 Franciscan Way	4/2/2024		In Review
24087	Design Review	HISTORIC EVALUATION. Proposed Project: Renovation of Existing to create two new retail units facing Lincoln St. a 1st floor expansion and renovation to an existing 2nd floor apartment. This application also includes the conversion of two studio units to duplex units at the two-story building in the rear of the property. Miscellaneous exterior improvements and the addition of a public restroom at the rear of the existing 1-story retail building in the northwest corner of the property.	Lincoln Street 3 SW of Ocean	4/2/2024		In Review

Total Records: 40 **5/3/2024**

Business License Report

04/01/2024 - 04/30/2024

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
24026	New Business	Malachi Boyce Construction	Office Space	NW Corner of Monte Verde & Ocean Avenue, Unit 6	4/29/2024		In Review
24025	New Business	Stationaery	Full-line restaurant; adding square footage to the restaurant for seating	San Carlos 3 NE of 6th	4/30/2024		In Review
24024	New Business	Bella Piel	Facials, waxing, brow lamination, lash lift, dermaplaning, microblading	San Carlos 2 NW of 7th	4/8/2024		In Review
24023	New Business	AIM Youth Mental Health	Funding evidence-based treatments, empowering youth to discover their own mental health	Mission & 4th	4/22/2024		In Review

Total Records: 4

5/3/2024

Building Permit Report

04/01/2024 - 04/30/2024

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
240206	5/1/2024		REROOF EXISTING 1200SQFT MINERAL SURFACE WITH FLINTLATIC ROLL AND 8OOSQFT WITH MALARKEY VISTA SYSTEM	30,350	Roofing	Camino Real 2 NW of 13th
240205			SEE ATTACHED SCOPE OF WORK FOR REVISIONS.	125,000	BP Revision	Dolores 4 SW of 10th Carmel-By-The Sea, CA 93921
240204	4/30/2024	5/2/2024	Remove & replace roof. Install new 30lb felt underlayment, new nosing and Presidential TL roofing in color Aged Bark.	20,800	Roofing	Forest 2 SW of 7th
240203	4/30/2024		Generator Installation	10,000	Electrical	Casanova 5 SE of 12th
240202	4/12/2024		Demolition of existing detached garage and construction of a new detached 224 sf garage.	0	Building	Monte Verde 3 SW of 13th
240201	4/30/2024		Reinstall wall framing, mineral wool fireproof insulation, hypsum board, ad stainless steel finished paneling in one 28"x68" fire damaged section of wall and one 24"x57" section of wall opened by fire department totaling 23 sf of wall area.	1,000	Building	Carmel Plaza, Suite 106
240200	4/29/2024	4/29/2024	Remove existing asphalt roof, install new CertainTeed Presidential TL composition roof in color "Autumn Blend".	10,000	Roofing	Santa Fe 2 NE of 4th
240199	4/29/2024		Remove and reinstall existing aluminum railing with obscure glass, replace tile on exterior decks and replace exterior light fixtures with new LED light fixtures.	15,000	Building	NW Corner of Camino Real & 8th

240198	4/29/2024		Interior water damage repair, install new wall & celling insulation, Install 2"x6" T&G non structural to repair a 10'x24" damaged section of celling in living room. Install new sheet rock & plaster on a 9'x9' wall in living room. Install new baseboard to match existing. paint to match colors. Install new carpet in living room. All demolition has been done by a disaster cleanup company that was hired by the owner.	17,387	Exempt Work	Carmelo 6 NE of 4th
240197	4/29/2024		Replace 4 wood windows to west elevation, in place & in kind	15,000	Building	Camino Real 7 NE of Ocean
240196				0	Exempt Work	
240195			VOID	0		
240194	4/24/2024		New ESS: (2) Tesla Powerwalls 10kW, (1) Gateway 200 amps, 1 Subpanel 200 Amps,	39,940	Electrical	2nd 2 SW of Santa Rita
240193	4/24/2024	4/25/2024	Remove existing damaged stainless steel paneling, wood framing, batt insulation, and gypsum board to find solid gypsum board in two sections of kitchen spaces.	200	Demolition	Carmel Plaza, Suite 106
240192	4/24/2024	4/24/2024	Remove composition shingles and replace with composition shingle Landmark Tandmark TL in color "Platinum".	17,400	Roofing	Lincoln 2 SE of 7th
240191	4/23/2024		Remove and replace roof with new asphalt composition shingles.	250,000	Roofing	Monte Verde 3 SE of Ocean
240190	4/23/2024	4/23/2024	Replace 32lf of fence at the NW corner of the property which fell during the storm. The fence repair will match the remainder of the existing fence and not exceed 6'.	0	Exempt Work	Carmelo 2 NW of 4th
240189	4/23/2024		Tear off the existing wood shake roof system. Install new underlayment. Install 23 squares of CertainTeed presidential shingles in the color "Autumn Blend". Install 7 squares of 60-mil Duro-Last over the flat roof areas in color "White".	123,505	Roofing	Casanova 2 NW of 8th

240188	4/23/2024	4/23/2024	Remove existing 100 amp panel and install new 200 amp panel in same location.	1,150	Electrical	Perry Newberry 2 NW of 5th
240187	4/23/2024		Re-roof two decks. One lower deck 20'x21' and one upper 15'x12' with a torch down membrane.	6,000	Roofing	NW Corner of Camino Real & 8th
240186	4/22/2024		Installation of a new 2.46 kW rooftop solar PV system.	19,100	Electrical	Carmelo 2 SW of 11th
240185	4/22/2024	5/2/2024	Replace Front Door Slab Only.	500	Exempt Work	Scenic 6 SE 8th
240184	4/19/2024		Convert (e) lower level of a two-story house into a new ADU. Remodel (e) bathroom and kitchen, install new windows and doors.	75,000	Building	Camino del Monte 2 SW of Junipero
240183	4/19/2024		Remodel (e) detached storage building with parking pad above. Replace board and batt siding with new stucco siding to match house. Repaint (e) railing and stairs.	25,000	Building	Camino del Monte 2 SW of Junipero
240182	4/19/2024	4/19/2024	REMOVE AND REPLACE 60K BTU FURNACE	16,191	Mechanical	SANTA FE 2 NW OF 5TH
240181	4/19/2024	4/19/2024	Remove existing water heater and replace with new Navien NPE240A2N6, connect to existing 3/4" gas line.	6,500	Plumbing	26245 Dolores
240180	4/19/2024		Remodel (e) house - replace (e) roof with new clay tile, replace (e) windows & doors, remodel (e) bathrooms and kitchen.	200,000	Building	Camino del Monte 2 SW of Junipero
240179	4/19/2024		Kitchen repairs: replace insulation, sheetrock, and cabinets due to flood. Bedroom repairs: sheetrock and insulation due to flood in story above.	0	Building	4th 2 SW of Dolores
240178	4/19/2024	4/19/2024	Replace and upgrade main electrical panel from 100 to 200 amps.	6,195	Electrical	4th 3 NE of Monte Verde
240177	4/19/2024	4/19/2024	New flooring installation in the interior of residence, new interior paint, installation of new baseboards, and new plaster skim coat texture of interior.	0	Exempt Work	San Carlos 7 NE of Camino Del Monte
240176	4/19/2024		Installation of new rooftop PV system.	25,000	Electrical	San Antonio 4 NW of 9th

240175	4/19/2024	4/24/2024	Demolition of crushed carport roof, deck, and fencing, caused by toppled city pine tree, in order to assess integrity of remaining retaining walls.	500	Demolition	Carmelo 7 NE of Ocean
240174	4/19/2024	4/30/2024	Interior remodel of an existing full bathroom.	20,000	Building	Carpenter 2 NW of 4th
240173				0		
240172	4/17/2024	4/17/2024	Removal of (e) wood shake roof. Install new Presidential TL composition shingles in color "Shadow Gray" along with a 60 mil TPO tie in in color "White".	119,292	Roofing	Torres 2 SW of 5th
240171	4/16/2024		DUE TO STORM DAMAGE, REPLACE SHEETROCK AND INSULATION AT THE FIRST 18" OF ENTIRE LOWER LEVEL. REPLACE ALL LOWER LEVEL FLOORING WITH NEW PORCELAIN TILE "NEXTONE" 12X14 WHITE PORCELAIN TILE. REPLACE EXISTING BATHTUB WITH SHOWER	15,000	Building	Torres 3 SE of 8th
240170	4/16/2024		AFTER THE FACT: electrical panel modification/movement, roof vent installation for water heater, and interior mold remediation	60,000	Building	25987 Mission Street
240169	4/16/2024		Retroactive permit for the installation of new EV car charger.	500	Electrical	NW Corner of Santa Rita & 4th
240168	4/15/2024	4/19/2024	Insulate, drywall, and install flooring and interior overhead lighting in existing garage.	10,000	Building	Lobos 5 NE of 4th
240167	4/15/2024		Installation of a 14kW Honeywell all home generator with a 200 amp transfer switch.	10,000	Electrical	Mission 2 NE of Vista
240166	4/15/2024	4/15/2024	Replace in-kind 75lf of wood fence fence that was damaged in the previous storms. Fence is to not exceed 6' in height and be no more than 42" at the sidewalk.	0	Exempt Work	NW Corner of Junipero & 8th
240165	4/12/2024		Remodel of existing 2-story house (electrical, plumbing, mechanical) and minor 48 SF floor area addition.	550,000	Building	Monte Verde 3 SW of 13th

240164	4/10/2024	4/10/2024	Repair and replace approximately 30sf or drywall due to sprinkler head leak. CONDITION: 5-year fire sprinkler inspection required to be submitted to City prior to final approval.	1,000	Building	SW Corner of Junipero & 4th Unit B
240163	4/10/2024	4/16/2024	Remove (e) wood shake roof and install DaVinci multi-width shake in color Tahoe.	100,000	Roofing	Camino Real 3 NW of 7th
240162	4/10/2024		REMODEL AND ADDITION TO (E) SFR	761,400	Building	SW CORNER OF GUADALUPE AND 4TH
240161	4/10/2024	4/17/2024	Remove (e) wood shake roof and T&G roof. Install DaVinci Shake in Mountain color and TPO with 1/4" gravel ballast over TPO.	68,000	Roofing	Dolores 5 SE of 2nd
240160	4/10/2024	4/16/2024	Remove existing wood shingles and install new 50 year Landmark TL shingles in color Shenandoah.	79,000	Roofing	SW Corner of Lincoln & 7th
240159	4/9/2024	4/10/2024	Repair water leak damage - Sand & refinish 780sf of hardwood flooring and replace 350sf of sheetrock in patches.	5,000	Building	Carmelo 2 NW of 10th
240158	4/9/2024	5/2/2024	Remove (e) roof, install new plywood, and CertainTeed Landmark TL composition shingles in color "Black Walnut".	20,000	Roofing	Sterling Way 2 SE of Perry Newberry
240157	4/9/2024	4/30/2024	Install 7.47kW (18) Roof Mounted Photovoltaic Solar with (6) Tesla MCI-2 Mid Circuit Interrupters (PVRSE); (2) Tesla Powerwall 3 = Total Output Power = 23kW, Total Energy = 13.5kWh, (1) Push Button Remote Battery Disconnect, (1) Tesla Backup Switch (BUS)	42,949	Electrical	25965 Junipero Ave.
240156	4/9/2024		INTERIOR REMODEL OF AN EXISTING HISTORICAL RESIDENCE, ADDING A NEW 333 SQ/FT. ADDITION TO THE REAR OF THE MAIN BUILDING, AND ADDING NEW 185 SQ/FT. OF NEW DECK ADJACENT TO PROPOSED ADDITION ALONG WITH 2 NEW SEPERATE STAIRS ON THE WEST & EAST SIDES OF PROPOSED DECK.	13,598	Building	SANTA FE 3 SW OF 2ND

240155	4/8/2024		235 sf addition of new garage	94,000	Building	Santa Fe 4 NW of 6th
240154	4/8/2024		211 sf addition to main residence for a bedroom/bathroom/kitchen addition.	550,150	Building	Santa Fe 4 NW of 6th
240153	4/8/2024	4/17/2024	Replace existing damaged joist and beams as required on deck over the garage.	9,000	Building	Casanova 2 SE of 2nd
240152	4/8/2024	4/8/2024	Remove leaking commercial water heater. Install new BD100L270, 100 gallon - 270,000 BTU unit.	14,000	Plumbing	Mission 3 NE of 6th
240151	4/5/2024	4/8/2024	Remove (e) cedar shakes and replace with new Watkins 3/4" Tapersawn heavy shakes. New insulation and new plywood.	85,000	Roofing	Santa Fe 3 SE of Ocean
240150	4/5/2024		INSTALL A BACK-UP GENERATOR IN SIDE SETBACK	54,000	Mechanical	26174 DOLORES STREET
240149	4/5/2024	4/8/2024	Refresh the exterior of the house and garage paint with the same color pattern. The main house color will remain a lighter grey with darker grey for all trim.	0	Exempt Work	SE Corner of Carpenter & 4th
240148	4/4/2024	4/4/2024	Remove old kitchen cabinets and replace with new ones. Install new flooring in kitchen and new bathroom tiles.	0	Exempt Work	Santa Fe 2 NE of 4th
240147	4/4/2024	4/4/2024	Main Electrical Panel upgrade from 100amp to 200amp in Same Location	2,000	Electrical	Dolores 2 NW of 13th
240146	4/4/2024	4/15/2024	Installation of new battery	6,500	Electrical	Scenic 6.5 SE of Ocean
240145	4/4/2024		Add stone veneer to exterior chimney.	13,000	Building	Lopez 8 SE of 2nd
240144	4/4/2024	4/4/2024	Exterior re-paint of front of building/entry hall sstucco and wood corbal accents trims. Paint entry gates, front entry door. Colores will be matched to the existing color systems.	0	Exempt Work	Dolores 2 NW of 7th
240143	4/3/2024	4/16/2024	Replace water main from water meter to bathroom because old one broke under slab.	2,500	Plumbing	Dolores 2 NW of Ocean
240142	4/4/2024		Install 4.86kw (12 modules) +13.5kwh energy storage system	24,000	Electrical	NW Corner of Santa Rita & 4th

240141	4/3/2024	4/3/2024	R&R 80K BTU FURNACE	8,807	Mechanical	NE Corner of Vizcaino & Flanders
240140	4/2/2024		Addition of a new single story ADU, 215new SF/65 remodeled SF, with roof deck.	100,000	Building	2552 Santa Lucia
240139	4/2/2024	4/2/2024	Remove carpet in bedrooms and install vinyl flooring throughout, replace doors in the kitchen and master bedroom. Kitchen - Resurface and paint cabinets, replace counter tops, replace applianes. Master & Guest bathrooms - Replace vanity and toilet fixtures. No changes to plumbing lines authorized.	0	Exempt Work	Santa Rita 3 SW of 3rd
240138	4/1/2024		Battery Addition to existing PV system	29,014	Electrical	Santa Rita 4 NW 4th
240137	4/1/2024	4/1/2024	Run dedicated gas line from meter to water heater, furnace, and gas stove due to existing line leaking.	2,000	Plumbing	Mission 2 SE of 9th

Total Records: 70 **5/3/2024**

Code Compliance Report

04/01/2024 - 04/30/2024

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
24075	4/30/2024	Open	SEC of Santa Fe and 3rd	Demolition of exterior deck	4/30/2024	
24074	4/19/2024	Open	NWC Camino Real & 8th	Reroof without proper permit and installing new can light fixtures and potentially new exterior light fixtures at front door that may have up-lightning.?	4/19/2024	
24073	4/18/2024	Open	N. Camino Real 2 NE of 4th	Construction of an arbor structure larger than 120 square feet over an outdoor kitchen area that requires a building permit and planning approval	4/18/2024	
24072	4/2/2024	Open	Dolores 2 NW of Ocean	Waterline without a permit	4/2/2024	

Total Records: 4 **5/3/2024**

Transient Rental Report

01/01/2024 - 04/30/2024

Case #	Street	Status	Date Received	Last Status Date	Date Closed
24076	Monte Verde	1st NOV sent	4/19/2024	4/22/2024	
24069	Torres	1st NOV sent	3/8/2024	3/8/2024	
24067	Carmelo	Closed	2/26/2024	3/22/2024	3/22/2024
24051	Rio	Closed	2/8/2024	3/5/2024	3/5/2024
24049	8th	Closed	2/2/2024	2/20/2024	2/20/2024
24047	Lopez	2nd NOV sent	1/29/2024	3/27/2024	
24046	2nd	STR verified	1/30/2024	2/6/2024	
24045	Lobos	Closed	1/29/2024	3/6/2024	4/6/2024
24029	7th	Closed	1/16/2024	2/26/2024	2/26/2024
24028	Forest	Closed	1/16/2024	2/9/2024	2/9/2024
24027	Scenic	Closed	1/15/2024	2/8/2024	2/8/2024

Total Records: 11 **5/3/2024**

Encroachment Permit Report

04/01/2024 - 04/30/2024

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
240079	Temp Ench	4/30/2024	Replace sewer lateral using pipe bursting.	Torres 4 NW of 8th	4/30/2024	Issued
240078	Temp Ench	4/29/2024	Crane lift for stair case installation. CONDITIONS: ROAD CLOSED SIGNS, DETOUR AHEAD SIGNS, AND FLAGGERS TO ALLOW RESIDENCE INGRESS/EGRESS TO STREET IS REQUIRED. CARMEL POLICE DEPARTMENT MUST BE NOTIFIED AT (831) 624-6403 24 HOURS AHEAD OF ROAD CLOSURE AND IMMEDIATELY AFTER ROAD IS REOPENED.	Carmelo 2 NW of 9th	4/30/2024	Issued
240077	Temp Ench	4/26/2024	Replace approximately 35' of main sewer line from house to the street; adding a clean out and backwater valve.	Casanova 3 SW of 10th	4/29/2024	Issued
240076	Perm Ench	4/26/2024	Authorization of existing encroachments in the right-of-way, including walkway, landings, stairs, retaining walls, and edge of roadway curb/wall.	Santa Fe 2 SW of 4th		In Review
240075	Temp Ench	4/25/2024	Painting of Storefront	SW Corner Ocean and Dolores (Carmel Realty)		
240074	Temp Ench	4/23/2024	Replace 70' of the sewer lateral line with 4" SDR pipe using trenchless equipment.	Carmelo 2 NE of Ocean	4/24/2024	Issued
240073	POD	4/22/2024	Placement of a temporary moving pod in the right of way.	Lincoln 5 SW of 10th	4/22/2024	In Review
240072	Temp Ench	4/22/2024	Replace sewer lateral using pipe bursting.	NW Corner of Lincoln & 8th	4/22/2024	Issued
240071	POD	4/19/2024	POD storage placed in public right of way.	Monte Verde 3 NW of 11th		Closed

240070	Temp Ench	4/11/2024	Install new water service for fire supression	Crespi 3 SE of Mountain View	4/16/2024	Issued
240069	Temp Ench	4/11/2024	3'x4' asphalt patch for CalAm job #2483.	NE Corner of Monte Verde & 7th	4/16/2024	Issued
240068	Temp Ench	4/10/2024	Repair potholes in northbound lane of Junipero St. Patches to be 6'x4', 10'x6', and 6'x6'.	Junipero between 7th & 8th	4/10/2024	Issued
240067	Temp Ench	4/10/2024	Replace sewer lateral using pipe bursting.	Monte Verde 2 SW of 2nd	4/10/2024	Issued
240066	Perm Ench	4/9/2024	Improvement of Scenic "Outlook" area identified as two benches closest to handicap parking area between 8th and 9th. Area to be regraded, a new DG pathway to be run, boulders provided to provide soil retention and seating in area.	Scenic pathway outlook southwest of 8th	4/19/2024	Issued
240065	Temp Ench	4/5/2024	Saw cut and remove concrete around sewer cleanout. Replace old yard trap with directional and BWV. Repair concrete to match existing.	Dolores 2 NE of 7th	4/9/2024	Issued
240064	Temp Ench	4/4/2024	Trench in order for PG&E to lay gas pipe.	Dolores 3 NE of 2nd	4/4/2024	Issued
240063	Temp Ench	4/4/2024	Exterior re-painting of front of building and entry area walls. Close sidewalk in front of building to accommodate painting access.	Dolores 2 NW of 7th		In Review
240062	Temp Ench	4/3/2024	Request to store HVAC unit in a parking area on the street for one month.	NE Corner of Ocean & Mission		In Review
240061	Temp Ench	4/3/2024	Replace 70' of sewer line 12' deep in the street.	Santa Fe 4 NW of 5th	4/4/2024	Issued
240060	Temp Ench	4/2/2024	Intermittent parking of dumpster in street for soil and refuse removal for work during remodel of residence under BP 23-477.	Camino Real 4 SE of Ocean	4/16/2024	Issued

Total Records: 20 **5/3/2024**

Tree Permit Report

04/01/2024 - 04/30/2024

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
24106	4/2/2024	Tree Removal/Pruning	SE Corner of San Antonio & 10th	For removal of 1-4" branch causing tension on strand/cable.	Approved	4/2/2024
24107	4/2/2024	Tree Removal/Pruning	Lobos 4 NE of 3rd	Four medium sized Monterey Pine Trees in front of property	Approved	4/8/2024
24108	4/3/2024	Tree Evaluation	tree is between 9th and Torres SE corner house and house on south	tree evaluation	Approved	4/3/2024
24109	4/5/2024	Tree Removal/Pruning	Median across from 24956 Lincoln st.	Pine tree pruning in median across from 24956 Lincoln St.	Denied	
24110	4/8/2024	Tree Evaluation	Carpenter 3SE of 5th	3 Cypress Trees (I for removal, 2 for pruning)	In Review	
24111	4/8/2024	Tree Removal/Pruning	Santa Fe 3 NE of 8th	Pine tree- photo attached	Approved	4/5/2024
24112	4/9/2024	Tree Removal/Pruning	S.W. corner 5th Ave and Torres St.	Dead Coast Live Oak removal Approx.. 15" at base.	Approved	4/10/2024
24113	4/12/2024	Tree Evaluation	San Carlos 2SW of 1st Ave.	New Build	In Review	
24114	4/13/2024	Tree Evaluation	11th and Mission Street o SW	tree evaluation for tree removal. The neighbors and ourselves believe are at risk to neighbors themselves and properties	In Review	
24115	4/18/2024	Tree Evaluation	San Carlos 3SW of 11th	Oak Tree x1, 20' tall roughly by the deck 1, 20' approx Oak tree in the backyard- has a swinging chair hanging from it.	In Review	
24116	4/18/2024	Tree Removal/Pruning	Camino Real 10 NE of 4th	1 45" DBH Pine Tree left side backyard	In Review	

24117	4/18/2024	Tree Removal/Pruning	NE Corner of 13th and Monte Verde	Pruning 1 Cypress with dead wood and a green leader that Jerry Gates says will break and fall on house; 1 Oak; both near power lines; Cypress hanging over property line and living area	In Review	
24118	4/24/2024	Tree Removal/Pruning	Ocean and Mission	Carmel Plaza	Approved	4/24/2024
24119	4/24/2024	Tree Evaluation	Camino Real 4 NW of 11th	EVALUATION for pruning (if needed)	In Review	
24120	4/25/2024	Tree Evaluation	San Antonio, 4 hs. NW of 4th St.	Remove overhanging trees causing damage to property. Branches are overhanging from trees on 2 neighbor's property; believed to be Pittosporum trees.	In Review	
24121	4/29/2024	Tree Removal/Pruning	SW Corner of Junipero and 3rd	1) Large pine tree on corner of prop. 2) 1 pine tree from tree on corner 3) 1 liquid amber tree from pine	Approved	4/29/2024
24122	4/29/2024	Tree Removal/Pruning	9th Ave 2 SE Torres	Pine Tree removal	Approved	4/30/2024
24123	4/29/2024	Tree Evaluation	backyard	Tree seems dead unfortunately but would need confirmation and next steps advice	In Review	
24124	4/30/2024	Tree Evaluation	Biason Building, Mission 3NW of 6th	1. Monterey Pine approx 30" diameter, 25 ft. ht, Trees 2 and 3: Bay, approx 6" 12ft.	In Review	
24125	4/30/2024	Tree Removal/Pruning	San Carlos 4 SE of 13th	Pine 13"	In Review	

Total Records: 20 **5/3/2024**

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

May 8, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning and Building Director
SUBJECT:	**UP 24048 & DR 24130 (Cantinetta Luca):** Consideration of a Use Permit for expansion of an existing restaurant use and increase in total indoor seating from 86 to 96 at the Cantinetta Luca restaurant and Design Review for minor changes to the storefront located at Dolores Street 3 southwest of Ocean Avenue in the Central Commercial (CC) District. APN: 010-147-022-000.

Application: UP 24048/DR 24130 **APN:** 010-147-022
Block:75 **Lot:**13
Location: Dolores Street 3 southwest of Ocean Avenue
Applicant: Jason Balestrieri, Owner **Property Owner:** GOODHUE NEIL B & DIANE C TRS

Executive Summary:

The applicant is requesting approval of a Use Permit to expand the existing restaurant into an adjacent commercial business space. The seating is also proposed to increase from 86 seats to 96 seats as a result of the expansion into the adjacent tenant space.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Use Permit (UP 24048) for expansion of an existing restaurant use and increase to the number of indoor seats from 86 to 96 at the Cantinetta Luca restaurant and Design Review (DR 24130) for minor changes to the storefront located at Dolores Street 3 southwest of Ocean Avenue in the Central Commercial (CC) District. APN: 010-147-022-000.

Background and Project Description:

Cantinetta Luca Restaurant currently operates under Use Permit #19-316 (approved in August 2019 and operated under UP 13-5, and UP 02-34 prior) allows 86 interior seats and allows the full-line restaurant to be

open between 7:30 am to 9:00 pm Sunday through Thursday and 7:30 am to 10:00 pm Friday and Saturday. No exterior seating is authorized under the use permit. The adjacent business to the south, Salumeria Luca, operates as a specialty food store and was approved in April 2011 (UP 11-4). Both the full-line restaurant and specialty food store have been under the same ownership and both have subsequently been sold to a new owner. The applicant is proposing closure of the specialty restaurant immediately adjacent to the restaurant, and expansion of the restaurant into the adjacent business space through a new interior access way.

As the restaurant space is being expanded into a space which was not previously permitted for a full-line restaurant, or authorized under the existing use permit, a new use permit is required in accordance with CMC 17.52.080.A for review and approval by the Planning Commission.

Staff Analysis:

Conditional Use Permit Required: The proposed use of a Full Line Restaurant requires a Conditional Use Permit as outlined in CMC 17.14 and CMC 17.52.080.A. While the there is no increase in commercial floor area on the site, the established use of a full line restaurant is being expanded on the site, and as such, the findings for the Use Permit approval much be re-evaluated.

The existing business, Cantinetta Luca, is proposed to expand into an adjacent tenant space (previously occupied by Salumeria Luca) with limited change in business operation. As currently operating, the business complies with requirements of the zoning code for a full-line restaurant, and therefore limited discussion is provided below, unless necessary to specifically address a specific code requirement of finding. In the absence of discussion, it shall be presumed the business meets this standard. The standards listed below have also been included as Conditions of Approval to ensure that any successor business that may operate under the same use permit adhere to the same requirements –as is standard practice.

CMC 17.14.040.I.3:

1. *Any sale of alcoholic beverages shall be subordinate to this primary use.*
2. *Drive-in, formula, and fast food establishments are prohibited.*
3. *Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.*
4. *The applications, menus, and plans indicate that the business will primarily be a restaurant – full-line and that no more than 20 percent of the total number of seats are at a bar or in a separate bar room. If the restaurant does not meet this standard, the standards in subsection (I)(2) of this section, Drinking Places, shall also apply to the use*
    1. Staff Analysis: The applicant is proposing to relocate the bar from the existing restaurant space to the expanded restaurant space (previously occupied by the Salumeria). The applicant has indicated there are proposed to be ten (10) seats at the bar, or 11% of the total seating capacity. The applicant has also provided a sample menu and floor plan that substantially demonstrates the business will operate as a full-line restaurant. Further, as required by Standards #1 and #3, substantially all food menu items shall be available for purchase during the hours that alcoholic beverages are being served and the service of alcoholic beverages shall be subordinate to the primary use.
5. *Customers shall be provided with individual menus while seated at a table or counter.*
6. *The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.*
    1. Staff Response: According to the water permit on file, the combining the two spaces allows a total of

96 seats.

7. *Outside seating may be allowed subject to Chapter CMC, Design Review.*
    1. Staff Response: Outdoor seating is not proposed.
8. *Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.*
9. *Maximum number of food stores and/or restaurants located within structures fronting Ocean Avenue: 15. See also 17.56 CMC, Restricted Commercial Uses.*
10. *See also subsection (I)(1) of this section, All Eating and Drinking Establishments.*
    1. Staff Response: Subsection (I) (1) states that 1) the sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use; 2) adequate facilities for the on-site closed storage of trash is required; and, 3) at least one restroom shall be available for use by both sexes within or conveniently adjacent to the restaurant premises and on the same property.
11. *Outdoor cooking devices are permitted on private property if designed and located to mitigate impacts to adjacent properties.*
    1. Staff Response: No outdoor cooking devices are proposed. As outdoor cooking devices have not been proposed, the potential impacts have not been evaluated. Should outdoor cooking be proposed in the future, a use permit amendment shall be required.

Additionally, the following findings are required for all use permit applications:

CMC 17.64.010.A. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:

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

As outlined in CMC 17.64.020, in addition to the general findings required for all use permits listed above, no use permit shall be granted for commercial or business uses unless all of these general findings can be made:

1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.
2. That proposed use will provide adequate ingress and egress to and from the proposed location.
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

As noted above, the existing business, Cantinetta Luca, is proposed to expand into an adjacent tenant space with limited change in business operation. A net increase of ten (10) indoor seats is proposed as a

result of the expansion into the adjacent space, however, is within the water allocation for the site which supports 96 seats. The expansion of the restaurant is consistent with the findings outlined above as the use is not in conflict with any applicable zoning code or general plan policy, no precedent is set as the request is a standard request to increase seating capacity, the site has adequate water for the use (as determined by the Monterey Peninsula Water Management District) and there are no other expansions of the use or site that would result in an increase in demand for service, and the use is consistent with the surrounding land uses and not injurious to health, safety, or welfare. The use serves local and nonlocal populations needs and no changes to the site are proposed to the site that would impede ingress or egress. The existing use is not proposed to change, only slightly expand, and therefore any additional traffic generated would be negligible. In the Central Commercial (CC) Zone District, one (1) parking space is required for every 600 square feet of commercial floor area –there is no change in commercial floor area for the project and therefore additional parking is not required (CMC 17.38.020.C).

Design Review:
The applicant has also proposed minor changes to the storefront of the combined space including replacing the existing Dutch door with a wood framed glass door located within the same door frame and re-use the door hardware from the existing main entrance door for the restaurant. Replacing the door also corrects an existing building code accessibility issue regarding the existing door swing. Additionally, the applicant is proposed to replace an existing louvered window above the door with a fixed pane of glass. The applicant has also proposed to relocate the existing business sign from the existing restaurant entrance to a location adjacent to the proposed new restaurant entrance (old salumeria space) and add a menu box on the exterior of the wall. Additionally a new hanging light fixture is proposed to be located within the recess of the new restaurant entry. Lastly the applicant is proposed to add opaque glazing to the main entrance door from the former restaurant entrance to deter entry and direct persons to the new entry.

Staff is supportive of the proposed modifications and finds the proposed changes consistent with the applicable commercial design guidelines and provisions of the zoning code with the exception of the opaque frosting on the former main entrance door. The Commercial Design Guidelines states window treatments should be avoided (D.G. C2) and adding a treatment to the window would create an inconsistent pattern along the storefront. Removal of the door hardware, relocation of the primary business sign, and/or the addition of an interior sign, should provide adequate notice to passersby as to where the primary business entrance is located.

The appropriate Design Review Conditions of Approval have been included as conditions #27-#29.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project consists of the expansion of an existing full-line restaurant through the interior conversion of an existing specialty food store. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Applicant's Written Statement
Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A USE PERMIT FOR EXPANSION AN EXISTING RESTAURANT USE AND INCREASE IN TOTAL INDOOR SEATING FROM 86 to 96 AT THE CANTINETTA LUCA RESTAURANT AND DESIGN REVIEW FOR MINOR CHANGES TO THE STOREFRONT LOCATED AT DOLORES STREET 3 SOUTHWEST OF OCEAN AVENUE IN THE CENTRAL COMMERCIAL (CC) DISTRICT. APN: 010-147-022-000.

WHEREAS, On February 16, 2024 business owner Jason Balestrieri ("Applicant"), on behalf of the property owner, GOODHUE NEIL B & DIANE C TRS, submitted an application requesting approval of a Use Permit (UP 24048) described herein ("Application"); and

WHEREAS, the applicant is requesting approval of a Use Permit to expand the existing restaurant into an adjacent commercial business space; and

WHEREAS, Full-Line Restaurants are permitted in the Central Commercial CC zoning district upon issuance of a Conditional Use Permit by the Planning Commission (CMC 17.14.030); and

WHEREAS, a supplemental Design Review Application (DR 24130) has been submitted for minor storefront alterations and is being processed concurrently with the associated Use Permit Application in accordance with CMC 17.52.030.L; and

WHEREAS, on April 26, 2024, a notice of the public hearing scheduled for May 8, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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

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

WHEREAS, on May 8, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the final design study and associated Coastal Development Permit, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC 17.64.010 General Findings Required for All Use Permits	**YES**	**NO**
1. The proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits		
1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

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

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

Municipal Code Findings – CMC 17.58.060 Findings for Design Review Approval	YES	NO
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve a Use Permit for expansion of indoor restaurant seating at the Cantinetta Luca restaurant and Design Review for minor changes to the storefront located at Dolores Street 3 southwest of Ocean Avenue in the Central Commercial (CC) District, APN: 010-147-022-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval authorizes a Use Permit for expansion of an existing restaurant use and increase in total indoor seating from 86 to 96 at the Cantinetta Luca restaurant and Design Review (DR 24130) for minor changes to the storefront located at Dolores Street 3 southwest of Ocean Avenue in the Central Commercial (CC) District, APN: 010-147-022-000. The business shall operate consistent with the seating plan and business description reviewed by the Planning Commission on May 8, 2024 unless modified by the Conditions of Approval herein.
2.	**Use Permit.** This Use Permit (UP 24048) supersedes and replaced the existing Use Permits (UP 19-316 and UP 11-4) associated with the existing uses.
3.	**Codes and Ordinances.** The use shall be carried out in conformance with all requirements of the Central Commercial (CC) district. All adopted building and fire codes shall be adhered to. If any codes or ordinances require changes the use or operation of the business, the preparation of additional construction drawings, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Community Planning and Building Department or Planning Commission. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.
4.	**Permit Validity - Initiation.** This approval shall be valid for six (6) months from the date of action. An extension to this approval may be granted consistent with Condition of Approval #6.
5.	**Permit Vesting –** This permit shall be considered vested once a new business license has been issued consistent Condition of Approval #26.
6.	**Permit Extension. T**he Planning Commission may grant one extension for approvals originally subject to a public hearing. A request to extend the permit approval must be submitted in writing and the appropriate fees paid prior to expiration of the permit.
7.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.
8.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and

	shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
9.	**Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to initiation of this use permit.
SPECIAL CONDITIONS: Use Permit - Full-Line Restaurant	
10.	**Hours of Operation.** The full line restaurant is permitted to operate between the hours of 7:30 a.m. to 9:00 p.m. Sunday through Thursday, and 7:30 a.m. to 10:00 p.m. Friday and Saturday.
11.	**Seating.** The full line restaurant is permitted a total of ninety-six (96) interior seats with no more than ten (10) seats located at a bar or separate bar room (refer to CoA #14). No outdoor seating is permitted by this use permitted.* *The total number of seats shall be considered a maximum allowed by this use permit and associated water permit, however, the total number of seats may be required to be reduced at any time by the by Building Official or Fire Marshall based on current or future building or fire codes (refer to Condition of Approval #12).
12.	**Maximum Occupancy.** The maximum seating capacity shall not exceed the standards in the California Building and Fire Codes, the number of seats approved by this Use Permit, or the number of seats permitted by the Monterey Peninsula Water Management District based on water use, whichever is less. In addition to the maximum occupant load, the seating capacity shall be posted on the premises.
13.	**Outdoor Seating Location.** The outdoor seating shall be located in the northern patio immediately adjacent to the front of the subject business, as depicted in Attachment A to this resolution. The seating shall be located to maintain a clear path of travel through the courtyard without impeding or interfering pedestrian access.
14.	**Alcohol Sales.** Any sale of alcoholic beverages shall be subordinate to this primary use. No more than ten (10) of the indoor seats may be located at a bar or in a separate bar room. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.
15.	**Prohibitions.** Drive-in, formula, and fast food establishments, as defined in the Carmel Municipal Code, are prohibited.
16.	**Menus.** Customers shall be provided with individual menus while seated at a table or counter.
17.	**Off-Site Consumption of Food.** Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.
18.	**Trash Storage.** Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.
19.	**Restrooms.** At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location, and accessibility standards, and shall be available for use by both the employees

	and patrons of the business.
20.	**Prohibited Food Packaging.** Except as provided in CMC 8.68, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers, or otherwise use in its business any CFC-processed food packaging or polystyrene food packaging. Restaurants shall retain each supplier's written statement for 12 months from the date of receipt of any food packaging from that supplier.
21.	**Disposable Food Packaging.** All restaurants within the City of Carmel-by-the-Sea utilizing disposable food packaging shall exclusively use biodegradable/ compostable or recyclable products. Each restaurant shall maintain written records as detailed in CMC 8.68(A)(2) and (3) evidencing its compliance with this section.
22.	**Single-Use Beverage Straws.** Restaurants shall provide single-use beverage straws only when requested by a customer. Restaurants shall provide single-use disposable to-go utensils only when requested by a customer.
23.	**Disposable Food Service Ware.** All restaurants utilizing any disposable food service ware shall use biodegradable/compostable or recyclable products. Compostable products must be ASTM-certified.
24.	**Nonfood Merchandise.** The sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use.
25.	**Licensing and Inspections.** The applicant/business owner shall be responsible for obtaining any required license amendments, including but not limited to, amendments to the business's ABC License, and approvals from the Monterey County Health Department.
26.	**Business License.** A business license shall be applied for and approved prior to commencement of business operations.
SPECIAL CONDITIONS: Design Review	
27.	**Exterior Lighting.** Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface. CMC 15.36.070.A
28.	**Opaque door treatment.** No treatment shall be applied to any door or window. Prior to building permit issuance, the plans submitted to the building division for building permit review/issuance shall be revised to omit the note that state a film shall be applied to the interior of an existing door.
29.	**Sign Clearance.** Once installed, the re-located business sign must maintain seven (7) feet of vertical clearance from the bottom of the sign to the sidewalk. Should the sign fail to maintain this clearance, the sign shall be relocated to a compliant location.

_____ _____ _____

Property Owner Signature Printed Name Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

EXHIBIT A
Seating Plan

Written Detailed Description of Use

The application submitted is for the purpose of abandoning UP 11-4 (former Salumeria Space) and amend UP 19-316 (Cantinetta Luca) to take over Retail Space next door (former Salumeria Space).

Cantinetta Luca has been operating as a full-service restaurant on Dolores Street between Ocean & 7th since September, 2006. At it's core, Cantinetta Luca is an authentic Italian restaurant serving Dinner Six nights a week (Wednesday thru Monday).

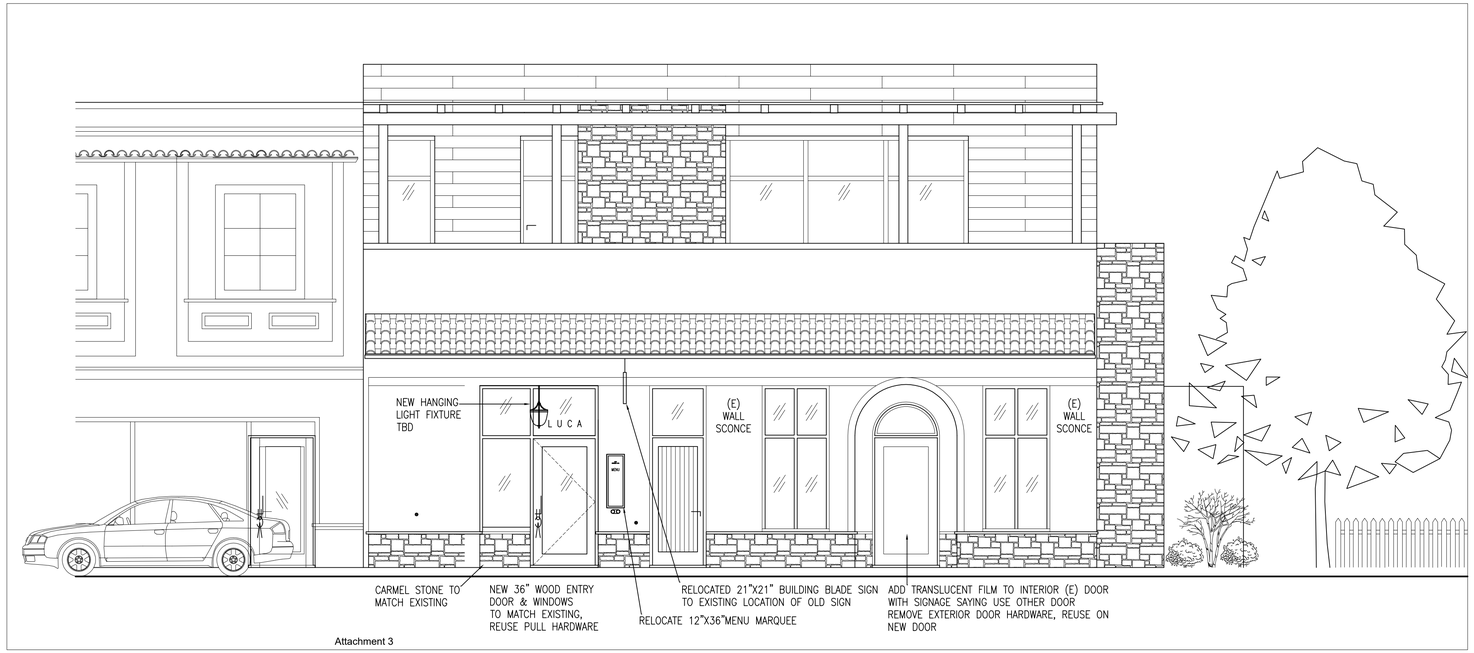
The current hours of operation are 5:30pm – 9:00pm Sunday, Monday, Wednesday and Thursday. 5:30pm - 10:00pm on Friday and Saturday.

Currently, Cantinetta Luca has 22 full time and part time employees.

The interior remodel plan consists of the following, but not limited to:

- Moving the Bar from it's existing space in the restaurant to the vacant space next door. The size of the Bar will increase from 6 seats to 8 along with adding 2 Handicap spaces.
- Shuffling seats around the 2 spaces to accommodate the 97 seats that are allowed.
- A 5'4" wall opening will be created between the 2 spaces to allow for easy access.
- Moving the Host desk from it's existing space in the restaurant to the space next door.
- New floor installed in rear dining room in restaurant and in new Bar area.
- New countertops and sinks to be installed in all 3 bathrooms.
- New Upholstery, new chairs, new tabletops throughout the 2 spaces.

CANTINETTA LUCA REMODEL



Attachment 3

PROPOSED EXTERIOR FRONT ELEVATION SCALE 1/4"=1-0"

PROPOSED NEW ENTRY LIGHT FIXTURE

EXISTING WALL SCONCE

EXISTING ENTRY TO BE BE MODIFIED

SHEET INDEX

T-100 COVER SHEET / PROJECT INFO / PROPOSED EXTERIOR MODIFICATION
T-101 PLANNING COMMISSION PROPOSED FLOOR PLAN / EXISTING RESTAURANT

SCOPE OF WORK

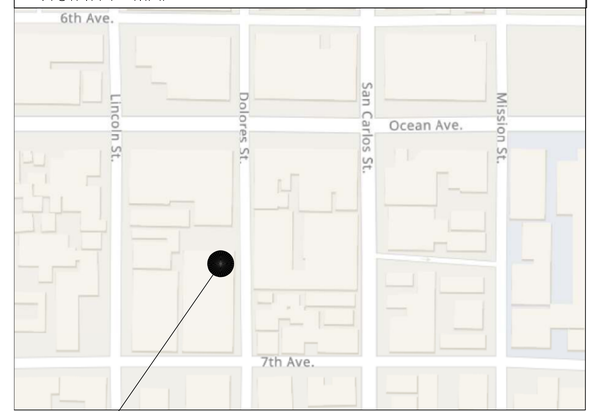
WORK TO BE PERFORMED: TENANT IMPROVEMENT OF EXISTING RESTAURANT

1. REPLACE NEW ENTRY DOOR AND WINDOW AT NEW MAIN RESTAURANT ENTRY
2. REPLACE RECESSED CEILING LIGHT AT ENTRY WITH HANGING FIXTURE
3. RELOCATE HANGING RESTAURANT SIGN AND MENU MARQUEE
4. RELOCATE BAR TO PROPOSED NEW SPACE

PROJECT DATA

CURRENT SEATING CAPACITY	83
PROPOSED SEATING CAPACITY	97

VICINITY MAP



PROJECT LOCATION:
DOLORES STREET BETWEEN OCEAN & 7TH CARMEL, CA 93921

SUSAN McDONNELL
AND ASSOCIATES
Interior, Commercial,
Restaurant Designer, CID
By Appointment:
1269 El Moro Dr.
Campbell, CA 95008
(408) 354-6045
susanmcdonnell.foodservice@gmail.com
www. mcdonnelldesign.com

These plans, ideas and designs shown herein are the property of the designer and shall not be used, whole or in part for any purposes for which they are not intended without the written permission of the designer.

REVISION:	PRINT DATE:
	03/16/24
REVISED ELEVATION	05/02/24

PROJECT:
CANTINETTA LUCA
Remodel
Dolores St. between
Ocean & 7th
Carmel, CA 93921

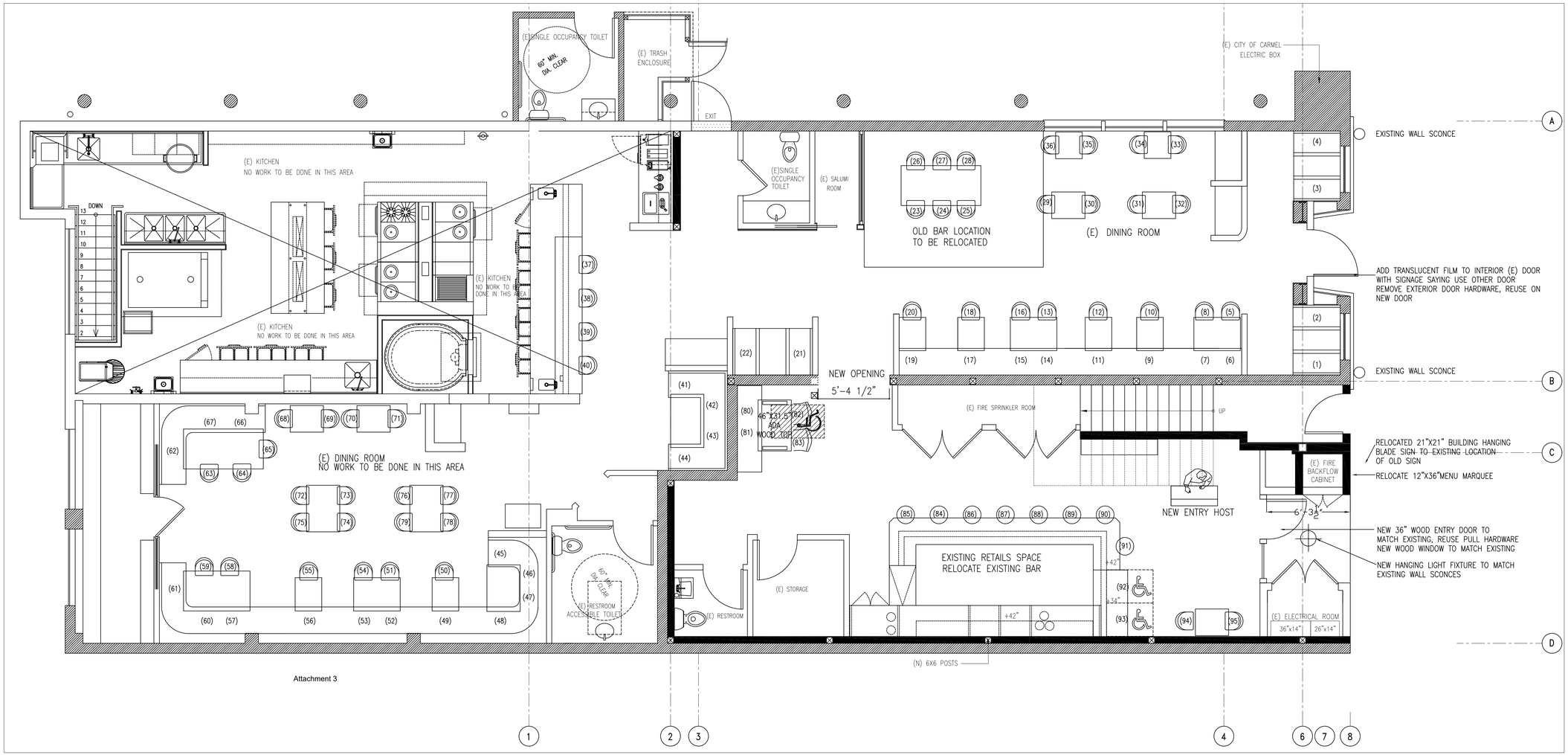
DWG. TITLE:

DATE: 03/12/24

PROJ. NO:

SCALE:

DWG. NO: T-100

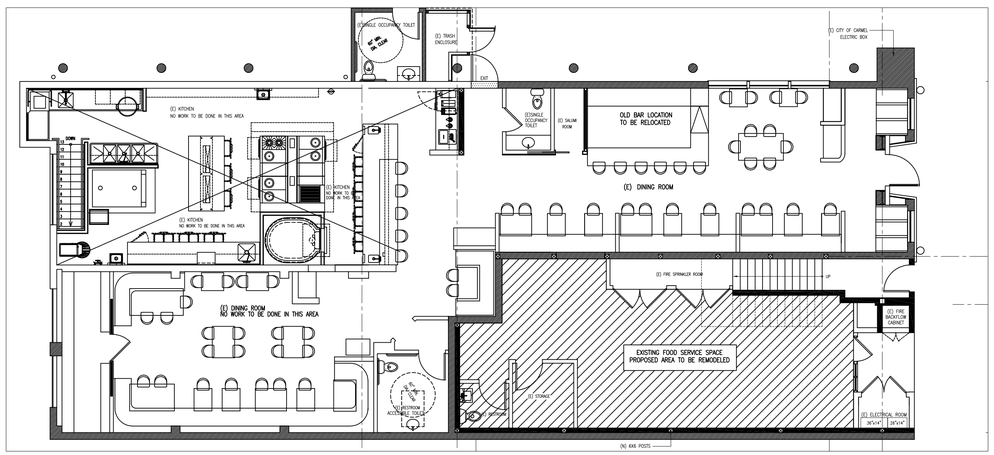


Attachment 3

PROPOSED REMODEL OF EXISTING RESTAURANT

SCALE 1/4"=1-0"

PROPOSED SEATING CAPACITY 95



EXIST. RESTAURANT SEATING

SCALE 1/8"=1-0"

CURRENT SEATING CAPACITY 83

SUSAN McDONNELL
AND ASSOCIATES
Interior, Commercial,
Restaurant Designer, CID
By Appointment:
1269 El Moro Dr.
Campbell, CA 95008
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REVISION:	PRINT DATE:
	03/16/24
REVISED OCC	05/02/24

PROJECT:
CANTINETTA LUCA
Remodel
Dolores St. between
Ocean & 7th
Carmel, CA 93921

DWG. TITLE:

DATE: 03/12/24

PROJ. NO:

SCALE:

DWG. NO: T-101

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

May 8, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning and Building Director
SUBJECT:	**DS 23-290 (The Golden Mean, LLC):** Consideration of a Final Design Study and associated Coastal Development Permit for the construction of a new 1,600-square-foot, two-story single-family residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-021-000.

Application: DS 23-290 (The Golden Mean, LLC) **APN:** 010-082-021
Block:87 **Lot:**11
Location: Santa Fe 3 SW of Mountain View
Applicant: Alan Lehman, Designer **Property Owner:** The Golden Mean LLC

Executive Summary:

The applicant is requesting approval of a Track 2 Design Study for construction of a new two-story single-family residence. The project received concept acceptance at the March 13, 2024 Planning Commission hearing.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study and associated Coastal Development Permit for the construction of a new 1,600-square-foot, two-story single-family residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-021-000.

Background and Project Description:

The project site is a vacant 4,000 square foot building site. The applicant is proposing to construct a 1,600 square foot residence, a 200 square foot detached garage in the front setback, and a 433 square foot detached Accessory Dwelling Unit (ADU) at the rear of the property. The ADU is not part of the scope of

this discretionary application in accordance with Government Code Section 65852.2, but is mentioned here as reference as it is described on the project plans.

The project was considered by the Planning Commission at the January 24, 2024 (click here for staff report; click here for video of hearing) and the project was continued with the primary direction to the applicant to reduce the vertical massing of the structure. The applicant prepared a revised proposal which was considered at the March 13, 2024 hearing (click here for staff report; click here for video of hearing) and that concept Design Study was accepted (Resolution 2024-021-PC) with conditions of Approval to be addressed prior to scheduling for final details review.

Staff Analysis:

Previous Hearing: The following items were discussed at the June 8, 2022 Planning Commission hearing and listed as draft conditions of approval to address the concerns.

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.

    1. Staff Analysis: The project successfully passed the volume study. The site is allowed 20,922 cubic feet of volume and the project is proposes 16,741.87 cubic feet.

2. **Tree Density.** Prior to scheduling for Final Details review, the revised plans shall be submitted to the Community Planning and Building Department that identify the proposed locations of the two (2) required upper canopy trees as required by the Forest and Beach Commission –one (1) tree located in the right-of-way and one (1) tree located on the subject property.

    1. Staff Analysis: The applicant has shown the two trees on the proposed landscape plan (sheet A10). Both trees are proposed to be located near the northeast corner of the site.

3. **Landscape Screening.** Prior to scheduling for Final Details review, the applicant shall work with the west neighbor and staff to incorporate privacy screening and planting along the west property boundary.

    1. Staff Analysis: The applicant has included planting along the west property line as shown on the proposed landscape plan (sheet A10). The landscape plan shows a row of six (6) California wax myrtle along the rear property line to function as landscape screening.

Figure 1. California wax myrtle. Photo source: fast-growing-trees.com

Finish Details: The applicant is proposing to finish the new residence with a combination of composite siding and stone. The siding and trim elements are proposed to be finished with a painted "Boral" wood product which is constructed from 70% recycled materials, is California Wildland Urban Interface (WUI) listed, can be painted, cut, routed, drilled and milled, and installed using woodworking tools and methods (click here for product specification). The siding is proposed to be painted November Rain by Benjamin Moore which is described as a "light gray misted with a touch of green" (click here for product specification) and the trim is proposed to be Simply White (click here for product specification). The proposed stone is a stone veneer that is used on the two story element on the front elevation as well as a wainscot element that wraps the residence and garage.

The pitched roof elements are proposed to be a dark charcoal standing seam metal roof my McElroy Metal and the flat roof portion is proposed to be a hot mop and gravel roof. The exterior doors and windows are proposed to be manufactured by Sierra Pacific (Aspen series) and have an aluminum clad exterior with wood core interior. The windows and doors are proposed to be colored Swiss Coffee (click here for product specification).

The applicant has also noted to staff that they would like to explore the possibility of changing the vertical siding to a board and batten siding. Staff is supportive of either a vertical board finish or a board and batten finish as the change to board and batten siding does not fundamentally change the design of the project as shown in the elevations. As such, staff recommends that commission grant the applicant the ability to further explore either design option without the need to submit an addition design study application or an amendment provided all other elements of the project remain the same. This recommendation has been included as Condition of Approval #35.

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

The applicant has proposed one style of landscape light, one wall sconce, and a step light . All light fixtures comply with the associated lighting requirements and Residential Design Guidelines. Refer to Attachment 3, Sheet A10.

Landscaping/Site Coverage: A landscape plan has been included on Sheet A10 of the project plans. Condition of Approval #22 has been maintained stating forester review and approval prior to Building Permit issuance should any changes or modifications be made to the landscape plan.

A 4,000 square foot site is permitted 556 square feet of site coverage provided at least 50% of the improvements are permeable or semi-permeable. The applicant is proposing a total of 518 square feet of site coverage improvements including 389 square feet (75%) permeable/semi-permeable improvements split between a 128 square foot entry pathway and a 261 square foot rear patio. The remaining site coverage consists of various entry landings and a small portion of the driveway that is located on the subject site.

The applicant is also proposing to construct a front yard fence setback five (5) feet from the front property line but still located within the front setback. The fence is proposed to be a split paling cedar (grape stake) and will be four (4) tall for the portions located in the front setback. The fence is proposed to be punctuated with stone columns and the corners of the fence, an intermediate column, and two columns to demarcate the gate entrance. The Commission has previously found that stone columns combined with a simple wood fence is not be in keeping with the forest character. Staff has included Condition of Approval #34 requiring the omission of the stone column with the exception of the two columns which define the site entrance and support the gate as these columns are used only to identify the property entrance, and are not used in regular intervals along a fence line. This allowance is consistent with past Planning Commission approvals and the Residential Design Guidelines which state *"a gate should help create a sense of entry and therefore should be distinguishable from the adjoining fence or wall"* (Residential Design Guideline 11.6).

Public Correspondence:
At the time of writing this report, staff has not received applicable communication on the project specific to the revised design. Staff will forward any comments to the Commission as they are received.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the construction of a single-family residence in the single-family (R-1) zoning district as well as associated accessory structures. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Data Table
Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW 1,600-SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE WITH A 200-SQUARE-FOOT DETACHED GARAGE IN THE FRONT SETBACK ON A VACANT LOT LOCATED AT SANTA FE STREET 3 SOUTHWEST OF MOUNTAIN VIEW AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-082-021-000.

WHEREAS, June 19, 2023, Alan Lehman ("Applicant") submitted an application on behalf of The Golden Mean LLC ("Owner") requesting approval of Track 2 Design Study application DS 23-290 (The Golden Mean) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing the construction of a two-story single family residence on a vacant lot and the construction of an 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, the Concept Design Study was first considered at a duly noticed public hearing on January 24, 2024, and was continued with direction to the applicant to revise the design with the primary direction to reduce vertical massing of the structure; and

WHEREAS, the applicant modified the project following the January 24, 2024 hearing based on feedback at the hearing and submitted revised plans to the Community Planning and Building Department for consideration at the reconvened Concept Hearing; and

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

WHEREAS, at the March 13, 2024 and the concept Design Study was accepted (Resolution 2024-021-PC) with conditions of Approval; and

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

WHEREAS, on April 26, 2024, a notice of the public hearing scheduled for May 8, 2024, was

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

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

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

WHEREAS, on May 8, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the final design study and associated Coastal Development Permit, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

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

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study (DS 23-196) and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay, APN: 010-303-007-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 23-290, The Golden Mean LLC) authorizes a Final Design Study and associated Coastal Development Permit for the construction of a new 1,600-square-foot, two-story single-family residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District, APN: 010-082-021-000, as depicted in the plans prepared by Lehman Design Studios as approved by City of Carmel-by-the-Sea Planning Commission on April 29, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the

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

	change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
14.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are

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

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

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

	building permit review shall be revised such that the pillars along the front fence line are eliminated from the project. The two (2) pillars used two support the pedestrian entry gate may remain.
35.	**Exterior Finish and Materials.** The composite wood exterior cladding of the building may be finished as a vertical wood finish (as identified on the approved project plans), or may be replaced with board and batten. The selected finish shall be consistent throughout the full project and applied to all portions of the project proposed to be finished with the composite wood siding. No other elements of the project shall be altered as a result in the potential change in material. Prior to building permit issuance, the applicant shall clearly identify the proposed building finish in the plans to the building division for building permit review.

Acknowledgement and acceptance of conditions of approval.

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

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young

Chair

Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	0 SF	See Below
Site Coverage	556 SF	0 SF	See Below
Trees (Upper/Lower)	3/1	19	See Below
Ridge Height	18’/24’	0	See Below
Plate Height	12’/18’	0	See Below
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	0	See Below
Composite Side Yard	10’ (25%)	0	See Below
Minimum Side Yard	3’	0	See Below
Rear**	15’/3’	0	See Below

* Existing condition; nonconformity will not be expanded

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

PROPOSED BUILDING AREA	
LOT SIZE	4000 S.F.
MAIN HOUSE LIVING AREA	1600S.F.
FIRST FLOOR – 922 S.F.	
SECOND FLOOR – 678 S.F.	
GARAGE	200 S.F.
TOTAL NEW BUILDINGS	**1800 S.F.**
PROPOSED SITE COVERAGE	
DRIVEWAY ON SITE	39 S.F.
STONE ENTRY PATH (PERMEABLE)	128 S.F.
STONE PATIO, REAR (PERMEABLE)	261 S.F.
STONE LANDING A	44 S.F.
STONE LANDING B	28 S.F.
GARAGE LANDING	19 S.F.
PROPOSED TOTAL COVERAGE	**518 S.F.**
ALLOWABLE COVERAGE	556 S.F.

SET BACKS	CODE (R-1)	PROPOSED
FRONT YARD SET BACK	15'	GARAGE – 3'-4” SFR - 17'-7”
REAR YARD 1ST STORY	3'	ADU - 4'-5”
REAR YARD 2ND STORY	15'	SFR -44'-6”
SIDE YARD MIN.	3'	SFR- 3'-2
SIDE YARD COMPOSITE	25%= 10'	10'-0” MIN. SFR 19'-6” ADU
SIDE/REAR YARD ADU	4'	4'-2” MIN.
PLATE HEIGHT 1ST STORY	12'	9'-6” MAX.
PLATE HEIGHT 2ND STORY	18'	17'-6' MAX.
RIDGE HEIGHT 1ST STORY	18'	11'-0” MAX SFR 13'-6” MAX (ADU)
RIDGE HEIGHT 2ND STORY	24'	21-0”
TREES TO BE REMOVED	CONDITIONAL APPROVAL FOR (7) OAKS AND (1) TEA TREE ON PROPERTY PLUS (2) OAK TREES IN THE PUBLIC RIGHT OF WAY	

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

GENERAL NOTES

1.DO NOT SCALE DRAWINGS. SERIOUSLY, DON'T DO IT.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

REVISION NOTES

Attachment 3

CAL GREEN NOTES

A. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.

B. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED (4.304.1).

C. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

D. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

E. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

F. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2.IF REQUIRED, 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; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

3. CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

4. 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 ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

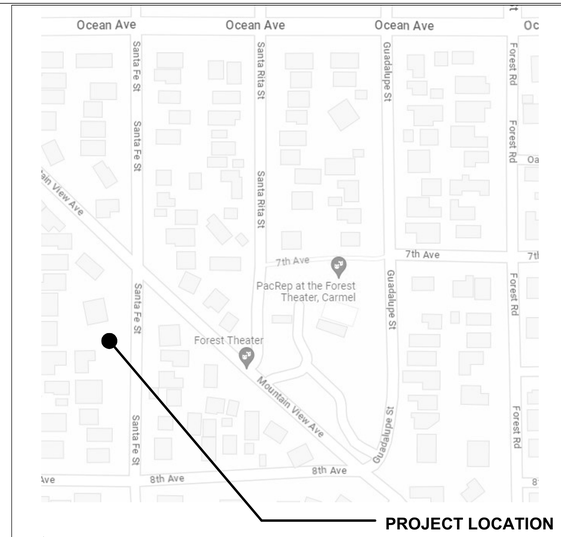
5. STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.

PROJECT INFORMATION

OWNER	The Golden Mean LLC
SITE ADRESS	Santa FE 3 SW of Mountain View, Carmel CA 93921
A P N	010-082-021
LEGAL	Carmel By The Sea Add 5 Blk 87 Lot 11 4000 Sf Approx
LOT/BLOCK	LOT 11 / BLOCK 87
YEAR BUILT	NEW
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES
HISTORIC	NO

PROPOSED BUILDING AREA	
LOT SIZE	4000 S.F.
MAIN HOUSE LIVING AREA	1600S.F.
FIRST FLOOR – 922 S.F.	
SECOND FLOOR – 678 S.F.	
GARAGE	200 S.F.
TOTAL NEW BUILDINGS	**1800 S.F.**
PROPOSED SITE COVERAGE	
DRIVEWAY ON SITE	39 S.F.
STONE ENTRY PATH (PERMEABLE)	128 S.F.
STONE PATIO, REAR (PERMEABLE)	261 S.F.
STONE LANDING A	44 S.F.
STONE LANDING B	28 S.F.
GARAGE LANDING	19 S.F.
PROPOSED TOTAL COVERAGE	**518 S.F.**
ALLOWABLE COVERAGE	556 S.F.

SET BACKS	**CODE (R-1)**	**PROPOSED**
FRONT YARD SET BACK	15'	GARAGE – 3'-4" SFR - 17'-7"
REAR YARD 1ST STORY	3'	ADU - 4'-5"
REAR YARD 2ND STORY	15'	SFR -44'-6"
SIDE YARD MIN.	3'	SFR- 3'-2
SIDE YARD COMPOSITE	25%= 10'	10'-0" MIN. SFR 19'-6" ADU
SIDE/REAR YARD ADU	4'	4'-2" MIN.
PLATE HEIGHT 1ST STORY	12'	9'-6" MAX.
PLATE HEIGHT 2ND STORY	18'	17'-6' MAX.
RIDGE HEIGHT 1ST STORY	18'	11'-0" MAX SFR 13'-6" MAX (ADU)
RIDGE HEIGHT 2ND STORY	24'	21-0"
TREES TO BE REMOVED	CONDITIONAL APPROVAL FOR (7) OAKS AND (1) TEA TREE ON PROPERTY PLUS (2) OAK TREES IN THE PUBLIC RIGHT OF WAY	



VICINITY MAP

NO SCALE

SCOPE OF WORK

NEW 1600 S.F. 2 STORY 3 BEDROOM 3 BATH SINGLE FAMILY HOUSE., 200 S.F. DETACHED GARAGE. 422 S.F. DETACHED ADU.

DRAWING INDEX

SHEET #	CONTENTS
P1	PROJECT OVERVIEW
A1	SURVEY
A2	TREE REMOVAL APPLICATION PLAN
A3	SITE PLAN, SITE PLAN DIMENSIONS
A4	FIRST FLOOR PLAN
A5	SECOND FLOOR PLAN, FLOOR OVERLAY PLAN
A6	ROOF PLAN, ROOF ISOMETRIC
A7	ELEVATIONS
A8	ELEVATIONS
A9	MATERIALS, COLORS, FENCE DESIGN
A10	LANDSCAPE PLAN, EXTERIOR LIGHTING
A11	GRADING PLAN, DRAINAGE PLAN

CONTACT INFORMATION

Owner- The Golden Mean LLC	
Designer – Alan Lehman	831-747-4718

REVISIONS

ph 831.747.4718
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carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

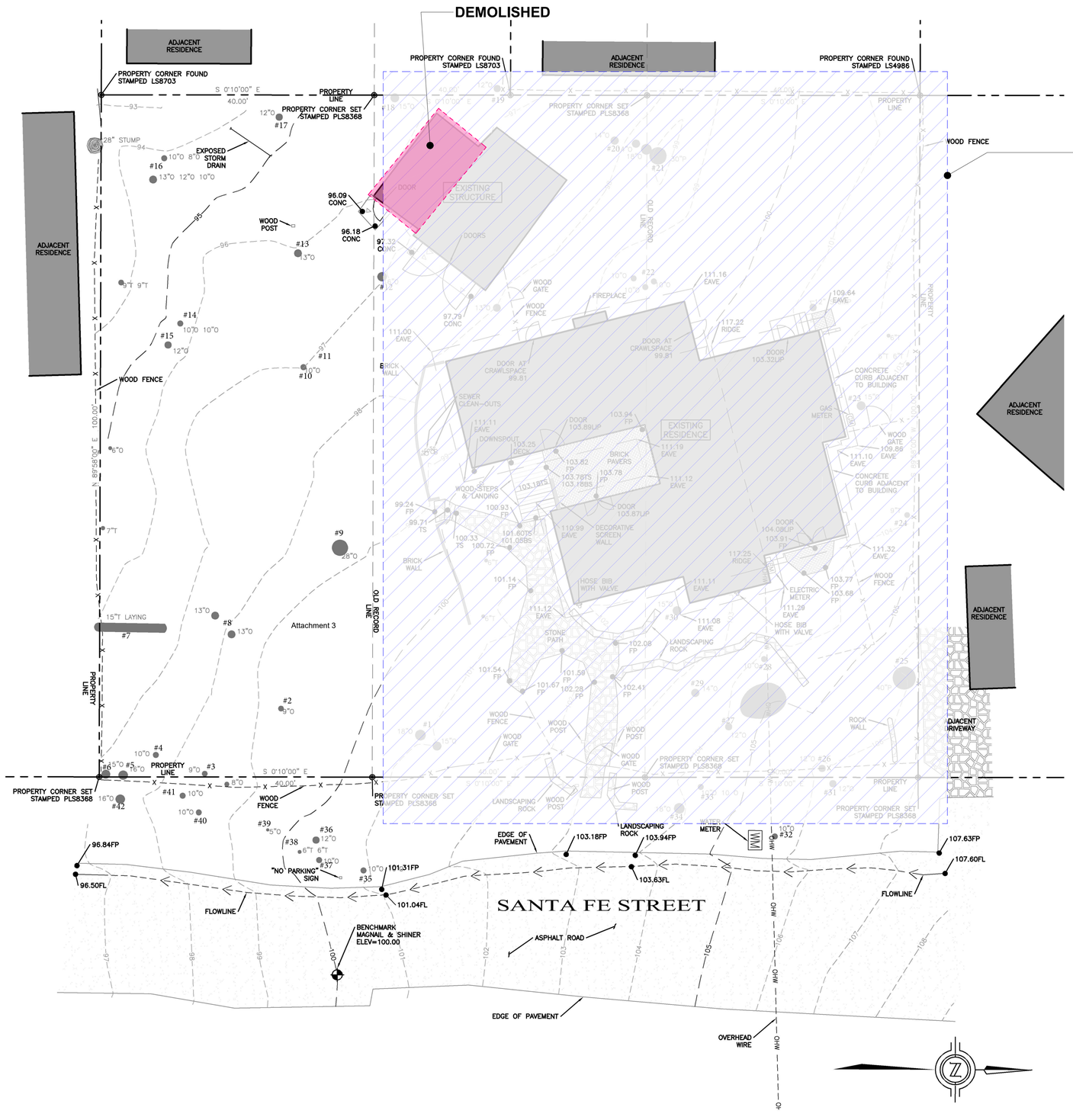
PROJECT OVERVIEW

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

3/17/24

SHEET
P1



NOTES:

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 27 SURVEYS, AT PAGE 142, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

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

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

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

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL AND SHINER IN SANTA FE STREET AS SHOWN HEREON, HAVING AN ELEVATION OF 100.00 BASED ON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JULY 2021.

11. A CORNER RECORD HAS BEEN FILED AND IS IN THE PROCESS OF BEING RECORDED.

PROFESSIONAL LAND SURVEYOR FRANK LUCIDO JR. Exp. 12-31-21 No. 8368 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. STOUT No. 59685 EXP. 12-31-21 CIVIL STATE OF CALIFORNIA

LEGEND

- PROPERTY LINE
- FLOW LINE
- WOOD FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING OVERHANG

80.00 → SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
C	CYPRESS TREE
CONC	CONCRETE
DS	DOWNSPOUT
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
O	OAK TREE
P	PINE TREE
RL	RIDGE LINE
T	TREE
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL

8 0 4 8 16

1" = 8'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandsEngineers.com

DRAWN BY: BM
DESIGNED BY:
DATE: 8-5-2021
SCALE: 1" = 8'
JOB NUMBER: 21-65
LAST REVISED: 8-26-2021
REVISED BY: BM

TOPOGRAPHIC SURVEY

PLANNING REVIEW SET- CONCEPT

JEFF BRITTON
SANTA FE STREET
2SW OF MOUNTAIN VIEW AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA
APN: 010-082-002

SHEET
A1

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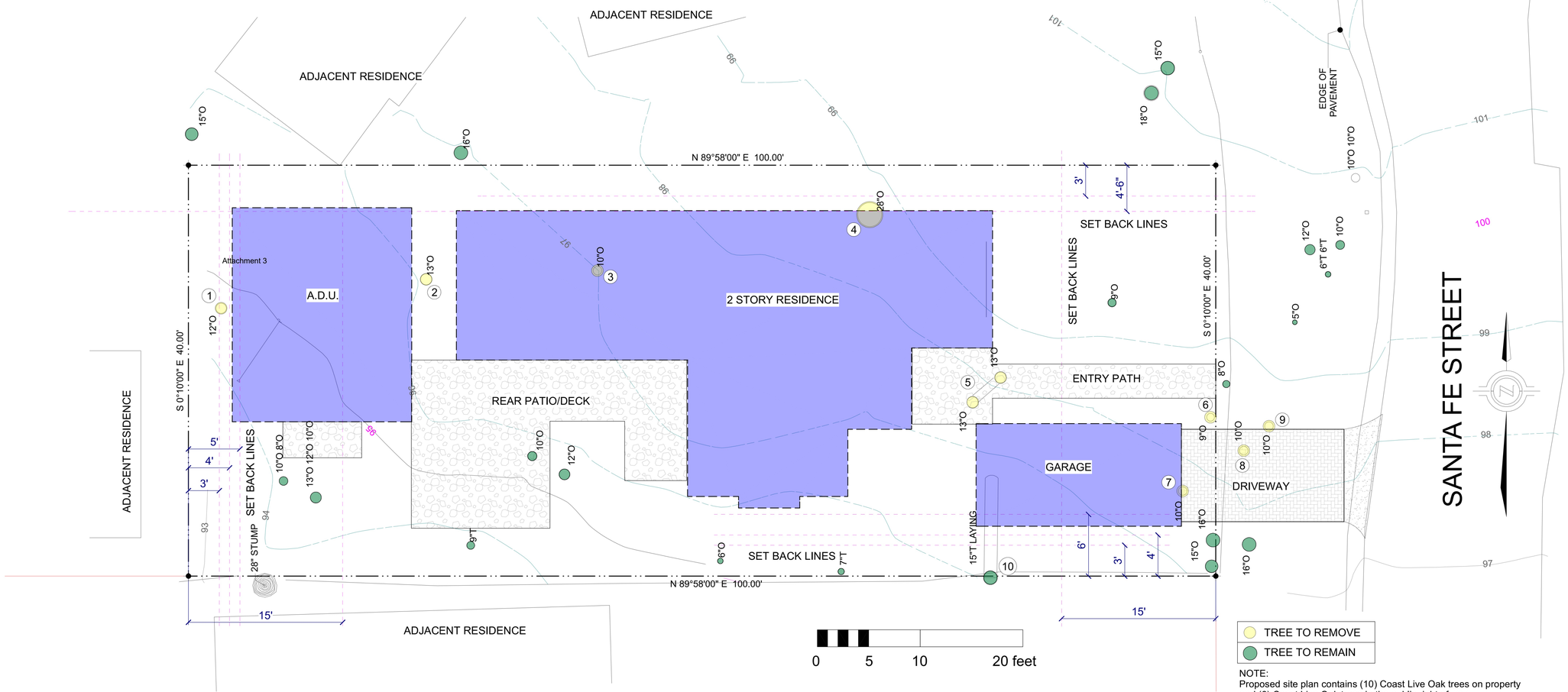

NOTE:
Proposed site plan contains (10) Coast Live Oak trees on property and (6) Coast Live Oak trees in the public right of way.

SITE PLAN
3/16 IN = 1 FT

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

TREE ADJUSTMENT SITE PLAN

Golden Mean Remodel
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

8/7/23

SHEET
T1

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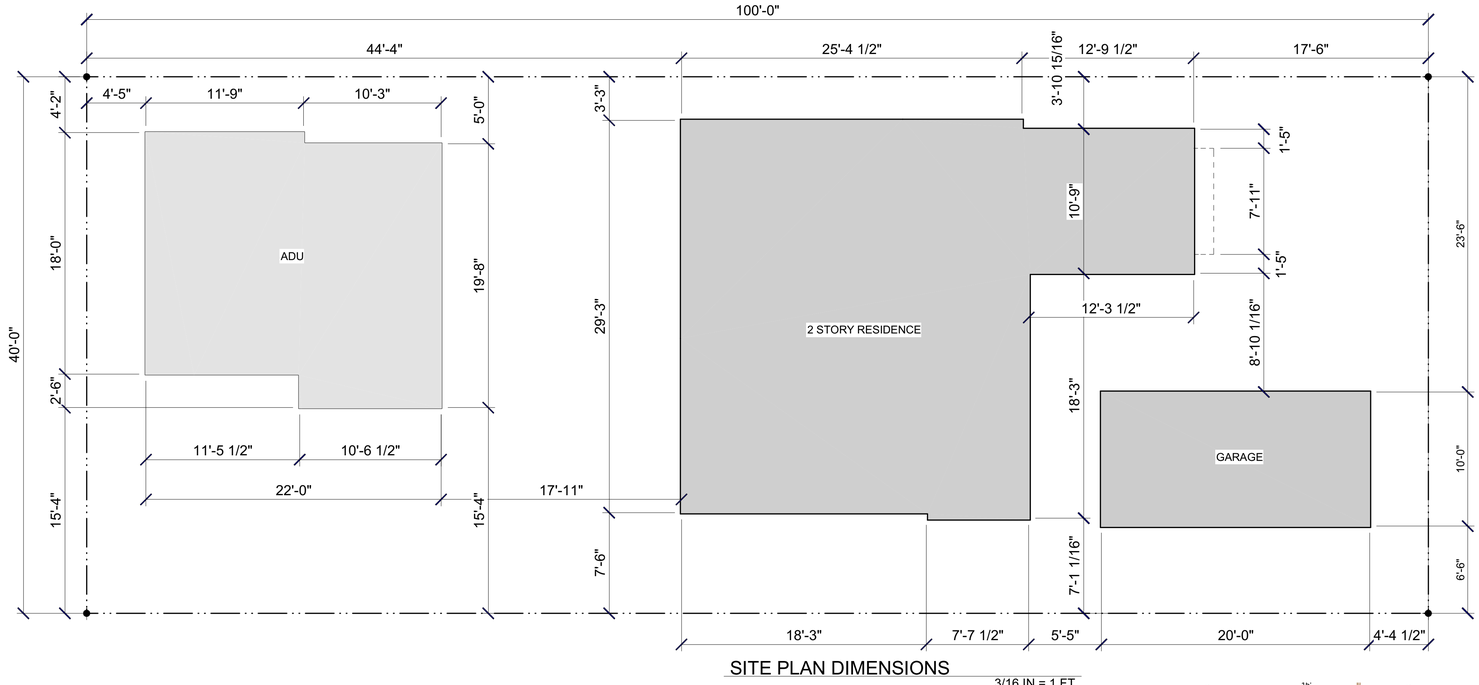
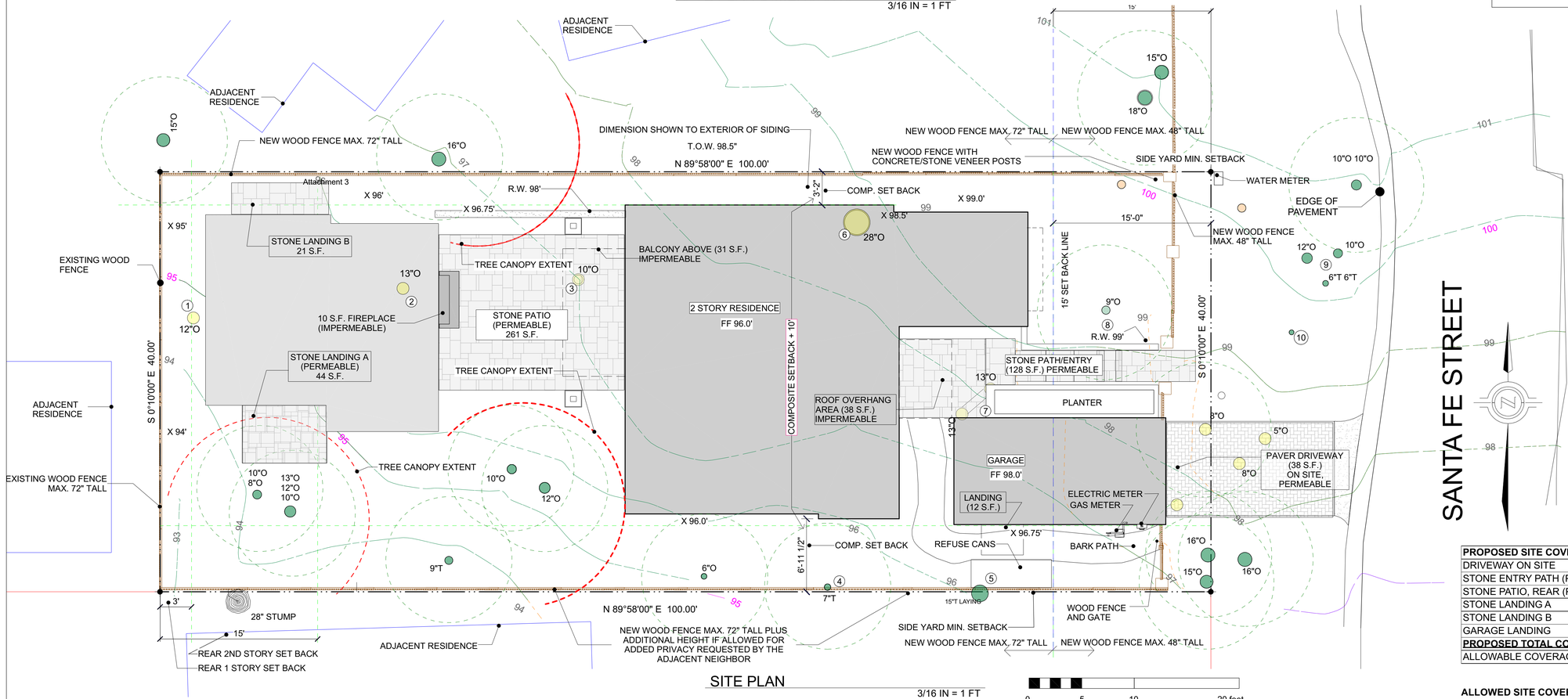


SITE PLAN DIMENSIONS

3/16 IN = 1 FT



SITE PLAN

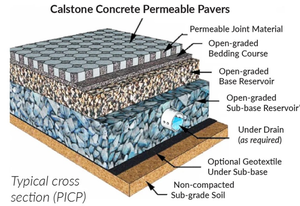
3/16 IN = 1 FT

0 5 10 20 feet

PROPOSED SITE COVERAGE	
DRIVEWAY ON SITE	38 S.F.
STONE ENTRY PATH (PERMEABLE)	128 S.F.
STONE PATIO, REAR (PERMEABLE)	261 S.F.
STONE LANDING A	44 S.F.
STONE LANDING B	28 S.F.
GARAGE LANDING	19 S.F.
PROPOSED TOTAL COVERAGE	**518 S.F.**
ALLOWABLE COVERAGE	556 S.F.

ALLOWED SITE COVERAGE (WITH PERMEABLE COVERAGE BONUS) 556 S.F.

Permeable interlocking concrete pavement (PICP) with open-graded base and sub-base for infiltration and storage.



Typical cross section (PICP)

For proper installation procedures ***visit: icpi.org/Calstone***
Choose Tech Spec #18 (Construction of Permeable Interlocking Concrete Pavement Systems)

CALSTONE

Narrow Joint Permeable Quarry Stone

DRIVEWAY PAVERS

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SITE PLAN, SITE PLAN DIMENSIONS

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel CA 93921
010-082-021

3/17/24

SHEET
A3

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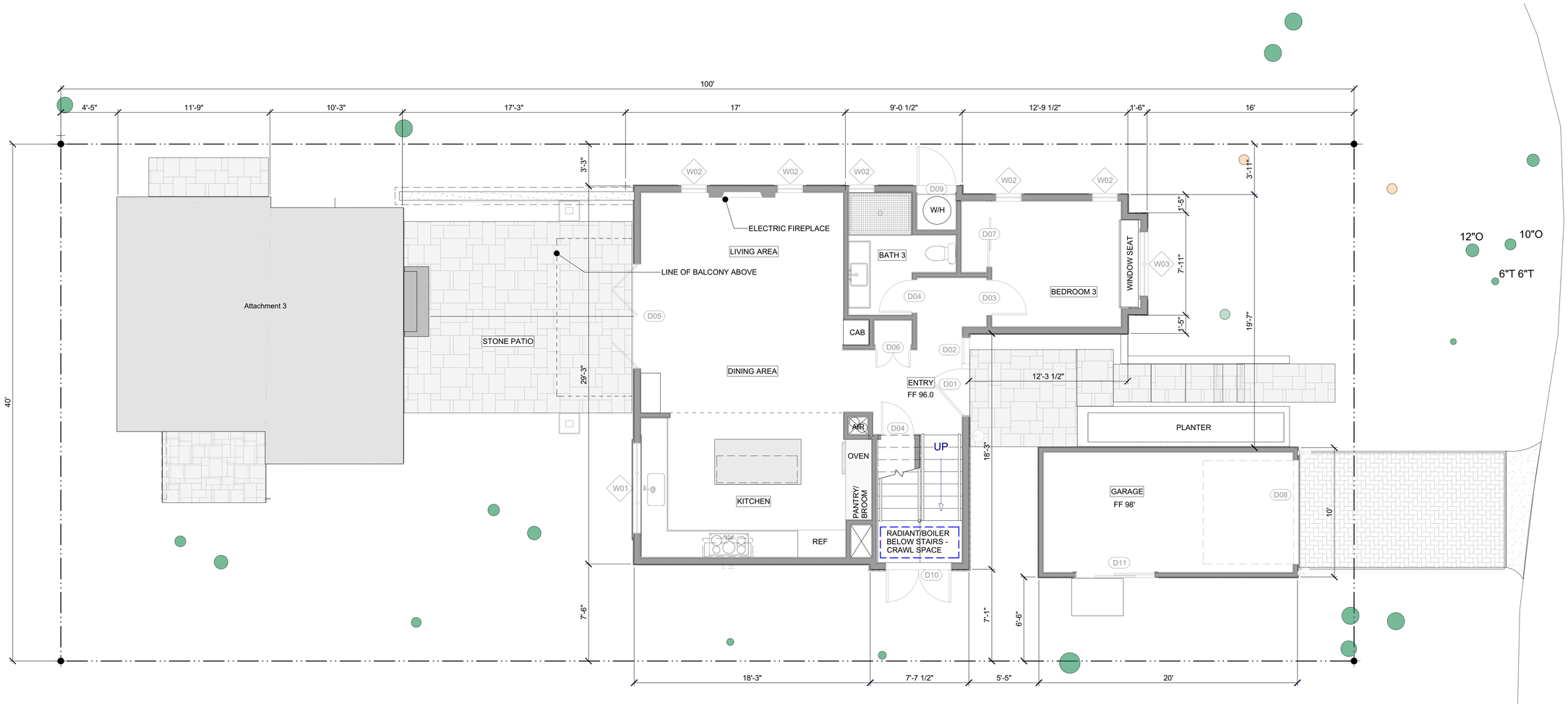
DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	THICKNESS	DESCRIPTION	COMMENTS
D01	1	1	43 1/2"	90"	1 3/4"	EXT. HINGED-GLASS PANEL	
D02	1	1	24"	90"	1 3/4"	EXT. FIXED-GLASS PANEL	
D03	1	1	32"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D04	2	1	30"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D05	1	1	96"	96"	1 3/8"	EXT. 1+2 DR. BIFOLD-GLASS PANEL	
D06	1	1	32"	80"	1 3/8"	DOUBLE HINGED-DOOR- CHAMBERS 3 FLUSH	
D07	1	1	60"	80"	1 3/8"	SLIDER-DOOR- CHAMBERS 3 FLUSH	
D08	1	1	96"	84"	1 3/4"	GARAGE-CATAL - SOLID SQUARE	
D09	1	1	36"	66"	1 3/4"	EXT. HINGED-DOOR S02	
D10	1	1	60"	54"	1 3/4"	EXT. DOUBLE HINGED-DOOR S02	
D11	1	1	72"	80"	1 3/4"	EXT. SLIDER-GLASS PANEL	
D12	1	2	72"	84"	1 3/4"	EXT. SLIDER-GLASS PANEL	
D13	1	2	30"	80"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D14	1	2	66"	80"	1 3/8"	4 DR. BIFOLD-DOOR- CHAMBERS 3 FLUSH	
D15	1	2	32"	80"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D16	2	2	32"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D17	1	2	36"	80"	1 3/8"	DOUBLE HINGED-DOOR- CHAMBERS 3 FLUSH	
D18	3	2	30"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	1	84"	48"			TRIPLE CASEMENT-LHL/RHR	
W02	5	1	24"	24"			SINGLE CASEMENT-HR	
W03	1	1	60"	60"			DOUBLE CASEMENT-LHL/RHR	
W04	2	2	36"	36"			FIXED GLASS	
W05	2	2	0"	36"			DOUBLE HUNG	
W06	1	2	36"	36"			SINGLE CASEMENT-HL	
W07	1	2	36"	60"			SINGLE CASEMENT-HL	
W08	1	2	36"	60"			FIXED GLASS	
W09	1	2	36"	84"			FIXED GLASS	
W10	1	2	54"	54"			DOUBLE CASEMENT-LHL/RHR	
W11	7	2	24"	24"			SINGLE CASEMENT-HR	

EXTERIOR DOORS AND WINDOWS BY SIERRA PACIFIC (H3 SERIES). CLAD EXTERIOR WITH WOOD CORE AND INTERIOR. ALL GLAZING SHALL BE TEMPERED TO EXTERIOR FOR WUI REGULATIONS.



FIRST FLOOR PLAN

1/4 IN = 1 FT

0 5 10 20 feet

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DRAWN BY
ALAN LEHMAN

REVISIONS

FIRST FLOOR PLAN

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

3/17/24

SHEET
A4

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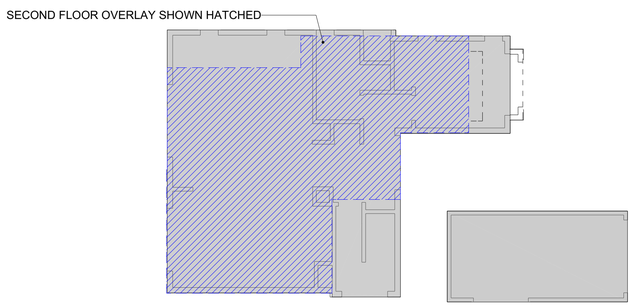
DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	THICKNESS	DESCRIPTION	COMMENTS
D01	1	1	43 1/2"	90"	1 3/4"	EXT. HINGED-GLASS PANEL	
D02	1	1	24"	90"	1 3/4"	EXT. FIXED-GLASS PANEL	
D03	1	1	32"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D04	2	1	30"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D05	1	1	96"	96"	1 3/8"	EXT. 1+2 DR. BIFOLD-GLASS PANEL	
D06	1	1	32"	80"	1 3/8"	DOUBLE HINGED-DOOR- CHAMBERS 3 FLUSH	
D07	1	1	60"	80"	1 3/8"	SLIDER-DOOR- CHAMBERS 3 FLUSH	
D08	1	1	96"	84"	1 3/4"	GARAGE-CATAL - SOLID SQUARE	
D09	1	1	36"	66"	1 3/4"	EXT. HINGED-DOOR S02	
D10	1	1	60"	54"	1 3/4"	EXT. DOUBLE HINGED-DOOR S02	
D11	1	1	72"	80"	1 3/4"	EXT. SLIDER-GLASS PANEL	
D12	1	2	72"	84"	1 3/4"	EXT. SLIDER-GLASS PANEL	
D13	1	2	30"	80"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D14	1	2	66"	80"	1 3/8"	4 DR. BIFOLD-DOOR- CHAMBERS 3 FLUSH	
D15	1	2	32"	80"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D16	2	2	32"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D17	1	2	36"	80"	1 3/8"	DOUBLE HINGED-DOOR- CHAMBERS 3 FLUSH	
D18	3	2	30"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	1	84"	48"			TRIPLE CASEMENT-LHL/RHR	
W02	5	1	24"	24"			SINGLE CASEMENT-HR	
W03	1	1	60"	60"			DOUBLE CASEMENT-LHL/RHR	
W04	2	2	36"	36"			FIXED GLASS	
W05	2	2	0"	36"			DOUBLE HUNG	
W06	1	2	36"	36"			SINGLE CASEMENT-HL	
W07	1	2	36"	60"			SINGLE CASEMENT-HL	
W08	1	2	36"	60"			FIXED GLASS	
W09	1	2	36"	84"			FIXED GLASS	
W10	1	2	54"	54"			DOUBLE CASEMENT-LHL/RHR	
W11	7	2	24"	24"			SINGLE CASEMENT-HR	

EXTERIOR DOORS AND WINDOWS BY SIERRA PACIFIC (ASPEN SERIES). CLAD EXTERIOR WITH WOOD CORE AND INTERIOR. ALL GLAZING SHALL BE TEMPERED TO EXTERIOR FOR WUI REGULATIONS.

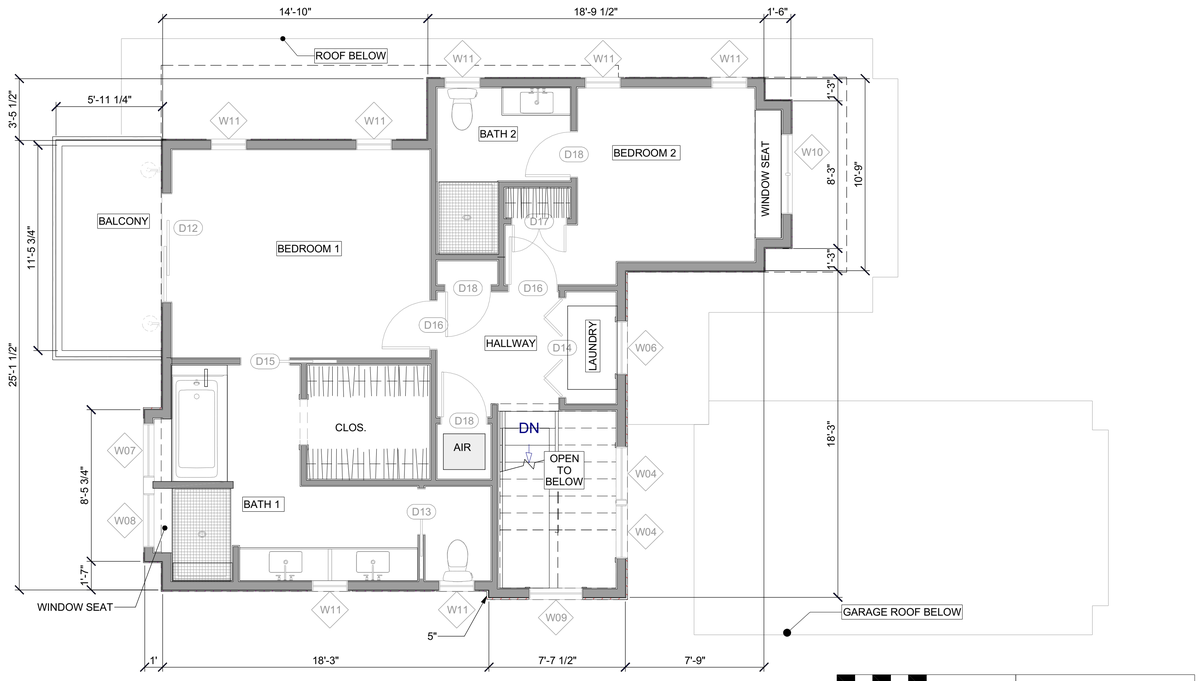
Attachment 3



FLOOR OVERLAY PLAN

1/8 IN = 1 FT

0 5 10 20 feet



SECOND FLOOR PLAN

1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SECOND FLOOR PLAN, FLOOR OVERLAY PLAN

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

3/17/24

SHEET
A5

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DARK CHARCOAL

McELROY METAL

Architectural Colors

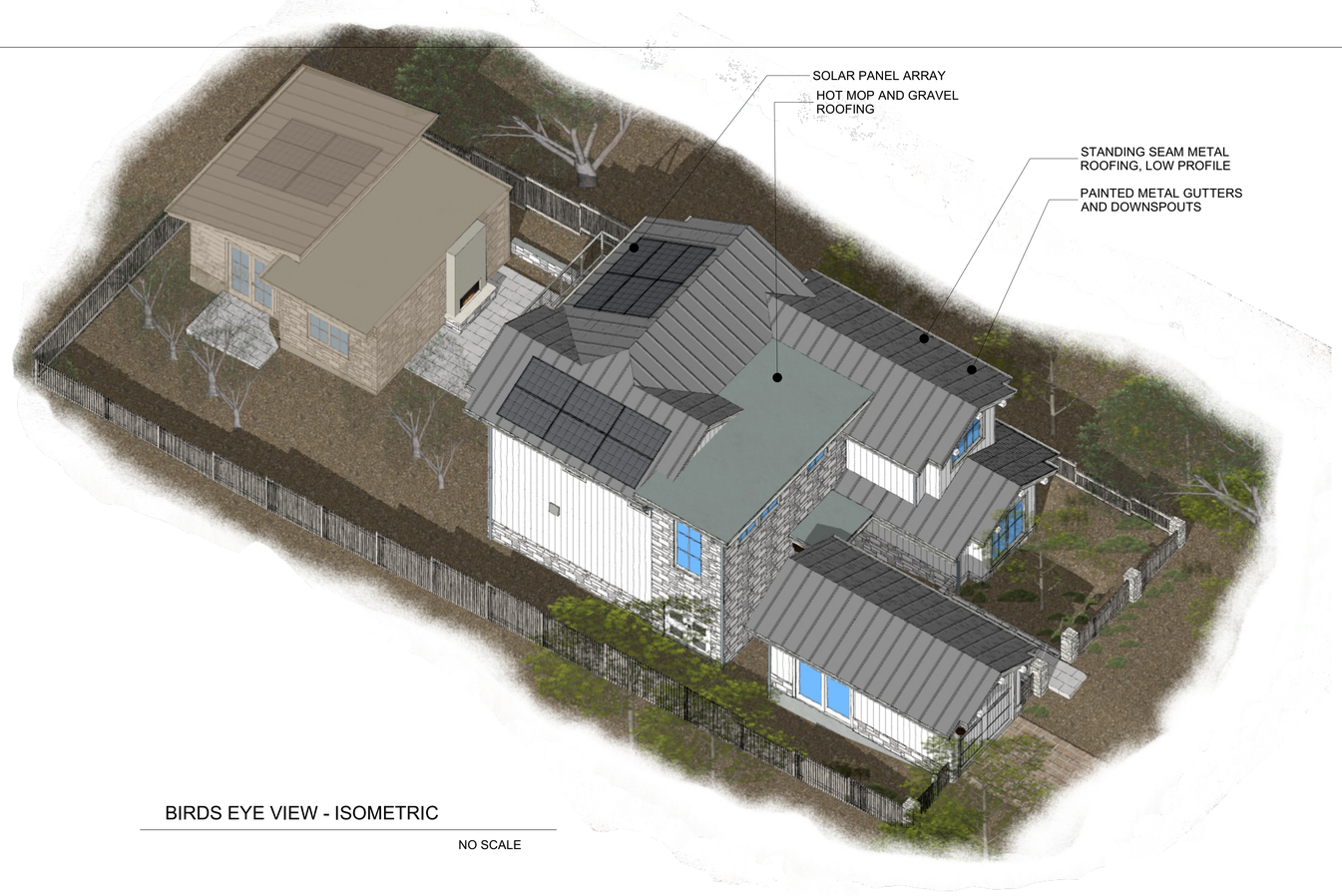
Paint Specifications

COLOR	REFLECTANCE	EMISSIVITY	SRI	LRV
ALMOND	0.54	0.84	62	58.96
ASH GRAY	0.32	0.84	32	35.92
BONE WHITE	0.69	0.85	83	76.39
BRANDYWINE	0.27	0.86	26	04.18
BRITE RED	0.44	0.84	48	08.55
BUCKSKIN	0.37	0.86	39	16.60
CHAMPAGNE METALLIC	0.37	0.81	37	26.05
CHARCOAL	0.32	0.85	32	11.04
COLONIAL RED	0.33	0.85	34	05.71
COPPER PENNY METALLIC	0.40	0.85	44	18.02
DARK BRONZE	0.27	0.84	25	04.08
DARK CHARCOAL	0.08	0.88	3	06.72

METAL ROOFING COLOR

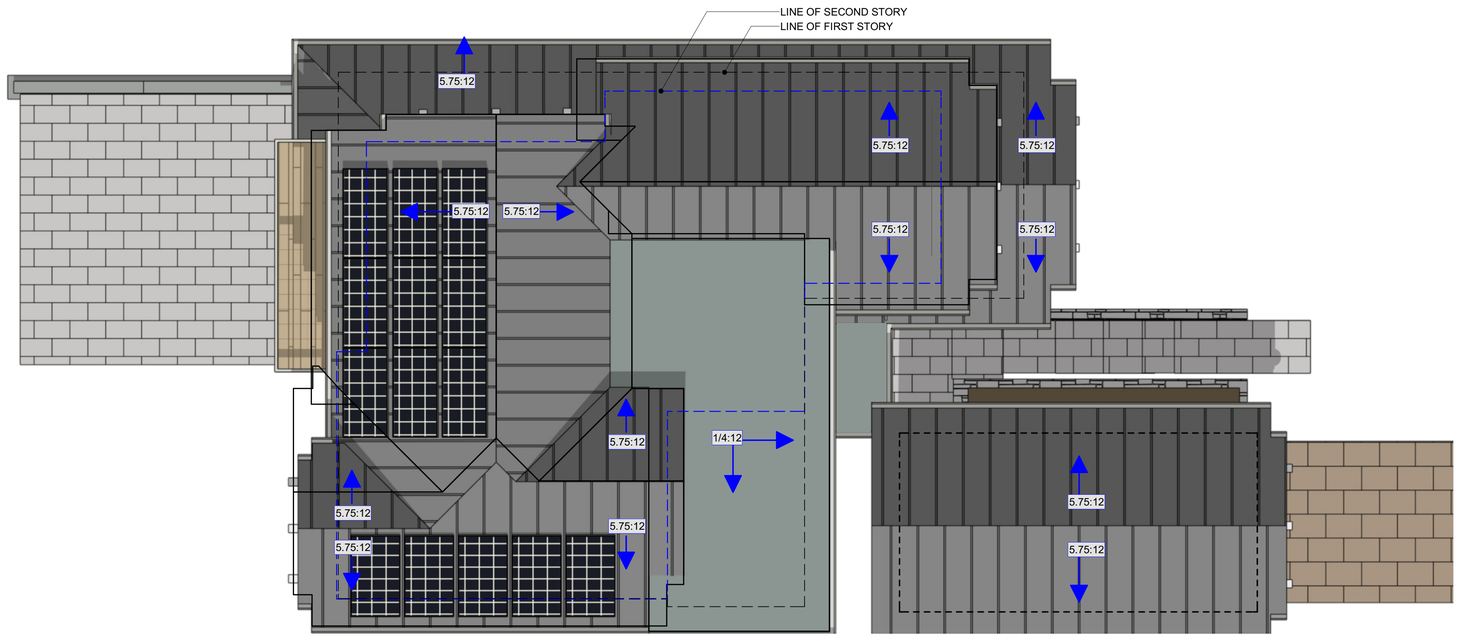
TAR AND GRAVEL ROOFING COLOR TONES

Attachment 3



BIRDS EYE VIEW - ISOMETRIC

NO SCALE



ROOF PLAN

1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ROOF PLAN, ROOF ISOMETRIC

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

3/17/24

SHEET
A6

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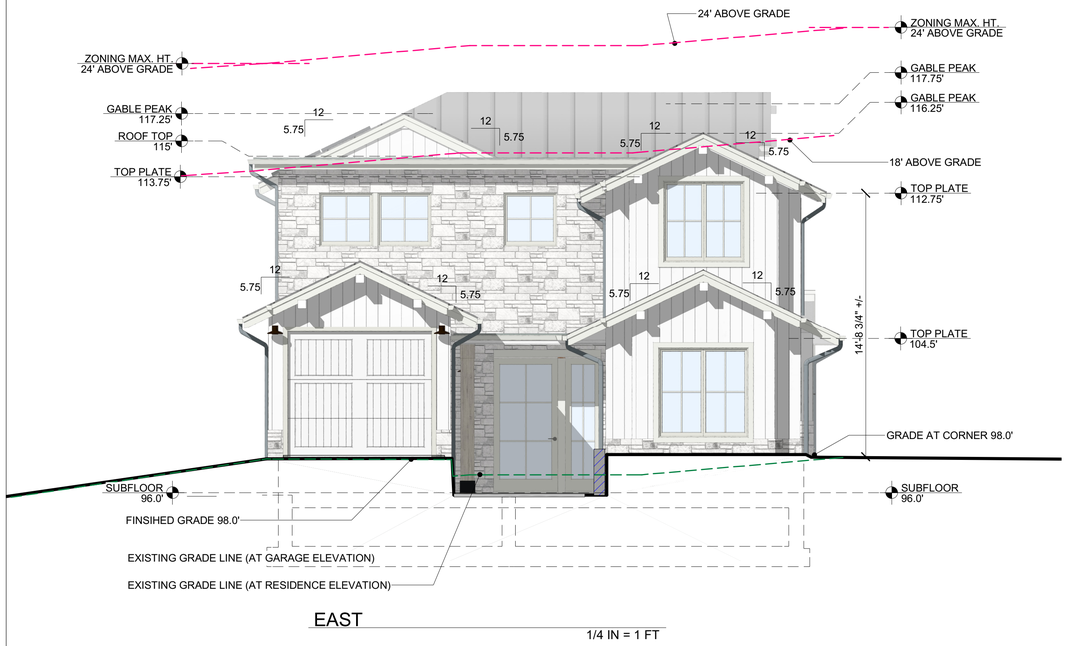
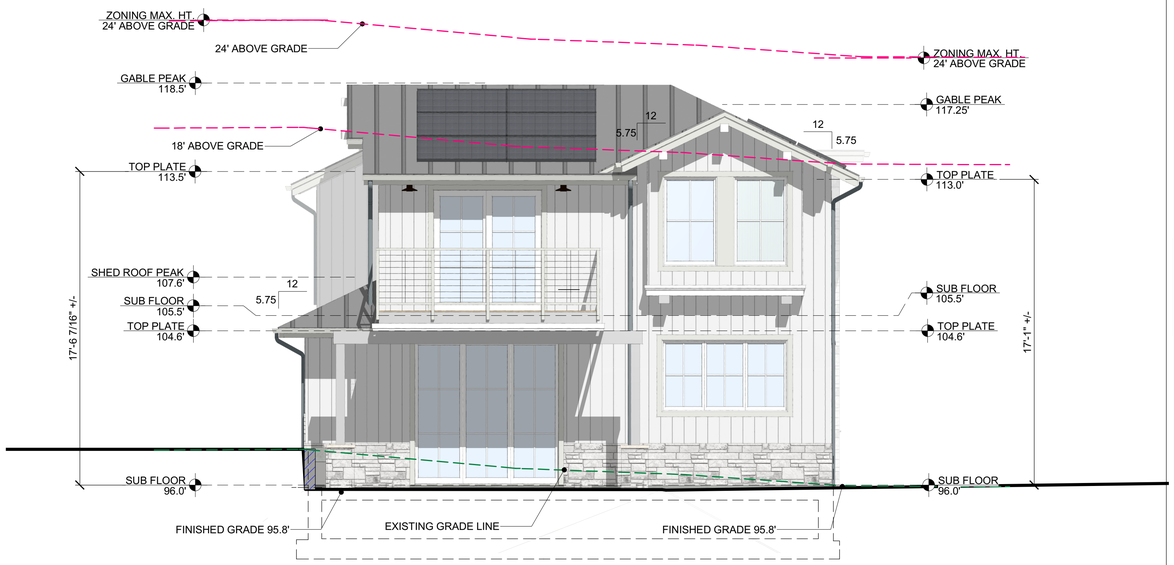


EAST

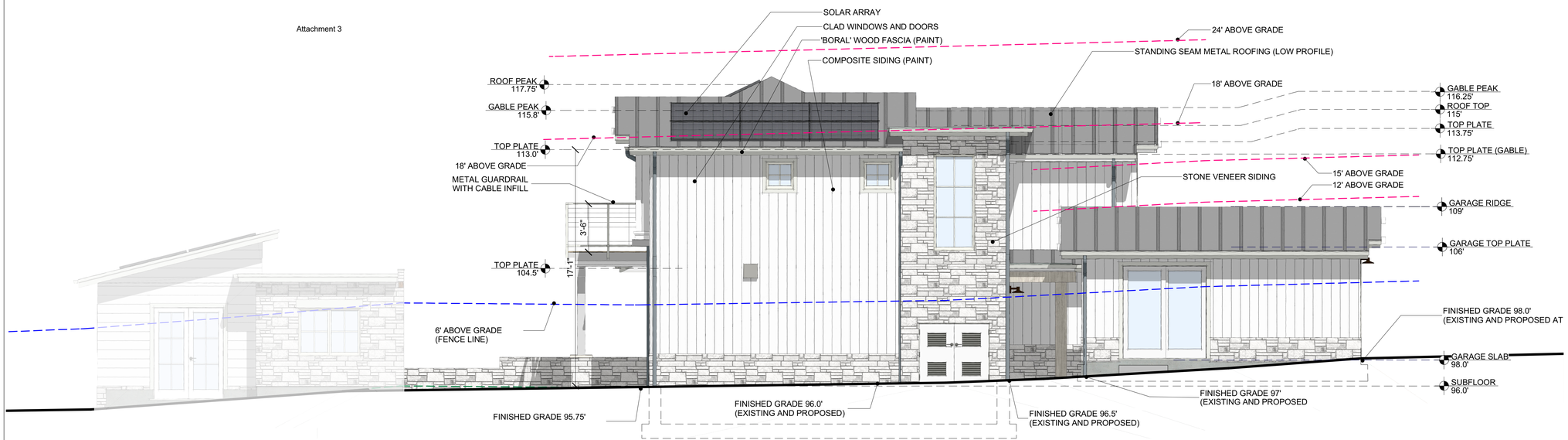
1/4 IN = 1 FT



WEST

1/4 IN = 1 FT

Attachment 3



SOUTH

1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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carmel CA 93923
info @
lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ELEVATIONS

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

3/17/24

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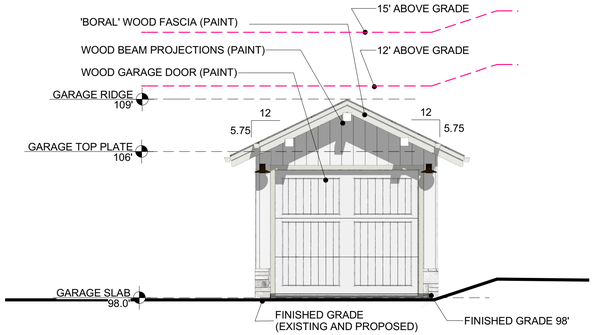
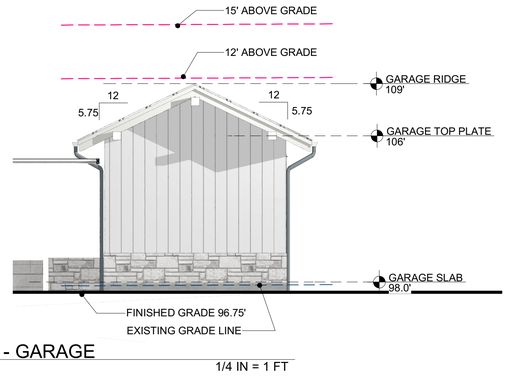


EAST - GARAGE

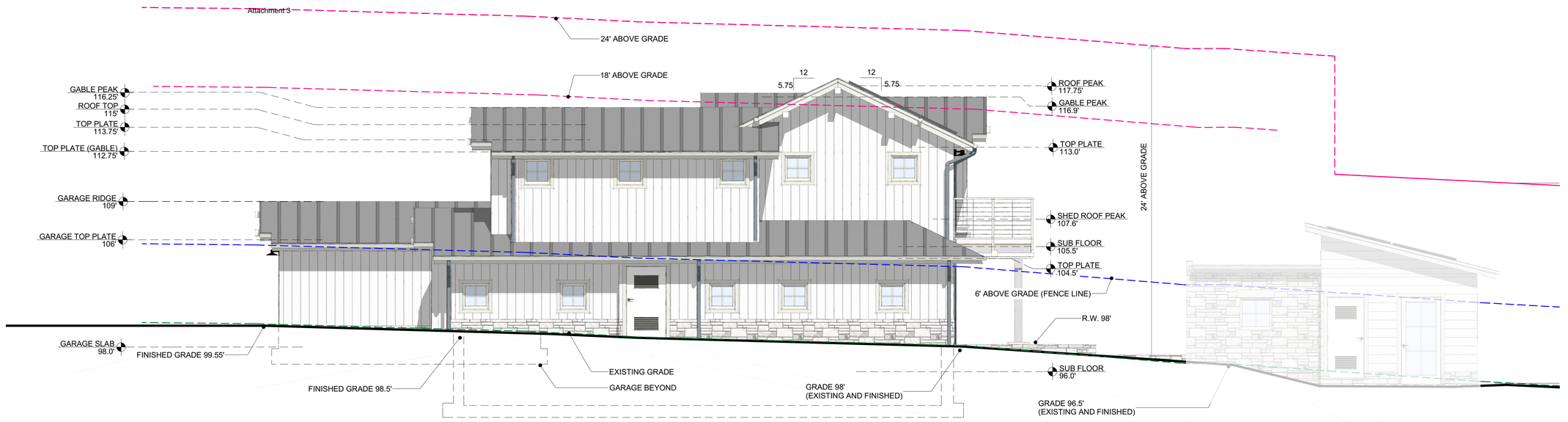
1/4 IN = 1 FT



WEST - GARAGE

1/4 IN = 1 FT

PERSPECTIVE VIEW FROM STREET



NORTH

1/4 IN = 1 FT

0 5 10 20 feet

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ELEVATIONS

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

3/17/24

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A8

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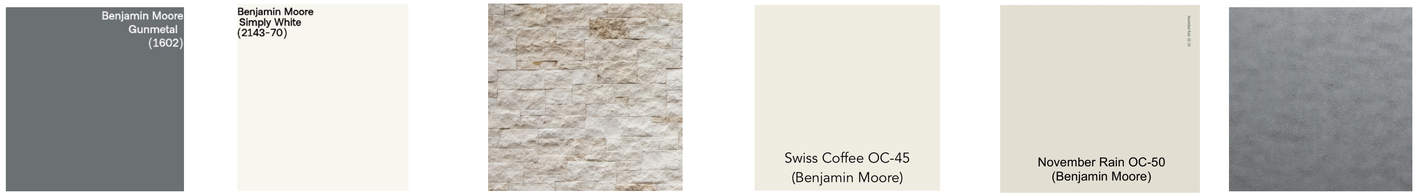
STREET ELEVATION

1/8 IN = 1 FT

0 5 10 20 feet



METAL DECK RAILING
BENJAMIN MOORE 1602

TRIM
BENJAMIN MOORE 2143-70
Attachment 3

STONE VENEER

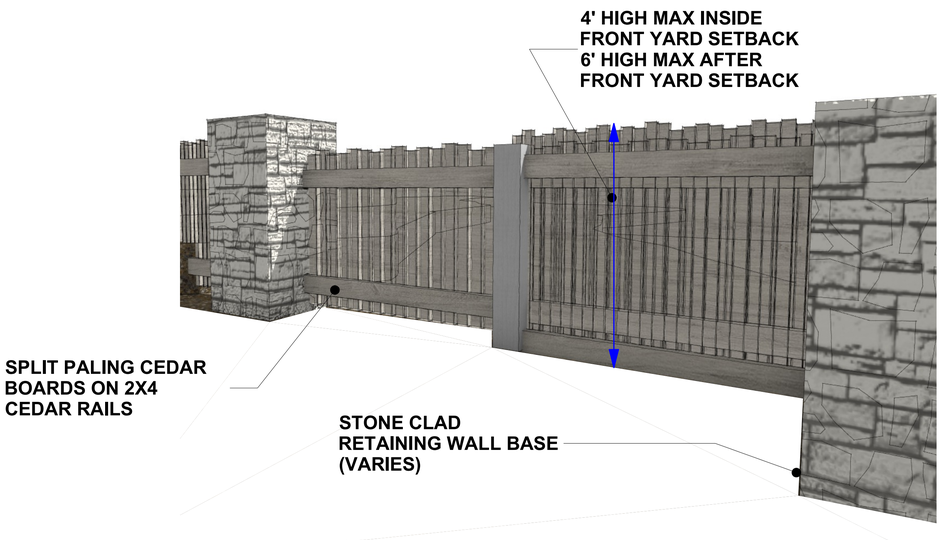
DOORS/WINDOWS
BENJAMIN MOORE OC-45

PAINTED SIDING
BENJAMIN MOORE OC-50

ZINC VINTAGE GRAY
DOWNSPOUTS AND
GUTTERS

PAINT COLORS / MATERIALS

SPLIT PALING CEDAR
BOARD FENCE
(MAX. 72" HIGH ABOVE
GRADE)



FENCE DESIGN

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

MATERIALS, COLORS, FENCE DESIGN

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

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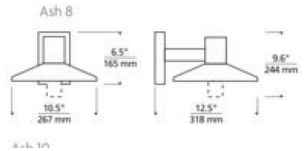
Lightology

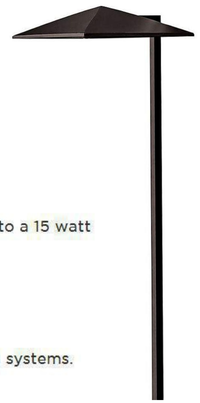
Ash Outdoor Wall Light w/Clear Lens

ITEM NUMBER TLG604330

SHADE COLOR	Clear
BODY FINISH	Bronze
WATTAGE	8W
DIMMER	Low Voltage Electronic
DIMENSIONS	8"W x 6.5"H x 9.9"D
LAMP	1 x LED/8W/120V LED
Technical Information	
LUMINOUS FLUX	298 lumens
LUMENS/WATT	37.25
LAMP COLOR	2700 K
COLOR RENDERING	90 CRI



EXTERIOR SCONCE



- Sleek modern outdoor path light.
- Satin black finish.
- Cast aluminum construction.
- Etched glass diffuser.
- From the Hinkley Lighting collection.
- Includes one 2.3 watt LED module.
- Light output is 110 lumens, comparable to a 15 watt incandescent light.
- Color temperature is 3000K.
- CRI 80.
- Non-dimmable.
- Includes stake and wiring kit.
- Works with existing low-voltage lighting systems.
- Measures 21" high, 7 1/2" wide.

EXTERIOR PATH LIGHT

HINKLEY

TAPER STEP 12V

1562BZ

TAPER STEP 12V VERTICAL

DETAILS	
FINISH:	Bronze
MATERIAL:	Cast Aluminum
GLASS:	Etched

DIMENSIONS	
WIDTH:	3"
HEIGHT:	5"
DEPTH:	1.5
WEIGHT:	0.4
TOP TO OUTLET:	0

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	ETP10
WATTAGE:	1.20w LED *Included
VOLTAGE:	12v
COLOR TEMP:	2700
LUMENS:	90
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 10w
DIMMABLE:	Yes - MLV On Transformer Primary
TRANSFORMER REQUIRED:	Yes

STEP LIGHT

PLANTING LEGEND

		QTY	SIZE	WUCOLS
	BUXUS SEMPERVIRENS / BOXWOOD HEDGE	11	5 GAL.	LOW
	THYMUS SERPYLLUM / THYME GROUND COVER	10	1 GAL	LOW
	LAVANDULA HETEROPHYLLA / LAVENDER	19	1 GAL	LOW
	IRIS DOUGLASIANA / IRIS FLOWERS	6	1 GAL	LOW
	FESTUCA MAIREI / FESCUE GRASS PLANT	4	5 GAL	LOW
	HEUCHERA SANGUINEA / CORAL BELLS PLANT	9	5 GAL	MODERATE
	MYRICA CALIFORNICA / CALIFORNIA WAX MYRTLE	6	5 GAL	LOW

LANDSCAPE NOTES

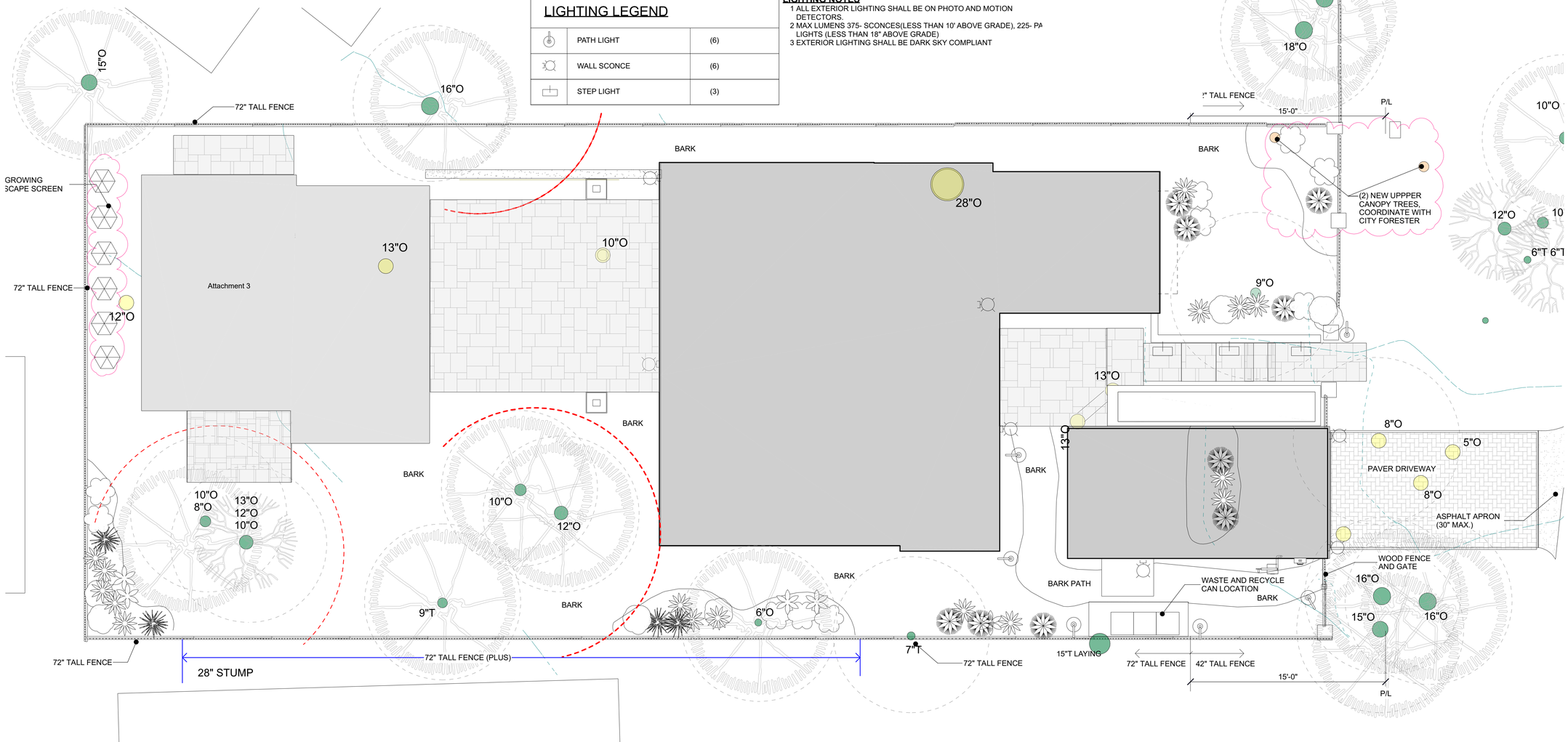
1. REMOVE ALL IVY FROM SITE
2. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
3. TYPICAL GROUND COVER SHALL BE WOOD CHIP TYPE BARK, NATURAL COLOR EXCEPT ADJACENT TO HOUSE FOR FIRST 18"

LIGHTING LEGEND

	PATH LIGHT	(6)
	WALL SCONCE	(6)
	STEP LIGHT	(3)

LIGHTING NOTES

1 ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2 MAX LUMENS 375- SCONCES(LESS THAN 10' ABOVE GRADE), 225- PA LIGHTS (LESS THAN 18" ABOVE GRADE)
3 EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT



LANDSCAPE PLAN

1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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DRAWN BY
ALAN LEHMAN

LANDSCAPE PLAN, EXTERIOR LIGHTING

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

3/17/24

SHEET
A10

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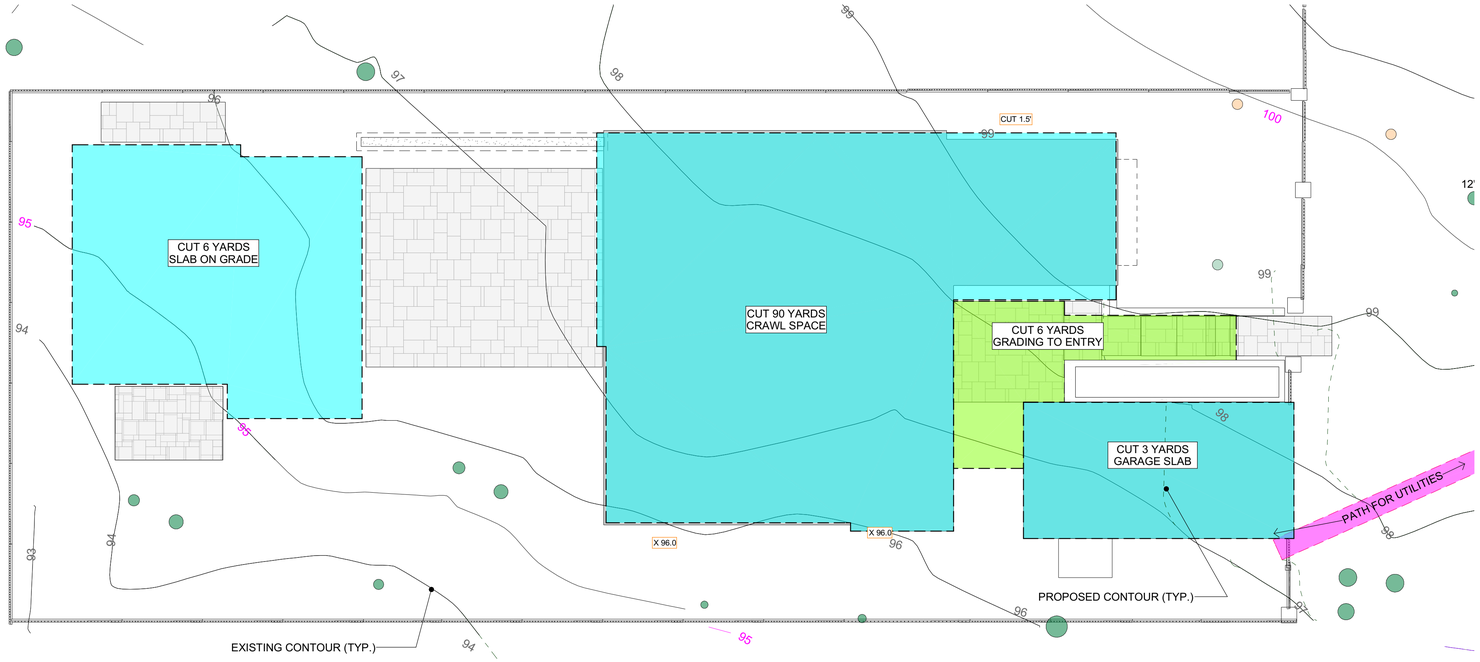
GRADING PLAN NOTES

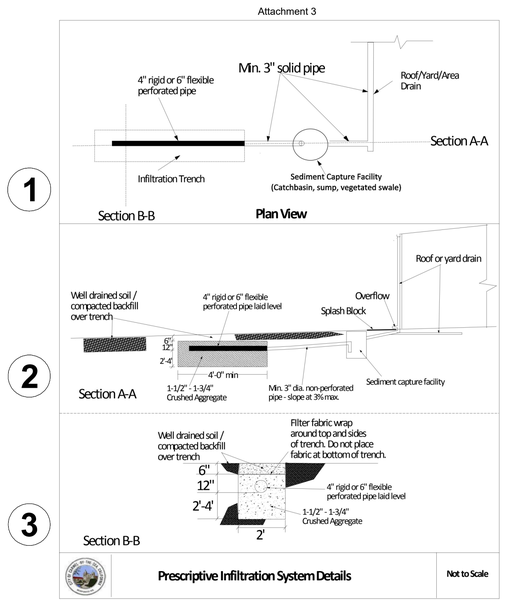
1. GRADING CUT 105 YARDS
2. GRADING FILL 0 YARDS
3. MINIMAL OVER-EXCAVATION AT FOUNDATION WALLS FOR WATER PROOFING OF FOUNDATION
4. MINIMAL EXCAVATION AT GARAGE SLAB TO PROTECT TREE ROOTS FROM ADJACENT PROPERTY



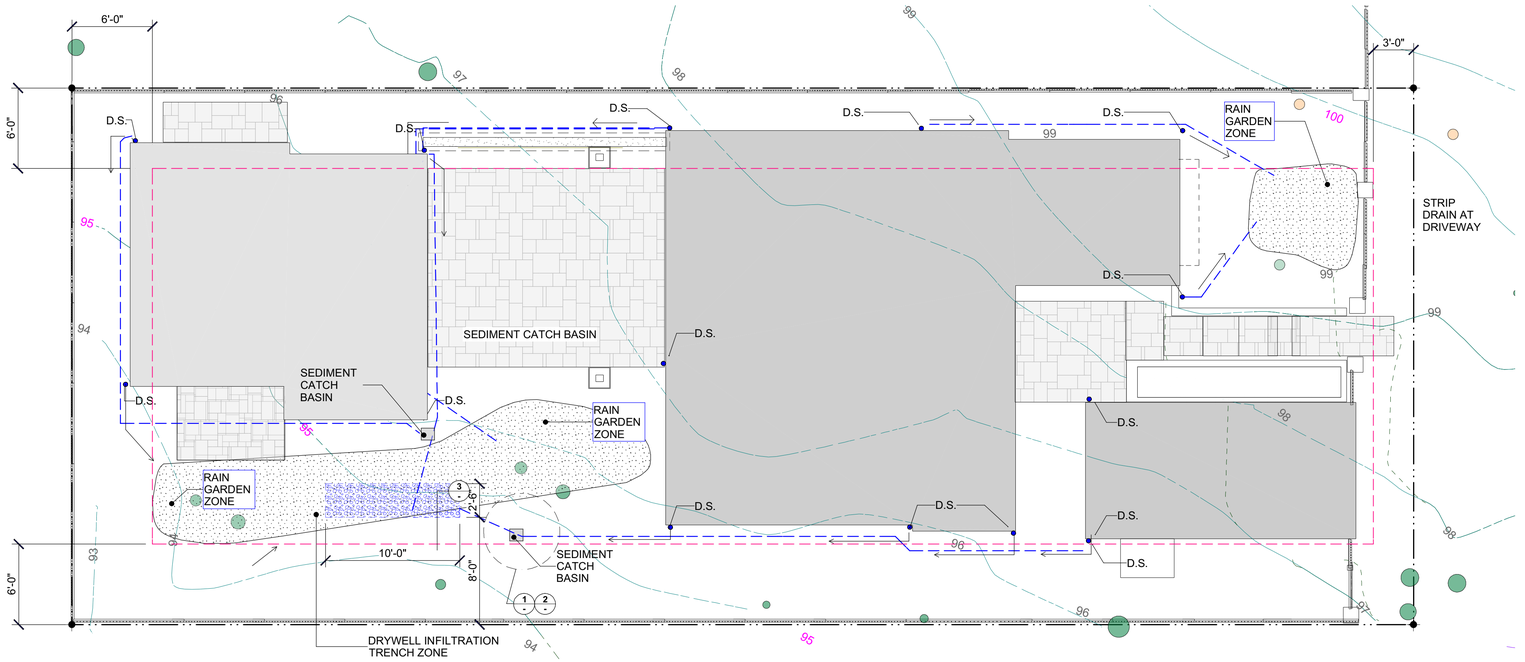
GRADING PLAN

3/16 IN = 1 FT

Attachment 3



Prescriptive Infiltration System Details — Not to Scale



DRAINAGE PLAN

3/16 IN = 1 FT

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

GRADING PLAN, DRAINAGE PLAN

PLANNING REVIEW SET- FINAL

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel CA 93921
010-082-021

3/17/24

SHEET
A11

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

May 8, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning and Building Director
SUBJECT:	**DS 23-171 & LM 23-172 (Das):** Consideration of a Final Design Study, Lot Merger, and associated Coastal Development Permit for the demolition of an existing 2,301-square-foot, one-story single-family residence with a 479-square-foot detached garage with 464-square-foot second-floor guesthouse, as well as 192 square feet of accessory structures and construction of a new 2,466-square-foot, one-story single family residence with a 478-square-foot attached garage located at the northeast corner of Sterling Way and Perry Newberry Way in the Single-Family Residential (R-1) District. APN: 009-162-025-000.

Application: DS 23-171 & LM 23-172 (Das)
APN: 009-162-025-000
Block:3B
Lot:5 & 6
Location: NE Corner of Sterling & Perry Newberry
Applicant: Anatoly Ostretsov, Architect
Property Owner: DAS TONY & BERNICE

Executive Summary:

The applicant is requesting approval of a Track 2 Design Study for construction of a new two-story single-family residence. The project received concept acceptance at the February 13, 2024 Planning Commission hearing with conditions of approval to address prior to scheduling for final details review which the applicant has addressed.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study, Lot Merger, and associated Coastal Development Permit for the demolition of an existing 2,301-square-foot, one-story single-family residence with a 479-square-foot detached garage with 464-square-foot second-floor guesthouse, as well as 192 square feet of accessory structures and construction of a new 2,466-square-foot, one-story single family residence with a 478-square-foot attached garage located at the northeast corner of Sterling Way and Perry Newberry Way in the Single-Family Residential (R-1) District. APN: 009-162-025-000.

Background and Project Description:

The project site is an 8,480 square-foot building site developed with an existing 2,301-square-foot one-story, single-family residence with a 479-square-foot attached garage with 464-square-foot second-floor guesthouse, as well as 192 square feet of accessory structures

The existing one story residence is finished primarily with horizontal wood siding with hipped composition shingle roof forms throughout. The applicant is proposing to demolish more than 50% of the existing building walls, which is defined as a demolition in the municipal code, and rebuild a new one-story 2,466 square foot single family residence with a 478 square foot attached garage. Staff notes the applicant has indicated that only 47% of linear feet of exterior walls are proposed for removal, however, staff does not concur with this assessment as "the nonconforming portions of any wall is counted as removed or taken down, even when retention of these portions is proposed" (CMC 17.70 - Demolition) which was not taken into consideration by the applicant in preparing this calculation and therefore the length of wall counted as "demolished" would exceed the 50% even though some portions are proposed to remain. The linear wall calculation also did not appear to take into consideration the wall length of the second floor of the garage - only the first floor.

The applicant is proposing to retain a section of non-conforming wall located within the front setback, however, despite the feature being physically retained, it is considered to be demolished which determines whether the structure meets the definition of a demolition.

The applicant is also proposing an 791 square foot detached accessory dwelling unit (ADU). The square footage of the ADU was not included in the square footage for the new residence, as described above, or the proposed total square footage of the new residence, however, has been described herein as reference as the ADU is shown on the project plans (Attachment X). The resulting square footage of the site, including the ADU, is 3,735 square feet.

In accordance with Gov. Code, § 65852.2 (emphasis added in bold), "A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing…. If the permit application to create an accessory dwelling unit or a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the permitting agency may delay acting on the permit application for the accessory dwelling unit or the junior accessory dwelling unit until the permitting agency acts on the permit application to create the new single-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing." As such, the ADU shall not be discussed at this hearing and is only described above for reference. Questions regarding the ADU can be directed to the Community Planning and Building Department staff outside of the public hearing.

The project was considered by the Planning Commission at the January 24, 2024 (click here for staff report; click here for video of hearing) and the concept Design Study was accepted (Resolution 2024-013-PC) with conditions of Approval to be addressed prior to scheduling for final details review.

Staff Analysis:

Previous Hearing: The following items were discussed at the June 8, 2022 Planning Commission hearing and listed as draft conditions of approval to address the concerns.

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.

Staff Analysis: The project successfully passed the volume study. The site is allowed 39,720 cubic feet of volume and the project is proposes 37,163.33 cubic feet.

2. Nonconforming Building Description. Prior to scheduling for Final Details Review, the applicant shall provide a detailed written description to the Community Planning and Building Department outlining how the nonconforming portions of the building located in the front setback are proposed to remain and not be demolished through construction.

Staff Analysis: The applicant has provided a detailed description of the requirement outlined above. This description has been included as Attachment 3. The letter was prepared by the contractor for the project and describes the methods for which the wall is proposed to be maintained through construction.

3. Forest and Beach Commission/Tree Density. Prior to scheduling for Final Details Review, the project shall be reviewed by the Forest and Beach Commission to determine the appropriate number of upper and lower canopy trees for the site and the additional planting requirement, if any. Any additional required new trees shall be incorporated into the revised plans submitted to the Community Planning and Building Department for Final Details Review. The size, species, and locations shall be clearly indicated in the plans and are subject to approval of the Forest and Beach Commission and/or the City Forester as appropriate.

Staff Analysis: The city forester informed staff the appropriate tree density for the site is 5 upper canopy trees and 4 lower canopy trees. The site contains five (5) existing trees on-site (excluding one existing tree proposed for removal) and one (1) proposed lower canopy tree (as proposed, the project would result in a total of 6 trees on-site). The city forester has recommended that a total of four (4) additional trees (trees in addition to existing number) be planted on site with no more than one (1) tree planted in the right-of-way. As recommended by the forester, the project would result in a total of nine (9) trees on-site. This recommendation has been included as Condition of Approval #36.

4. Right-of-Way Encroachments. Prior to Building Permit Issuance, the applicant shall apply for and obtain a permanent encroachment permit for any unpermitted encroachments within the public right-of-way. Any encroachments that are denied, or not approved, shall be noted for removal, as appropriate, on the plans submitted to the Community Planning and Building Department associated with the Building Permit application and indicate all unpermitted right-of-way encroachments shall be removed as part of the project. A right-of-way improvement plan (ex. landscaping) shall accompany the revised plan set, as appropriate.

Staff Analysis: At the concept hearing, the Planning Commission adopted the above condition to be included in the final Conditions of Approval for the project (Attachment 1). The applicant has revised the plans to omit the existing right-of-way encroachment (refer to Attachment 4), however, the applicant may pursue the maintenance of the encroachment prior to building permit issuance as described above. The condition noted above has been maintained as Condition of Approval #35 should the applicant elect to purse approval of the associated encroachment permit.

Staff has recommended the amended language in Condition of Approval #35, below, for further clarification (revisions to draft amendment noted in **BOLD**):

Prior to Building Permit Issuance, the applicant shall apply for and obtain a permanent encroachment permit for any ***existing*** *unpermitted encroachments within the public right-of-way****, or new improvements proposed to be located for the right-of-way****. Any encroachments that are denied, or not approved, shall be noted for removal, as appropriate, on the plans submitted to the Community Planning and Building Department associated with the Building Permit application and indicate all unpermitted right-of-way encroachments shall be removed as part of the project. A right-of-way improvement plan (ex. landscaping) shall accompany the revised plan set, as appropriate.*

Finish Details: The applicant is proposing to finish the new residence with a combination of stucco and stone. The siding is proposed to be painted Dirty Martini by Sherwin Williams (click here for product specification). The proposed stone is a thin stone veneer with a Tuscan gold finish that is proposed to be used on building elements throughout the project.

The pitched roof elements are proposed to be a clay tile roof and the flat roof portion not visible from the street is proposed to be a tar and gravel roof. The exterior doors and windows are proposed to be manufactured by Sierra Pacific and have an aluminum clad exterior with wood core interior. The windows and doors are proposed to be colored Regal Brown (click here for product specification).

The applicant has also proposed the include of white-oak header beams over selected windows and doors, redwood rafter rails, and galvanized painted half round gutters with round downspouts painted brown to match the rafter tails and windows.

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

The applicant has proposed one style of landscape light, one wall sconce, and a step light . All light fixtures comply with the associated lighting requirements and Residential Design Guidelines. Refer to Attachment 4, Sheet L2.

Landscaping/Site Coverage: A landscape plan has been included on Sheet L1.0 of the project plans. Condition of Approval #23 has been maintained stating forester review and approval prior to Building Permit issuance should any changes or modifications be made to the landscape plan.

The site is permitted 1,036 square feet of site coverage improvements based on the incentives afforded to the applicant for merging the building sites (CMC 17.10.040.B.2.c). This figure also includes the standard permeability bonus that is granted for all building sites provided at least 50% of the improvements are permeable or semi-permeable. The applicant is proposing a total of 1,010 square feet of site coverage improvements including 627 square feet (62%) permeable/semi-permeable improvements split between a 272 square foot paver patio and a 248 square foot paver driveway, and various landings and walkways. The remaining impervious site coverage consists of various entry landings, walkways, steps, and other site amenities, such as: a fire pit, a BBQ, a fountain, and a hot tub.

Public Correspondence:
At the time of writing this report, staff has not received applicable communication on the project specific to the revised design. Staff will forward any comments to the Commission as they are received.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the construction of a single-family residence in the single-family (R-1) zoning district as well as associated accessory structures. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Nonconforming Wall Statement
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY, LOT MERGER, AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING 2,301-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE WITH A 479-SQUARE-FOOT DETACHED GARAGE WITH 464-SQUARE-FOOT SECOND-FLOOR GUESTHOUSE, AS WELL AS 192 SQUARE FEET OF ACCESSORY STRUCTURES AND CONSTRUCTION OF A NEW 2,466-SQUARE-FOOT, ONE-STORY SINGLE FAMILY RESIDENCE WITH A 478-SQUARE-FOOT ATTACHED GARAGE LOCATED AT THE NORTHEAST CORNER OF STERLING WAY AND PERRY NEWBERRY WAY IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 009-162-025-000.

WHEREAS, June 19, 2023, Anatoly Ostretsov ("Applicant") submitted an application on behalf of Tony Das ("Owner") requesting approval of Track 2 Design Study application DS 23-171 (Das) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 8,480-square-foot lot located at the northeast corner of Sterling Way & Perry Newberry Way in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, an associated Lot Merger Application (LM 23-172, Das) was submitted by the applicant and shall be considered concurrently with the Design Study Application. The property owner has received the following benefits as part of this application for the property by merging the lots in accordance with CMC 17.10.040.B.2.a, and CMC 17.10.040.B.2.c, respectively:

- Allowed base floor area may be increased by three percent of site area, beyond the standard specified in CMC 17.10.030(D), Floor Area Ratio and Exterior Volume. A commensurate amount of additional exterior volume also shall be allowed;
- Up to 2.5 percent of additional site coverage is allowed if the site complies with the City's tree density standards; and

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

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

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

WHEREAS, at the application was considered at the February 13, 2024 Planning Commission hearing and the concept Design Study was accepted (Resolution 2024-013-PC) with conditions of Approval; and

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

WHEREAS, on April 26, 2024, a notice of the public hearing scheduled for May 8, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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

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

WHEREAS, on May 8, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the final design study and associated Coastal Development Permit, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

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

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

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

in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.		
5. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	✓	
6. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a Final Design Study, Lot Merger, and associated Coastal Development Permit for the demolition of an existing 2,301-square-foot, one-story single-family residence with a 479-square-foot detached garage with 464-square-foot second-floor guesthouse, as well as 192 square feet of accessory structures and construction of a new 2,466-square-foot, one-story single family residence with a 478-square-foot attached garage located at the northeast corner of Sterling Way and Perry Newberry Way in the Single-Family Residential (R-1) District, APN: 009-162-025-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 23-171), Lot Merger (LM 23-172), and associated Coastal Development Permit authorizes the demolition of an existing 2,301-square-foot, one-story single-family residence with a 479-square-foot detached garage with 464-square-foot second-floor guesthouse, as well as 192 square feet of accessory structures and construction of a new 2,466-square-foot, one-story single family residence with a 478-square-foot attached garage located at the northeast corner of Sterling Way and Perry Newberry Way in the Single-Family Residential (R-1) District, APN: 009-162-025-000, as depicted in the plans prepared by AO Architectural Design as approved by City of Carmel-by-the-Sea Planning Commission on May 8, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall

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

	trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
15.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
16.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified

	archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
21.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
22.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
23.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
24.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
25.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
26.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.

	• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
27.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
28.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
29.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review

	and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
30.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
31.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
32.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
33.	**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.
34.	**Lot Merger.** Prior to the issuance of a Building Permit, a determination of merger shall be recorded with the Monterey County Recorder at the expense of the applicant and/or property owner on a form prepared by the Community Planning and Building Department.
35.	**Right-of-Way Encroachments.** Prior to Building Permit Issuance, the applicant shall apply for and obtain a permanent encroachment permit for any existing unpermitted encroachments within the public right-of-way, or new improvements proposed to be located in the right-of-way. Any encroachments that are denied, or not approved, shall be noted for removal, as appropriate, on the plans submitted to the Community Planning and Building Department associated with the Building Permit application and indicate all unpermitted right-of-way encroachments shall be removed as part of the project. A right-of-way improvement plan (ex. landscaping) shall accompany the revised plan set, as appropriate.
36.	**Tree Planting.** A total of four (4) additional trees shall be planted on-site as part of the project. One (1) of the required four trees may be planted in the right-of-way immediately adjacent to the project site. The project should result in a total of nine (9) trees on-site (including up to one (1) new tree in the right-of-way). The final approval of the size, species, and location shall be at the discretion of the city forester. Prior to building permit issuance, the plans submitted for building permit review shall be revised to indicate the required tree planting as described above.
37.	**Nonconforming wall.** The nonconforming wall located in the front setback shall be maintained throughout construction and the project shall be carried out consistent with the approved demolition plan as indicated on sheet A2.0 of the plans approved by the Planning Commission (refer to Condition #1, above). If the existing nonconforming wall is removed, revised plans shall be submitted to the Community Planning and Building Department for review and approval, as appropriate, with the re-established wall being brought into compliance and meeting the required setbacks for the site.

Acknowledgement and acceptance of conditions of approval.

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

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

PROJECT DATA FOR AN 8,480 SQUARE FOOT SITE* Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area*	3,310 (39%)	1,285 SF	2,944 SF without ADU 3,735 SF with proposed ADU
Site Coverage*	1,036 SF	2,203 SF	1,010 SF
Trees (Upper/Lower)	9	0/4	9
Ridge Height (1^{st}/2^{nd})	18'/24'	14'8"/20'1"	15'6"
Plate Height (1^{st}/2^{nd})	12'/18'	Not provided	12'
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	7'2"	7'2"
Composite Side Yard	10' (25%)	20'10"	20'2"
Side Yard	3'	5'	5'
Street Side Yard	5'	15'10"	15'10
Rear	15'/3'**	33'	33'

* Assumed Lot Merger Bonuses Granted Pursuant to CMC 17.10.040.B.2

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

February 28, 2024

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea

Re: DS 23-171
Non-conforming portion of the building at NE Corner Sterling Way and Perry Newberry

Dear Mr. Kort,

Our company was selected as General Contractor for the subject project. In order to preserve non-conforming portion of the wall along Perry Newberry during the construction, we will temporarily brace off entire wall. All plywood and sheer to be nailed to
existing two by framing, all hold downs, or any structural items to retrofitted into existing framing. All insulation to be installed in between existing two by members. All drywall to be screwed off to existing two by framing members. Once properly tied in we will remove temporary shoring of existing framing in order to save all existing front framing.

Please contact me at (831) 920-6007, if you have any questions regarding the process.

Sincerely,

James Harrington

James Harrington,
President

CC:
Mr. and Mrs. Tony Das, the owner
Anatoly Ostretsov, the architect

Icon Building & Development, Inc. | CSLB №: 1016505 | (831) 920-6007
2560 Garden Road, Suite 205, Monterey, CA 93940 | www.iconbuildinginc.com

The Das Residence

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY, CARMEL 93923

AFTER

BEFORE

EXISTING SETBACKS BEFORE LOT MERGER	AS-BUILT		REQUIRED
FRONT (STERLING WAY)	15'–8"		15'
REAR	3'–11 5/8"		15' (3')
SIDE (STREET SIDE)	7'–2 13/16"		5' (25% COMPOSITE)
SIDE (INTERIOR SIDE HOUSE)	34–10 1/4"		3' (25% COMPOSITE)
SIDE (INTERIOR SIDE STUDIO ABOVE GARAGE)	29'–1/2"		3' (25% COMPOSITE)
PROPOSED SETBACKS AFTER LOT MERGER*	**PROPOSED**		**REQUIRED**
FRONT (PERRY NEWBERRY WAY) **	7'–2 13/16"		15'
REAR	32'–6 3/8"		15' (3')
SIDE (STREET SIDE)	15'–10 3/4"	COMPOSITE 20'–10.5"	5' (25% COMPOSITE)***
SIDE (INTERIOR SIDE)	4'–11 3/4"		3' (25% COMPOSITE)***

*
PER CARMEL–BY–THE–SEA MUNICIPAL CODE, RULES OF MEASUREMENTS 17.06.020 (N)

1. FRONT SETBACKS.
FRONT SETBACKS SHALL BE MEASURED FROM THE PROPERTY LINE ADJACENT TO THE STREET FRONTING THE PROPERTY. ON CORNER LOTS WITH TWO STREET FRONTAGES, THE SHORTEST FRONTAGE SHALL BE CONSIDERED THE FRONT, REGARDLESS OF WHERE THE DRIVEWAY OR FRONT ENTRY IS LOCATED.
AFTER THE NERGER OF LOTS 5 AND 6 THE FRONT SETBACK WAS AUTOMATICALLY SWITCHED FROM STERLING WAY TO PERRY NEWBERRY AND BROUGHT THE PROPERTY TO LEGAL NON–CONFORMING.

**
FRONT SETBACK (PERRY NEWBERRY) BECAME LEGAL NON–CONFORMING AFTER THE LOT MERGER. EXISTING WALL ALONG PERRY NEWBERRY TO REMAIN.

***
COMPOSITE SETBACK CALCULATIONS
LOT AVERAGE WIDTH =
85'–10" (WIDTH AT FRONT SETBACK) + 81'–1/4" (WIDTH AT REAR SETBACK) = 166.85'
166.85' / 2 = 83.425' (LOT WIDTH)
REQUIRED COMPOSITE SETBACK (25% OF LOT WIDTH) = 20.85' (20'–10.3")
PROPOSED COMPOSITE SETBACK = 20'–10.5"

EXISTING HEIGHT	
HOUSE (SINGLE–STORY)	14'–8 1/16"
STUDIO ABOVE GARAGE (TWO–STORY)	20'–1 3/16"

PROPOSED HEIGHT	ALLOWED	PROPOSED
HOUSE (SINGLE–STORY)	18'	15'–6 3/8"
HOUSE (TWO–STORY)	24'	N/A
ADU (SINGLE–STORY)	16'	15'–1"
TOP PLATES	**ALLOWED**	**PROPOSED**
HOUSE (SINGLE–STORY)	12'	VARIES FROM 8'–9 3/16" TO 12', SEE ELEVATIONS
HOUSE (TWO–STORY)	18'	N/A
ADU (SINGLE–STORY)	12'	11'–6"

TREE PROTECTION NOTES

A. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
B. EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
D. 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.
E. 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.
F. 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.
G. 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.
H. IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

SHEET INDEX

ARCHITECTURAL:

A0.0	COVER SHEET, PROJECT INFO, RENDERING	A6.0	EXTERIOR ELEVATIONS
A0.1	SITE COVERAGE CALCULATIONS	A6.1	EXTERIOR ELEVATIONS
A0.2	TOPOGRAPHIC SURVEY	A6.2	EXTERIOR ELEVATIONS
A0.3	TREE EVALUATION	A6.3	EXTERIOR ELEVATIONS
A1.0	EXISTING SITE PLAN	A6.4	EXTERIOR ELEVATIONS
A1.1	PROPOSED SITE PLAN	A7.0	STREETSCAPE ELEVATIONS
A1.2 (C1)	PRELIMINARY GRADING AND DRAINAGE PLAN	A8.0	ROOF PLANS
A2.0	DEMOLITION PLAN	A9.0	WINDOW AND DOOR SCHEDULE
A2.1	EXISTING FLOOR PLAN	A10.0	FINISH MATERIALS AND COLORS
A2.2	PROPOSED FLOOR PLAN	L1.0	LANDSCAPING PLAN
		L2.0	EXTERIOR LIGHTING PLAN

PROJECT DATA

PROPERTY OWNER:	DR. TONY DAS 4407 MIDDLETON RD., DALLAS, TX 75229 TEL. (214) 213–8232
PROJECT ADDRESS:	NORTHEAST CORNER OF STERLING WAY AND PERRY NEWBERRY WAY CARMEL, CA 93923
PROJECT DESCRIPTION:	PARTIAL DEMOLITION (875 SF) AND REMODEL OF (E) SINGLE–STORY HOUSE, FULL DEMOLITION OF (E) GARAGE AND STUDIO ABOVE GARAGE. CONSTRUCTION OF A NEW ATTACHED 2–CAR GARAGE AND DETACHED ADU. NEW OUTDOOR GAS FIRE PIT, PATIO, GENERATOR, AND PORTABLE HOT TUB. EXISTING GARDEN WALLS IN THE RIGHT–OF–WAY TO BE REMOVED AND REPLACED WITH ASPHALT CURBS. WOOD FRAMING OF EXISTING WEST WALL (ALONG PERRY NEWBERRY) TO REMAIN.
APN:	009–162–025
LOT AND BLOCK:	LOT: 5 AND 6 BLOCK: 3B
ZONING:	R–1
TYPE OF CONSTRUCTION:	V–B
OCCUPANCY:	R–3, U
STORIES:	1
HEIGHT LIMIT:	18' (HOUSE), 16' (ADU)
GRADING (INCLUDING ADU):	CUT – 80 C.Y. FILL – 50 C.Y. (30 C.Y. EXPORT)
TREE REMOVAL:	1 NON–NATIVE TREE (7"), NOT SIGNIFICANT (PERMIT #24004)
APPLICABLE CODES:	2022 CBC, 2022 CRC, 2022 CFC, 2022 CPC, 2022 CEC, 2022 CMC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING CODE
LOT AREA:	8,480 SF

LOT MERGER INCENTIVES:
THE CITY ENCOURAGES THE MERGER OF SMALL LOTS INTO LARGER LOTS TO PROMOTE DIVERSITY IN DESIGN AND HOUSING SIZE AND TO PRESERVE OPEN SPACE. TWO OR MORE CONTIGUOUS LOTS OF RECORD, EACH OF WHICH WOULD INDIVIDUALLY MEET THE STANDARDS FOR DEVELOPMENT AS A BUILDING SITE, MAY BE MERGED THROUGH THE FILING OF A VOLUNTARY MERGER REQUEST BY THE OWNER(S). UPON APPROVAL OF SUCH A MERGER BY THE DEPARTMENT OF COMMUNITY PLANNING AND BUILDING, AND RECORDING OF MERGER DOCUMENTS OR MAPS WITH THE COUNTY RECORDER, THE FOLLOWING INCENTIVES BECOME AVAILABLE TO THE PROPERTY (CMC 17.10.040.B.2):

I. ALLOWED BASE FLOOR AREA MAY BE INCREASED BY THREE PERCENT OF SITE AREA, BEYOND THE STANDARD SPECIFIED IN CMC 17.10.030(D), FLOOR AREA RATIO AND EXTERIOR VOLUME. A COMMENSURATE AMOUNT OF ADDITIONAL EXTERIOR VOLUME ALSO SHALL BE ALLOWED.
1. MAXIMUM ALLOWABLE BASE FLOOR AREA WITH LOT MERGER INSENTIVE:
3,310 SQUARE FEET

FLOOR AREA CALCULATIONS

FLOOR AREA ALLOWED: HOUSE – 3,310 SF (BASE FLOOR AREA, INCLUDING LOT MERGER INCENTIVES)
ADU – 800 SF

	EXISTING FLOOR AREA	DEMOLITION	ADDITION	PROPOSED FLOOR AREA
HOUSE MAIN FLOOR	2,301 S.F.	875 S.F.	1,040 S.F.	2,466 S.F.
STUDIO ABOVE GARAGE	464 S.F.	464 S.F.	0 S.F.	0 S.F.
GARAGE	479 S.F.	479 S.F.	478 S.F.	478 S.F.
GARDEN STORAGE	109 S.F.	109 S.F.	0 S.F.	0 S.F.
SHED	83 S.F.	83 S.F.	0 S.F.	0 S.F.
TOTAL FLOOR AREA	3,436 S.F.	2,010 S.F.	1,518 S.F.	**2,944 S.F.**
ADU	0 S.F.	0 S.F.	791 S.F.	**791 S.F.**

SITE COVERAGE CALCULATIONS (SEE A0.1 FOR DETAILS)

SITE COVERAGE ALLOWED:	1,036 S.F. (IF PERMEABLE COVERAGE IS MORE THAN 50% OF TOTAL COVERAGE) 1,011 S.F. (IF TREE DENSITY IS NOT MET)
SITE COVERAGE EXISTING:	2,203 S.F.
SITE COVERAGE PROPOSED:	1,010 S.F. (PERMEABLE – 627 SF (62%), IMPERVIOUS – 383 SF) EXISTING SITE COVERAGE REDUCED BY 1,193 SF (54%)

PROJECT SITE

VICINITY MAP

NOT TO SCALE

AO ARCHITECTURAL DESIGN

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(831) 682-1331
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THE DAS RESIDENCE
APN: 009-162-025
NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY
CARMEL, CA 93923

REVISIONS:
1 11-01-23 OWNERS REVISIONS
2 01-03-24 PLANNING REVISIONS
3 02-17-24 PLANNING REVISIONS
4

COVER SHEET

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A0.0

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EXISTING COVERAGE TO BE REMOVED	
1. FRONT (WEST) CONC. PATH, LANDING AND STEPS	58 S.F.
2. NORTH STONE PATH	12 S.F.
3. NORTH GRAVEL PATH	359 S.F.
4. SOUTH STONE PATH, LANDING, AND STEPS	151 S.F.
5. SOUTH BRICK PATH AND STEPS	116 S.F.
6. COURTYARD STONE TERRACE AND STEPS (UPPER)	315 S.F.
7. COURTYARD STONE TERRACE AND STEPS (LOWER)	518 S.F.
8. WOOD STAIR UP TO STUDIO	42 S.F.
9. EAST BACKYARD STONE PATH	325 S.F.
10. CONCRETE DRIVEWAY	258 S.F.
11. WEST STEPPING STONE PATH	49 S.F.
TOTAL EXISTING COVERAGE	**2,203 S.F.**

PERMEABLE – 401 SF

IMPERVIOUS – 1,802 SF

PROPOSED COVERAGE	
1. FRONT ENTRY STONE LANDING AND STEPS	61 S.F.
2. COVERED GALLERY STONE LANDING	102 S.F.
3. COURTYARD PATIO (PERMEABLE PAVERS)	272 S.F.
4. STONE FIREPIT	28 S.F.
5. BUILT–IN BBQ	41 S.F.
6. STONE FOUNTAIN	16 S.F.
7. COURTYARD PATIO STONE STEPS	15 S.F.
8. MASTER BATHROOM DOOR STONE LANDING	9 S.F.
9. GENERATOR CONCRETE PAD	15 S.F.
10. PORTABLE HOT TUB CONCRETE PAD	49 S.F.
11. ADU LIVING ROOM DOOR STONE LANDING (PERMEABLE PAV.)	14 S.F.
12. ADU ENTRY DOOR STONE LANDING	19 S.F.
13. ADU BEDROOM DOOR STONE LANDING (PERMEABLE PAV.)	15 S.F.
14. ADU PATIO STONE STEPS	15 S.F.
15. STONE LANDING BETWEEN DRIVEWAY AND ADU (PERMEABLE PAV.)	40 S.F.
16. PATH FROM DRIVEWAY TO ADU (PERMEABLE PAVERS)	27 S.F.
17. DRIVEWAY (PERMEABLE PAVERS)	248 S.F.
18. PATH AND STEPS TO LAUNDRY (PERMEABLE PAVERS)	11 S.F.
19. LAUNDRY DOOR STONE LANDING	13 S.F.
TOTAL PROPOSED COVERAGE	**1,010 S.F.**

SITE COVERAGE ALLOWED: 1,036 S.F. IF PERMEABLE COVERAGE IS MORE THAN 50% OF TOTAL COVERAGE
*1,011 S.F. IF TREE DENSITY IS NOT MET

SITE COVERAGE PROPOSED: 1,010 S.F. (PERMEABLE – 627 SF (62%), IMPERVIOUS – 383 SF)

EXISTING SITE COVERAGE REDUCED BY 1,193 SF (54%)

PERMEABLE PAVERS INSTALLATION

Tech Spec 18 icpi
Construction of Permeable Interlocking Concrete Pavement Systems
INTRODUCTION
Permeable interlocking concrete pavement (PICP) is recognized by technical and state stormwater and transportation agencies as a Best Management Practice (BMP) and Low Impact Development (LID) tool for the management of stormwater. In addition, PICP offers a unique storage opportunity for addressing combined sewer overflows with green infrastructure. PICP is also an effective tool for reducing heat on surfaces. Traditional stormwater management solutions for parking lots and roadways are typically designed to convey runoff downstream. As a Tier B/MP and US Envt. PICP helps to reduce the pollutants that are picked up by runoff as it flows through conventional, downstream, filtering and treatment.
The Interlocking Concrete Pavement Institute (ICPI) has developed this Tech Spec to provide the reader with an introductory course in stormwater control, where proper design, specifications, construction and maintenance of the materials used in permeable interlocking concrete pavements (PICP) can help to meet these requirements. This Tech Spec is the first in a series of ICPI Tech Specs and guidelines that will provide detailed information on the various components of PICP systems and their specification, design, construction and maintenance. This Tech Spec builds upon the concepts introduced in Tech Spec 2 and provides a summary of PICP construction.
Figure 1 PICP material cross section.
Figure 2 Typical PICP cross section with the components labeled.
Figure 3 Various types of interlocking concrete pavements.
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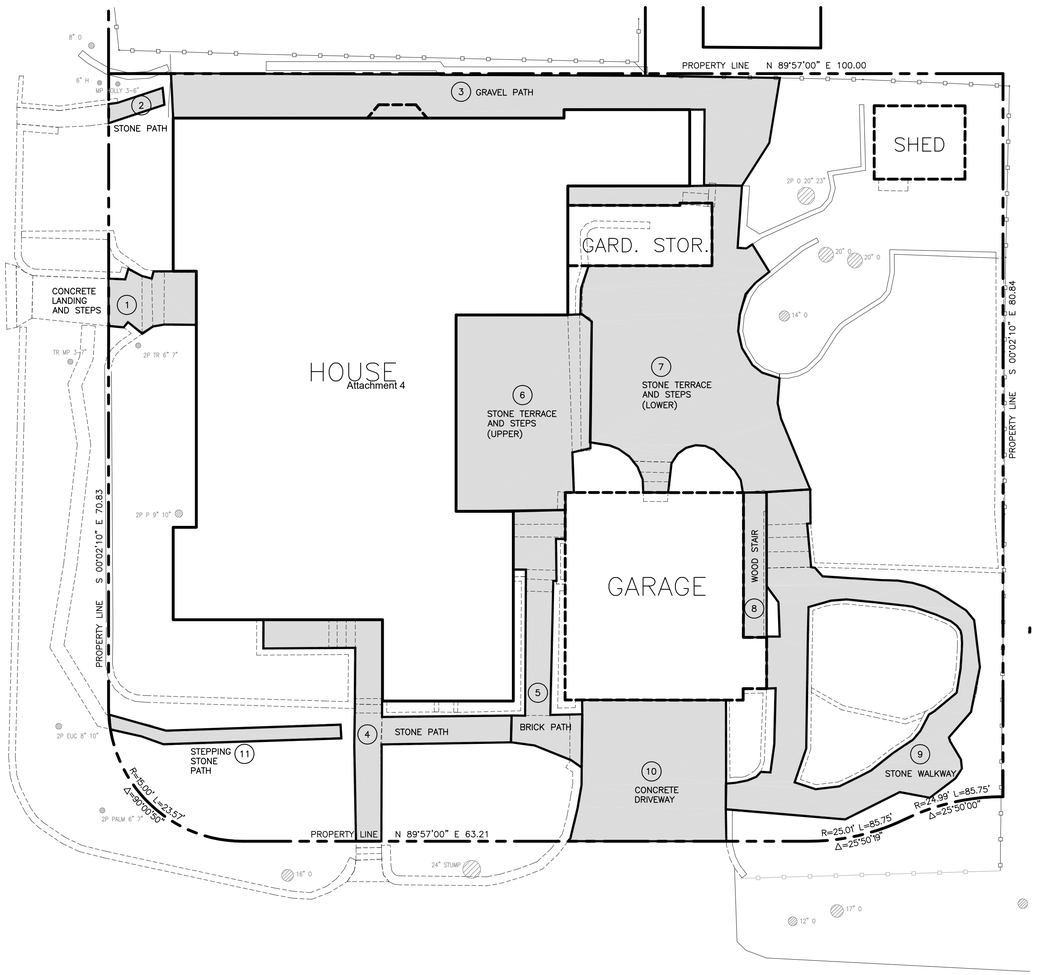
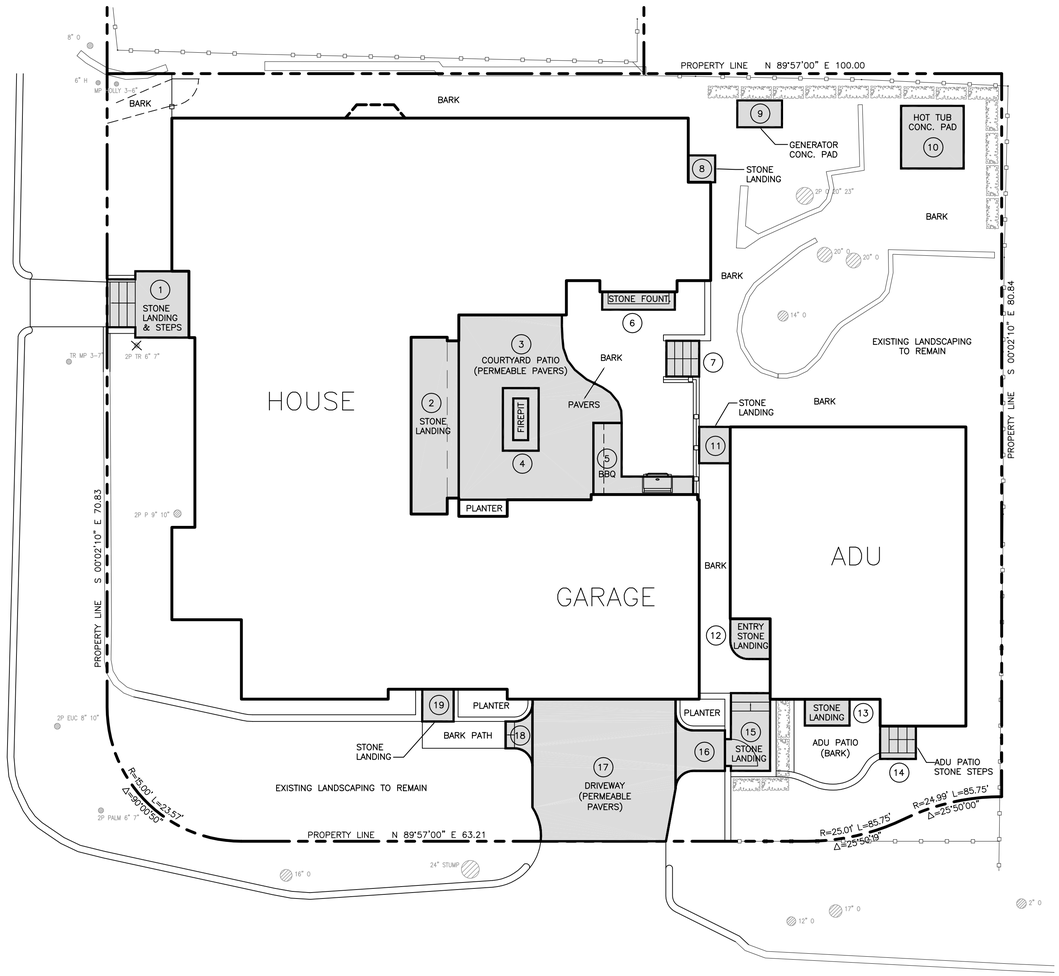
ICPI Tech Spec 18 - Page 2

NOTE: REED FULL TECH SPEC 18 OF THE INTERLOCKING PAVEMENT INSTITUTE FOR PERMEABLE PAVEMENT INSTALLATION



EXISTING SITE COVERAGE 1/8"=1'–0"



0' 2' 10' 20'
1/8"=1'–0"

PROPOSED SITE COVERAGE 1/8"=1'–0"

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CARMEL, CA 93923

THE DASILVAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:
1 11-01-23 OWNERS REVISIONS
2 01-03-24 PLANNING REVISIONS
3 02-17-24 PLANNING REVISIONS
4

SITE COVERAGE CALCULATIONS

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A0.1

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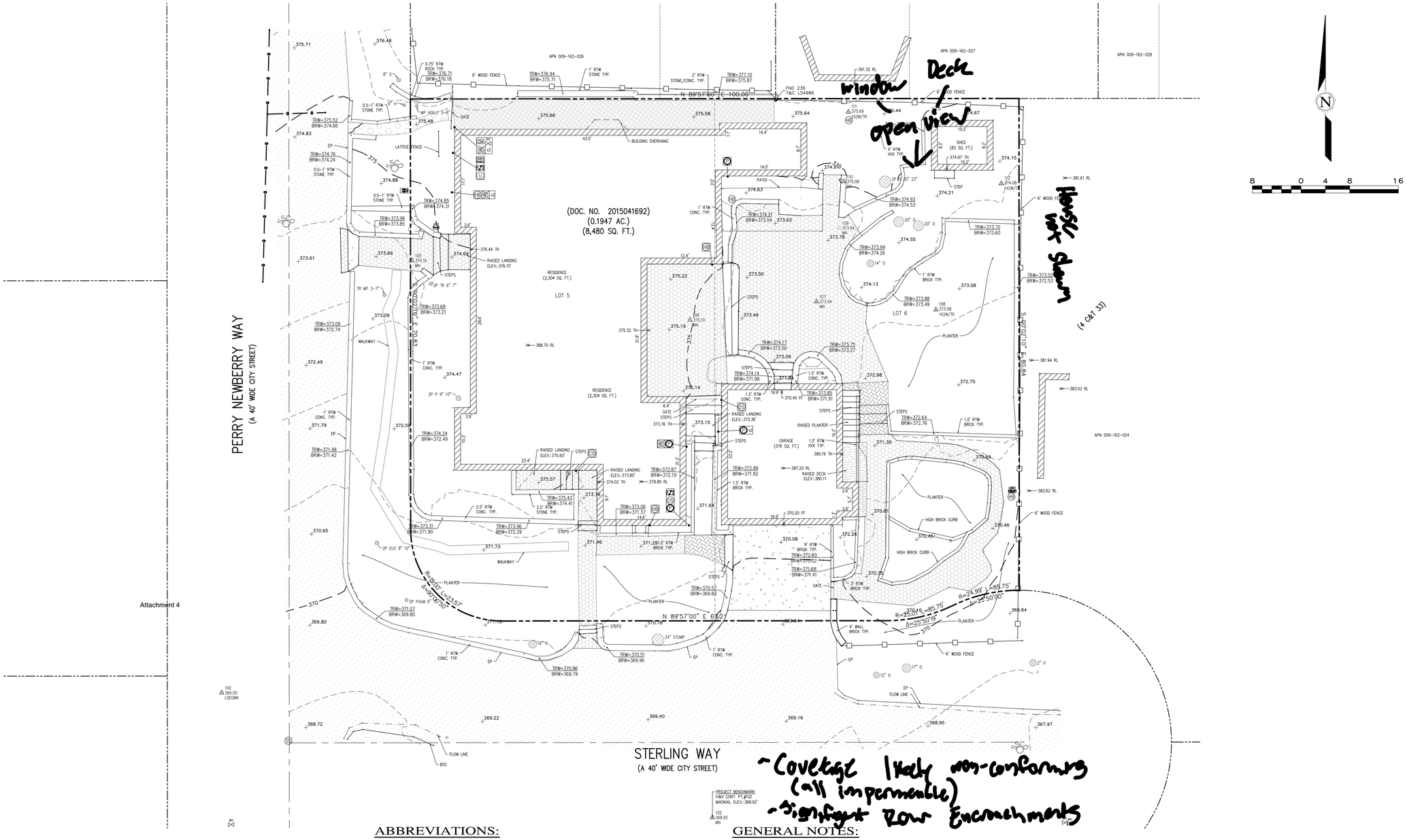


LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 100 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ASPHALT CONCRETE
- BRICK
- PORTLAND CEMENT CONCRETE
- GRAVEL
- PAVERS
- ROCK
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC MANHOLE
- FUSEBOX
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION BOX
- LANDSCAPE LIGHT
- STREETLIGHT
- PG&E BOX
- PG&E GAS MANHOLE
- PIPE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- UNKNOWN UTILITY
- UTILITY HUB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00 SPOT ELEVATION
- X100.00 RIDGELINE
- X100.00 FF FINISHED FLOOR
- X100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTI-PRONGED TREE (MP)

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR	TH	=	THRESHOLD
AD	=	AREA DRAIN	FL	=	FLOWLINE	TR	=	TREE
BLDG	=	BUILDING	FNC	=	FENCE	TYP	=	TYPICAL
BRK	=	BRICK	FND	=	FOUND	UTIL	=	UTILITY
BRKR	=	BREAKER	FTN	=	FOUNTAIN	VGUT	=	V-GUTTER
BSW	=	BACK OF SIDEWALK	GEN	=	GENERATOR	W	=	WILLOW
CB	=	CATCH BASIN	GR	=	GRATE	WD	=	WOOD
CE	=	CEDAR	GRND	=	GROUND			
CHK VLV	=	CHECK VALVE	GT	=	GATE			
CHNLNK	=	CHAINLINK	H	=	HOLLY			
CL	=	CENTERLINE	MON	=	MONUMENT			
CMU	=	CONCRETE MASONRY UNIT	MTL	=	METAL			
CONC	=	CONCRETE	O	=	OAK			
CTL	=	CONTROL	PA	=	PALM			
CW	=	COTTON WOOD	PE	=	PEPPER			
CYP	=	CYPRESS	P	=	PINE			
DG	=	DECOMPOSED GRANITE	PLST	=	PLASTIC			
DK	=	TOP OF DECK	R	=	REDWOOD			
E	=	EUCALYPTUS	RL	=	RIDGE LINE			
ELEC	=	ELECTRIC	RW	=	RETAINING WALL			
EP	=	EDGE OF PAVEMENT	SAT	=	SATELLITE			
ESMT	=	EASEMENT	STN	=	STONE			
FDC	=	FIRE DEPARTMENT CONNECTION	STP	=	STEP			
			SYS	=	SYSTEMS			

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #102, A MAGNETIC NAIL LOCATED APPROXIMATELY 37' SOUTHERLY AND 50' WESTERLY FROM THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 368.92' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (12/28/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
DR. TONY DAS
P.O BOX #2270
4407 MIDDLETON ROAD, CA 93942

ARCHITECT:
ATTN: ANATOLY OSTRETSOV
P.O. BOX 2270
MONTEREY, CA 93942

SITE LOCATION:
CORNER OF STERLING WAY & PERRY NEWBERRY WAY
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	01/18/23	AL	RELEASED TO CLIENT

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

PROFESSIONAL LAND SURVEYOR * GUY R. GIRARDO * No. 8703 * EXP. 12-31-23 * CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6070 Fax (831) 443-3801
www.landseteng.com

TOPOGRAPHIC MAP
OF
LOTS 5-6 OF BLOCK 3B - TRACT NO. 3, PARADISE PARK
VOLUME 4 OF CITIES AND TOWNS AT PAGE 33
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. TONY DAS

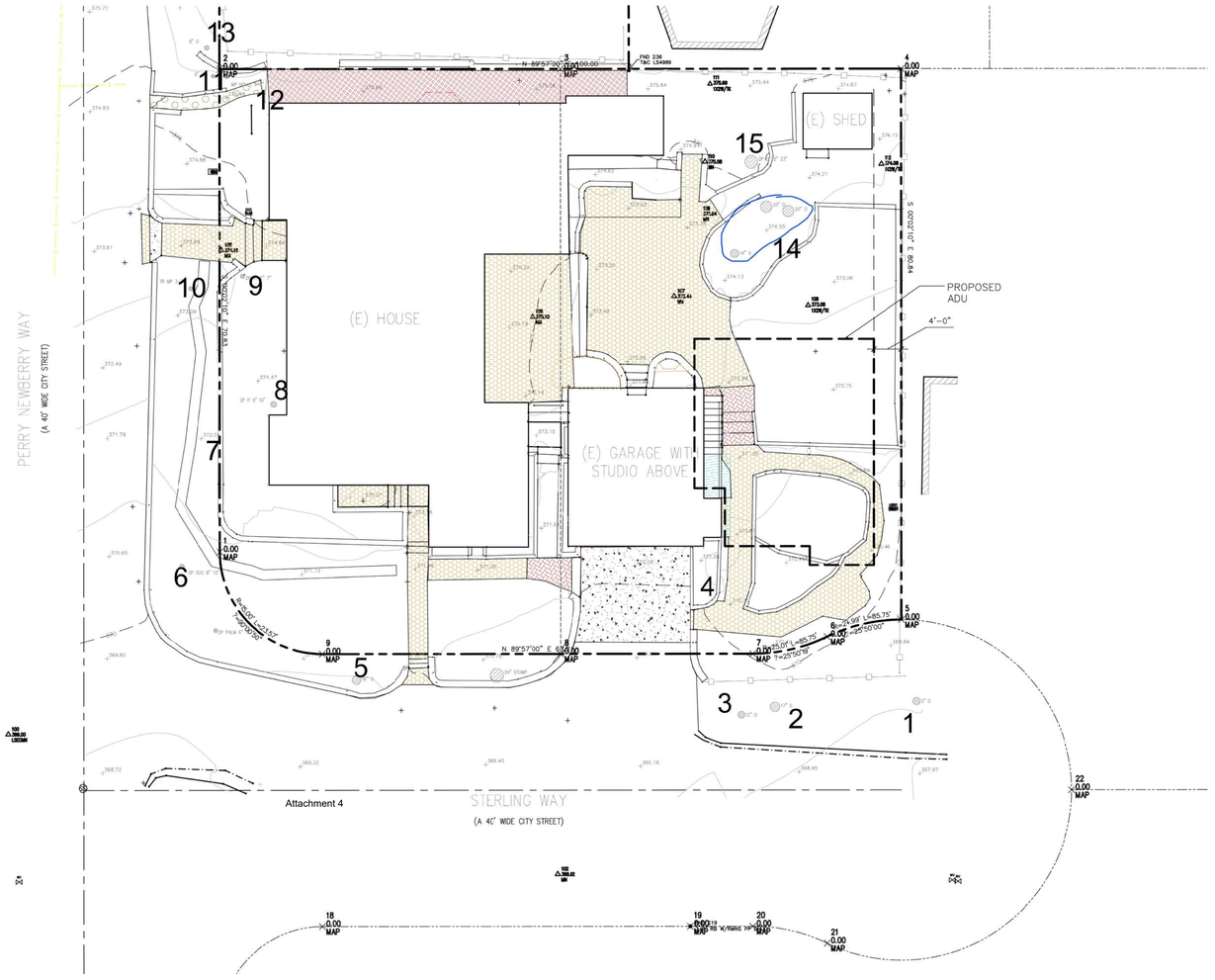
A.P.N.: 009-162-025

SCALE: 1" = 8'
DATE: JAN 2023
JOB NO. 2590-01

SHEET 1
OF A0.2

Attachment 4

L:_PROJECTS - LANDSET ENGINEERS\2590 - Das\2590-01 Site Topo\DWG\2590-TOPO.dwg



Significant Tree Evaluation Worksheet

APN: 009-162-025-000
Street Location: NE Corner Perry Newberry and Sterling
Plannr: Kort
City Forester: Justin Ono (Consulting Arborist)
Property Owner: Das
Recommended Tree Density: TBD Forest & Beach Commission

Part One: Initial Screening:

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	CO	CO	Cam	CO	Cl	Ceo	Arb	OT	Bir	Hol	Hol	CO	CO	CO
YES	x	x	x		x	x							x	x	x
NO				x			x	x	x	x	x	x			

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
Cl -- Catalina ironwood CS -- California sycamore BL -- big leaf maple Cam -- Camelia Ceo -- Ceonothus Hol -- Holly
Bir -- Birch Arb -- Arbutus OT -- other
[Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.]

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

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

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

G. Are environmental conditions favorable to the tree?

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

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
NO				x			x	x	x	x	x	x			

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

Yes _____

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

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

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

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

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

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		1	2							2	1	1

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

SIGNIFICANT TREE EVALUATION | NOT TO SCALE

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THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

CARMEL, CA 93923

REVISIONS:
1 11-01-23 OWNERS REVISIONS
2 01-03-24 PLANNING REVISIONS
3
4

TREE EVALUATION

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A0.3

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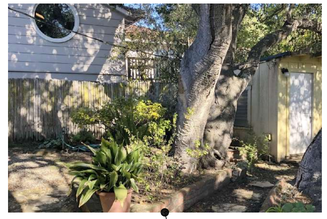

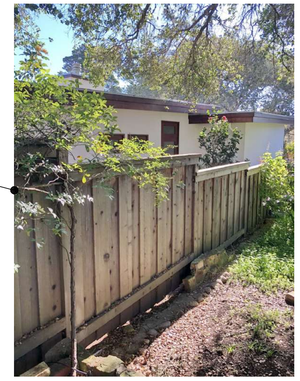

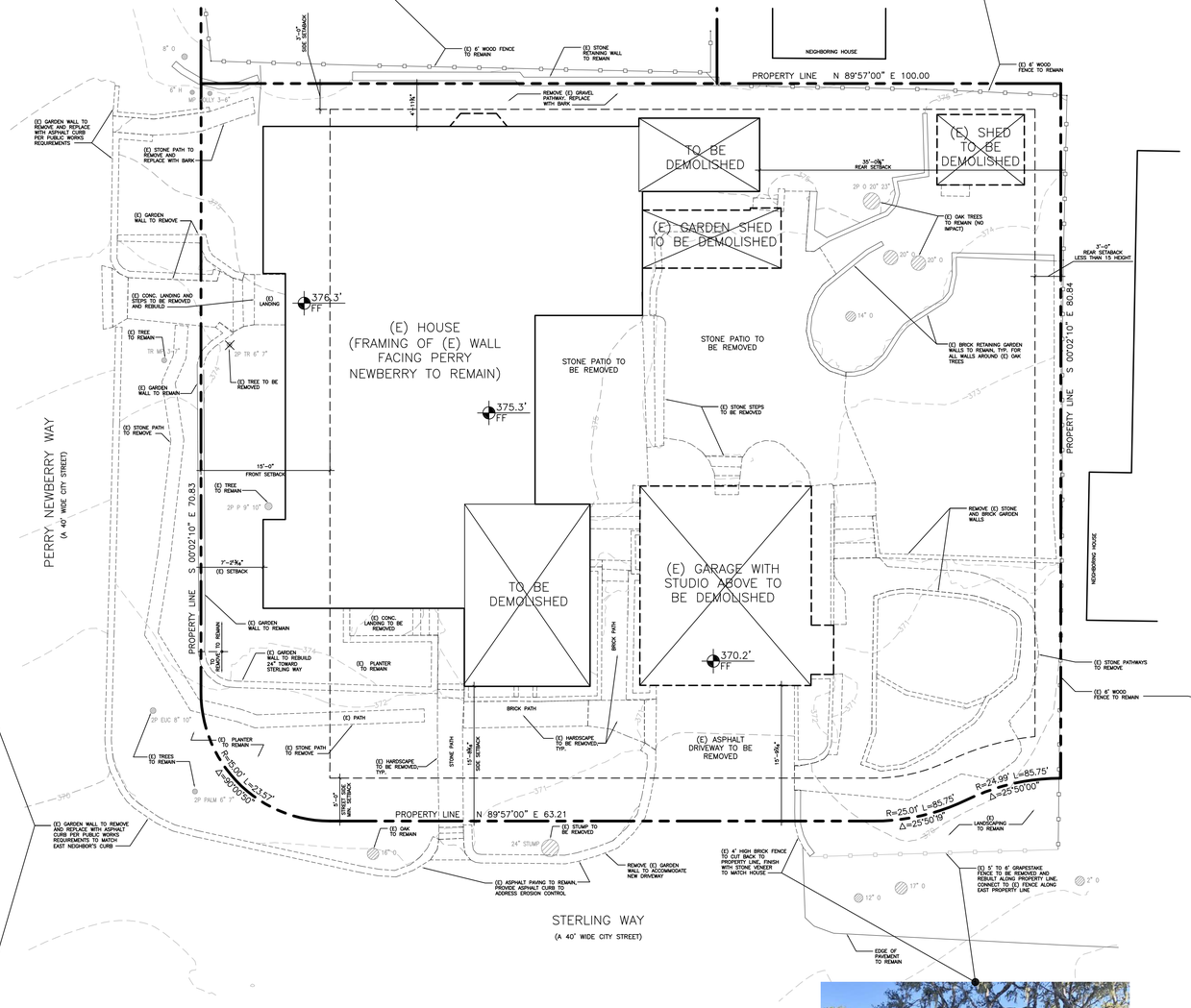

EXISTING SITE PLAN 1/8"=1'-0"

AO ARCHITECTURAL DESIGN

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THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

CARMEL, CA 93923

REVISIONS:
1 11-01-23 OWNERS REVISIONS
2 01-03-24 PLANNING REVISIONS
3 02-17-24 PLANNING REVISIONS
4

EXISTING SITE PLAN

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A1.0

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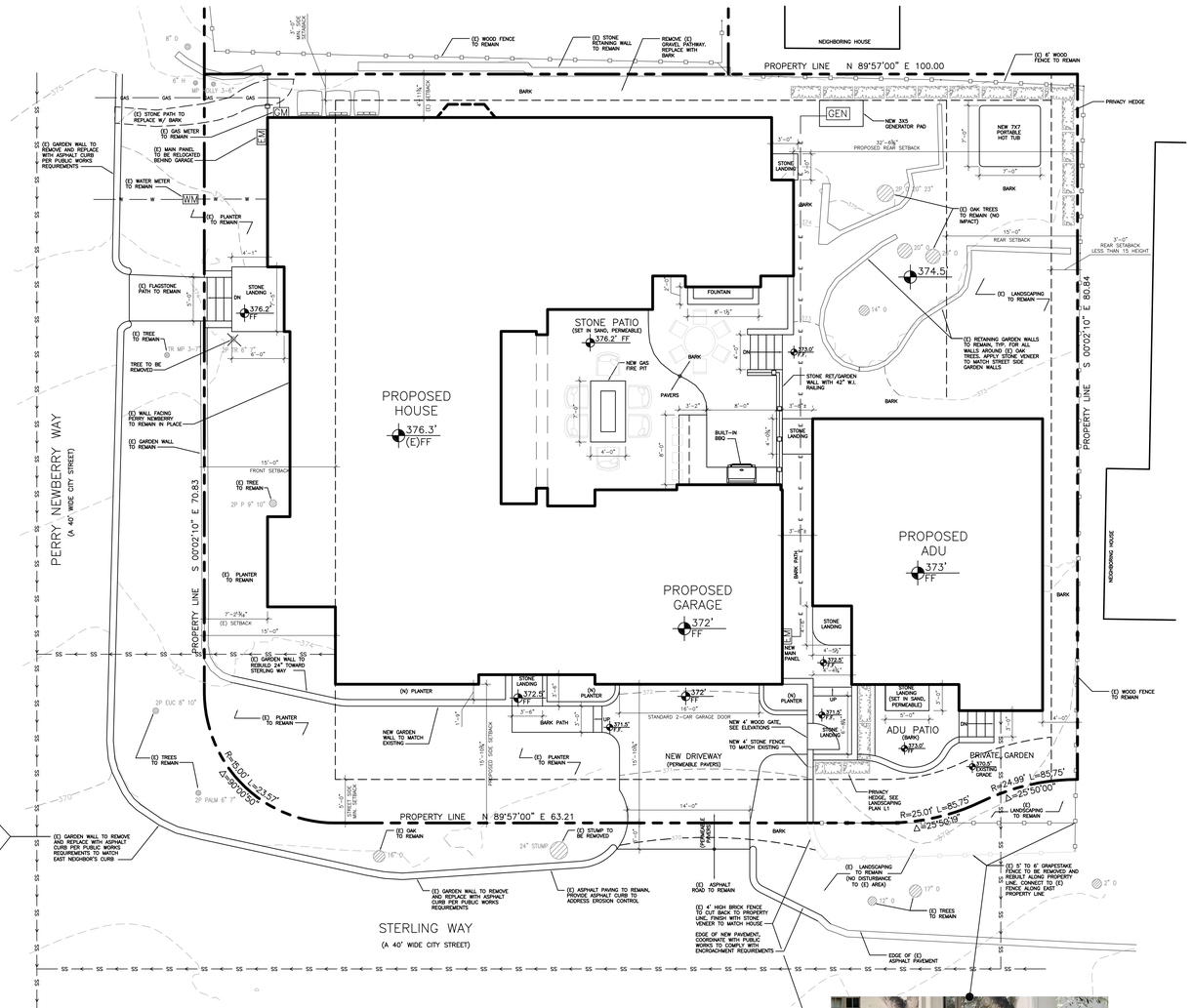

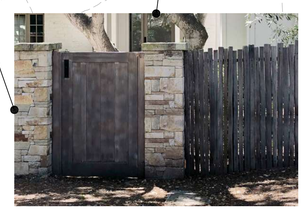

EXAMPLE

0' 2' 10' 20'
1/8"=1'-0"

PROPOSED SITE PLAN | 1/8"=1'-0"

AO ARCHITECTURAL DESIGN

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NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:
1 11-01-23 OWNERS REVISIONS
2 01-03-24 PLANNING REVISIONS
3 02-17-24 PLANNING REVISIONS
4

SITE PLAN PROPOSED

DATE: 06-11-23

DESIGN APPROVAL

SHEET NO.
A1.1

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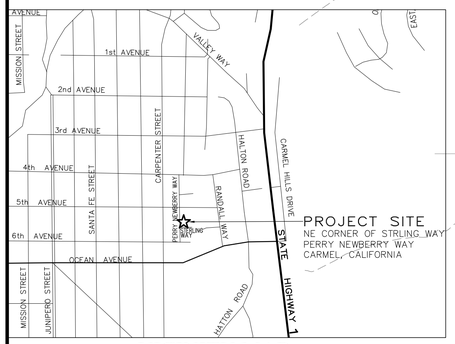


VICINITY MAP
NOT TO SCALE

NET IMPERVIOUS AREA (STRUCTURE FOOTPRINT NOT INCLUDED)
EXISTING: 1,802 S.F. (2,203 S.F. TOTAL - 401 S.F. PERMEABLE)
PROPOSED: 383 S.F. (1010 S.F. TOTAL - 627 S.F. PERMEABLE)
» SEE ARCHITECTURAL SHEET A1.1 FOR DETAILED COVERAGE CALCULATIONS

GRADING QUANTITIES:
CUT = 80 C.Y.
FILL = 50 C.Y.
NET = 30 C.Y. EXPORT

Attachment 4

INDEX TO SHEETS

SHEET C1 GRADING & DRAINAGE PLAN
SHEET C2 GRADING SECTIONS
SHEET C3 EROSION CONTROL PLAN
SHEET C4 CONSTRUCTION MANAGEMENT PLAN

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.

3) TOTAL LOT AREA IS 8,480 S.F. THE TOTAL NEW IMPERVIOUS AREA TO INCLUDE STRUCTURE FOOTPRINTS IS 4,110 S.F. THE TOTAL AREA OF DISTURBANCE IS 5,160 S.F.

PROPERTY LINE N 89°57'00" E 100.00
PROPERTY LINE S 00°02'10" E 80.84
PROPERTY LINE N 89°57'00" E 63.21
PROPERTY LINE S 00°02'10" E 70.83
PERRY NEWBERRY WAY
STERLING WAY
NEIGHBORING HOUSE
PROPOSED HOUSE ADDITION FF=376.30 FP=373.30
EXISTING HOUSE FF=376.30
PROPOSED GARAGE FF=372.25 FP=371.42
EXISTING HOUSE NEW FINISH FLOOR FF=372.50 FP=371.67
PROPOSED ADU FF=373.00 FP=370.00
NEW DRIVEWAY/ GUEST PARKING (PERMEABLE PAVERS)
PATIO STONE SET IN SAND (PERMEABLE)
PATIO BARK
PRIVATE GARDEN
NEW NEIGHBORING HOUSE
(E) WOOD FENCE TO REMAIN
(E) 6' WOOD FENCE TO REMAIN
(E) GAS METER TO REMAIN
NEW EROSION CONTROL & ENERGY DISSIPATOR
NEW DRAINAGE SWALE FLOW LINE
(E) STONE RETAINING WALL TO REMAIN
REMOVE (E) GRAVEL PATHWAY, REPLACE WITH WOOD CHIPS
NEW JUNCTION BOX LID=375.15, FL=373.15
(E) STONE PATH TO REPLACE W/BARK
(E) MAIN PANEL TO BE RELOCATED BEHIND GARAGE
NEW STORM DRAIN LINE 56L.F.-4"PVC-S=2.0%
(E) WATER METER TO REMAIN
(E) PLANTER TO REMAIN
(E) GARDEN WALL TO REMOVE AND REPLACE WITH ASPHALT CURB PER PUBLIC WORKS REQUIREMENTS
STONE LANDING
NEW 3X5 GENERATOR PAD
NEW 7X7 HOT TUB
PRIVACY HEDGE
NEW AREA DRAIN 3 GR=374.90, FL=373.40
(E) OAK TREES TO REMAIN (NO IMPACT)
NEW STORM DRAIN LINE 35L.F.-4"PVC-S=6.5%
(E) RETAINING GARDEN WALLS TO REMAIN, TYP. FOR ALL WALLS AROUND (E) OAK TREES. APPLY STONE VENEER TO MATCH STREET SIDE GARDEN WALLS
STONE RET/GARDEN WALL WITH 42" PAILING
FOUNTAIN
NEW GAS FIRE PIT
NEW AREA DRAIN 4 GR=376.10, FL=374.60
NEW FOOTINGS SUBDRAIN
NEW AREA DRAIN 2 GR=372.60, FL=371.10 IN
BUILT-IN BBQ
PLANTER 376.20
NEW STORM DRAIN LINE 21L.F.-4"PVC-S=3.3%
NEW AREA DRAIN 1 GR=372.40, FL=370.40 IN FL=369.90 OUT
NEW STORM DRAIN LINE 11L.F.-4"PVC-S=4.5%
(N) PLANTER
NEW GARDEN WALL TO MATCH EXISTING
NEW 4' STONE FENCE TO MATCH EXISTING
NEW STORM DRAIN LINE 25L.F.-4"PVC-S=6.0%
NEW 50 GAL. FLO-WELL 1 W/4" GRATE OVERFLOW GR=371.20, FL=370.20 IN
NEW 50 GAL. FLO-WELL 2 W/4" GRATE OVERFLOW GR=371.00, FL=368.90 IN
NEW RAIN WATER LEADER (RWL) 12"MIN. COVER S=1.0% MIN. (TYP.)
NEW JUNCTION BOX LID=374.25 FL=372.05 IN FL=371.25 OUT
NEW JUNCTION BOX LID=370.90, FL=369.40
(E) PLANTER TO REMAIN
(E) GARDEN WALL TO REBUILD 24" TOWARD STERLING WAY
NEW STORM DRAIN LINE 15L.F.-4"PVC-S=7.0%
EXISTING LANDSCAPING TO REMAIN
(E) LANDSCAPING TO REMAIN
(E) LANDSCAPING TO REMAIN (NO DISTURBANCE)
(E) ASPHALT DRIVEWAY TO REPAIR
NEW ASPHALT CURB TO MATCH EXISTING
NEW SAWCUT & CONFORM LINE
(E) GARDEN WALL TO REMOVE AND REPLACE WITH ASPHALT CURB PER PUBLIC WORKS REQUIREMENTS TO MATCH EAST NEIGHBOR'S CURB
(E) 4" HIGH BRICK FENCE TO CUT BACK TO PROPERTY LINE, FINISH WITH STONE VENEER TO MATCH HOUSE
(E) 5' TO 6' GRAPESTAKE FENCE TO BE REMOVED AND REBUILT ALONG PROPERTY LINE CONNECT TO EXISTING FENCE AS SHOWN.
EDGE OF NEW PAVEMENT
EDGE OF (E) PAVEMENT
WOOD CHIPS
TR MP 3-7"
2P P 9" 10"
2P EUC 8" 10"
2P PALM 6" 7"
16" 0
2P 0 20" 23"
20" 0
28" 0
14" 0
12" 0
17" 0
2" 0
R=35.00' Δ=90°00'50" L=23.57'
R=24.99' L=85.75' Δ=25°50'00"
R=25.01' L=85.75' Δ=25°50'19"
5.0%
3.0%
9.0%
3.5%
2.0%

5 0 2.5 5 10

APPROVED BY:
GUY R. GIRAUDO
PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRAUDO No. 58569 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA
335124

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

" GRADING, DRAINAGE & UTILITY PLAN "

OF
DAS RESIDENCE
A.P.N.: 009-162-025
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. TONY DAS

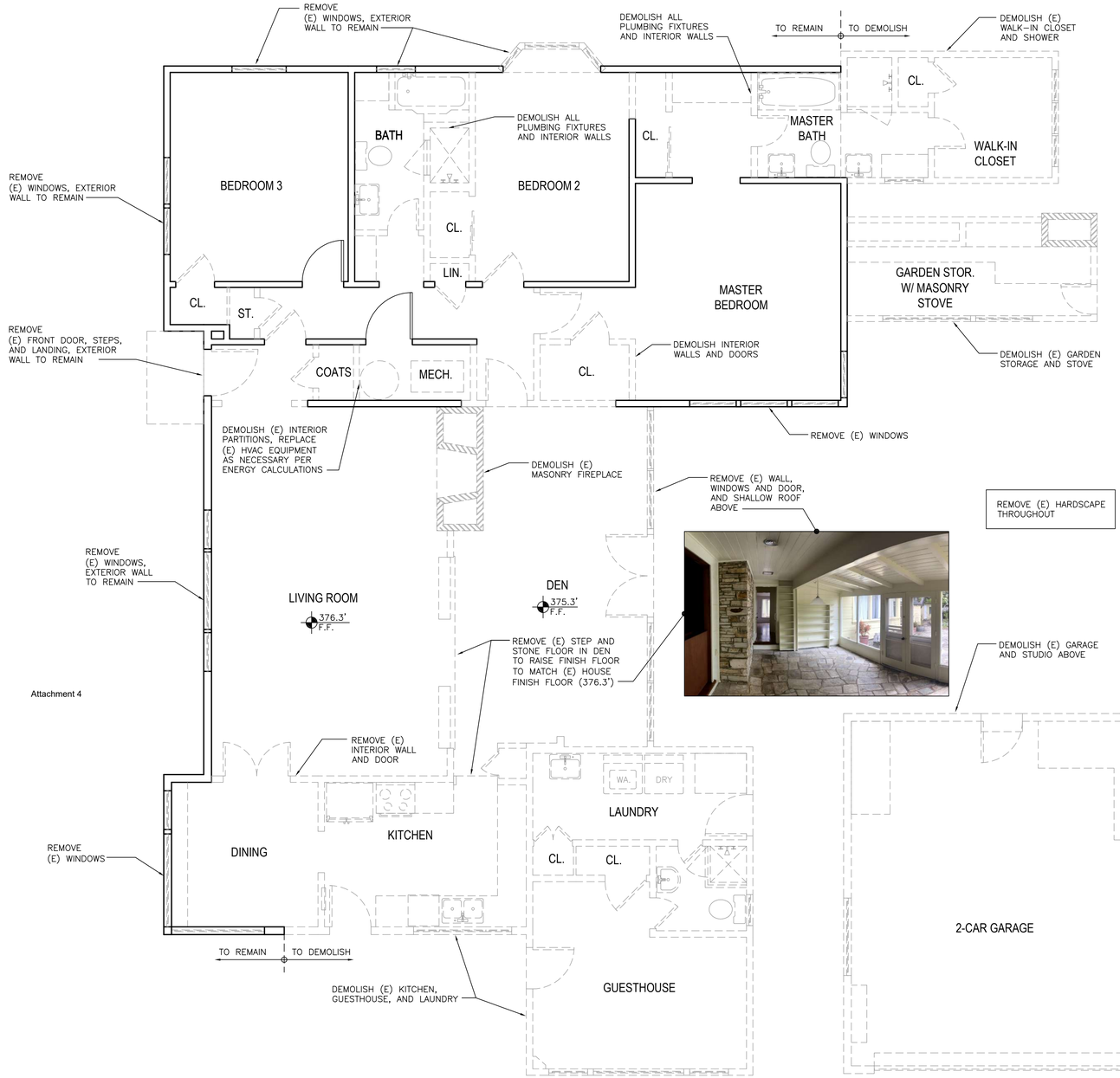
SCALE: 1"=5'
DATE: JANUARY 2024
JOB NO. 2590-02

No.	DATE	BY	REVISION
	03/25/24	AMS	SITE PLAN REVIEW
	01/15/24	AMS	SITE PLAN REVIEW
	01/11/24	AMS	RELEASED TO CLIENT

SHEET C1
OF A1.2

NOTES:

LENGTH OF (E) EXTERIOR WALLS – 265.5 LINEAR FEET (L.F.)
EXTERIOR WALLS TO BE DEMOLISHED – 126 L.F. (47%)
NON–CONFORMING EXTERIOR WALLS TO REMAIN – 76.5 L.F.



WALL LEGEND

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

0' 1' 2' 5' 10'
1/4"=1'–0"

DEMOLITION PLAN | 1/4"=1'–0"

Attachment 4

AO ARCHITECTURAL DESIGN

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THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

CARMEL, CA 93923

REVISIONS:
1 11-01-23 OWNERS REVISIONS
2 01-03-24 PLANNING REVISIONS
3
4

DEMOLITION PLAN

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A2.0

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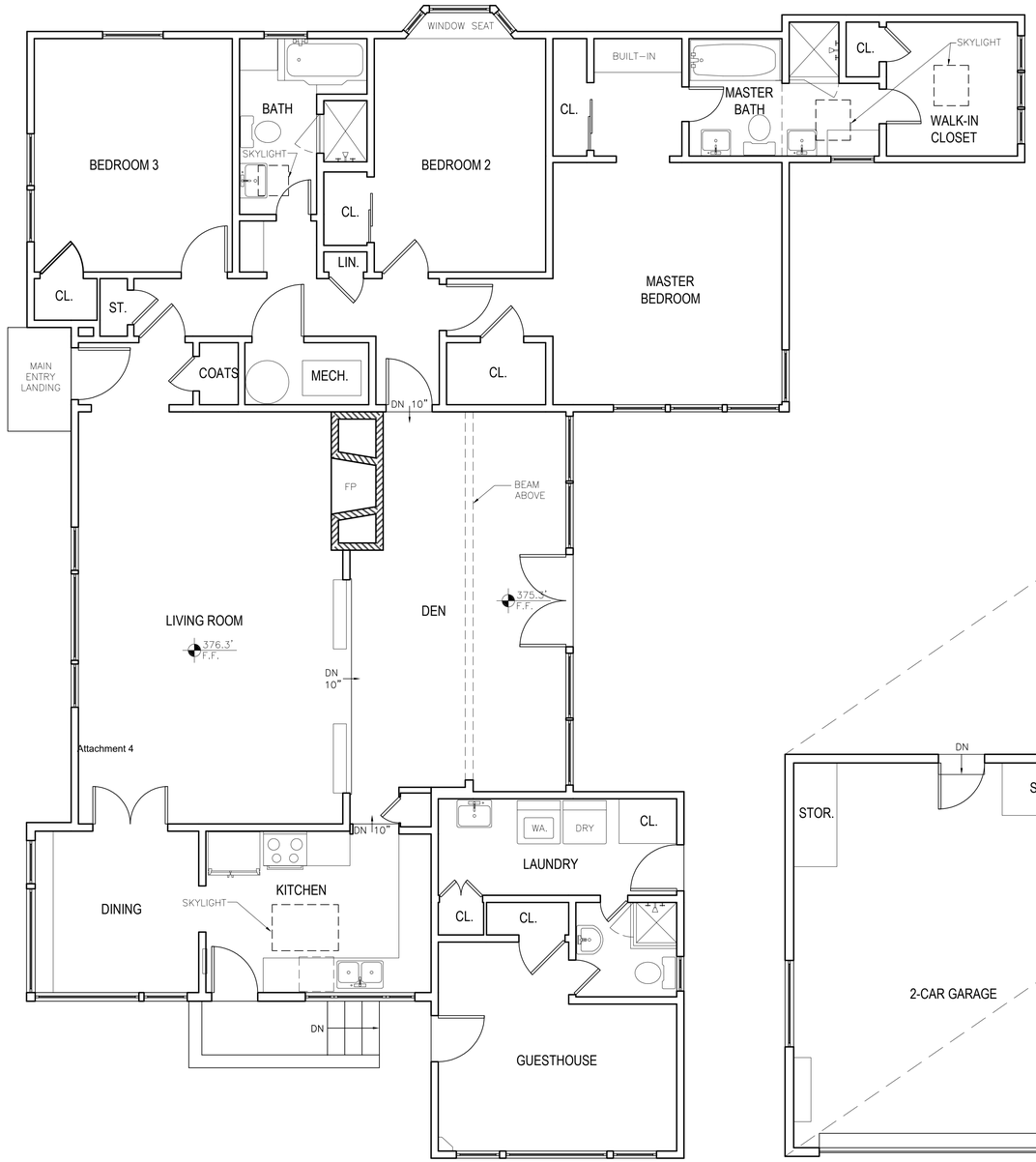
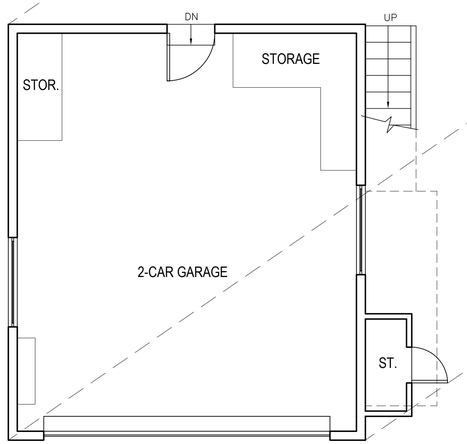


SECOND FLOOR STUDIO ABOVE GARAGE



0' 1' 2' 5' 10'
1/4"=1'-0"

EXISTING FLOOR PLAN | 1/4"=1'-0"

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THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

CARMEL, CA 93923

REVISIONS:
1
2
3
4

EXISTING FLOOR PLAN

DATE: 08-22-23
AS-BUILT

SHEET NO.
A2.1

PROPERTY LINE

15'-0" FRONT SETBACK

57'-8 13/16"

4'-11 1/4" (E) SIDE SETBACK

3'-0" SIDE SETBACK

WINDOW SEAT

BEDROOM 3
11 5 x 13 6

BATH 3
5X10

BEDROOM 2
9 9 x 13 6

CL.

CL.

LINEN

BATH 2
9 6 x 5 10

SHOWER

BENCH

MASTER BATH
17 0 x 10 5

3'-0"

STONE LANDING

3'-0"

7'-2"

18'-2"

SKYLIGHT

SHOWER
5.8X3.2

BENCH

WALK-IN CLOSET
11X7.5

11'-0"

STONE FOUNTAIN

2'-0" 15"

8'-1½"

17'-1 7/16"

CLOSET

CORRIDOR

SKYLIGHT

MASTER BEDROOM
13 3 x 14 0

ENTRY STONE LANDING

376.3' F.F.

COATS

MECH.

WINE

WOOD BURN. FIREPLACE

BUILT-IN DESK

7'-5"

6'-0"

BARK

OUTDOOR DINING

STONE STEPS

DN

373.2' F.F.

PAVERS

376.2' F.F.

3' STONE RETAINING WALL WITH W.I. RAILING

3'-0" REAR SETBACK

4'-0" ADU SETBACK

LIVING ROOM

376.3' F.F.

COVERED GALLERY (STONE)

COURTYARD PATIO (PERMEABLE PAVERS)

376.2' F.F.

4X7 GAS FIRE PIT

3'-6"±

26'-4"

BARK

373.0' F.F.

STONE LANDING

4'-0¾"

STONE

BUILT-IN BBQ

ADU LIVING
14 6 x 14 5

KITCHEN/ DINING
10 9 x 16 7

81'-0¾" LOT WIDTH AT REAR SETBACK

PROPERTY LINE

85'-10" LOT WIDTH AT FRONT SETBACK

PERRY NEWBERRY PROPERTY LINE

20'-11 7/8"±

DINING

2'-10"

Attachment 4

PLANTER

372.5' T.O.S.

DN

372.5' F.F.

GARAGE SLAB SLOPES 1/4" PER FOOT

BARK PATHWAY

22'-3½"

10'-10"

ICE

COOLER

BAR

PANTRY

SKYLIGHT

P.R.
5.4X6

ST.

ST.

2-CAR GARAGE

373.0' F.F.

COAT

CLOSET

SKY

ST.

MECH. RM.

33'-5½"

7'-9¾"

KITCHEN

LAUNDRY
11X7.5

DRY

WA.

MW

D/W

372.5' F.F.

372' T.O.S. @GARAGE

STONE LANDING

BEDROOM
11 10 x 12 6

9'-10"

372.5' F.F.

W/D

BATHROOM
8 8 x 10 0

BUILT-IN

SHOWER

BENCH

8'-7 7/16"

3'-6"

STONE LANDING

3'-6"

UP

373.0' F.F.

STONE LANDING

3'-0"

16'-11"

13'-0¼"

21'-5½"

3'-6"±

4'-5½"

12'-3½"

9'-7"

3'-6"

DN

STONE LANDING

6'-8"

PLANTER

ADU PATIO (BARK)

371.5' F.F.

STONE STEPS

15'-10¾" REQUIRED COMBINED SETBACK

15'-10¾"

5'-0" SIDE SETBACK (STREET SIDE)

STERLING WAY PROPERTY LINE

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 NEW EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL
- THIN STONE VENEER

0' 1' 2' 5' 10'

1/4"=1'-0"

PROPOSED FLOOR PLAN | 1/4"=1'-0"

AO ARCHITECTURAL DESIGN

ANATOLY OSTRETSOV

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THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

CARMEL, CA 93923

REVISIONS:

1 11-01-23 OWNERS REVISIONS

2 01-03-24 PLANNING REVISIONS

3

4

PROPOSED FLOOR PLAN

DATE: 06-11-23

DESIGN APPROVAL

SHEET NO.

A2.2

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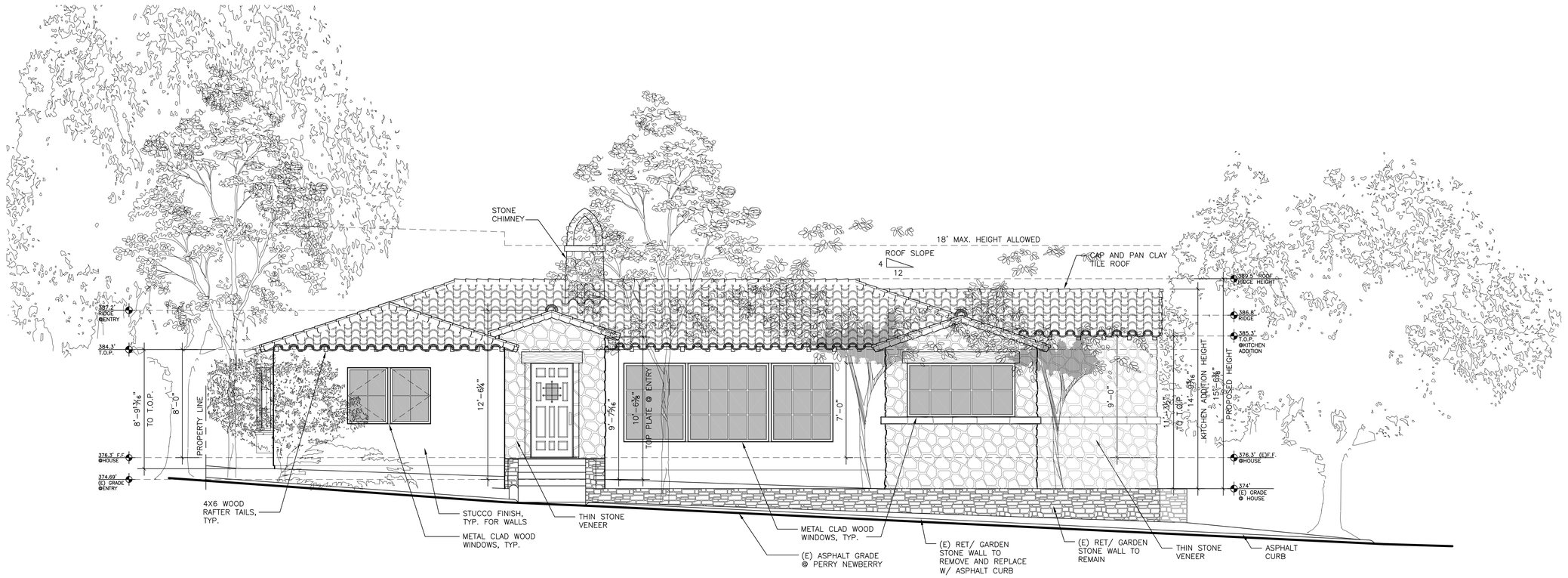

PROPOSED WEST (FRONT) ELEVATION (PERRY NEWBERRY) | 1/4"=1'-0"

EXISTING WEST (FRONT) ELEVATION (PERRY NEWBERRY) | 1/4"=1'-0"

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EXTERIOR ELEVATIONS

DATE: 06-11-23

DESIGN APPROVAL

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A6.0

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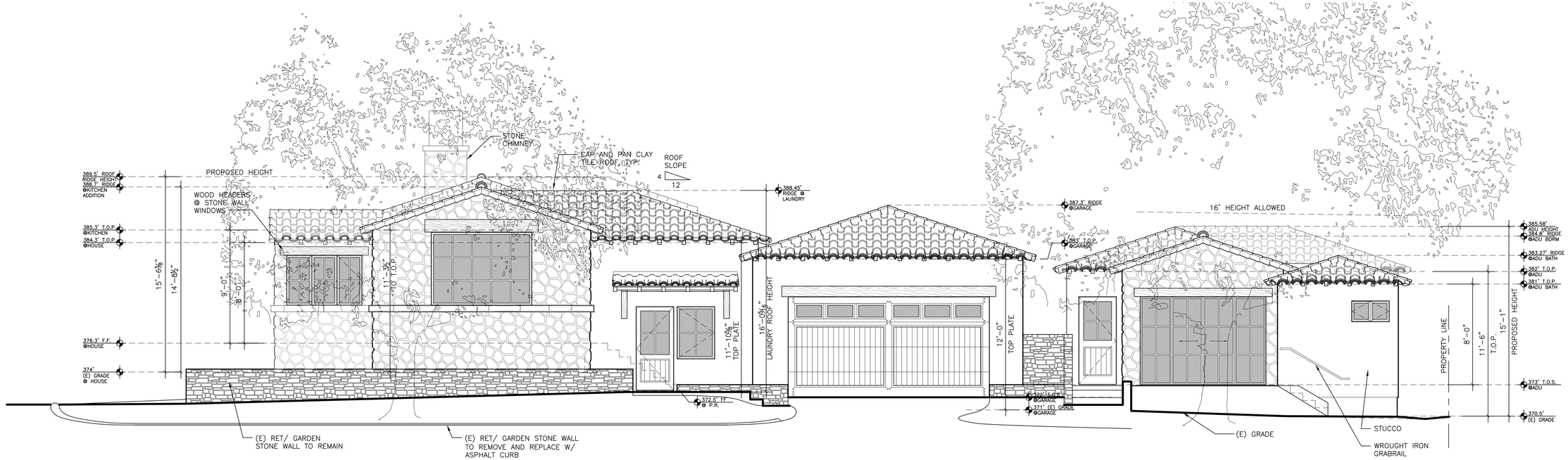
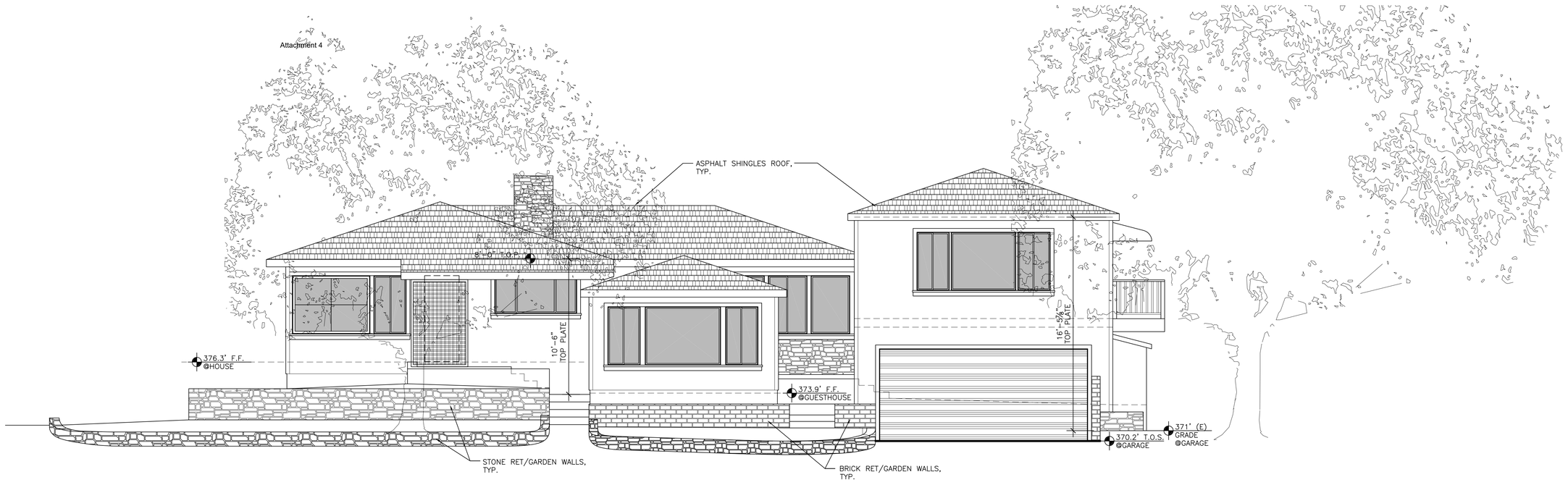


PROPOSED SOUTH ELEVATION (STERLING WAY) | 1/4"=1'-0"



EXISTING SOUTH ELEVATION (STERLING WAY) | 1/4"=1'-0"

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EXTERIOR ELEVATIONS

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A6.1

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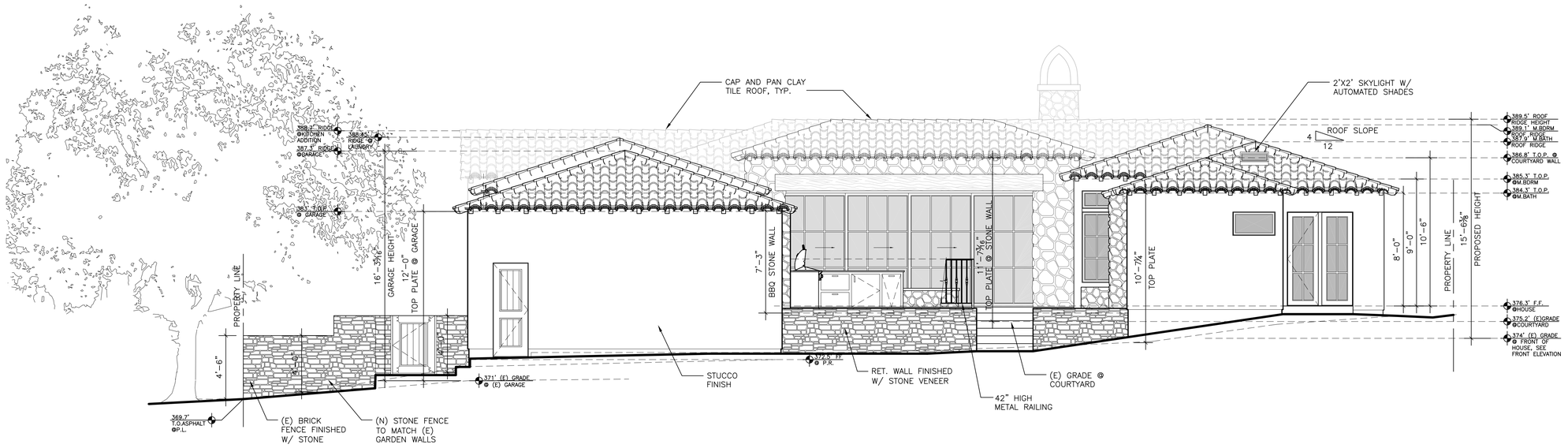
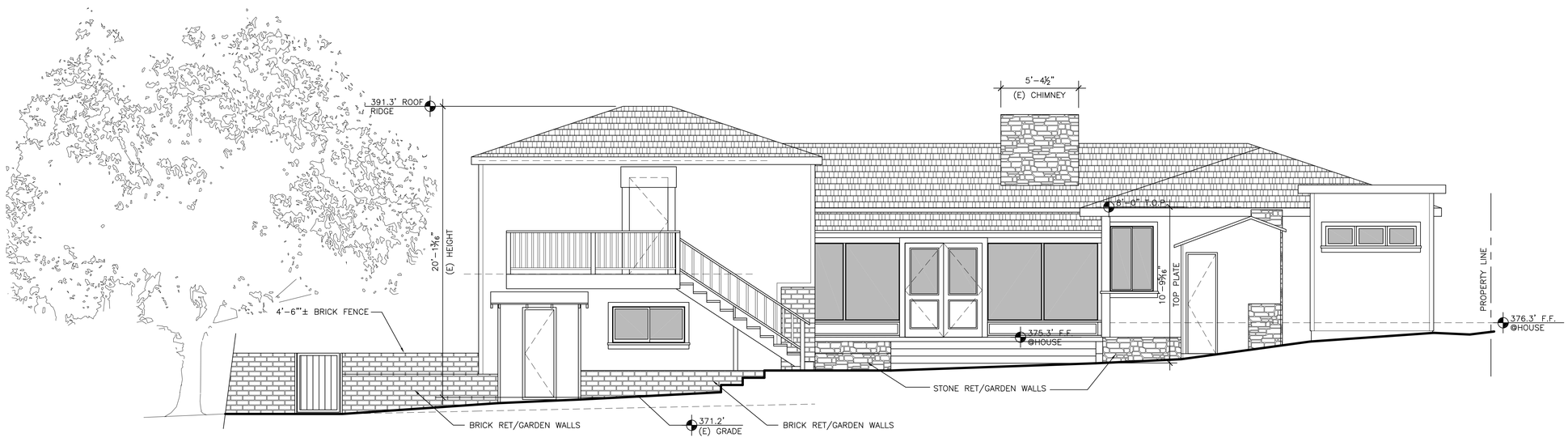


PROPOSED EAST ELEVATION (COURTYARD) | 1/4"=1'-0"

Attachment 4



0' 1' 2' 5' 10'
1/4"=1'-0"

EXISTING EAST ELEVATION (COURTYARD) | 1/4"=1'-0"

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EXTERIOR ELEVATIONS

DATE: 06-11-23
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SHEET NO.
A6.2

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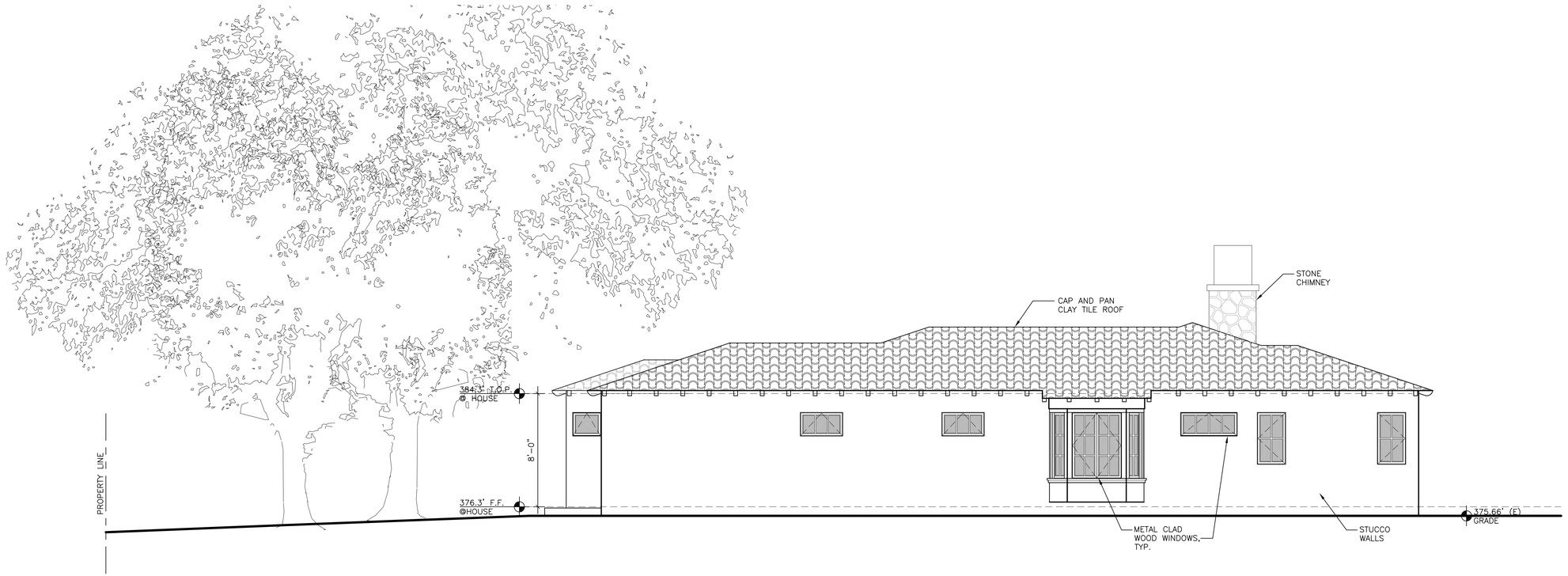
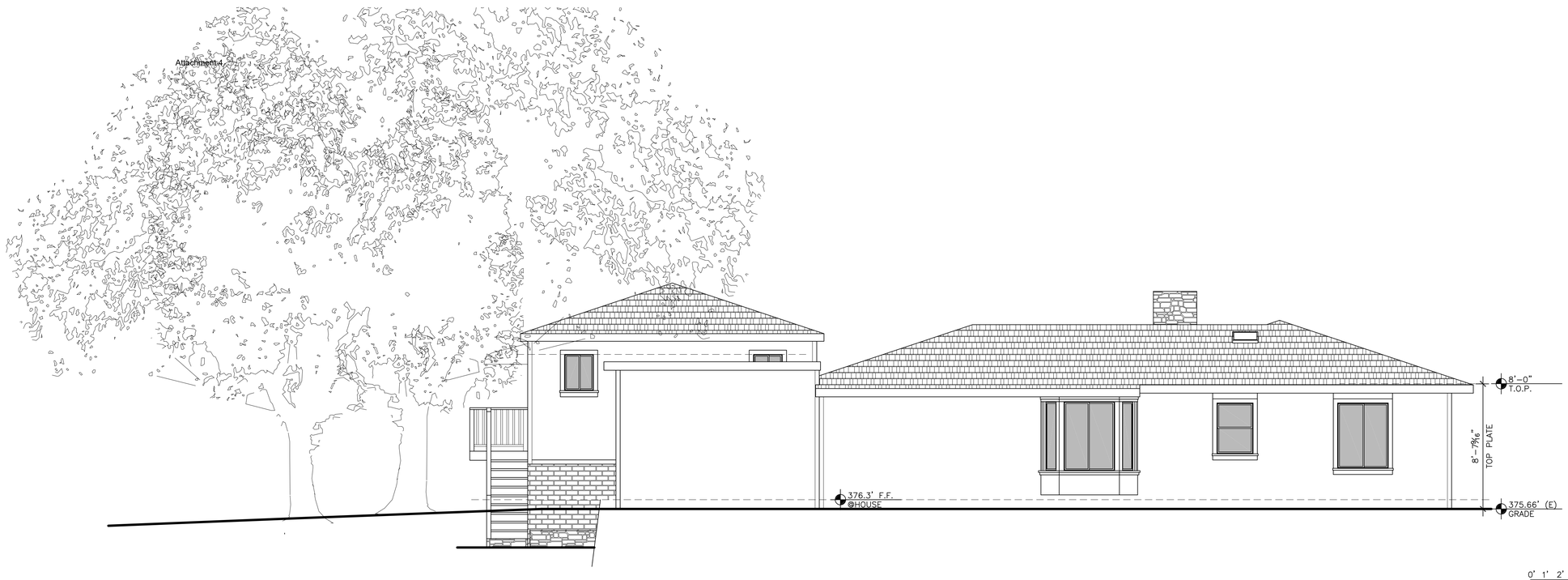


PROPOSED NORTH ELEVATION | 1/4"=1'-0"



EXISTING NORTH ELEVATION | 1/4"=1'-0"

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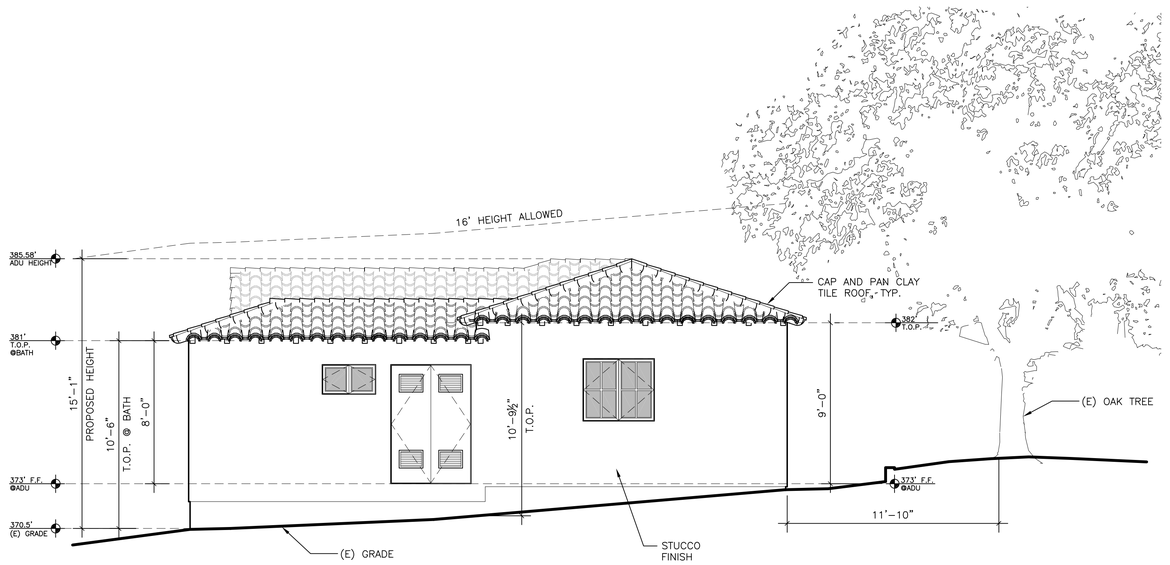
EXTERIOR ELEVATIONS

DATE: 06-11-23

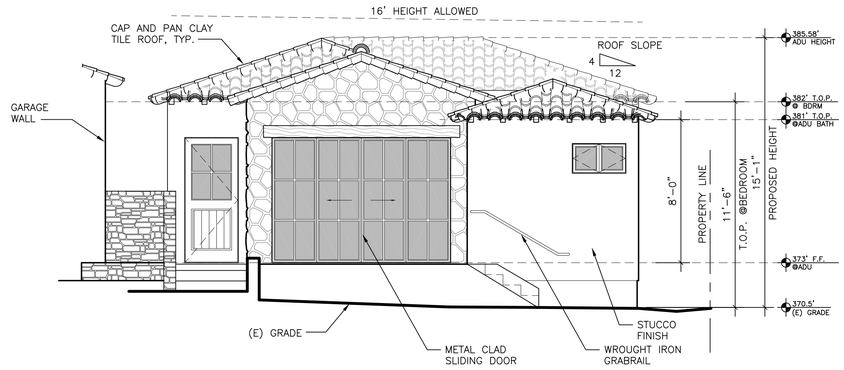
DESIGN APPROVAL

SHEET NO.

A6.3

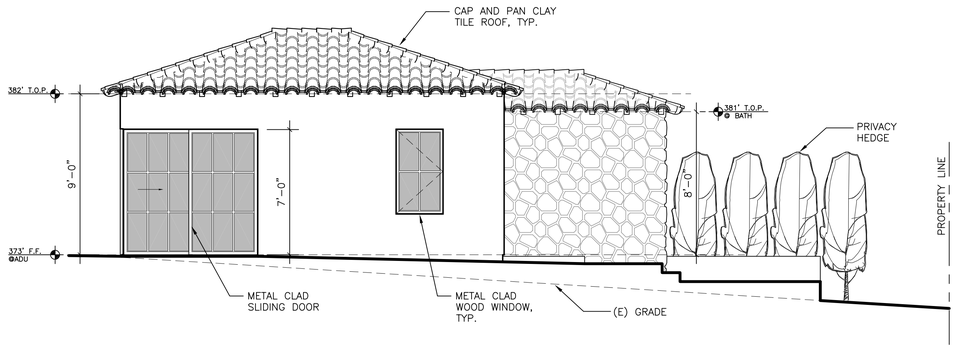


ADU EAST ELEVATION | 1/4"=1'-0"

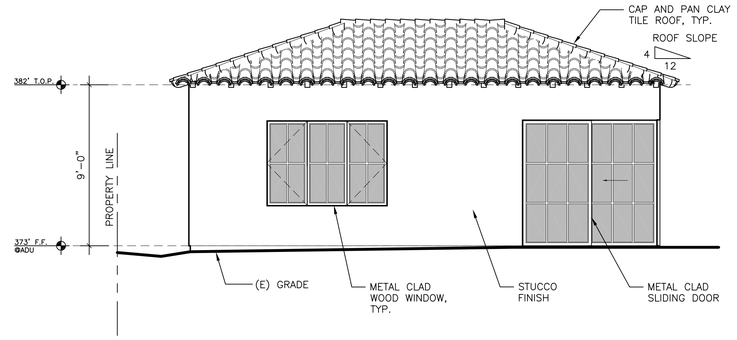


ADU FRONT ELEVATION (SOUTH) | 1/4"=1'-0"

Attachment 4



ADU WEST ELEVATION | 1/4"=1'-0"



0' 1' 2' 5' 10'
1/4"=1'-0"

ADU NORTH ELEVATION | 1/4"=1'-0"

AO ARCHITECTURAL
D E S I G N

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ADU EXTERIOR ELEVATIONS

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A6.4

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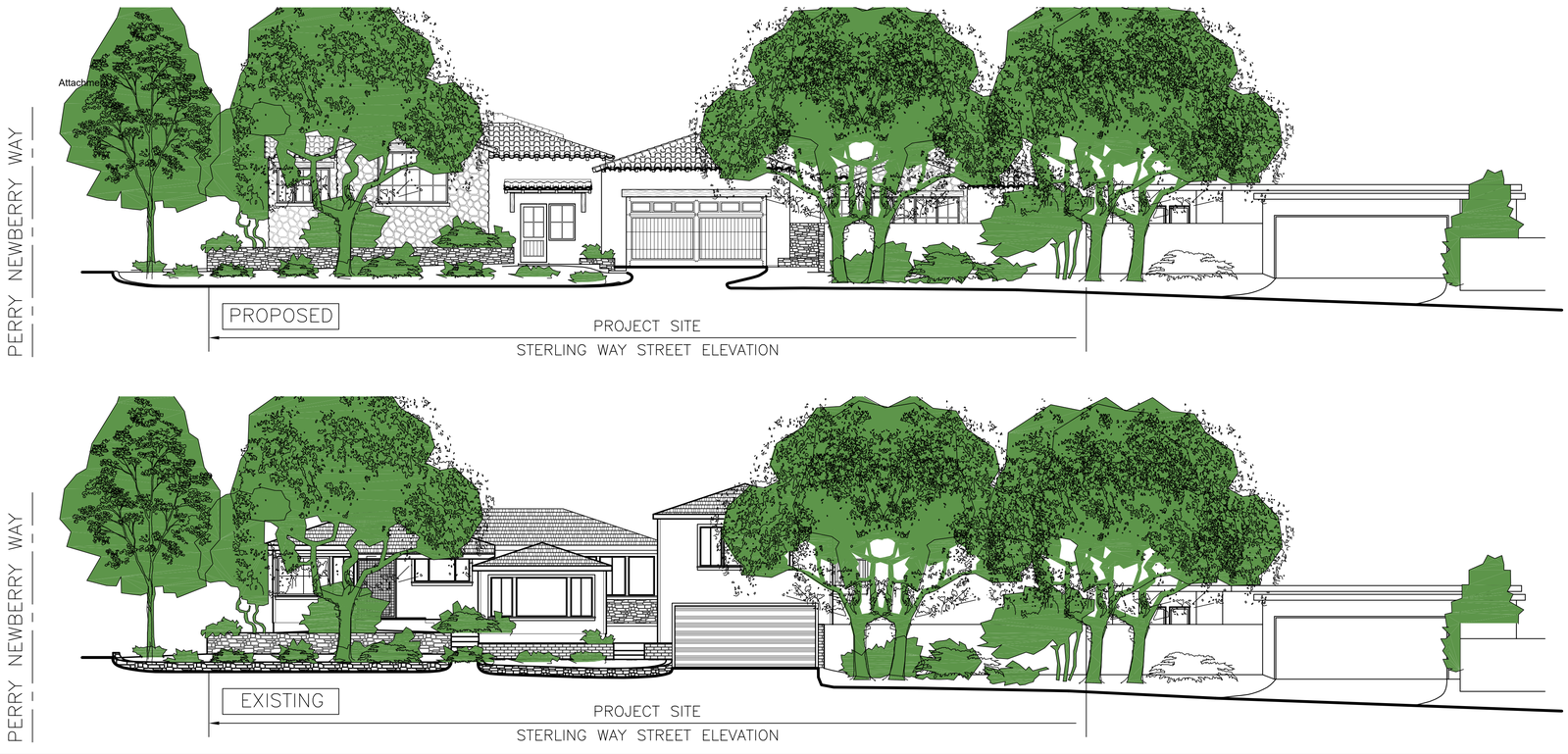
PERRY NEWBERRY WAY ELEVATION | 1/8"=1'-0"



STERLING WAY ELEVATION | 1/8"=1'-0"

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STREETSCAPE ELEVATIONS

DATE: 06-11-23

DESIGN APPROVAL

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A7.0

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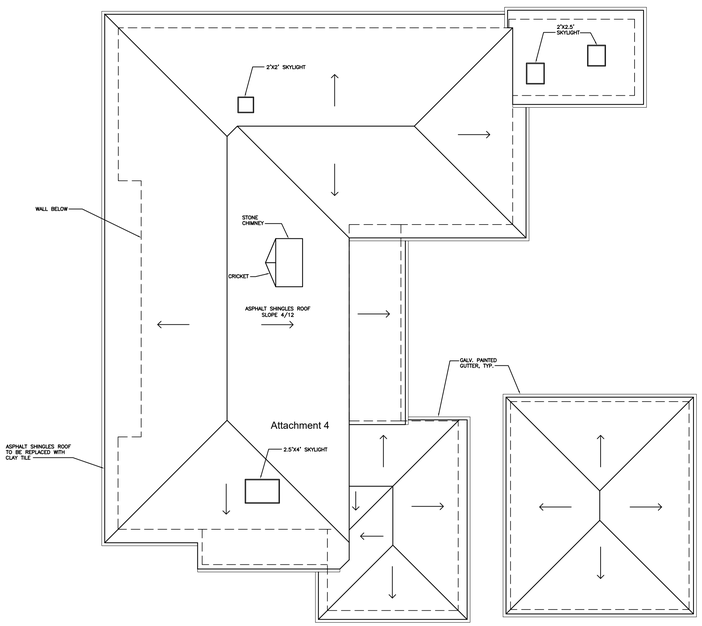
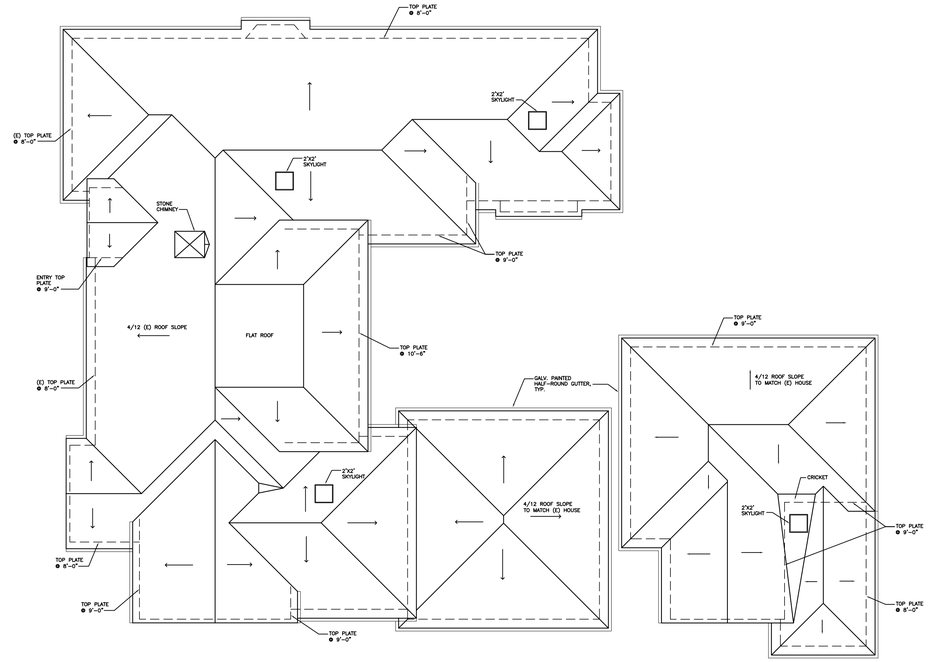


EXISTING ROOF PLAN | 1/8"=1'-0"



PROPOSED ROOF PLAN | 1/8"=1'-0"

GENERAL ROOF NOTES

ROOF MATERIAL – CLASS 'A' CAP AND PAN CLAY TILE ROOF
– CLASS 'A' 3-PLY (TAR AND GRAVEL) FLAT ROOF

ROOF SLOPE – 4/12 TO MATCH EXISTING

OVERHANG – 12", U.O.N.

PAINTED GALV. HALF-ROUND GUTTERS WITH ROUND DOWNSPOUTS

0' 2' 10' 20'
1/8"=1'-0"

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ROOF PLANS

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A8.0

HOUSE DOOR SCHEDULE

DOOR NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	ACTION	GLASS	NOTES
HOUSE					
1	3'-0"	7-0"	SWING		ENTRY DOOR
2	3'-0"	6'-8"	SWING	TEMPERED	@ LAUNDRY
3	16'-0"	8'-0"			SOLID WOOD PANELED GARAGE DOOR. 6 GLASS PANELS AT TOP
4	2'-6"	6'-8"	SWING		SOLID WOOD @ GARAGE
5	18'-0"	8'-0"	SLIDING	TEMPERED	4-PANEL GLASS DOOR @ LIVING ROOM
6	5'-0"	6'-8"	SWING	TEMPERED	PAIR OF 2'-6" DOORS @ MASTER BDRM.
7	2'-2"	6'-8"	SWING	TEMPERED	@ MASTER BATH
8	2'-6"	6'-8"	SWING		@ COAT CLOSET
9	5'-0"	6'-8"	SWING	TEMPERED	PAIR OF 2'-6" GLASS DOORS @ WINE ROOM
10	5'-0"	6'-8"	SWING		PAIR OF 2'-6" WOOD LOUVERED DOORS @ MECH. ROOM
11	2'-8"	6'-8"	SWING		@ BEDROOM 3
12	6'-0"	6'-8"	SWING		PAIR OF 3'-0" DOORS @ BEDROOM 3 CLOSET
13	2'-6"	6'-8"	SWING		@ BATH 3
14	2'-2"	6'-0"	SWING	TEMPERED	@ BATH 3 SHOWER
15	4'-0"	6'-8"	SWING		@ LINEN
16	2'-8"	6'-8"	SWING		@ BEDROOM 2
17	2'-6"	6'-8"	SWING		@ BEDROOM 2 CLOSET
18	5'-0"	6'-8"	SWING		PAIR OF 2'-6" DOORS @ BEDROOM 2 CLOSET
19	2'-6"	6'-8"	SWING		@ BATH 2
20	2'-2"	6'-8"	SWING	TEMPERED	@ BATH 2 SHOWER
21	2'-8"	6'-8"	SWING		@ MASTER BEDROOM
22	3'-0"	6'-8"	POCKET		PAIR OF 1'-6" @ MASTER BEDROOM CLOSET
23	2'-6"	6'-8"	SWING		@ MASTER BATH
24	2'-0"	6'-8"	SWING		@ MASTER BATH TOILET
25	3'-0"	6'-0"	SWING	TEMPERED	@ MASTER BATH SHOWER
26	4'-0"	7'-0"	SWING		PAIR OF 2'-0" @ PANTRY
27	2'-6"	6'-8"	SWING		@ POWDER ROOM
28	2'-10"	6'-8"	POCKET		@ LAUNDRY
29	2'-10"	6'-8"	SWING		PAIR OF 1'-5" @ STORAGE
30	2'-10"	6'-8"	SWING		PAIR OF 1'-5" @ STORAGE
31	2'-10"	6'-8"	SWING		20-MIN FIRE-RATED SELF-CLOSING, SELF-LATCHING @ GARAGE

HOUSE WINDOW SCHEDULE

WNDW. NO.	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	WINDOW SIZE HEADER HEIGHT	TYPE	MTRL.	GLASS	NOTES
HOUSE							
1	4'-6"	5'-10"	7'-0"	FIXED	WD	TEMPERED	9 LITES
2	6'-0"	5'-10"	7'-0"	FIXED	WD	TEMPERED	12 LITES
3	4'-6"	5'-10"	7'-0"	FIXED	WD	TEMPERED	9 LITES
4	8'-0"	4'-0"	7'-0"	FIXED	WD		10 LITES
5	6'-0"	4'-0"	7'-0"	CASE/FIX/CASE	WD		12 LITES
6	8'-0"	5'-10"	8'-10"	FIXED	WD		15 LITES
7	3'-0"	4'-2"	6'-8"	CASEMENT	WD	TEMPERED	4 LITES
8	3'-0"	4'-6"	9'-8"	FIXED	WD		9 LITES
9	2'-0"	4'-6"	6'-8"	FIXED	WD	TEMPERED	6 LITES
10	2'-0"	4'-6"	6'-8"	FIXED	WD	TEMPERED	6 LITES
11	2'-0"	6'-8"	6'-8"	FIXED	WD	TEMPERED	MULLED W/ DOOR #6, 8 LITES
12	2'-0"	6'-8"	6'-8"	FIXED	WD	TEMPERED	MULLED W/ DOOR #6, 8 LITES
13	3'-0"	5'-0"	6'-8"	FIXED	WD	TEMPERED	9 LITES
14	2'-0"	1'-2"	8'-0"	FIXED	WD		TRANSOM WINDOW
15	5'-0"	1'-2"	8'-0"	FIXED	WD		TRANSOM WINDOW
16	2-0"	1'-2"	8'-0"	FIXED	WD		TRANSOM WINDOW
17	3'-0"	1'-2"	8'-0"	FIXED	WD		TRANSOM WINDOW
18	3'-0"	5'-0"	6'-8"	FIXED	WD		9 LITES
19	3'-0"	1'-8"	6'-8"	FIXED	WD	TEMPERED	2 LITES
20	2'-0"	1'-8"	6'-8"	AWNING	WD	TEMPERED	
21	2'-2"	6'-8"	6'-8"	CASEMENT	WD		MULLED W/ DOOR #7 6 LITES
22	3'-0"	1'-8"	6'-8"	AWNING	WD	TEMPERED	3 LITES
23	3'-0"	1'-8"	6'-8"	AWNING	WD		3 LITES
24	1'-6"	4'-8"	6'-8"	FIXED	WD		6 LITES
25	2'-0"	2'-0"	6'-8"	DBL. CASEMENT	WD		EGRESS WINDOW, 12 LITES
26	1'-6"	4'-8"	6'-8"	FIXED	WD		6 LITES
27	4'-0"	1'-8"	6'-8"	AWNING	WD	TEMPERED	4 LITES
28	2'-0"	3'-8"	6'-8"	CASEMENT	WD		4 LITES
29	2'-0"	3'-8"	6'-8"	CASEMENT	WD		4 LITES
30	3'-0"	4'-2"	6'-8"	CASEMENT	WD		EGRESS WINDOW, 4 LITES
31	3'-0"	4'-2"	6'-8"	CASEMENT	WD		4 LITES
32	2'-0"	2'-0"		SKYLIGHT	WD		PROVIDE AUTOMATED SHADES
33	2'-0"	2'-0"		SKYLIGHT	WD		PROVIDE AUTOMATED SHADES
34	2'-0"	2'-0"		SKYLIGHT	WD		PROVIDE AUTOMATED SHADES

Attachment 4

ADU DOOR SCHEDULE

DOOR NO.	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	ACTION	GLASS	NOTES
1	3'-0"	7'-0"	SWING	TEMPERED	ADU ENTRY DOOR
2	8'-0"	7'-0"	SLIDING	TEMPERED	@ LIVING ROOM (CORNER DOOR W/ DOOR #3)
3	8'-0"	7'-0"	SLIDING	TEMPERED	@ LIVING ROOM (CORNER DOOR W/ DOOR #2)
4	4'-6"	6'-8"	SWING		PAIR OF 2'-3" @ MECH. ROOM, LOUVERED
5	10'-0"	7'-0"	SLIDING	TEMPERED	PAIR OF 5'-0" DOORS (4 GLASS PANELS TOTAL XOOX)
6	1'-10"	7'-0"	SWING		@ COAT CLOSET
7	2'-8"	6'-8"	SWING		@ BEDROOM
8	8'-0"	6'-8"	SLIDING		PAIR OF 4'-0" @ BEDROOM CLOSET
9	2'-6"	6'-8"	SWING		@ BEDROOM / BATH
10	2'-2"	6'-0"	SWING	TEMPERED	@ SHOWER
11	2'-6"	6'-8"	SWING		@ BATHROOM
12	2'-8"	6'-8"	BI-FOLD		@ LAUNDRY
13	1'-10"	6'-8"	SWING		@ STORAGE

ADU WINDOW SCHEDULE

WNDW. NO.	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	WINDOW SIZE HEADER HEIGHT	TYPE	MTRL.	GLASS	NOTES
1	2'-8"	4'-8"	7'-0"	FIXED	WD		4 LITES
2	6'-8"	4'-8"	7'-0"	CASE/FIXED/CASE	WD		12 LITES (XOX)
3	4'-0"	3'-6"	7'-0"	DBL.CASEMENT	WD		8 LITES
4	3'-0"	1'-8"	6'-8"	DBL.CASEMENT	WD		
5	3'-0"	1'-8"	6'-8"	DBL.CASEMENT	WD	TEMPERED	
6	2'-0"	2'-0"		SKYLIGHT	WD		PROVIDE AUTOMATED SHADES

DOOR NOTES:

1. EXTERIOR SLIDING DOORS AND FRONT DOOR TO BE METAL CLAD WOOD DOORS (SIERRA PACIFIC OR EQUAL).

2. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS (CBC 2406.4.1, CRC R308.4.1).

3. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS AND PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.

4. ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

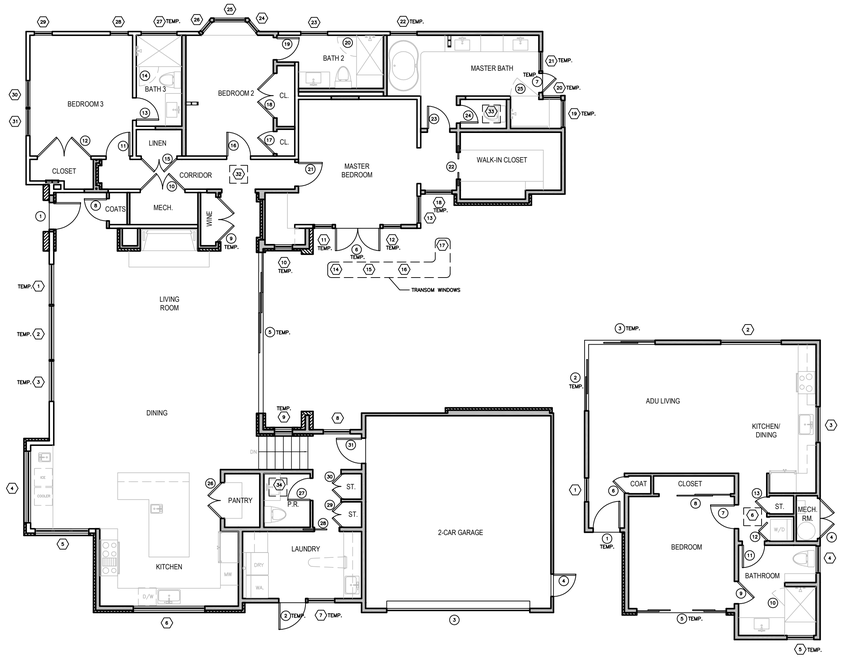
WINDOW NOTES:

1. ALL WINDOWS TO BE METAL CLAD WOOD WINDOWS (SIERRA PACIFIC OR EQUAL).
2. ALL WINDOWS TO BE DOUBLE GLAZED.

3. FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
- MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
- MINIMUM NET CLEAR OPENING DIMENSION OF 20 INCHES IN WIDTH.
- MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
- BOTTOM OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR (CRC R310.2.1, R310.2.2)

4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS (CBC 2406.4.2).

5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS:
- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
- THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING (CBC 2406.4.3).



DOOR/WINDOW LEGEND

DENOTES A WINDOW

DENOTES A DOOR

0' 2' 10' 20'

1/8"=1'-0"

FLOOR PLAN | 1/8"=1'-0"

AO ARCHITECTURAL DESIGN

ANATOLY OSTRETSOV

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CARMEL, CA 93923

THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:
1. 11-01-23 OWNERS REVISIONS
2. 01-03-24 PLANNING REVISIONS
3.
4.

WIN/DOOR SCHEDULE

DATE: 06-11-23

DESIGN APPROVAL

SHEET NO.

A9.0

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MCA CLASSIC TAPERED MISSION CAP AND PAN CLAY TILE (VINTAGE BUFF COLOR FAMILY, CB-383R TEJA BIANCO BLEND) OR EQUAL

TAR AND GRAVEL FLAT ROOF

ROOF

WHITE-OAK HAND-SCRAPED
HEADERS/BEAMS, NATURALLY AGED

WOOD DETAILS (HEADERS/BEAMS)

THIN STONE VENEER
TUSCAN GOLD

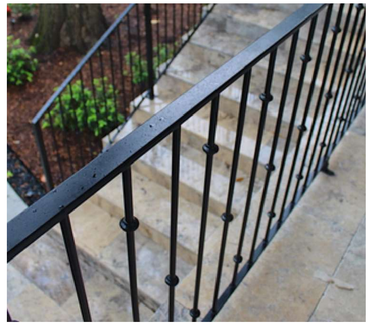
STONE WALLS

ELASTOMERIC PAINT OVER STUCCO
SHERWIN-WILLIAMS COLOR SW 9119 DIRTY MARTINI

STUCCO WALLS

REDWOOD GATE NATURALLY AGED

WOOD GATE AT DRIVEWAY



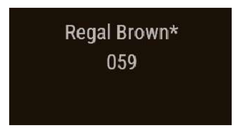
METAL RAILING AT BBQ AREA
COLOR: BLACK

RAILING

REDWOOD RAFTER TAILS AND T&G DECKING PAINTED TO MATCH WINDOWS AND DOORS

GALVANIZED PAINTED HALF-ROUND GUTTERS WITH ROUND DOWNSPOUTS
(BROWN COLOR TO MATCH RAFTER TAILS AND WINDOWS)

RAFTERS AND GUTTERS

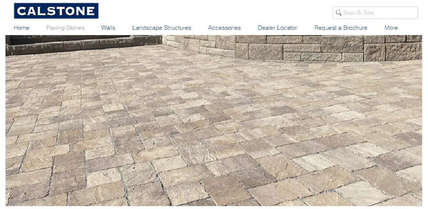


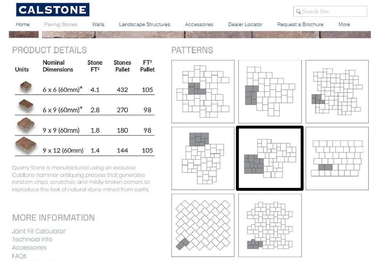
SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOWS
AND EXTERIOR DOORS (OR EQUAL)
COLOR: REGAL BROWN 059

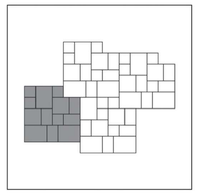
WINDOWS AND DOORS

CALSTONE
NARROW JOINT PERMEABLE PAVERS.
COLOR: CAMERON CREAM
PATTERN: 6X9 45 DEGREE HERRINGBONE

DRIVEWAY







CALSTONE
NARROW JOINT PERMEABLE QUARRY STONE
COLOR: CAMERON CREAM
PATTERN: QS8

COURTYARD AND LANDINGS PAVERS

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APN: 009-162-025

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CARMEL, CA 93923

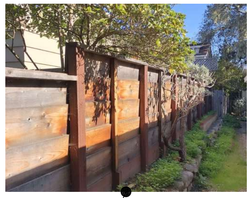
REVISIONS:
1 11-01-23 OWNERS REVISIONS
2 01-03-24 PLANNING REVISIONS
3
4

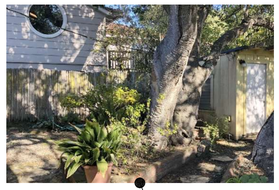
FINISH MATERIAL AND COLORS

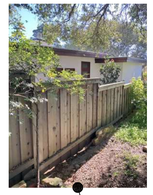
DATE: 06-11-23

DESIGN APPROVAL

SHEET NO.
A10.0







IRRIGATION STATION
RAIN GAUGE HUNTER IRRITROL RC/RS500
1" MAINLINE
1" DWYER FLOW METER
RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER
1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE
6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV-075 OR 100-DV

(E) 6' HIGH WOOD FENCE TO REMAIN

NEIGHBORING HOUSE

(E) 6'± HIGH GRAPESTAKE FENCE TO REMAIN

(F) ROW OF LIGUSTRUM TEXAS PRIVET, 13-5 GALLON,
(G) MONDO GRASS (PLANTED IN FRONT OF TEXAS PRIVET), 26-1 GALLON

(E) 6' HIGH WOOD FENCE TO REMAIN

PROPERTY LINE

BARK PATH

(E) STONE PATH REPLACE W/ BARK

(E) GARDEN WALL TO REMOVE AND REPLACE WITH ASPHALT CURB PER PUBLIC WORKS REQUIREMENTS

EXISTING LANDSCAPING TO REMAIN

TREE TO BE REMOVED

(C) HYDRANGEA BLUSHING BRIDE, 7-5 GALLON

STONE LANDING

GEN. PAD

HOT TUB

BARK

(E) OAK TREE TO REMAIN

(E) ASPARAGUS FERN, 10-5 GALLON

FOUNTAIN

PLANTS IN POTS. SEPARATE DRIP LINE FOR IRRIGATION

FIRE PIT

PATIO (PERMEABLE PAVERS)

BBQ GRILL

PLANTER (FLOWERS)

(E) GARDEN WALL TO REMAIN, TYP.

EXISTING LANDSCAPING TO REMAIN

HOUSE

ADU

PERRY NEWBERRY WAY
(A 40' WIDE CITY STREET)

(E) TREE TO REMAIN

EXISTING LANDSCAPING TO REMAIN (ADD FERN)

IRRIGATION DRIP LINE

Attachment 4

(H) WESTERN SWORD FERN, 15-1 GALLON

(B) CALIFORNIA PEPPER TREE, 1-15 GALLON

DISTURBED AREA OF (E) PLANTER TO BE COVERED WITH BARK, TYP. FOR ALL PLANTERS

(E) GARDEN WALL TO REMOVE AND REPLACE WITH ASPHALT CURB PER PUBLIC WORKS REQUIREMENTS

(D) BARBARA KARST BOUGAINVILLEA, 3-5 GALLON

EXISTING LANDSCAPING TO REMAIN

(D) BARBARA KARST BOUGAINVILLEA, 1-5 GALLON

(H) WESTERN SWORD FERN, 8-1 GALLON

DRIVEWAY (PERMEABLE PAVERS)

(E) LANDSCAPING TO REMAIN

(E) OAK TREE TO REMAIN

ASPHALT

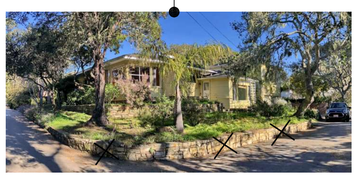
4' WOOD GATE AT 4' STONE FENCE

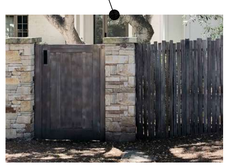
(A) ICEBERG ROSES 3-5 GALLON AT STONE FENCE

(E) 5' TO 6' GRAPESTAKE FENCE TO BE REMOVED AND REBUILT ALONG PROPERTY LINE. CONNECT TO (E) FENCE ALONG EAST PROPERTY LINE

(F) LIGUSTRUM TEXAS PRIVET, 4-5 GALLON

STERLING WAY
(A 40' WIDE CITY STREET)





0' 2' 10' 20'
1/8"=1'-0"

LANDSCAPING AND IRRIGATION PLAN | 1/8"=1'-0"

GENERAL IRRIGATION NOTES

1. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.

2. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.

3. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.

4. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY.

5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.

6. AREAS LESS THAN TEN FEET (10') IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

7. IRRIGATION TO BE RUN OFF SEPARATE MAINLINE EXTENSION WITH ISOLATION SHUT OFF VALVE

8. ALL DRIP LINES TO HAVE AN IN-LINE FILTER

9. PRESSURE FOR REGULATOR FOR DRIP IRRIGATION TO BE REGULATED TO 25-35 PSI

10. ALL VALVES TO BE SUB-GRADE WITHIN A WEATHERPROOF VALVE BOX

PLANT LIST

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
A	3	5 GAL	ROSA KORBIN	ICEBERG ROSES
B	1	15 GAL	SCHINUS MOLLE	CALIFORNIA PEPPER TREE
C	7	5 GAL	HYDRANGEA MACROPHYLLA	HYDRANGEA BLUSHING BRIDE
D	4	5 GAL	BOUGAINVILLEA	BOUGAINVILLEA BARBARA KARST
E	10	5 GAL	ASPARAGUS SETACEUS	ASPARAGUS FERN
F	17	5 GAL	LIGUSTRUM JAPONICUM	TEXAS PRIVET
G	26	1 GAL	OPHIOPOGON JAPONICUS	MONDO GRASS
H	23	1 GAL	POLISTICHUM MUNITUM	WESTERN SWORD FERN

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APN: 009-162-025

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2 01-03-24 PLANNING REVISIONS
3 02-17-24 PLANNING REVISIONS
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LANDSCAPING PLAN

DATE: 06-11-23

DESIGN APPROVAL

SHEET NO.

L1.0

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STYLE 'C'

AREA LIGHT
6011

WAC
LANDSCAPE LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Broad appeal makes this fixture suitable for varying landscape designs

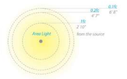
FEATURES
- IP66 rated; Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Solid brass or corrosion resistant aluminum alloy
- Mounting stake; 4 foot lead wire, and direct burial gel-filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS
Input: 9-150VAC (Transformer is required)
Power: 1.8W / 9.4VA
Brightness: 150 lm
CRI: 90+
Rated Life: 46,000 hours

ORDERING NUMBER

		Color Temp		Finish	
6011	Area Light	27	2700K	BBR	Bronze on Brass
		30	3000K	BZ	Bronze on Aluminum
				BK	Black on Aluminum

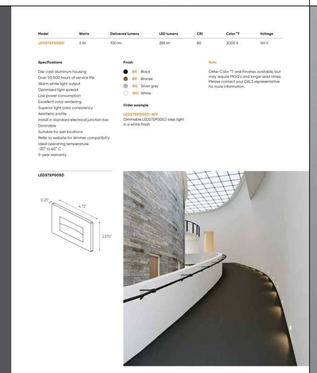
6011-____BBR
Example: **6011-30BZ**



STYLE 'B'

LED step light

The innovation of this design comes from its recessed installation. This step light will be perfectly integrated into stairs and can also be used on decks.



Model	Watts	Delivered Lumens	LED lumens	CRI	Color °T	Voltage
LEDSTEP005D	3 W	100 lm	285 lm	80	3000 K	120 V

Specifications
Die-cast aluminum housing
Over 50,000 hours of service life
Warm white light output
Optimized light spread
Low power consumption
Excellent color rendering
Superior light color consistency
Dimmable to 10%
Install in standard electrical junction box
Dimmable
Suitable for wet locations
Refer to website for dimmer compatibility
Ideal operating temperature: -20° to 40° C
5-year warranty

Finish
- BK Black
- BR Bronze
- SG Silver grey
- WH White

Note
Other Color °T and finishes available, but may require MOQ and longer lead times. Please contact your DALS representative for more information.

Order example
LEDSTEP005D-WH
Dimmable LEDSTEP005D step light in a white finish

LEDSTEP005D

STYLE 'A'

WAC LIGHTING
Archetype
Outdoor Wall Sconce 3000K

Model # Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
5 WS-W15912	3000K	3 BK - Black	10W	900	331

Example: **WS-W15912-BK**
For custom requests please contact customerdevice@waclighting.com.

DESCRIPTION
Sleekly Modern.

FEATURES
• Integrated LED wireless technology
• 5-year warranty

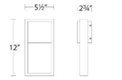
SPECIFICATIONS

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

Fixture Type:
Catalog Number:
Project:
Location:

FINISHES:
BK
Black

LINE DRAWING:



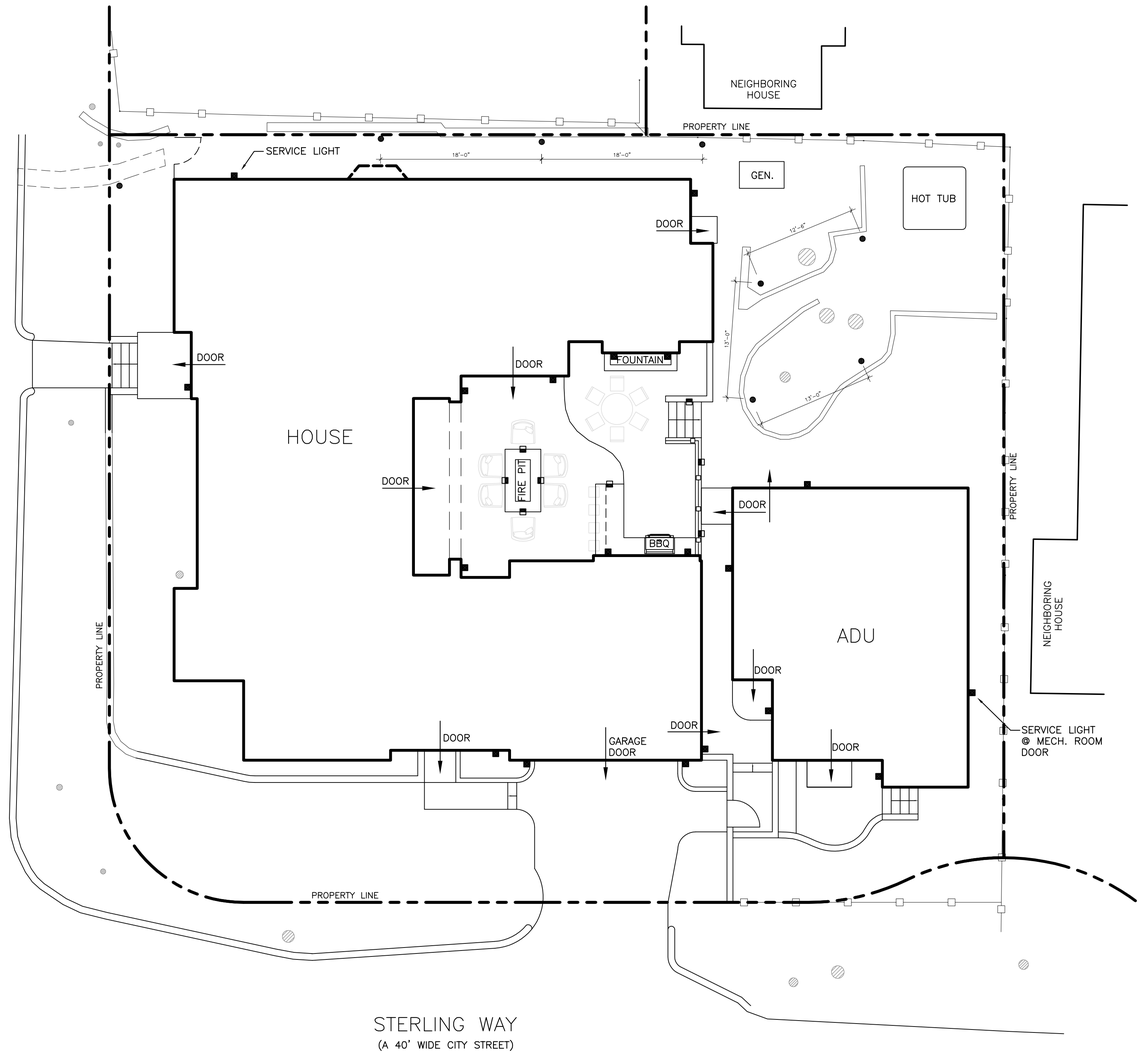
WS-W15912

waclighting.com | Phone (800) 526-2588 | Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
WAC Lighting reserves the right to modify the design of any product at any time as part of the company's continuous improvement program. pg 2022

EXTERIOR LIGHT FIXTURE LIST

CODE	QTY	LIGHT FIXTURE
A	19 (INCL. 5 @ ADU)	WAC LIGHTING (LED) ARCHETYPE WS-W15912 SIZE 5.5"X12" COLOR: BLACK DELIVERED LUMENS – 331
B	8	DALS LED STEP LIGHT LEDSTEP005D (100 LUMENS)
C	8	WAC AREA LIGHT 6011 (190 LUMENS)

NOTES:
1. ALL EXTERIOR LIGHT FIXTURES ATTACHED TO THE HOUSE SHALL BE NO HIGHER THAN 6' ABOVE FINISH FLOOR AND NOT EXCEED 25 WATTS PER FIXTURE (INCANDESCENT EQUIVALENT).
2. PATH LIGHTS STYLE "C" MUST BE INSTALLED TO BE NO MORE THAN 18" ABOVE GRADE



0' 2' 10' 20'
1/8"=1'-0"

EXTERIOR LIGHTING SITE PLAN | 1/8"=1'-0"

Attachment 4

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APN: 009-162-025

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EXTERIOR LIGHTING PLAN

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
L2.0

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

May 8, 2024
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
APPROVED BY:	
SUBJECT:	**Review of the Carry Over FY 2023/24, and FY 2024/2025 Capital Improvement Plan (CIP) for consistency with the City's General Plan**

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

Executive Summary:

Recommendation:

Adopt a resolution (Attachment 1) determining that the City's Carry Over FY 2023/24, and FY 2024/2025 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. IT/Systems, Equipment, Vehicles
3. Physical Infrastructure/Hardscape
4. Natural Resources

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

- Police Building Project - Design
- City Hall Roof Replacement
- Sunset Center Cottage Windows Repairs
- Sunset Center Retaining Wall Repair Design
- Sunset Center North Lot Electrical Panel Replacement
- Sunset Center Portico Design
- ADA Upgrades - Year 7
- Norton Court Garage Security Access System
- Park Branch Library Window Repairs

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.

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

- Ambulance and Ambulance Equipment
- Fire Engine
- Police Radio (22 total) Lease – Year 4 of 6
- Council Chambers A/V Upgrades
- IT Core Networks and Firewall
- Public Works Dump Truck
- Police EV Patrol Vehicle

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.

Natural Resources: The following projects are identified under the category of Natural Resources:

- Coastal Engineering Study Phase 2
- Mission Trail Nature Preserve (MTNP) 3 Stream Stability Projects – Construction
- Shoreline Infrastructure Repairs
- Mission Trail Nature Preserve (MTNP) Doolittle Footbridge and Path Realignment
- PG&E Rule 20A Undergrounding Project

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.

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

- Drainage System Repairs, Design (Phase 1 and 2)
- 2022/23 Annual Paving Project – Concrete Streets
- Conglomerate Paving Project for FY 2024/25
- Scenic Pathway Hardscape

- San Antonio Pathway Reconstruction
- Ocean Ave. (Carpenter to Highway 1) Monterey County Project
- Junipero Bypass Drainage Project – Design
- Lincoln/Fourth Trestle Bridge – Evaluation

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:

Not a Project

Attachment 1 - Resolution
Attachment 2 - 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 Carry Over FY 2023/24, and FY 2024/2025 Capital Improvement Plan 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 Carry Over FY 2023/24, and FY 2024/2025 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 8th day of May, 2024 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

Carry Over FY2023/24 and Proposed FY2024/25 Capital Improvement Plan
General Plan Consistency Review Matrix

Attachment 2

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2023/24 2024/25	1	Police Building Project - Design	Facilities and Buildings	Existing Site or Alternate Site, TBD	Schematic design, design development, and contract documents for a major renovation or construction of an entirely new building for the police department.	Not a historic structure. Planning and design work only - no construction	Categorically Exempt - CEQA Sec. 15302	Design Review; CDP; Use Permit; Building Permit	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2022/23 2023/24	2	City Hall Roof Replacement	Facilities and Buildings	City Hall	Replacement of the 40-year old roof with asphalt shingle roof. Replace copper gutters and downspouts with metal.	Historic building.	Categorically Exempt - CEQA Sec. 15331	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
2023/24 2024/25	3	Vista Lobos 3 EV Charging Stations and Building Electrical Panel	Facilities and Buildings	Vista Lobos	Installation of 3 EV Charging Stations, electrical connections, and electrical panel to tie into PG&E's new transformer. Also, reconstruct the unsafe electrical panel on the south wall of the building with upgraded service.	None	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2023/24 2024/25	4	Sunset Center Cottage Windows Repairs	Facilities and Buildings	Sunset Center	Abatement for lead paint and asbestos, and repairs and painting of windows at both Cottages.	Historic buildings	Categorically Exempt - CEQA Sec. 15331	Building Permit; Design Review	Land Use & Community Character	**CONSISTENT** •G1-4; G1-5: Historic Preservation and protection of historic resources
2023/24 2024/25	5	Sunset Center - Retaining Wall Repairs - Construction	Facilities and Buildings	Sunset Center	Construct various structural repairs for 6 retaining walls around the perimter of the Sunset Center complex.	None	Not a project - CEQA Sec. 15378	Building Permit; Design Review	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

Attachment 2

Carry Over FY2023/24 and Proposed FY2024/25 Capital Improvement Plan
General Plan Consistency Review Matrix

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2023/24 2024/25	6	Libraries Master Plan Phase 2 through 4	Facilities and Buildings	HML & Park Branch Libraries	Master planning work in phases 2-4 consist ofcommunity outreach, schematic design, and design development for subsequent renovations.	Planning and design only, no construction	Not a project - CEQA Sec. 15379	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2023/24 2024/25	7	Sunset Center - North Lot Electrical Panel Replacement	Facilities and Buildings	Sunset Center	Replace Electrical Panel at North Lot from ramp into parking lot. Two electrical services will provide for future EV Charging Stations along the parking lot west wall, and one service for existing parking lot lights.	None	Not a project - CEQA Sec. 15379	Building Permit;	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2024/25	8	ADA Upgrades, Year 7	Facilities and Buildings	City-Wide	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	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
2024/25	9	Norton Court Garage Security Access System	Facilities and Buildings	Norton Court Parking Garage	Update garage access control system	None	Not a project - CEQA Sec. 15379	Building Permit;	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

Carry Over FY2023/24 and Proposed FY2024/25 Capital Improvement Plan
General Plan Consistency Review Matrix

Attachment 2

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2024/25	10	Park Branch Library Window Repairs	Facilities and Buildings	Park Branch Library	Replace aged windows and treat dry rot	None	Categorically Exempt - CEQA Sec. 15331	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
2024/25 2025/26	11	Ambulance	IT, Equipment, Vehicles	City-Wide	Acquisition and equipping of vehicle for fire department to replace failing/inoperable vehicle	None	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2023/24 2024/25	12	Fire Engine	IT, Equipment, Vehicles	City-Wide	Acquisition and equipping of vehicle for fire department to replace failing/inoperable vehicle	None	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2024/25	13	Police Radios, Lease Year 4 of 6	IT, Equipment, Vehicles	City-Wide	Lease payment #3 of 6	Radios needed to be compatible with County/regional system.	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2024/25	14	Council Chambers A/V Upgrades	IT, Equipment, Vehicles	City Hall	Upgrade Audio/Video System for enhanced community participation	None	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

Carry Over FY2023/24 and Proposed FY2024/25 Capital Improvement Plan
General Plan Consistency Review Matrix

Attachment 2

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2024/25	15	IT Core Networks and Firewall	IT, Equipment, Vehicles	City-Wide	Replace outdate Core Networks and Network Firewall	None	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •G1-4; G1-5: Historic Preservation and protection of historic resources
2024/25	16	Public Works Dump Truck	IT, Equipment, Vehicles	City-Wide	Purchase new Dump Truck to replace failed truck	None	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2024/25	17	Police EV Patrol Vehicle	IT, Equipment, Vehicles	City-Wide	Purchase of new EV Patrol Vehicle to replace old/failing vehicle	None	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2023/24 2024/25	18	Coastal Engineering Study, Phase II	Natural Resources	Beachfront	Project is high priority in the adopted Climate Adaptation Plan. Phase 2 includes: community engagement, hazards policy review, socio-economic analysis, sea level rise adaptation strategies, pathway development, and development of the City's Local Coastal Program Amendment.	Reports only to inform potential future projects. May require exploratory drilling, spot excavations, and testing of beach bluff retaining walls and revetments.	Statutorily Exempt - CEQA Sec. 15262	None	Environmental Safety Element	**CONSISTENT** •O8-6; Prevent/reduce risk of death, injury, and property damage from flood or tsunami
2023/24 2024/25	19	Mission Trail Nature Preserve (MTNP) 3 Stream Stability Projects - Construction	Natural Resources	MTNP South End	Construct 3 drainage projects for restoration and preservation of streambed. Projects include: drainage system improvements on Doolittle Trail, swale reconstruction on Willow Trail, and elevated boardwalk on Willow Trail.	Work to be done in accordance with the 2019 Stream Stability Study	Mitigation measures per environmental reports and permits	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.

Carry Over FY2023/24 and Proposed FY2024/25 Capital Improvement Plan
General Plan Consistency Review Matrix

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2023/24 2024/25	20	Shoreline Infastructure Repairs: - 2 Beach Access Stairs - Shoreline Wall - Fourth Avenue Outfall	Natural Resources	Beachfront	Evaluation of all shoreline infrastructure (seawalls, revetments, and beach access stairs), engineering design and physical repairs of structurally-damaged beach access stairs at Tenth and Twelfth Avenues, and design only for reconstruction of the Fourth Avenue Outfall seawall.	none	Categorically Exempt - CEQA Sec. 15302	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
2024/25	21	Mission Trail Nature Preserve (MTNP) Doolittle Footbridge and Path Realignment	Natural Resources	MTNP Redwood Grove	Design and Environmental Permitting for a new footbridge, removal of a portion of the concrete ford in the creek, and minor realignment of the Doolitle Trail	Planning and design only, no construction	Mitigation measures per environmental reports and permits	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.
2024/25	22	PG&E Rule 20A Undergrounding Project	Natural Resources	Del Mar Parking Lot and/or along Willow Trail in MTNP	Establishment of an Underground Utility Conversion District for future undergrounding by PG&E	Planning and design only, no construction	Categorically Exempt - CEQA Sec. 15301	Building Permit	Public Facilities & Services; Open Space and Conservation	CONSISTENT •O6-2; P6-13: Adequate public service & maintenance for public protection
2022/23 2023/24	23	Drainage System Repairs (4) - Construction	Physical Infrastructure	Eleventh (Carmelo to San Antonio) - Lincoln (First to Second) and Second (Lincoln to Monte Verde) - Santa Fe (Eighth south to MTNP drainage) - Acacia Way/Flanders Way	Construct high priority repairs to the City's storm drainage system, per the Storm Drain Master Plan Update	None	Categorically Exempt - CEQA Sec. 15301	None	Public Facilities & Services	**CONSISTENT** •O8-7; O6-2; P6-13: Minimize generation of hazardous waste; Adequate public service & maintenance for public protection

Carry Over FY2023/24 and Proposed FY2024/25 Capital Improvement Plan
General Plan Consistency Review Matrix

Attachment 2

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2022/23 2024/25	24	FY 2022/23 Concrete Street Repairs	Physical Infrastructure	•Ocean Avenue (Monte Verde to San Antonio) •San Carlos/Fifth Intersection •San Carlos/Sixth Intersection •San Carlos (Fifth and Sixth), Junipero/Seventh Intersection	Repair selected concrete streets, based on the City's Pavement Management System.	Project servces as funding source for Conglomerate Paving Project below. This Project to be constructed when future funds available	Categorically Exempt - CEQA Sec. 15301	Possible permits for bikeway	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2023/24	25	Conglomerate Paving Project for FY 2024/25	Physical Infrastructure	•Overlay 9 Street Segments, including San Antonio - Fourth to Eigth, Monte Verde - Fourth to Ocean, upper Ocean Aveue, and Santa Lucia - Dolores to Rio Road • Slurry Seal 21 road segments in residential areas • Reconstruct San Antonio/Ocean Avenue Intersection •Sidewalk Repairs at 5 Locations	Resurface selected streets, based on the City's Pavement Management System. Repair damaged sidewalk areas, and install ADA ramps where required.	Temporary traffic detours, temporary construction noise	Categorically Exempt - CEQA Sec. 15301	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2023/24 2024/25	26	Scenic Pathway Hardscape	Physical Infrastructure	Scenic Pathway	Repair, replace signs, irrigation systems, DG pathway, trim boards, and other hardscape in conjunction with City support group.	None	Categorically Exempt - CEQA Sec. 15301	Design Review	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

Attachment 2

Carry Over FY2023/24 and Proposed FY2024/25 Capital Improvement Plan
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FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2024/25	27	San Antonio Pathway Reconstruction	Physical Infrastructure	San Antonio Pathway, Second to Fourth Avenues	Repair failed retaining wall along San Antoino Ave. due to 2023 storms. Install 44 new concrete pier caps to support new column posts, drainage facility, and reconstruct grape stake fence to match prior fence.	None	Categorically Exempt - CEQA Sec. 15302	Design Review	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2024/25	28	Ocean Ave. (Carpenter to Highway 1) Monterey County Project	Physical Infrastructure	Ocean Avenue, Carpenter Street to Highway 1 (in Monterey County)	Enter into agreement with the County for repairs of failed road segments along Ocean Ave. Engineering and design of the repairs, and enviromnetal review.	Planning and design only, no construction	Not a project - CEQA Sec. 15378	Design Review	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2024/25	29	Junipero Bypass Drainage Project - Design	Physical Infrastructure	Junipero Street, Fifth to Ninth Avenues	Design of Storm Drain system along Junipero Street to eliminate bypass on Mission Street. High Prioirty project recommended in Storm Drain Master Plan Update	Planning and design only, no construction	Not a project - CEQA Sec. 15378	Design Review	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2024/25	30	Lincoln/Fourth Trestle Bridge - Evaluation	Physical Infrastructure	Lincoln Street/Fourth Avenue	Assess structural conditions of existing 90-year old wooden footbridge, and identify needed repairs and their urgency	Planning and design only, no construction	Not a project - CEQA Sec. 15378	Design Review	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 8, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Alec Barton, AICP, Contract Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 23-208 (Hunter):** Consideration of a Combined Concept and Final Design Study and associated Coastal Development Permit for the construction of a 1,600-square-foot, one-story single-family residence and a 200-square-foot detached garage on a vacant lot located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000.

Application: DS 23-208 (Hunter) **APN:** 010-281-025-000
Block: AA **Lot:** 21
Location: Casanova Street 2 northwest of 13th Avenue
Applicant: Samuel Pitnick **Property Owner:** Cindy and JR Hunter

Executive Summary:

The applicant is requesting approval of a Combined Concept and Final Design Study and associated Coastal Development Permit for the construction of a single-family residence and detached garage on a vacant lot.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Combined Concept and Final Design Study and associated Coastal Development Permit for the construction of a 1,600-square foot one-story single-family residence and 200-square foot detached garage on a vacant lot located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-281-025.

Background and Project Description:

The project site is a 4,000-square foot vacant lot.

The applicant is proposing to construct a 1,600-square foot one-story single-family residence and 200-

square foot detached garage. The total square footage of the house and garage would be 1,800 square feet, and the allowed base floor area for the site is 1,800 square feet. The building is proposed to be finished with vertical wood siding painted gray. Additional finish elements include a composite wood shake roof in "aspen" (brown) finish, white aluminum-clad windows and doors, and a light blue wood and glass Dutch door.

The project initially came before the Planning Commission as a Concept Design Study on March 13, 2024. In response to concerns from neighbors and at the direction of the Planning Commission, several changes were made to the revised plan set, including:

- Metal standing seam roof changed to composite wood shake roof.
- Monterey pine proposed for removal to remain.
- Proposed planting of three narrow-leaved peppermint trees nixed; one Monterey pine and one coast live oak to be planted instead.
- Italian buckthorn hedge along north property line to be maintained at minimum 7 to 9 feet height above grade to limit privacy impacts to neighbors.
- Size of dormer windows on north and south elevations reduced by approximately one-third.

While the overall scale of the project has not changed, the configurations of Bathroom #3 and Bedroom #3 have been altered slightly to accommodate the Monterey pine, as development must be set back six feet from all significant trees.

Staff Analysis:

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

The property has three significant trees, including a Monterey pine, coast live oak, and holly. The applicant had proposed to remove the Monterey pine, which was found by the City Forester to be in decline and dying. At the direction of the Planning Commission, the Monterey pine will be retained along with the coast live oak and holly. In addition to these trees, a Monterey pine and coast live oak would be planted in place of the formerly proposed narrow-leaved peppermints (*eucalyptus nicholii*), subject to review and approval of the City Forester. This would bring the total number of trees on site to two upper canopy trees and two lower canopy trees.

Thus, the proposed project is consistent with Finding #7 for Concept Design Study Approval, which states that "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees." No trees would be removed, two additional trees would be planted, and the proposed development is set back a minimum of 6 feet from all significant and moderately significant trees on the project site.

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

The proposed residence is adequately set back from all property lines. Windows and doors along the north

elevation are strategically placed to minimize privacy impacts to the north neighbor. In response to concerns raised at the March 13, 2024, Planning Commission meeting, the applicant reduced the size of the dormer windows on the north and south elevations by approximately one-third. The one-story residence is similar in scale to most residences on this block of Casanova Street. Due to the low profile of the building, solar access for neighboring sites would not be impacted, and privacy impacts would be minimal.

A proposed gas fire pit and chairs would be located approximately three feet from the north property line. The area would be screened by a 6-foot fence, limiting privacy impacts to the north neighbor.

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

Staff Response: The proposed garage would be set back eight feet from the front property line. The driveway would be composed of sand-set pavers to promote percolation. Because of its low profile (less than 12 feet in height), the garage would not result in significant visual impacts.

Carmel Municipal Code Section 17.10.030.A.1 states: *To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within rear yard setbacks or front or side yard setbacks facing a street, subject to the following standards:*

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

Staff Response: The proposed single-car detached garage would be in the front yard setback, 8 feet from the front property line. The garage would be 10 feet wide, 11'11" in height, and comprise 200 square feet. The garage meets this standard.

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

Staff Response: The garage would be sited in the northeast portion of the lot fronting Casanova Street. The driveway would be eight feet in width and composed of semi-permeable sand set pavers with an asphalt apron connecting the driveway to the street. A decomposed granite walkway three feet in width would be located in the right-of-way south of the driveway. The remaining portion of the right-of-way fronting the lot, approximately 20 feet wide, would remain unimproved.

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

Staff Response: No trees would be impacted by construction of the detached garage. The project proposes removal of no trees.

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

Staff Response: The proposed garage would be located behind a proposed grape stake fence demarcating the front property line. The garage and fence would not extend into the right-of-way. The garage would not impact free and safe movement of pedestrians and vehicles. The garage meets this standard.

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

Staff Response: The detached garage would have a plate height of 8'6" and an overall height of 11'11". Residences in the vicinity of the project area are primarily one story, and some include detached or attached garages. No garages in the immediate vicinity are located within the front yard setback. The project would therefore be consistent with Residential Design

Guideline 6.2, which encourages parking facilities that maintain or enhance variety along the street edge. The project is consistent with Design Guidelines 6.1 and 6.5, which encourage single-car garage doors and positioning garages to maximize opportunities for open space, views, and privacy.

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

Staff Response: As noted above, Residential Design Guideline 6.2 encourages parking facilities that maintain or enhance variety along the street edge, and the project is consistent with this guideline.

Massing and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage (1) a building's mass to relate to the context of other homes nearby, (2) minimizing the mass of a building as seen from the public way or adjacent properties, (3) avoiding placement of a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites, and (4) designing a building to relate to a human scale in its basic forms.

The maximum allowed plate and ridge heights for a one-story building in the R-1 zone are 12' and 18'. The proposed one-story single-family residence would include a plate height of 11'8" and ridge height of 17'9".

The building would be human scale in form, and the mass is consistent with other homes in the area. The residence would be set back from the property line behind a detached garage, which would be located in the front setback consistent with CMC Section 17.10.030.

***Building and Roof Form*:** Residential Design Guidelines 8.1 through 8.5 encourage using traditional building forms, including simple, basic rectangles, L or U-shapes, forms with a horizontal emphasis, and roof forms with just a few simple planes; using restraint with variations in building planes, avoiding forms that are complex, monumental, formal, or out of scale with the neighborhood context; using simple roof forms, including forms that are proportionate to the scale of the building, and shallow to moderately pitched roofs on one-story buildings; and using roof eave lines that are low in scale.

The building form is composed of basic rectangles, with small variations in wall planes along each elevation. The detached garage is rectangular. The roof pitch ranges from is 2: 12 on dormer windows, 5: 12 on the rear bedroom, and 7: 12 on other portions of the residence and detached garage, emphasizing simplicity, proportion with the scale of the building, and low scale.

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

The project site is limited to 396 square feet of site coverage. The project proposes 395 sq. ft. of site coverage, including 116 sq. ft. of permeable site coverage and 279 sq. ft. of impermeable site coverage. Permeable coverage includes a driveway (40 sq. ft.) and entry path (76 sq. ft.). Impermeable coverage includes a patio (247 sq. ft.), front door entry (24.5 sq. ft.), and landing (7.5 sq. ft.). The project complies with allowable site coverage.

***Public Correspondence*:** Before the March 13, 2024, Planning Commission meeting, the neighbors to the north had expressed concerns about privacy and solar access when an earlier application proposed a

two-story residence on the vacant lot. The neighbors to the east had expressed concern about a two-story residence being inconsistent with most homes on this block of Casanova St. The application was revised to propose a single-story structure.

Prior to the March 13, 2024, hearing and at the meeting, neighbors to the north and east expressed concern about the removal of a Monterey pine. Additional concerns expressed at the meeting related to the metal standing seam roof, proposed narrow-leaved peppermint tree plantings, and privacy impacts of the dormer windows. These items were addressed in the revised plan set and discussed in prior sections of this staff report.

Following publication of the Planning Commission agenda, staff received one letter of correspondence from neighbors in support of the project. The letter is included as Attachment 4 to this staff report.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Among other projects, Class 3 exemptions include one single-family residence or a second dwelling unit in a residential zone. 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 - Revised Project Plan Set
Attachment 4 - Public Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW 1,600-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND 200-SQUARE FOOT DETACHED GARAGE AT CASANOVA STREET 2 NORTHWEST OF 13TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-281-025.

WHEREAS, on July 4, 2023, Samuel Pitnick ("Applicant") submitted an application on behalf of Cindy and JR Hunter ("Owners") requesting approval of Track 2 Design Study application DS 23-208 (Workman) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing the construction of a new 1,600-square foot one-story single-family residence and 200-square foot detached garage;

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

WHEREAS, CMC Section 17.58.040.B, Step Three: Final Details Review, allows the Director to authorize concept and final details review to occur at the same meeting for projects involving additions or 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 26, 2024, notice of a May 8, 2024, public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

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

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

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

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

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

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

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

rights to reasonable privacy on adjoining sites.		
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

For each of the required findings listed below, staff has indicated whether the application, as proposed or conditioned, supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.64.080.B, Final Details Phase Approval	**YES**	**NO**
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.	✓	

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

FINDINGS REQUIRED FOR FINAL DETAIL APPROVAL

For each of the required findings listed below, staff has indicated whether the application, as proposed or conditioned, supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.58.060.C, Additional Findings for Design Study Approval	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
2. The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with, and sensitive to, the natural features and built	✓	

	environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.		
4.	The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	
5.	The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.	✓	
6.	Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
7.	The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	✓	
8.	All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.	✓	

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

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

the-Sea Local Coastal Program.		
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** the Design Study (DS 23-208, Hunter) and associated Coastal Development Permit for the construction of a new 1,600-square foot one-story single-family residence and 200-square foot detached garage at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-281-025, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study DS 23-208 (Hunter) and associated coastal development permit for the construction of a new 1,600-square foot one-story single-family residence and 200-square foot detached garage at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-281-025 as depicted in the plans prepared by Samuel Pitnick Architects as approved by City of Carmel-by-the-Sea Planning Commission on May 8, 2024, unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the

	building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall be consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The

	purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.
13.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
14.	**Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.
15.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.
16.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
17.	**Truck Haul Route.** Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
18.	**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)

19.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
20.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.
21.	**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.
22.	**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.
23.	**Erosion Control in the Right-of-Way.** Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought-tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.
24.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection

	Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.
	ENVIRONMENTAL COMPLIANCE CONDITIONS
25.	**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 must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
26.	**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.
27.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.
28.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
	SPECIAL CONDITIONS
29.	**Condition of Approval Acknowledgement.** The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set.
30.	**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.
31.	**Construction Management Plan**. Prior to issuance of the building permit, the applicant shall submit a Construction Management Plan for review and approval by the Community Planning and Building Department.
32.	**Tree Planting.** Prior to issuance of a building permit, the applicant shall execute any required tree

	planting and obtain approval from the City Forester to do so.
33.	**Volume Study Required.** Approval of this Design Study is subject to successful completion of a volumetric study. Prior to submittal of a building permit, the applicant shall provide one full size printed set of plans to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. Should the project not successfully pass the required volume study, the applicant shall revise the project to comply (if deviations are considered minor and in substantial compliance with the project presented to the Commission, as determined by the Community Planning and Building Director), or the project may be required for re consideration by the Planning Commission if substantial changes are required.

Acknowledgement and acceptance of conditions of approval.

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

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	0 SF	1,800 SF
Site Coverage	396 SF 556 SF (w/ bonus)	0 SF	395 SF
Trees (Upper/Lower)	3/1	1/2	2/2
Ridge Height	18’	--	17’9”
Plate Height	12’	--	11’8”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	--	23’4”*
Composite Side Yard	10’ (25%)	--	10’
Minimum Side Yard	3’	--	3’6”
Rear**	15’/3’	--	27’4”/3’

*The detached garage is located 8’ from the property line within the front yard setback, as permitted in CMC Section 17.10.030.
**The rear setback is three feet for those portions of structures less than 15 feet in height.

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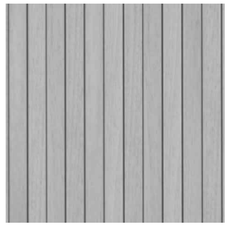
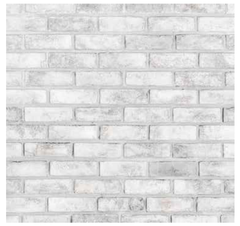
PROPOSED MATERIALS

COMPOSITE WOOD SHAKE ROOF BY 'BRAVA' IN 'ASPEN' FINISH

ALUM. CLAD WINDOWS & DOORS - WHITE



VERTICAL WOOD SIDING, PAINTED GRAY



WHITE WASHED BRICK VENEER

WOOD & GLASS DUTCH DOOR, LIGHT BLUE

BLUE/GRAY/TAN STONE PATIOS & WALKWAYS, SAND-SET & SEMI-PERMEABLE

SPACED GRAPE STAKE FENCE ALONG FRONT YARD

VERTICAL BOARD FENCE ALONG SIDE & REAR YARD

SEE LANDSCAPE DRAWINGS FOR ADDITIONAL MATERIALS

EXISTING SITE PHOTOS

FRONT OF PROPERTY LOOKING WEST

FRONT OF PROPERTY LOOKING WEST

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE CITY OF CARMEL AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
4. SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
5. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS
6. CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.
7. THE ELECTRICAL SERVICE LATERAL SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH CARMEL MUNICIPAL CODE 15.36.020. NOTE: PG&E REPORTS DELAYS OF UP TO 1 YEAR ON THE DESIGN AND INSTALLATION OF UNDERGROUND LATERALS IN CARMEL. CONTRACTOR SHALL APPLY EARLY. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL PERMANENT POWER IS INSTALLED AND APPROVED

SHEET INDEX

G1.0	PROJECT INFORMATION
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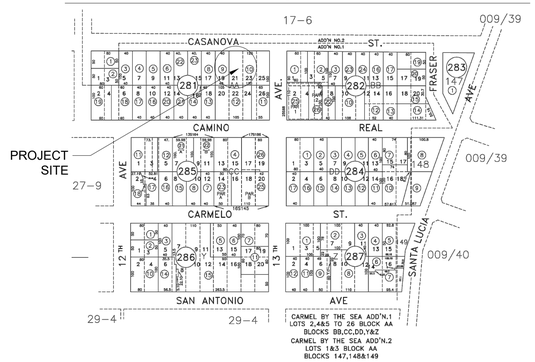
G1.3	SURVEY
A1.0	EXISTING SITE PLAN
A1.1	PROPOSED SITE PLAN
A1.2	PROPOSED SITE LIGHTING
A2.0	PROPOSED FLOOR PLAN
A2.1	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A4.0	DOOR & WINDOW SCHEDULES
L1.0	LANDSCAPE PLAN

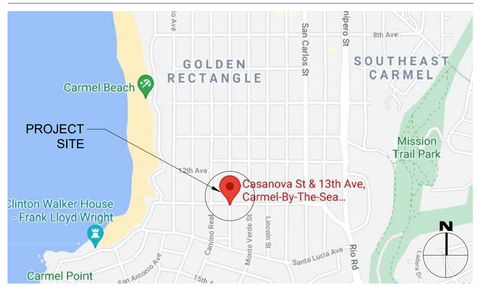
SCOPE OF WORK

CONSTRUCTION OF A NEW 1,600 SF ONE STORY HOUSE & DETACHED 200 SF GARAGE ON A 4,000 SF VACANT LOT. CONSTRUCT NEW 4'H GRAPE STAKE FENCE & GATE ACROSS FRONT OF PROPERTY, CONSTRUCT NEW 4'H TO 6'H VERTICAL BOARD FENCES ALONG NORTH SIDE YARD & REAR YARD. CONSTRUCT NEW STONE PATIO, STONE WALKWAY, & OUTDOOR GAS FIRE PIT. NEW LANDSCAPING PER SHEET L1.0.

PARCEL MAP



VICINITY MAP



BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT TEAM

OWNER	CINDY & J.R. HUNTER PO BOX 4064 CARMEL, CA 93921
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUELPITNICK@GMAIL.COM
LANDSCAPE	KATHLEEN COSS LANDSCAPE DESIGN CARMEL, CA 93923 PHONE: (831) 235-7772
SURVEYOR	CENTRAL COAST SURVEYORS 5 HARRIS COURT # N11 MONTEREY, CA 93940 PHONE: (831) 394-4930
GEOTECHNICAL ENGINEER	LANDSET ENGINEERS INC 20 CRAZY HORSE CANYON RD B SALINAS, CA 93907 PHONE: (831) 443-6970

PROJECT INFORMATION

PROPERTY ADDRESS	CASANOVA ST. 2 N.W. OF 13TH AVE. CARMEL-BY-THE-SEA, CA 93923 BLOCK: AA LOT: 21
APN	010-281-025
ZONING	R-1 (SINGLE FAMILY RESIDENTIAL)
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE
YEAR BUILT	N.A. - VACANT LOT

PROJECT DATA

LOT SIZE	4,000 SF
ALLOWABLE FLOOR AREA	1,800 SF
(E) FLOOR AREA	0 SF
(P) FLOOR AREA:	
(P) HOUSE	1,600 SF
(P) GARAGE	200 SF
TOTAL	1,800 SF
ALLOWABLE LOT COVERAGE	396 SF (556 SF W/ BONUS)
(E) LOT COVERAGE	0 SF (100% PERMEABLE)
(P) LOT COVERAGE	395 SF (29.3% PERMEABLE)
*SEE LANDSCAPE PLANS FOR MORE INFORMATION ON LOT COVERAGE	
(P) HOUSE SETBACKS:	
(P) FRONT YARD	23'-4"
(P) REAR YARD	3'-0½"
(P) NORTH SIDE YARD	4'-8"
(P) SOUTH SIDE YARD	3'-6"
(P) GARAGE SETBACKS:	
(P) FRONT YARD	8'-0"
(P) REAR YARD	72'-0"
(P) NORTH SIDE YARD	3'-6"
(P) SOUTH SIDE YARD	26'-6"
(E) HEIGHT	0'-0"
(P) HEIGHT:	
(P) 1ST FLR. MAX. PLATE HT.	11'-8"
(P) 1ST FLR. MAX RIDGE HT.	17'-9"
TREES TO BE REMOVED	NONE

MISCELLANEOUS

WATER SOURCE	CAL AM
WASTE DISPOSAL SYSTEM	SEWER - C.A.W.D.
GRADING ESTIMATES	NONE
(P) PARKING	1 SPACE (COVERED)
(P) BUILDING SPRINKLERED	YES

HUNTER RESIDENCE

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C - 34362
REN. 05/31/25
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PHONE: (831) 241-1895
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

PROJECT INFORMATION

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0

03/19/2024

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1 EXISTING STREET VIEW
SCALE: N.T.S.

Attachment 3

2 PROPOSED STREET VIEW
SCALE: N.T.S.

4 PROPOSED RENDERING - ENTRY & NORTH SIDEYARD
SCALE: N.T.S.

3 PROPOSED RENDERING - FRONT OF HOUSE & GARAGE LOOKING WEST
SCALE: N.T.S.

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REVISIONS	DATE

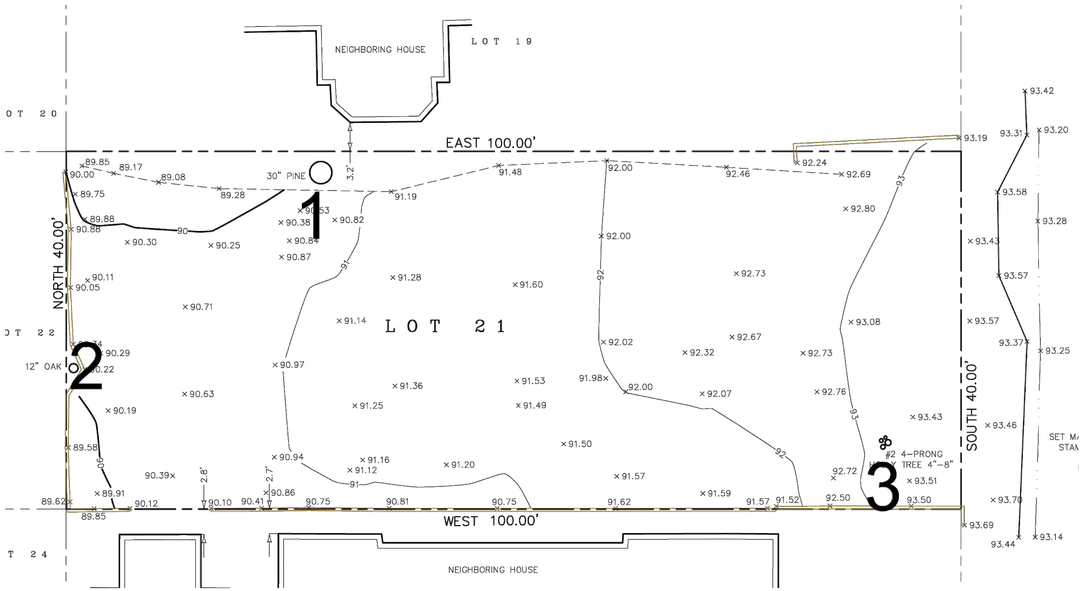
ARCHITECTURAL

STREET VIEWS & RENDERINGS

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.1

03/19/2024



G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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												
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												
MOD SIGNIF															
NOT SIGNIF															

Significant Tree Evaluation Worksheet

APN: 010-281-025-000
Street Location: Casanova 2 NW of 13th
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Hunter
Recommended Tree Density: 3 upper canopy and 1 lower canopy trees

Part One: Initial Screening:

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

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

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

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	25"	18"	10"												
NO															

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

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	9	17.5	6	0	0	0	0	0							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	27	52.5	6	0	0	0	0	0							

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.

Part Two: Assessment For Tree Significance

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

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

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

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												

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.

Attachment 3

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HUNTER RESIDENCE
CASANOVA STREET
2 N.W. OF 13TH AVENUE
CARMEL, CA 93923

LICENSED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN. 05/31/25
STATE OF CALIFORNIA

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PHONE: (831) 241-1885
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS | DATE

ARCHITECTURAL

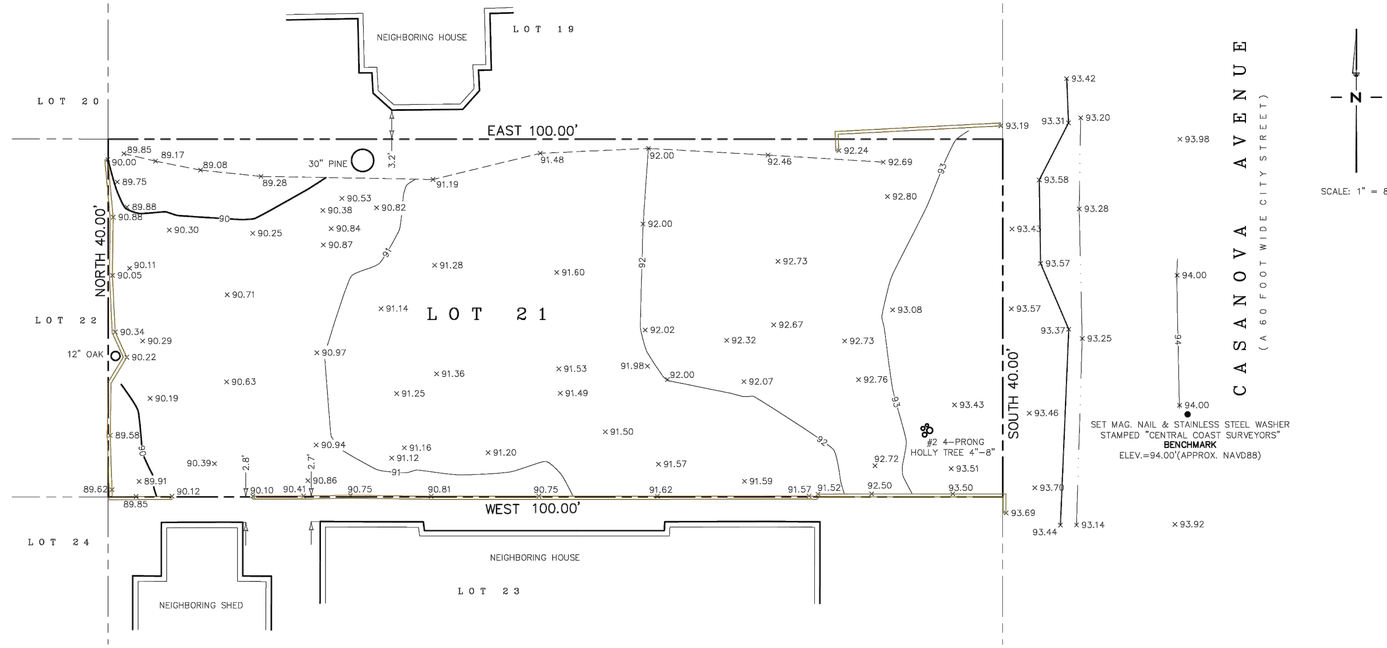
CITY FORESTER TREE SURVEY

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.2

03/19/2024

Attachment 3



NOTES:

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

   ELEVATION = 94.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
6. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON JULY 22, 2021.

LEGEND

- WOOD FENCE
- FLOW LINE
- EDGE OF PAVEMENT
- APPROXIMATE EDGE OF TEMPORARY CONSTRUCTION FENCE

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

TOPOGRAPHIC MAP

OF

LOT 21, IN BLOCK AA
AS SHOWN ON THE MAP OF "ADDITION NUMBER ONE TO CARMEL BY THE SEA" IN
VOL. 1, "CITIES & TOWNS" PG. 45 1/2
OFFICIAL RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Cindy & J.R. Hunter

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. 21-89 JULY 2021

PREPARER: JI

APN 010-281-025

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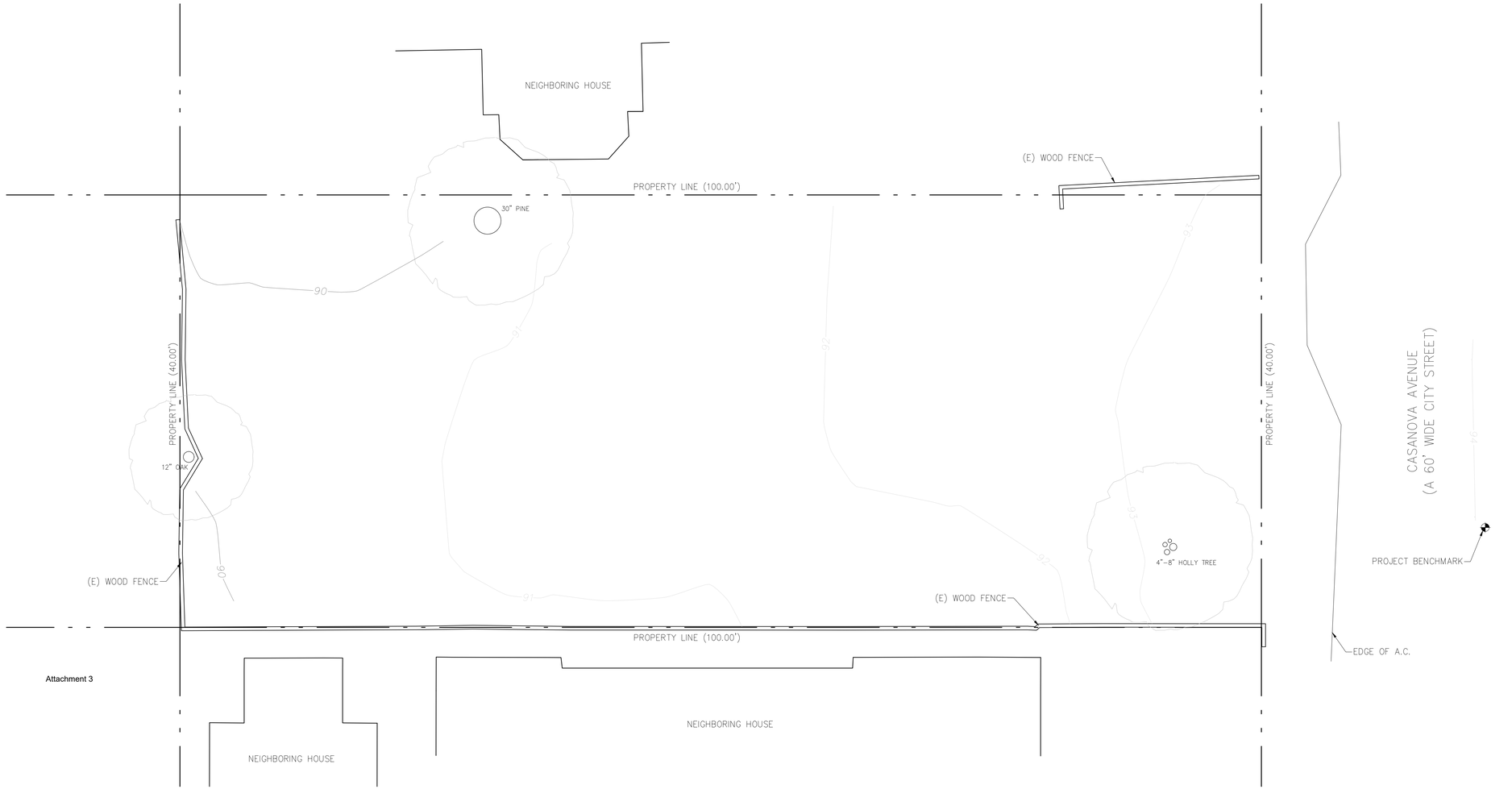

Attachment 3

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

0' 2' 4' 8'

N

EXISTING LOT COVERAGE

ALLOWABLE LOT COVERAGE = 396 SF (556 SF W/ BONUS)

TOTAL (E) COVERAGE = 0 SF (100% PERMEABLE)

HUNTER RESIDENCE

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REVISIONS	DATE

ARCHITECTURAL

EXISTING SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0

03/19/2024

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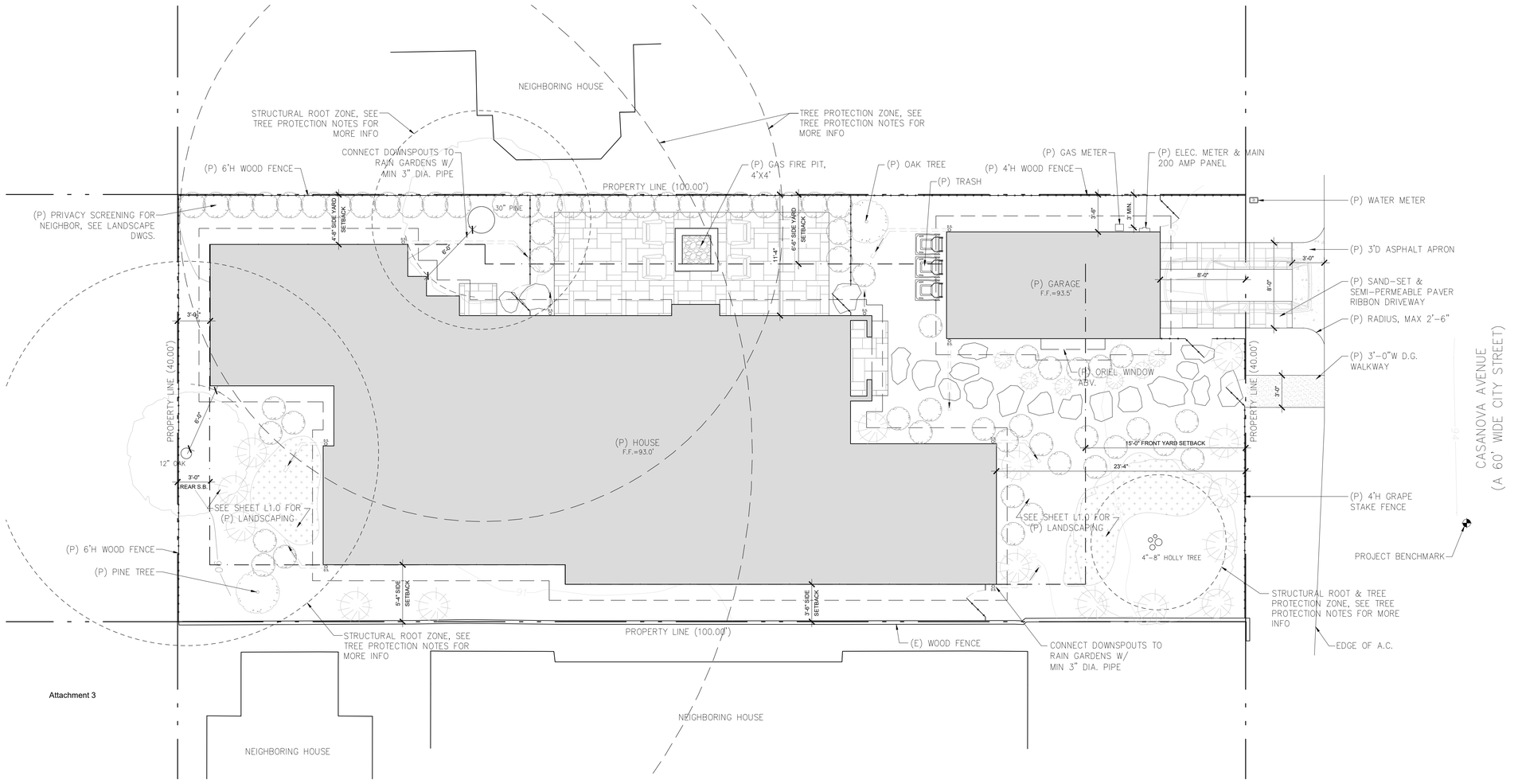

1 PROPOSED SITE PLAN
SCALE: 3/16"=1'-0"

0' 2' 4' 8'

N

Attachment 3

TREE PROTECTION NOTES

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. 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.
5. TREE PROTECTION ZONE - TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL BE INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
6. THE STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET 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.
7. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTED 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.
8. IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIFNIGICANT 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.

SITE PLAN NOTES

1. SEE LANDSCAPE DRAWINGS PREPARED BY KATHLEEN COSS FOR MORE INFO ON (P) LANDSCAPE & SITE DESIGN.
2. EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 375 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND.
3. LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND.
4. PATHWAY LIGHTS SHALL BE SPACE A MIN. OF 10'-0" APART.
5. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
6. DIRECT ALL SURFACE DRAINAGE INTO LANDSCAPED AREAS.
7. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
8. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
9. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
10. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS.

SITE LIGHTING LEGEND

EXTERIOR DOWNLIGHT BY "BETSY WALL LIGHT' BY BREAKWATER BAY IN MATTE BLACK
EXTERIOR LED PATHWAY LIGHT, SPACED MIN. 10'-0" APART, BY 'FX LUMINAIRE HCLDTA-CU-P-1LED'

*SEE SHEET A1.2 & LANDSCAPE DWGS. FOR LIGHT FIXTURE CUT SHEETS

HUNTER RESIDENCE

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REVISIONS	DATE

ARCHITECTURAL

PROPOSED SITE PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.1

03/19/2024

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'BETSY WALL LIGHT' BY BREAKWATER BAY

Lighting Type	Outdoor Barn Light
Power Source	Hardwired
Dry, Damp or Wet Location Listed	Damp
What is Dry, Damp or Wet Location Listed?	This indicates whether the fixture is safe to use in dry locations, damp locations (moist environments), or wet locations (direct exposure to water).
Fixture Finish	Matte Black
Voltage	120 Volt
Light Fixture Shape	Bell
Integrated LED	No
Bulb Not Included But Required	Yes
Recommended Bulb Shape	Standard
Recommended Bulb Shape Code	A19
Bulb Base	E26/Medium (Standard)
Number of Bulbs	1
Fixture Material	Metal
Dimmable	No
Motion Sensor	No
Dusk to Dawn	No
Light Direction	Down

CONTRACTOR TO PROVIDE MAX. 25 WATT BULB

1 PROPOSED EXTERIOR WALL SCONCE

SCALE: N.T.S.

Attachment 3

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PROPOSED SITE LIGHTING

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.2

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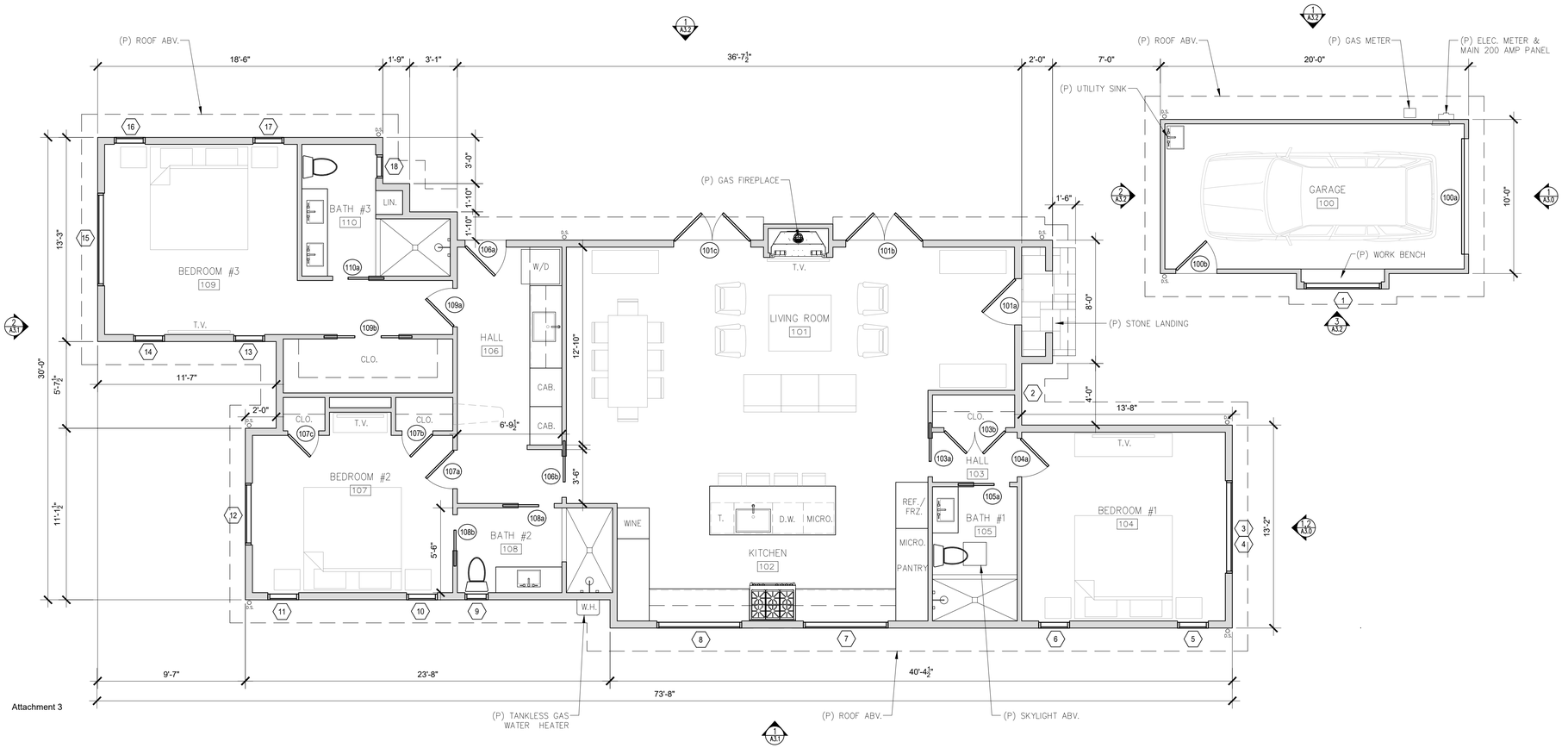

1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

N

Attachment 3

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PROPOSED FLOOR PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0

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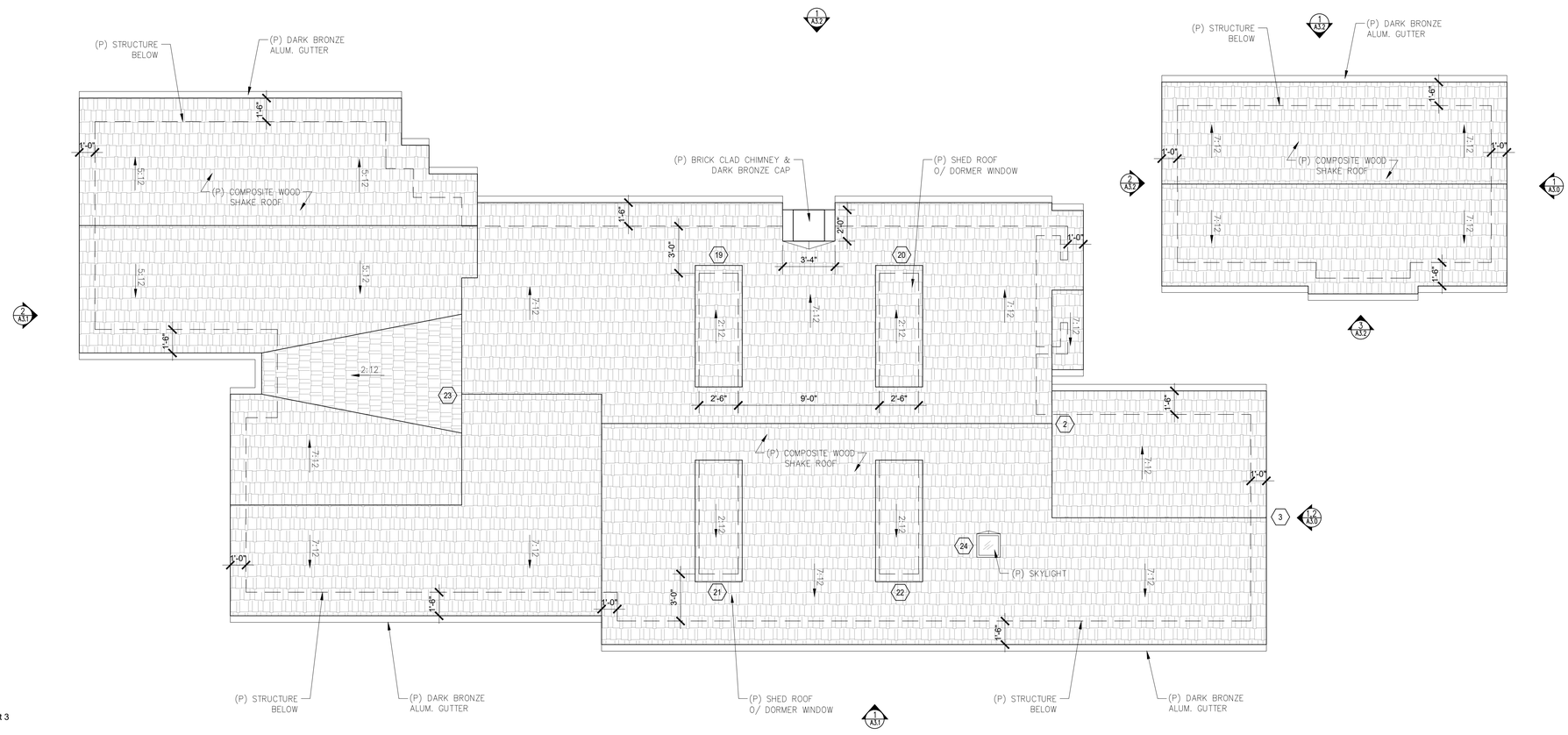

1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

N

Attachment 3

HUNTER RESIDENCE
CASANOVA STREET
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PROPOSED ROOF PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.1

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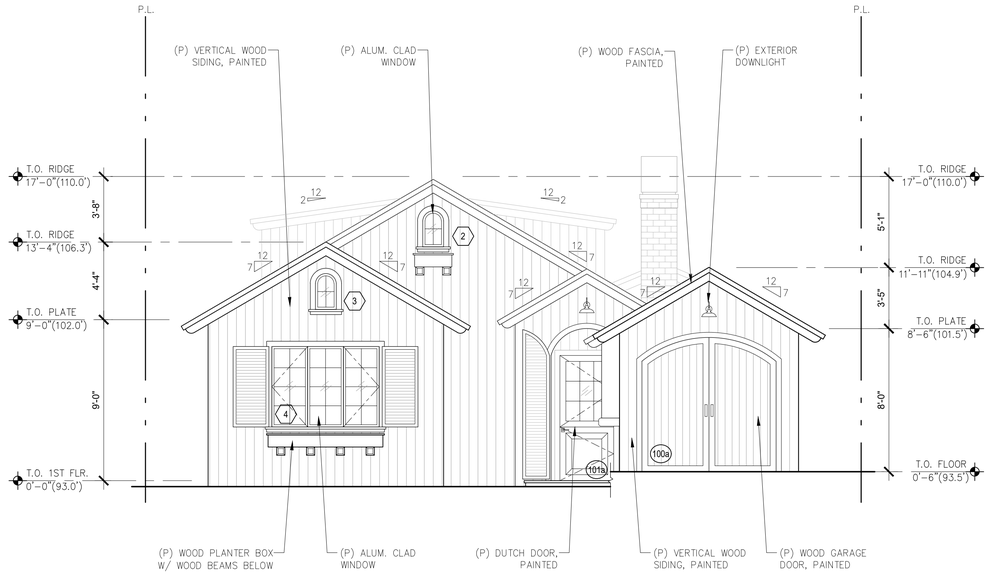
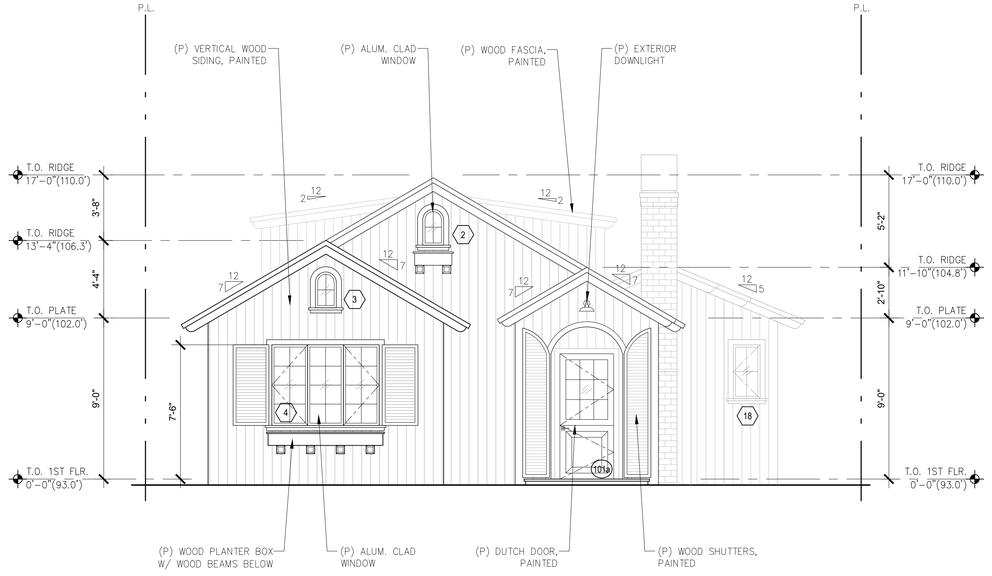


1 PROPOSED EAST ELEVATION (STREET VIEW)
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



2 PROPOSED EAST ELEVATION (NO GARAGE)
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

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BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.0

03/19/2024

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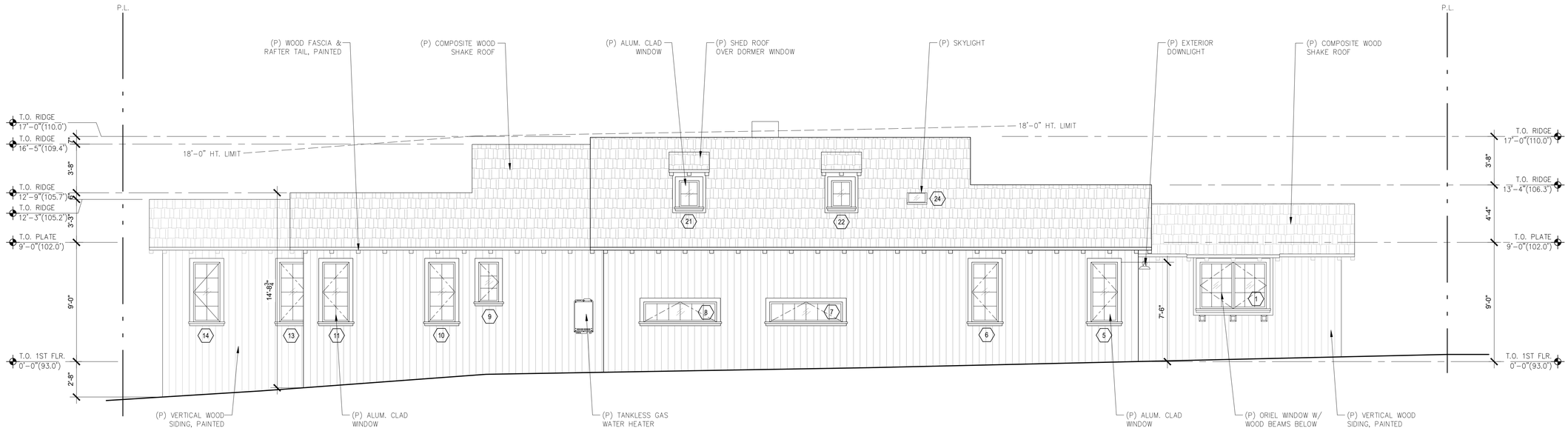
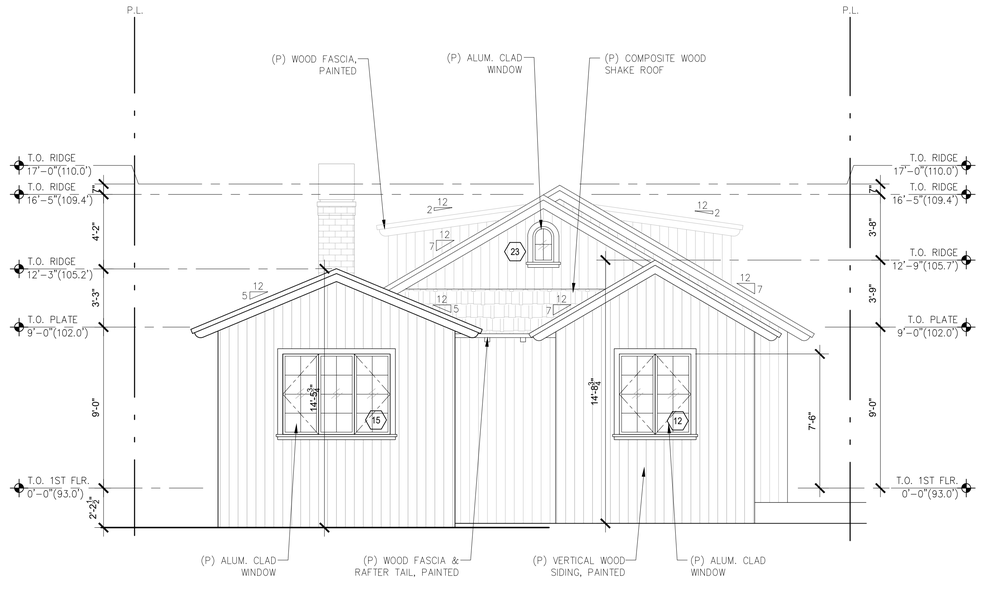
Attachment 3



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



2 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

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BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.1

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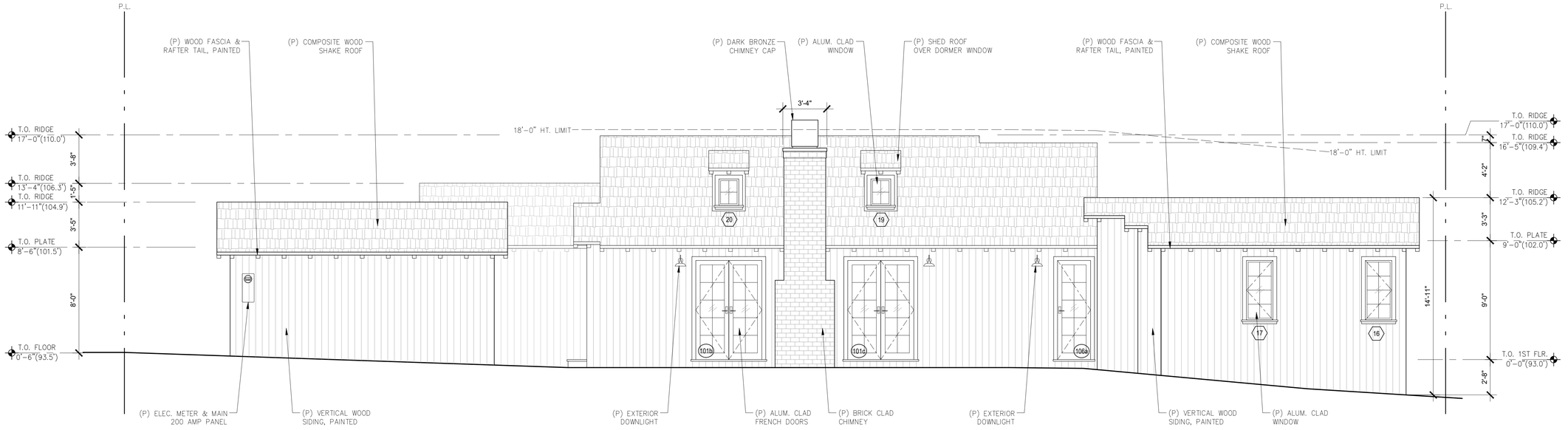
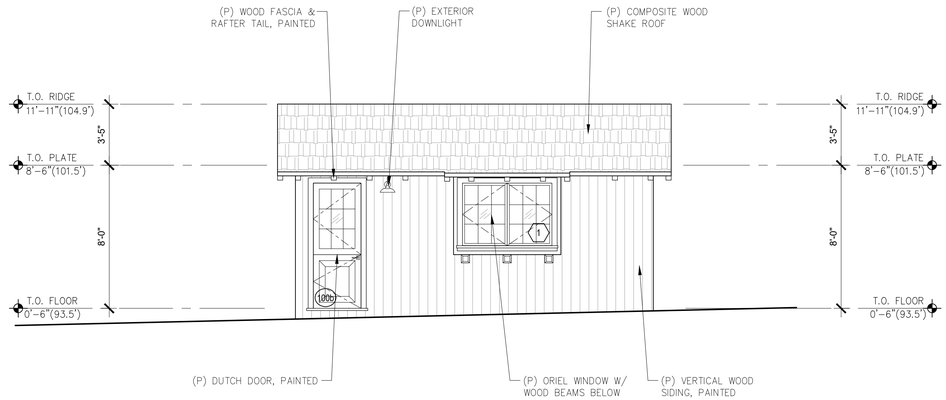
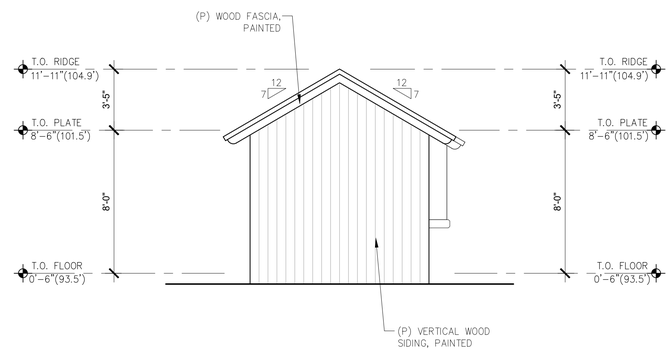


1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"
0' 2' 4' 8'

Attachment 3



3 PROPOSED GARAGE SOUTH ELEVATION
SCALE: 1/4"=1'-0"
0' 2' 4' 8'



2 PROPOSED GARAGE WEST ELEVATION
SCALE: 1/4"=1'-0"
0' 2' 4' 8'

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BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.2

03/19/2024

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VELUX®

VELUX INTEGRA® Solar DSC/DSD/DSH

c UL us LISTED
Accessory Electric Blinds

VAS 454286-2019-02

1 SOLAR SHADE BLINDS CUT SHEET
SCALE: N.T.S.

Attachment 3

VELUX®

VELUX INTEGRA® KLI 110

ENGLISH: Instructions for control keypad
ESPAÑOL: Instrucciones para el teclado de control
FRANÇAIS : Instructions pour le bloc numérique
日本語：リモコンKLI 110の取扱説明書

VAS 452423-2017-06

2 SOLAR SHADE CONTROLS CUT SHEET
SCALE: N.T.S.

EXTERIOR DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
100a	7'-6"	7'-6"	-	WOOD	WOOD	GARAGE, SECTIONAL	ARCHED TOP
100b	2'-8"	7'-0"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING
101a	3'-0"	7'-0"	-	WOOD/GLASS	WOOD	DUTCH	TEMPERED GLAZING
101b	5'-0"	7'-6"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	TEMPERED GLAZING
101c	5'-0"	7'-6"	-	ALUM. CLAD/GLASS	ALUM. CLAD	FRENCH	TEMPERED GLAZING
106a	2'-6"	7'-6"	-	ALUM. CLAD/GLASS	ALUM. CLAD	SWING	TEMPERED GLAZING

INTERIOR DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THICK	DOOR MTL.	FRAME MTL.	TYPE	COMMENTS
103a	2'-6"	7'-6"	1.75"	WOOD	WOOD	POCKETING	
103b	4'-0"	7'-6"	1.75"	WOOD	WOOD	FRENCH, CLOSET	
104a	2'-6"	7'-6"	1.75"	WOOD	WOOD	SWING	
105a	2'-4"	7'-6"	1.75"	WOOD	WOOD	POCKETING	
106b	2'-8"	7'-6"	1.75"	WOOD	WOOD	POCKETING	
107a	2'-6"	7'-6"	1.75"	WOOD	WOOD	SWING	
107b	2'-0"	7'-6"	1.75"	WOOD	WOOD	SWING	
107c	2'-0"	7'-6"	1.75"	WOOD	WOOD	SWING	
108a	2'-4"	7'-6"	1.75"	WOOD	WOOD	POCKETING	
108b	2'-4"	7'-6"	1.75"	WOOD	WOOD	POCKETING	
109a	2'-6"	7'-6"	1.75"	WOOD	WOOD	SWING	
109b	4'-0"	7'-6"	1.75"	WOOD	WOOD	DBL. POCKETING	
110a	2'-4"	7'-6"	1.75"	WOOD	WOOD	POCKETING	

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	THICK	WINDOW MTL.	FRAME MTL.	TYPE	COMMENTS
1	5'-0"	3'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
2	1'-2"	2'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING, ARCHED TOP
3	1'-2"	2'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING, ARCHED TOP
4	6'-0"	4'-6"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
5	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
6	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
7	5'-6"	1'-6"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
8	5'-6"	1'-6"		GLASS	ALUM. CLAD	AWNING	TEMPERED GLAZING
9	1'-6"	3'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
10	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
11	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
12	4'-0"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
13	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
14	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
15	6'-0"	4'-6"		GLASS	ALUM. CLAD	X-O-X	TEMPERED GLAZING
16	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
17	2'-6"	4'-6"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
18	1'-6"	3'-0"		GLASS	ALUM. CLAD	CASEMENT	TEMPERED GLAZING
19	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
20	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
21	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
22	2'-0"	3'-6"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING
23	1'-2"	2'-0"		GLASS	ALUM. CLAD	FIXED	TEMPERED GLAZING, ARCHED TOP
24	1'-6"	1'-6"		GLASS	ALUM.	SKYLIGHT	TEMPERED GLAZING

PROPOSED SKYLIGHT BY 'VELUX'

WINDOW & EXTERIOR DOOR NOTES

1. WINDOWS & DOORS ARE BY 'SIERRA PACIFIC' (OR APPV'D EQUAL)
   GLAZING: DUAL GLAZING, ARGON GAS, LOWE2
   MTL: ALUM. CLAD EXTERIOR - WHITE
   PAINT GRADE INTERIOR
2. CONTRACTOR TO VERIFY ROUGH OPENING DIMENSIONS WITH ON SITE FIELD CONDITIONS PRIOR TO ORDERING WINDOWS & DOORS.
3. ALL DIMENSIONS ARE GIVEN FOR OVERALL FRAME SIZE
4. ALL HEAD HEIGHTS TO ALIGN WHERE POSSIBLE
5. ALL OPERABLE WINDOWS TO BE PROVIDED WITH SCREENS.
6. REQUIRED SAFETY GLAZING SHALL CONFIRM TO THE HUMAN IMPACT LOADS PER CRC SECTIONS R308.3 & R308.4.
7. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   (A) THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET ; AND
   (B) THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR; AND
   (C) THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
   (D) ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE GLAZING; AND
   (E) GLAZING IN ENCLOSURES FOR, OR WALLS FACING BATHTUBS & SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
   (F) FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
8. GLAZING SHALL BE TEMPERED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
9. CONTRACTOR TO PROVIDE SHOP DRAWING TO ARCHITECT FOR REVIEW PRIOR TO ORDERING DOORS AND WINDOWS.
10. ALL WINDOWS TO BE DUAL GLAZED - ARGON FILLED WITH THERMAL SPACER
11. MIN. U-VALUE & SGHC = SEE TITLE 24 REPORT
12. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1]
13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

SKYLIGHT NOTES

1. SKYLIGHTS ARE BY "VELUX" (OR APPV'D EQUAL)
2. SKYLIGHTS SHALL HAVE SOLAR SHADING DEVICES INSTALLED.
3. SKYLIGHTS SHALL USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES.
4. SKYLIGHTS SHALL BE FLAT IN PROFILE.
5. SKYLIGHT FLASHING SHALL MATCH THE ADJACENT ROOF COLOR.

INTERIOR DOOR NOTES

1. INTERIOR DOORS TO BE SOLID PANEL, PAINT GRADE, 1.75" THK., UNLESS NOTED OTHERWISE.
2. INTERIOR DOORS TO BE PAINTED WHITE UNLESS NOTED OTHERWISE.
3. VERIFY INTERIOR DOOR PROFILE WITH OWNER.

HUNTER RESIDENCE
CASANOVA STREET
2 N.W. OF 13TH AVENUE
CARMEL, CA 93923

LICENSED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN: 05/31/25
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 234-1885
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

DOOR & WINDOW SCHEDULES

Scale: SEE DWG.
Drawn By: SBP
Job: -

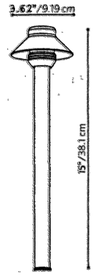
A4.0

03/19/2024

Path Lights - Coded (L) on Plan

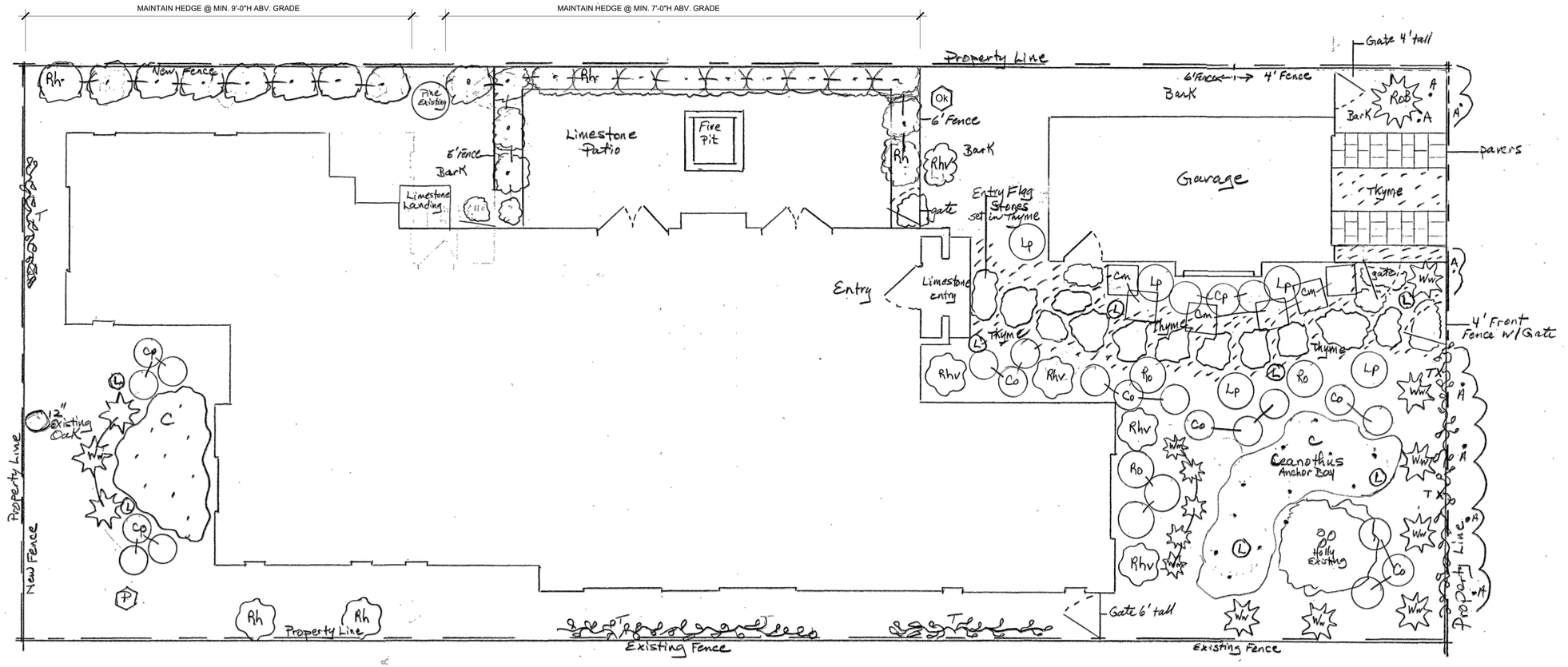
FXLuminaire HCLDTA-CU-P-1LED

Number of LEDs in each fixture	1
Watts Used	2.2
Max Lumens	39



Irrigation Details – Drip Throughout

Pressure Regulator – Rey PRF100RBY
Filters – Rey
Backflow Prevention Device – Zurn Wilkins 975XL
Timer – Hunter 12 Zone PRO-HC
Predictive Watering Technology
Rain Sensor – Wireless Rain Click Hunter CLIK
Valves – Rain Bird 100 PEB
Emitters – Rainbird XB
½" polypropene drip tubing
1 ½" and 1 ¼" PVC Schedule 40 Lines – JM Eagle

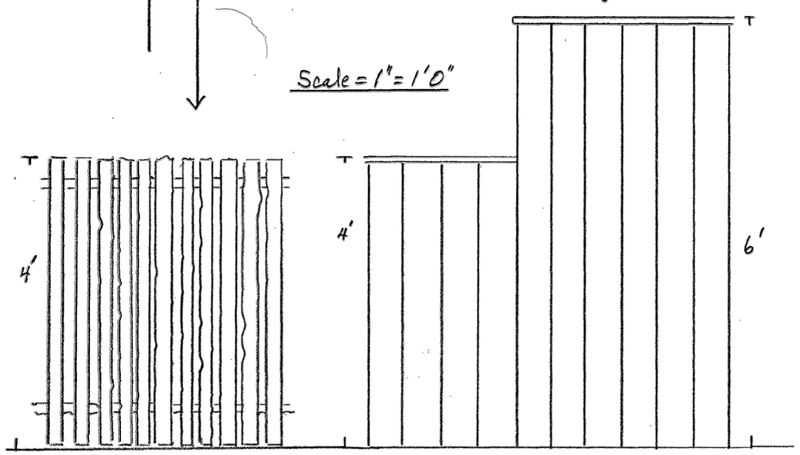


Attachment 3

Fencing Details

Street Front Fence and Entry Gate:
2"x2" grape stake 4' tall with 1"- 2" spacing
3' wide x 4' tall gate flush with fence.

Side Yard Fences:
South side fencing is existing. North side will match design.
6"x1" wood board 4' tall, for first 15' (tight fit boards).
4' tall gate at north east of garage.
At 15' set back: 6"x 1" wood board 6' tall, (tight fit boards)

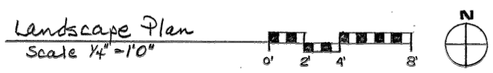


Plant List

Code	Botanical Name	Common Name	Size	Quantity	Drought T.
A	Arctostaphylos 'Emerald Carpet	Manzanita	1 gal	8	x
C	Ceanothus Anchor Bay	California Lilac ground cover	1 gal	21	x
Co	Correa 'carmine bells'	Australian fuchsia	1 gal	14	x
Cm	Convolvulus mauritanicus	Ground Morning Glory	1 gal	6	x
Cp	Correa 'Pink Eyre'	Australian fuchsia	5 gal	9	x
Holly	Holly Tree	Holly Existing		1	x
Lp	Lomandra Platinum Beauty	Variegated Lomandra	5 gal	5	x
O	Oak Tree	Oak Existing		1	x
P	Pinus radiata	Monterey Pine	5 gal	1	x
Pine	Pinus radiata	Monterey Pine Existing		1	x
Ok	Quercus agrifolia	Coastal Live Oak	5 gal	1	x
Rh	Rhamnus alaternus	Italian Buckthorn	25 gal	25	x
Rhv	Rhamnus alaternus variegata	Variegated Italian Buckthorn	15 gal	5	x
Rob	Rosemaarinus Blue Spires	Rosemary tall	5 gal	1	x
Ro	Rosemarinus 'Tuscan Blue'	Rosemary	5 gal	5	x
T	Trachelospermum jasminoides	Star Jasmine Vine	5 gal	5	
Thyme	Thymus elfin	Elfin Thyme	mud flat	12 (60)	x
Wm	Westringa 'mundi'	Low Coast Rosemary	5 gal	5	x
Ww	Westringia wynabe gem	Coast Rosemary	5 gal	10	x

84% Drought Tolerant Plantings **Note: 3 Upper Canopy Trees and 2 Lower Canopy Trees included**

Landscape Plan
Scale ¼" = 1'0"



Coverage:

Lot	4,000		
House	1,800		

Landscape Coverage Allowed: 396 square feet

Proposed	Impermeable	Permeable	
Driveway		40	pavers
Entry Path		76	random flag stone
Front Door Entry	24.5		set limestone
Patio	247		set limestone
Laundry Room landing	7.5		set limestone
Proposed Totals	**279**	**116**	**= 395 square feet**

Proposed Landscape for Hunter Residence

SCALE: 1/4"=1' KSC
DATE: 9/16/23 3

Casanova Street, 2 NW of 13th Ave, Carmel, CA

Designed by Kathleen Coss 831-235-7772 3-24-24

Carmel-by-the-Sea

Attachment 4

Evan Kort <ekort@ci.carmel.ca.us>

Application Number DC 23-208

Diane Cohn [redacted] Fri, Apr 26, 2024 at 1:20 PM
To: ekort@ci.carmel.ca.us
Cc: bswanson@ci.carmel.ca.us

Joe and Diane Cohn
[redacted]

April 26, 2024

RE: Application Number DS 23-208

Dear Mr. Kort and Mr. Swanson,

We are neighbors of the Hunters on Casanova. This letter is to let you know that we are in support of the Hunter's home plans for their empty lot on Casanova. They have given a lot of thought to this cottage as they built and own the home next door. They have accommodated other resident's concerns and have erected story poles several times to reflect the changes. Please allow the Hunters to proceed with this home. It will be a lovely addition to our neighborhood and will probably increase our property values.

Thank you,

Joe and Diane Cohn

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

May 8, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 24074 (Schneider):** Consideration of a Concept Design Study for the demolition of a 170-square-foot detached garage and expansion of an existing 898-square-foot single-story residence with a 1,236-square-foot, two-story addition inclusive of an attached garage, located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-163-001-000.

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

Executive Summary:

The applicant is requesting approval of a Concept Design Study for the demolition of a 170-square-foot detached garage and expansion of an existing 898-square-foot single-story residence with a 1,236-square-foot, two-story addition inclusive of an attached garage, located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-163-001-000.

Recommendation:

Adopt a Resolution (Attachment 1, Resolution) accepting a Concept Design Study for the demolition of a 170-square-foot detached garage and expansion of an existing 898-square-foot single-story residence with a 1,236-square-foot, two-story addition inclusive of an attached garage, located at the southwest corner of Mission Street and 12th Avenue in the Single-Family Residential (R-1) District. APN: 010-163-001-000.

Background and Project Description:

The project site is a 5,107 square-foot lot developed with a 946-square foot residence (898-square-foot main level and 48-square-foot basement/mechanical space) and 170-square-foot detached garage

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

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

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

At the time of writing this report, staff has received correspondence from three neighbors who have expressed support for the project. The neighbors in support include Mission 2 SW of 12th; SEC 12th and San Carlos; and NW Mission and 12th. Neighbor correspondence is provided as Attachment 4.

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.

Finding #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 this site, the recommended tree density is 4 upper canopy trees and 3 lower canopy trees. Additionally, “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). The site currently features five trees on private property and five in the adjacent right-of-way, including five significant trees (four Coast Live Oaks and one Monterey Cypress) and five moderately significant trees. In February 2024, the City issued a permit authorizing the removal of four not significant Monterey Pines, two of which were on the property and two of which were in the adjacent right-of-way fronting 12th Avenue. Though the landscape sheets do indicate several proposed shrubs and various plantings, the Concept approval has been conditioned to require the Forester’s tree evaluation to be included in the planset, as well as a revised

landscape plan (see Sheets L100- L300) specifying existing and proposed upper and lower canopy trees. The City Forester will review the revised landscaping plan prior to the Final Details hearing. The tree planting requirement has been required to be shown on the plans submitted to the Community Planning and Building Department ahead of the final details review (refer to Attachment 1, Condition of Approval #2).

Finding #7 for Concept Design Study Approval states, "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. No significant trees are proposed to be removed, and all building volumes are set back a minimum of six feet from significant trees. One limb is proposed to be removed from a multi-trunk oak tree (tree #7) to accommodate the two-story addition; the City Forester has approved the limb removal. Standard tree protection measures will be included in the final resolution.

As conditioned, the project complies with the Residential Design Guidelines for Forest Character. All structures are adequately setback from significant trees and the project includes a landscape plan to further enhance the site and forest character (specifics of the landscape plan will be considered at the final detail review). As conditioned the project meets 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."

The proposed project will substantially increase the amount of glazing at the existing first story of the south elevation, and will introduce a new second-story volume. Additionally, a new south-facing second-story deck is proposed, 4' 11" from the south property line at the closest point. Staff's assessment of the privacy impact is based on Concept Findings for approval, and guidance within the Residential Design Guidelines for providing reasonable privacy, in addition to past direction from the Commission. Overall, the project appears to meet the findings and design guidelines pertaining to privacy. None of the proposed south-facing windows provide a direct line of sight into the adjacent residence, because the existing solid wood fence along the south property line is proposed to be retained to screen the majority of the main level. Decks overlooking active outdoor areas on adjacent properties are discouraged; the proposed second-story deck does not overlook active outdoor areas on the neighboring property to the south.

Finding #5 for Concept Design Study Approval 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."

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

5’8”. Lastly, because the proposed two-story addition does not affect the southern elevation of any neighboring properties (only the north elevation of the south neighbor), the solar impact is lessened. The compliant setbacks and the fact the two-story portion of the building is offset to the east side of the corner lot (towards Mission Street) allow for a reasonable amount of solar access for neighboring sites.

In conclusion, the project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access. The neighbor immediately to the south has provided a letter supporting the project as designed. Should the Commission find the project requires moderate modification, the Commission can provide the direction in the motion as Conditions of Approval to address prior to scheduling for Final Details Review.

Mass/Bulk and Building/Roof Form: Residential Design Guideline 5 states that incorporating tall or bulky building elements near the property line of an adjoining site should be avoided. Design Guidelines 7.1 through 7.7 encourage a building’s mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Guidelines 8.1 through 8.5 encourage traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to “limit the number of subordinate attachments, such as dormers, to avoid cluttered design.”
Concept Design Study Finding #3 states, “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.” Additionally, Concept Design Study #4 states, “The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.”
In plan, the proposed residence is irregular but not overly complex. The U-plan of the existing home will be maintained, and the new addition is generally L-plan. The roof consists of cross gabled roof forms moderately pitched at 4.4:12 (to match existing), as encouraged by the residential Design Guidelines. At its height, the maximum ridge height will be 21’3½”. The proposed plate height of the new addition is 17’8”, below the maximum of 18’ for a two-story element. The proposed project results in a total 2,182 square feet of floor area, which is just under the maximum allowable floor area of 2,185 square feet. The new, 390-square-foot accessory dwelling unit is not included in the 2,182 figure.

The addition compiles with Design Guideline 7.7 which states, “locate two story elements downhill, except where this would appear dominant or out of scale when viewed from the public right of way or a neighboring home.” The applicant followed the guidance of locating two-story elements downhill; the Commission should consider whether the addition is overly dominant or out of scale when viewed from the public right of way or a neighboring home.

The immediately surrounding area consists largely of single-story homes, however, there is one two-story home located northeast of Mission Street and 12th Avenue. While the introduction of another two-story home will alter the character of the intersection, the retention of the existing one-story volume and the relative simplicity of the proposed two-story volume provides relief from an otherwise tall and bulky mass. When viewed from 12th Avenue, the gently sloping topography (downward, to the east) substantially minimizes the impact of the two-story addition, and the courtyard area adjacent to the front entry breaks up the north elevation. Further, an objective of Guideline 7.0 is “to encourage diversity in housing design” suggesting not every home on a block need be a single story.

Overall, the proposed 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). Should the Commission find the project requires moderate modification, the Commission can provide the direction in the motion as Conditions of Approval to address prior to scheduling for Final Details Review. The main level interior plate height could potentially be lowered, or the addition could be partially lowered below grade.

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

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

The project proposes 684 square feet of site coverage, under the maximum allowed of 685 square feet. The proposed site coverage elements include: retaining/site walls (19.6 sf); stone wall planters (6 sf); driveway runners (71.7 sf); concrete steps to basement (31 sf); flagstone path to ADU (88.8 sf); flagstone path to main house entry (86.3 sf); flagstone path from ADU to deck (98 sf); spaceboard deck (250.5 sf) with under area enclosed with shingle siding; and spaceboard deck stairs (32.1 sf). The landscape sheets have not yet been reviewed by the City Forester, but will be before Final Details review.

The proposed project includes large, undivided plate glass windows; Final Details Design Guideline 9.11 states, "divided light windows are encouraged." Additionally, the front entry on 12th Avenue and the ADU entry on Mission Street are both fully glazed and flanked by fully glazed sidelights, potentially resulting in a "grand entry" appearance. Final Details Design Guideline 9.12 states "fenestration should not overwhelm the architecture" and "avoid positioning a large window (greater than 12 sq. ft.) along a side wall that would impact the privacy of an adjacent neighbor." The proposed project includes windows greater than 12 square feet. The Commission may provide direction regarding the scale of windows and entries to the applicant as necessary.

Public Correspondence: Staff has received letters of support from neighbors at Mission 2 SW of 12th; SEC 12th and San Carlos; and NW Mission and 12th. Neighbor correspondence is provided as Attachment 4. Two neighbors have also expressed support for a potential driveway gate, which is not shown on the proposed plans.

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 - Site Photos
Attachment 3 - Project Plans
Attachment 4 - Neighbor Correspondence
Attachment 5 - Data Table

CITY OF CARMEL-BY-THE-SEA

PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF A 170-SQUARE-FOOT DETACHED GARAGE AND EXPANSION OF AN EXISTING 898-SQUARE-FOOT SINGLE-STORY RESIDENCE WITH A 1,236-SQUARE-FOOT, TWO-STORY ADDITION INCLUSIVE OF AN ATTACHED GARAGE, LOCATED AT THE SOUTHWEST CORNER OF MISSION STREET AND 12TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-163-001-000.

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

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

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

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

WHEREAS, a new 390-square-foot accessory dwelling unit will be constructed with its own exterior access with no interaccessibility to the main residence. The ADU is not part of the scope of this discretionary application in accordance with Government Code Section 65852.2, but is mentioned here as reference as it is described on the project plans; and

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

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

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

WHEREAS, on April 26, 2024, a notice of the public hearing scheduled for May 8, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and

mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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

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

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

WHEREAS, 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
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 a 170-square-foot detached garage and expansion of an existing 898-square-foot single-story residence with a 1,236-square-foot, two-story addition inclusive of an attached garage, located at the southwest corner of Mission Street and 12th

Avenue in the Single-Family Residential (R-1) District. APN: 010-163-001-000, subject to the draft conditions/recommendations listed below:

CONCEPT CONDITIONS OF APPROVAL		
No.		
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.	✓
2.	**Tree Density.** Prior to scheduling for Final Details review, the revised plans shall be submitted to the Community Planning and Building Department that include the tree evaluation and survey and a revised landscape plan indicating upper and lower canopy trees as required by the City Forester.	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

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

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

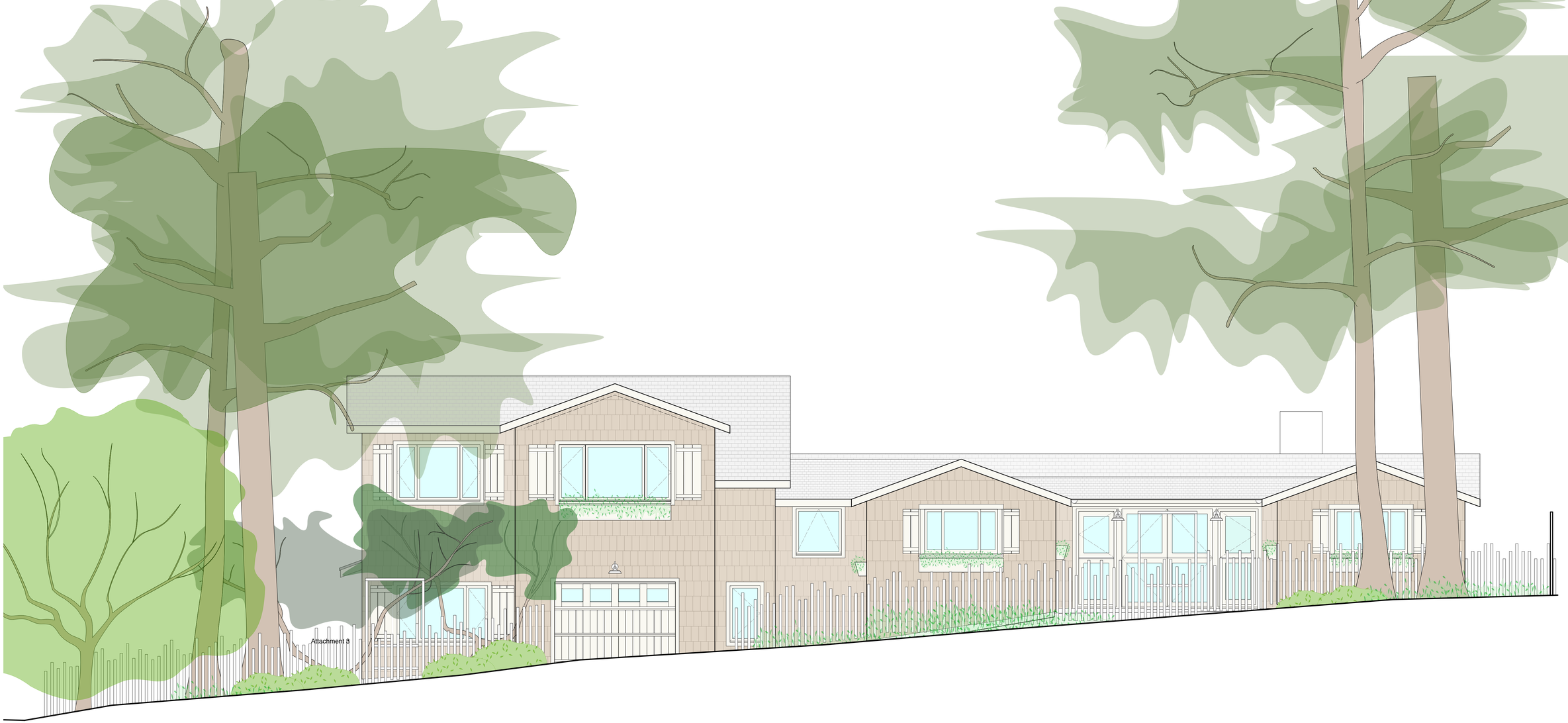
View of proposed two-story addition looking south from 12th Ave.

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

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

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

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



Project Data

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

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

Existing Site Coverage

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

Proposed Site Coverage

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

Existing Floor Area

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

Proposed Floor Area

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

Project Description

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

- Removal of Existing Detached Garage

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

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

- Remodel includes Kitchen and Bathrooms.

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

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

Sheet Index

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

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

Vicinity Map

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

Schneider Residence Addition and Remodel

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

Job No.

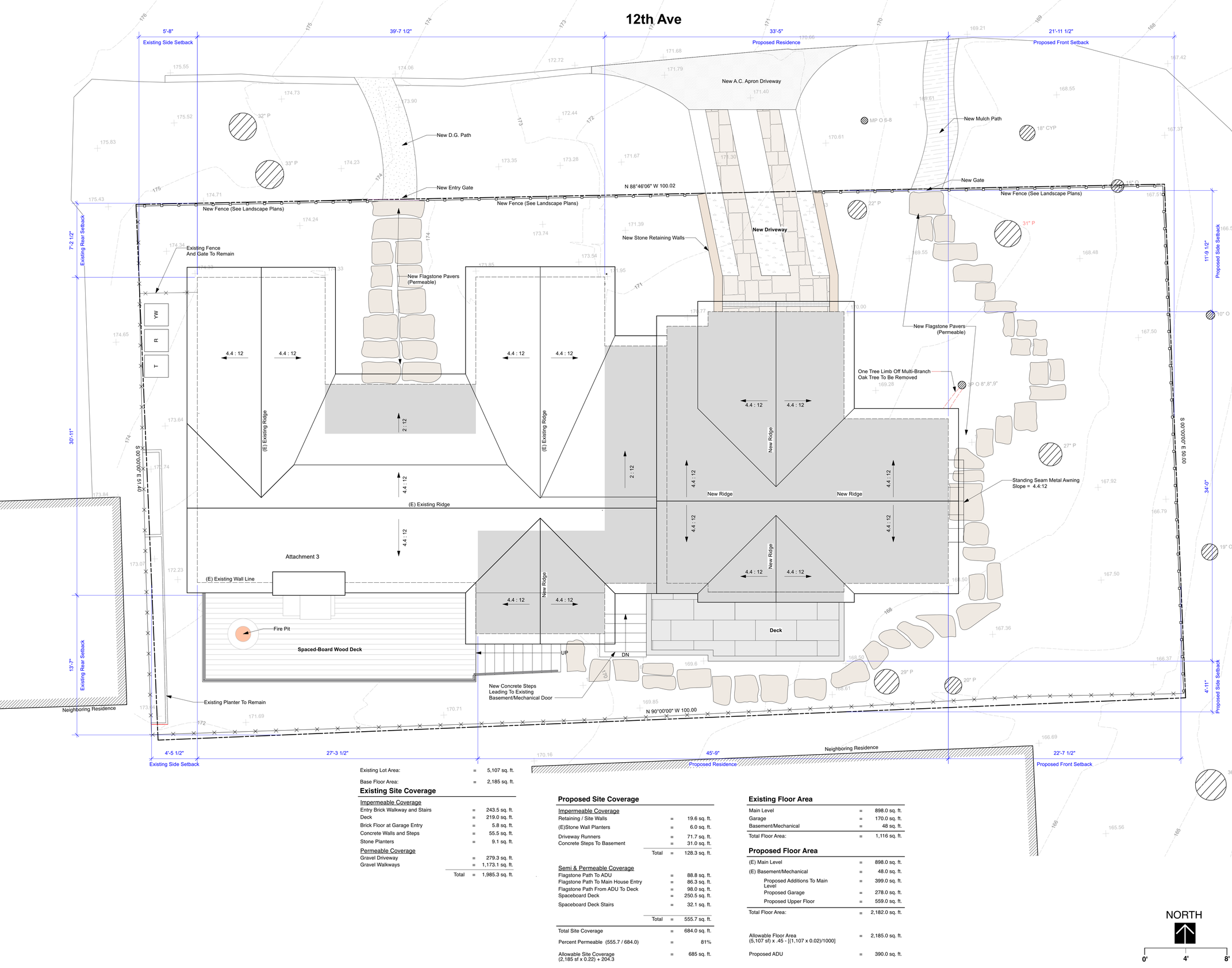
Date:
- Track 2 Design Study December 12, 2023

-Revised Track 2 Design May 1, 2024

Project Data

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

Sheet No.
1



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Base Floor Area:	=	2,185 sq. ft.

Existing Site Coverage

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

Proposed Site Coverage

Impermeable Coverage		
Retaining / Site Walls	=	19.6 sq. ft.
(E)Stone Wall Planters	=	6.0 sq. ft.
Driveway Runners	=	71.7 sq. ft.
Concrete Steps To Basement	=	31.0 sq. ft.
Total	=	128.3 sq. ft.
Semi & Permeable Coverage		
Flagstone Path To ADU	=	88.8 sq. ft.
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Legend

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

NORTH

0' 4' 8'

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

Job No.

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

Proposed Roof Plan + Site Plan

1/4" = 1'-0"

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Sheet No.
2

12th Ave

Mission St.

73'-0"
39'-7 1/2"
33'-5"
12'-5" | 14'-8" | 12'-6 1/2" | 6'-0 1/2" | 4'-0" | 13'-2 1/2" | 10'-1 1/2"

New A.C. Apron Driveway
New D.G. Path
New Entry Gate
N 88°46'06" W 100.02
New Driveway
New Mulch Path
New Gate
Existing Fence And Gate To Remain
Existing Planter To Remain
Neighboring Residence
N 90°00'00" W 100.00
S 00°00'00" E 91.40
S 00°00'00" E 50.00
29'-8 1/2"
5'-0"
10'-5"
16'-0"
34'-0"
7'-7"

Writer's Room 101
Bedroom 1 105
Powder Room 102
Entry 100
EL. 174.5'
Pull-Out Pantry
Shower
Bath 1 106
Hall 107
Stairway 109
Up
Dn
Garage 110
EL. 169.25'
Existing Garage To Be Removed
ADU - Living 111
EL. 169.25'
Living Room 103
Attachment 3
Kitchen 104
Ref
Laundry Room 108
W
D
ADU - Bath 113
ADU - Bedroom 112
Shower
EL. 167.55'
Grill
Fire Pit
Spaced-Board Wood Deck
EL. 174.45'
UP
EL. 170.35'
DN
YW
R
T

One Tree Limb Off Multi-Branch Oak Tree To Be Removed
Standing Seam Metal Awning

MP O 6-8
18" CYP
32" P
33" P
22" P
31" P
15" O
10" O
3P O 8",8",9"
27" P
19" O
29" P
20" P

27'-1" | 12'-6 1/2" | 4'-0 1/2" | 6'-0" | 13'-2 1/2" | 10'-1 1/2"

Legend

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

NORTH
0' 4' 8'

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

Job No.

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

Proposed Main Floor Plan

1/4" = 1'-0"

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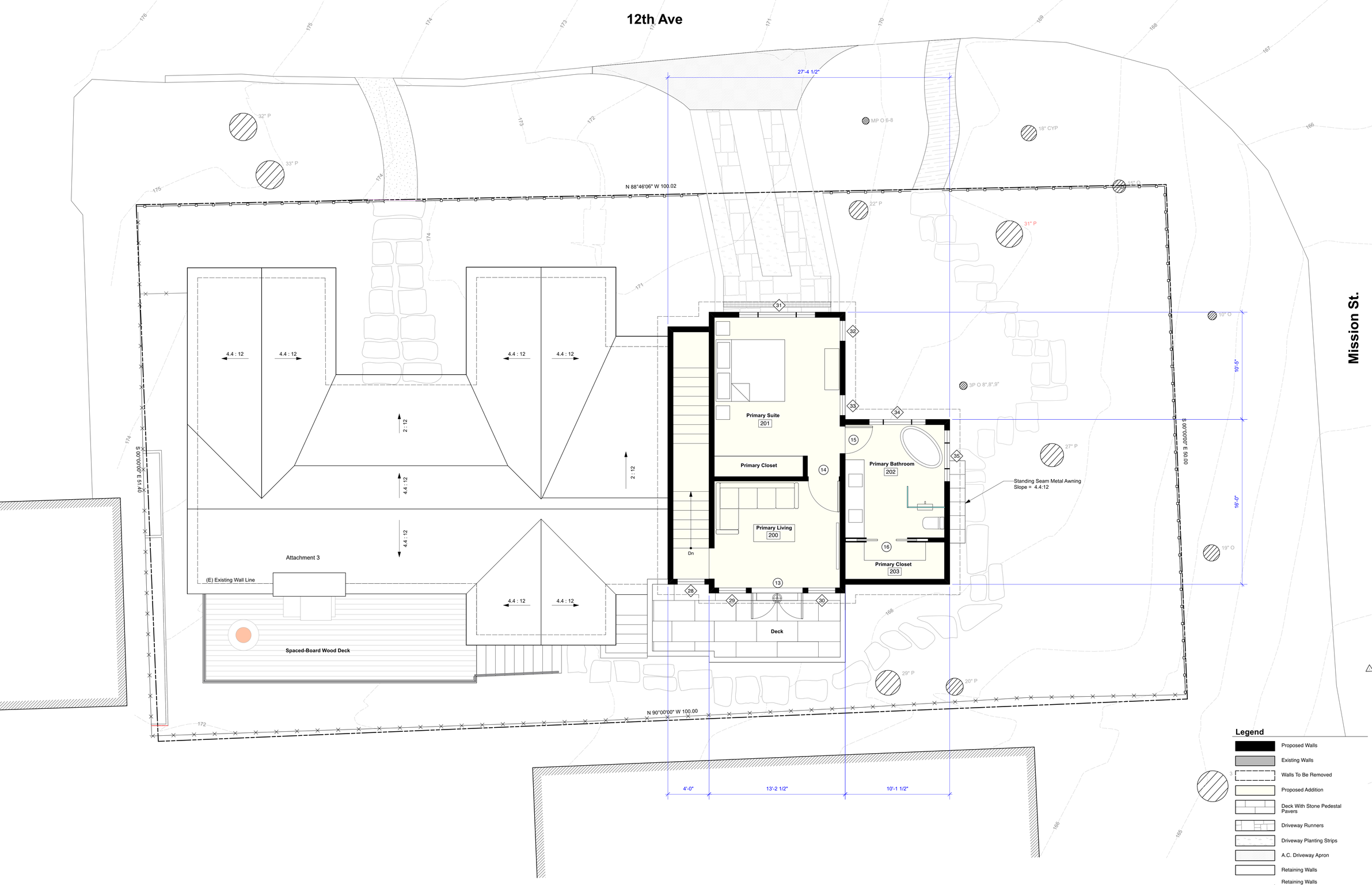
Sheet No.
3



Legend

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

NORTH

0' 4' 8'

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APN: 010-163-001

Job No.

Date:

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Proposed Upper Plan

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
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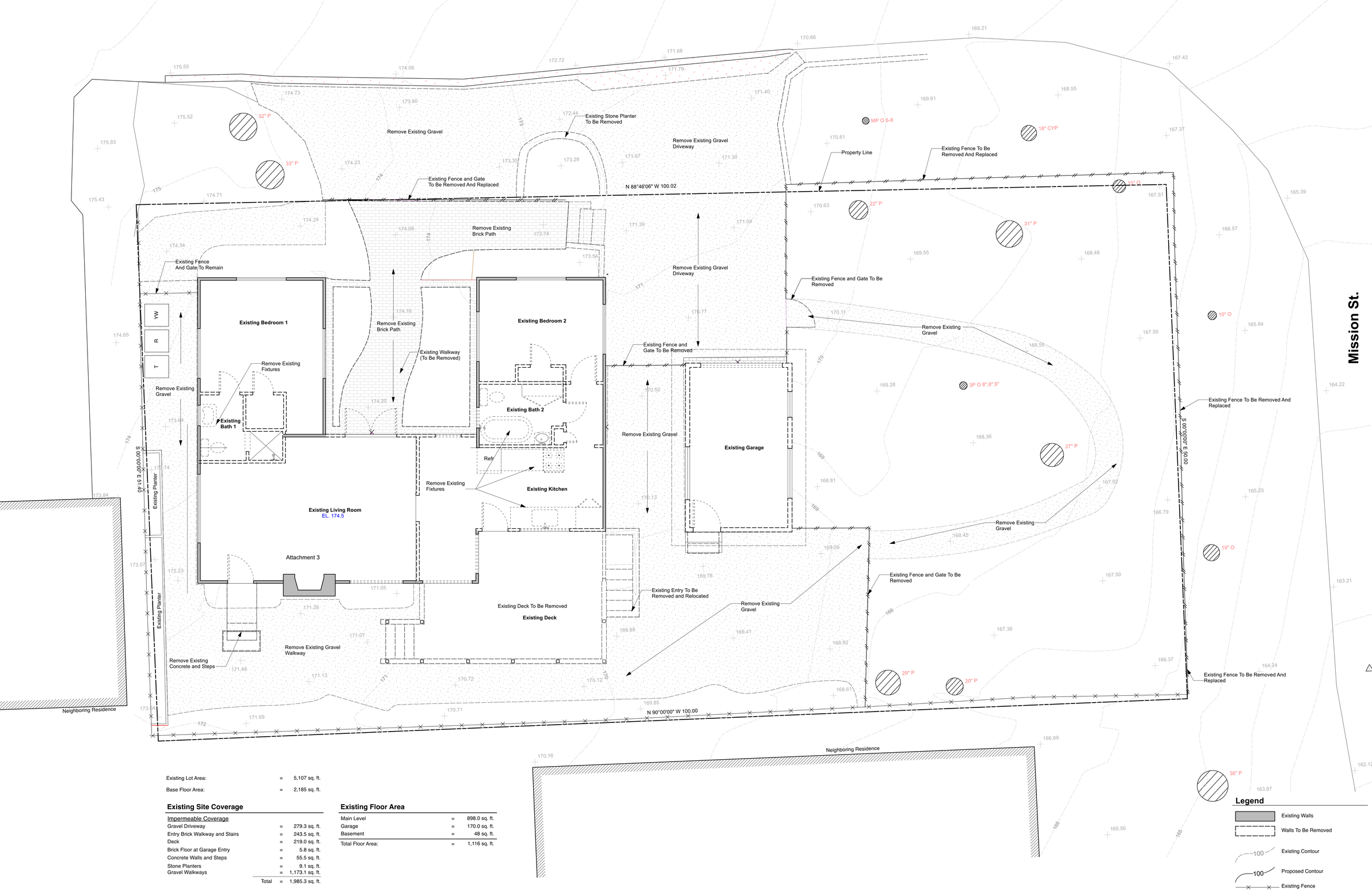
STATE OF CALIFORNIA

Sheet No.

4



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

Existing Site Coverage

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

Existing Floor Area

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

Legend

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

NORTH

0' 4' 8'

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Job No.

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Existing+ Demolition Site Plan

1/4" = 1'-0"

LICENSED ARCHITECT
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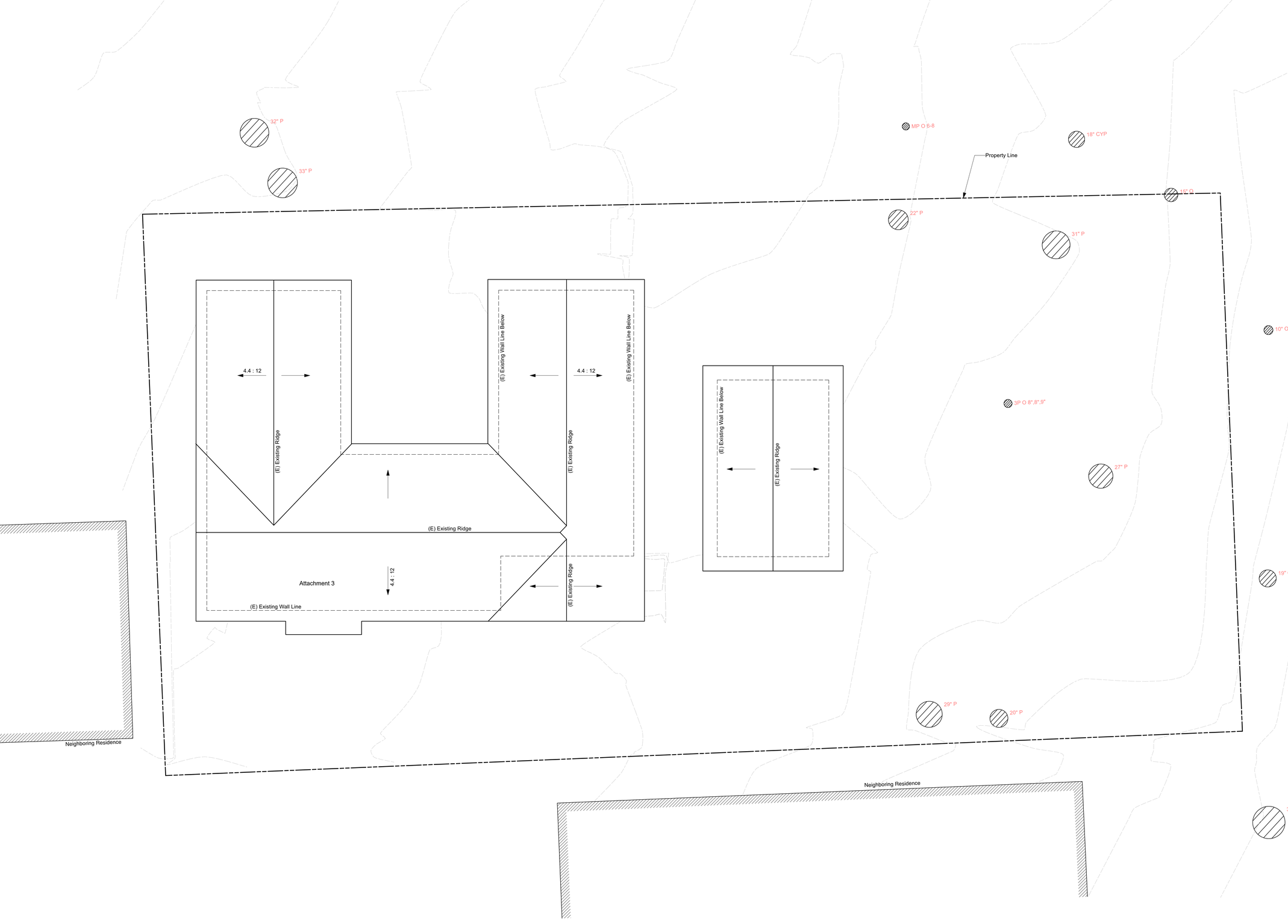
5



Legend

- 100 — Existing Contour
- 100 — Proposed Contour
- Existing Wall Line Below
- Existing Roof Line
- Property Line

NORTH

0' 4' 8'

D A

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Existing Roof Plan

1/4" = 1'-0"

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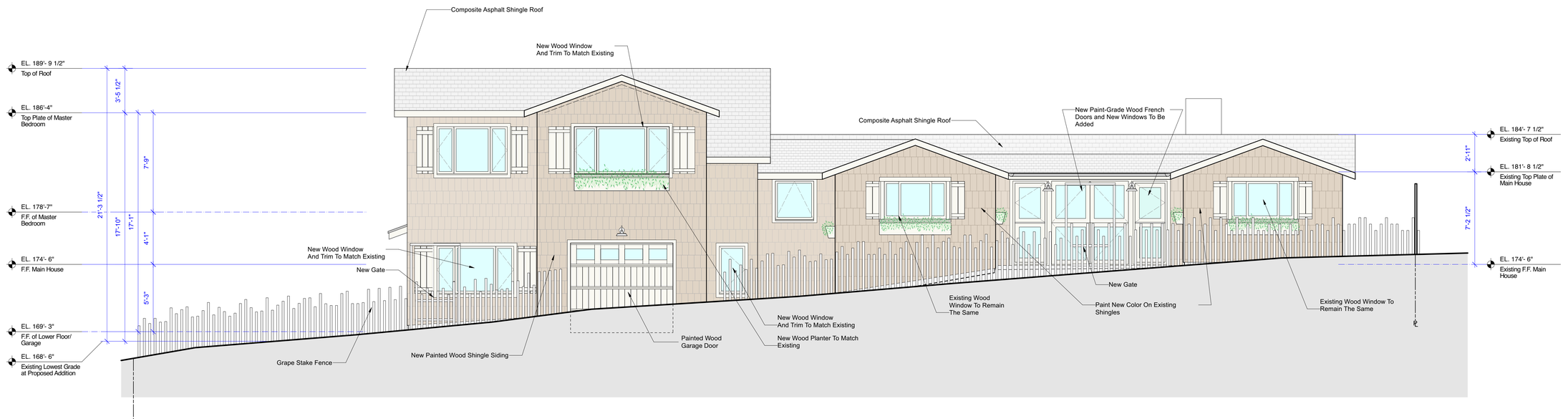
Sheet No.

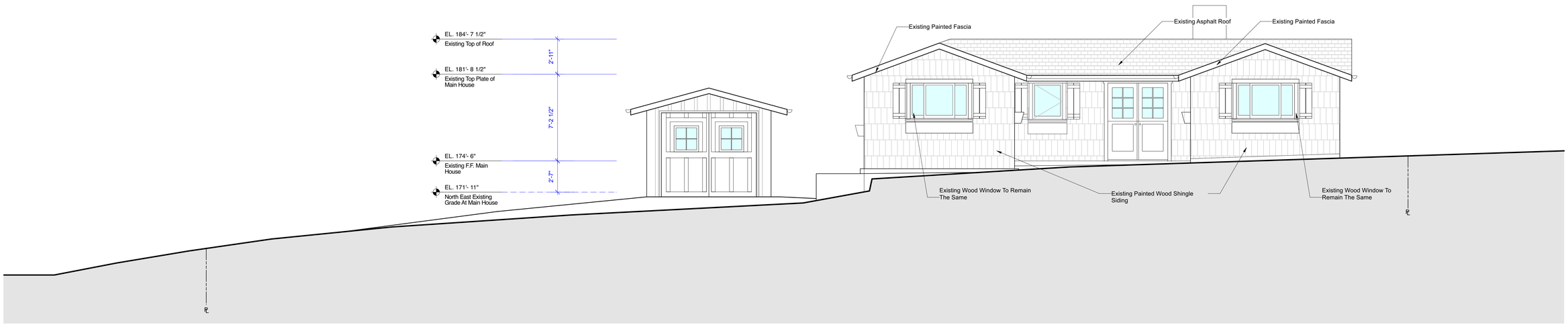
6

Attachment 3



Proposed North Main Residence Elevation

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



Existing North Main Residence Elevation

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

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Proposed +Existing North Elevations

1/4" = 1'-0"

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7

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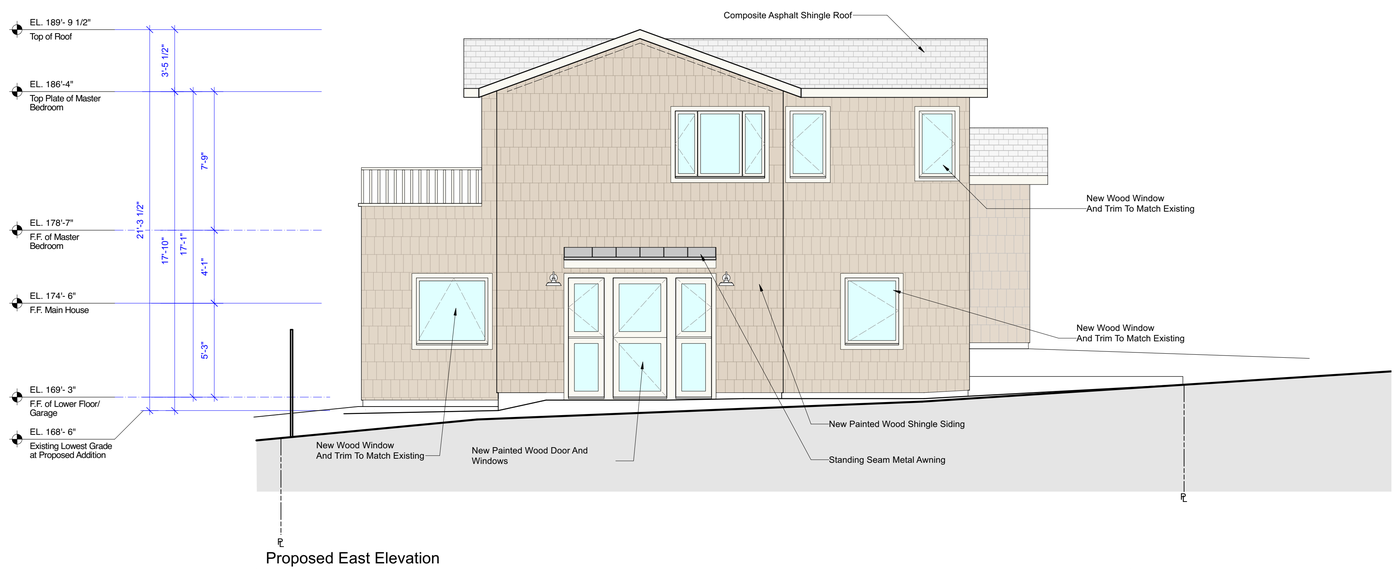
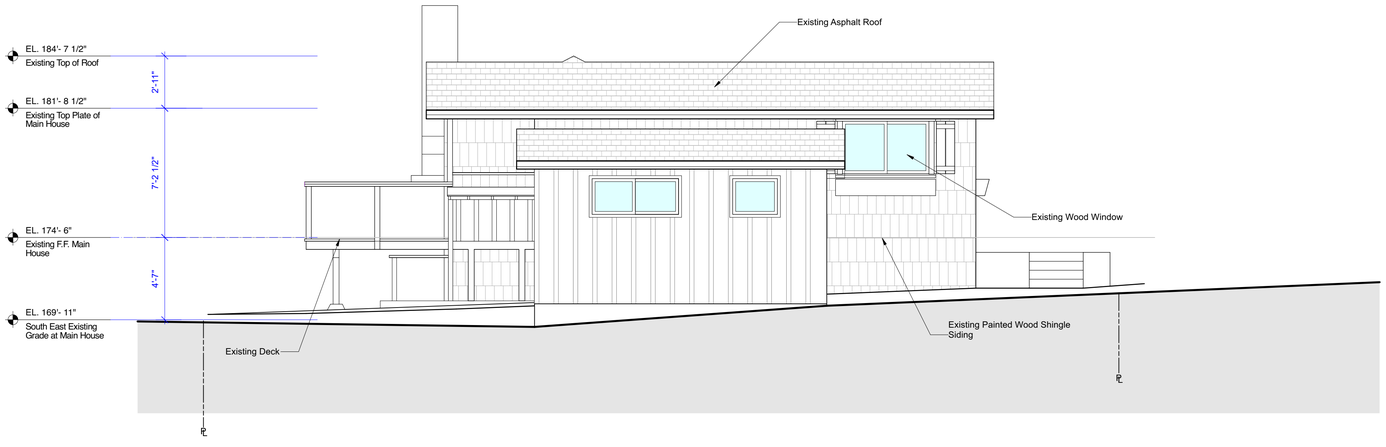


Proposed East Elevation

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



Existing East Elevation

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

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Proposed +Existing East Elevations

1/4" = 1'-0"

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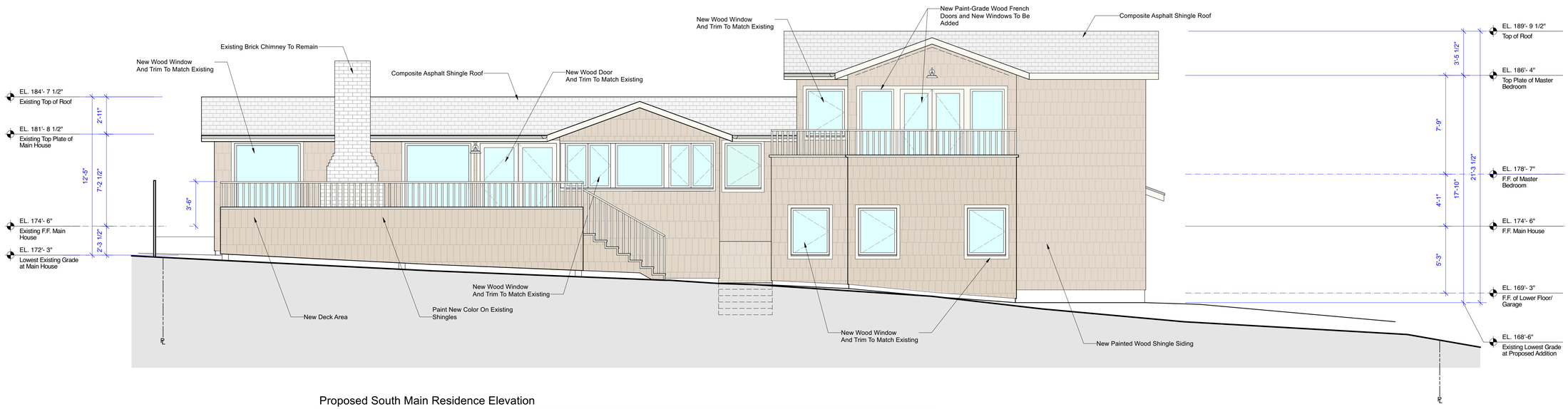
8



Proposed South Main Residence Elevation

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

Existing South Main Residence Elevation

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

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May 1, 2024

Proposed + Exisitng South Elevations

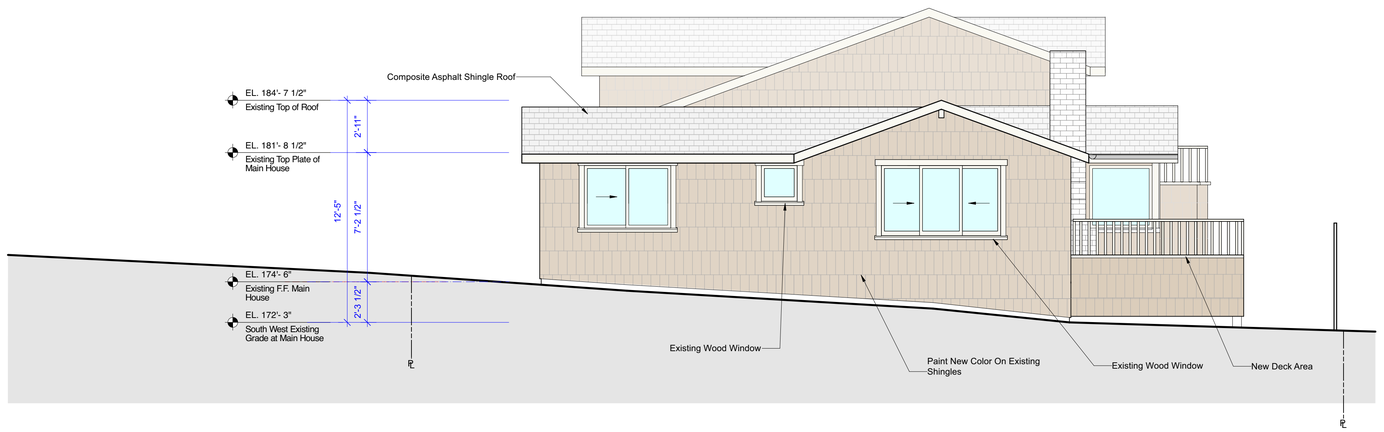
1/4" = 1'-0"

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

Sheet No.

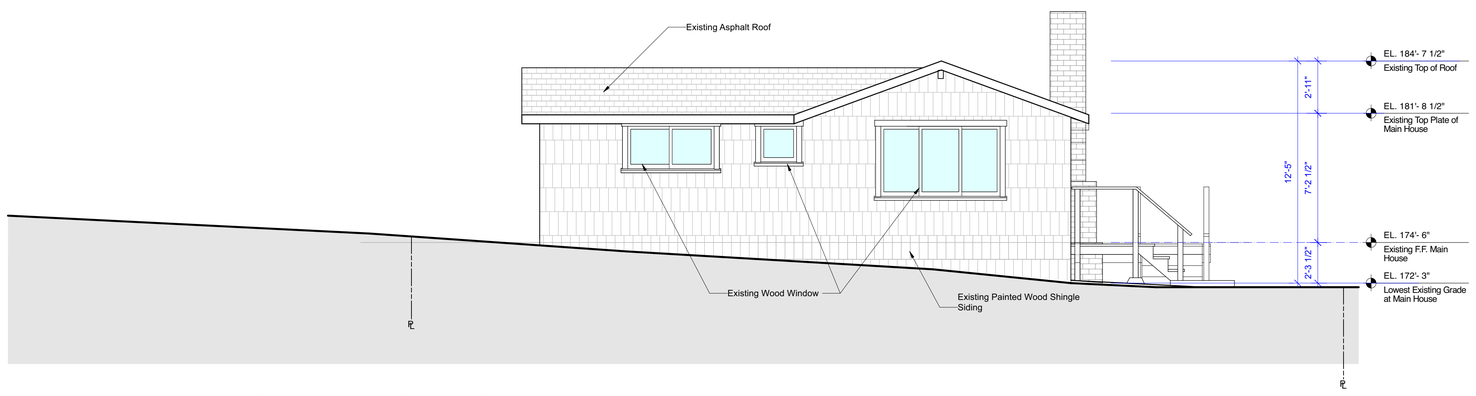
9

Attachment 3



Proposed West Main Residence Elevation

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



Existing West Main Residence Elevation

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

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Owner:
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Phone: 650-342-1414

Schneider Residence Addition and Remodel

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

Job No.

Date:

- Track 2 Design Study
December 12, 2023

-Revised Track 2 Design Study
May 1, 2024

Proposed +Existing West Elevations

1/4" = 1'-0"

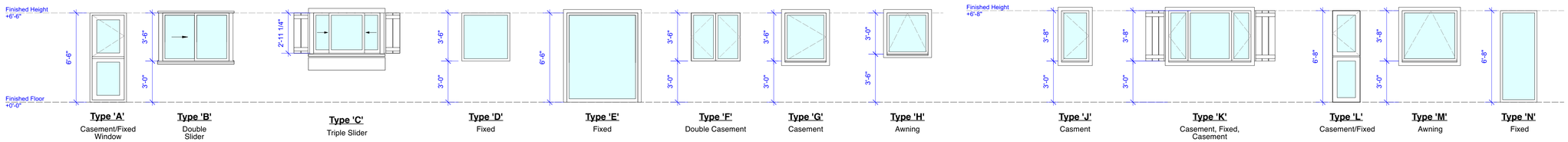
LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

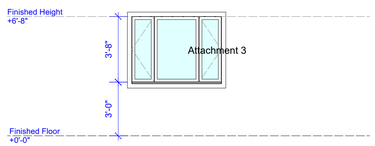
Sheet No.

10

Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Entry	100	2'-8"	6'-6"	A	XO	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement/Fixed Window
2	Entry	100	2'-8"	6'-6"	A	XO	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement/Fixed Window
3	Writer's Room	101	Existing	Existing	B	OX	Existing	Yes	Wood	Double Slider
4	Writer's Room	101	Existing	Existing	C	XOX	Existing	Yes	Wood	Triple Slider
5	Writer's Room	101	4'-10"	3'-6"	B	XO	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Double Slider EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
6	Powder Room	102	Existing	Existing	D	O	Existing	No	Wood	Fixed
7	Living Room	103	Existing	Existing	C	XOX	Existing	Yes	Wood	Triple Slider
8	Living Room	103	5'-2"	6'-6"	E	O	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
9	Living Room	103	5'-2"	6'-6"	E	O	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
10	Kitchen	104	3'-6"	3'-6"	D	O	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
11	Kitchen	104	3'-6 1/2"	3'-6"	F	XX	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Double Casement
12	Kitchen	104	3'-10"	3'-6"	D	O	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
13	Kitchen	104	3'-5 3/4"	3'-6"	F	XX	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Double Casement
14	Bedroom 1	105	Existing	Existing	B	XX	Existing	Yes	Wood	Double Slider
15	Bedroom 1	105	Existing	Existing	C	XOX	Existing	Yes	Wood	Triple Slider
16	Bedroom 1	105	3'-0"	3'-6"	G	X	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
17	Bath 1	106	3'-0"	3'-0"	H	X	1" Insulated Glass, Tempered,Frosted	Yes	Metal Clad/ Wood	Awning/Frosted
18	Laundry Room	108	2'-8"	3'-6"	G	X	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
19	Stairway	109	2'-0"	3'-8"	J	X	1" Insulated Glass	No	Metal Clad/ Wood	Casement
20	Garage	110	3'-0"	3'-8"	J	X	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
21	ADU: Living Room	111	6'-0"	3'-8"	K	XOX	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, Fixed, Casement
22	ADU: Living Room	111	2'-0"	6'-8"	L	XO	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement/Fixed
23	ADU: Living Room	111	2'-0"	6'-8"	L	XO	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement/Fixed
24	ADU: Bedroom	112	4'-0"	3'-8"	M	X	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Awning
25	ADU: Bedroom	112	3'-0"	3'-8"	J	X	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
26	ADU: Bedroom	112	3'-0"	3'-8"	J	X	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
27	ADU: Bathroom	113	3'-0"	3'-8"	J	X	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
28	Master Living	200	2'-8"	3'-8"	J	X	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement
29	Master Living	200	2'-8"	6'-8"	N	O	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
30	Master Living	200	2'-8"	6'-8"	N	O	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Fixed
31	Master Bedroom	201	7'-5"	3'-8"	K	XOX	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, Fixed, Casement
32	Master Bedroom	201	2'-0"	3'-8"	J	X	1" Insulated Glass	No	Metal Clad/ Wood	Casement
33	Master Bedroom	201	2'-0"	3'-8"	J	X	1" Insulated Glass	No	Metal Clad/ Wood	Casement, EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
34	Master Bathroom	202	5'-6"	3'-8"	K	XOX	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, Fixed, Casement
35	Master Bathroom	202	5'-0"	3'-8"	O	XOX	1" Insulated Glass, Tempered	Yes	Metal Clad/ Wood	Casement, Fixed, Casement

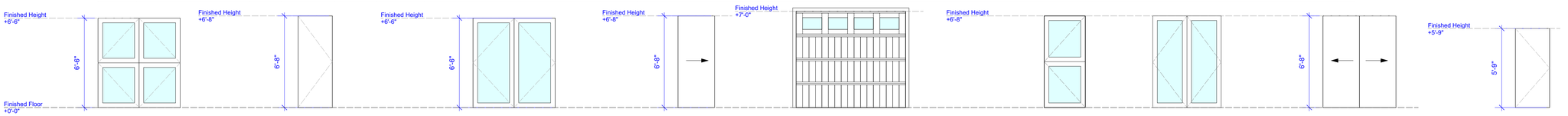




Type 'O'
Casement, Fixed, Casement

Door Schedule

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



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

Type 'B'
Swing Door Solid Core Paint Grade

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

Type 'D'
Pocket Door Solid Core Paint Grade

Type 'E'
Garage Door

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

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

Type 'H'
Double Pocket Door Solid Core Paint Grade

Type 'J'
Exterior Swing Door Solid Core Paint Grade

D A
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Phone: 650-342-1414

Schneider Residence Addition and Remodel

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

Job No.

Date:

- Track 2 Design Study
December 12, 2023

-Revised Track 2 Design Study
May 1, 2024

Door + Window Schedules

1/4" = 1'-0"

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

Sheet No.

11

Proposed 12th Ave Street Elevation

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

Attachment 3

Existing 12th Ave Street Elevation

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

D/A
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North Streetscape Elevations

1/4" = 1'-0"

LICENSED ARCHITECT
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No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.

12

Proposed Mission St. Street Elevation

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

Attachment 3

Existing Mission St. Street Elevation

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

D/A

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Schneider Residence Addition and Remodel

SW Corner of Mission St & 12th Ave
Carmel-by-the- Sea, CA 93921
APN: 010-163-001

Job No.

Date:

- Track 2 Design Study
December 12, 2023

-Revised Track 2 Design Study
May 1, 2024

East Streetscape Elevations

1/4" = 1'-0"

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ERIK D. DYAR
No. 28518
Expires
February 2025
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Sheet No.

13

Existing Residence

From 12th Ave

Existing Residence

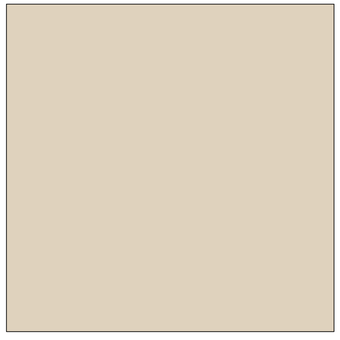
From 12th Ave

Existing Residence

From 12th Ave

Existing Residence

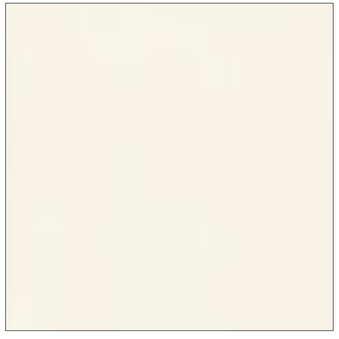
From Mission St



Exterior Wall Color

New Tan Grey Painted Wood Shingles

Attachment 3



Exterior Trim/Fascia Color

Painted Cream White

Gutter Color

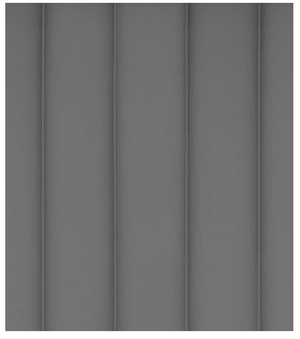
Painted Aluminum Grey

Exterior Wall Material

Paint New Color On Existing Shingles

Roofing

Composite Asphalt Shingles



Awning Roof

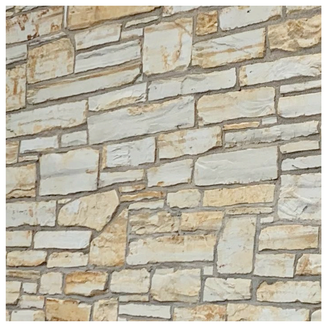
Standing Seam Metal Roof

Window Planters

Wood Planters To Match Existing

Exterior Pathways and Driveway Paving

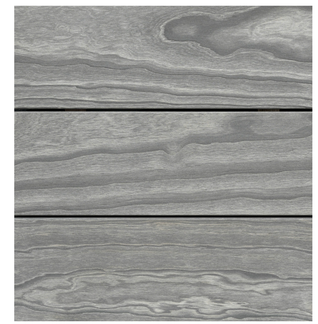
Gold Quartzsite Flagstone



Carmel Stone Driveway Retaining Walls

House Lighting

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



Lower Deck Material

Wood- Natural Grey

2nd Floor Deck Material

Stone Pedestal Pavers

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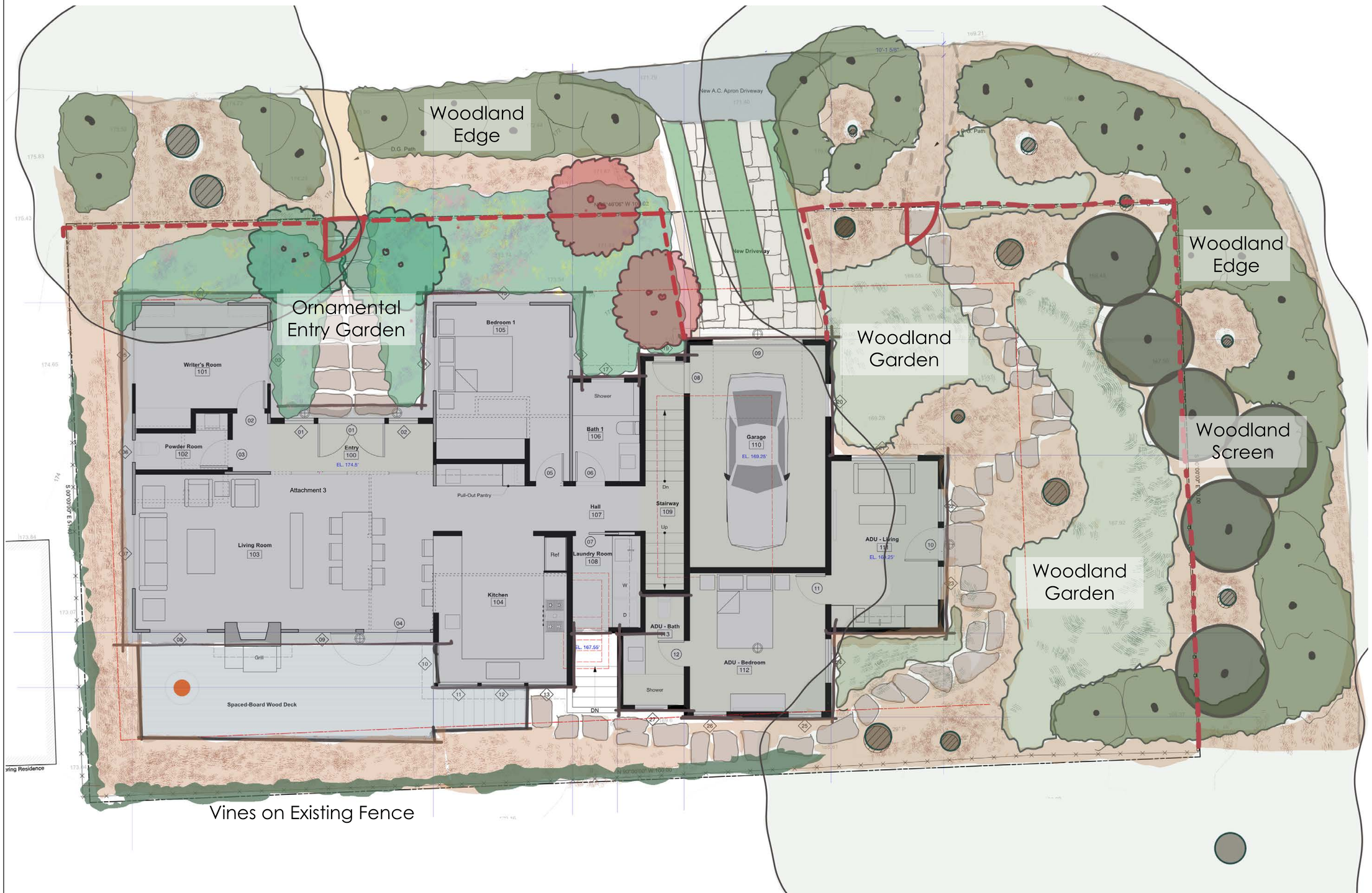
Finish Materials

1/4" = 1'-0"

Sheet No.

14



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BJ LA

BLAKE JOPLING LANDSCAPE ARCHITECTURE

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

PROJECT

SCHNEIDER RESIDENCE

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

APN: 010-163-001

SEAL AND SIGNATURE

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

CONSULTANTS

NORTH

0' 2' 4' 8'

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

REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

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

CONCEPTUAL LANDSCAPE LAN

L100

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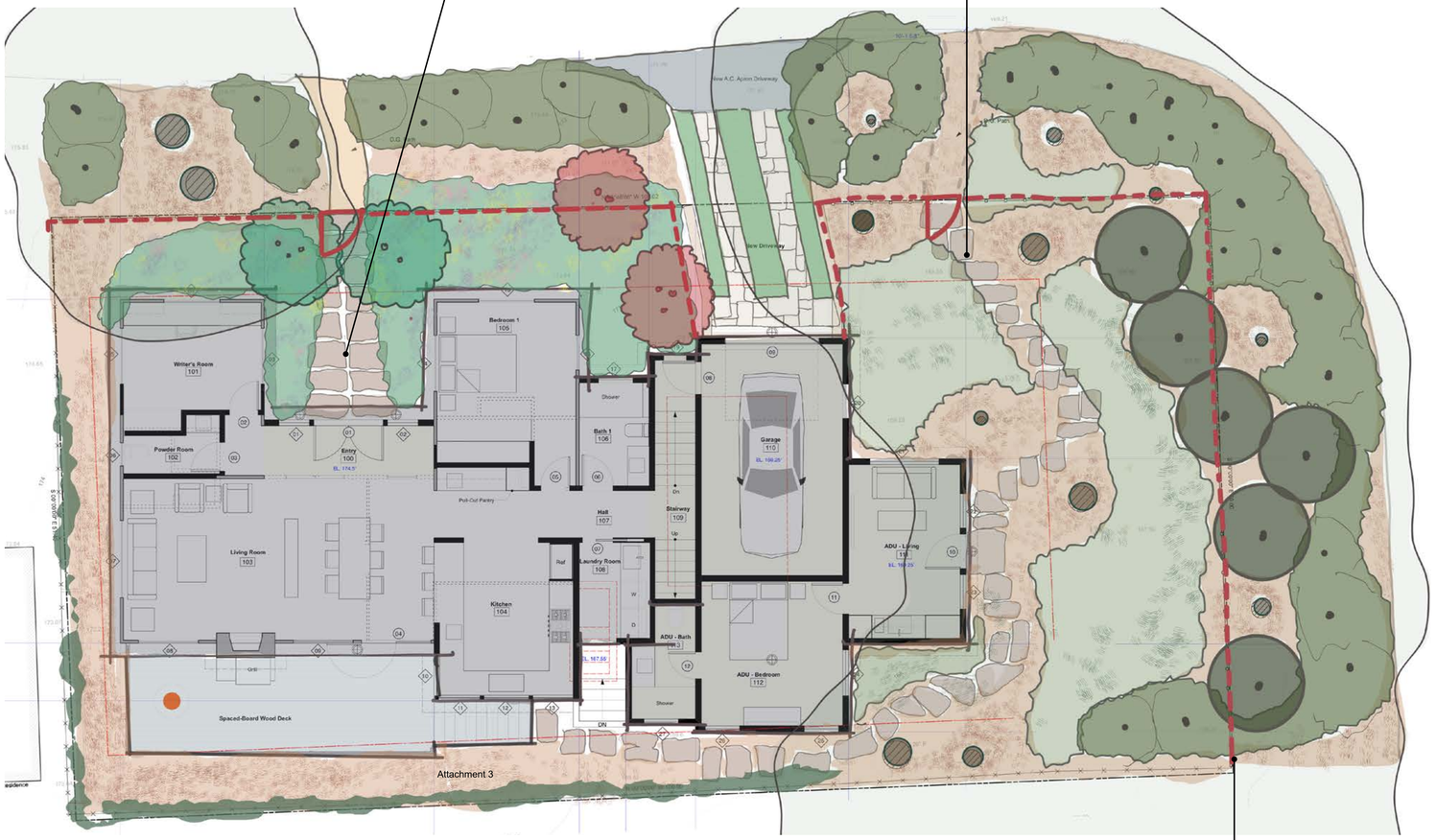

Garden Gate and Fence

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

Example of paving pattern

Example of gold quartzite flagstone

Flagstone Paving

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

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

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

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

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BJ LA
BLAKE JOPLING LANDSCAPE ARCHITECTURE
37301 TASSAJARA RD.
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PROJECT

SCHNEIDER RESIDENCE

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

APN: 010-163-001

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
BLAKE D. JOPLING No. 6482
07/31/2024
Renewal: 06/16
11/30/23
06/16
STATE OF CALIFORNIA

CONSULTANTS

NORTH

REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

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

LANDSCAPE MATERIALS

L200

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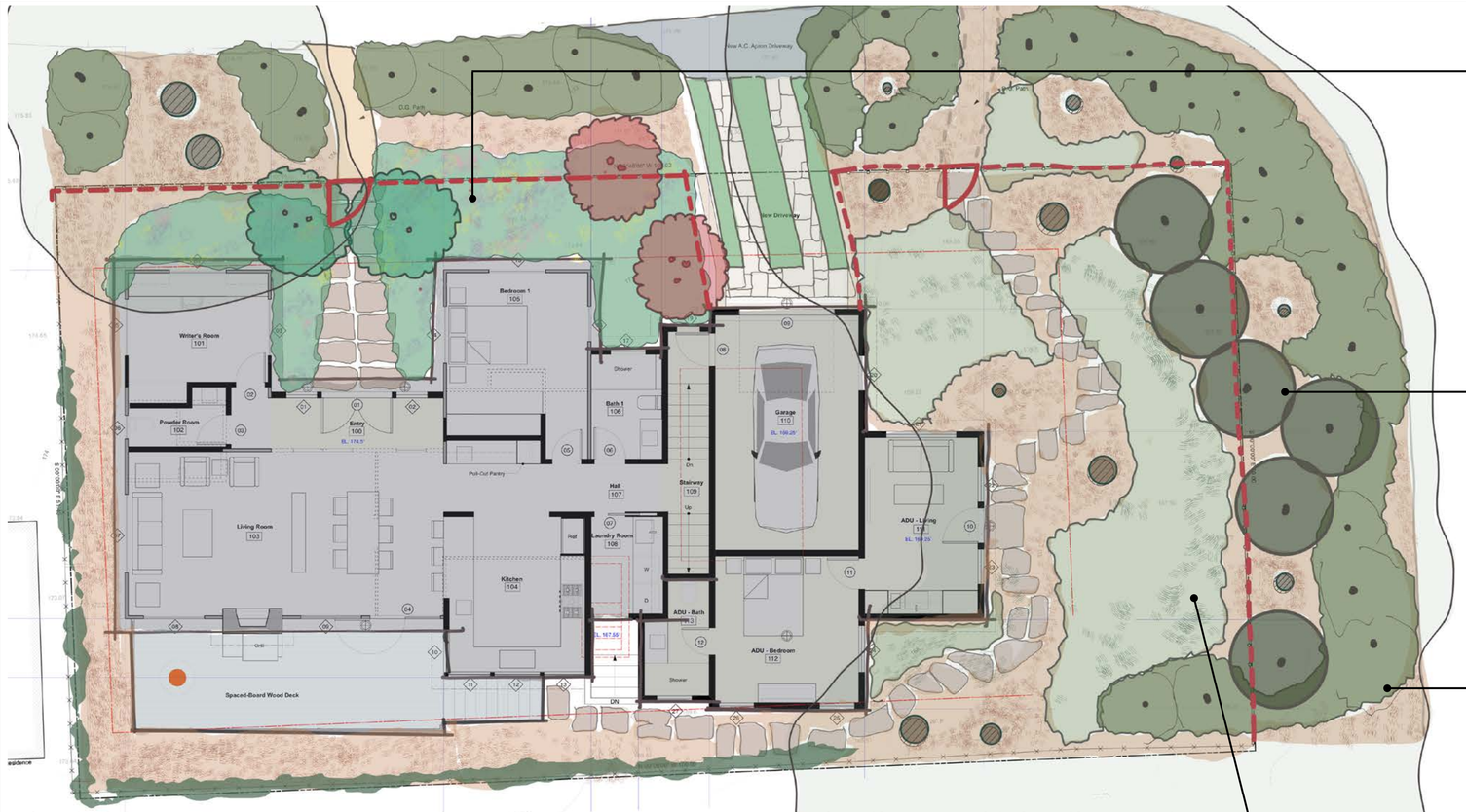

Plant List

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

Planting And Irrigation Notes

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

Ornamental Entry Garden

Woodland Screen

Woodland Edge

Woodland Edge Accents

Woodland Garden

FOR DESIGN APPROVAL ONLY - NOT FOR CONSTRUCTION

BJ LA
BLAKE JOPLING LANDSCAPE ARCHITECTURE
37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

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

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
BLAKE G. JOPLING No. 6482
07/28/2024
Renewal: 26/16
11/30/23
26/16
STATE OF CALIFORNIA

CONSULTANTS

NORTH

REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

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

PLANTING PLAN

L300

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

Pendant Light

Refer to L500 for fixture information

Path Light

Refer to L500 for fixture information

FOR DESIGN APPROVAL ONLY - NOT FOR CONSTRUCTION

BLAKE JOPLING LANDSCAPE ARCHITECTURE
37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

PROJECT

SCHNEIDER RESIDENCE

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

APN: 010-163-001

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
BLAKE G. JOPLING No. 6066
07/31/2024
Renewal: 26/16
11/30/23
26/16
STATE OF CALIFORNIA

CONSULTANTS

NORTH

0' 2' 4' 8'

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

REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

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

LANDSCAPE LIGHTING PLAN

L400

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

auroralight

TYPE:

CAT. #: HDL11-RM-

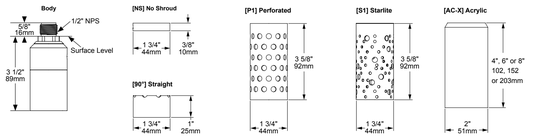
HDL11-RM TAOS

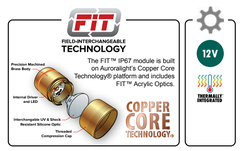
P1 C4 90 S1

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

Features include:

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





SEE NEXT PAGE FOR ORDERING INFORMATION

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

In a continuing product improvement program, Auroralight reserves the right to modify product specifications without notification. © 2020 Auroralight, Inc. REV~8.0 (2/2020)

auroralight

TYPE:

CAT. #: HDL11-RM-

HDL11-RM TAOS

Attachment 3

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

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

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

HDL11-RM — **NS** — **4** — **W** — **27**

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

[X] = Specify Length

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

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

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

NOTE: For other CCT and CRI options, contact factory

ACCESSORIES — **STM**
~~[SHDR] Shroud Ring~~
~~[SHDR-X] Ring, RWD~~
[H] Hex Baffle
[L] Linear Spread
[P] Prismatic Lens
[MP] Micro Prismatic
[F] Frost (Diffusion)

MOUNT
~~[CP25] 2" Brass Cover Plate~~
[CP4] 4" Brass Cover Plate
[CP45] 4 1/2" Brass Cover Plate
[MC45] 4 1/2" Brass Mount Canopy
[PC60] 4 1/2" Brass Power Canopy (Inc. 60W 120-12V Integral Transformer)
[SM2] 2 1/4" Surface Mount
[SM3] 3 1/4" Surface Mount
[SMJB] 3 1/2" Brass Surface Mount J-Box
[STM] Screw-In Tree Mount

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

auroralight

TYPE:

CAT. #: LPL7-SQ-

LPL7-SQ QUADRANT

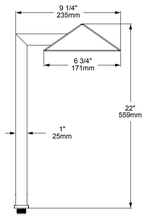
Architectural SERIES

LPL7-SQ--BLP

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

Features include:

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



LIGHT DISTRIBUTION CHOICES

General Distribution 3W | Forward Distribution 7W | Forward Distribution w/ [BS] 7W

COPPER CORE TECHNOLOGY®

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

12V Powered by CREE LEDs THERMALLY INTEGRATED

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

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

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

LPL7-SQ — **7** — **27** — **2GS** — **NAT**

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

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

NOTE: For other CCT and CRI options, contact factory

ACCESSORIES
[BS] Backlight Shield

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

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

FOR DESIGN APPROVAL ONLY - NOT FOR CONSTRUCTION

BJ LA
BLAKE JOPLING LANDSCAPE ARCHITECTURE
37301 TASSAJARA RD.
CARMEL VALLEY, CA 93924
T: 831.238.1091

PROJECT

SCHNEIDER RESIDENCE

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

APN: 010-163-001

SEAL AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT — BLAKE G. JOPLING No. 6066 — 07/31/2024 Renewal: 36/re 11/30/23 36/re — STATE OF CALIFORNIA

CONSULTANTS

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

REV:	ISSUE:	DATE:
	TRACK 2 DESIGN STUDY	23.11.30

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

LANDSCAPE LIGHTING CUT SHEETS

L500

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

Carmel-by-the-Sea

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

Project DS 24074 - Schneider

2 me age

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

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

Sent from my iPad

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

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

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

Please take our **Customer Satisfaction Survey**.

[Quoted text hidden]

Carmel-
by-the-Sea

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

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

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

Sent from my iPhone M Wallace ,

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

The Johnson residence ,mission 2SW 12th Ave

Carmel-by-the-Sea

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

Remodel of house

3 me age

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

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

Sent from my iPhone

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

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

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

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

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

Received, thank you Rob.

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

Please take our **Customer Satisfaction Survey**

[Quoted text hidden]

PROJECT DATA FOR A 5,107 SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,185 SF (45%)	1,068 SF	2,182 SF
Site Coverage	481 SF 685 SF (w/ bonus)	1,985 SF	684 SF
Trees (Upper/Lower)	4/3	TBD	TBD
Ridge Height	18’/24’	10’1 1/2”	21’3½” / 10’1 1/2”
Plate Height	12’/18’	7’2 1/2”	17’8”/ 7’2 1/2”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front (Mission St)	15’	55’4 1/2”	21’ 11½”
Composite Side Yard	12 1/2’ (25%)	Not specified	16’8 1/2”
Minimum Side Yard	3’	7’2 1/2” (N side) / not specified	7’ 2½” (N side) / 4’11” (S side)
Rear*	15’/3’	5’8”	5’8”

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

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

May 8, 2024
PUBLIC HEARINGS

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

Application: DS 23-337 (Kim) **APN:** 010-263-007-000
Block: I **Lot:** 17
Location: Casanova Street 2 northwest of 9th Avenue
Applicant: Bradley Green **Property Owner:** Roy and Ahritta Kim

Executive Summary:

The applicant is requesting approval of a Concept Design Study for the demolition of an existing one-story residence and construction of a new two-story residence and attached garage.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the demolition of an existing 997-square foot one-story single-family residence and the construction of a 1,798-square foot two-story single-family residence inclusive of a 232-square foot attached garage. The residence is located at Casanova Street 2 northwest of 9th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-263-007.

Background and Project Description:

The project site is a 4,000-square foot lot developed with a 997-square foot one-story single-family residence and attached garage.

The applicant is proposing to demolish the existing residence and construct a 1,798 two-story single-family

residence inclusive of a 232-square foot attached garage. The project is within the allowed base floor area for the site (1,800 square feet). The building is proposed to be finished with board and batten siding, a dark gray asphalt shingle roof, aluminum gutters and downspouts, wood doors, and wood framed windows. The primary proposed exterior paint color is cream with a black accent for entry doors and windows.

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 encourage preserving significant trees and minimizing impacts on established trees, protecting the root systems of all trees to be preserved, and maintaining a forested image on site.

The property includes 10 significant or moderately significant trees: one Monterey pine, two pittosporums, and seven coast live oaks. Each of these trees will be preserved and protected during project construction. Two acacia trees that do not qualify as significant or moderately significant will be removed. The applicant has applied separately for a Tree Removal permit for removal of these trees and pruning of a coast live oak.

Thus, the proposed project is consistent with Finding #7 for Concept Design Study Approval, which states that "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees." No significant or moderately significant trees will be removed, and the proposed development is located outside of structural root zones for all trees. Where development will occur within tree protection zones (for trees 2, 11, and 12), conditions of approval at the Final Details review will ensure these trees are protected.

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

At the time of writing this report, staff had not received any correspondence from neighbors regarding privacy concerns. The plan set indicates that just three small windows—one on the north and two on the south—would be installed on the second story of the north and south facing elevations, which are closest to neighboring properties. This design would limit privacy impacts to neighbors. On the south side, the second story is stepped back to protect solar access for the adjacent property, which includes a residence built to the 3-foot side setback.

The project is consistent with the City's standards for privacy and views.

***Massing and Bulk*:** Residential Design Guidelines 7.1 through 7.7 encourage (1) a building's mass to relate to the context of other homes nearby, (2) minimizing the mass of a building as seen from the public way or adjacent properties, (3) avoiding placement of a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites, and (4) designing a building to relate to a human scale in its

basic forms.

The existing residence is a one-story building with a plate height of 8’ and ridge height of 13’2”. The proposed new residence is a two-story building with a maximum plate height of 18’ and maximum ridge heights of 21’11”, below the allowed maximums of 18’ and 24’ for a two-story building.

The new residence would be human scale in form, and the mass is consistent with other homes in the area. The neighborhood consists of a mix of one- and two-story single-family residences. To further limit impacts from the public right-of-way, the residence would be set back more than 19 feet behind the front property line, seven feet further back than the existing residence. The project is consistent with the City’s standards for massing and bulk.

***Finish Details*:** Although 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, the Planning Commission may provide early feedback on any colors and materials that have been proposed at this point.

The applicant has proposed a primary exterior paint color of cream with a black accent for entry doors and windows. These color choices are generally inconsistent with the City's adopted residential design guidelines, which call for "muted earth tones" to be the "dominant elements of a building's color palette" (see "A note about colors", pg. 10, Final Details Guidelines for Building Design).

Based on prior direction from this body, the Planning Commission may wish to direct the applicant to revise the proposed color scheme to more muted earth tones that blend with the forest.

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plan Set

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING 997-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A 1,798-SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 232-SQUARE FOOT ATTACHED GARAGE. THE RESIDENCE IS LOCATED AT CASANOVA STREET 2 NORTHWEST OF 9TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-263-007.

WHEREAS, on October 30, 2023, Bradley Green ("Applicant") submitted an application on behalf of Roy and Ahritta Kim ("Owners") requesting approval of Track 2 Design Study application DS 23-337 (Kim) described herein as ("Application"); and

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

WHEREAS, the Applicant is requesting approval of a Concept Design Study for the demolition of an existing 997-square foot one-story single-family residence and the construction of a 1,798-square foot two-story single-family residence inclusive of a 232-square foot attached garage; 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 approval of a Final Design Study following acceptance of a Design Concept Review; and

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

WHEREAS, on April 26, 2024, notice of a May 8, 2024 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 300-foot radius of the project site indicating the date and time of the public hearing; and

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

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

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

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

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

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

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

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

	placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.		
6.	The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7.	The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study (DS 23-337, Kim) for the demolition of an existing 997-square foot one-story single-family residence and the construction of a 1,798-square foot two-story single-family residence inclusive of a 232-square foot attached garage at Casanova Street 2 northwest of 9th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-263-007, subject to the following Conditions of Approval:

CONCEPT CONDITIONS OF APPROVAL	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate

	section.
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	997 SF	1,798 SF
Site Coverage	396 SF 556 SF (w/ bonus)	Not specified	516 SF
Trees (Upper/Lower)	3/1	3/9	3/7
Ridge Height	18’/24’	16’2”	16’6”/21’11”
Plate Height	12’/18’	Not specified	9’7”/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	12’1”	19’1”
Composite Side Yard	10’ (25%)	12’10”	10’
Minimum Side Yard	3’	2’7”	3’6”
Rear*	15’/3’	36’4”	16’7”

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

GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH CALIFORNIA CODE OF REGULATIONS TITLE 24, BUILDING STANDARD CODE, 2022 EDITION:
- CRC - CALIFORNIA RESIDENTIAL CODE, PART 2.5
- CBC - CALIFORNIA BUILDING CODE, PART 2, VOL 1 & 2
- CEC - CALIFORNIA ELECTRICAL CODE, PART 3
- CMC - CALIFORNIA MECHANICAL CODE, PART 4
- CPC - CALIFORNIA PLUMBING CODE, PART 5
- CENC - CALIFORNIA ENERGY CODE, PART 6
- CFC - CALIFORNIA FIRE CODE, PART 9
- CEBC - CALIFORNIA EXISTING BUILDING CODE, PART 10
- CALGREEN - CALIFORNIA GREEN BUILDING REQUIREMENTS, PART 11

THIS PROJECT SHALL ADDITIONALLY COMPLY WITH APPLICABLE CODES AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY:
- CARMEL-BY-THE-SEA MUNICIPAL CODE (LATEST EDITION ADOPTED JULY 2023)

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

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

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

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

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

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

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

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

CONTRACTOR TO PROTECT EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS. MATERIALS PLANNED TO BE REUSED ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DEMOLITION PROCESS.

ADDRESS IDENTIFICATION:
PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF PRIVATE ROAD AD THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

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 MONTEREY COUNTY HOUSING & COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION.

SHOULD HUMAN REMAINS BE UNCOVERED, ALL EXCAVATION SHALL BE HALTED IN THE IMMEDIATE AREA AND COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. SHOULD THE CORNER DETERMINE THAT HE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION AND SHALL DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ABBREVIATIONS

A.B.	ANCHOR BOLT	FX.	FIXED	FR.	FAIR
A.C.	ASPHALTIC CONCRETE			R.A.	RETURN AIR
A/C	AIR CONDITIONING	GA.	GAUGE	RAD.	RADIUS
ALUM.	ALUMINUM	GALV.	GALVANIZED	RD.	ROUND
APPROX.	APPROXIMATE	GI.	GALVANIZED IRON	REC.	RECESSED
ARCH.	ARCHITECTURAL	GFI	GROUND FAULT INTERRUPTER	REF.	REFRIGERATOR
ANOD.	ANODIZED	GL.	GLASS	REINF.	REINFORCED/ING
ASPH.	ASPHALT	GND.	GROUND	RES.	RESILIENT
		GYP. BD.	GYPSUM BOARD	RM.	ROOM
BD.	BOARD			R.O.	ROUGH OPENING
BLDG.	BUILDING	H.C.	HOLLOW CORE	REQ.	REQUIRED
BLKG.	BLOCKING	H.D.	HOLD DOWN	R/W	RIGHT OF WAY
BM.	BEAM	HDR.	HEADER	RWD.	REDWOOD
BOTT.	BOTTOM	HDWD.	HARDWOOD	R.W.L.	RAINWATER LEADER
		HORIZ.	HORIZONTAL		
CAB.	CABINET	HR.	HOUR		
CEM.	CEMENT	H.B.	HOSE BIBB	SCHED.	SCHEDULE
C.T.	CERAMIC TILE	HT.	HEIGHT	S.C.	SOLID CORE
C.I.	CAST IRON	HC.	HANDICAP	SECT.	SECTION
CLR.	CLEAR	HVAC	HEATING VENTILATION & AIR CONDITIONING	S.F.	SQUARE FOOT/FEET
CLST.	CLOSET			SH.	SINGLE HUNG
COMP.	COMPOSITION	HW	HOT WATER	SHT.	SHEET
CONC.	CONCRETE			SHWR.	SHOWER
CLG.	CEILING	I.D.	INSIDE DIAMETER	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	INS.	INSULATION	SLD.	SLIDER
C.O.	CLEAN OUT	INT.	INTERIOR	SLD. GL. DR.	SLIDING GLASS DOOR
COL.	COLUMN			SPR.	SHELF AND POLE
CONN.	CONNECTION	J.B.	JUNCTION BOX	SPECS.	SPECIFICATIONS
CONST.	CONSTRUCTION	JST.	JOIST	SQ.	SQUARE
CSMT.	CASEMENT			SQ.FT.	SQUARE FEET
C.W.	COLD WATER	KIT.	KITCHEN	STD.	STANDARD
		K.P.	KICKER POST	STL.	STEEL
DBL.	DOUBLE	K.S.	KING STUD	STOR.	STORAGE
DET.	DETAIL			STRUCT.	STRUCTURAL
DF.	DOUGLAS FIR	LAV.	LAVATORIES	S.S.D.	SEE STRUCTURAL DRAWINGS
DIA. OR Ø	DIAMETER	LIN.	LINEN	SS	STAINLESS STEEL
DIM.	DIMENSION	LT.	LIGHT	SYM.	SYMMETRICAL
D.S.	DOWNSPOUT				
DRY.	DRYER	MAT.	MATERIAL	TB.	TOWEL BAR
DW.	DISHWASHER	MAX.	MAXIMUM	TEL.	TELEPHONE
DWG.	DRAWING	M.B.	MACHINE BOLT	TEMP.	TEMPERED
		MECH.	MECHANICAL	THRSH.	THRESHOLD
EA.	EACH	M.A.	MEDICINE CABINET	T&G	TONGUE & GROOVE
ELEC.	ELECTRICAL	MFR.	MANUFACTURER	T.O.F.	TOP OF FOOTING
ELEV.	ELEVATION	MIN.	MINIMUM	T.O.	TOP OF
ENCL.	ENCLOSURE	MISC.	MISCELLANEOUS	T.O.P.	TOP OF PLATE
EQ.	EQUAL	MTD.	MOUNTED	T.O.S.	TOP OF SLAB
EXH.	EXHAUST			T.O.W.	TOP OF WALL
EXP.	EXPANSION	(N)	NEW	TP.	TOILET PAPER
EXIST.	EXISTING	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
(E)	EXISTING	NO. OR #	NUMBER		
EXT.	EXTERIOR	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
FBRGL.	FIBERGLASS	OV.	OVEN	VERT.	VERTICAL
FD.	FLOOR DRAIN	O.C.	ON CENTER		
FND.	FOUNDATION	O.F.S.	OUTSIDE FACE OF STUD	W/	WITH
F.A.	FINISH FLOOR	OPP.	OPPOSITE	WAINS.	WAINSCOT
F.G.	FINISH GRADE	O.A.	OUTSIDE DIAMETER	WC	WATER CLOSET
FLR.	FLOOR			WD.	WOOD
FL.	FLUORESCENT	℄	PLATE	WDW.	WINDOW
F.O.C.	FACE OF CONCRETE	PL.	PROPERTY	W/O	WITH OUT
F.O.S.	FACE OF STUD	PLAS.	PLASTER	WP.	WATERPROOF
FR. DR.	FRENCH DOOR	PLY.	PLYWOOD	WWF	WELDED WIRE FABRIC
FT.	FOOT OR FEET	PNL.	PANEL		
FTG.	FOOTING	PNT.	POINT		

PROJECT DIRECTORY

OWNER

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CIVIL

L&S ENGINEERING & SURVEYING, INC
2460 GARDEN ROAD, SUITE G
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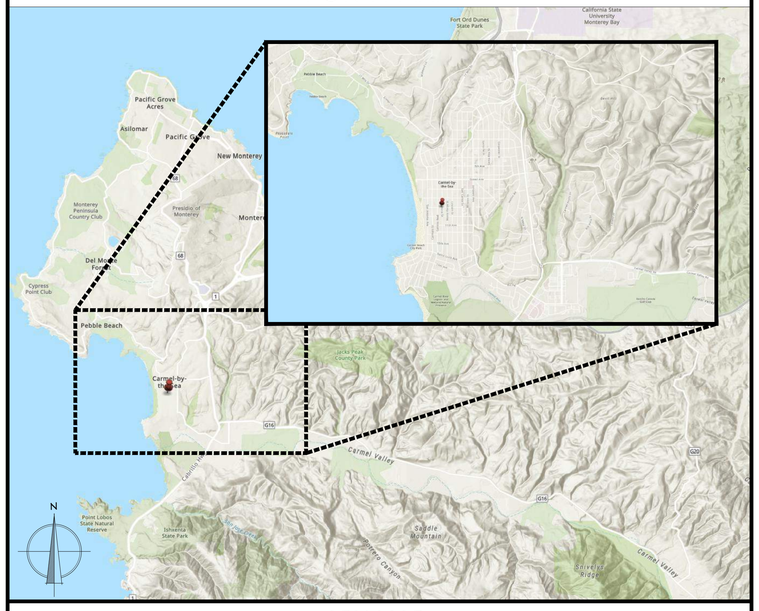
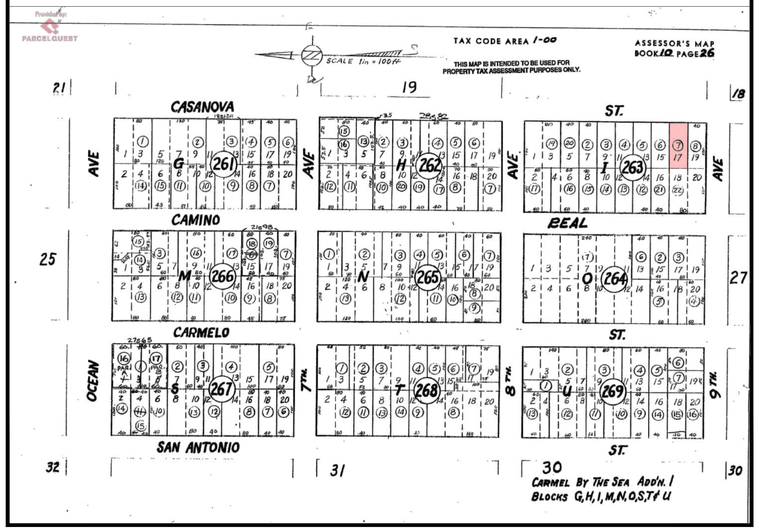
1-(831)-655-2723
landsengineers.com

VICINITY MAP



APN MAP



DRAWING INDEX

GENERAL

T1	Title Sheet
T2	Significant Tree Evaluation Worksheet

CIVIL

1 of 1	Topographic Survey

ARCHITECTURAL

A1	Existing and Proposed Site Plan
A2	Preliminary Drainage Plan
A3	Tree Site Plan
A4	Existing Floor Plan
A5	Existing Elevations and Existing Roof Plan
A6	Proposed Floor Plan
A7	Proposed Front and Rear Elevation, and Roof Plan
A8	Proposed Side Elevations
A9	Existing and Proposed Streetscape
A10	3D Renderings
A11	Door and Window Schedules and Proposed Color and Material Schemes

SCOPE OF WORK

Demolition of existing single family residence. Construction of new 2-story single family residence. Removal of 2 not significant trees. Connection of existing utilities to be placed underground. Landscaping to be all natural. Fencing along perimeters to remain; new fencing along front property line.

PROJECT DATA

LOT DATA:

Project Address:	Casanova Street 2NW 9th Avenue Carmel-by-the-Sea, California, 93921
APN:	010-263-007-000
Zoning:	R-1
Built:	1939

BUILDING CODE DATA:

Occupancy:	R-3
Construction Type:	VB
Fire Sprinklers:	Yes (Deferred Submittal)

AREAS:

Existing Floor Area (832 sq. ft. interior):

Entry Level Interior:	832 sq. ft.
Garage:	165 sq. ft.
Base Floor Area:	997 sq. ft.

Proposed Floor Area (1,566 sq. ft. interior):

Entry Level Interior:	1,221 sq. ft.
Second Level Interior:	345 sq. ft.
Garage:	232 sq. ft.
Base Floor Area:	1,798 sq. ft.
Porch:	28 sq. ft.
Deck:	187 sq. ft.

SITE COVERAGE:

Parcel Size:	4,000 sq. ft. (0.09 AC)
Impermeable:	
Deck:	187 sq. ft.
Porch:	28 sq. ft.
Permeable:	
9' Driveway:	210 sq. ft.
Entry Walkway:	34 sq. ft.
Side Yard Walkway:	57 sq. ft.
TOTAL SITE COVERAGE:	516 sq. ft.

(Maximum 556 sq. ft. allowed; 396 sq. ft. allowed with 4% bonus for >50% permeable surfaces.)

SETBACKS:

Allowed:		
Front:	15'-0"	Side: 10'-0" Composite
Rear:	15'-0"	25% of site width (min. 3'-0")
Existing:		
Front:	12'-0"	North Side: 2'-7", 5'-10"
Rear:	36'-0"	South Side: 10'-3", 15'-3", 21'-0"
Proposed:		
Front:	19'-1"	North Side: 6'-6", 9'-8", 21'-2"
Rear:	16'-7"	South Side: 3'-6", 7'-6"

HEIGHT:

Allowed:		
1 Story Ridge:	18'-0"	1 Story Plate: 12'-0"
2 Story Ridge:	24'-0"	2 Story Plate: 18'-0"
Existing:		
1 Story Ridge:	13'-2"	1 Story Plate: 8'-0"
2 Story Ridge:	N/A	2 Story Plate: N/A
Proposed:		
1 Story Ridge:	17'-11"	1 Story Plate: 9'-7", 11'-5"
2 Story Ridge:	21'-11"	2 Story Plate: 18'-0"

TREE REMOVAL:

Two (2) trees to be removed (see evaluation on sheet T2) :
- Acadia tree #3 on Tree Evaluation Worksheet Listed as "Not Significant"
- Acadia tree #4 on Tree Evaluation Worksheet Listed as "Not Significant"

TREE PRUNING:

One (1) tree to be pruned (see evaluation on sheet T2) :
- Coastal Live Oak tree #12 on Tree Evaluation Worksheet removal of two (2) +4" limbs on east side of tree to accommodate new second level of residence in accordance with municipal code title 17.48

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: TITLE SHEET
Job Title: KIM RESIDENCE
Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project:	HC-23021
Date:	1.19.2024
Drawn By:	BGREEN
Scale:	NOT TO SCALE
Sheet No.	T1

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

Attachment 3

SIGNIFICANT TREE EVALUATION WORKSHEET

Significant Tree Evaluation Worksheet

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

Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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	3	2	2	1	1	1	1	1	1	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	1	2	2	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	1	2	2	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	5	9	8	8	6	6	6	6	6	6	7	7			

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	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 __ Trees #3 and #4 are acacias and are undesireable species.

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

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

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	x					
NOT SIGNIF			x	x											

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

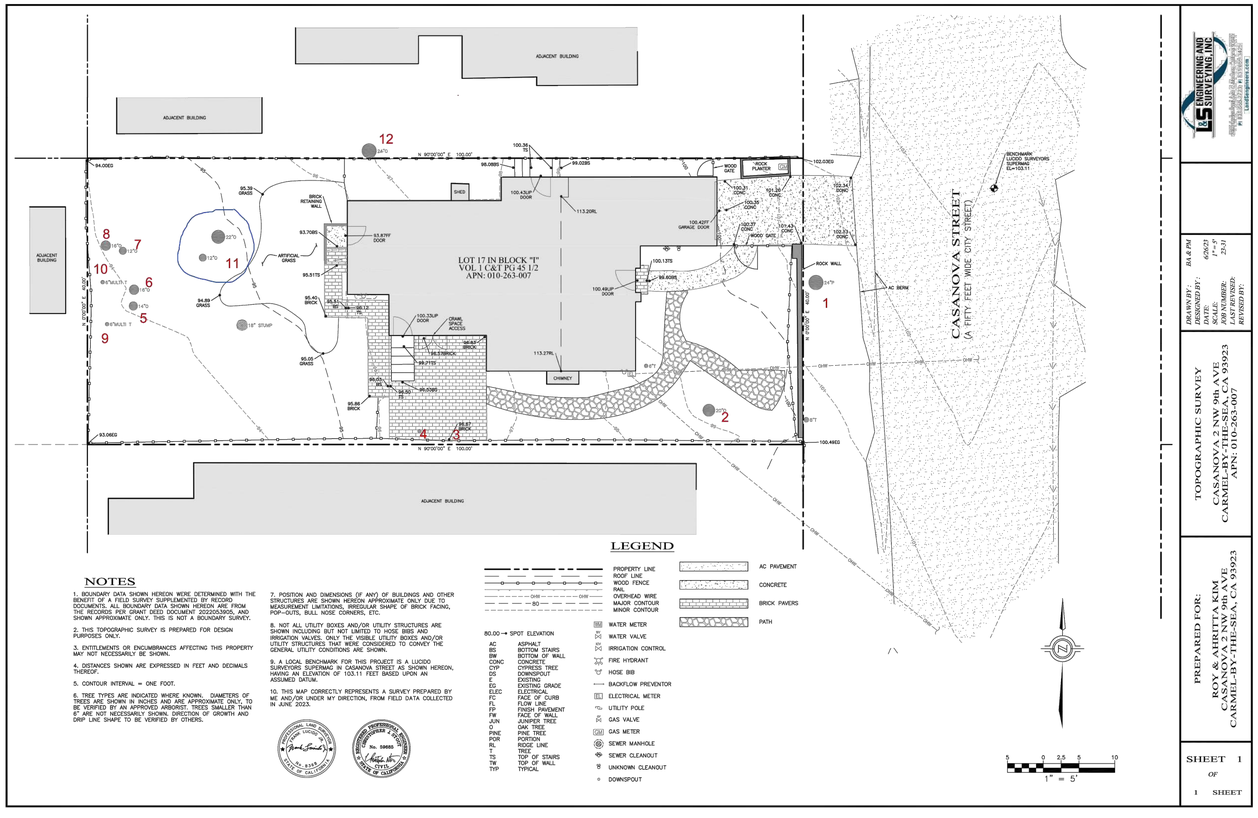
· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

Attachment 3



Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: SIGNIFICANT TREE EVALUATION WORKSHEET

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project:	HC-23021
Date:	1.19.2024
Drawn By:	BGREEN
Scale:	N.T.S.

Sheet No. T2

L&S ENGINEERING AND SURVEYING, INC

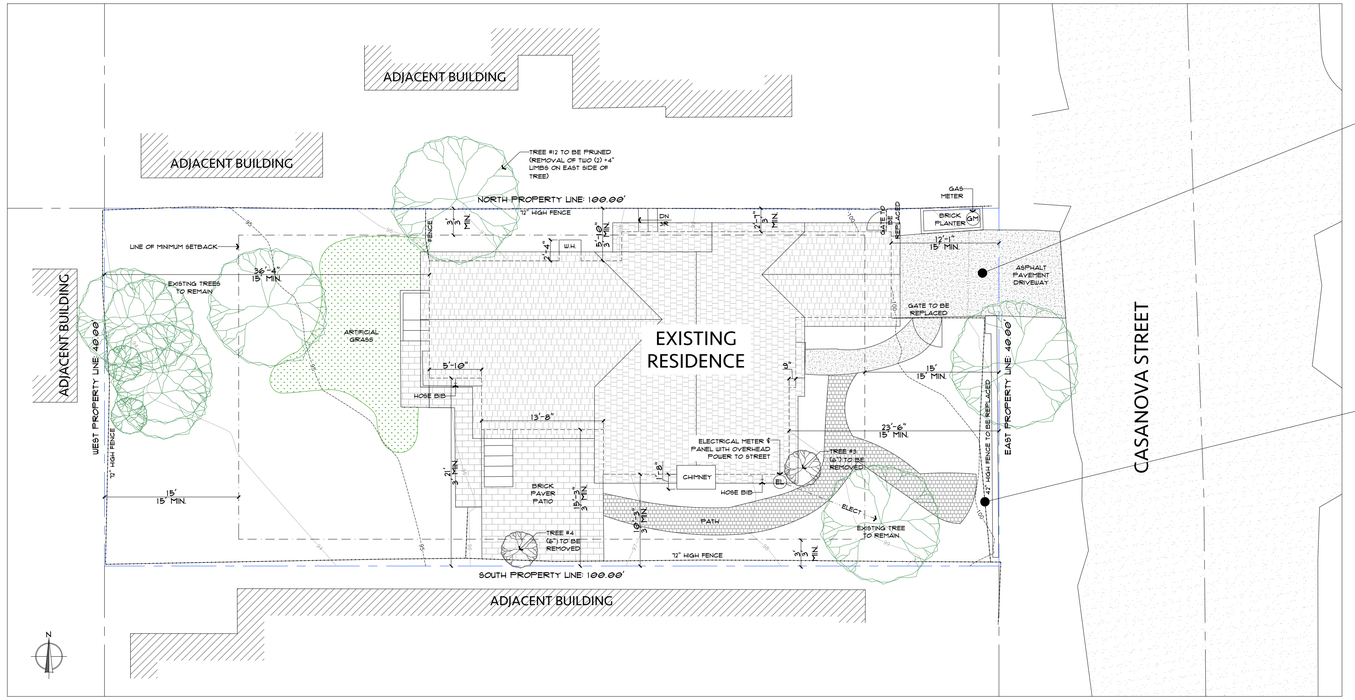
DRAWN BY: BA & PM
DESIGNED BY:
DATE: 6/26/23
SCALE: 1"=5'
JOB NUMBER: 2331
FIELD BOOK:
FIELD DATE:
KEY SHEET:

TOPOGRAPHIC SURVEY
CASANOVA 2 NW 9th AVE
CARMEL-BY-THE-SEA, CA 93923
APN: 010-263-007

PREPARED FOR:
ROY & AHRITTA KIM
CASANOVA 2 NW 9th AVE
CARMEL-BY-THE-SEA, CA 93923

SHEET 1 OF 1 SHEET

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC

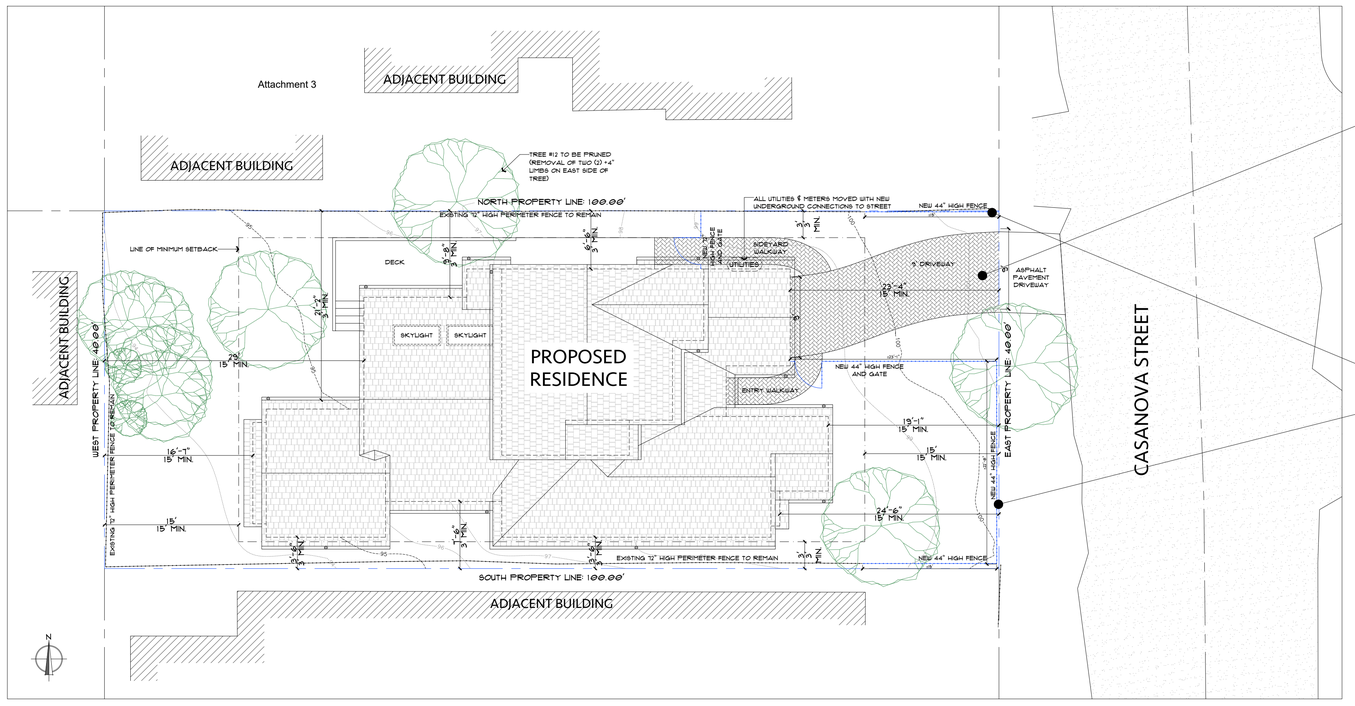


EXISTING SITE PLAN

0 2 4 8

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

NOTE: ALL EXISTING STRUCTURES AND SITE COVERAGE (DRIVEWAY, WALKWAYS, ETC) ARE TO BE DEMOLISHED. ALL UTILITIES TO BE RELOCATED AT RESIDENCE CONNECTION WITH NEW UNDERGROUND CONNECTION TO STREET.NORTH, WEST, AND SOUTH PERIMETER FENCES TO REMAIN: REMOVAL AND REPLACEMENT OF EAST (FRONT PROPERTY LINE) PERIMETER FENCE.



EXISTING SITE PLAN

0 2 4 8

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

NOTE: ALL EXISTING STRUCTURES AND SITE COVERAGE (DRIVEWAY, WALKWAYS, ETC) ARE TO BE DEMOLISHED. ALL UTILITIES TO BE RELOCATED AT RESIDENCE CONNECTION WITH NEW UNDERGROUND CONNECTION TO STREET.NORTH, WEST, AND SOUTH PERIMETER FENCES TO REMAIN: REMOVAL AND REPLACEMENT OF EAST (FRONT PROPERTY LINE) PERIMETER FENCE.

EXISTING DRIVEWAY

EXISTING FENCE

PROPOSED PERMEABLE PAVER DRIVEWAY

CAL STONE CLASSIC COBBLE - CREAM TAN BROWN (OR EQUAL)

PROPOSED 44" HIGH FENCE

NEW 44" HIGH VERTICAL WOOD FENCE AT FRONT YARD WITH POST AND GRAPE STAKE AT 6" O.C. (OR EQUAL)
NEW 72" HIGH VERTICAL WOOD FENCE AT GARAGE SIDE YARD WITH POST AND GRAPE STAKE AT 3" O.C. (OR EQUAL)

ALL PRODUCT SELECTIONS ARE PROVIDED FOR DESIGN INTENT ONLY. PRODUCT SELECTIONS SHALL BE APPROVED BY OWNER PRIOR TO PURCHASE AND WILL HAVE THE SAME ATTRIBUTES.

SITE COVERAGE TABLE

IMPERMEABLE:	
DECK	187 SQ. FT.
PORCH	28 SQ. FT.
PERMEABLE:	
9' DRIVEWAY	210 SQ. FT.
ENTRY WALKWAY	34 SQ. FT.
SIDEYARD WALKWAY	57 SQ. FT.
TOTAL SITE COVERAGE:	516 SQ. FT.

(MAXIMUM 556 SQ. FT. ALLOWED; 396 SQ. FT. W/ 4% BONUS FOR >50% PERMEABLE SURFACES)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

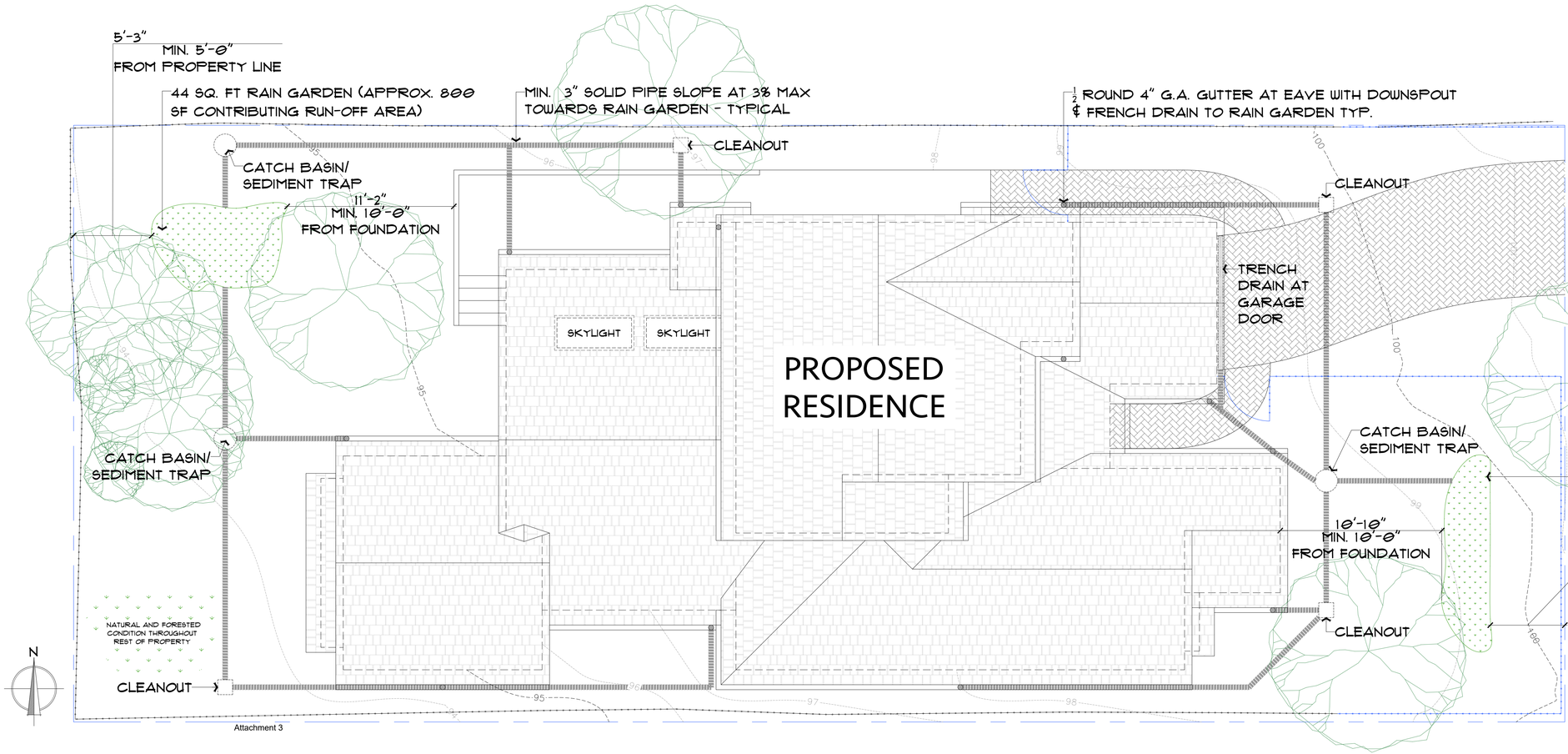
Drawing Title: EXISTING AND PROPOSED SITE PLAN

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project: HC-23021	Sheet No. A1
Date: 1.19.2024	
Drawn By: BGREEN	
Scale: 1/8" = 1'-0"	

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC



0 2 4 8 12

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

PRELIMINARY DRAINAGE PLAN

DRAINAGE NOTES:

ALL INFILTRATION SYSTEM(S) SHALL BE DESIGNED IN ACCORDANCE WITH CARMEL MUNICIPAL CODE STANDARD OPERATING GUIDANCE (SOG) 17-07 FOR PRIVATE STORMWATER DRAINAGE SYSTEMS.

DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS SHALL BE DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN
FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.

RAIN GARDENS SHALL BE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES
ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.

REFER TO HTTPS://CI.CARMEL.CA.US/POD/PRIVATE-DRAINAGE-SYSTEMS FOR APPROVED LIST OF RAIN GARDEN PLANTS.

THE LANDSCAPED AREAS USED FOR INFILTRATION SHALL BE AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE.

RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS.

OVERFLOW MUST BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES. OVERFLOW TO THE STREET REQUIRES AN ENCROACHMENT PERMIT APPROVED BY THE PUBLIC WORKS DIRECTOR.

LANDSCAPING GENERAL NOTES

ALL LANDSCAPING SHOWN IS FOR DESIGN INTENT ONLY AND SHALL BE SELECTED AND APPROVED BY OWNER, PRIOR TO INSTALLATION.

ALL NEW LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE STANDARDS IN CARMEL MUNICIPAL CODE FOR LANDSCAPING, TREES ℄ SHRUBS CHAPTERS 17.34 AND 17.48.

ALL NEW LANDSCAPING SHALL BE 75% DROUGHT-TOLERANT.

LANDSCAPED AREAS SHALL BE IRRIGATED BY A DRIP/SPRINKLER SYSTEM SET ON A TIMER.

THE PROJECT SHALL MEET THE CITY'S RECOMMENDED TREE DENSITY STANDARDS UNLESS OTHERWISE APPROVED BY THE CITY BASED ON SITE CONDITIONS.

TREES ON THE SITE SHALL ONLY BE REMOVED UPON THE APPROVAL OF THE CITY FORESTER OR FOREST AND BEACH COMMISSION, AS APPROPRIATE; ALL REMAINING TREES SHALL BE PROTECTED DURING CONSTRUCTION BY METHODS APPROVED BY THE CITY FORESTER

IF ANY TREE ROOTS LARGER THAN TWO INCHES (2") ARE ENCOUNTERED DURING CONSTRUCTION, THE CITY FORESTER SHALL BE CONTACTED BEFORE CUTTING THE ROOTS.

TWELVE INCHES (12") OF MULCH SHALL BE EVENLY SPREAD INSIDE THE DRIPLINE OF ALL TREES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: PRELIMINARY DRAINAGE PLAN

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project: HC-23021	Sheet No. A2
Date: 1.19.2024	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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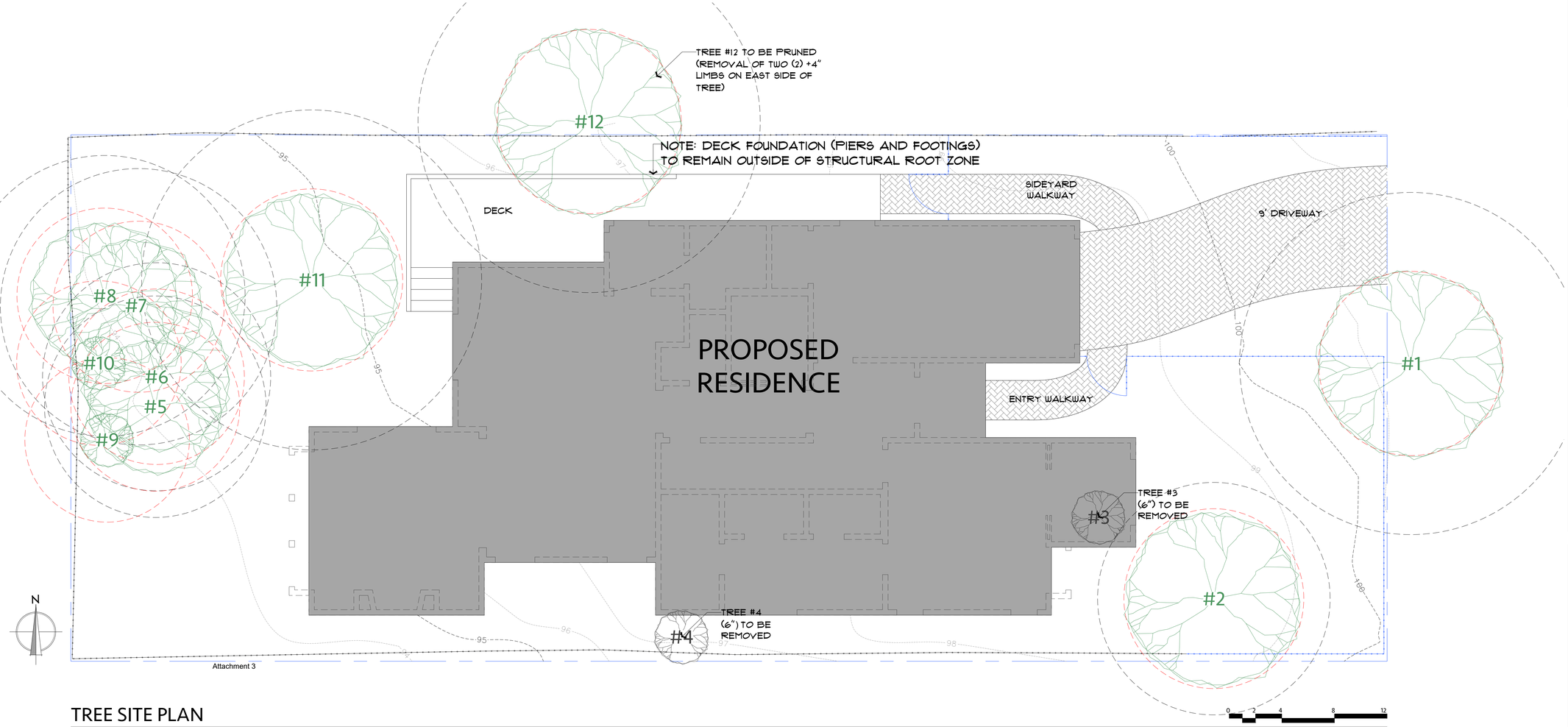


TREE SITE PLAN

REQUIRED TREE ZONE KEY:

- : STRUCTURAL ROOT ZONE
- : TREE PROTECTION ZONE

TREE SITE PLAN NOTES:

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.
- 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.

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

THE STRUCTURAL ROOT ZONE:
STRUCTURAL ROOT ZONE SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.

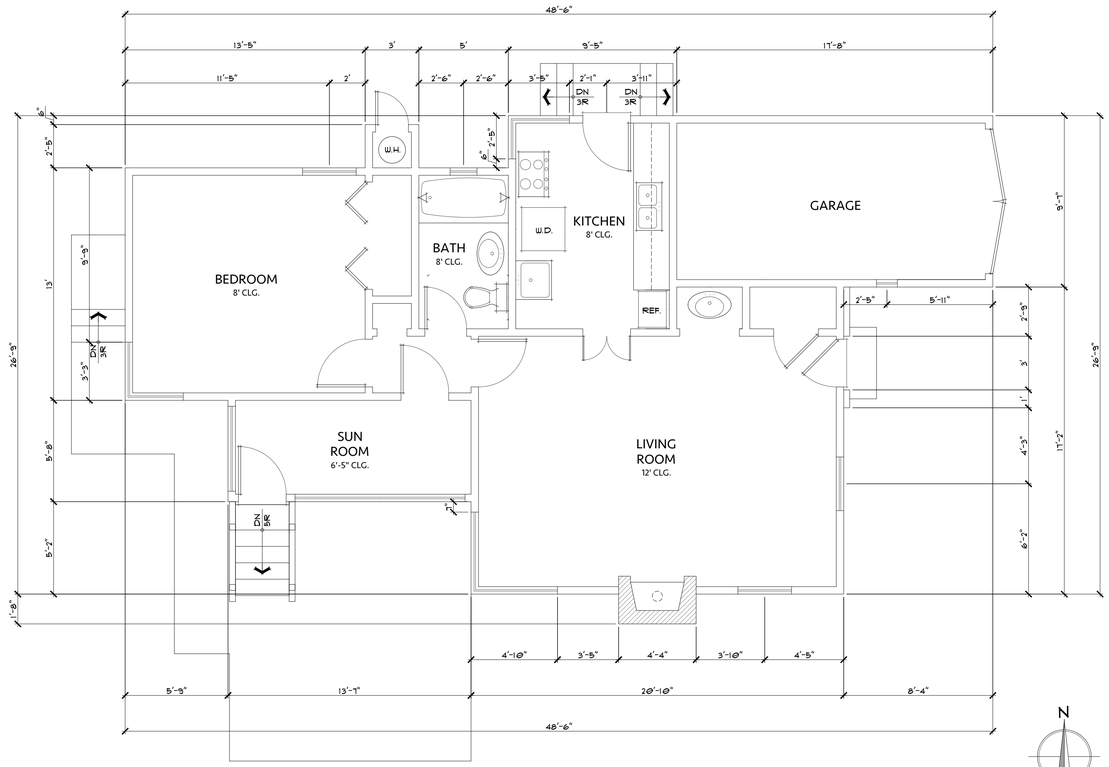
Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: TREE SITE PLAN
Job Title: KIM RESIDENCE
Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project: HC-23021
Date: 1.19.2024
Drawn By: BGREEN
Scale: 1/4" = 1'-0"
Sheet No. A3

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC



EXISTING FLOOR PLAN - ENTRY LEVEL

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

Attachment 3

2NW CASANOVA ST & 9TH AVE
832 SQ. FT. INTERIOR
1 BED / 1 BATH - 1-STORY

FLOOR AREA TABLE	
ENTRY LEVEL INTERIOR:	832 SQ. FT.
GARAGE	165 SQ. FT.
TOTAL BASE FLOOR AREA:	997 SQ. FT.

(MAXIMUM 1,800 SQ. FT. BASE FLOOR AREA ALLOWED FOR 4,000 SQ. FT. LOT)

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: EXISTING FLOOR PLAN

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project: HC-23021	Sheet No. A4
Date: 1.19.2024	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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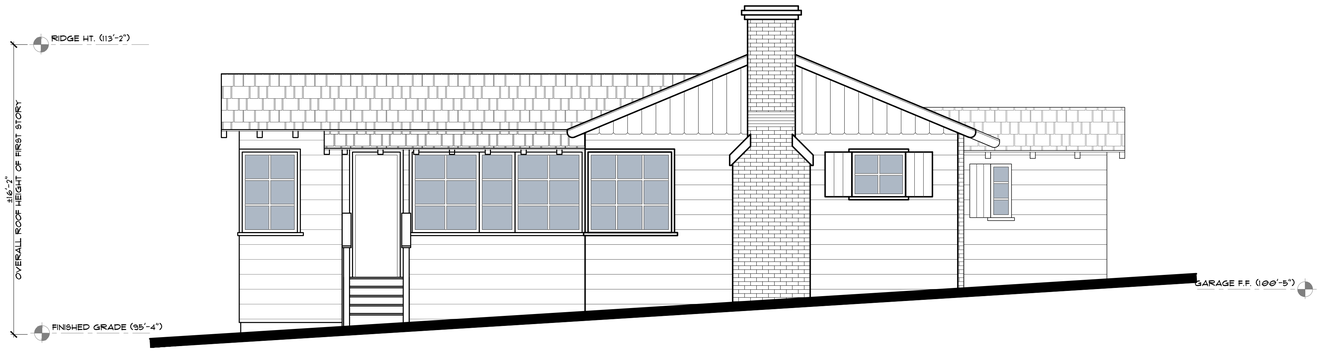
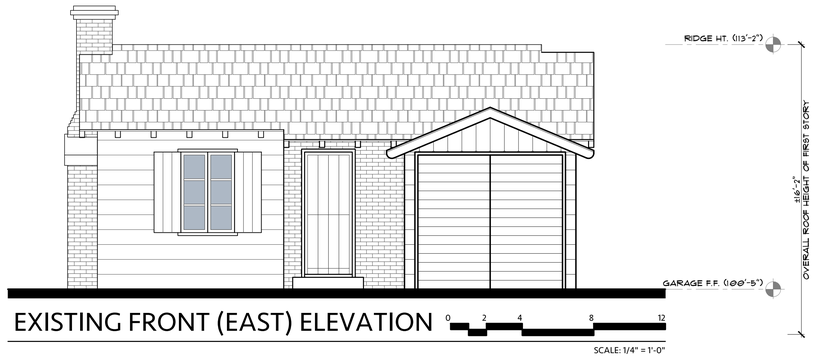


EXISTING LEFT (SOUTH) ELEVATION

0 2 4 8 12

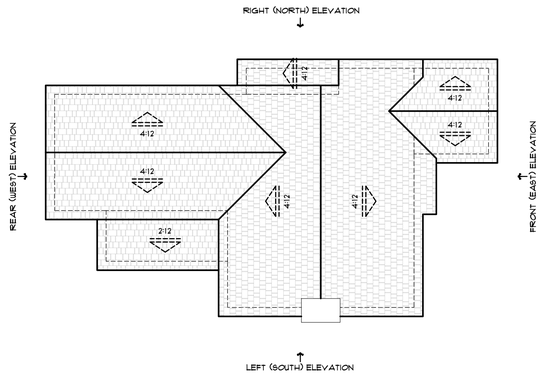
SCALE: 1/4" = 1'-0"



EXISTING FRONT (EAST) ELEVATION

0 2 4 8 12

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



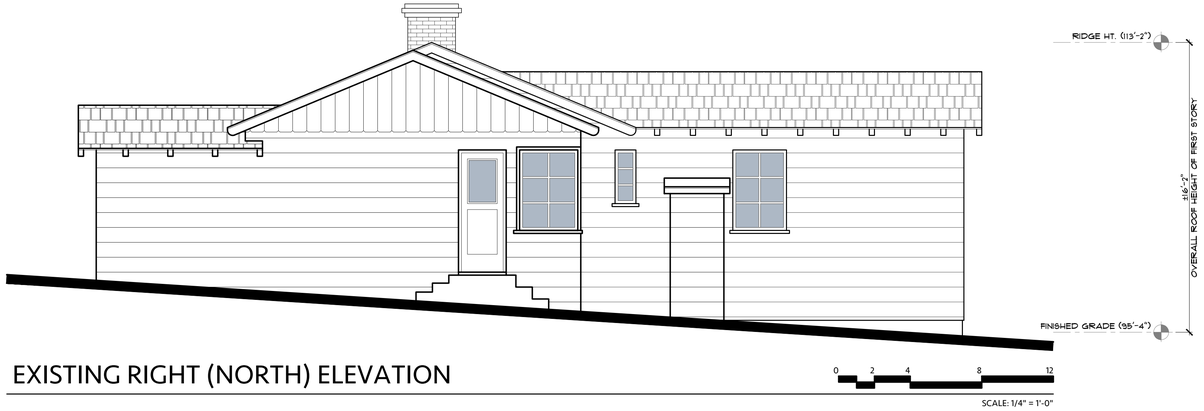
EXISTING ROOF PLAN

RAKE OVERHANG: ±12"
EAVE OVERHANG: ±12"

N

0 2 4 8

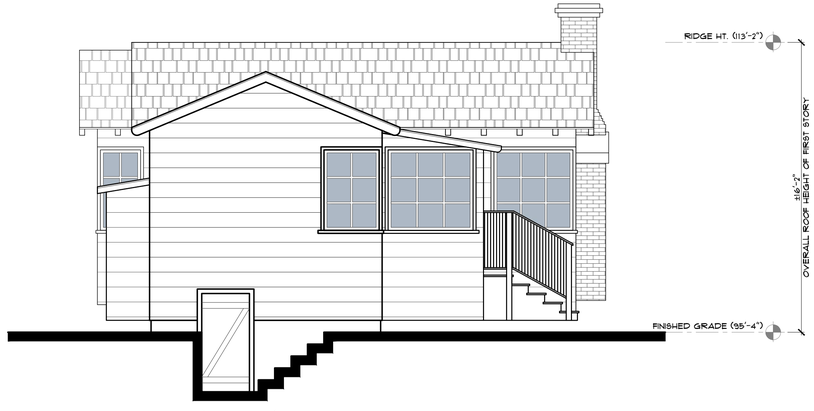
SCALE: 1/8" = 1'-0"



EXISTING RIGHT (NORTH) ELEVATION

0 2 4 8 12

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



EXISTING REAR (WEST) ELEVATION

0 2 4 8 12

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

Attachment 3

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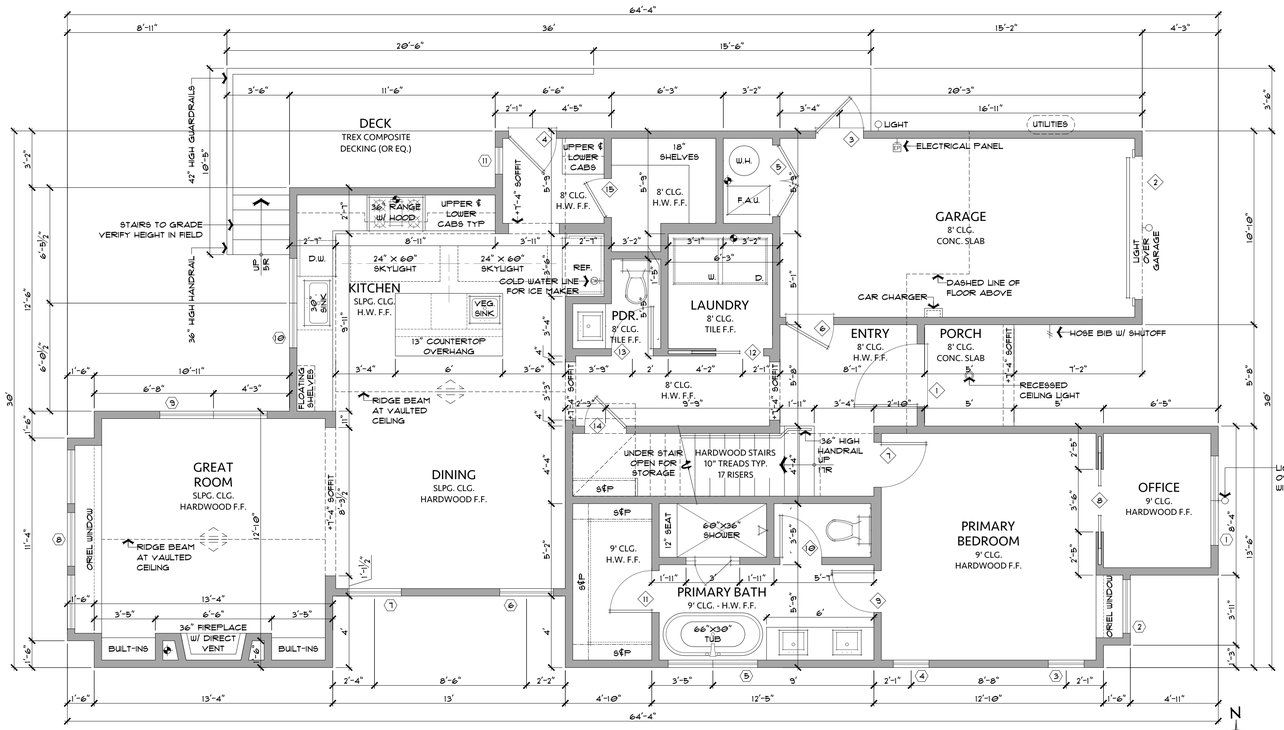
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: EXISTING ELEVATIONS AND EXISTING ROOF PLAN

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

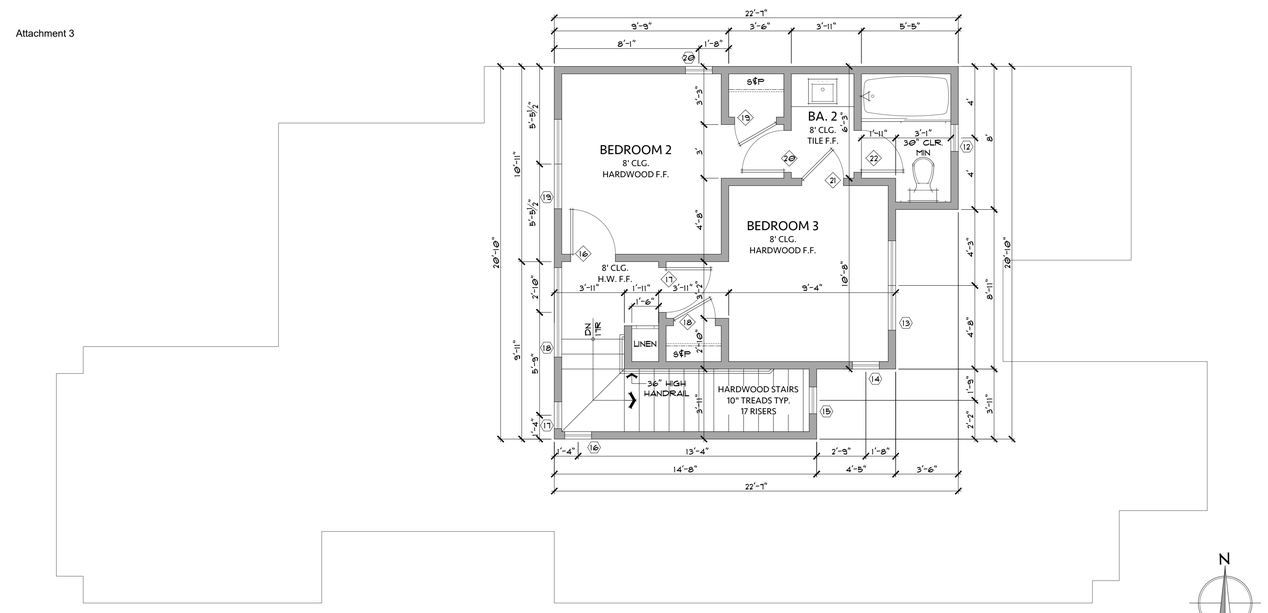
Project: HC-23021	Sheet No. A5
Date: 1.19.2024	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	



PROPOSED FLOOR PLAN - ENTRY LEVEL

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

Attachment 3



PROPOSED FLOOR PLAN - SECOND LEVEL

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

2NW CASANOVA ST & 9TH AVE
1566 SQ. FT. INTERIOR
3 BED / 2.5 BATH - 2-STORY

FLOOR AREA TABLE	
ENTRY LEVEL INTERIOR:	1221 SQ. FT.
SECOND LEVEL INTERIOR:	345 SQ. FT.
GARAGE	232 SQ. FT.
TOTAL BASE FLOOR AREA:	1798 SQ. FT.
(MAXIMUM 1,800 SQ. FT. BASE FLOOR AREA ALLOWED FOR 4,000 SQ. FT. LOT)	
PORCH	28 SQ. FT.
DECK	187 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SITE COVERAGE TABLE	
IMPERMEABLE:	
DECK	187 SQ. FT.
PORCH	28 SQ. FT.
PERMEABLE:	
9' DRIVEWAY	210 SQ. FT.
ENTRY WALKWAY	34 SQ. FT.
SIDEYARD WALKWAY	57 SQ. FT.
TOTAL SITE COVERAGE:	516 SQ. FT.

(MAXIMUM 556 SQ. FT. ALLOWED; 396 SQ. FT. W/ 4% BONUS FOR >50% PERMEABLE SURFACES)

Revision/Issue	Date

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11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: PROPOSED FLOOR PLANS
Job Title: KIM RESIDENCE
Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project:	HC-23021
Date:	1.19.2024
Drawn By:	BGREEN
Scale:	1/4" = 1'-0"

Sheet No. A6

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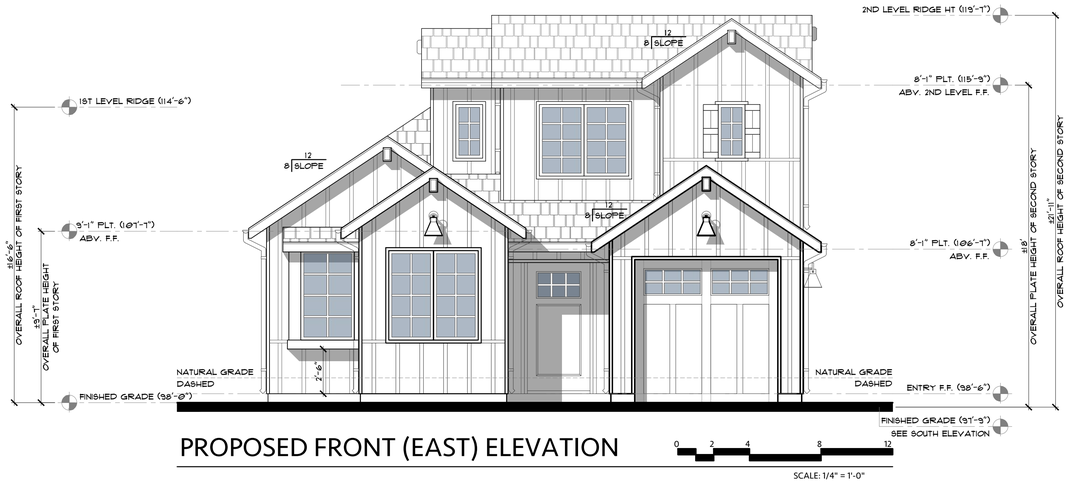
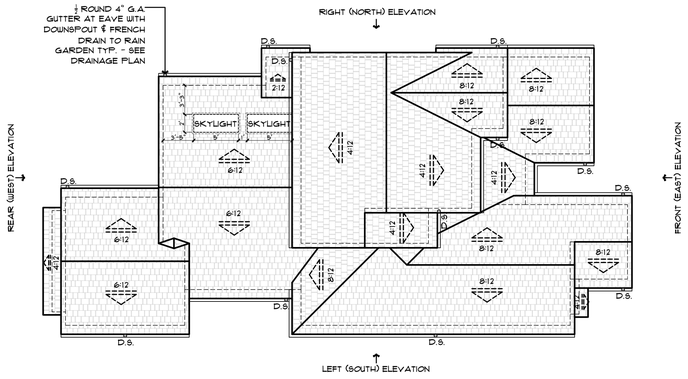


PROPOSED FRONT (EAST) ELEVATION

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

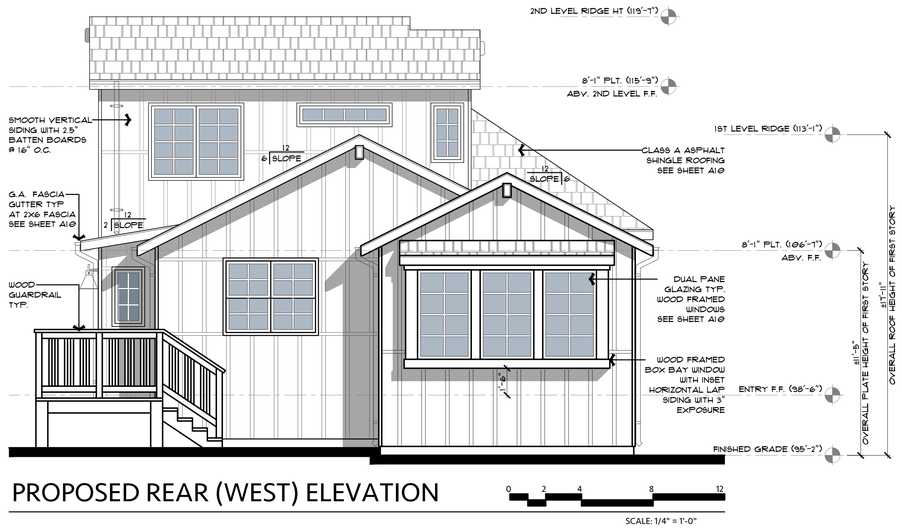


PROPOSED ROOF PLAN

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

RAKE OVERHANG: 6"
EAVE OVERHANG: 12"
ROOF MATERIAL: CERTAINTEED PRESIDENTIAL SHAKE TL - SHADOW GRAY ASPHALT SHINGLE ROOFING (OR EQ.)

Attachment 3



PROPOSED REAR (WEST) ELEVATION

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

ROOF PLAN NOTES:
ROOF SLOPE IS NOTED ON ROOF PLAN.; ARROWS INDICATE DIRECTION OF ROOF SLOPE.

ROOFING SHALL BE RATED CLASS 'A' OR HIGHER AND INSTALLED PER MANUFACTURER'S SPECS.

SKYLIGHTS SHALL BE LOW PROFILE, NON-GLARE, DUAL PANE, TEMPERED GLASS - BY VELUX OR EQUAL

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R903.2.1)

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: PROPOSED FRONT AND REAR ELEVATIONS, AND ROOF PLAN

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project: HC-23021	Sheet No. A7
Date: 1.19.2024	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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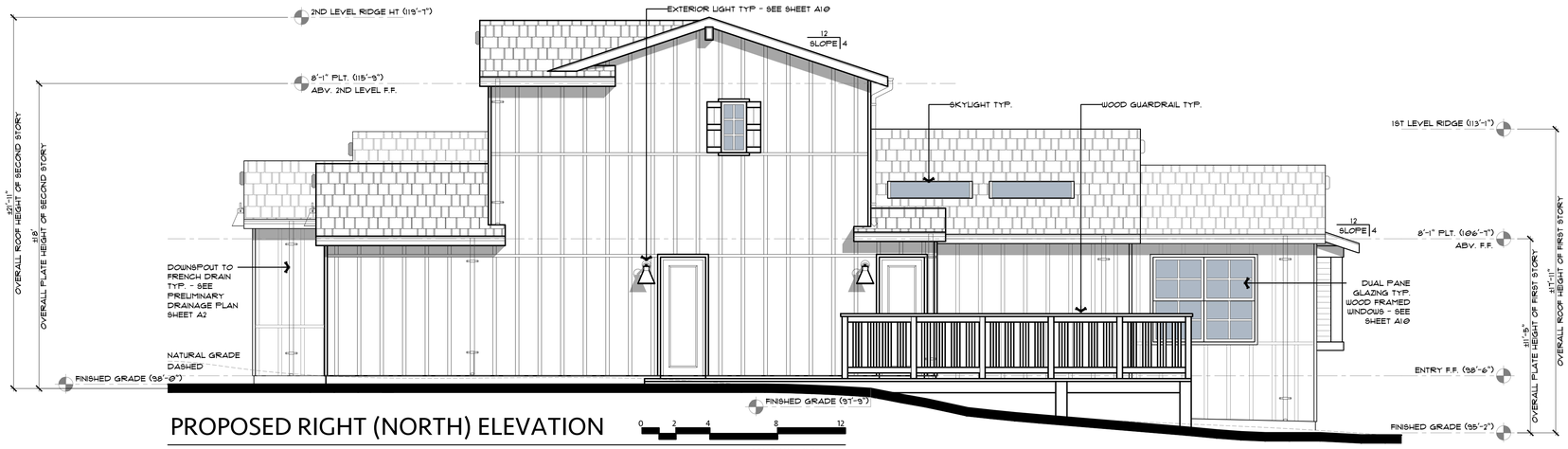
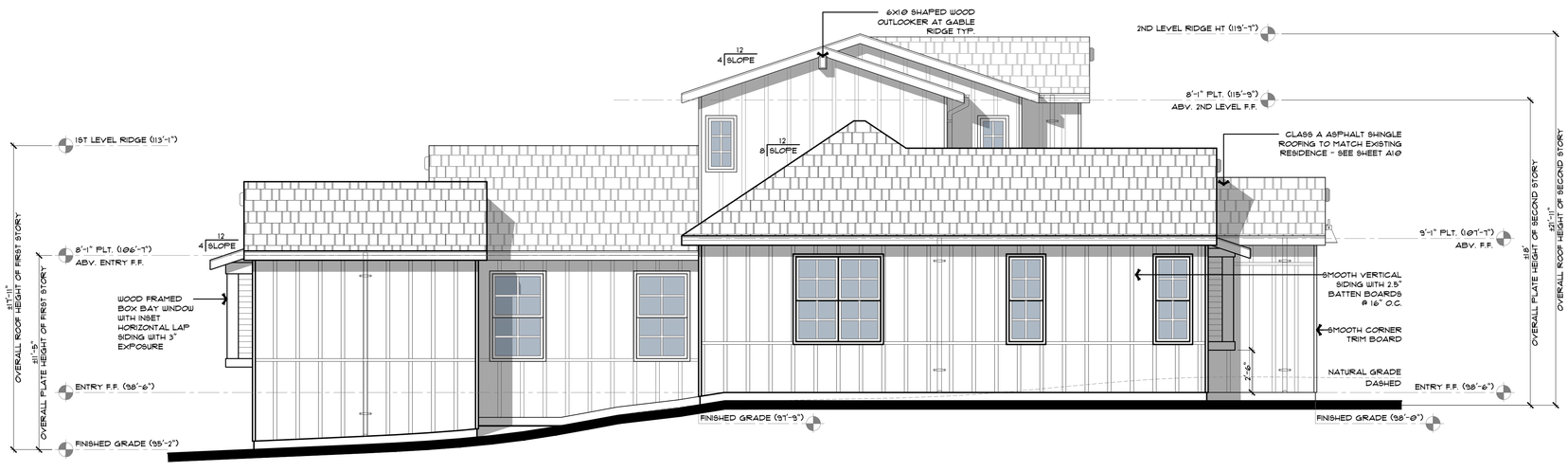


PROPOSED RIGHT (NORTH) ELEVATION

Attachment 3



PROPOSED LEFT (SOUTH) ELEVATION

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: PROPOSED SIDE ELEVATIONS

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project: HC-23021	Sheet No. A8
Date: 1.19.2024	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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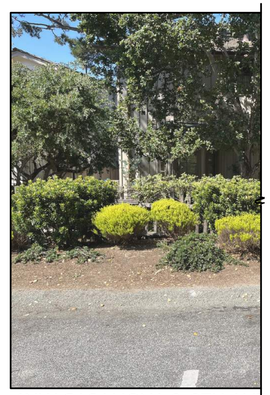
9TH AVE FACING WEST

NW CORNER CASANOVA & 9TH AVE

2NW CASANOVA & 9TH AVE

3NW CASANOVA & 9TH AVE



4NW CASANOVA & 9TH AVE

EXISTING CASANOVA STREETSCAPE FACING WEST

NOT TO SCALE

9TH AVE FACING WEST

NW CORNER CASANOVA & 9TH AVE

2NW CASANOVA & 9TH AVE

3NW CASANOVA & 9TH AVE

4NW CASANOVA & 9TH AVE

PROPOSED CASANOVA STREETSCAPE FACING WEST

NOT TO SCALE

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: STREETSCAPE AND PROPOSED COLOR AND MATERIAL SCHEMES

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project: HC-23021	Sheet No. A9
Date: 1.19.2024	
Drawn By: BGREEN	
Scale: NOT TO SCALE	

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VIEW FROM CASANOVA STREET

Attachment 3

VIEW OF REAR FROM PRIVATE YARD

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: 3D RENDERINGS

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project: HC-23021	Sheet No. A10
Date: 1.19.2024	
Drawn By: BGREEN	
Scale: NOT TO SCALE	

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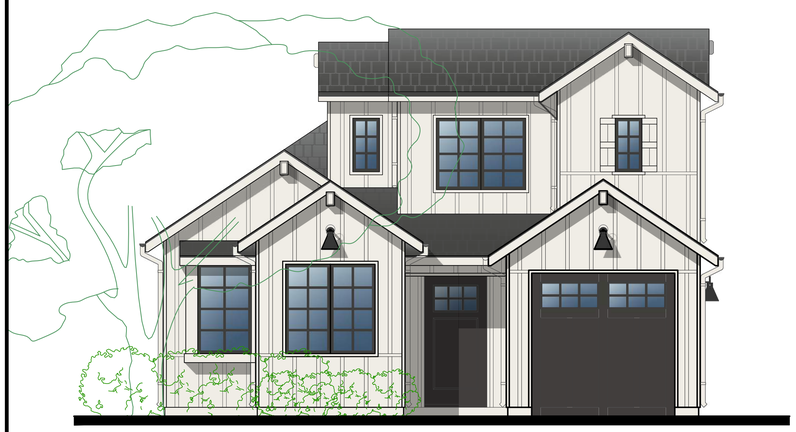


PROPOSED FRONT (EAST) ELEVATION

0 2 4 8 12

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

MAIN BODY
BOARD AND BATTEN, TRIM AND FASCIA
KM23 SWISS COFFEE (OR EQ.)

ACCENT
ENTRY DOORS AND WINDOWS
KM4911-5 DESERT SHADOW (OR EQ.)

ROOFING
CERTAINTEED - PRESIDENTIAL SHAKE
SHADOW GRAY (OR EQ.)

WINDOW SCHEDULE

LEVEL	WINDOW NUMBER	SIZE WIDTH	SIZE HEIGHT	SIZE HEADER	TYPE	GLAZING NOTES	ADDITIONAL NOTES
ENTRY LEVEL EXTERIOR	1	5'-0"	5'-0"	8'-0"	CSMT / CSMT		DOUBLE (2) 2650 CSMT
	2	3'-0"	5'-0"	8'-0"	CSMT		EGRESS
	3	2'-0"	5'-0"	8'-0"	SH		
	4	2'-0"	5'-0"	8'-0"	SH		
	5	5'-0"	5'-0"	8'-0"	SH / SH	TEMPERED	(2) TEMPERED 2650 SH MULLED
	6	3'-0"	5'-0"	7'-0"	SH		
	7	3'-0"	5'-0"	7'-0"	SH		
	8	10'-0"	5'-0"	7'-0"	OXO CSMT / FX / CSMT		(2) 3050 CSMT (1) 3050 FX PICTURE WINDOW IN CENTER
	9	6'-0"	5'-0"	7'-0"	SH / SH		(2) 3050 SH
	10	5'-0"	4'-0"	7'-6"	SH / SH	TEMPERED	(2) 2640 SH
	11	1'-6"	3'-0"	7'-0"	FX	TEMPERED	
SECOND LEVEL EXTERIOR	12	1'-6"	3'-0"	7'-0"	FX	TEMPERED	
	13	5'-0"	4'-0"	7'-0"	CSMT / CSMT		EGRESS DOUBLE (2) 2640 CSMT
	14	1'-6"	3'-0"	7'-0"	FX		
	15	1'-6"	3'-0"	7'-0"	FX	TEMPERED	
	16	1'-6"	3'-0"	7'-0"	FX	TEMPERED	
	17	1'-6"	3'-0"	7'-0"	FX	TEMPERED	
	18	5'-0"	1'-0"	7'-0"	FX	TEMPERED	
	19	5'-0"	4'-0"	7'-0"	CSMT / CSMT		EGRESS DOUBLE (2) 2640 CSMT
	20	1'-6"	3'-0"	7'-0"	FX		

ABBREVIATIONS:

AWN = AWNING
CSMT= CASEMENT
DS = DIRECT SET (PICTURE)
FX = FIXED
HOP = HOPPER
SH = SINGLE HUNG
DH = DOUBLE HUNG
SLD = SLIDER
TRSM= TRANSOM
X = OPERABLE PANEL
O = FIXED PANEL

DOOR SCHEDULE

LEVEL	DOOR NUMBER	SIZE WIDTH	SIZE HEIGHT	DOOR MATERIAL	HANDLING	GLAZING NOTES	ADDITIONAL NOTES
ENTRY LEVEL EXTERIOR	1	3'-6"	7'-6"	WOOD & GLASS	LH	TEMPERED	T.M. COBB - S661 - 42" WIDE DOOR (OR EQ.)
	2	8'-0"	8'-0"	WOOD & GLASS	SECT	TEMPERED	CLOPAY CANYON RIDGE - WOOD DOOR 5 LAYER SECTIONAL DESIGN 12 W/ SQ23 GLASS (OR EQ.)
	3	2'-8"	7'-0"	WOOD	RHR	N/A	T.M. COBB - 4020
	4	2'-8"	7'-0"	WOOD	RH	N/A	T.M. COBB - 4020
ENTRY LEVEL INTERIOR	5	4'-0"	6'-8"	TBD	PR IS	N/A	(2) 2'-0" WIDE DOORS
	6	2'-8"	7'-6"	TBD	RH	N/A	
	7	2'-6"	6'-8"	TBD	LH	N/A	
	8	3'-6"	6'-8"	TBD	PR PKT	N/A	(2) 1'-10" WIDE POCKET DOORS PER PLAN
	9	2'-4"	6'-8"	TBD	RH	N/A	
	10	2'-4"	6'-8"	TBD	LH	N/A	
	11	2'-4"	6'-8"	TBD	LH	N/A	
	12	3'-0"	6'-8"	TBD	PKT	N/A	
	13	2'-4"	6'-8"	TBD	RH	N/A	
	14	2'-4"	6'-8"	TBD	RH	N/A	FIELD VERIFY HEIGHT OF DOOR AND CLIP HEADER IF NEEDED - DUE TO STAIR
	15	2'-2"	6'-8"	TBD	LH	N/A	
SECOND LEVEL INTERIOR	16	2'-6"	6'-8"	TBD	LH	N/A	
	17	2'-6"	6'-8"	TBD	LH	N/A	
	18	2'-4"	6'-8"	TBD	LH	N/A	
	19	2'-4"	6'-8"	TBD	LH	N/A	
	20	2'-4"	6'-8"	TBD	LH	N/A	
	21	2'-4"	6'-8"	TBD	LH	N/A	
	22	2'-4"	6'-8"	TBD	RH	N/A	

ABBREVIATIONS:

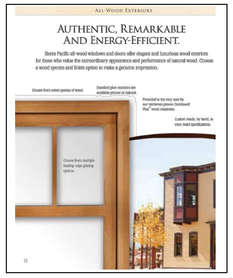
RH = RIGHT HAND SWING
RHR = RIGHT HAND REVERSE SWING
LH = LEFT HAND SWING
LHR = LEFT HAND REVERSE SWING
FR = FRENCH SWING (GLAZING)
PR = PAIR (OS = out-swing / IS = in-swing)
SLD = SLIDING
SECT = SECTIONAL
PKT = POCKET
X = OPERABLE PANEL
O = FIXED PANEL

NOTE: ALL PRODUCT SELECTIONS ARE PROVIDED FOR DESIGN INTENT ONLY. PRODUCT SELECTIONS SHALL BE APPROVED BY OWNER PRIOR TO PURCHASE AND WILL HAVE THE SAME ATTRIBUTES.

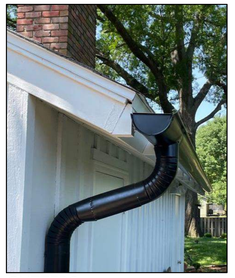
Attachment 3

ENTRY DOOR
T.M. COBB - WOOD DOOR W/ GLASS (OR EQ.)
PAINTED WITH ACCENT COLOR - KM4911-5 DESERT SHADOW (OR EQ.)

GARAGE MAN DOOR
T.M. COBB - WOOD DOOR (OR EQ.)
PAINTED WITH ACCENT COLOR - KM4911-5 DESERT SHADOW (OR EQ.)



WINDOWS
SIERRA PACIFIC - DUAL PANE WOOD FRAMED WINDOWS (OR EQ.)
FRAMING PAINTED - KM4911-5 DESERT SHADOW (OR EQ.)



GUTTERS
ALUMINUM 1/2 ROUND WITH 4" ROUND DOWNSPOUT (OR EQ.)
GUTTER PAINTED TO MATCH TRIM - KM23 SWISS COFFEE (OR EQ.)
D.S. PAINTED TO MATCH MAIN BODY - KM23 SWISS COFFEE (OR EQ.)

GARAGE DOOR
CLOPAY CANYON RIDGE - WOOD DOOR W/ GLASS (OR EQ.)
PAINTED WITH ACCENT COLOR - KM4911-5 DESERT SHADOW (OR EQ.)

EXTERIOR WALL LIGHT
HINKLEY COASTAL ELEMENTS WINNIE - 17 INCH LED (OR EQ.)

EXTERIOR LIGHT BULBS
SATCO 130V 30WATT R20; 185 LUMENS (OR EQ.)
S2810 30R20 REFLECTOR 130 V 30 WATT R20 INCANDESCENT; FROST
2000 AVERAGE RATED HOURS; 185 LUMENS; MEDIUM BASE; 130 VOLT

Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | INFO@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B
Bradley Green

Drawing Title: DOOR AND WINDOW SCHEDULES AND PROPOSED COLOR AND MATERIAL SCHEMES

Job Title: KIM RESIDENCE

Project Address & APN: CASANOVA STREET 2NW NINTH AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
APN: 010-263-007-000

Project:	Sheet No.
HC-23021	A11
Date: 1.19.2024	
Drawn By: BGREEN	
Scale: 1/4" = 1'-0"	

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

May 8, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Alec Barton, AICP, Contract Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**UP 24053 (Anton & Michel):** Consideration of Use Permit, UP 24053 (Anton & Michel), for expansion of the indoor restaurant space with no net increase to the total number of allowed seats at the Anton & Michel restaurant located at Court of the Fountains (northwest corner of Mission Street and 7th Avenue) in the Central Commercial (CC) District. APN: 010-141-003-000.

Application: UP 24053 (Anton & Michel) **APN:** 010-141-003-000
Block: 77 **Lot:** 15, 17, 19, 21
Location: Court of the Fountains (NWC of Mission St and 7th Ave)
Applicant: Loie Alnimri **Property Owner:** Hibiscus Hill, LLC

Executive Summary:

The applicant is requesting approval of a Use Permit application to permit expansion of the indoor restaurant space at the Anton & Michel restaurant, with no net increase in the number of seats allowed by the original use permit. A Use Permit is required for full line restaurants operating in the Central Commercial (CC) Zoning District (see Carmel Municipal Code (CMC) Section 17.14.030), so the Planning Commission is being asked to consider the expansion into a space that was not previously a restaurant.

Recommendation:

Adopt a Resolution (Attachment 1) approving UP 24053 (Anton & Michel) for expansion of indoor restaurant seating at the Anton & Michel restaurant.

Background and Project Description:

Anton & Michel is an existing restaurant located at Court of the Fountains at the northwest corner of Mission Street and 7th Avenue in the Central Commercial (CC) zoning district. The restaurant operates with 101 seats at tables and a bar in a 3,383-square foot commercial space. To accommodate additional patrons, the

restaurant is proposing to expand the use into an 829-square foot space (Unit A6) at Court of the Fountains, directly northwest of the primary restaurant space. The Unit A6 expansion would accommodate 27 seats at tables (12), a booth (6), and a second bar (9), bringing the total number of seats to 128, which is still less than the number allowed by the underlying use permit. Use Permit BA 82-19 authorized indoor seating for up to 130 persons at this location. Restaurants are a conditionally permitted use in the CC zoning district, and Unit A6 has historically not been used as a restaurant. Therefore, a Use Permit is required.

Staff Analysis:

The proposed use is consistent with the requirements of a Use Permit, as demonstrated by the findings below:

General Findings Required for All Use Permits (CMC Section 17.64.010)

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

   Staff Analysis: The proposed use is consistent with the General Plan objectives to maintain a mix of commercial uses that are compatible with the character of Carmel as a residential village (O1-4) and to protect and enhance the balanced mix of uses in the central business area (O1-5).

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

   Staff Analysis: Full line restaurants are a conditionally permitted use in the Central Commercial (CC) zoning district.

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

   Staff Analysis: The establishment of similar uses with or without a Use Permit would not be detrimental to the City, as full line restaurants are a conditionally permitted use within the CC zoning district.

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

   Staff Analysis: Use Permit BA 82-19 authorized indoor seating for up to 130 persons at this location. Planning staff communicated with Monterey Peninsula Water Management District (MPWMD) staff and confirmed that the baseline level for demand for indoor seats at this restaurant is 130 seats.

   To date, the restaurant has operated with only 101 seats in the existing space. Expansion of the restaurant into the ancillary space will not increase the number of seats authorized by BA 82-19. Therefore, the approved intensity of use would not change, and public services would not be impacted.

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

   Staff Analysis: The proposed use is consistent with the requirements of the CC zoning district and would not be injurious to public health, safety, or welfare.

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

Staff Analysis: The purpose of the CC zoning district is to provide an appropriate location for a broad range of retail, residential, and service uses, including uses which generate high pedestrian traffic and do not have large space requirements. The proposed use is compatible with surrounding land uses on Mission Street at 7th Avenue, which are zoned CC, Residential Commercial (RC), and Service Commercial (SC). Each of these zoning districts permits full line restaurants with a Use Permit.

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

Staff Analysis: The surrounding area is designated for a variety of commercial activities. The health, safety, and welfare of neighboring properties and uses would not be adversely impacted by the proposed use.

General Findings Required for Commercial Use Permits (CMC Section 17.64.020)

A. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.

Staff Analysis: While the CC zoning district where the proposed use is located is more geared to nonlocal populations than the City's other commercial districts (Service Commercial and Residential and Limited Commercial), both nonlocal and local populations would be served by the proposed use.

B. That proposed use will provide adequate ingress and egress to and from the proposed location.

Staff Analysis: Existing ingress and egress is adequate to serve the proposed use. No changes are necessary.

C. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Staff Analysis: Surrounding streets are designed to accommodate automobile and delivery truck traffic generated by the proposed use and existing uses in the vicinity. No adjustments to existing infrastructure are necessary.

Special Regulations Pertaining to Full Line Restaurants (CMC Section 17.14.040.I.3)

A. Any sale of alcoholic beverages shall be subordinate to this primary use.

Staff Analysis: The sale of alcoholic beverages is subordinate to the primary dining use. Alcoholic beverages are typically served at a table with a meal. Bar seats comprise just over 14 percent of total seats at the restaurant.

B. Drive-in, formula and fast food establishments are prohibited.

Staff Analysis: The restaurant is not a drive-in, formula or fast food establishment.

C. Substantially all foods from the standard menu shall be available for purchase during the hours that

alcoholic beverages are being served.

Staff Analysis: The restaurant will continue to operate primarily as a dinging establishment, with the ancillary sale of alcoholic beverages permitted alongside the sale of food alone or food with alcohol.

D. The applications, menus and plans indicate that the business will primarily be a restaurant – full line, and that no more than 20 percent of the total number of seats are at a bar or in a separate bar room.

Staff Analysis: See response to (A) above. Approximately 14 percent of seats will be at a bar.

E. Customers shall be provided with individual menus while seated at a table or counter.

Staff Analysis: Customers will continue to be provided with individual menus while seated at a table or counter.

F. The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.

Staff Analysis: The applicant proposes to provide 130 seats at the restaurant. Use Permit BA 82-19 authorized indoor seating for up to 130 persons at this location.

G. Outside seating may be allowed subject to Chapter 17.58 CMC, Design Review.

Staff Analysis: Outdoor seating is currently provided at the restaurant. This Use Permit does not increase, decrease, or otherwise alter the arrangement of outdoor seats.

H. Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegars, oils and salad dressings shall be prepackaged and sealed.

Staff Analysis: Food is primarily sold for consumption on premises. The restaurant will continue to comply with this standard.

I. Maximum number of food stores and/or restaurants located within structures fronting on Ocean Avenue: 15.

Staff Analysis: The restaurant does not front Ocean Avenue. This standard does not apply.

J. See also subsection (I)(1) of this section, All Eating and Drinking Establishments.

Staff Analysis: This subsection deals with sale of nonfood merchandise as an incidental use and provision of adequate restrooms and garbage facilities. The restaurant will continue to comply with these standards.

K. Outdoor cooking devices are permitted on private property if designed and located to mitigate impacts to adjacent properties.

Staff Analysis: This application does not include outdoor cooking devices. Such devices, if used, must be compliant with this standard and with the California Health and Safety Code.

Approved hours of operation from 11:30 am to 11:30 pm daily.

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 the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project consists of expansion of indoor restaurant seating at the existing Anton & Michel restaurant.

Attachment 1 - Resolution
Attachment 2 - Applicant Business Description and Floor Plan

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A CONDITIONAL USE PERMIT, UP 24053 (ANTON & MICHEL), FOR EXPANSION OF THE INDOOR RESTAURANT SPACE WITH NO NET INCREASE TO THE TOTAL NUMBER OF ALLOWED SEATS AT THE ANTON & MICHEL RESTAURANT LOCATED AT COURT OF THE FOUNTAINS (NWC OF MISSION ST AND 7TH AVE) IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRCT. APN: 010-141-003.

WHEREAS, On February 21, 2024, Loie Alnimri ("Applicant"), on behalf of the property owner, Hibiscus Hill, LLC, submitted an application requesting approval of a Use Permit (UP 24053) described herein ("Application"); and

WHEREAS, the applicant is requesting approval of a Conditional Use Permit for expansion of indoor restaurant seating; and

WHEREAS, full line restaurants operating in the Central Commercial (CC) zoning district require a Conditional Use Permit issued by the Planning Commission (CMC 17.14.030); and

WHEREAS, on April 26, 2024, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on May 8, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the Application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its May 8, 2024, hearing including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the

exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, 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 Conditional Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC 17.64.010 General Findings Required for All Use Permits	**YES**	**NO**
1. The proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits		
1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve Use Permit UP 24053 for expansion of indoor restaurant seating located at Court of the Fountains (NWC of Mission St and 7th Ave) in the Central Commercial (CC) Zoning District (APN: 010-141-003) subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval Use Permit UP 24053 authorizes expansion of the indoor restaurant space with no net increase to the total number of allowed seats at the Anton & Michel restaurant located at Court of the Fountains (NWC of Mission St and 7th Ave). The business shall operate consistent with the floor plan and business description reviewed by the Planning Commission on May 8, 2024, unless modified by the Conditions of Approval herein. Any changes to the number or arrangement of seats requires separate review and approval of staff or the Planning Commission. The total number of indoor seats allowed by this Use Permit between both spaces is 130.
2.	**Codes and Ordinances.** The use shall be carried in conformance with all requirements of the Central Commercial (CC) zoning district. Additionally, all adopted building and fire codes shall be adhered to.
3.	**Permit Validity.** This Use Permit approval shall be valid for nine (9) months following final action by the Planning Commission, or by the City Council on appeal. If the use is not established pursuant to CMC Section 17.52.170 (Time Limits on Approvals and Denials) the approval shall become null and void. The use is considered to be established once a business license has been issued for an associated use.
4.	**Permit Extension. T**he Planning Commission may grant one extension for approvals originally subject to a public hearing. A request to extend the permit approval must be submitted in writing and the appropriate fees paid prior to expiration of the permit.
5.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.
6.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
7.	**Permit Revocation.** Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission pursuant to CMC Section 17.66.050 (Revocation).

8.	**Use Permit Summary.** A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special conditions, etc.) shall be posted on the premises or shall be available upon request by any enforcement officer of the City.
9.	**Abandonment.** Discontinuance of the use for a period of six (6) consecutive months, or replacement with a new use for any period of time, shall constitute abandonment. If the use is abandoned, this Conditional Use Permit (UP 24022) approval shall become null and void. The Director of Community Planning and Building may, at their discretion, extend the six (6) month provision, provided adequate notice and just cause is provided to the department.
10.	**Conditions of Approval.** These Conditions of Approval shall be signed by the property owner (or authorized agent) and applicant, and returned to the Community Planning and Building Department prior to approval of a business license.
	SPECIAL CONDITIONS
11.	**Prior Approvals**. All conditions of Use Permits BA 80-20, BA 82-19, and UP 05-014 shall apply to the operation of this business. The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing, and any change in the use which would later the findings or conditions adopted as part of this permit shall require approval of a new Use Permit by the City.
12.	**Hours of Operation.** The use is permitted to operate between the hours of 11:30 AM and 11:30 PM seven (7) days a week. (BL 21-444)
13.	**Noise.** Complaints of excessive noise, lighting and other nuisances from the restaurant shall be cause for review and amendment of the permit. Live music is permitted (see Use Permit UP 05-014)
14.	**Maximum Occupancy.** The maximum building occupancy shall not exceed the standards in the California Building and Fire Codes. The maximum number of seats shall not exceed 130 between the two restaurant spaces (Use Permit BA 82-19).
15.	**Lounge Seats.** Couches in the Lounge area are reserved for customers waiting for a seat at a table or bar, and customers shall not be served food or drink in these seats.
16.	**Trash Storage.** Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a nuisance to the public or other occupants of the building, and without being placed on the sidewalks or other public ways.
17.	**Exterior Modifications & Signage.** This approval does not authorize any exterior modifications to the building or the installation of any exterior signage. Separate Design Review and Sign applications, as necessary, shall be submitted for review and approval by the Community Planning and Building Department.
18.	**Licensing and Inspections.** Prior to commencement of business operation, the applicant/business owner shall be responsible for obtaining any required licenses or inspections related to the use outside of the purview of the City.

_____	_____	_____
Property Owner Signature	Printed Name	Date

_____	_____	_____
Applicant Signature	Printed Name	Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May, 2024, by the following vote:

AYES:

NOES:

ABSENT:

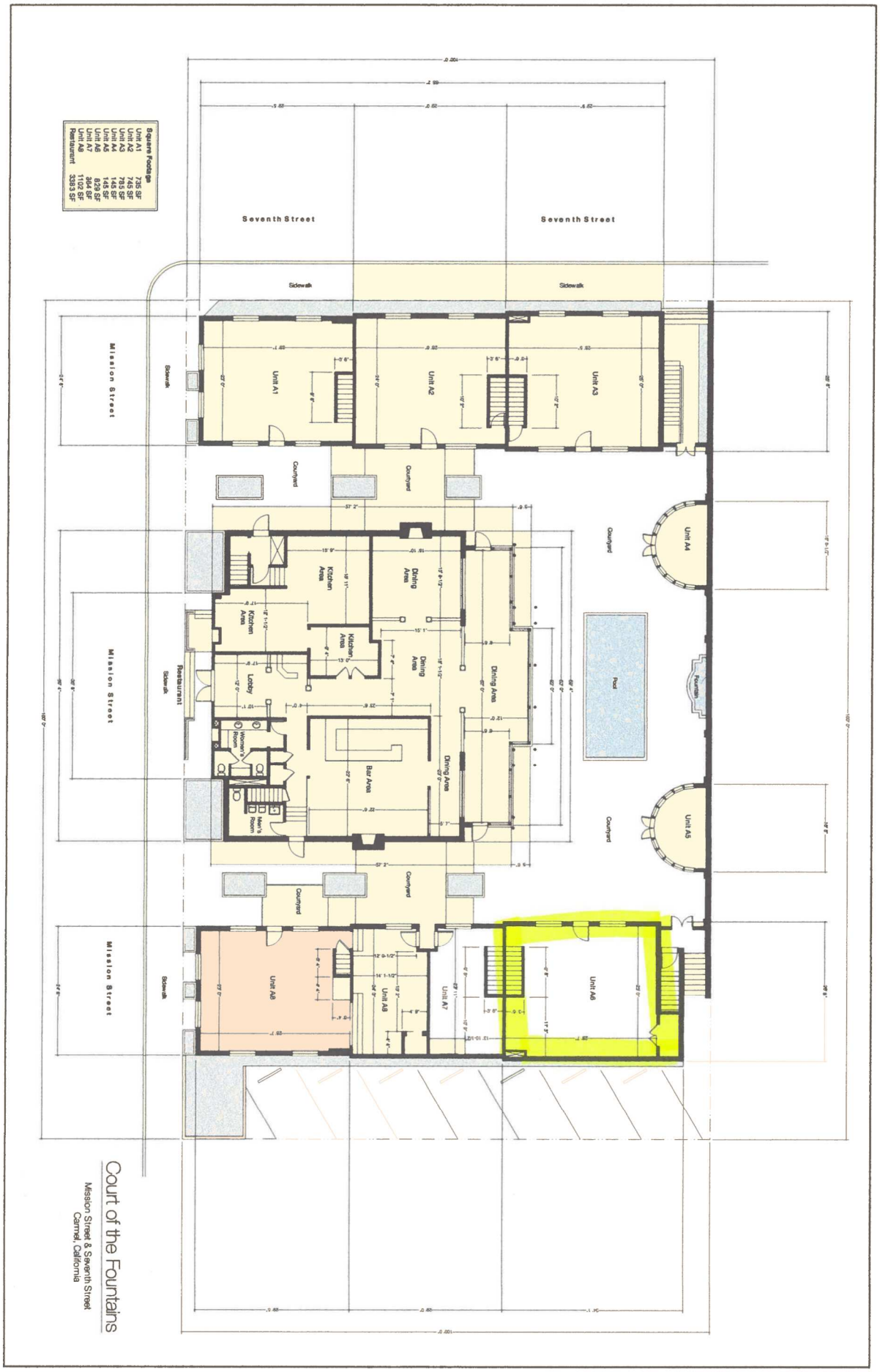
ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

Anton & Michel Restaurant is proposing to expand into an adjacent space that has currently become available to utilize the number of indoor seats. Currently, the restaurant is zoned for 130 seats, while only using 100 seats. The adjacent space available and the restaurant share the court of the fountain area and is approximately 5 steps away from one door to the other. Being that Anton & Michel has been attracting guests for more than four decades, expanding the dining room & lounge is needed with the grow in reservations and walk ins. Using the remaining 30 seats allowed for indoor seating will allow Anton & Michel to maximize the seating capacity and improve overall guest satisfaction. We plan to serve the existing lunch, dinner, small bites menu, and wine list presently offered at Anton & Michel. We have no intention of increasing the seating capacity for the restaurant, but simply proposing the expanding of the space where we are seating our patrons.

Loie Alnimri

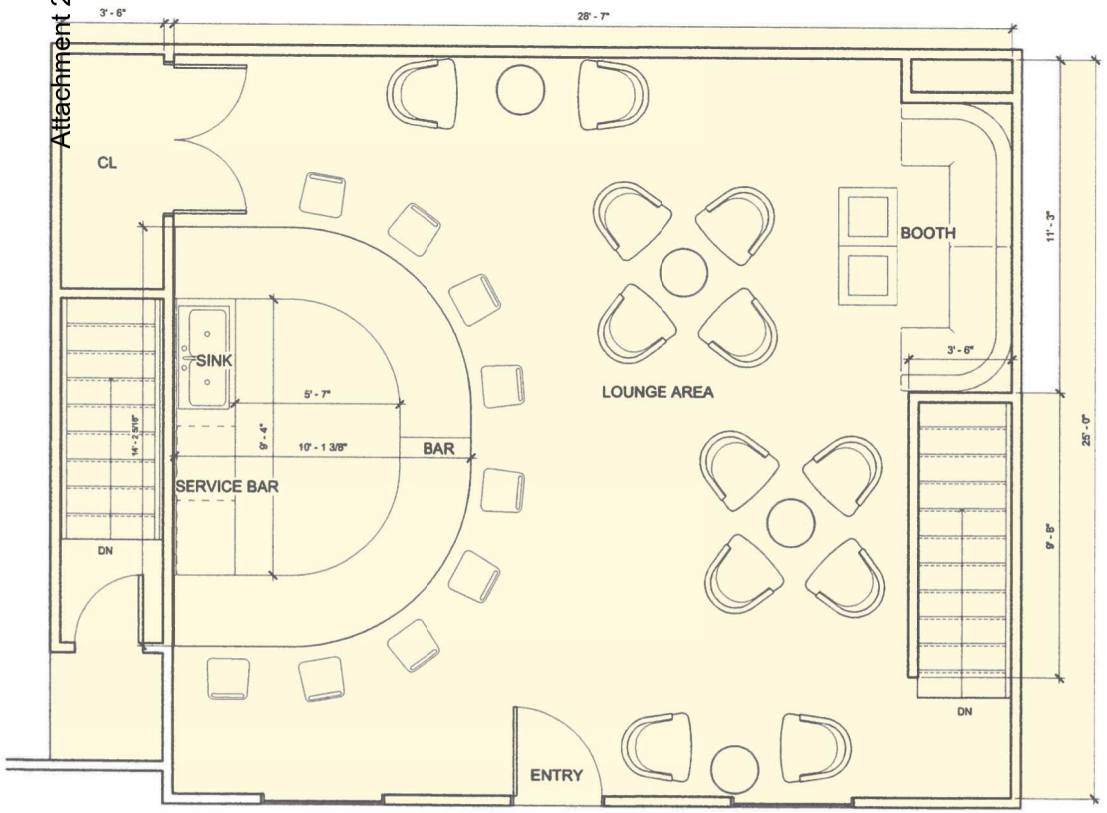
Proprietor
Anton & Michel Restaurant



Court of the Fountains

Mission Street & Seventh Street
Carmel, California

Attachment 2



Acomodation Option B

Interior Option B

FUNZIONA DesignStudio

Funzione Design Studio
300 B Third St
San Juan Bautista, CA - 95045
http://funzionedesign.com
C. 831.313.8703

ANTON & MICHEL BAR LOUNGE

MISSION & 7TH ST,
CARMEL-BY-THE-SEA

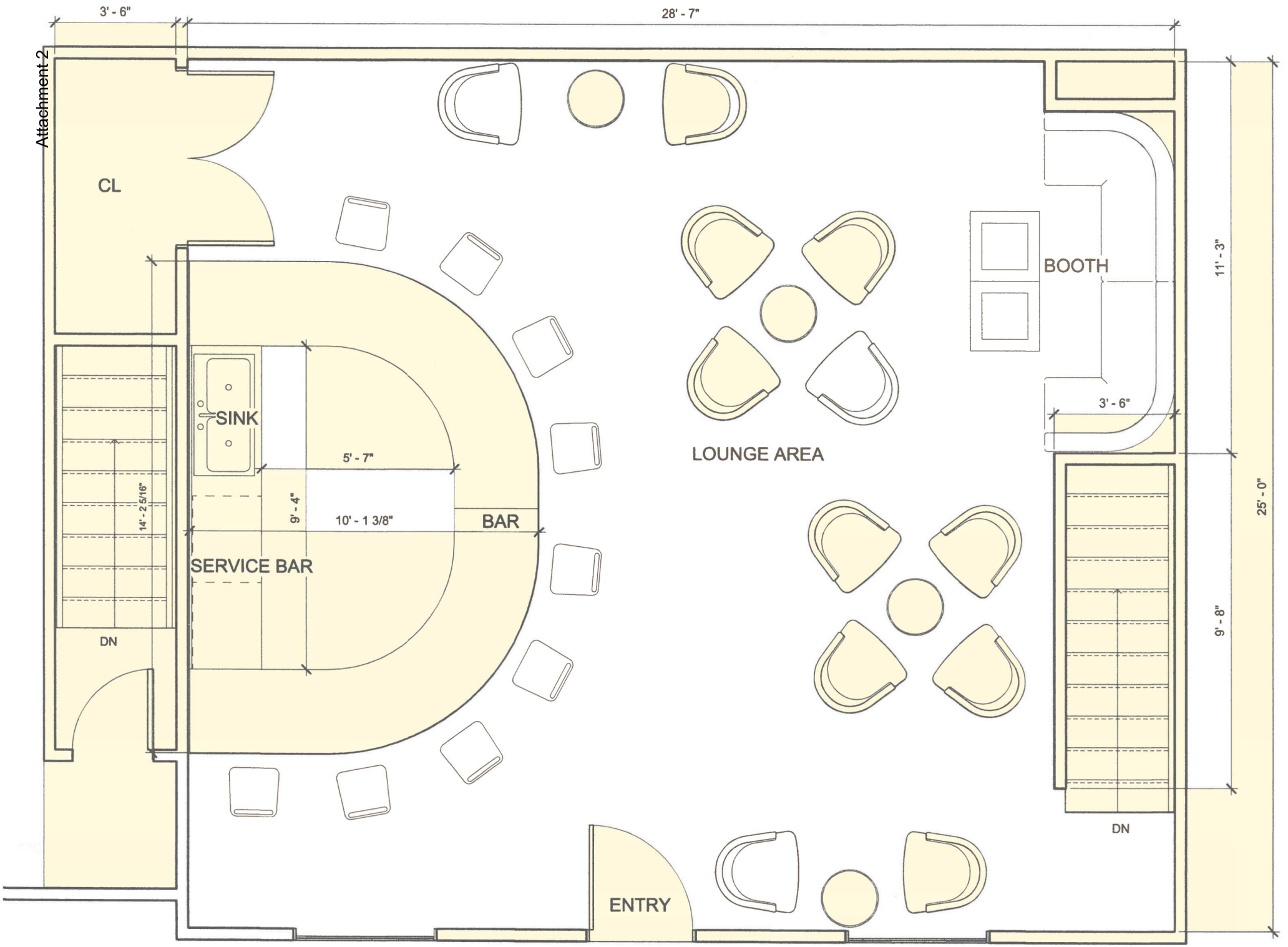
No.	Revision	Date

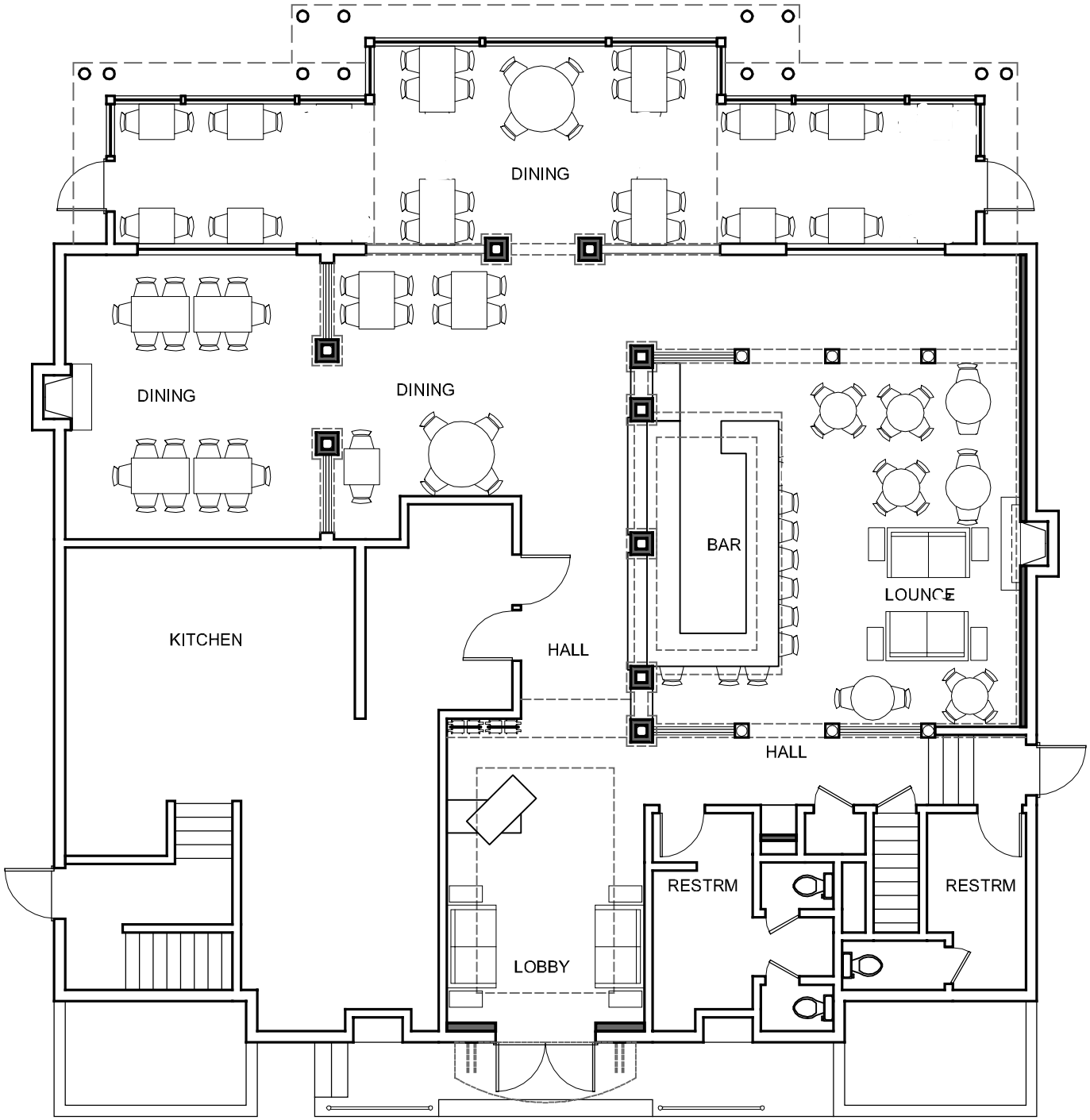
Project number	2022-33-110
Date	04/05/2022

PROPOSED FLOOR PLAN OPTION B

A.102

Attachment 2




DINING
DINING
DINING
BAR
LOUNGE
KITCHEN
HALL
HALL
RESTRM
RESTRM
LOBBY
MISSION STREET

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

May 8, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator
SUBJECT:	**DS 23-319 (Schneider):** Consideration of a Track 1 Design Study Referral for the installation of composite Fibrex windows at a single-family residence located at the northeast corner of 9th Avenue and Lincoln Street in the Single-Family Residential (R-1) District. APN: 010-149-016-000.

Application: DS 23-319 (Schneider)
APN: 010-149-016-000
Block: 95
Lot: West 1/2 of 18 and 20
Location: Northeast corner of 9th Avenue and Lincoln Street
Applicant: Permit Services, Inc., Agent
Property Owner: SCHNEIDER ISABEL SIMON & MICHAEL J

Executive Summary:

The applicant requests a deviation from the Residential Design Guidelines to install nine windows made from a composite Fibrex material.

Recommendation:

Adopt a Resolution (Attachment 1) denying a Design Study for the installation of composite Fibrex windows at a single-family residence located at the northeast corner of 9th Avenue and Lincoln Street in the Single-Family Residential (R-1) District. APN: 010-149-016-000.

OR

Adopt a Resolution (Attachment 2) approving a Design Study for the installation of composite Fibrex windows at a single-family residence located at the northeast corner of 9th Avenue and Lincoln Street in the Single-Family Residential (R-1) District. APN: 010-149-016-000.

Background and Project Description:

Residential Design Guideline 9.11 states that window materials other than authentic, unclad wood are only appropriate when it can be demonstrated that the proposed material is more appropriate to the architecture. The Carmel Municipal Code allows the Planning Commission to deviate from the Residential Design Guidelines when *the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.*

The applicant seeks approval to install a composite window material called Fibrex by Andersen Windows and Doors. The Andersen 100 Series line is promoted by Andersen as "The Smart Alternative to Vinyl." The composite exterior window material is trademarked as Fibrex and contains 40% reclaimed wood fiber. The proposed windows would have simulated divided lights with no spacer between the glass in the Colonial pattern. Divided lights are encouraged by the Residential Design Guidelines. To avoid the look of superficially applied mullion and muntin bars, staff typically requires the internal spacer between the glass.

Staff Analysis:

The existing residence was constructed in 1952 with divided-light aluminum windows. In 2016, a kitchen addition was approved, and the aluminum windows were proposed to be replaced with wood-frame windows. However, it does not appear that the windows were replaced at that time. Residential Design Guideline 9.11 states the following regarding window materials:

Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building.

- Divided light windows are encouraged. Divided light windows should appear to be true divided light, including use of internal and external mullion and muntin bars on insulated windows.
- Removable or "snap-in," or internal-only mullion and muntin bars are unacceptable.
- *Materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture.*
- High gloss finishes should be avoided.
- Fenestration on historic buildings should retain the historic integrity of the resource. When feasible, original windows should be restored rather than replaced.

According to Google, vinyl windows were first manufactured in 1954 when the price of aluminum increased, and wood was in short supply after the war. Despite this, vinyl windows do not appear to have been a common feature in Carmel. In more recent times, staff has seen an increase in requests for vinyl or other composite window materials.

The current Residential Design Guidelines were adopted in 2001, and Guideline 9.11 became the standard for windows. Approximately 5-7 years ago, the Planning Commission began approving aluminum-clad wood windows if they were consistent with the look of authentic wood windows. Steel and extruded aluminum windows have also been approved when it can be demonstrated that the material is consistent with the architectural style of the residence.

Deviations from the Residential Design Guidelines can be approved by the Planning Commission if the deviation achieves all applicable design objectives in CMC 17.58.010 and is equal to or better than using authentic wood or aluminum-clad wood windows. The design objectives are listed below, followed by a staff response.

1. Promote design that maintains the City's intimate and human scale and complements, rather than overrides, natural constraints;

Staff Response: Not applicable.

2. Ensure that the design of new homes, residential additions, and exterior alterations preserves the traditional characteristics of scale, good site design, and sensitivity to neighboring properties;

Staff Response: The original aluminum divided light windows are proposed to be replaced; however, no changes are proposed to the original window openings.

3. Encourage the construction of residences that are diverse and innovative in design yet compatible with the City's forest setting as well as the site design and materials used in surrounding structures;

Staff Response: The Fibrex window material could be considered innovative as an environmentally responsible material composed of 40 percent reclaimed wood fiber by weight, most of which is reclaimed from manufacturing Andersen wood windows. According to Andersen, Fibrex blocks thermal transfer nearly 700 times better than aluminum and helps to reduce heating and cooling bills.

4. Promote residential design that respects the privacy, solar, access, and private views of neighboring properties;

Staff Response: No changes are proposed to the original window openings. The existing bath window has obscure glass, and the proposed window would also contain obscure glass.

5. Maintain a tradition of architectural diversity that enhances the character of the commercial district and adds a lively sense of history to Carmel's village ambiance by promoting commercial building design that respects these traditions; and

Staff Response: Not applicable.

6. Encourage originality and invention so long as the results encompass the unifying values of human scale, the use of natural materials and their role in preserving village character, and avoid out-of-scale or bizarre building forms or incompatible design.

Staff Response: Refer to the staff response of #3 above regarding invention and #2 regarding scale. Other exterior materials on the residence include horizontal wood siding, wood window trim, wood shutters, wood porch posts and railing, and stone veneer at the porch foundation. These natural materials are proposed to remain. The roof material is an asphalt composition shingle.

Physical samples of the Fibrex window and Anderson's vinyl-clad wood window will be available for viewing at the meeting.

Other Project Components:

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

OR

Staff recommends that the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations pursuant to Section 15301 (Class 1)—Existing Facilities. Class 1 exemptions include minor interior and exterior alterations to existing structures and landscapes involving no expansion of the existing use. 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 - PC Resolution Denial
Attachment 2 - PC Resolution Approval
Attachment 3 - Project Plans
Attachment 4 - Andersen 100 Series Brochure
Attachment 5 - Andersen 400 Series Brochure

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DENYING DESIGN STUDY DS 23-319 (SCHNEIDER) FOR THE INSTALLATION OF COMPOSITE FIBREX WINDOWS AT A SINGLE-FAMILY RESIDENCE LOCATED AT THE NORTHEAST CORNER OF 9TH AVENUE AND LINCOLN STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT
APN 010-149-016-000

WHEREAS, on October 31, 2023, Permit Services, Inc. ("Applicant") submitted an application on behalf of SCHNEIDER ISABEL SIMON & MICHAEL J ("Owner") requesting approval of Track 1 Design Study application DS 23-319 (Schneider) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at the northeast corner of Lincoln Street and 9th Avenue in the Single-Family Residential (R-1) Zoning District (Block 95, Lot W 1/2 OF 18 and 20); and

WHEREAS, the Applicant is requesting to replace existing aluminum divided light windows with composite Fibrex divided light windows; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in exterior materials of structures and changes in windows require approval of a Residential Track One Design Study by the Director or their designee; and

WHEREAS, CMC Section 17.58.040.A.3 states that the Director may approve projects that comply with the residential design guidelines; and

WHEREAS, CMC 17.58.040.A.3.b states that projects that do not comply with design objectives or residential design guidelines will be referred to the Planning Commission for resolution; and

WHEREAS, the Director finds that composite window material does not achieve the design objectives as well as or better than would be achieved by installing authentic wood or aluminum-clad wood windows and therefore is referring the application to the Planning Commission for resolution; and

WHEREAS, on April 26, 2024, a notice of the public hearing scheduled for May 8, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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

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

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

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is statutorily exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15270 (Projects Which Are Disapproved); 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 application:

1. The composite Fibrex windows are not more appropriate to the architecture than the existing aluminum divided light windows.

2. The composite Fibrex windows are not equal to or better than authentic wood windows or aluminum-clad wood windows.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby DENY Design Study application DS 23-319 (Schneider) for the installation of composite Fibrex windows at a single-family residence located at the northeast corner of 9th Avenue and Lincoln Street in the Single-Family Residential (R-1) District. APN: 010-149-016-000.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of May 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN STUDY DS 23-319 (SCHNEIDER) FOR THE INSTALLATION OF COMPOSITE FIBREX WINDOWS AT A SINGLE-FAMILY RESIDENCE LOCATED AT THE NORTHEAST CORNER OF 9TH AVENUE AND LINCOLN STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT APN 010-149-016-000

WHEREAS, on October 31, 2023, Permit Services, Inc. ("Applicant") submitted an application on behalf of SCHNEIDER ISABEL SIMON & MICHAEL J ("Owner") requesting approval of Track 1 Design Study application DS 23-319 (Schneider) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at the northeast corner of Lincoln Street and 9th Avenue in the Single-Family Residential (R-1) Zoning District (Block 95, Lot W 1/2 OF 18 and 20); and

WHEREAS, the Applicant is requesting to replace existing aluminum divided light windows with composite Fibrex divided light windows; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in exterior materials of structures and changes in windows require approval of a Residential Track One Design Study; and by the Director or their designee; and

WHEREAS, CMC Section 17.58.040.A.3 states that the Director may approve projects that comply with the residential design guidelines; and

WHEREAS, CMC 17.58.040.A.3.b states that projects that do not comply with design objectives or residential design guidelines will be referred to the Planning Commission for resolution; and

WHEREAS, the Director finds that composite window material does not achieve the design objectives as well as or better than would be achieved by installing authentic wood or aluminum-clad wood windows and therefore is referring the application to the Planning Commission for resolution; and

WHEREAS, on April 26, 2024, a notice of the public hearing scheduled for May 8, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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

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

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

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations pursuant to Section 15301 (Class 1)—Existing Facilities. Class 1 exemptions include minor interior and exterior alterations to existing structures and landscapes involving no expansion of the existing use. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.58.060.B, Findings for Design Review Approval	YES	NO
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✓	
3. The project is consistent with the applicable adopted design review guidelines.	✓	
CMC 17.58.060.C, Additional Findings for Design Study Approval	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits, variances, or exceptions consistent with the Zoning Ordinance.	N/A	N/A
2. The project contributes to neighborhood character, including the type of forest resources present, the character of the street, the response to local topography, and the treatment of open space resources such as setbacks and landscaping.	N/A	N/A
3. The project is compatible with and sensitive to the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	N/A	N/A
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	N/A	N/A
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements, and in the detailing of doors, windows, roofs, and walkways.	✓	
6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
7. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	N/A	N/A
8. All demolitions, remodels, and substantial alterations are consistent with the following findings:	N/A	N/A

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study application DS 23-319 (Schneider) for the installation of composite Fibrex windows at a single-family residence located at the northeast corner of 9th Avenue and Lincoln Street in the Single-Family Residential (R-1) District. APN: 010-149-016-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Study application DS 23-319 (Schneider) authorizes the installation of composite Fibrex windows at a single-family residence located at the northeast corner of 9th Avenue and Lincoln Street in the Single-Family Residential (R-1) District as depicted in the plans and documents approved by the Planning Commission on May 8, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to when preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to

	incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
5.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
6.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
7.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
8.	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.

	Landscape Conditions
9.	**Tree Removal is 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 the Forest and Beach Commission.
	Special Conditions
10.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, the applicant shall submit a completed **Conditions of Approval Acknowledgment** form. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
11.	**Notice of Authorized Work Required.** Prior to commencing work on-site, the applicant shall obtain a Notice of Authorized Work from the Community Planning & Building Department. The Notice shall be posted at the front of the property, readily visible from the right-of-way for the project's duration.

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 8th day of May 2024, by the following vote:

AYES:

NOES:

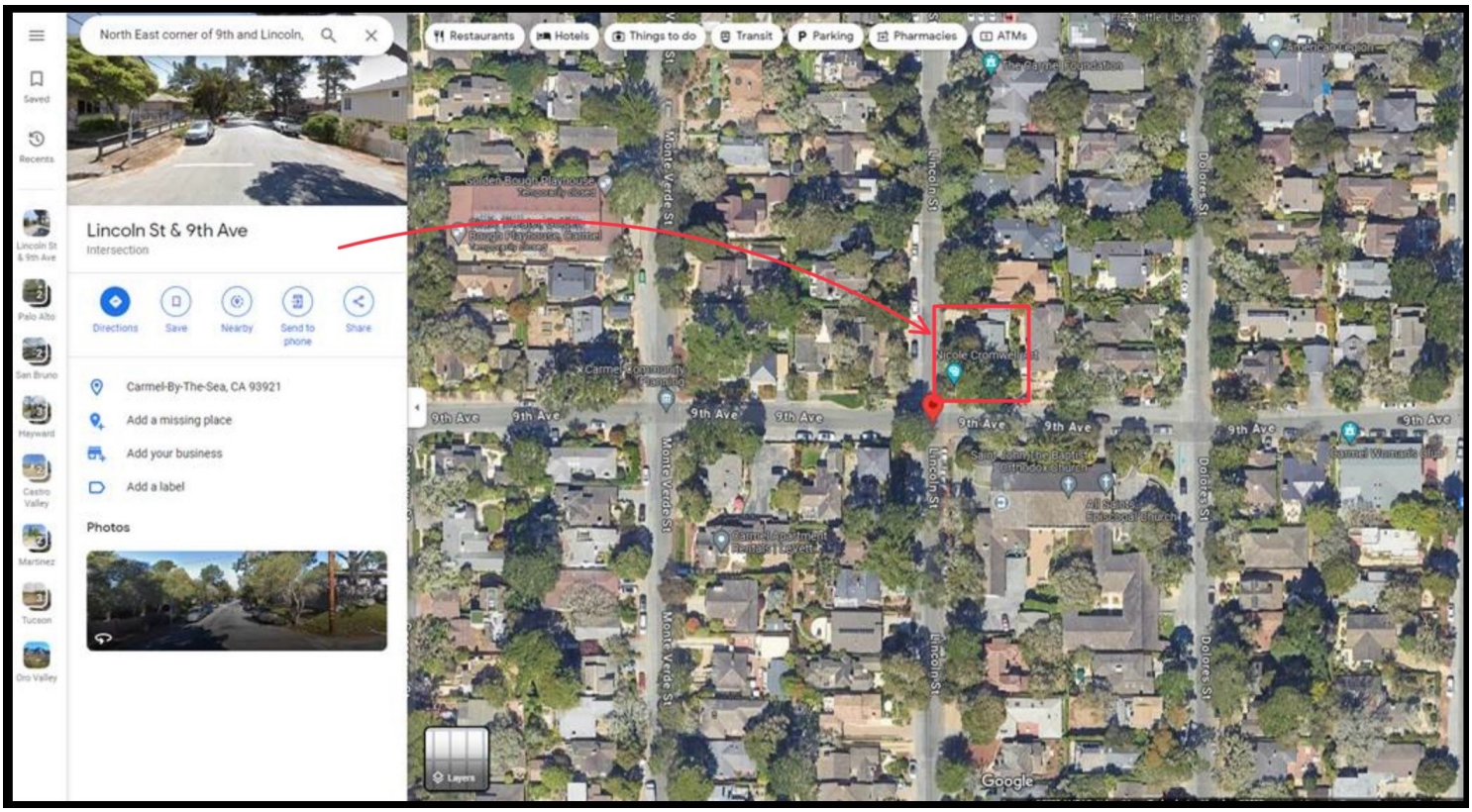
ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Leah Young
Chair Planning Commission Secretary

Attachment 3



INDEX OF DRAWINGS

S-1 SITE PLAN
A-1 FIRST STORY FLOOR PLAN

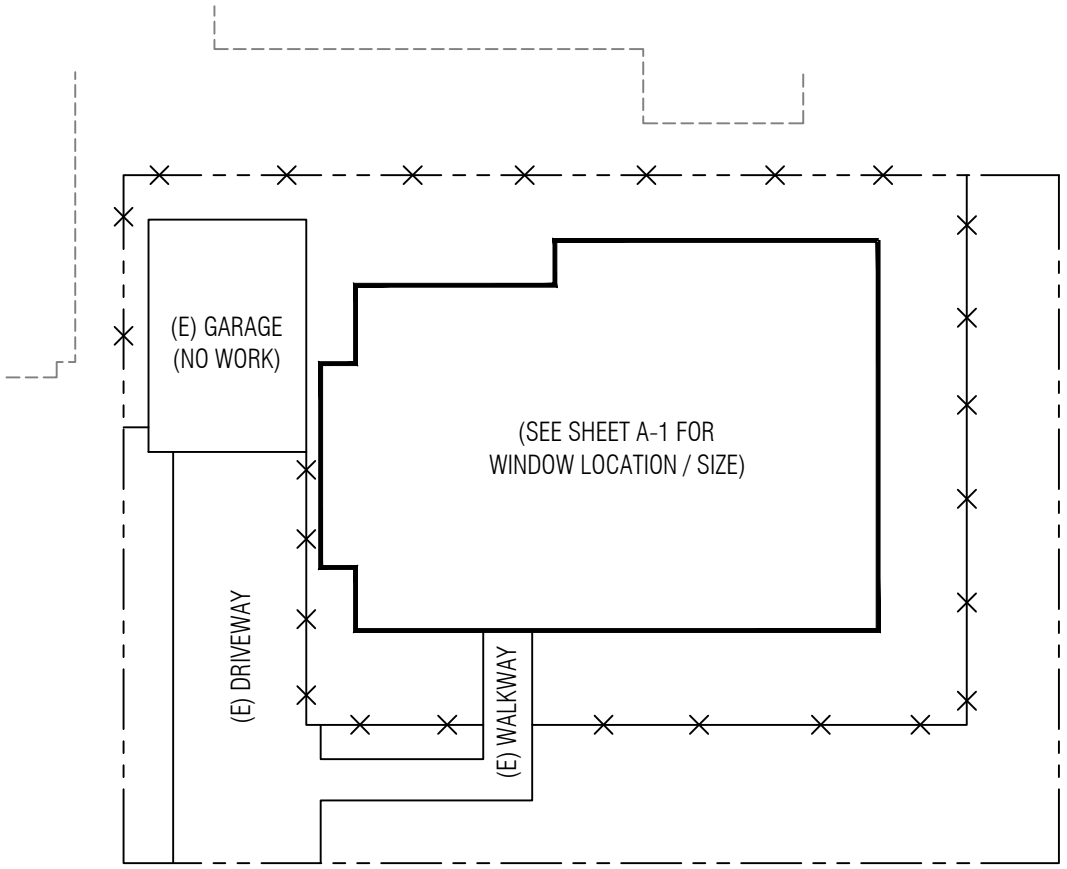
APPLICABLE CODES AND REGULATIONS

CALIFORNIA BUILDING CODE, 2022 EDITION (CBC)
CALIFORNIA RESIDENTIAL CODE, 2022 EDITION (CRC)
CALIFORNIA PLUMBING CODE 2022 EDITION (CPC)
CALIFORNIA ELECTRICAL CODE 2022 EDITION (CEC)
CALIFORNIA MECHANICAL CODE 2022 EDITION (CMC)
CALIFORNIA GREEN BUILDING CODE 2022 EDITION (GBC)
CALIFORNIA ENERGY CODE 2022 EDITION (EC)
CALIFORNIA HISTORICAL CODE 2022 EDITION (HC)
CALIFORNIA FIRE CODE 2022 EDITION (FC)

INCLUDING ALL AMENDMENTS AS ADOPTED
BY THE GOVERNING JURISDICTION.

SCOPE OF WORK: REPLACE / INSTALL (9) RETROFIT, FIBREX, DUAL GLAZED, LOW E, WINDOWS. NO (N) CONSTRUCTION, REPLACEMENT ONLY.

NOTE; WINDOWS / PATIO DOORS;
U-FACTOR = 0.30
SHGC = 0.23



FIRST STORY
FLOOR PLAN

HOME DEPOT USA INC. (SF)
2456 VERNA COURT
SAN LEANDRO, CA. 94577

SoCal PERMIT SERVICES
NORTH BAY PERMIT SERVICES
FOR ALL YOUR PERMIT NEEDS
980 HOPPER AVENUE, SANTA ROSA CA. 95403
(707) 527-7727 (PHONE), (707) 528-7663 (FAX)

ISABELLE SCHNEIDER
LINCOLN STREET & 9th AVENUE
CARMEL, CA. 93923

DATE	10.25.23
SCALE	NTS
DRAWN BY	DKW
JOB	11249194
SHEET	S-1

LEGEND;

▨ = REPLACEMENT WINDOW / PATIO DOOR LOCATION
(XOX) = 3 PANEL SLIDER WINDOW
(PW) = PICTURE / FIXED WINDOW
(SH) = SINGLE HUNG WINDOW
(XO) = SLIDER WINDOW

SCOPE OF WORK: REPLACE / INSTALL (9) RETROFIT, FIBREX, DUAL GLAZED, LOW E, WINDOWS. NO (N) CONSTRUCTION, REPLACEMENT ONLY.

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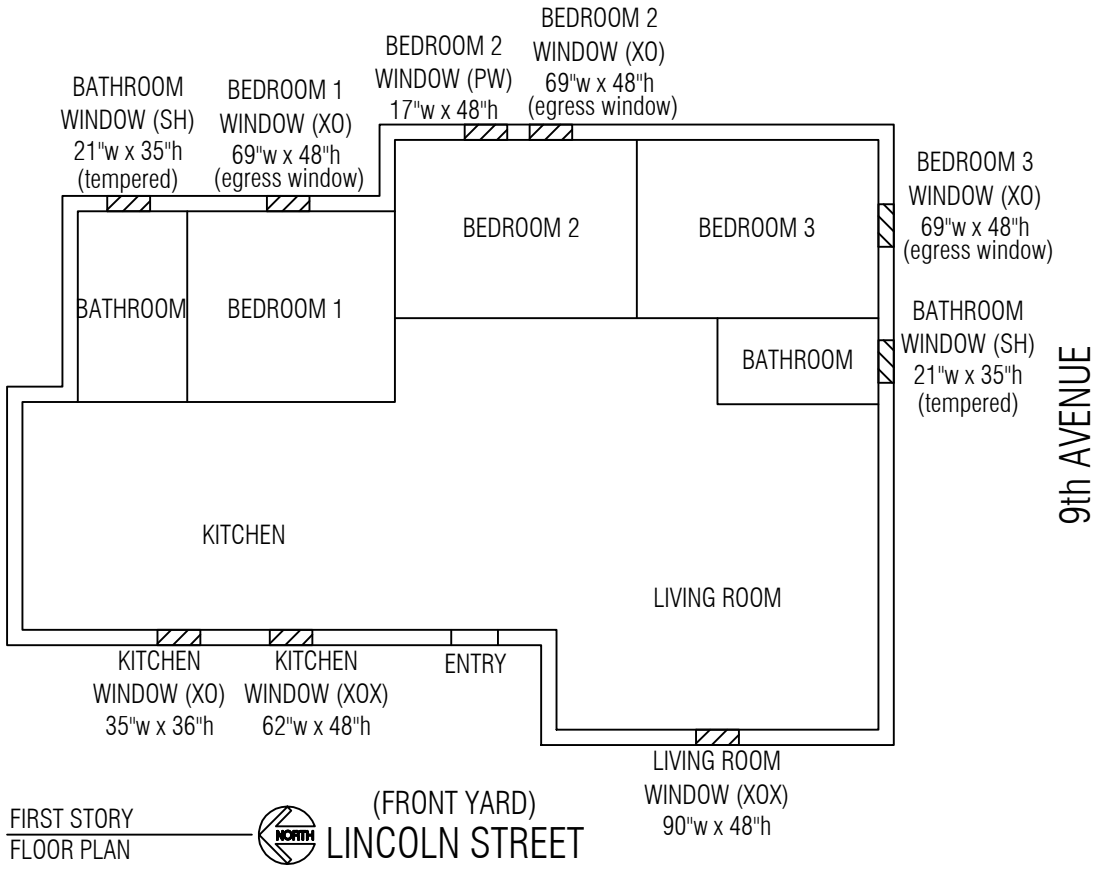

FIRST STORY
FLOOR PLAN

NOTE:
1). SMOKE DETECTORS: WHEN A BUILDING PERMIT IS REQUIRED, SMOKE DETECTORS SHALL BE INSTALLED; (a) IN EACH SLEEPING ROOM, (b) OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, (c) ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. (CRC 314)

2). CARBON MONOXIDE ALARMS: WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING $1,000.00, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN THE FOLLOWING LOCATIONS; (a) OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S), (b) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (CBC 420.4, CRC R315). (HOME OWNER TO PROVIDE BEFORE FINAL INSPECTION).

HOME DEPOT USA INC. (SF)
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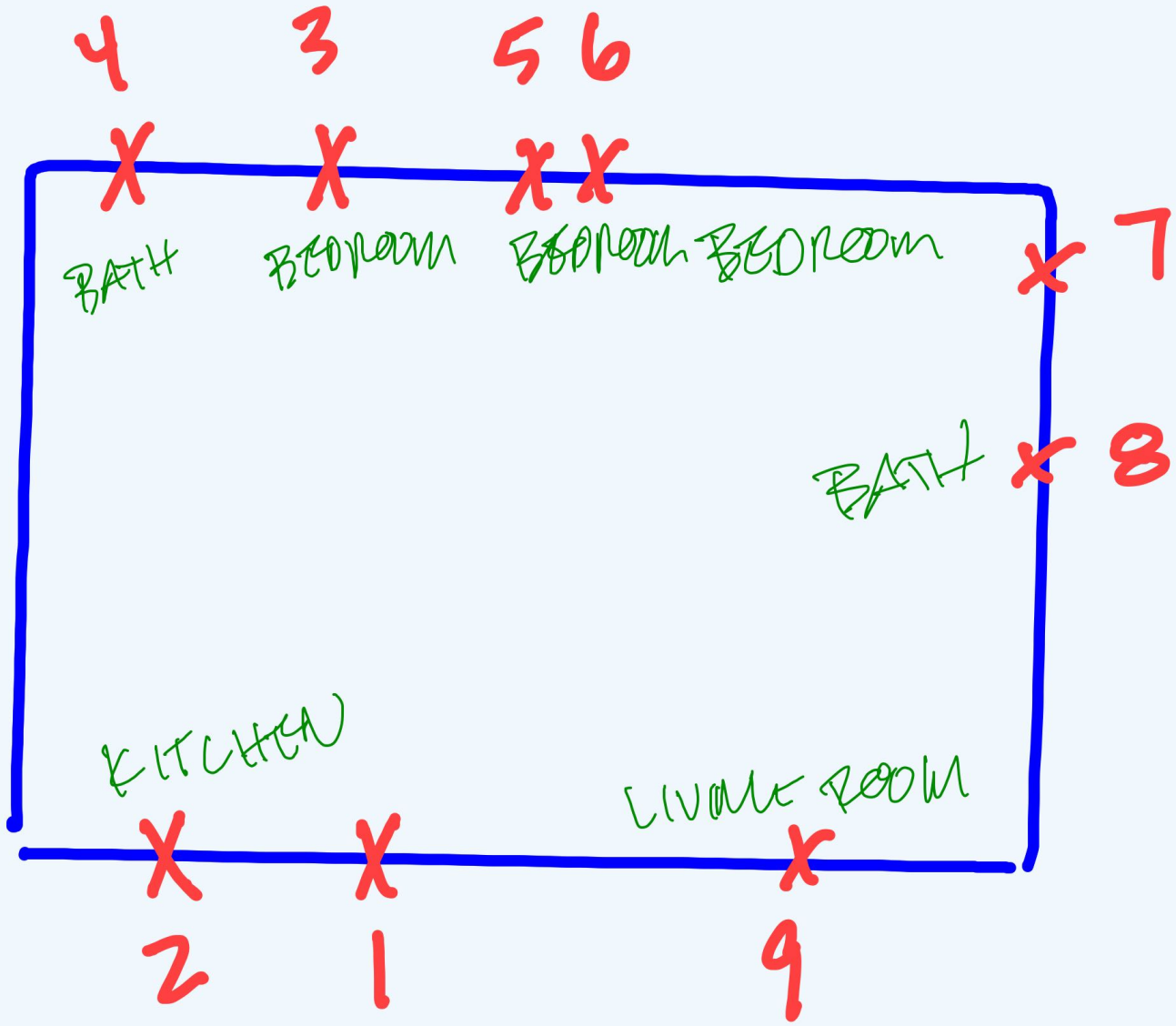
4
3
5
6
BATH
BEDROOM
BEDROOM
BEDROOM
7
BATH
8
KITCHEN
LIVING ROOM
2
1
9

Andersen Wood SPEC SHEET | **SC:** Michael Maher | **Measure Tech:** | **INSTALLER:**

Branch Name: South Bay | Job #: F36902293 | Prepared By: | **ISM:**

Ship To Location: | Customer Name: ISABELLE AND MIKE SCHNEIDER | Date: 08/24/2023 | **Page** 1 of 3 | SPEC SHEET # | SPR REF #

NEW WINDOW UNIT

ITEM	Existing Window Type			Andersen Window TYPE		Color/Finish			SC SIZE SOLD (Tip to TIP)				MEASURE TECH SIZE			FULL FRAME ONLY	DH INSERT ONLY	Frame Sash Options	Casement Handling Options					Glass OPTION	Screen (Standard is included in Base price)	Grille Options (PER SASH PRICING)										Glass OPTION	Hung LOCK OPTIONS (ST or WH included in BASE unit pricing)	Hung SASH LIFT OPTIONS		Casement Hardware OPTIONS (Traditional Folding Stone or White Option included in BASE unit pricing)		MISC LABOR OPTIONS
	Location		Existing Window Code	Series Type CODE	Window Style CODE	Exterior Color CODE	Interior Finish Color CODE	TW Jamb Liner Color	SC Standard Size AW Code	Width	Height	TOTAL UI (WIDTH + HEIGHT)	Width	Height	MT/ISM Standard Size CODE	WALL DEPTH	SILL ANGLE	Sash Split	Venting / Handing				Hinge Style	Temp CODE	Screen Options	Grid Type CODE	Exterior Grid Color	Interior Grid Color	Pattern CODE	# Bars Vert (per sash)	# Bars Horiz (per sash)	Location CODE	#Bars Vert (Per Sash)	#Bars Horiz (Per Sash)	Location CODE	Pattern & Obscure CODE	Finish CODE	Type	Finish CODE	Type	Finish CODE	MISC Labor Item CODES
	Room	Floor																																								
1	KITCH	1st	C3-FF-STR	100	3PNL 1/3	WH	WH			52	48	100												STD		SDL	WH	WH	COLONIAL		3, 3, 3	ALL					WH	SL LOCK	WH	SL LOCK	WH	F, METAL, WRAP
2	KITCH	1st	1 PNL	100	1PNL	WH	WH			35	36	71							X	S				STD		SDL	WH	WH	COLONIAL		2, 2	ALL					WH	SL LOCK	WH	SL LOCK	WH	F, METAL, WRAP
3	BED	1st	C3-FF-STR	100	1PNL	WH	WH			69	48	117							X	S				STD		SDL	WH	WH	COLONIAL	1, 1	3, 3	ALL					WH	SL LOCK	WH	SL LOCK	WH	F, METAL, WRAP
4	BATH	1st	C1-ALDER	100	SH	WH	WH			21	35	56												Full, STD			WH		none							Full	WH	SL LOCK	WH	SL LOCK	WH	F, METAL, WRAP

BAY / BOW WINDOW					
Projection Angle: (Bay: 30° or 45°)			Top of Window to Soffit (inches)		
Bay Window Flankers (DH / Casement)			Width of Overhang (inches)		
Construct Roof 1 (Yes / No)			If tied to Soffit, color of Soffit material		

SC/Installer Notes: (include Misc. Labor, Mull Stack Options, special conditions, Use Item # to identify window/door)

Line Level Notes: Install window wraps , Line Level Notes: Install window wraps , Line Level Notes: Install window wraps

MANUFACTURER NOTES: (Include mulling locations, accessories, Use item # to identify window/door)

1There is no guarantee that new shingles will match existing color.

NEW DOOR UNIT

ITEM #	Existing Door Type			Andersen Door TYPE		Color/Finish		SC SIZE SOLD (Tip to TIP)				MEASURE TECH SIZE			FULL FRAME ONLY		Grille Options (PER SASH PRICING)						Glass OPTION	Screen Option	Hinge Option	Hinged and Gliding Door Options							MULL / STACK OPTIONS		MISC LABOR OPTIONS
	Location		Existing Door Code	Series Type CODE	Style CODE	Exterior Color CODE	Interior Finish Color CODE	Standard Size AW Code	Width	Height	TOTAL UI (WIDTH + HEIGHT)	Width	Height	RO / TIP to TIP	Ext Jambs Size	Inswing Extension Jamb Location	Grid Type CODE	PD Exterior Grid Color	PD Interior Grid Color	Pattern CODE	#Bars Vert(Per Sash)	#Bars Horiz(Per Sash)	Obscure CODE	Screen CODE	IN or OUT	# Panels	Gliding Door Venting / Handing	Hinged Door Venting / Handing	PD Assembly (200, 400, & A-Ser gliding only)	Lock HRDWR Type	Lock HRDWR Finish	Optional Keyed Lock	Mulled / Stacked	Special Notes	MISC Labor Item CODES
	Room	Floor																																	

WINDOW & DOOR Energy Star Options		
Northern ES? Note: Smartsun meets all other regional zones. Yes or No	Capillary tube?	
No		
No		
No		

AW Trim for Radius Unit	
Profile	
Width	
AW Coil/ Wraps	
#of boxes	
Color	

Approval _____ Print Name ISABELLE AND MIKE SCHNEIDER Title Home Owner

Andersen Wood SPEC SHEET | **SC:** Michael Maher | **Measure Tech:** | **INSTALLER:**

Branch Name: South Bay | Job #: F36902293 | Prepared By: | **ISM:**

Ship To Location: | Customer Name: ISABELLE AND MIKE SCHNEIDER | Date: 08/24/2023 | **Page** 2 of 3 | SPEC SHEET # | SPR REF #

| | | | NEW WINDOW UNIT | | |

Andersen Wood SPEC SHEET | **SC:** Michael Maher | **Measure Tech:** | **INSTALLER:**

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| | | | | NEW WINDOW UNIT | | | |

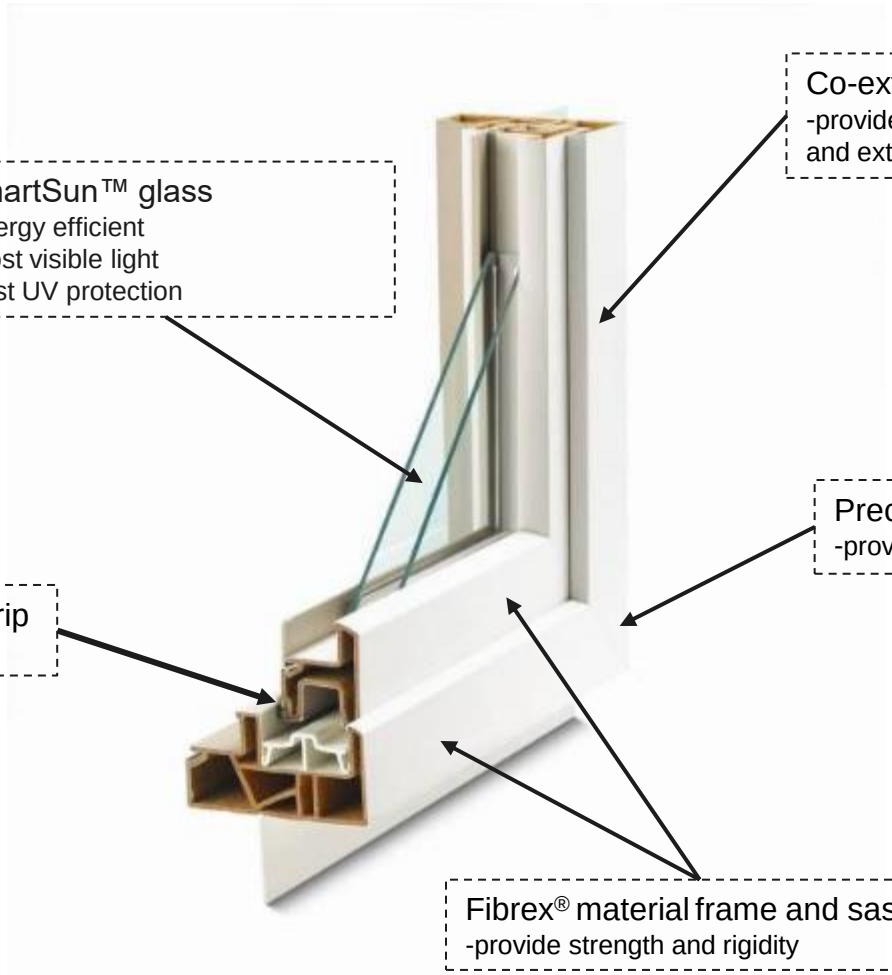
ANDERSEN WINDOWS & DOORS

100 Series Composite

Common Features and Options
Single Hung, Gliding, Casement/Awning

FIBREX MATERIAL 2X STRONGER THAN VINYL

FIBREX MATERIAL WITHSTANDS 150° TEMPERATURES



Co-extruded matte finish
-provides durable, low-maintenance interior and exterior

SmartSun™ glass
-energy efficient
-most visible light
-best UV protection

Precision corners
-provide rigid, sealed, attractive joints

Full perimeter weatherstrip
-provides energy efficiency

Fibrex® material frame and sash
-provide strength and rigidity

ANDERSEN WINDOWS & DOORS

100 Series Composite

Common Features and Options
Single Hung, Gliding, Casement/Awning

Exterior Colors

Interior Colors

Sandtone, Dark Bronze, Black & Terratone are only available with the same exterior color

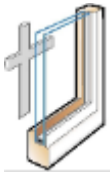
Hardware Options

Grille Options

Full Divided Light

Simulated Divided Light

Removable Interior



Finelight (GBG)

Screens Options

Fiberglass screen standard

TruScene screen
-upgrade available
-50% more clarity
-stainless steel mesh

ANDERSEN™
WINDOWS & DOORS

100 SERIES

THE SMART ALTERNATIVE TO VINYL

A BETTER CHOICE FOR YOUR HOME

Whether you're replacing, remodeling or building new, Andersen® 100 Series windows and patio doors offer many advantages over vinyl. They offer superior strength and performance because they're made of innovative Fibrex® composite material, which is 2X stronger and more durable than vinyl. They're also available in a variety of rich dark colors with finishes that are made to last and they're designed to retain their stability and rigidity in all climates. Plus, 100 Series windows and doors are environmentally responsible and energy efficient, making them a better choice for your home.

*When 100 Series products were tested against five leading competitors' painted vinyl window products.

STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.

COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel**.*

On 100 Series products, **the finish is 12X thicker than that of painted vinyl windows**** resulting in superior scratch resistance so they'll look beautiful for years to come.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.

See how Andersen created Fibrex material at **andersenwindows.com/fibrex**

ADVANCED CRAFTSMANSHIP

100 Series products feature **virtually seamless corners** for a cleaner, more contemporary look.

100 Series sash corner seam

Vinyl sash corner seam

TRANSFERABLE LIMITED WARRANTY

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.*** So it can add real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.
**When 100 Series products were tested against five leading competitors' painted vinyl window products.

WINDOW & DOOR TYPES

Choose the product style and frame type needed to complete your replacement, remodeling or new construction project and bring your vision to life.

SINGLE-HUNG

Single-hung windows feature a stationary upper sash and operable lower sash that slides up and down.

CASEMENT & AWNING

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward.

GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash is also available.

GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. Add character and light with a sidelight or transom.

SPECIALTY WINDOWS

Specialty windows are stationary (non-operable) windows characterized by their special shapes, including curves and dramatic angles. A variety of shapes are available to complement your home's architecture.

Windows and doors are available in custom sizes to fit all projects.

CUSTOM SIZES

COLOR OPTIONS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows. They also feature a premium matte finish inside for an attractive appearance.

EXTERIOR COLORS

White | Sandtone | Terratone | Dark Bronze | Black

INTERIOR COLORS

White | Sandtone* | Dark Bronze* | Black*

HARDWARE OPTIONS

Single-Hung & Gliding

STANDARD

Lock | Lift/Pull (Optional)

Lock automatically engages when window is closed.
Hardware color matches the window's interior. Shown in white.

OPTIONAL SLIM LINE METAL HARDWARE

Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Casement & Awning

STANDARD FOLDING

Antique Brass | Black | Dark Bronze
Sandtone | Satin Nickel | White

Folding handle avoids interference with window treatments.

Patio Doors

TULSA

Exterior handle matches exterior door color. Shown in dark bronze.

Interior handle matches interior door color. Shown in white.

OPTIONAL AFTON

Antique Brass | Bright Brass
Black | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. Exterior keyed lock also available.

Bold names denotes finish shown.

*Products with dark bronze, black and Sandtone interiors have matching exteriors.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your Andersen supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	**Solar Heat Gain Coefficient** How well a product blocks heat caused by sunlight.	**Visible Light Transmittance** How much visible light comes through a product.	**UV Protection** How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●●	●●○○	●●●●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●○	●●◐○	●●●○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
Clear Dual-Pane	High visibility with basic thermal performance.	●○○○	○○○○	●●●●	○○○○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

ADDITIONAL GLASS OPTIONS

Tempered safety glass, standard on patio doors. Sound reducing glass options are also available.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.

Cascade Fern Obscure Reed Satin Etch

Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.

GLASS SPACER OPTIONS

Choose from stainless steel or black glass spacers to create a customized look.

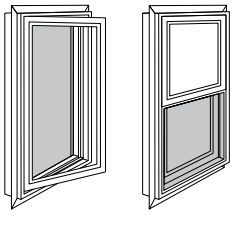
Black Stainless Steel

For more details on glass options, visit **andersenwindows.com/glass**.

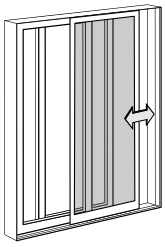
ASK ABOUT ENERGY STAR

INSECT SCREEN OPTIONS

Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity and letting in 25% more fresh air* than our conventional insect screens.



Insect screens are available for all venting windows.



Gliding insect screens are available for two-panel doors.

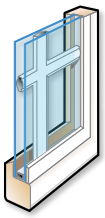
*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

GRILLE OPTIONS

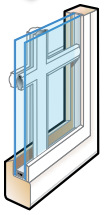
Customize the look of your windows and patio doors with a variety of grille options to complement virtually any style of home.

CONVENIENT CLEANING OPTIONS

Finelight™ grilles-between-the-glass are installed between the glass panes to make glass easy to clean. With an elegant, sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door. Finelight grilles-between-the-glass with exterior grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.



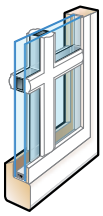
Finelight grilles-between-the-glass



Finelight grilles-between-the-glass
Permanent exterior

FULL DIVIDED LIGHT

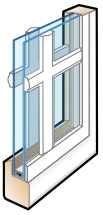
Permanently applied to the interior and exterior of your window with a spacer between the glass for an authentic look.



Permanent exterior
Permanent interior with spacer

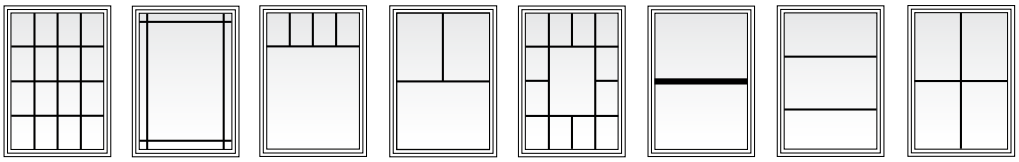
SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass.



Permanent exterior
Permanent interior

Grille Patterns



Colonial* | Prairie A | Short Fractional* | Tall Fractional* | Victorian | Simulated Single-Hung | Specified Equal Light**

*Modified pattern also available.
**Specify number of same-size rectangles across or down.

Grille Bar Widths

¾" 1"

Grille width for windows is ¾".
Grille width for patio doors is 1".
A 2 ¼" simulated meeting rail is available for casement windows to replicate the look of single-hung windows.
Actual size shown.

THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting,* energy-efficient windows and doors. Visit **andersenwindows.com/sustainability** for more information.

ASK ABOUT ENERGY STAR

Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

U.S. GREEN BUILDING COUNCIL MEMBER

Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.

ANDERSEN™ WINDOWS & DOORS

*Visit andersenwindows.com/warranty for details.

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ANDERSEN™
WINDOWS & DOORS

400 SERIES

400 SERIES WINDOWS & PATIO DOORS

As our most popular and longest-standing product line, the 400 Series brings you the best overall blend of performance and style to satisfy just about any window or patio door need. With years of engineering and craftsmanship to build on, 400 Series windows and patio doors are designed to live up to your high standards. Plus, with a broad array of shapes, style and colors to choose from, you can achieve the style you've envisioned for your home while having peace of mind knowing they're backed by our renowned Owner-2-Owner® limited warranty. With Andersen® 400 Series products, have confidence knowing you will be getting the quality and performance in which Andersen built its reputation. For more information, visit **andersenwindows.com/400series**.

ANDERSEN™
WINDOWS & DOORS

MATCH ANY HOME DESIGN

From contemporary design to traditional and classic architecture, 400 Series products offer a time-tested blend of engineering and craftsmanship, combined with a variety of style options that can elevate a classic wood window into a stunning focal point in any home style. Visit our Home Style Library at **andersenwindows.com/stylelibrary**.

CONTEMPORARY DESIGN

Contemporary home design embraces minimalism and simplicity – clean lines, glass that stretches floor-to-ceiling and sleek, dark colors. Large windows and combinations allow you to enjoy stunning vistas and bring the outdoors in.

CASEMENT & AWNING WINDOWS

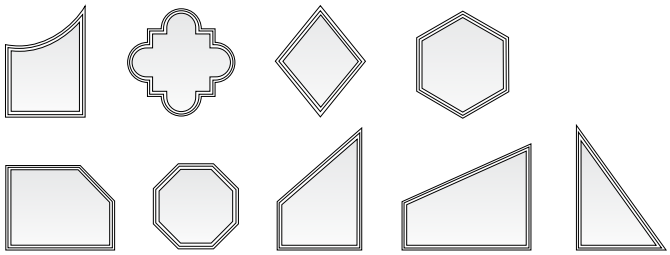
Enhance your view and create stunning combinations by grouping together casement and/or awning windows. Casement windows hinge on the side and crank open outward allowing for full top to bottom ventilation. Awning windows are hinged at the top and open outward from the bottom allowing for ventilation and protection from the rain.

- Low-maintenance Perma-Shield® exterior cladding protects the unit and offers long-lasting* weathertight performance
- Smooth control hardware allows for easy operation with the simple turn of the handle
- Choose a contemporary or traditional profile to fit your design style
- Available in custom sizes for replacement projects
- Single-actuation lock secures casement windows at multiple points with a single handle and features a "reach out" action that pulls the sash in for a weathertight seal

SPECIALTY WINDOWS

Create large combinations with specialty windows to maximize light and view. Specialty windows are stationary windows that come in a variety of uncommon shapes, including elegant arches, striking angles and compelling curves to add curb appeal or enhance the character of your home. Flexiframe® windows are designed in nearly any shape made with straight lines, provided no angle is less than 14 degrees.

- Low-maintenance Perma-Shield exterior cladding protects the unit and offers long-lasting* weathertight performance
- Available in custom sizes
- Choose a contemporary or traditional profile to fit your design style



Examples of available shapes.

For contemporary patio door options, visit **andersenwindows.com/doors**.

*Visit andersenwindows.com/warranty for details.

THE WRIGHT STYLE

TRADITIONAL DESIGN

Traditional home design remains true to the history, authenticity and character of home styles that date back decades or even centuries. The classic design of Andersen® 400 Series windows and patio doors complement traditional style homes.

Double-hung windows have two operating sash (glass panels) that move up and down allowing for ventilation on the top, bottom or both.

DOUBLE-HUNG WINDOWS

Bring fresh air in while not interfering with patios or walkways. Plus, with tilt-in features, cleaning double-hung windows from inside your home is easy. Woodwright® double-hung windows are built with authentic craftsmanship to help replicate the look of classic architecture. They allow you to retain or add charm to your home with beautiful wood interiors and an array of style options. Tilt-wash double-hung windows offer classic styling with thinner profiles and the perfect balance of modern and traditional design. Their classic blend of engineering and craftsmanship, along with energy efficiency, makes them our best-selling double-hung window.

- Low-maintenance exterior cladding protects the unit while wood interiors offer beauty and warmth
- Dual layer weatherstrip helps seal out dust, wind and water
- Available in custom size insert windows for easy replacement or full-frame windows for new construction and remodeling projects

PATIO DOORS

Designed to bring nature's beauty inside while enhancing the style and personality of your home. Frenchwood® hinged inswing patio doors are designed to open into a room and save space for smaller exterior areas. Frenchwood gliding patio doors are ideal for any climate, they glide horizontally so not to interfere with your room.

- Experience smooth, long-lasting* operation with adjustable ball-bearing rollers and a durable stainless-steel capped track on gliding doors. Hinged doors feature adjustable hinges, so you can easily fine tune the position of our door panel.
- Weatherstrip is designed to seal our air and water infiltration
- Secure locking systems tighten the door against the frame for improved security and weather protection
- Optional blinds-between-the-glass offer privacy and are protected from dust and damage and never need cleaning
- Available in custom sizes for replacement projects

*Visit andersenwindows.com/warranty for details.

GLASS OPTIONS

Andersen offers one of the industry's widest array of glass options, so you're sure to find the right choice for your climate and your home. Choose from these High-Performance glass options.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	**Solar Heat Gain Coefficient** How well a product blocks heat caused by sunlight.	**Visible Light Transmittance** How much visible light comes through a product.	**UV Protection** How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●●	●●○○	●●●●
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E4 with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●◐	●●●○	●●◐○	●●●○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	●●◐○	●○○○	●●●○	●●◐○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	●●●○	●○○○	●●◐○	●●◐○
Clear Dual-Pane	High visibility with basic thermal performance.	●○○○	○○○○	●●●●	○○○○

Center of glass performance only. Ratings based on glass options as of January 2022. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

ADDITIONAL GLASS OPTIONS

Tempered safety glass, standard on patio doors.

Laminated glass for added strength, enhanced security and sound control.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.

Cascade

Fern

Obscure

Reed

Satin Etch

Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.

For more details on glass options, visit **andersenwindows.com/glass**.

ASK ABOUT ENERGY STAR

GLASS SPACER OPTIONS

Choose from stainless steel, black or white glass spacers to create a customized look. Add full divided light grilles and the grille spacer bar between the glass will match the selected glass spacer color.

Black

White

Stainless Steel

STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

StormWATCH PROTECTION

BLINDS-BETWEEN-THE-GLASS

Blinds-between-the-glass offer privacy and convenience and are available on select Frenchwood® gliding and hinged patio doors.

ART GLASS

With art glass from Andersen, you can add interest, create focal points and make your work stand out. For more information, visit **andersenwindows.com/artglass**.

EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting*, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

EXTERIOR COLORS**

White | Canvas | Sandtone | Terratone | Dark Bronze | Forest Green | Black

INTERIOR OPTIONS**

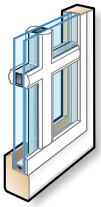
Pine | Maple | Oak | White | Dark Bronze† | Black†

Design your window at
andersenwindows.com/design-tool

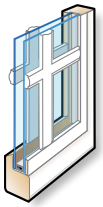
*Visit andersenwindows.com/warranty for details.
**Some products are not available in all colors or wood species. See your Andersen supplier for details.
†Products with dark bronze and black interiors have matching exteriors.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GRILLE OPTIONS

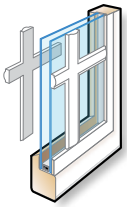
A variety of grille patterns, widths and configurations fit any architectural style and help you create your vision. When remodeling or replacing, they play an important role in preserving the style of your home which is why we also offer custom patterns.



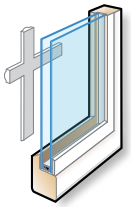
Permanent exterior
Permanent interior with spacer



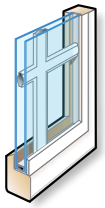
Permanent exterior
Permanent interior



Permanent exterior
Removable interior



Removable interior



Finelight™ Grilles-Between-the-Glass*

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass.

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured ¾" or 1" profile.

Grille Bar Widths

¾" ⅞" 1 ⅛" 2 ¼"

Our 2 ¼" wide grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

Cross section of grilles showing standard widths and profiles.
Additional patterns available, see your Andersen supplier for details.

INSECT SCREEN OPTIONS

Choose our TruScene® insect screen for a beautifully unobstructed view with 400 Series windows. TruScene insect screens provide more than 50% greater clarity than conventional Andersen insect screens and let in 25% more fresh air;** all while keeping out unwanted small insects.

Conventional aluminum insect screens are also available for 400 Series windows. 400 Series patio doors are available with conventional fiberglass insect screens.

*⅞", 1 ⅛" and 2 ¼" not available in Finelight grilles-between-the-glass.
**TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

WINDOW HARDWARE

Whether replacing, remodeling or building new, our hardware* options enhance your home's decor. Choose from a variety of styles ranging from traditional and classical to simple and contemporary.

Woodwright® Double-Hung

STANDARD

Antique Brass | **Black** | Bright Brass | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze | Satin Nickel
Stone | White

Tilt-Wash Double-Hung

STANDARD

Standard: Stone | **White**
Optional: Black

ESTATE™

Antique Brass | **Bright Brass**
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel

Estate lock & keeper is available only for 400 Series tilt-wash double-hung windows.

Double-Hung Sash Lifts

TRADITIONAL

Bar Lift

Finger Lift

Hand Lift

Antique Brass | Black | Bright Brass | Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel | Stone | White

CLASSIC™

Bar Lift

Finger Lift

Hand Lift

Stone | **White**

Classic double-hung sash lifts are only available for 400 Series Woodwright double-hung windows.

CONTEMPORARY

Bar Lift

Antique Brass | Black
Bright Brass | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Satin Nickel | Stone | White

ESTATE

Hand Lift

Finger Lift

Antique Brass | **Bright Brass**
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel

Estate double-hung sash lifts are only available for 400 Series Woodwright double-hung windows.

Gliding

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | **Satin Nickel**
Stone | White

Casement & Awning

ESTATE

Antique Brass | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel

CLASSIC

Stone | **White**

CONTEMPORARY FOLDING

Black | Bright Brass | Oil Rubbed Bronze
Satin Nickel | Stone | White

TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.

*Hardware is sold separately, except standard lock and keeper for double-hung windows.
Bold name denotes finish shown.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

PATIO DOOR HARDWARE

400 Series patio door hardware* is available in a variety of designs to match virtually any style. Additional hardware options such as exterior keyed locks and matching hinge finishes are also available.

YUMA®
Distressed Bronze
Distressed Nickel

ENCINO®
Distressed Bronze
Distressed Nickel

NEWBURY®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY
Black
Stone
White

TRIBECA®
Black
Stone
White

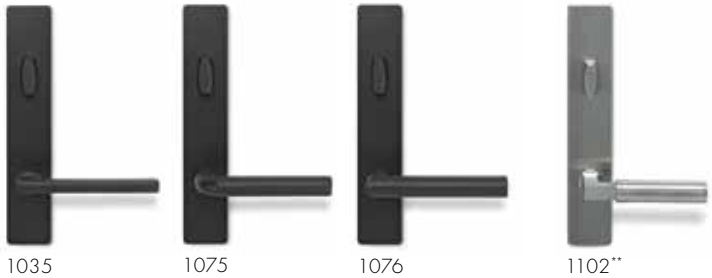
Bold name denotes finish shown.

HARDWARE FINISHES

Antique Brass | Black | Bright Brass | Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze | Satin Nickel | Stone | White

FSB® HARDWARE

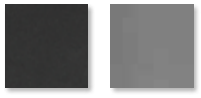
Durable FSB hinged door hardware features clean lines and a sleek finish for a thoroughly modern look.



1035 | 1075 | 1076 | 1102**

Black Anodized Aluminum
Satin Stainless Steel

Satin Stainless Steel



Black Anodized Aluminum | Satin Stainless Steel

*Hardware sold separately.
**FSB style 1102 is not available in black anodized aluminum.

Tribeca and Albany hardware are zinc die cast with powder-coat durable finish. Yuma, Encino, Newbury and Anvers are solid forged brass. FSB hardware is stainless steel or aluminum. Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty. Matching hinges available in most finishes for inswing patio doors, excludes FSB hardware.

Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

COMPARISON CHART

Use the quick reference chart below to decide which Andersen® 400 Series products best fit your project needs.

FEATURES	WINDOWS								PATIO DOORS	
	Woodwright® Double-Hung Full-Frame	Woodwright Double-Hung Insert	Tilt-Wash Double-Hung Full-Frame	Tilt-Wash Double-Hung Insert	Narroline® Double-Hung Conversion Kit	Casement	Awning	Gliding	Frenchwood® Gliding	Frenchwood Hinged Inswing
Low-Maintenance Exteriors										
White	●	●	●	●	●	●	●	●	●	●
Canvas	●	●	●	●		●	●	●		
Sandtone	●	●	●	●	●	●	●	●	●	●
Terratone	●	●	●	●	●	●	●	●	●	●
Dark Bronze	●	●	●	●		●	●	●		
Forest Green	●	●	●	●		●	●	●	●	●
Black	●	●	●	●		●	●	●		
Interiors										
Pine	●	●	●	●	●	●	●	●	●	●
Maple	●	●							●	●
Oak	●	●							●	●
White	●	●	●	●	●	●	●	●	●	●
Sandtone								●		
Dark Bronze			●	●		●	●	●		
Black			●	●		●	●	●		
Easy Cleaning										
Tilt-to-Clean Sash	●	●	●	●	●					
Grilles & Blinds										
Full Divided Light	●	●	●	●	●	●	●	●	●	●
Simulated Divided Light	●	●	●	●	●	●	●	●	●	●
Finelight™ Grilles-Between-the-Glass	●	●	●	●	●	●	●	●	●	●
Removable Interior Grilles	●	●	●	●	●	●	●	●	●	●
Blinds-Between-the-Glass									●	●
High-Performance Glass Additional glass options are available. See page 8 for details. For patio doors, all glass options are tempered.										
Low-E4®	●	●	●	●	●	●	●	●	●	●
Low-E4 SmartSun™	●	●	●	●	●	●	●	●	●	●
Low-E4 Sun	●	●	●	●	●	●	●	●	●	●
Low-E4 PassiveSun	●	●	●	●	●	●	●	●	●	●
Clear Dual-Pane						●	●			
HeatLock® Coating	●	●	●	●	●	●	●	●	●	●
Performance Option										
Stormwatch® Protection	PG upgrade		●			●	●			
Glass Spacers										
Stainless Steel	●	●	●	●	●	●	●	●	●	●
Black or White	●	●	●	●	●	●	●	●	●	●
Standard Sizes										
Minimum Width	1'-9 5/8"	1'-4 1/2"	1'-9 5/8"	1'-9 1/4"	Fits Narroline double-hung windows made after 1967	1'-5"	2'-0 1/8"	2'-11 1/4"	4'-11 1/4"	2'-6 1/8"
Maximum Width	3'-9 5/8"	3'-9 5/8"	3'-9 5/8"	3'-8 7/8"		2'-11 15/16"	5'-11 7/8"	5'-11 1/4"	15'-9"	8'-11 1/8"
Minimum Height	3'-0 7/8"	2'-3 3/4"	3'-0 7/8"	3'-0 3/8"		2'-0 1/8"	1'-5"	1'-10 1/4"	6'-7 1/2"	6'-7 1/2"
Maximum Height	6'-4 7/8"	6'-5"	7'-8 7/8"	7'-6 5/8"		5'-11 7/8"	4'-0"	4'-11 1/4"	7'-11 1/2"	7'-11 1/2"
Custom Sizes	●	●	●	●		●	●		●	●

THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting*, energy-efficient windows and doors. Visit **andersenwindows.com/sustainability** for more information.

ASK ABOUT ENERGY STAR

Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

U.S. GREEN BUILDING COUNCIL MEMBER

Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.

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

May 8, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

May 8, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: