CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

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

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

REGULAR MEETING
Wednesday, April 12, 2023

TOUR 2:30 PM

MEETING 4:00 PM

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

To participate via teleconference, click the following link to attend via Zoom (or copy and paste link into your browser): https://zoom.us/j/97793575109?pwd=ZStFQndQM3plbUNXWldxVjdHQUN1Zz09. To attend Zoom via telephone, dial +1 301-715-8592. Meeting ID: 977 9357 5109. Passcode: 818959.

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 4/7/2023 is LOW. Wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW or MEDIUM. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION

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

A. 1. DS 22-274 (Cruz) - Monte Verde Street 3 Northwest of 11th Avenue
2. DS 23-006 (Sweet Trust) - Southwest Corner of Casanova Street and 11th
3. DS 23-019 (De Caussin) - Carmelo Street 2 Northeast of 8th Avenue
4. DS 22-342 (Landi) - Camino Real Street 3 Southeast of Ocean Avenue
5. DS 21-376 (Mardani) - Ocean Avenue 4 Northeast of Guadalupe Street

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair.

Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

CONSENT AGENDA

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

1. **DS 22-150 (CRI on Carpenter, Inc. - Lot 2)**: Consideration of a Final Design Study for the demolition of four hotel rooms at the Carmel Resort Inn and the construction of a 1,971-square-foot, two-story residence inclusive of a 300-square-foot basement and 200-square-foot attached garage located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-021-014
2. General Plan and Housing Element Annual Progress Reports
3. Monthly Activity Report: March 2023

PUBLIC HEARINGS

4. **DS 21-376 (Mardani)**: Consideration of a Concept Design Study for a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 363-square-foot addition, and construction of a 200-square-foot attached garage located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) Zoning District. APN 010-033-011
5. **DS 23-006 (Sweet Trust)**: Consideration of a Track One Major Design Study referral for the demolition of a 483-square-foot detached garage/storage room and construction of a 200-square-foot detached garage in the side yard setback at the historic "Reginald Markham House" located at the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-273-001
6. **DS 22-279 (Garren)**: Consideration of a Concept Design Study for the demolition of an existing 1,195-square-foot, one-story single-family residence with a 517-square-foot attached garage, and construction of a new two-story approximately 2,582-square-foot residence with an approximately 440-square-foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District. APN 009-202-020. **CONTINUE TO A DATE UNCERTAIN.**
7. **DS 22-274 (Cruz)**: Consideration of a Final Design Study and associated Coastal Development Permit for the remodel and addition of 772-square-foot, single-story addition to an existing 1,029-square-foot, one-story single-family residence located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-185-007
8. **DS 23-019 (De Caussin)**: Consideration of a Concept Design Study for a 319-square-foot net addition to an existing 1,466-square-foot, two-story residence and various site improvements located on Carmelo Street 2 northeast of 8th Avenue in the

Single-Family Residential (R-1) Zoning District. APN 010-265-010

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

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

10. Next Regular Meeting: May 10, 2023

ADJOURNMENT

11. PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

12. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

April 12, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Community Planning and Building Director
SUBJECT:	**DS 22-150 (CRI on Carpenter, Inc. - Lot 2)**: Consideration of a Final Design Study for the demolition of four hotel rooms at the Carmel Resort Inn and the construction of a 1,971-square-foot, two-story residence inclusive of a 300-square-foot basement and 200-square-foot attached garage located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-021-014

Application: DS 22-150 (CRI on Carpenter, Inc. Lot 2) **APN:** 010-021-014
Block: 17 **Lot:** 2
Location: Southeast corner of Guadalupe Street and 1st Avenue
Applicant: Eric Miller Architects, Inc. **Property Owner:** Santa Rosa Motel CO LP ET AL

Executive Summary:

The project is the demolition of four hotel rooms and the construction of a two-story residence with a basement and attached garage on Lot 2 of the Carmel Resort Inn property. Three trees and one stump have been approved for removal. The Carmel Resort Inn property was found ineligible for the Carmel historic inventory on October 1, 2007. This determination expired in 2012 and will be reissued before the issuance of a building permit. On March 8, 2023, the Planning Commission adopted Resolution 2023-015-PC accepting a revised concept design study with the condition that the applicant completes a volume study, which has been completed and passed successfully.

Recommendation:

Adopt a Resolution (Attachment 1) approving Design Study DS 22-150 (CRI on Carpenter, Inc. – Lot 2) and associated Coastal Development Permit for the demolition of four hotel rooms at the Carmel Resort Inn and the construction of a 1,971-square-foot two-story residence inclusive of a basement and attached garage located on the southeast corner of Guadalupe Street and 1st Avenue.

Background and Project Description:

The Carmel Resort Inn property comprises 16 lots of record within Block 17, located between Carpenter Street to the east, Guadalupe Street to the west, and 1st Avenue to the north. Use Permit No. 636 was approved on July 17, 1968, for 25 rental units, 1 manager's unit, and 31 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636. Redevelopment of Lot 2 would eliminate four rental units bringing the Carmel Resort Inn closer to compliance with Use Permit No. 636.

Project Description

The project site is a 4,000-square-foot corner lot with four hotel rooms in two cottages. Each cottage is a little over 700 square feet in size, and both encroach slightly onto Lot 4. The Applicant is proposing to demolish the cottages and construct a 1,971-square-foot two-story single-family dwelling inclusive of a basement and attached garage and west-facing second-story deck.

In accordance with the Municipal Code, the construction of new dwellings requires approval of a Residential Track Two Design Study by the Planning Commission. The Code further requires a design concept review by the Planning Commission at a public hearing before consideration of the final details review for project approval. On January 11, 2023, the Planning Commission adopted Resolution 2023-004-PC accepting the conceptual design with direction to the applicant to make several design changes. On March 8, 2023, the Planning Commission reviewed a revised conceptual design and adopted Resolution 2023-015-PC accepting the project as proposed.

Prior Concept Hearings

At the first concept hearing on January 11, 2023, the Planning Commission received public testimony on the project expressing concerns about the consistency of the project with the Residential Design Guidelines and the appropriateness of the design within the neighborhood context. Concerns expressed included oversized windows, lack of divided lights, lack of human scale, and not fitting within the neighborhood. The Commission agreed that the concept design was out of scale for the neighborhood, the large expanses of glass inappropriate, the doors were too large and grand in scale, the design had a top-heavy appearance, was too formal, and was too geometric. The Commission recommended a simpler, more traditional, informal, and casual design consistent with the neighborhood context.

On March 8, 2023, the applicant returned with a revised concept design that responded to the concerns expressed by the community and the Commission. Changes included replacing the glass panel garage door with a wood-clad roll-up door with raised panels, reducing the size of the upper floor deck and adding partially hipped roof forms around the perimeter, simplifying the roof form by reducing the number of ridges and valleys, changing the horizontal board fence in the front yard and street side yard to a traditional grape stake fence and replacing the stone columns with smaller wood posts, reducing the eave depths to 18 inches, reducing the amount of fenestration and replacing large windows with smaller divided light wood windows, reducing the size of the sunroom and replacing the glass walls with traditional wood divided light windows, replacing the metal roof with slate tile, incorporating natural stone at the lower level of the residence and using a lighter horizontal wood siding on the upper floor and attached garage.

Overall, the revised design was well received. Members of the community expressed concerns with the design of the front door, the horizontal railing at the upper deck, and the perfect geometric proportions where everything is centered. The Commission accepted the revised design as presented.

Staff Analysis:

The following is a list of conditions adopted at the concept hearing on March 8, 2023, followed by a staff response on how the applicant has addressed each.

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

Staff Response: Staff referred the revised conceptual design to the City's volume consultant, who performed a volume study and found the project to be in compliance with volume standards.

FINAL DETAILS

Architectural Style: *Residential Design Guidelines 9.1 through 9.4 encourages diversity of architectural styles; keeping building forms, materials, and details simple and visually restrained; using building details to provide interest and not exaggerate the scale of a building; and using architectural details that are authentic and integral elements of the overall building design concept.*

Staff Response: The architectural style is a contemporary craftsman. The building form consists of both one- and two-story elements that follow the natural contours of the site. Natural materials are incorporated throughout the building and include both wood elements and stone veneer. Wood corbel detailing adds a handcrafted element to the architecture and is incorporated throughout the building. Design details appear authentic and are well integrated through the uniform application on all four elevations.

Building Materials: *Residential Design Guidelines 9.5 through 9.7 encourages the use of natural building materials; avoid the use of synthetic materials; provide variety in building materials along a block; and use roof materials that are consistent with the architectural style of the building and with the context of the neighborhood.*

Staff Response: The project includes natural materials, including horizontal wood siding on the upper floor and Carmel stone veneer at the lower level. The roof material is proposed to be a multi-colored slate. The proposed materials complement and add diversity along Guadalupe Street.

Stonework: *Residential Design Guidelines 9.9 through 9.10 encourages keeping stonework designs simple and traditional in character and applying stone that appears structural and authentic, avoiding a gratuitous or purely decorative appearance.*

Staff Response: The proposed dry stack stone veneer is light tan and beige with a rough texture. The stone is used throughout the main levels of the residence and at the chimney that pierces the roof. The proposed stone and its application appear structural and authentic.

Windows and Doors: *Residential Design Guidelines 9.11 through 9.12 encourage window styles and materials that are consistent with the architecture of the building and uniform throughout, and locating and sizing windows and doors to achieve a human scale while avoiding mass and privacy impacts.*

Staff Response: The proposed wood craftsman windows include divided lights in the upper sash of the window. The window schedule indicates the windows are either casements or fixed and will be powder-

coated aluminum-clad wood with the color to be determined. The colored renderings reflect a tan to light brown color for the exterior frame, complementing the color of the horizontal wood siding and stone veneer.

The exterior doors are proposed to be wood, tempered glass, and metal of varying heights. The 9-foot front entry door is proposed to be wood with a metal frame. The front patio and south side yard patio doors are proposed to be 8 feet tall with tempered glass in a metal frame. The doors leading to the upper deck are proposed to be 6'-8" tall with tempered glass in a metal frame.

Chimneys: *Residential Design Guideline 9.15 encourages a chimney to be integrated into the overall building design.*

Staff Response: The project includes a fireplace centrally located within the building envelope and piercing the roof. The chimney would be finished with stone veneer to match the main level of the residence. Carmel Municipal Code section 17.10.030.B.1 states that chimneys and vents, including caps, shall be no higher than required by the building code and shall not exceed four feet above the building height. Chimneys that project above a roofline are limited to a maximum horizontal dimension of 3'-4" with a cap that does not exceed 24" in any horizontal dimension. This standard has been included as Special Condition of Approval No. 32.

Garages: *Residential Design Guideline 9.16 encourages a garage door to be designed to either provide visual interest or blend with the background materials of the building.*

Staff Response: The 7' tall single-car garage door is a traditional wood-clad roll-up door with raised panels. The color is not specified, but the renderings reflect a tan color similar to the wood frame windows. The garage door blends in with the background materials of the building.

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 includes the demolition of an existing single-family residence and the construction of a new single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Plans 02.06.23

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN STUDY DS 22-150 (CRI ON CARPENTER, INC.-LOT 2) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF FOUR HOTEL ROOMS AT THE CARMEL RESORT INN AND CONSTRUCTION OF A 1,971-SQUARE-FOOT TWO-STORY RESIDENCE LOCATED ON THE SOUTHEAST CORNER OF GUADALUPE STREET AND 1ST AVENUE
APN 010-021-014

WHEREAS, May 4, 2022, Eric Miller Architects, Inc. ("Applicant") submitted an application on behalf of Santa Rosa Motel CO LP ET AL ("Owner") requesting approval of Track 2 Design Study application DS 22-150 (CRI on Carpenter-Lot 2) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 2); and

WHEREAS, the Applicant is requesting to demolish two cottages containing four hotel rooms at the Carmel Resort Inn and construct a 1,971-square-foot two-story residence with a basement and 200-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, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing before consideration of the final details review for project approval; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the conceptual design, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project and adopted Resolution 2023-004-PC, accepting the conceptual design with a request for numerous changes; and

WHEREAS, on March 8, 2023, the Planning Commission held a second duly noticed public hearing to receive public testimony regarding the revised conceptual design, including, without

limitation, the information provided to the Planning Commission by City staff and through public testimony on the revised project and adopted Resolution 2023-015-PC, accepting the revised conceptual design as presented; and

WHEREAS, the project was scheduled for final details review on April 12, 2023; and

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

WHEREAS, on or before April 2, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before April 7, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

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

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

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

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

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

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

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

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

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

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

2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study application DS 22-150 (CRI on Carpenter, Inc. – Lot 2) to demolish four hotel rooms at the Carmel Resort Inn and construct a 1,971-square-foot two-story residence with a basement and 200-square-foot attached garage located on the southeast corner of Guadalupe Street and 1st Avenue (APN 010-021-014), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study application DS 22-150 (CRI on Carpenter, Inc. – Lot 4) authorizes the demolition of four hotel rooms at the Carmel Resort Inn and the construction of a 1,971-square-foot two-story residence inclusive of a 300-square-foot basement and 200-square-foot attached garage located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Eric Miller Architects, Inc. approved by the Planning Commission on April 12, 2023, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✔
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✔
3.	**Permit Validity.** This approval shall be valid for one year from the approval date unless an active building permit has been issued and maintained for the proposed construction.	✔
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans before footing/foundation inspection; • The roof height and plate height conform to the approved plans before the roof sheathing inspection.	✔

	Written certifications prepared, sealed, and signed by the surveyor shall be provided before the footing/foundation inspection and the roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	
6.	Service Laterals. Prior to the final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✔
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).	✔
8.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.	✔
9.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.	✔
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.	✔

	When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	
11.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.	✔
12.	**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.	✔
13.	**Wood Frame Windows.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved wood windows in the construction drawings. Windows approved with divided lights shall appear to be true divided lights, including 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 finish shall be matte or low gloss.	✔
14.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any	✔

	appeal, claim, suit, or other legal 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.	
15.	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.	✔
16.	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.	✔
17.	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 as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
18.	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.	✔
19.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✔

20.	**Conditions of Approval.** 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	
21.	**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 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.	✔
22.	**Tree Planting Requirements.** Prior to the 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 before 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.	✔
23.	**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.	✔
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. • 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.	
25.	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	
26.	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.	
27.	**BMP Tracking Form.** 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 completed BMP Tracking form.	✔
28.	**Semi-Permeable Surfaces.** 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 cross-section details for all semi-permeable surfaces.	✔
29.	**Erosion and Sediment Control 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 an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✔
30.	**Erosion Control in the Right-of-Way.** Prior to the issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.	✔
	SPECIAL CONDITIONS	
31.	**Condition of Approval Acknowledgement**. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties before the issuance of a building permit.	✔
32.	**Chimney.** Prior to the issuance of a building permit, the Applicant shall submit revised plans for review and approval by the Planning Division demonstrating that the fireplace chimney, vent, and cap meet the following standards: Fireplace chimneys and vents, including caps, shall be no higher than required by the Building Code and shall not exceed four feet in height above the building height. Chimneys, vents, or chimney enclosures that project above a roofline, flat deck, or parapet wall shall also be subject to the following standards. a. Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension. i. Exception: three feet and six inches for double-flue chimneys. b. Chimneys shall not contain any storage space, access openings, or other uses unrelated to the vent function of the chimney.	✔

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 12th day of April 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

CRI RESIDENTIAL DEVELOPMENT

Lot #2 Guadalupe Street

Carmel-By-The-Sea, CA 93921

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE DIRECT INTENTION OF THESE PLANS AND SPECIFIGATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICE/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIRMENTS. (2019 C.B.C.)
7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY, INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/ LOSSES/ AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. EXISTING CONDITIONS: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, CONDITION AND EXISTING, AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CRHC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA TITLE-24 ENERGY CODE.

PROJECT DATA

ADDRESS:	LOT #2 GUADALUPE STREET CARMEL BY THE SEA, CA 93921
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW SINGLE FASMILY DWELLING WITH ATTACHED GARAGE, CONSISTING OF 660 SF MAIN FLOOR, 875 SF UPPER FLOOR, 200 SF GARAGE, AND 230 SF BASEMENT.
LOT SIZE:	4,000 S.F.
ZONING:	R1
A.P.N.:	010-021-014-000
TYPE OF CONSTRUCTION:	(V-B)

SETBACK

FRONT	15'
REAR	15'
SIDE	25% OF LOT WIDTH- 10' MAX.
STREET SIDE	5'
INTERIOR SIDE	3'
BUILDING HEIGHT	FIRST STORY PLATE HT.- 12.0' 2ND STORY PLATE HT.- 18.0' MAX ROOF HEIGHT- 24.0'

LOT AREA:	4,000 S.F.
BASE FLOOR AREA ALLOWED	1,800 S.F.
MAIN FLOOR AREA	647 S.F.
GARAGE	198 S.F.
UPPER FLOOR AREA	824 S.F.
BASEMENT	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,969 S.F.

F.A.R. FLOOR AREA CALCULATIONS

647 S.F. (MAIN LEVEL) + 824 S.F. (UPPER LEVEL) + 200 S.F. (GARAGE) = 1735 S.F. (TOTAL)

1800 S.F. (MAX. ALLOWED) + 200 S.F. BASEMENT + 100 S.F. (BONUS @ BASEMENT)= 2,100 S.F.

PROJECT FLOOR AREA= 1969 S.F.

PROJECT TEAM

OWNER:	CRI ON CARPENTER, INC. HITESH DESAI - CEO 1240 MUNRAS AVENUE MONTEREY, CA 93940 PH: 510-853-2100
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVE. MONTEREY, CA 93940 PH: 831-372-0410 CONTACT: LUYEN VU
SURVEYOR:	LANDSET ENGINEERING 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 93907 PH: 831-443-6970 CONTACT: GUY GIRAUDO
CIVIL:	
LANDSCAPE:	TOWN & COUNTRY GARDENING & LANDSCAPE P.O. BOX 223798 CARMEL, CA 93923 PH: 831-596-7609 CONTACT: ROBERT LUSTER
ARBORIST:	

SHEET INDEX

SHEET NUMBER	SHEET NAME	SCALE
A-0.1	COVER SHEET	
A-1.0	EXISTING TOPOGRAPHIC MAP	
A-1.1	EXISTING SITE PLAN	1/16"=1'-0"
A-1.2	PROPOSED SITE PLAN	1/4"=1'-0"
A-2.1	BASEMENT FLOORPLAN	1/4"=1'-0"
A-2.2	MAIN LEVEL FLOORPLAN	1/4"=1'-0"
A-2.3	MIDDLE LEVEL FLOORPLAN	1/4"=1'-0"
A-2.4	UPPER LEVEL FLOORPLAN	1/4"=1'-0"
A-2.5	ROOF PLAN	1/4"=1'-0"
A-2.6	MAIN FLOOR & UPPER FLOOR OVERLAY	
A-3.1	NORTH ELEVATION	1/4"=1'-0"
A-3.2	WEST ELEVATION	1/4"=1'-0"
A-3.3	SOUTH ELEVATION	1/4"=1'-0"
A-3.4	EAST ELEVATION	1/4"=1'-0"
A-3.5	NORTH/ SOUTH FENCING ELEVATIONS	1/4"=1'-0"
A-3.6	EAST/ WEST FENCING ELEVATIONS	1/4"=1'-0"
A-4.1	SECTIONS	
A-5.1	DOOR SCHEDULE	
A-5.2	WINDOW SCHEDULE	
A-7.1	MATERIAL SAMPLES	
A-7.2	RENDERED ELEVATIONS	
A-7.3	RENDERINGS	
L-1	LANDSCAPE PLAN	
L-2	LANDSCAPE IRRIGATION & LIGHTING SPECS	

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVELEDGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHER FOR ANOTHER SITE.
4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL

FOUR (4) TREES TO BE REMOVED: 15" TREE (#58), TRIPLE 8",8",11" TREE (#85)

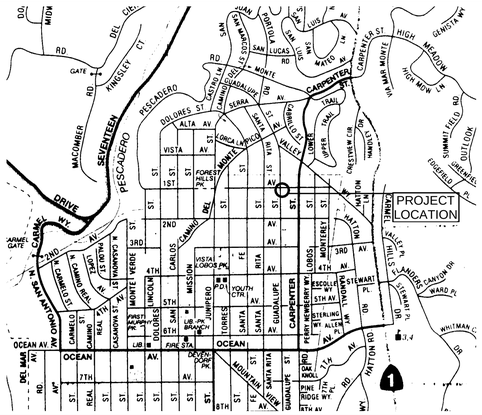
EXTERIOR LIGHTING NOTE

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCANT EQUIVALENT) IN POWER PER FIXTURE.

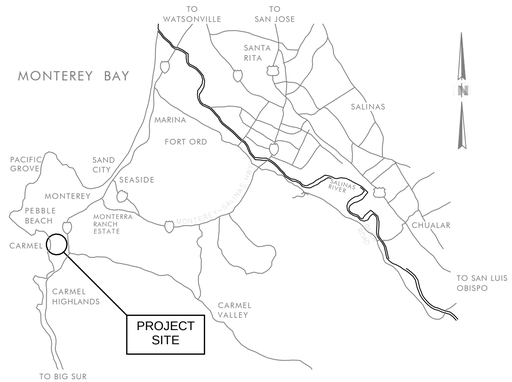
SITE COVERAGE

ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
ENTRY LANDING	67 S.F.
FRONT LANDING	26 S.F.
SITE WALLS	115 S.F.
STAIRS	55 S.F.
FENCE COLUMNS	6 S.F.
TOTAL IMPERVIOUS COVERAGE	269 S.F.
PROPOSED PERVIOUS COVERAGE	
BASEMENT LANDING	42 S.F.
DRIVEWAY	125 S.F.
BACK PATIO	70 S.F.
WALKWAY 1	12 S.F.
WALKWAY 2	12 S.F.
WALKWAY 3	11 S.F.
TOTAL PERVIOUS COVERAGE	272 S.F.
TOTAL PROPOSED SITE COVERAGE	541 SF

LOCATION MAP



VICINITY MAP



REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

COVER SHEET

CRI RESIDENTIAL LOT #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921

DATE: 1/19/2023

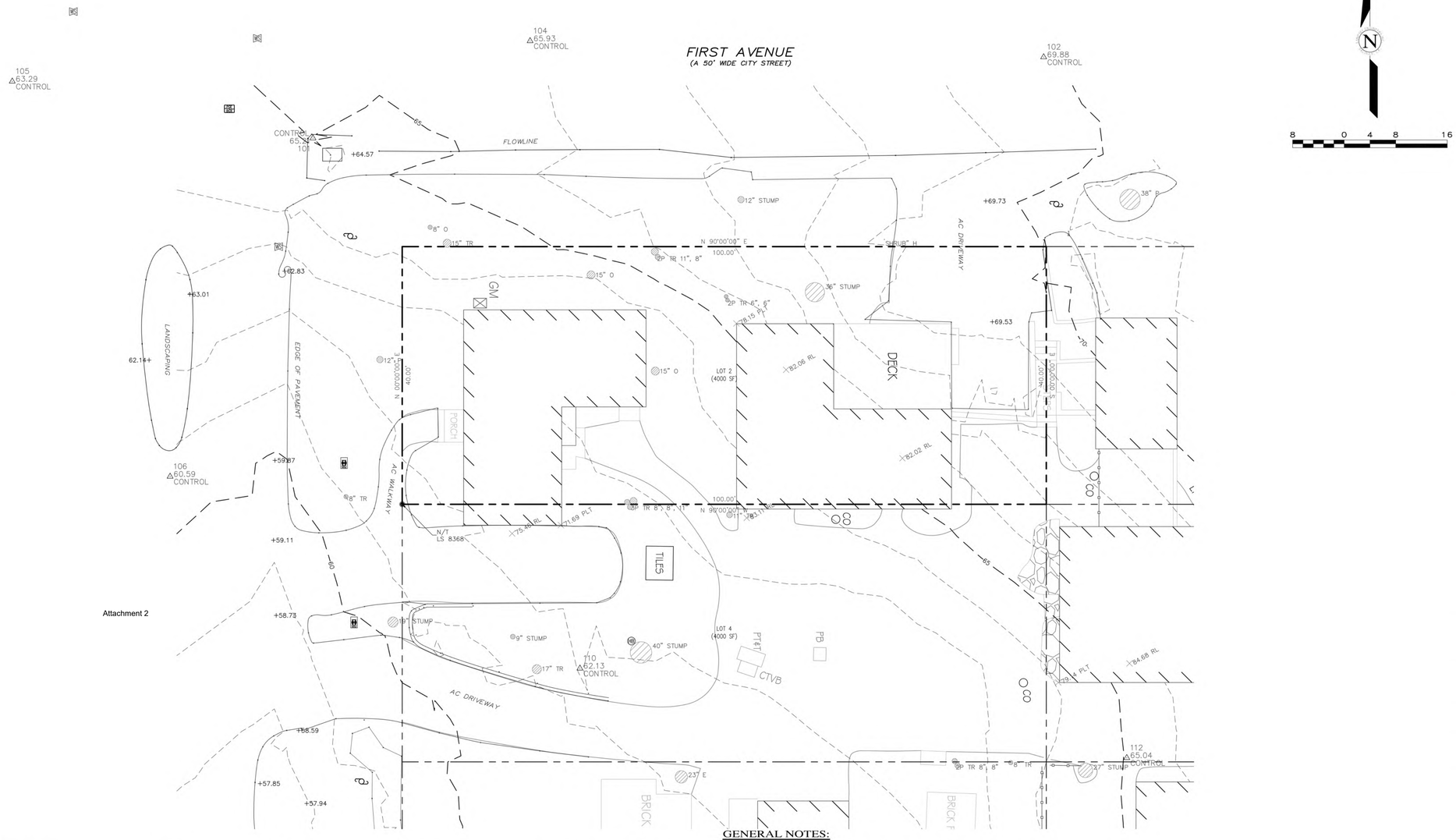
SCALE:

DRAWN CS

JOB NO. 20.05

A-0.1

SHEET OF



2
4
6
8
10
12
14
16

MAP KEY

Attachment 2

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 50 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PGE GAS MANHOLE
- ELECTRICAL MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- +50.00 SPOT ELEVATION
- +50.00 RL RIDGELINE
- +50.00 PLT PLATE HEIGHT
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN GUADALUPE STREET APPROXIMATELY 29 FEET WEST OF THE NORTHWESTERLY PROPERTY CORNER OF LOT 16, BLOCK 17, ELEVATION = 50.00' AS SHOWN.

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

3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.

4) THIS MAP SERVES TO VALIDATE AND AUGMENT PREVIOUS TOPOGRAPHIC INFORMATION PRESENTED BY LUCIDO SURVEYORS. THIS MAP IS THEREFORE A COMPILATION OF SURVEYS PERFORMED BY SEPARATE PARTIES ON DIFFERENT DATES SPANNING FROM DECEMBER 2018 TO JULY 2020. THIS MAP DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

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

CONTACT INFORMATION:

OWNER:
MR. DON DESAI
PO BOX 2106
MONTEREY, CA 93942

ARCHITECT:
ATTN: LUYEN VU
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
GUADALUPE ST, BETWEEN 1ST AND 2ND AVE
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	08/18/20	JK	RELEASED TO CLIENT

TOPOGRAPHIC MAP

OF

LOT 2 IN BLOCK 17
VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

MR. DON DESAI

SCALE: 1" = 8'
DATE: AUG 2020
JOB NO. 2143-01
SHEET 2
OF 9 SHEETS

APPROVED BY:
GUY R. GIRAUDO
P.L.S. No. 8703
EXP. 12-31-21

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

CONSULTANT:

REVISION	No.

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EXISTING TOPOGRAPHIC MAP

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE:
DRAWN: N.T.S.C.S.
JOB NO.: Project Status

A-1.0
SHEET OF

N

EXISTING TOPOGRAPHIC MAP

SCALE : N.T.S.

1/19/2023 11:31:40 AM C:\Users\JC-Intel\Desktop\Desk Files\Lot 2\Lot 2 Redesign 2 v2.rvt
The use of these drawings and specifications remains with the architect whether project is executed or not. Reproduction or publication by any means, in whole or in part, is strictly prohibited. These drawings and specifications is strictly restricted to the specific site for which they were prepared. Publication is expressly limited to such use. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Title to these drawings and specifications remains with the architect whether project is executed or not. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Use of these drawings and specifications is strictly restricted to the specific site for which they were prepared. Publication is expressly limited to such use. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Title to these drawings and specifications remains with the architect whether project is executed or not. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Use of these drawings and specifications is strictly restricted to the specific site for which they were prepared. Publication is expressly limited to such use. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Title to these drawings and specifications remains with the architect whether project is executed or not. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Use of these drawings and specifications is strictly restricted to the specific site for which they were prepared. Publication is expressly limited to such use. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Title to these drawings and specifications remains with the architect whether project is executed or not. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Use of these drawings and specifications is strictly restricted to the specific site for which they were prepared. Publication is expressly limited to such use. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Title to these drawings and specifications remains with the architect whether project is executed or not. Reproduction or publication by any means, in whole or in part, is strictly prohibited. Use of these drawings and specifications is strictly restricted to the specific site for which they were prepared. Publication is expressly limited to such use. Reproduction or publication by any means, in whole or in part, is strictly prohibited.

1/19/2023 11:15:44 AM C:\Users\Cc-mm\Desktop\Revit Files\Lot 2\Lot 2 Redesign 2 4.0.rvt
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS STRICTLY RESTRICTED TO THE PROJECT FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS IS VESTED IN THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

APN: 010-021-013

APN: 010-021-014

PROPERTY LINE

EXISTING BUILDING OUTLINE

EXISTING BUILDING OUTLINE

EXISTING BUILDING OUTLINE

EXISTING BUILDING OUTLINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

Attachment 2

N/T LS 8368

RL 83.11

RL 82.02

RL 90.82

RL 75.46

PLT 71.69

+69.53

+69.73

+58.73

+59.11

+59.87

+62.83

+64.57

65.21

101

36" STUMP

SHRUB "H"

8" TR 60

2P TR 8" 8" 11"

2P TR 11" 8"

2P TR 6" 6"

15" TR

8" TR

12" P

SM

WM

100.00' N 90°00'06" W

100.00 N 90°00'06" W

S 00°00'00" E 40.00'

N 00°00'00" E 40.00'

(4000 SF)

40'-0"

100'-0"

CONTROL

CONTROL

CONTROL

FIRST AVENUE

GUADALUPE STREET

EXISTING SITE PLAN- LOT #2

N

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

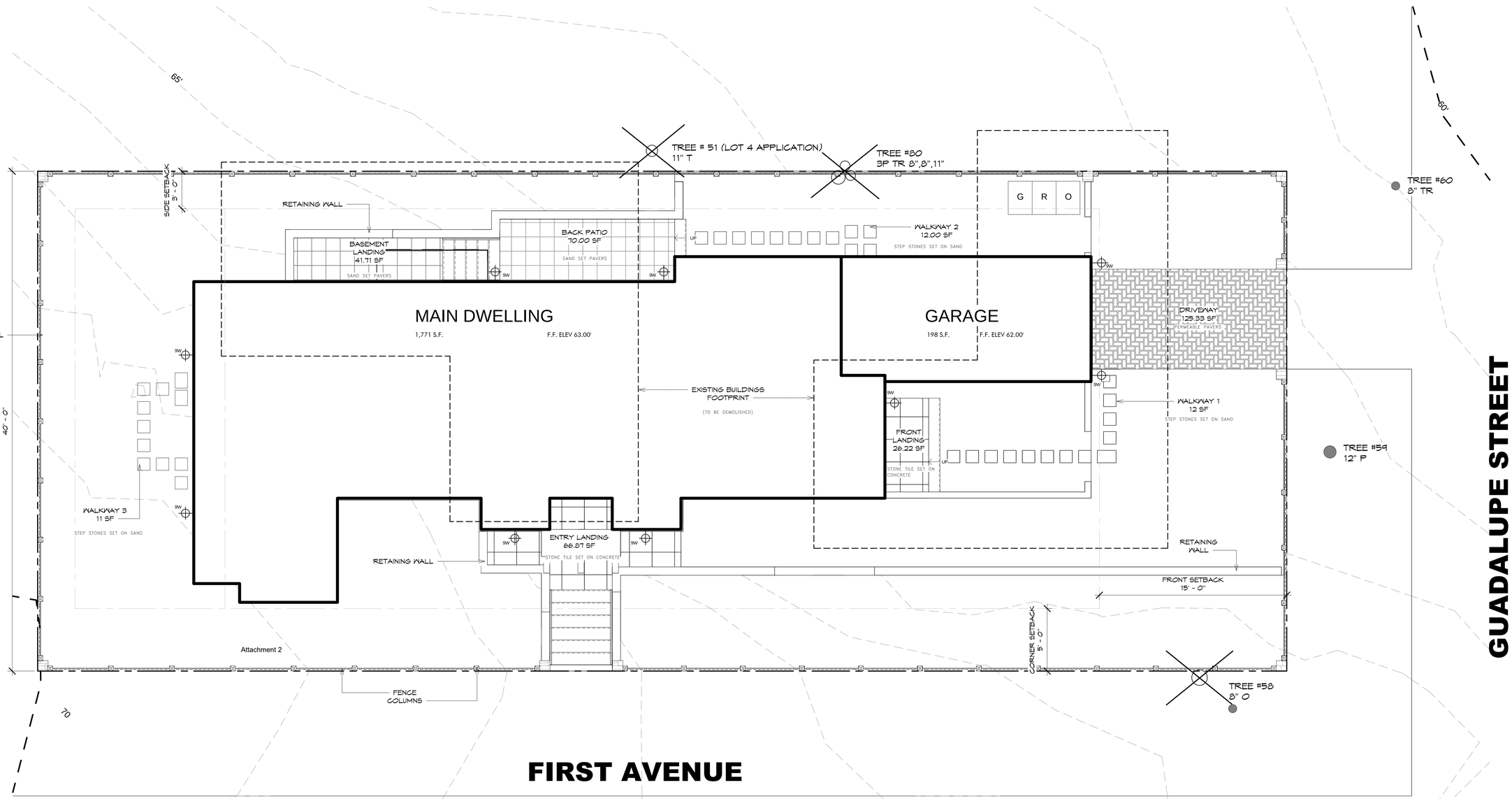
EXISTING SITE PLAN

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-1.1

SHEET OF



PROPOSED SITE PLAN- LOT #2

N

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

1 Site Plan
1/4" = 1'-0"

SITE COVERAGE	
ALLOWED	556 SF
PROPOSED IMPERVIOUS COVERAGE	
ENTRY LANDING (STONE TILE ON CONCRETE)	67 SF
FRONT LANDING (STONE TILE ON CONCRETE)	26 SF
SITE WALLS (STONE CLAD RETAINING WALLS)	115 SF
STAIRS (CAST STAIR)	55 SF
FENCE COLUMNS	6 SF
TOTAL IMPERVIOUS COVERAGE	269 SF
PROPOSED PERVIOUS COVERAGE	
BASEMENT LANDING (SAND-SET PAVERS)	42 SF
DRIVEWAY (PAVERS SET IN SAND)	125 SF
BACK PATIO (SAND-SET PAVERS)	70 SF
WALKWAY 1 (STEP STONES SET ON SAND)	12 SF
WALKWAY 2 (STEP STONES SET ON SAND)	12 SF
WALKWAY 3 (STEP STONES SET ON SAND)	11 SF
TOTAL PERVIOUS COVERAGE	272 SF
TOTAL PROPOSED SITE COVERAGE	541 SF

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

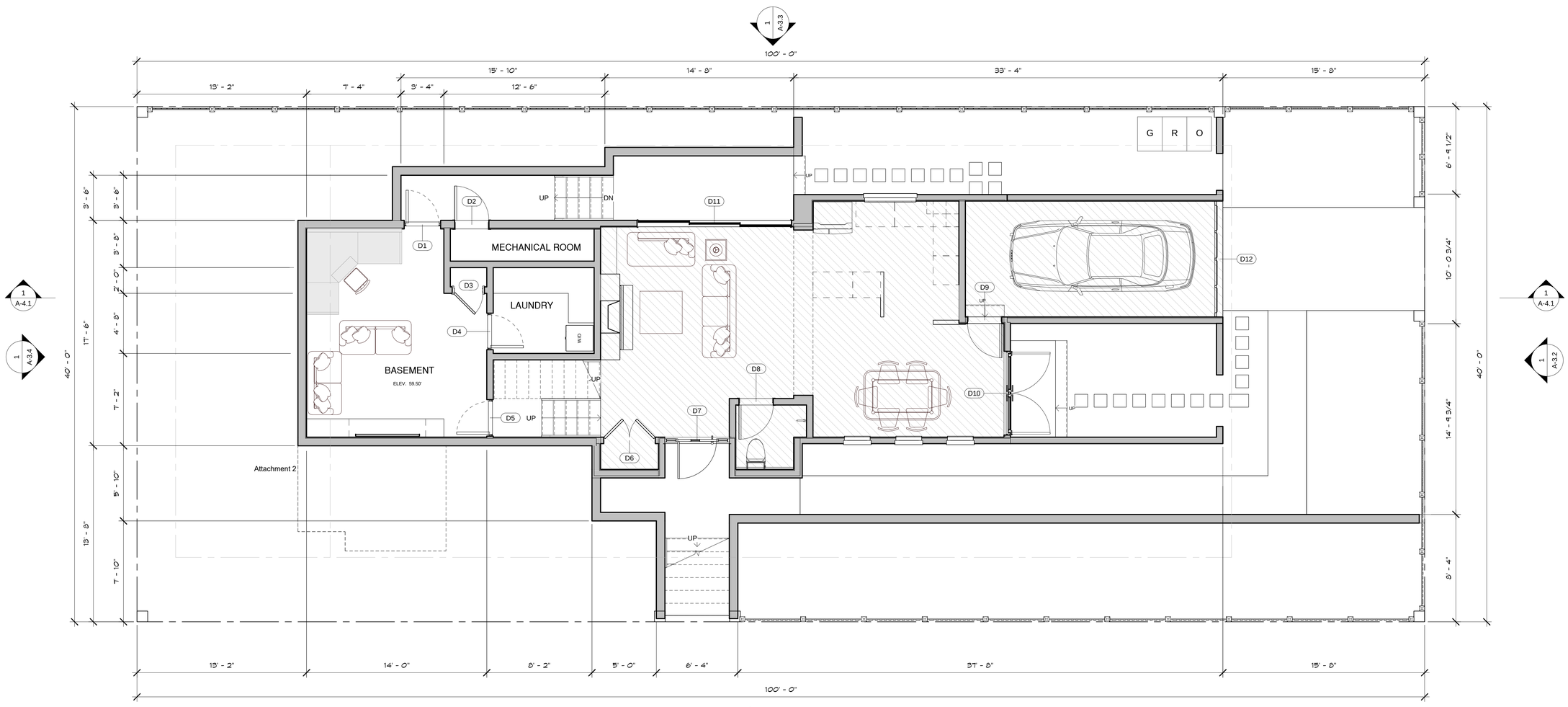
PROPOSED SITE PLAN

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-1.2
SHEET OF

1/19/2023 11:35:58 AM C:\Users\Chris\Desktop\Revit Files\Lot 2\Lot 2 Revitzip 2 .rvt
ALL USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. PUBLICATION, EXPRESS, LIMITED TO EACH USE, REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



LOWER FLOOR PLAN - LOT #2

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

BASEMENT FLOORPLAN

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921

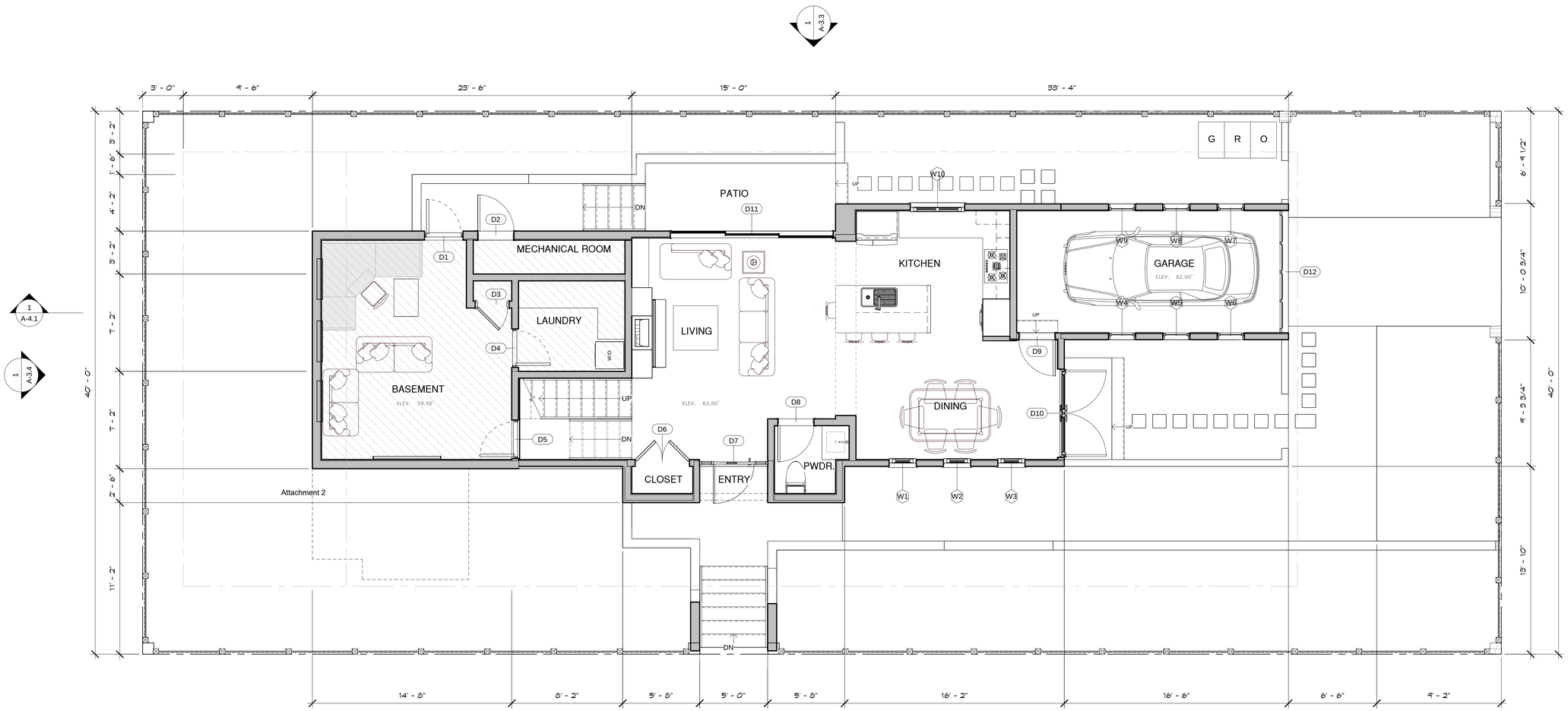
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-2.1

SHEET OF

1/19/2023 11:35:55 AM C:\Users\Cindy\Desktop\Revit Files\Lot 2\Lot 2 Redesign 2 Kb.rvt
ALL USE OF THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHETHER PUBLISHED OR NOT. COPYRIGHT PROTECTION CLAIMED UNDER FEDERAL COPYRIGHT LAWS. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED IN WHOLE OR IN PART, IN ANY MANNER OR FORM OR TRANSMITTED TO ANY PERSON OR FIRM FOR USE ON ANY OTHER PROJECT WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF ERIC MILLER ARCHITECTS, INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



MAIN FLOOR PLAN - LOT #2

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

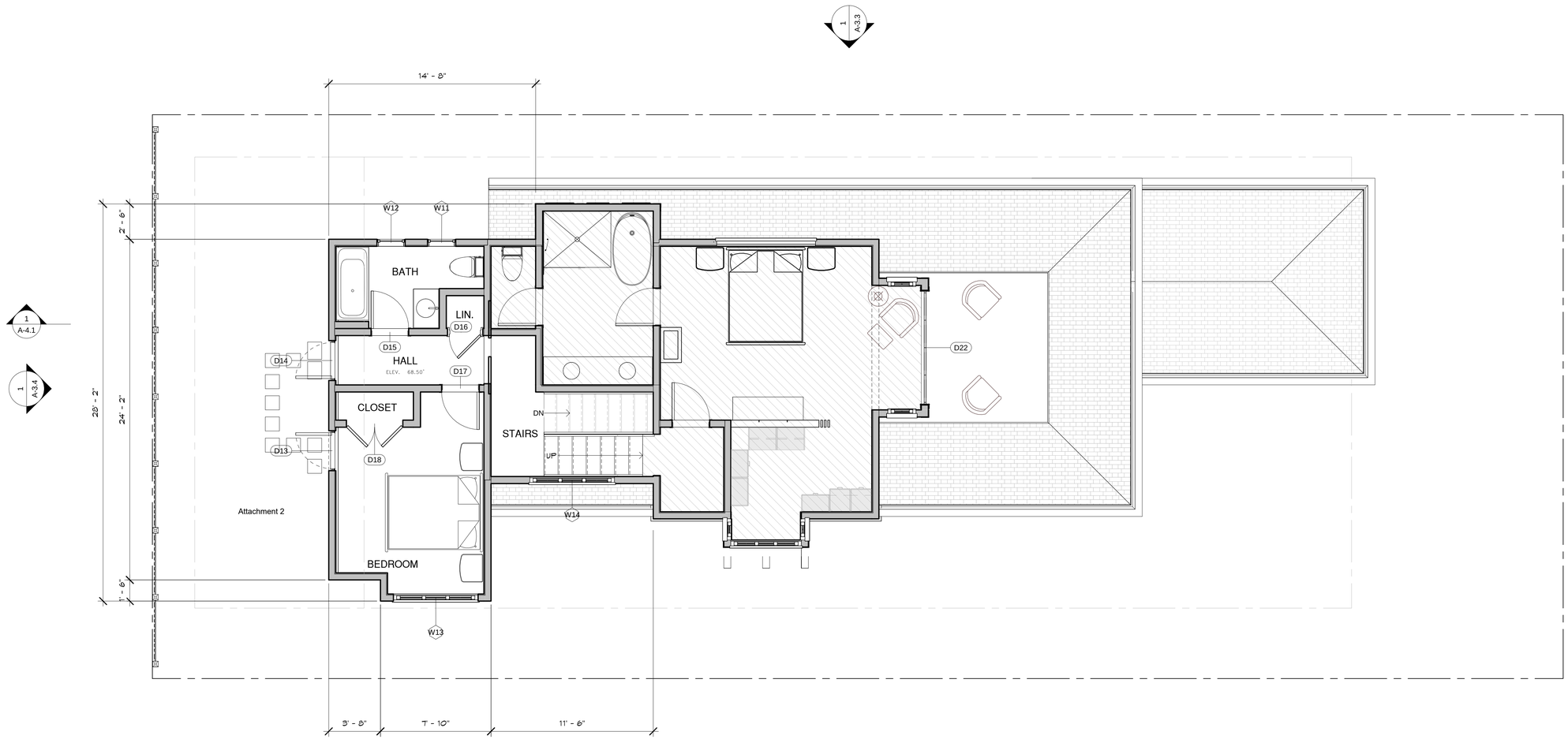
MAIN LEVEL FLOORPLAN

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-2.2
SHEET OF

1/19/2023 11:36:09 AM C:\Users\Grant\Desktop\Work Files\Lot 2\Lot 2 Redesign 2 R2.rvt
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE PROJECT SITE FOR WHICH THEY ARE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - THE TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHERE PROJECTS LEGAL CONTRACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PROOF EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



2 A-3.1

MID FLOOR PLAN - LOT #2

N

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

MIDDLE LEVEL FLOORPLAN

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

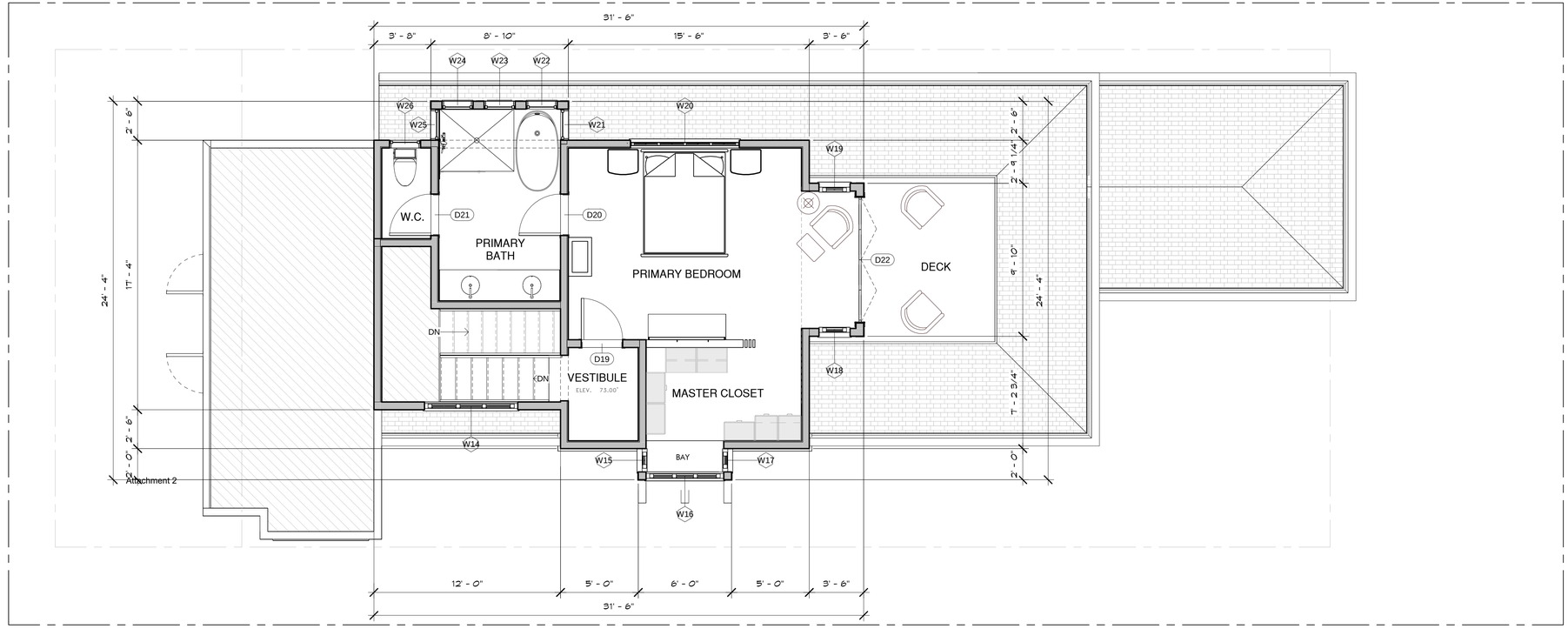
DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-2.3
SHEET OF

1/19/2023 11:36:55 AM C:\Users\Cristen\Desktop\Revit Practice\Unit 2 Package 2 v20.rvt

THE USE OF THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHETHER PUBLISHED OR UNPUBLISHED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - THEY ARE TO BE RETURNED UPON REQUEST AT COMPLETION OF THE PROJECT. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

1/19/2023 11:36:11 AM C:\Users\Chris\Desktop\Rev1 Files\Lot 2\Lot 2 Redesign 2 Rev1.rvt
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - THE TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHETHER PROJECT IS USED, CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PROOF EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



UPPER FLOOR PLAN - LOT #2

SCALE 1/4"=1'-0"

MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

UPPER LEVEL FLOORPLAN

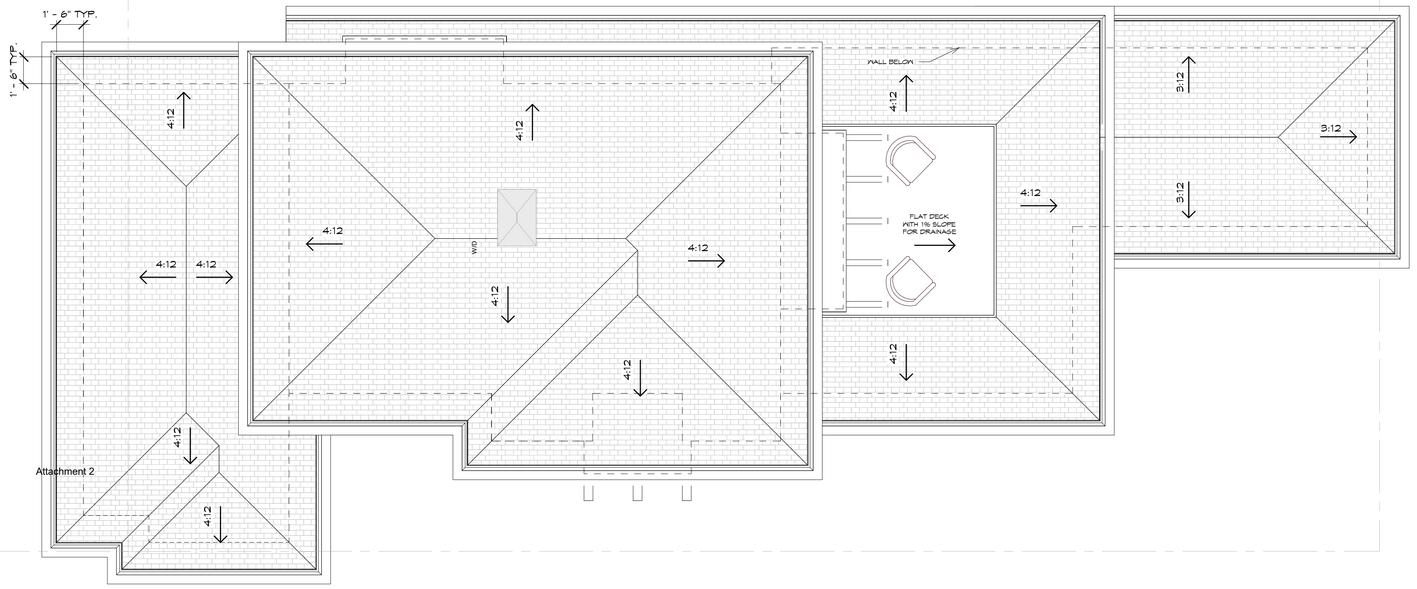
Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-2.4
SHEET OF

THIS PLAN IS STRICTLY PROHIBITED - USE OF THESE DRAWINGS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT WHETHER PUBLISHED OR UNPUBLISHED & EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. USE OF THESE DRAWINGS AND SPECIFICATIONS IS STRICTLY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. USE OF THESE DRAWINGS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT WHETHER PUBLISHED OR UNPUBLISHED. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

1/19/2023 11:56:16 AM C:\Users\Client\Desktop\Revit Files\Lot 2\Lot 2 Redesign 2 #22.rvt



1 A-4.1

1 A-4.1

1 A-3.3

1 A-3.2

2 A-3.1

N

ROOF PLAN - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

ROOF PLAN

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023

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

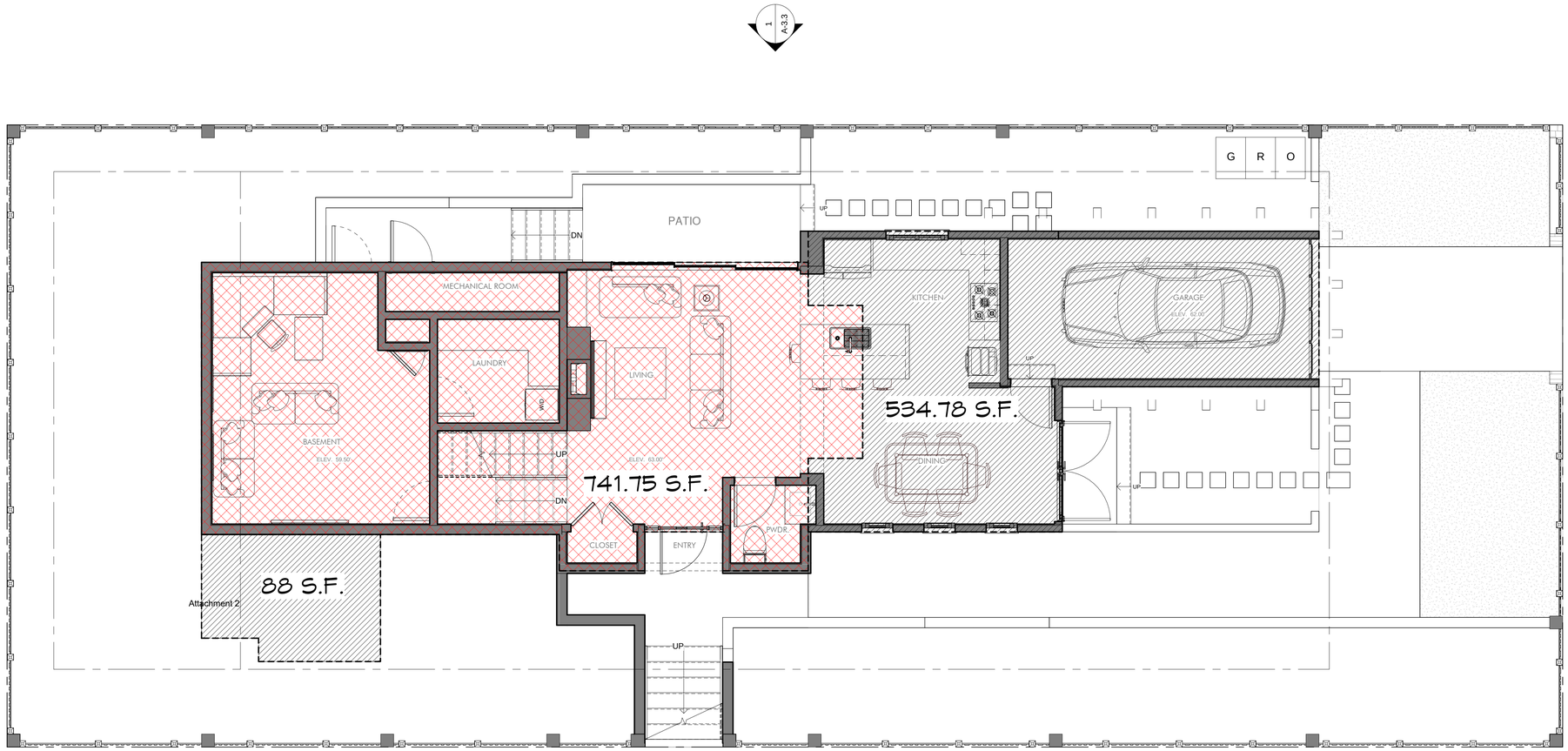
DRAWN C.S.

JOB NO. Project Status

A-2.5

SHEET OF

1/19/2023 11:36:22 AM C:\Users\Colette\Desktop\Revit Files\Lot 2\Lot 2 Redesign 2 Kitchen.rvt
ALL OF THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH WRITTEN PERMISSION AND COMPLETE ARCHITECTURAL AND ENGINEERING SERVICES BEING RENDERED TO THE OWNER. DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS ONLY. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.





MAIN FLOOR & UPPER FLOOR OVERLAY

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

LEGEND	OVERLAPPING & NON-OVERLAPPING FLOOR AREA
	OVERLAPPING FLOOR AREA = 741.75 S.F.
	NON-OVERLAPPING FLOOR AREA = 534.78 S.F.

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

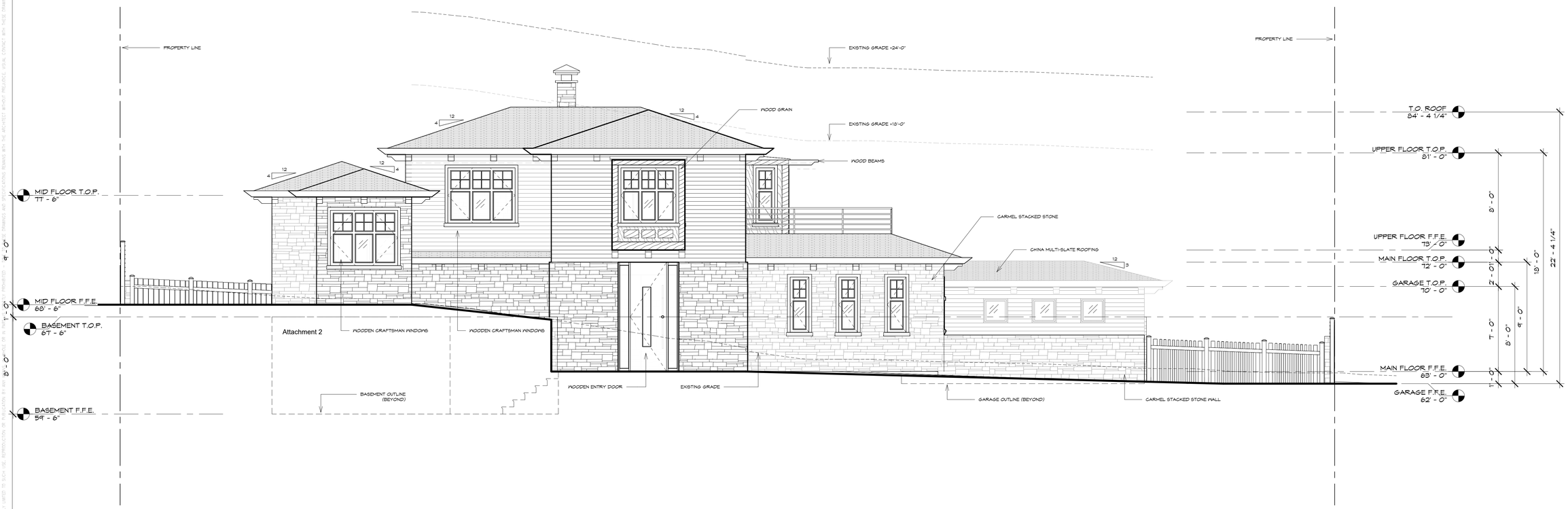
MAIN FLOOR & UPPER FLOOR OVERLAY- Lot #2

Guadalupe St. between 1st. & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-2.6

SHEET OF



PROPOSED NORTH ELEVATION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

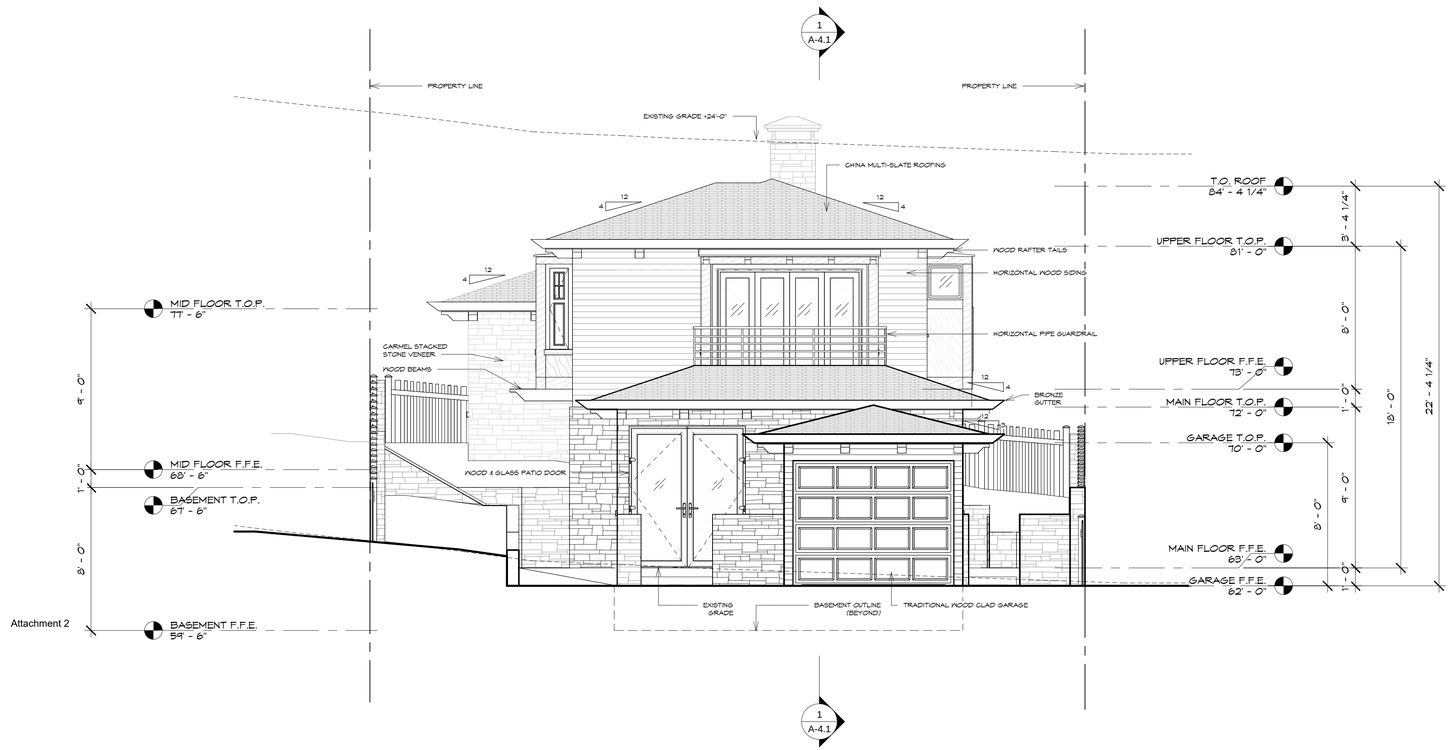
NORTH ELEVATION

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-3.1
SHEET OF

1/19/2023 11:36:29 AM C:\Users\Cristin\Desktop\Rev4 Files\Lot 2\Lot 2 Redesign 2.rvt
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



Attachment 2

PROPOSED WEST ELEVATION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

WEST ELEVATION

Job Name: CRI- Lot #2

Guadalupe St. between 1st. & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

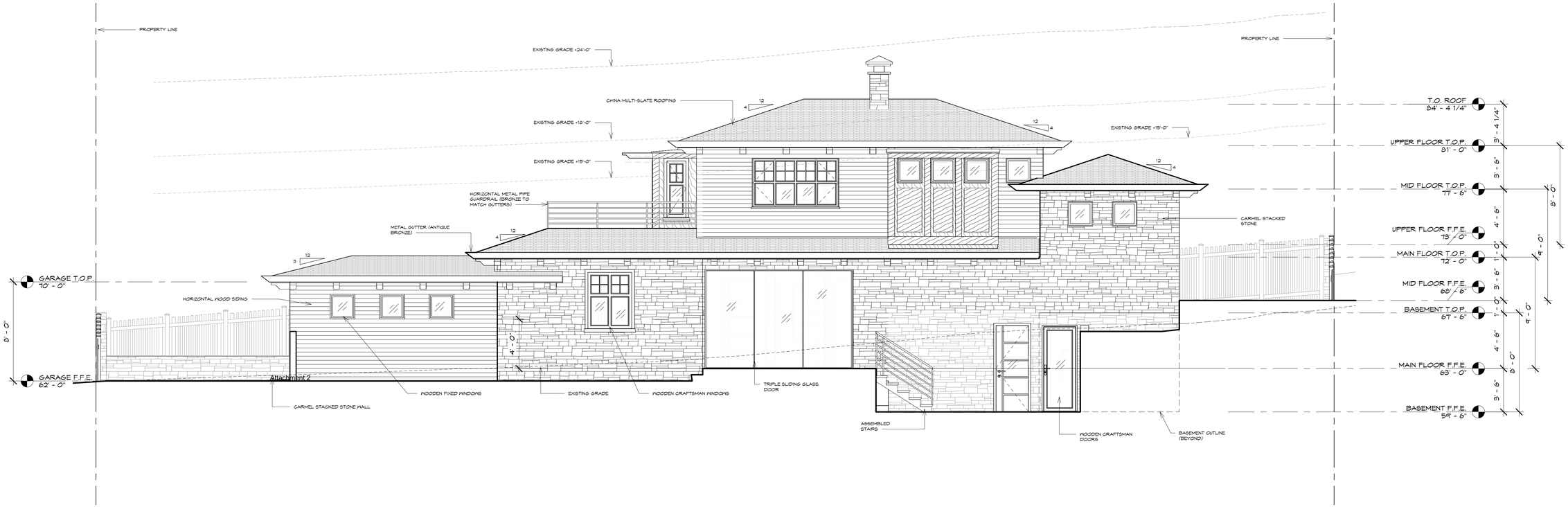
DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-3.2

SHEET OF

1/19/2023 11:38:35 AM C:\Users\Cristin\Desktop\Revit Files\Lot 2\Lot 2 Redesign 2 Kristi.rvt

ALL OF THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - USE OF OR THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - USE TO THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FROM PRIOR EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



Attachment 2

PROPOSED SOUTH ELEVATION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

SOUTH ELEVATION

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

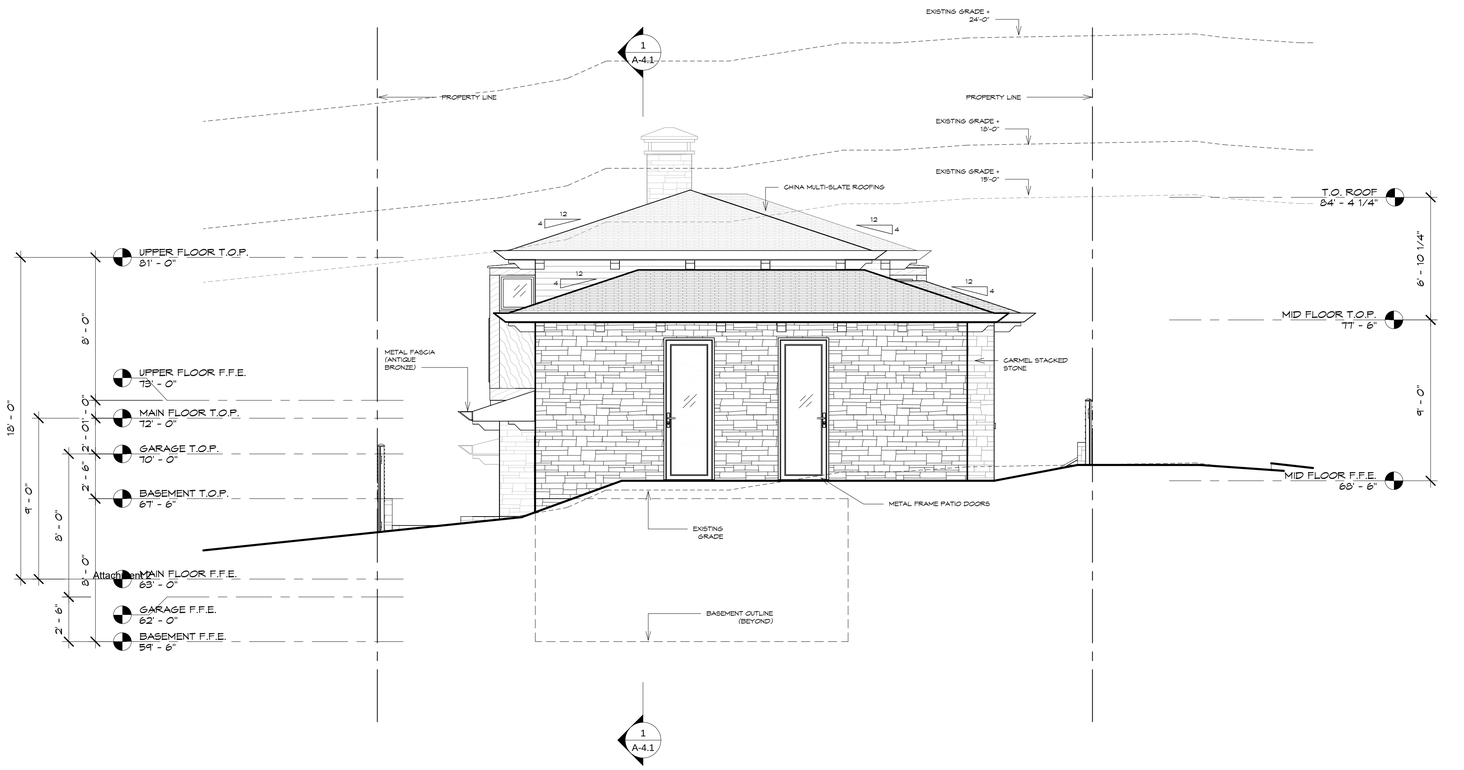
A-3.3

SHEET OF

1/19/2023 11:36:43 AM C:\Users\Chris\Desktop\Revit Files\Lot 2\Lot 2 Redesign 2 Kiosk

ALL DRAWINGS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT WHOM PREPARED, AND SHALL CONTINUE WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PROOF EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHOM PREPARED, AND SHALL CONTINUE WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PROOF EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



PROPOSED EAST ELEVATION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EAST ELEVATION

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-3.4
SHEET OF

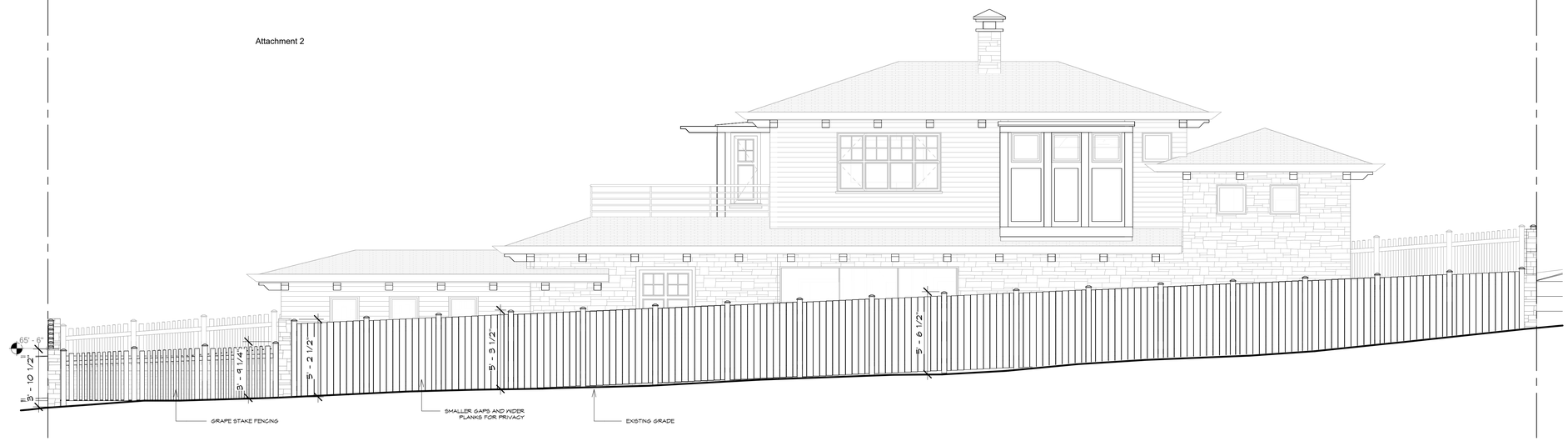
1/19/2023 11:34:49 AM C:\Users\Cristin\Desktop\Revit Trash\Lot 2\Lot 2 Redesign 2 V2.rvt
ALL OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESERVED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - USE OF THESE DRAWINGS AND SPECIFICATIONS BEYOND THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, OR USE BY ANY PERSON OTHER THAN THE ARCHITECT WITHOUT PRIOR WRITTEN CONSENT FROM ERIC MILLER ARCHITECTS, INC. SHALL CONSTITUTE PROOF OF ACCEPTANCE OF THESE RESTRICTIONS.



NORTH PROPERTY LINE

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"



SOUTH PROPERTY LINE

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

Attachment 2

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

NORTH/ SOUTH FENCING ELEVATIONS

Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921

A.P.N. 010-021-014

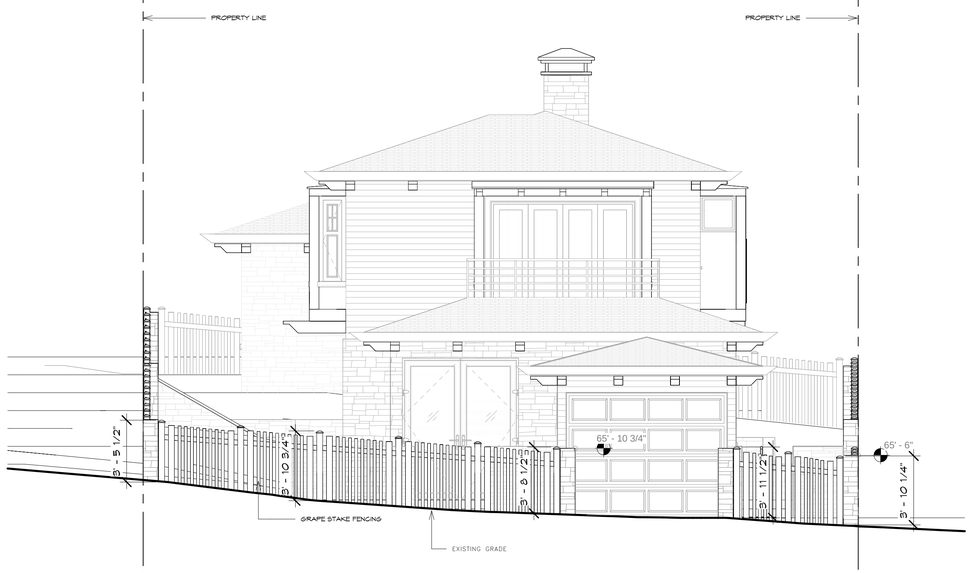
DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-3.5

SHEET OF

1/19/2023 11:35:53 AM C:\Users\Chris\Desktop\Next Five\Lot 2\Lot 2 Redesign 2 #23.rvt

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS STRICTLY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHETHER PROJECT IS USED. CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

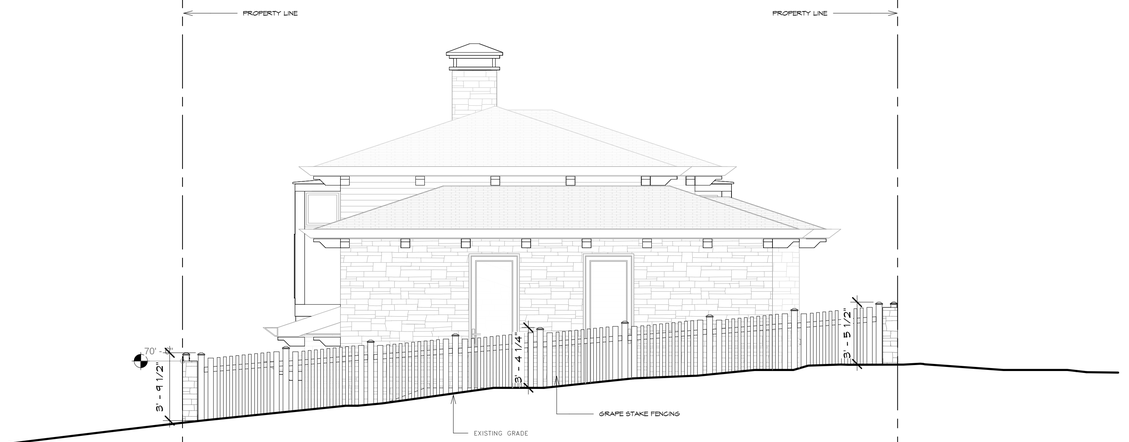


WEST PROPERTY LINE

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

Attachment 2



EAST PROPERTY LINE

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

EAST / WEST FENCING ELEVATIONS

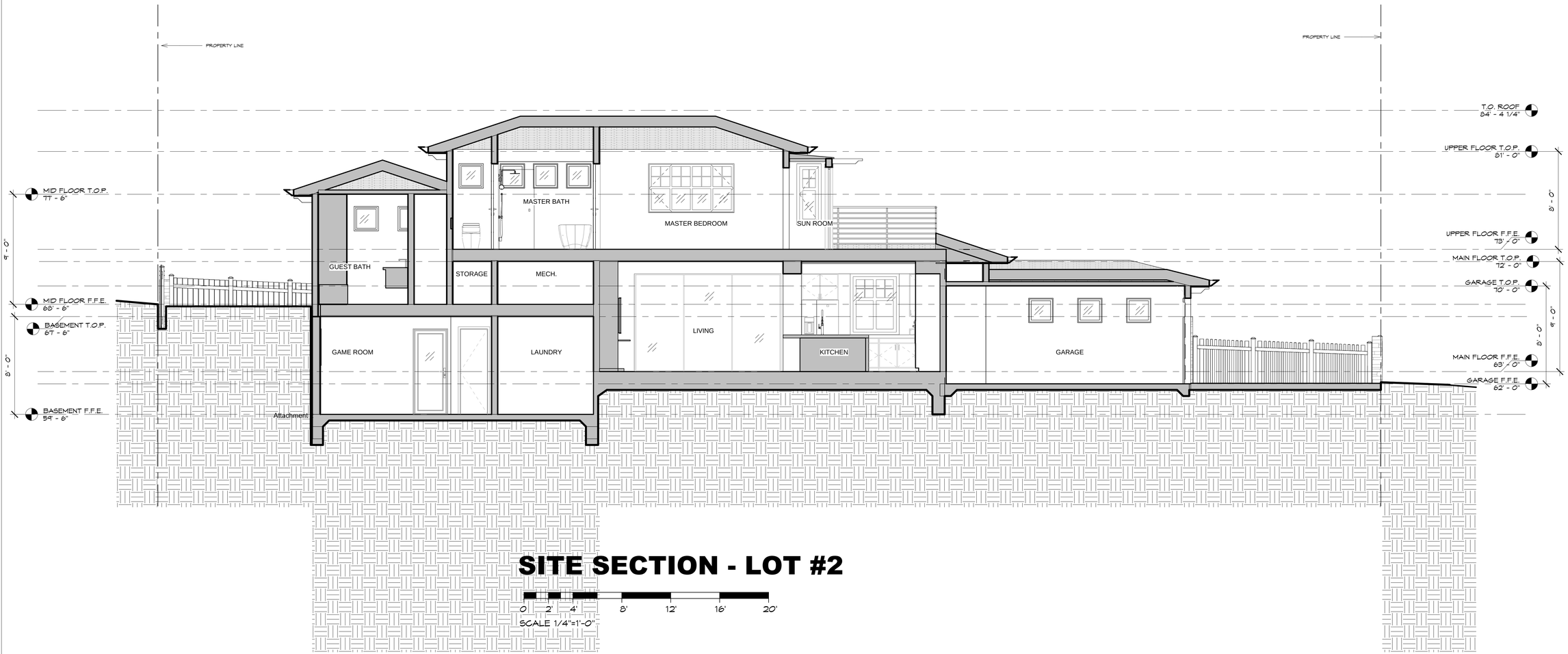
Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE: 1/4" = 1'-0"
DRAWN C.S.
JOB NO. Project Status

A-3.6
SHEET OF

1/19/2023 11:37:03 AM C:\Users\Carlos\Desktop\Next Five\Lot 2\Lot 2 Redesign 2 #22.rvt
THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS STRICTLY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



SITE SECTION - LOT #2

0 2' 4' 8' 12' 16' 20'

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

SECTIONS

Job Name:

CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921

A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

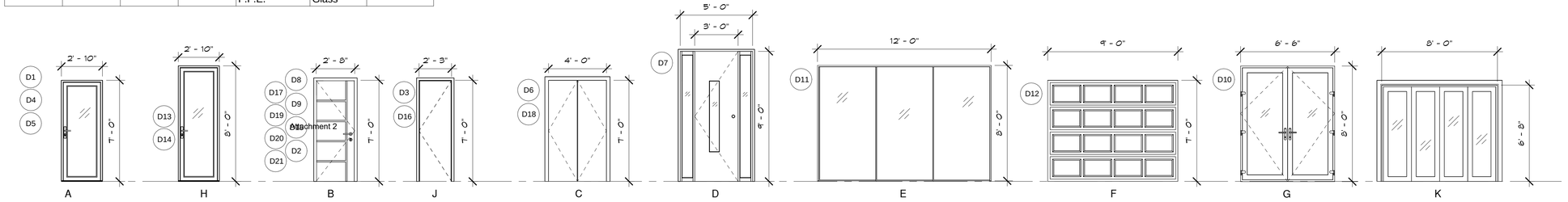
A-4.1

SHEET OF

1/19/2023 11:37:08 AM C:\Users\Client\Desktop\Revit Files\Lot 2\Lot 2 Redesign 2 ACL.rvt

ALL OF THESE DRAWINGS AND SPECIFICATIONS & DESIGNS CONTAINED IN THEM ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN WHOLE OR IN PART, & SHOULD NOT BE LOANED, COPIED OR REPRODUCED IN ANY MANNER WHATSOEVER WITHOUT THE PRIOR CONSENT OF THE ARCHITECT. ANY USE WHICH MAY BE MADE OF THESE DRAWINGS & SPECIFICATIONS OR ANY PART THEREOF FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY HAVE BEEN PREPARED & DEVELOPED, AS AN INSTRUMENT OF SERVICE IS STRICTLY PROHIBITED & IS TO BE FORWARDED IMMEDIATELY TO THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Door Schedule						
Mark	Type Mark	Width	Height	Level	Door Material	Frame Material
D1	A	2' - 10"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Wood
D2	B	2' - 8"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Wood
D3	J	2' - 3"	8' - 0"	BASEMENT F.F.E.	Wood	Wood
D4	B	2' - 10"	7' - 0"	BASEMENT F.F.E.	Wood	Wood
D5	B	2' - 10"	7' - 0"	BASEMENT F.F.E.	Wood	Wood
D6	C	4' - 0"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D7	D	3' - 3 3/4"	9' - 0"	MAIN FLOOR F.F.E.	Wood	Metal
D8	B	2' - 8"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D9	B	2' - 8"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D10	G	6' - 6"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Metal
D11	E	12' - 0"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Metal
D12	F	9' - 0"	7' - 0"	GARAGE F.F.E.		Wood
D13	H	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D14	H	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D15	B	2' - 8"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D16	J	2' - 3"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D17	B	2' - 8"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D18	C	4' - 0"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D19	B	2' - 8"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D20	B	2' - 8"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D21	B	2' - 8"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D22	K	6' - 6"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Wood



2 DOOR SCHEDULE 2
1/4" = 1'-0"

DOOR NOTES

ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.),

1. SHALL BE 2'-0" X 7'-0" MINIMUM.

2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.

3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.

4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.

5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.

6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.

7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.

8. ALL WOOD DOORS SHALL BE SOLID CORE.

9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.

10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.

11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.

12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7A-1 AND ASTM E2707. [R337.8.3]

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

DOOR SCHEDULE

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

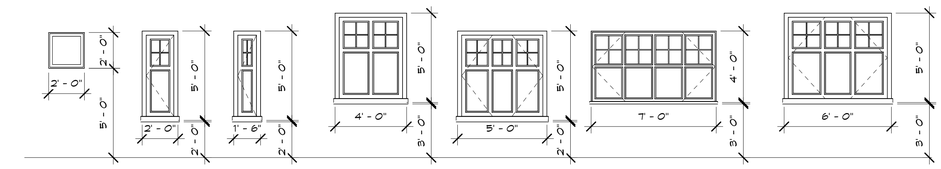
DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-5.1

SHEET OF

1/19/2023 11:37:17 AM C:\Users\C-Ken\Desktop\Revit Practice 2\Lot 2 Package 2 R22.rvt
THE USE OF THESE PLANS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT WHETHER PROJECT GOAL CONTRACT ARE THEIR FORMALLY & SPECIFICALLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - THIS TO THESE DRAWINGS & SPECIFICATIONS IS SUBJECT RESTRICTED TO THE PROVISIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS CONTINUING FORM PRIOR EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Window Schedule					
Mark	Type Mark	Sill Height	Height	Width	Description
W1	1	3' - 0"	5' - 0"	2' - 0"	
W2	1	3' - 0"	5' - 0"	2' - 0"	
W3	1	3' - 0"	5' - 0"	2' - 0"	
W4	2	0' - 0"	2' - 0"	2' - 0"	
W5	2	0' - 0"	2' - 0"	2' - 0"	
W6	2	0' - 0"	2' - 0"	2' - 0"	
W7	2	0' - 0"	2' - 0"	2' - 0"	
W8	2	0' - 0"	2' - 0"	2' - 0"	
W9	2	0' - 0"	2' - 0"	2' - 0"	
W10	7	3' - 0"	5' - 0"	4' - 0"	
W11	2	6' - 0"	2' - 0"	2' - 0"	
W12	2	6' - 0"	2' - 0"	2' - 0"	
W13	3	3' - 0"	5' - 0"	6' - 0"	
W14	3	2' - 0"	5' - 0"	6' - 0"	
W15	4	2' - 0"	5' - 0"	1' - 6"	
W16	5	2' - 0"	5' - 0"	5' - 0"	
W17	4	2' - 0"	5' - 0"	1' - 6"	
W18	1	2' - 0"	5' - 0"	2' - 0"	
W19	1	2' - 0"	5' - 0"	2' - 0"	
W20	6	3' - 0"	4' - 0"	7' - 0"	
W21	2	5' - 0"	2' - 0"	2' - 0"	
W22	2	0' - 6"	2' - 0"	2' - 0"	
W23	2	5' - 0"	2' - 0"	2' - 0"	
W24	2	0' - 6"	2' - 0"	2' - 0"	
W25	2	5' - 0"	2' - 0"	2' - 0"	
W26	2	5' - 0"	2' - 0"	2' - 0"	



WINDOW LEGEND
1/4" = 1'-0"

Attachment 2

WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.),

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.

2. WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.

3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.

4. ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.

5. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.

6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.

7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.

8. TEMPERED SAFETY GLAZING,

A) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).

B) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).

C) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE)

D) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

E) WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]

9. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE EITHER MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PAN, 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. [CRC SECTION R337.8.2.1]

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

WINDOW SCHEDULE

Job Name:
CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	1/19/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-5.2
SHEET OF

1/19/2023 11:57:17 AM C:\Users\Cristin\Desktop\Revit Files\Lot 2 Redesign 2 v22.rvt
ALL OF THESE DRAWINGS AND SPECIFICATIONS REMAIN AND THE ARCHITECT WHICH PREPARES THEM AND IS SUBJECT TO SUCH USE, REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - THEY TO THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



1 GLAZING

WOODEN CRAFTSMAN WINDOWS



2 RAILINGS

HORIZONTAL METAL PIPE GUARDRAIL (BRONZE TO MATCH GUTTERS)



3 PAVERS

PERMEABLE PAVERS



4 GARAGE DOOR

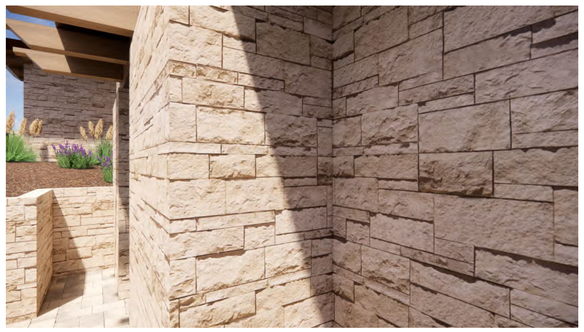
TRADITIONAL WOOD CLAD GARAGE DOOR





5 EXTERIOR FINISH

HORIZONTAL WOOD SIDING





6 EXTERIOR FINISH

CARMEL STONE VENEER





7 WOOD

WOOD GRAIN CLADDING





8 ROOFING

CHINA MULTI-SLATE ROOFING



9 GUTTER

ANTIGUE BRONZE METAL GUTTER



10 FRONT DOOR

ENTRY DOOR WITH SIDE LITES

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

MATERIAL SAMPLES

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE:
DRAWN C.S.
JOB NO. Project Status

A-7.1
SHEET OF

1/19/2023 11:37:24 AM C:\Users\Chris\Desktop\Work Files\Lot 2\Lot 2 Redesign 2 #22.rvt

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS STRICTLY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - THE TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHOSE PROFESSIONAL SEAL APPEARS HEREON. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



FIRST AVENUE

EMPTY LOT

Attachment 2



ADJACENT STRUCTURE

GUADALUPE STREET

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

RENDERED ELEVATIONS

Job Name: CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023

SCALE:

DRAWN C.S.

JOB NO. Project Status

A-7.2

SHEET OF

1/19/2023 11:41:15 AM C:\Users\Cristen\Desktop\Rest Final\Lot 2\Lot 2 Redesign 2 v2.rvt

THE USE OF THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHETHER PUBLISHED OR NOT. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

ANY REUSE OR PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - THE IN THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE PROJECT FOR WHICH THEY ARE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - THE IN THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WHETHER PUBLISHED OR NOT. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



FIRST AVENUE PERSPECTIVE



FIRST AVENUE PERSPECTIVE



CORNER OF FIRST AVENUE AND
GUADALUPE STREET PERSPECTIVE



GUADALUPE STREET PERSPECTIVE

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

RENDERINGS

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 1/19/2023
SCALE:
DRAWN C.S.
JOB NO. Project Status

A-7.3
SHEET OF

1/10/2023 11:41:29 AM C:\Users\Cristin\Desktop\Revit Files\Lot 2\Lot 2 Revised 2 Kris.rvt
ALL USE OF THESE DRAWINGS AND SPECIFICATIONS REMAIN WITH THE ARCHITECT WHETHER PROJECT USE CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
- THESE DRAWINGS AND SPECIFICATIONS & DESIGN RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION (EXPRESS) LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - THE TITLE

IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805Y DOUBLE CHECK BACKFLOW PREVENTION DEVICE

6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV- 075 – OR 100-DV

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24"- 4

1.0 gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for theCRI RESIDENTIAL LOT #2

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-014-000

by MARY LUSTER (831 625-3105 CONTACT@TNCGARDENSCARMEL.COM)

of Town & Country Gardening & Landscaping 6/10/2022

Maximum allowable landscape irrigation usage for this site is .243 acre ft./ year.

Formula & Calculations:

ETwu = ETo x ETadj x ALA x 0.623 x IEF
325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

ALA = 732 sq. ft.

Calculated as: 2 sq ft. / 1 gal. plant
4 sq. ft. / 5 gal. plant
16 sq. ft. / 15 gal. plant

Spec'd plants: Very low water use plant square footage = 0 x 0.1 = 0
Low water use plant square footage = 640 x 0.3 = 192
Medium water plant use square footage= 900 x 0.6 = 540
High water plant use square footage = 0 x 1.0 = 0

IEF = .85 100% drip irrigation

ETWU for this site = 46.3 x .80 x 732 x 0.623 x .85 = **.044 Acre Feet**
325,851

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #2

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-014-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for

Town & Country Gardening & Landscaping 6/10/22.

Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

Formula & Calculations:

MAWA = ETo x ETadj x LA x 0.623
325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

LA = 1540 SQ FT

Calculated as:			
2 sq ft. / 1 gal. plant	12 plants	24 sq ft
4 sq. ft. / 5 gal. plant	26 plants	104 sq ft
16 sq. ft. / 15 gal. plant	27 plants	432 sq ft
20 sq. ft./ 24" box tree	4	80
150 sq ft. for total of flats	6 flats	900 sq ft
	TOTAL	1540 SQ FT

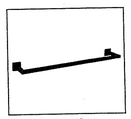
MAWA for this site = 46.3 x .80 x 1540 x 0.623 = **.109 Acre Feet**
325,851

Attachment 2

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	SPJ-LWS36	BLACK	6"	WALL WASH DOWN	11	2W/200L	
B	SPJ-LWS36	BLACK	9"	WALL WASH DOWN	2	3W/300L	
C	SPJ-SQ200	BLACK	21"X8"X2"	PATH LIGHT - MIN DISTANCE APART 10'	3	4W/250L	
D	SPJ-MSL2	BLACK	2 5/8"	RECESSED WALL/STEP	7	2W/125L	

A & B



Model: **SPJ-LWS36**
BLACK

Linear Wash Light
Up Wash
Down Wash

DESCRIPTION

Model#:	SPJ-LWS36
Material:	Solid Brass
Finish:	Black
Electrical:	12V
Lumens:	400 Lumens per foot (36" = 1200 lumens)
Color Temp:	2700K
Option:	Integrated LED

C



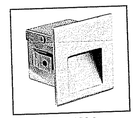
Model: **SPJ-SQ200**
Finish: XXBLACK

Contemporary Path Light

DESCRIPTION

Model#:	SPJ-SQ200
Material:	Solid Brass
Electrical:	9-15V
Engine:	4W
Lumens:	250
Color Temp:	2700K
Mounting:	1/2" NPT.
LED:	Nichia

D



Model: **SPJ-MSL2**
Finish: XXXXXX BLACK

Recessed Fixture

DESCRIPTION

Model#:	SPJ-MSL2
Engine:	FB-2WREC-TA-2-B-2700K
Wattage:	2W
Lumens:	125
Color Temp:	2700K
Electrical:	9-15V, 120V
LED:	Nichia



Model: **FB-150-12XM12**

Nightpower Transformer

DESCRIPTION

Model#:	FB-150-120M12
Shown:	Stainless Steel
Electrical Input:	120V
Electrical Output:	12-15V
Max. Watts:	150 Watts
Circuit:	1 Circuit
Dimmable:	Yes

- TIMER, 24 HOUR REMOVABLE
- PHOTOCELL, FIELD INSTALL

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-7609, 831-625-3105

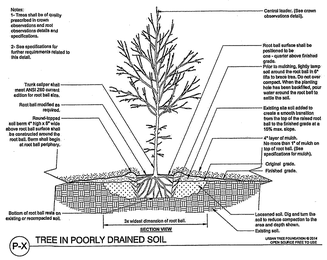
CRI RESIDENTIAL LOT #2
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL
APN #010-021-014-000

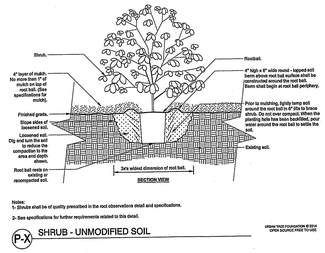
N

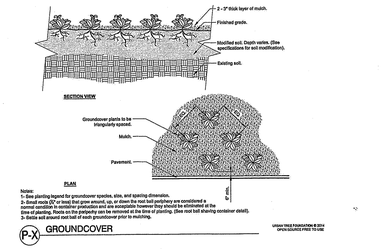
REV 11/13/23 ML 1"=4' 6/10/22

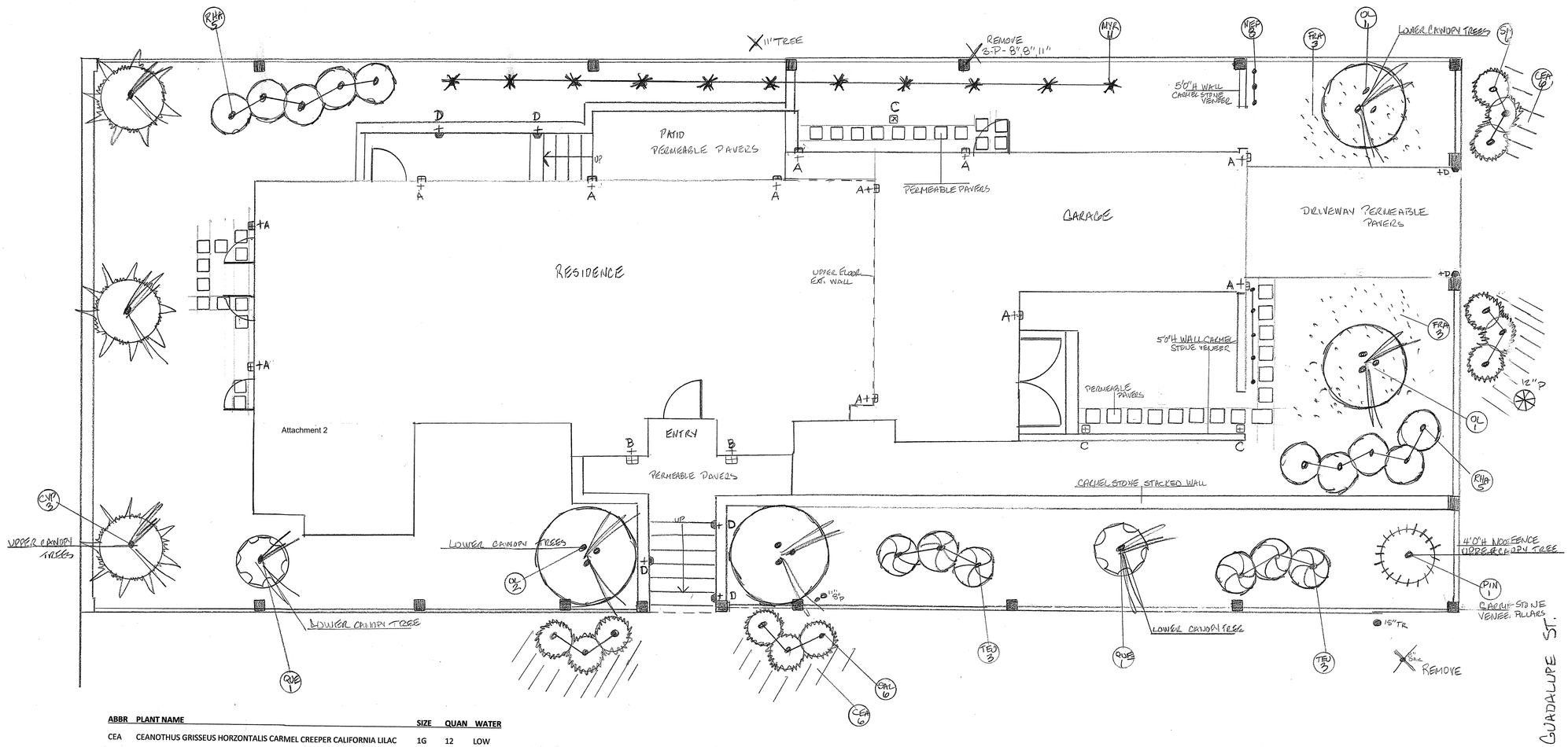
LANDSCAPE LIGHTING SPECS

L-2 IRRIGATION PLAN









ABBR	PLANT NAME	SIZE	QUAN	WATER	
CEA	CEANOTHUS GRISSEUS HORZONTALIS CARMEL CREEPER CALIFORNIA LILAC	1G	12	LOW	
CYP	CUPRESSUS MACROCARPA MONTEREY CYPRESS	15G	3	LOW	UPPER CAN
FRA	FRAGARIA CHILOENSIS WILD STRAWBERRY	FLAT	6	MED	
MYR	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	15G	11	LOW	
NEP	NEPHROLEPIS CORDIFOLIA SOUTHERN SWORD FERN	5G	8	MED	
OL	OLEA EUROPAEA OLIVE TREE WILSONII OR SWAN HILL	24"	4	LOW	LOWER CAN
PIN	PINUS RADITA MONTEREY PINE TREE	15G	1	LOW	UPPER CAN
QUE	QUERCUS AGRIFOLIA COAST LIFE OAK	15G	2	LOW	LOWER CAN
RHA	RHAMNUS CALIFORNICA COFFEEBERRY EVE E CASE	15G	10	LOW	
SAL	SALVIA CLEVLANDII	5G	12	LOW	
TEU	TEUCRIUM FRUITICANS BUSH GERMANDER	5G	6	LOW	

TOWN AND COUNTRY GARDENING & LANDSCAPE INC
PO BOX 223798
CARMEL, CA 93923
831-596-7609, 831-625-3105

CRI RESIDENTIAL LOT #2
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL
APN #010-021-014-000

1"=4'

LANDSCAPE PLAN 6/10/22
L-1 REV. 1/13/23 ML

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

April 12, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner, and Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	General Plan and Housing Element Annual Progress Reports

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

Executive Summary:

In accordance with Government Code Sections 65400 and 65700, all jurisdictions are required to provide the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) with General Plan and Housing Element Annual Progress Reports (APRs). Staff has prepared the calendar year 2022 annual reports, which reflect the City's progress in implementing the goals and policies of the General Plan and Housing Element during the 2022 calendar year.

Recommendation:

Adopt a Resolution (Attachment 1) recommending City Council acceptance of the General Plan and Housing Element Annual Progress Reports for the Calendar Year 2022.

Background and Project Description:

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

City staff has submitted annual progress reports to HCD on the Housing Element since 2018. The calendar year 2022 will be the first annual report submitted to OPR on the General Plan. Both reports were

submitted to the State on March 31, 2023, to meet the statutory deadline of April 1st. Should the Planning Commission or City Council request any changes to the reports, staff will update and resubmit them.

General Plan Annual Progress Report

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

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

In the 2022 annual progress report (Attachment 2), staff has identified various projects and accomplishments related to specific goals, policies, and objectives from each general plan element.

Housing Element Annual Progress Report

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

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

The annual housing element report (Attachment 3) includes tables for jurisdictions to report permit activity during the prior calendar year. Below is a summary of the applicable tables.

Table A: Housing Development Applications Submitted. Table A lists all Track 2 Design Study/Review applications submitted for new housing units. This table does not include the demolition of an existing single-family residence and construction of a new single-family residence unless the project nets a new housing unit (i.e., the project includes an accessory dwelling unit or junior accessory dwelling unit).

During the calendar year 2022, the Community Planning & Building Department received 33 Track 2 Design Study/Review applications, and of those, two applications included new housing units. One application included a new Accessory Dwelling Unit, and the other proposes eight units in a new multi-family building.

Table A2: Annual Building Activity Report Summary. During 2022, the Community Planning & Building Department approved 23 new housing units, issued building permits for 5 new housing units, and granted final occupancy of 1 new housing unit.

Table B: Regional Housing Needs Allocation Progress. Table B reports on the city's progress in constructing the regional housing needs allocation (RHNA). The city's RHNA is 31 units, of which 18 must be affordable to very low, low, and moderate-income households, with the remaining 13 being above moderate or market-rate housing. In 2022, the Community Planning & Building Department issued 5 building permits for above-moderate-income households.

Table D: Program Implementation Status. Table D includes all housing element programs and the city's progress in achieving each program objective during the calendar year. Programs include, but are not limited to, preserving existing second-floor residential units and encouraging the creation of new units in the commercial district; continuing to enforce the prohibition of short-term rentals in the R-1 district; restricting the conversion of apartments to condominiums; and encouraging Accessory Dwelling Units.

Additional reporting not applicable to Carmel includes,

- Table C, sites identified or rezoned to accommodate shortfall housing needs and no net loss laws;
- Table E, commercial development bonuses approved pursuant to Government Code Section 65915.7;
- Table F, units rehabilitated, preserved, and acquired for alternative adequate sites pursuant to Government Code Section 65583.1(c);
- Table F2, above moderate-income units converted to moderate income pursuant to Government Code Section 65400.2;
- Table G, locally owned lands included in the housing element sites inventory that have been sold, leased, or otherwise disposed of;
- Table H, locally owned surplus sites;
- Table I, units created pursuant to SB 9; and,
- Table J, student housing development for lower-income students.

Staff Analysis:

N/A

Other Project Components:

The recommendation that the City Council accept the General Plan and Housing Element Annual Progress Reports is "not a project" pursuant to section 15378 of the CEQA Guidelines.

Attachment 1 - Resolution 2023-0xx-PC - General Plan & Housing Element Annual Progress Reports
Attachment 2 - 2022 General Plan Annual Progress Report
Attachment 3 - 2022 Housing Element Annual Progress Report

CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA RECOMMENDING CITY COUNCIL ACCEPTANCE OF THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS FOR THE CALENDAR YEAR 2022

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

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

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

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

WHEREAS, a General Plan Annual Progress Report and Housing Element Annual Progress Report for the Year 2022 were prepared for submission to the State of California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR); and

WHEREAS, both annual progress reports accurately reflect the City's progress in implementing the goals and policies of the General Plan and Housing Element during the 2022 calendar year; and

WHEREAS, on or before April 7, 2023, a meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing to review the progress reports; and

WHEREAS, on April 12, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony, and considered recommending that the City Council accept the General Plan Annual Progress Report and Housing Element Annual Progress Report for 2022 and authorize its submittal to the State HCD and OPR; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§

15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the recommendation that the City Council accept the General Plan and Housing Element Annual Progress Reports is "not a project" pursuant to section 15378 of the CEQA Guidelines; and

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

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY recommend that the City Council accept the City of Carmel-by-the-Sea 2022 General Plan Annual Progress Report and Housing Element Annual Progress Report in a manner fully in conformity with the Coastal Act (CA Section 30510).

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of April 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

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

2022 GENERAL PLAN ANNUAL PROGRESS REPORT

TABLE OF CONTENTS

1. Introduction
    Purpose and Summary
    General Plan Background
2. General Plan Implementation Efforts

1. INTRODUCTION

Purpose and Summary

Government Code Section 65400 requires cities and counties to submit an Annual Progress Report (APR) on the status of the General Plan and implementation progress to their legislative bodies, the State Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). The City of Carmel-by-the-Sea has not previously submitted a General Plan Annual Progress Report to the State. The 2022 reporting period did not include any amendments to the Carmel-by-the-Sea General Plan, nor the passage of any moratoria or emergency ordinances. However, the City did make significant accomplishments related to General Plan implementation during the 2022 reporting period, as detailed in Section 2. General Plan Implementation Efforts.

This General Plan Annual Progress report was presented to the Carmel-by-the-Sea Planning Commission on April 12, 2023, and the Carmel-by-the-Sea City Council on May 2, 2023.

General Plan Background

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

> "The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential character; and that said determination is made having in mind the history and the development of said city, its growth and the causes thereof; and also its geographical and topographical aspects, together with its near proximity to the cities of Pacific Grove and Monterey, and the businesses, industries, trades, callings and professions in existence and permissible therein."

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

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

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

> **Land Use and Community Character.** This Chapter of the General Plan covers topics required in the Land Use Element and also includes policies for topics in sections 30244 and 30250 through 30254 of the Coastal Act.
>
> **Circulation.** This Chapter or Element of the General Plan is one of the seven elements required by California Statutes. Several of the policies in this element also implement provisions of the Coastal Act.
>
> **Coastal Access and Recreation.** This Chapter includes policies for topics covered in sections 30210 through 30224 of the Coastal Act.
>
> **Coastal Resource Management.** This Chapter of the General Plan includes policies for topics in sections 30230 through 30243 and 30251 of the Coastal Act.

Each of these Chapters begins with a discussion of the local setting and policy direction adopted by the City to address the requirements of the Coastal Act. Specific Goals, Objectives, and Policies are then listed. Much of the background information and policy contained in the Coastal Land Use Plan is incorporated directly from existing plans and reports that address special topics. The following documents are appendices to the General Plan/Coastal Land Use Plan:

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

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

Housing. This required element sets City policy and programs for housing construction and rehabilitation.

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

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

Environmental Safety. This is another required element. It covers earthquakes, fires, floods, and other hazardous conditions.

Noise. This is an element required by statute. It addresses sources of noise in the community and establishes policies to protect noise-sensitive land uses.

The various Elements have been updated and reorganized over the years, as follows: 1) Land Use and Community Character (2003), 2) Circulation (2010); 3) Housing (2015); 4) Coastal Access and Recreation (2003); 5) Coastal Resource Management (2003); 6) Public Facilities and Services (2009); 7) Open Space and Conservation (2009); 8) Environmental Safety (2009); and 9) Noise (2009). The next planned Element updates will be the comprehensive update of the Housing Element and the Safety Element in 2023 in accordance with State law.

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

2. GENERAL PLAN IMPLEMENTATION EFFORTS

Please note that the summary below is not intended to be exhaustive or all-inclusive; rather, it is a snapshot of major developments, accomplishments, projects, and practices during the 2022 calendar year. In some cases, an item may fulfill multiple goals/policies within an element or even across multiple elements; however, in the interest of reducing redundancy, the most applicable implemented goal/objective/policy has been listed.

2022		
Element	**Projects and Accomplishments**	**Implemented Goals/Objectives/Policies**
1) Land Use and Community Character	Verizon Wireless Litigation, United States District Court for the Northern District of California, Case No. 5:22-cv-00347-NC.	G1-1: Continue to preserve and maintain the predominance of the residential character in Carmel through appropriate zoning and land development regulations in all districts.
	Resolution 2022-014: Professional Services Agreement with Winter & Company to provide consultant support for the 'Design Traditions 2.0' project to update the City's Design Guidelines and Zoning Code.	O1-8: Preserve the traditional characteristics of scale, good site design and sensitivity to neighboring sites in the single-family residential district through the design approval of new homes, additions and exterior remodeling. Encourage the construction of residences that are diverse and innovative in design yet compatible with the forest setting, site design and materials established by other structures within the neighborhood and adopted Residential Design Guidelines. O1-10: Apply design regulations for the commercial district that will protect its established character while supporting the land uses contained therein.
	2 properties added to the Carmel Inventory of Historic Resources.	O1-14: Maintain an inventory of historic resources.
	Resolution 2022-108, Adopting Carmel's Historic Context Statement Update for the 1966-1986.	P1-85: Maintain an Historic Context Statement.
	City entered into 4 Mills Act contracts.	G1-5: Protect and enhance historic resources. Ensure that City ordinances, development review processes and administrative policies support, facilitate and coordinate with preservation activities. Provide incentives for property

		owners to preserve and rehabilitate historic resources.
2) Circulation	Resolution 2022-054, approving streets to be paved, partially funded by the Road Repair and Accountability Act. Resolution 2022-060, amending the Fiscal Year 2022/23 Budget/Capital Improvement Plan to correct the Concrete Street Repairs project description and superseding Resolution 2022-039, Concrete Street Repair projects for FY 2022/23, partially funded by SB 1.	G2-1: Provide and maintain a transportation system and facilities that promote the orderly and safe transportation of people and goods while preserving the residential character and village atmosphere of Carmel.
	Resolution No. 2022-025, Approving the Conversion from a Single Stop Sign to an All-Way Stop-Controlled Intersection at 7th Street and Junipero Avenue.	O2-2: Ensure safety improvements are undertaken in response to the changing travel environment.
	Resolution 2022-058, Professional Services Agreement with Wallace Group for Project Management Services, including but not limited to the Wayfinding Signs Project.	P2-5: Continue to restrict street signs and only permit those signs that are necessary and essential for public safety.
	Resolution 2022-013, Professional Services Agreement with Neill Engineers Corp. for On-Call Engineering Services, including but not limited to the design, bidding, and construction of the 2021-2022 Street Paving Project, including San Carlos median islands.	P2-6: Maintain and encourage informal landscaped median strips and natural landscaped areas within public rights-of-way. (LUP)
	On October 4, 2022, Council gave direction to pursue scoping of consultant contract to evaluate a paid parking program.	P2-25: Evaluate a paid parking program for the downtown.
3) Housing Element	See Housing Element Annual Progress Report	N/A
4) Coastal Access and Recreation	Increased Short Term Rental (STR) enforcement in 2022. STRs are identified through Host Compliance (a 3rd party compliance monitor) and resident complaints. In addition	P4-63 Retain measures to restrict commercial short-term rental of single-family residences in the R-I district. (LUP)

	to NOV's/citations, the City sends educational "reminders" to local vacation rental companies and real estate agents. In 2021 there were only 10 STR cases logged in the City's tracking system; in 2022, there were 43 by mid-November.	
	Cease and desist letters sent in 2022 to a timeshare property; Timeshare Ordinance update initiated.	P4-64 Continue to prohibit the sale of interests in and rights to use real property in the City on a timesharing basis. (LUP)
5) Coastal Resource Management	Final Report: Tracing Fecal Contaminants and Copper From Watershed Sources to the Ocean (October 11, 2022); subsequent community outreach/education.	O5-43 Protect and enhance the water quality and biological productivity of local creeks, wetlands, and Carmel Bay through the prevention of point- and non-point-source water pollution. (LUP)
	Resolution 2022-094, agreement with EMC Planning Group Inc., for the Coastal Engineering and Adaptation Planning Project.	G5-2: Establish and implement a comprehensive shoreline management program for the beach, bluffs and dunes that mitigates degradation caused by public use and natural forces.
	Resolution 2022-098, extending the beach fire management pilot program by approximately six months, with an end date of May 15, 2023	O5-6: Keep the beach free of refuse.
	City Council Discretionary Funds Grant Program.	P5-39: Encourage volunteer programs for beach and bluff clean-up activities. (LUP)
	Enforcement of existing tree planting standards and required tree protection during development projects; ongoing City tree planting efforts per the Urban Forest Master Plan Project.	O5-11: Maintain, restore, and enhance the upper and lower tree canopy of Carmel's urbanized forest. (LUP)
	City continues to require tree removal and pruning permits.	O5-12: Implement policies, standards, and procedures to regulate the removal, pruning, and replacement of trees on private property.
	Resolution 2022-089, on-call Landscape Maintenance Services contract to Town & Country Gardening & Landscaping.	O5-13: Perform all tree work and landscaping within the City in accordance with City codes and policies and uniform planting practices that reflect the best current knowledge of tree and plant care.
	City continues to regulate the Right-of-Way per the Municipal Code and the Right-of-Way Vision Statement.	O5-16 Remove or reduce unnecessary or excessive hardscape and other

		nonconforming encroachments on City parklands and within street rights-of-way to provide for and promote the planting of trees and native vegetation. (LUP)
	City continues to require drainage plans for additions and new builds.	O5-22: Maximize retention of surface water on each site through site design and use of best management practices. (LUP)
	Undergrounding of utilities required when a project valuation reaches $200,000 over a cumulative five-year period (exemptions considered if needed to protect significant trees).	P5-183: Promote the placement of utilities underground where feasible and with minimum detriment to the root system of trees. (LUP)
	Resolution 2022-109 approving Policy 2022-01 establishing guidelines for review of projects involving installation of a grease interceptor.	P5-212 Restaurants shall incorporate BMP's designed to minimize runoff of oil and grease, solvents, phosphates, suspended solids, and other pollutants to the storm drain system. (LUP)
	The City of Carmel-by-the-Sea received "Ocean Champion Status" recognition as a Blue City by Project O, a 501c3 nonprofit ocean conservation organization. The major accomplishments that helped the City achieve this recognition include: 1) Residential waste diversion rates near 70%, one of the highest in Monterey County, indicating the effectiveness of the City's recycling outreach efforts. 2) Climate Committee dedicated to assessing climate change threats and challenges as they relate to their community, and using input from experts and regional constituents to develop actionable plans to mitigate threats. 3) Installing over the past three years, more than 800 energy-efficient LED light fixtures in nearly every City-owned building.	G5-3: Protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including its biological resources, water resources, and scenic routes and corridors.

	4) Participating in the Monterey Regional Stormwater Management's First Flush and Snapshot Day events, which are coordinated by the Monterey Bay Marine Sanctuary Foundation. Both events utilize volunteers to collect stormwater samples. 5) Restoration and upkeep of the Mission Trail Nature Preserve, home to the endemic Monterey Pine forest, coastal prairie and arroyo willow bogs (wetlands), and habitat area for threatened and endangered animal species. 6) Implementing stringent dark sky guidelines and showing exceptional dedication to the preservation of the night sky. The residential streets of Carmel are fully dark after hours, with only a handful of safety streetlights at a few key intersections.	
6) Public Facilities and Services	Twelve (12) capital improvement projects funded in Fiscal Year (FY) 2021/22 to be carried over into FY 2022/23. Twenty -five (25) proposed capital improvement projects recommended for funding in FY 2022/23. Four (4) proposed special projects to be funded and executed by others in FY 2022/23.	P6-14: Maintain the City's five-year Capital Improvement Program and conduct a yearly review by the Planning Commission of the Capital Improvement Program consistent with this Element.
	Adopt Resolution 2022-092, purchase of new fire truck.	O6-2: 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.
	Resolution 2022-067, approving a Budget Amendment of $20,395 to the Fiscal Year 2022-2023 Adopted Budget for the CalRecycle SB 1383 Local Assistance Grant.	P6-9: Work with service providers, commercial businesses and residents to minimize the amount of waste going to landfills through improved recycling efforts and programs.
	Resolution 2022-065, Professional Services Agreement with Ausonio, Incorporated for Project	P6-14: Maintain the City's 5-year Capital Improvement Program and conduct a yearly review by the Planning Commission

	Management Services for delivery of nine Capital Improvement Projects for Sunset Center, cottages, City Hall, Harrison Memorial Library, Vista Lobos, and Fire Station. Resolution 2022-075, Professional Services Agreement with 4Leaf, Inc. for Project Management Services for delivery of four Capital Improvement Projects: Citywide Annual Paving Project - Bidding and Construction: Police Building Renovation – Additional Scope – Design; Resilience Infrastructure Pilot Project - Planning and Design; and Electrical Panel Upgrades for City Hall, Public Works, Vista Lobos, and Sunset Center – Design. Resolution 2022-101, Professional Services Agreement with Bureau Veritas North America, for Facilities Condition Assessments of four City buildings.	of the Capital Improvement Program consistent with this Element.
	Resolution 2022-013, Professional Services Agreement with Neill Engineers Corp. for On-Call Engineering Services including but limited to design, bidding and construction of the 2021-2022 Street Paving Project, including San Carlos bike route projects, as well as additional sidewalk repairs that were identified by Council as high priority.	P6-18: Pursue roadside improvements funds and other available sources to develop bicycle paths and pedestrian trails.
	Resolution 2022-058, agreement with Wallace Group for Project Management Services for delivery of Capital Improvement Projects, including the Citywide Drainage Repairs Project. Resolution 2022-076, agreement with the Carmel Area Wastewater District to provide Stormwater Program Vactor Truck Services.	P6-19: Maintain the City's roadways, storm drains, and other public infrastructure to ensure they are safe and functioning adequately.

	Resolution 2022-088, agreement with Schaaf & Wheeler to amend the City's Storm Drain Master Plan.	
	Digitizing and Scanning Planning & Building Department Records.	P6-20: Continue to evaluate ways to streamline the development review process.
7) Open Space and Conservation	February 2022: Plants and irrigation parts installed in the Ocean Avenue median island between Lincoln and Monte Verde Streets for the Downtown Beautification Project.	07-1: Use, maintain, and enhance publicly owned land for the benefit of Carmel residents.
	Resolution 2022-058, agreement with Wallace Group for Project Management Services for delivery of four Capital Improvement Projects, including Mission Trails Nature Preserve (MTNP) Well Abandonment and Tank and Pump Station Removal Project	G7-1: To protect, conserve, and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence. P7-8: Maintain the City's beach, park, and open space in a manner that encourages use and enjoyment by residents and visitors while protecting the aesthetic and environmental quality of these areas.
8) Environmental Safety	Resolution 2022-064, adopting the City of Carmel-by-the-Sea's Climate Adaptation Plan and Climate Action Plan. Resolution 2022-096, adopting the 2022 Monterey County Multi-Jurisdictional Hazard Mitigation Plan.	G8-1: Ensure there is adequate preparedness to respond to a disaster. G8-2: Provide protection from natural hazards. G8-3: Reduce potential impacts from natural hazards. G8-4: Control land uses siting to avoid exposure to excessive risk.
	Resolution 2022-068, $150k Cal Fire Grant / Professional Services Agreement with Davey Resource Group for development of an Urban Forestry Master Plan	O8-4: Prevent or reduce the potential for life loss, injury, and property damage from fire hazards.
	Weekly vlog and email updates used to disseminate emergency alerts and recommendations, such as City-provided sand bags and emergency shelter at the Youth Center.	O8-3: Provide public education about what to do in case of emergencies and means available to avoid or minimize their effects.
	Site coverage limited to 22% of allowed base floor area; extra 4% bonus granted if at least 50% of the site coverage is pervious.	P8-29: Limit the amount of impervious surface in flood-prone areas.

	Resolution No. 2022-002, on-call tree maintenance services contracts with John Ley's Tree Service and with Iverson's Tree Service.	G8-2: Provide protection from natural hazards.
	Tope Tree Service substantially completed the mostly grant-funded, Fire Fuel Reduction Project in Mission Trails Nature Preserve.	G8-2: Provide protection from natural hazards.
	Resolution 2022-013, Neill Engineers Corp. on-call engineering services to include design work on three (3) inter-related Mission Trail Nature Preserve drainage improvement projects funded by a State Department of Parks and Recreation Per Capita Grant.	O8-6: Prevent or reduce the potential for life loss, injury, and property damage from inundation due to flood or tsunami. P8-30: Reduce flooding hazards in areas with flooding potential by improving drainage and minimizing the alteration of natural drainage and natural protective barriers that accommodate or channel floodwaters.
9) Noise	Resolution 2022-059 authorizing the purchase of a RAVO 5E electric street sweeper. 2 electric vehicles purchased for Community Planning & Building.	P9-1: Noise emission levels shall be considered along with performance and cost, when purchasing City owned vehicles and construction equipment.
	Noise emission checks for all new generators, heating/AC, hot tubs, or similar systems upon permit approval and upon request.	P9-6: Develop a noise enforcement program to minimize disturbance of the community tranquility.
	Gas-powered leaf blowers prohibited.	P9-15: Continue to prohibit the use of gas-powered leaf blowers in the City.
	Truck route maintained.	P9-16: Continue to maintain a truck route to limit noise impacts in the City.
	Live Music Ordinance enforced.	P9-18: Continue to enforce the City's Live Music Ordinance limiting the sound and location of live music in the commercial districts.

Please Start Here

General Information	
Jurisidiction Name	Carmel-by-the-Sea
Reporting Calendar Year	2022
Contact Information	
First Name	Marnie
Last Name	Waffle
Title	Principal Planner
Email	mwaffle@cbts.us
Phone	8316202057
Mailing Address	
Street Address	PO Box CC
City	Carmel-by-the-Sea
Zipcode	93921

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

3_6_23

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://apr.hcd.ca.gov/APR/login.do

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Carmel-by-the-Sea	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo Applica
1					2	3	4	5							6	7	8	9	10
Prior APN+	**Current APN**	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Date Application Submitted+** (see instructions)	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low-Income Deed Restricted**	**Low-Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Total PROPOSED Units by Project**	**Total APPROVED Units by project**	**Total DISAPPROVED Units by Project**	**Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)**	**Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?**
Summary Row: Start Data Entry Below								0	0	0	1	0	0	8	9	0	0		
	010-073-005	Junipero 3 NE of 12th	1540 Mescal St	DS 22-221 (1540MescalSt, LLC)	ADU	R	6/23/2022				1				1			No	No
	010-145-012	Dolores 2 SE of 7th	JB Pastor Building	DR 22-157 (Esperanza Carmel Commercial, LLC)	5+	R	5/6/2022							8	8			No	No
															0				
															0				
															0			

Jurisdiction	Carmel-by-the-Sea
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (04/15/2021 - 04/15/2029)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

| 4A_1_Prior | 4A_1_Current | 4B_1_Underway | 4C_1_None | 4D_1_IP | 4E2_4_Unit | 4E2_5_Tenure | 4E2_6_w/Assistance | 4E2_7_w/Assistance | 4E2_8_w/Assistance | 4E2_9_w/Assistance | 4E2_10_Mod/Rent | 4E2_11_Mod/Rent | 4E2_12_Mod/Rent | 4E2_13_Mod/Rent | 4E2_14_Mod/Rent | 4E2_15_Mod/Rent | 4E2_16_Mod/Rent | 4E2_17_Owner | 4E2_18_Owner | 4E2_19_Owner | 4E2_20_Owner | 4E2_21_Owner | 4E2_22_Owner | 4E2_23_Owner | 4E2_24_Owner | 4E2_25_Owner | 4E2_26_Owner | 4E2_27_Owner | 4E2_28_Owner | 4E2_29_Owner | 4E2_30_Owner | 4E2_31_Owner | 4E2_32_Owner | 4E2_33_Owner | 4E2_34_Owner | 4E2_35_Owner | 4E2_36_Owner |

Jurisdiction	Calculated by this field
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (10/15/2021 - 10/15/2029)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

| 1A_1_Prior | 1A_1_Owner | 1A_1_Rental | 1A_1_New | 1A_1_Ill | 1A_2_Jan | 1A_3_Owner | 1A_4_Jurisdiction | 1A_4_Jurisdiction | 1A_4_Jurisdiction | 1A_4_Jurisdiction | 1A_4_Jurisdiction | 1A_4_Jurisdiction | 1A_4_Jurisdiction | 1A_5_Date | 1A_6_Total | 1B_1_Jurisdiction | 1B_1_Jurisdiction | 1B_2_Jurisdiction | 1B_2_Jurisdiction | 1B_2_Jurisdiction | 1B_2_Jurisdiction | 1B_2_Jurisdiction | 1B_2_Jurisdiction | 1B_2_Jurisdiction | 1B_3_Owner | 1B_3_Date | 1B_4_Total | 1C_1_Jurisdiction | 1C_1_Jurisdiction | 1C_1_Jurisdiction | 1C_1_Jurisdiction | 1C_1_Jurisdiction | 1C_1_Jurisdiction | 1C_1_Jurisdiction | 1C_1_Jurisdiction | 1C_1_Jurisdiction | 1C_2_Owner | 1C_3_Date | 1C_4_Total | 1D_1_Jurisdiction | 1D_1_Jurisdiction | 1D_1_Jurisdiction | 1D_1_Jurisdiction | 1D_1_Jurisdiction | 1D_1_Jurisdiction | 1D_1_Jurisdiction | 1D_1_Jurisdiction | 1D_1_Jurisdiction | 1D_2_Owner | 1D_3_Date | 1D_4_Total | 1E_1_Jurisdiction | 1E_1_Jurisdiction | 1E_1_Jurisdiction | 1E_1_Jurisdiction | 1E_1_Jurisdiction | 1E_1_Jurisdiction | 1E_1_Jurisdiction | 1E_1_Jurisdiction | 1E_1_Jurisdiction | 1E_2_Owner | 1E_3_Date | 1E_4_Total | 1F_1_Jurisdiction | 1F_1_Jurisdiction | 1F_1_Jurisdiction | 1F_1_Jurisdiction | 1F_1_Jurisdiction | 1F_1_Jurisdiction | 1F_1_Jurisdiction | 1F_1_Jurisdiction | 1F_1_Jurisdiction | 1F_2_Owner | 1F_3_Date | 1F_4_Total | 1G_1_Jurisdiction | 1G_1_Jurisdiction | 1G_1_Jurisdiction | 1G_1_Jurisdiction | 1G_1_Jurisdiction | 1G_1_Jurisdiction | 1G_1_Jurisdiction | 1G_1_Jurisdiction | 1G_1_Jurisdiction | 1G_2_Owner | 1G_3_Date | 1G_4_Total | 1H_1_Jurisdiction | 1H_1_Jurisdiction | 1H_1_Jurisdiction | 1H_1_Jurisdiction | 1H_1_Jurisdiction | 1H_1_Jurisdiction | 1H_1_Jurisdiction | 1H_1_Jurisdiction | 1H_1_Jurisdiction | 1H_2_Owner | 1H_3_Date | 1H_4_Total | 1I_1_Jurisdiction | 1I_1_Jurisdiction | 1I_1_Jurisdiction | 1I_1_Jurisdiction | 1I_1_Jurisdiction | 1I_1_Jurisdiction | 1I_1_Jurisdiction | 1I_1_Jurisdiction | 1I_1_Jurisdiction | 1I_2_Owner | 1I_3_Date | 1I_4_Total | 1J_1_Jurisdiction | 1J_1_Jurisdiction | 1J_1_Jurisdiction | 1J_1_Jurisdiction | 1J_1_Jurisdiction | 1J_1_Jurisdiction | 1J_1_Jurisdiction | 1J_1_Jurisdiction | 1J_1_Jurisdiction | 1J_2_Owner | 1J_3_Date | 1J_4_Total | 1K_1_Jurisdiction | 1K_1_Jurisdiction | 1K_1_Jurisdiction | 1K_1_Jurisdiction | 1K_1_Jurisdiction | 1K_1_Jurisdiction | 1K_1_Jurisdiction | 1K_1_Jurisdiction | 1K_1_Jurisdiction | 1K_2_Owner | 1K_3_Date | 1K_4_Total | 1L_1_Jurisdiction | 1L_1_Jurisdiction | 1L_1_Jurisdiction | 1L_1_Jurisdiction | 1L_1_Jurisdiction | 1L_1_Jurisdiction | 1L_1_Jurisdiction | 1L_1_Jurisdiction | 1L_1_Jurisdiction | 1L_2_Owner | 1L_3_Date | 1L_4_Total | 1M_1_Jurisdiction | 1M_1_Jurisdiction | 1M_1_Jurisdiction | 1M_1_Jurisdiction | 1M_1_Jurisdiction | 1M_1_Jurisdiction | 1M_1_Jurisdiction | 1M_1_Jurisdiction | 1M_1_Jurisdiction | 1M_2_Owner | 1M_3_Date | 1M_4_Total | 1N_1_Jurisdiction | 1N_1_Jurisdiction | 1N_1_Jurisdiction | 1N_1_Jurisdiction | 1N_1_Jurisdiction | 1N_1_Jurisdiction | 1N_1_Jurisdiction | 1N_1_Jurisdiction | 1N_1_Jurisdiction | 1N_2_Owner | 1N_3_Date | 1N_4_Total | 1O_1_Jurisdiction | 1O_1_Jurisdiction | 1O_1_Jurisdiction | 1O_1_Jurisdiction | 1O_1_Jurisdiction | 1O_1_Jurisdiction | 1O_1_Jurisdiction | 1O_1_Jurisdiction | 1O_1_Jurisdiction | 1O_2_Owner | 1O_3_Date | 1O_4_Total | 1P_1_Jurisdiction | 1P_1_Jurisdiction | 1P_1_Jurisdiction | 1P_1_Jurisdiction | 1P_1_Jurisdiction | 1P_1_Jurisdiction | 1P_1_Jurisdiction | 1P_1_Jurisdiction | 1P_1_Jurisdiction | 1P_2_Owner | 1P_3_Date | 1P_4_Total | 1Q_1_Jurisdiction | 1Q_1_Jurisdiction | 1Q_1_Jurisdiction | 1Q_1_Jurisdiction | 1Q_1_Jurisdiction | 1Q_1_Jurisdiction | 1Q_1_Jurisdiction | 1Q_1_Jurisdiction | 1Q_1_Jurisdiction | 1Q_2_Owner | 1Q_3_Date | 1Q_4_Total | 1R_1_Jurisdiction | 1R_1_Jurisdiction | 1R_1_Jurisdiction | 1R_1_Jurisdiction | 1R_1_Jurisdiction | 1R_1_Jurisdiction | 1R_1_Jurisdiction | 1R_1_Jurisdiction | 1R_1_Jurisdiction | 1R_2_Owner | 1R_3_Date | 1R_4_Total | 1S_1_Jurisdiction | 1S_1_Jurisdiction | 1S_1_Jurisdiction | 1S_1_Jurisdiction | 1S_1_Jurisdiction | 1S_1_Jurisdiction | 1S_1_Jurisdiction | 1S_1_Jurisdiction | 1S_1_Jurisdiction | 1S_2_Owner | 1S_3_Date | 1S_4_Total | 1T_1_Jurisdiction | 1T_1_Jurisdiction | 1T_1_Jurisdiction | 1T_1_Jurisdiction | 1T_1_Jurisdiction | 1T_1_Jurisdiction | 1T_1_Jurisdiction | 1T_1_Jurisdiction | 1T_1_Jurisdiction | 1T_2_Owner | 1T_3_Date | 1T_4_Total | 1U_1_Jurisdiction | 1U_1_Jurisdiction | 1U_1_Jurisdiction | 1U_1_Jurisdiction | 1U_1_Jurisdiction | 1U_1_Jurisdiction | 1U_1_Jurisdiction | 1U_1_Jurisdiction | 1U_1_Jurisdiction | 1U_2_Owner | 1U_3_Date | 1U_4_Total | 1V_1_Jurisdiction | 1V_1_Jurisdiction | 1V_1_Jurisdiction | 1V_1_Jurisdiction | 1V_1_Jurisdiction | 1V_1_Jurisdiction | 1V_1_Jurisdiction | 1V_1_Jurisdiction | 1V_1_Jurisdiction | 1V_2_Owner | 1V_3_Date | 1V_4_Total | 1W_1_Jurisdiction | 1W_1_Jurisdiction | 1W_1_Jurisdiction | 1W_1_Jurisdiction | 1W_1_Jurisdiction | 1W_1_Jurisdiction | 1W_1_Jurisdiction | 1W_1_Jurisdiction | 1W_1_Jurisdiction | 1W_2_Owner | 1W_3_Date | 1W_4_Total | 1X_1_Jurisdiction | 1X_1_Jurisdiction | 1X_1_Jurisdiction | 1X_1_Jurisdiction | 1X_1_Jurisdiction | 1X_1_Jurisdiction | 1X_1_Jurisdiction | 1X_1_Jurisdiction | 1X_1_Jurisdiction | 1X_2_Owner | 1X_3_Date | 1X_4_Total | 1Y_1_Jurisdiction | 1Y_1_Jurisdiction | 1Y_1_Jurisdiction | 1Y_1_Jurisdiction | 1Y_1_Jurisdiction | 1Y_1_Jurisdiction | 1Y_1_Jurisdiction | 1Y_1_Jurisdiction | 1Y_1_Jurisdiction | 1Y_2_Owner | 1Y_3_Date | 1Y_4_Total | 1Z_1_Jurisdiction | 1Z_1_Jurisdiction | 1Z_1_Jurisdiction | 1Z_1_Jurisdiction | 1Z_1_Jurisdiction | 1Z_1_Jurisdiction | 1Z_1_Jurisdiction | 1Z_1_Jurisdiction | 1Z_1_Jurisdiction | 1Z_2_Owner | 1Z_3_Date | 1Z_4_Total | 1AA_1_Jurisdiction | 1AA_1_Jurisdiction | 1AA_1_Jurisdiction | 1AA_1_Jurisdiction | 1AA_1_Jurisdiction | 1AA_1_Jurisdiction | 1AA_1_Jurisdiction | 1AA_1_Jurisdiction | 1AA_1_Jurisdiction | 1AA_2_Owner | 1AA_3_Date | 1AA_4_Total | 1AB_1_Jurisdiction | 1AB_1_Jurisdiction | 1AB_1_Jurisdiction | 1AB_1_Jurisdiction | 1AB_1_Jurisdiction | 1AB_1_Jurisdiction | 1AB_1_Jurisdiction | 1AB_1_Jurisdiction | 1AB_1_Jurisdiction | 1AB_2_Owner | 1AB_3_Date | 1AB_4_Total | 1AC_1_Jurisdiction | 1AC_1_Jurisdiction | 1AC_1_Jurisdiction | 1AC_1_Jurisdiction | 1AC_1_Jurisdiction | 1AC_1_Jurisdiction | 1AC_1_Jurisdiction | 1AC_1_Jurisdiction | 1AC_1_Jurisdiction | 1AC_2_Owner | 1AC_3_Date | 1AC_4_Total | 1AD_1_Jurisdiction | 1AD_1_Jurisdiction | 1AD_1_Jurisdiction | 1AD_1_Jurisdiction | 1AD_1_Jurisdiction | 1AD_1_Jurisdiction | 1AD_1_Jurisdiction | 1AD_1_Jurisdiction | 1AD_1_Jurisdiction | 1AD_2_Owner | 1AD_3_Date | 1AD_4_Total | 1AE_1_Jurisdiction | 1AE_1_Jurisdiction | 1AE_1_Jurisdiction | 1AE_1_Jurisdiction | 1AE_1_Jurisdiction | 1AE_1_Jurisdiction | 1AE_1_Jurisdiction | 1AE_1_Jurisdiction | 1AE_1_Jurisdiction | 1AE_2_Owner | 1AE_3_Date | 1AE_4_Total | 1AF_1_Jurisdiction | 1AF_1_Jurisdiction | 1AF_1_Jurisdiction | 1AF_1_Jurisdiction | 1AF_1_Jurisdiction | 1AF_1_Jurisdiction | 1AF_1_Jurisdiction | 1AF_1_Jurisdiction | 1AF_1_Jurisdiction | 1AF_2_Owner | 1AF_3_Date | 1AF_4_Total | 1AG_1_Jurisdiction | 1AG_1_Jurisdiction | 1AG_1_Jurisdiction | 1AG_1_Jurisdiction | 1AG_1_Jurisdiction | 1AG_1_Jurisdiction | 1AG_1_Jurisdiction | 1AG_1_Jurisdiction | 1AG_1_Jurisdiction | 1AG_2_Owner | 1AG_3_Date | 1AG_4_Total | 1AH_1_Jurisdiction | 1AH_1_Jurisdiction | 1AH_1_Jurisdiction | 1AH_1_Jurisdiction | 1AH_1_Jurisdiction | 1AH_1_Jurisdiction | 1AH_1_Jurisdiction | 1AH_1_Jurisdiction | 1AH_1_Jurisdiction | 1AH_2_Owner | 1AH_3_Date | 1AH_4_Total | 1AI_1_Jurisdiction | 1AI_1_Jurisdiction | 1AI_1_Jurisdiction | 1AI_1_Jurisdiction | 1AI_1_Jurisdiction | 1AI_1_Jurisdiction | 1AI_1_Jurisdiction | 1AI_1_Jurisdiction | 1AI_1_Jurisdiction | 1AI_2_Owner | 1AI_3_Date | 1AI_4_Total | 1AJ_1_Jurisdiction | 1AJ_1_Jurisdiction | 1AJ_1_Jurisdiction | 1AJ_1_Jurisdiction | 1AJ_1_Jurisdiction | 1AJ_1_Jurisdiction | 1AJ_1_Jurisdiction | 1AJ_1_Jurisdiction | 1AJ_1_Jurisdiction | 1AJ_2_Owner | 1AJ_3_Date | 1AJ_4_Total | 1AK_1_Jurisdiction | 1AK_1_Jurisdiction | 1AK_1_Jurisdiction | 1AK_1_Jurisdiction | 1AK_1_Jurisdiction | 1AK_1_Jurisdiction | 1AK_1_Jurisdiction | 1AK_1_Jurisdiction | 1AK_1_Jurisdiction | 1AK_2_Owner | 1AK_3_Date | 1AK_4_Total | 1AL_1_Jurisdiction | 1AL_1_Jurisdiction | 1AL_1_Jurisdiction | 1AL_1_Jurisdiction | 1AL_1_Jurisdiction | 1AL_1_Jurisdiction | 1AL_1_Jurisdiction | 1AL_1_Jurisdiction | 1AL_1_Jurisdiction | 1AL_2_Owner | 1AL_3_Date | 1AL_4_Total | 1AM_1_Jurisdiction | 1AM_1_Jurisdiction | 1AM_1_Jurisdiction | 1AM_1_Jurisdiction | 1AM_1_Jurisdiction | 1AM_1_Jurisdiction | 1AM_1_Jurisdiction | 1AM_1_Jurisdiction | 1AM_1_Jurisdiction | 1AM_2_Owner | 1AM_3_Date | 1AM_4_Total | 1AN_1_Jurisdiction | 1AN_1_Jurisdiction | 1AN_1_Jurisdiction | 1AN_1_Jurisdiction | 1AN_1_Jurisdiction | 1AN_1_Jurisdiction | 1AN_1_Jurisdiction | 1AN_1_Jurisdiction | 1AN_1_Jurisdiction | 1AN_2_Owner | 1AN_3_Date | 1AN_4_Total | 1AO_1_Jurisdiction | 1AO_1_Jurisdiction | 1AO_1_Jurisdiction | 1AO_1_Jurisdiction | 1AO_1_Jurisdiction | 1AO_1_Jurisdiction | 1AO_1_Jurisdiction | 1AO_1_Jurisdiction | 1AO_1_Jurisdiction | 1AO_2_Owner | 1AO_3_Date | 1AO_4_Total | 1AP_1_Jurisdiction | 1AP_1_Jurisdiction | 1AP_1_Jurisdiction | 1AP_1_Jurisdiction | 1AP_1_Jurisdiction | 1AP_1_Jurisdiction | 1AP_1_Jurisdiction | 1AP_1_Jurisdiction | 1AP_1_Jurisdiction | 1AP_2_Owner | 1AP_3_Date | 1AP_4_Total | 1AQ_1_Jurisdiction | 1AQ_1_Jurisdiction | 1AQ_1_Jurisdiction | 1AQ_1_Jurisdiction | 1AQ_1_Jurisdiction | 1AQ_1_Jurisdiction | 1AQ_1_Jurisdiction | 1AQ_1_Jurisdiction | 1AQ_1_Jurisdiction | 1AQ_2_Owner | 1AQ_3_Date | 1AQ_4_Total | 1AR_1_Jurisdiction | 1AR_1_Jurisdiction | 1AR_1_Jurisdiction | 1AR_1_Jurisdiction | 1AR_1_Jurisdiction | 1AR_1_Jurisdiction | 1AR_1_Jurisdiction | 1AR_1_Jurisdiction | 1AR_1_Jurisdiction | 1AR_2_Owner | 1AR_3_Date | 1AR_4_Total | 1AS_1_Jurisdiction | 1AS_1_Jurisdiction | 1AS_1_Jurisdiction | 1AS_1_Jurisdiction | 1AS_1_Jurisdiction | 1AS_1_Jurisdiction | 1AS_1_Jurisdiction | 1AS_1_Jurisdiction | 1AS_1_Jurisdiction | 1AS_2_Owner | 1AS_3_Date | 1AS_4_Total | 1AT_1_Jurisdiction | 1AT_1_Jurisdiction | 1AT_1_Jurisdiction | 1AT_1_Jurisdiction | 1AT_1_Jurisdiction | 1AT_1_Jurisdiction | 1AT_1_Jurisdiction | 1AT_1_Jurisdiction | 1AT_1_Jurisdiction | 1AT_2_Owner | 1AT_3_Date | 1AT_4_Total | 1AU_1_Jurisdiction | 1AU_1_Jurisdiction | 1AU_1_Jurisdiction | 1AU_1_Jurisdiction | 1AU_1_Jurisdiction | 1AU_1_Jurisdiction | 1AU_1_Jurisdiction | 1AU_1_Jurisdiction | 1AU_1_Jurisdiction | 1AU_2_Owner | 1AU_3_Date | 1AU_4_Total | 1AV_1_Jurisdiction | 1AV_1_Jurisdiction | 1AV_1_Jurisdiction | 1AV_1_Jurisdiction | 1AV_1_Jurisdiction | 1AV_1_Jurisdiction | 1AV_1_Jurisdiction | 1AV_1_Jurisdiction | 1AV_1_Jurisdiction | 1AV_2_Owner | 1AV_3_Date | 1AV_4_Total | 1AW_1_Jurisdiction | 1AW_1_Jurisdiction | 1AW_1_Jurisdiction | 1AW_1_Jurisdiction | 1AW_1_Jurisdiction | 1AW_1_Jurisdiction | 1AW_1_Jurisdiction | 1AW_1_Jurisdiction | 1AW_1_Jurisdiction | 1AW_2_Owner | 1AW_3_Date | 1AW_4_Total | 1AX_1_Jurisdiction | 1AX_1_Jurisdiction | 1AX_1_Jurisdiction | 1AX_1_Jurisdiction | 1AX_1_Jurisdiction | 1AX_1_Jurisdiction | 1AX_1_Jurisdiction | 1AX_1_Jurisdiction | 1AX_1_Jurisdiction | 1AX_2_Owner | 1AX_3_Date | 1AX_4_Total | 1AY_1_Jurisdiction | 1AY_1_Jurisdiction | 1AY_1_Jurisdiction | 1AY_1_Jurisdiction | 1AY_1_Jurisdiction | 1AY_1_Jurisdiction | 1AY_1_Jurisdiction | 1AY_1_Jurisdiction | 1AY_1_Jurisdiction | 1AY_2_Owner | 1AY_3_Date | 1AY_4_Total | 1AZ_1_Jurisdiction | 1AZ_1_Jurisdiction | 1AZ_1_Jurisdiction | 1AZ_1_Jurisdiction | 1AZ_1_Jurisdiction | 1AZ_1_Jurisdiction | 1AZ_1_Jurisdiction | 1AZ_1_Jurisdiction | 1AZ_1_Jurisdiction | 1AZ_2_Owner | 1AZ_3_Date | 1AZ_4_Total | 1BA_1_Jurisdiction | 1BA_1_Jurisdiction | 1BA_1_Jurisdiction | 1BA_1_Jurisdiction | 1BA_1_Jurisdiction | 1BA_1_Jurisdiction | 1BA_1_Jurisdiction | 1BA_1_Jurisdiction | 1BA_1_Jurisdiction | 1BA_2_Owner | 1BA_3_Date | 1BA_4_Total | 1BB_1_Jurisdiction | 1BB_1_Jurisdiction | 1BB_1_Jurisdiction | 1BB_1_Jurisdiction | 1BB_1_Jurisdiction | 1BB_1_Jurisdiction | 1BB_1_Jurisdiction | 1BB_1_Jurisdiction | 1BB_1_Jurisdiction | 1BB_2_Owner | 1BB_3_Date | 1BB_4_Total | 1BC_1_Jurisdiction | 1BC_1_Jurisdiction | 1BC_1_Jurisdiction | 1BC_1_Jurisdiction | 1BC_1_Jurisdiction | 1BC_1_Jurisdiction | 1BC_1_Jurisdiction | 1BC_1_Jurisdiction | 1BC_1_Jurisdiction | 1BC_2_Owner | 1BC_3_Date | 1BC_4_Total | 1BD_1_Jurisdiction | 1BD_1_Jurisdiction | 1BD_1_Jurisdiction | 1BD_1_Jurisdiction | 1BD_1_Jurisdiction | 1BD_1_Jurisdiction | 1BD_1_Jurisdiction | 1BD_1_Jurisdiction | 1BD_1_Jurisdiction | 1BD_2_Owner | 1BD_3_Date | 1BD_4_Total | 1BE_1_Jurisdiction | 1BE_1_Jurisdiction | 1BE_1_Jurisdiction | 1BE_1_Jurisdiction | 1BE_1_Jurisdiction | 1BE_1_Jurisdiction | 1BE_1_Jurisdiction | 1BE_1_Jurisdiction | 1BE_1_Jurisdiction | 1BE_2_Owner | 1BE_3_Date | 1BE_4_Total | 1BF_1_Jurisdiction | 1BF_1_Jurisdiction | 1BF_1_Jurisdiction | 1BF_1_Jurisdiction | 1BF_1_Jurisdiction | 1BF_1_Jurisdiction | 1BF_1_Jurisdiction | 1BF_1_Jurisdiction | 1BF_1_Jurisdiction | 1BF_2_Owner | 1BF_3_Date | 1BF_4_Total | 1BG_1_Jurisdiction | 1BG_1_Jurisdiction | 1BG_1_Jurisdiction | 1BG_1_Jurisdiction | 1BG_1_Jurisdiction | 1BG_1_Jurisdiction | 1BG_1_Jurisdiction | 1BG_1_Jurisdiction | 1BG_1_Jurisdiction | 1BG_2_Owner | 1BG_3_Date | 1BG_4_Total | 1BH_1_Jurisdiction | 1BH_1_Jurisdiction | 1BH_1_Jurisdiction | 1BH_1_Jurisdiction | 1BH_1_Jurisdiction | 1BH_1_Jurisdiction | 1BH_1_Jurisdiction | 1BH_1_Jurisdiction | 1BH_1_Jurisdiction | 1BH_2_Owner | 1BH_3_Date | 1BH_4_Total | 1BI_1_Jurisdiction | 1BI_1_Jurisdiction | 1BI_1_Jurisdiction | 1BI_1_Jurisdiction | 1BI_1_Jurisdiction | 1BI_1_Jurisdiction | 1BI_1_Jurisdiction | 1BI_1_Jurisdiction | 1BI_1_Jurisdiction | 1BI_2_Owner | 1BI_3_Date | 1BI_4_Total | 1BJ_1_Jurisdiction | 1BJ_1_Jurisdiction | 1BJ_1_Jurisdiction | 1BJ_1_Jurisdiction | 1BJ_1_Jurisdiction | 1BJ_1_Jurisdiction | 1BJ_1_Jurisdiction | 1BJ_1_Jurisdiction | 1BJ_1_Jurisdiction | 1BJ_2_Owner | 1BJ_3_Date | 1BJ_4_Total | 1BK_1_Jurisdiction | 1BK_1_Jurisdiction | 1BK_1_Jurisdiction | 1BK_1_Jurisdiction | 1BK_1_Jurisdiction | 1BK_1_Jurisdiction | 1BK_1_Jurisdiction | 1BK_1_Jurisdiction | 1BK_1_Jurisdiction | 1BK_2_Owner | 1BK_3_Date | 1BK_4_Total | 1BL_1_Jurisdiction | 1BL_1_Jurisdiction | 1BL_1_Jurisdiction | 1BL_1_Jurisdiction | 1BL_1_Jurisdiction | 1BL_1_Jurisdiction | 1BL_1_Jurisdiction | 1BL_1_Jurisdiction | 1BL_1_Jurisdiction | 1BL_2_Owner | 1BL_3_Date | 1BL_4_Total | 1BM_1_Jurisdiction | 1BM_1_Jurisdiction | 1BM_1_Jurisdiction | 1BM_1_Jurisdiction | 1BM_1_Jurisdiction | 1BM_1_Jurisdiction | 1BM_1_Jurisdiction | 1BM_1_Jurisdiction | 1BM_1_Jurisdiction | 1BM_2_Owner | 1BM_3_Date | 1BM_4_Total | 1BN_1_Jurisdiction | 1BN_1_Jurisdiction | 1BN_1_Jurisdiction | 1BN_1_Jurisdiction | 1BN_1_Jurisdiction | 1BN_1_Jurisdiction | 1BN_1_Jurisdiction | 1BN_1_Jurisdiction | 1BN_1_Jurisdiction | 1BN_2_Owner | 1BN_3_Date | 1BN_4_Total | 1BO_1_Jurisdiction | 1BO_1_Jurisdiction | 1BO_1_Jurisdiction | 1BO_1_Jurisdiction | 1BO_1_Jurisdiction | 1BO_1_Jurisdiction | 1BO_1_Jurisdiction | 1BO_1_Jurisdiction | 1BO_1_Jurisdiction | 1BO_2_Owner | 1BO_3_Date | 1BO_4_Total | 1BP_1_Jurisdiction | 1BP_1_Jurisdiction | 1BP_1_Jurisdiction | 1BP_1_Jurisdiction | 1BP_1_Jurisdiction | 1BP_1_Jurisdiction | 1BP_1_Jurisdiction | 1BP_1_Jurisdiction | 1BP_1_Jurisdiction | 1BP_2_Owner | 1BP_3_Date | 1BP_4_Total | 1BQ_1_Jurisdiction | 1BQ_1_Jurisdiction | 1BQ_1_Jurisdiction | 1BQ_1_Jurisdiction | 1BQ_1_Jurisdiction | 1BQ_1_Jurisdiction | 1BQ_1_Jurisdiction | 1BQ_1_Jurisdiction | 1BQ_1_Jurisdiction | 1BQ_2_Owner | 1BQ_3_Date | 1BQ_4_Total | 1BR_1_Jurisdiction | 1BR_1_Jurisdiction | 1BR_1_Jurisdiction | 1BR_1_Jurisdiction | 1BR_1_Jurisdiction | 1BR_1_Jurisdiction | 1BR_1_Jurisdiction | 1BR_1_Jurisdiction | 1BR_1_Jurisdiction | 1BR_2_Owner | 1BR_3_Date | 1BR_4_Total | 1BS_1_Jurisdiction | 1BS_1_Jurisdiction | 1BS_1_Jurisdiction | 1BS_1_Jurisdiction | 1BS_1_Jurisdiction | 1BS_1_Jurisdiction | 1BS_1_Jurisdiction | 1BS_1_Jurisdiction | 1BS_1_Jurisdiction | 1BS_2_Owner | 1BS_3_Date | 1BS_4_Total | 1BT_1_Jurisdiction | 1BT_1_Jurisdiction | 1BT_1_Jurisdiction | 1BT_1_Jurisdiction | 1BT_1_Jurisdiction | 1BT_1_Jurisdiction | 1BT_1_Jurisdiction | 1BT_1_Jurisdiction | 1BT_1_Jurisdiction | 1BT_2_Owner | 1BT_3_Date | 1BT_4_Total | 1BU_1_Jurisdiction | 1BU_1_Jurisdiction | 1BU_1_Jurisdiction | 1BU_1_Jurisdiction | 1BU_1_Jurisdiction | 1BU_1_Jurisdiction | 1BU_1_Jurisdiction | 1BU_1_Jurisdiction | 1BU_1_Jurisdiction | 1BU_2_Owner | 1BU_3_Date | 1BU_4_Total | 1BV_1_Jurisdiction | 1BV_1_Jurisdiction | 1BV_1_Jurisdiction | 1BV_1_Jurisdiction | 1BV_1_Jurisdiction | 1BV_1_Jurisdiction | 1BV_1_Jurisdiction | 1BV_1_Jurisdiction | 1BV_1_Jurisdiction | 1BV_2_Owner | 1BV_3_Date | 1BV_4_Total | 1BW_1_Jurisdiction | 1BW_1_Jurisdiction | 1BW_1_Jurisdiction | 1BW_1_Jurisdiction | 1BW_1_Jurisdiction | 1BW_1_Jurisdiction | 1BW_1_Jurisdiction | 1BW_1_Jurisdiction | 1BW_1_Jurisdiction | 1BW_2_Owner | 1BW_3_Date | 1BW_4_Total | 1BX_1_Jurisdiction | 1BX_1_Jurisdiction | 1BX_1_Jurisdiction | 1BX_1_Jurisdiction | 1BX_1_Jurisdiction | 1BX_1_Jurisdiction | 1BX_1_Jurisdiction | 1BX_1_Jurisdiction | 1BX_1_Jurisdiction | 1BX_2_Owner | 1BX_3_Date | 1BX_4_Total | 1BY_1_Jurisdiction | 1BY_1_Jurisdiction | 1BY_1_Jurisdiction | 1BY_1_Jurisdiction | 1BY_1_Jurisdiction | 1BY_1_Jurisdiction | 1BY_1_Jurisdiction | 1BY_1_Jurisdiction | 1BY_1_Jurisdiction | 1BY_2_Owner | 1BY_3_Date | 1BY_4_Total | 1BZ_1_Jurisdiction | 1BZ_1_Jurisdiction | 1BZ_1_Jurisdiction | 1BZ_1_Jurisdiction | 1BZ_1_Jurisdiction | 1BZ_1_Jurisdiction | 1BZ_1_Jurisdiction | 1BZ_1_Jurisdiction | 1BZ_1_Jurisdiction | 1BZ_2_Owner | 1BZ_3_Date | 1BZ_4_Total | 1CA_1_Jurisdiction | 1CA_1_Jurisdiction | 1CA_1_Jurisdiction | 1CA_1_Jurisdiction | 1CA_1_Jurisdiction | 1CA_1_Jurisdiction | 1CA_1_Jurisdiction | 1CA_1_Jurisdiction | 1CA_1_Jurisdiction | 1CA_2_Owner | 1CA_3_Date | 1CA_4_Total | 1CB_1_Jurisdiction | 1CB_1_Jurisdiction | 1CB_1_Jurisdiction | 1CB_1_Jurisdiction | 1CB_1_Jurisdiction | 1CB_1_Jurisdiction | 1CB_1_Jurisdiction | 1CB_1_Jurisdiction | 1CB_1_Jurisdiction | 1CB_2_Owner | 1CB_3_Date | 1CB_4_Total | 1CC_1_Jurisdiction | 1CC_1_Jurisdiction | 1CC_1_Jurisdiction | 1CC_1_Jurisdiction | 1CC_1_Jurisdiction | 1CC_1_Jurisdiction | 1CC_1_Jurisdiction | 1CC_1_Jurisdiction | 1CC_1_Jurisdiction | 1CC_2_Owner | 1CC_3_Date | 1CC_4_Total | 1CD_1_Jurisdiction | 1CD_1_Jurisdiction | 1CD_1_Jurisdiction | 1CD_1_Jurisdiction | 1CD_1_Jurisdiction | 1CD_1_Jurisdiction | 1CD_1_Jurisdiction | 1CD_1_Jurisdiction | 1CD_1_Jurisdiction | 1CD_2_Owner | 1CD_3_Date | 1CD_4_Total | 1CE_1_Jurisdiction | 1CE_1_Jurisdiction | 1CE_1_Jurisdiction | 1CE_1_Jurisdiction | 1CE_1_Jurisdiction | 1CE_1_Jurisdiction | 1CE_1_Jurisdiction | 1CE_1_Jurisdiction | 1CE_1_Jurisdiction | 1CE_2_Owner | 1CE_3_Date | 1CE_4_Total | 1CF_1_Jurisdiction | 1CF_1_Jurisdiction | 1CF_1_Jurisdiction | 1CF_1_Jurisdiction | 1CF_1_Jurisdiction | 1CF_1_Jurisdiction | 1CF_1_Jurisdiction | 1CF_1_Jurisdiction | 1CF_1_Jurisdiction | 1CF_2_Owner | 1CF_3_Date | 1CF_4_Total | 1CG_1_Jurisdiction | 1CG_1_Jurisdiction | 1CG_1_Jurisdiction | 1CG_1_Jurisdiction | 1CG_1_Jurisdiction | 1CG_1_Jurisdiction | 1CG_1_Jurisdiction | 1CG_1_Jurisdiction | 1CG_1_Jurisdiction | 1CG_2_Owner | 1CG_3_Date | 1CG_4_Total | 1CH_1_Jurisdiction | 1CH_1_Jurisdiction | 1CH_1_Jurisdiction | 1CH_1_Jurisdiction | 1CH_1_Jurisdiction | 1CH_1_Jurisdiction | 1CH_1_Jurisdiction | 1CH_1_Jurisdiction | 1CH_1_Jurisdiction | 1CH_2_Owner | 1CH_3_Date | 1CH_4_Total | 1CI_1_Jurisdiction | 1CI_1_Jurisdiction | 1CI_1_Jurisdiction | 1CI_1_Jurisdiction | 1CI_1_Jurisdiction | 1CI_1_Jurisdiction | 1CI_1_Jurisdiction | 1CI_1_Jurisdiction | 1CI_1_Jurisdiction | 1CI_2_Owner | 1CI_3_Date | 1CI_4_Total | 1CJ_1_Jurisdiction | 1CJ_1_Jurisdiction | 1CJ_1_Jurisdiction | 1CJ_1_Jurisdiction | 1CJ_1_Jurisdiction | 1CJ_1_Jurisdiction | 1CJ_1_Jurisdiction | 1CJ_1_Jurisdiction | 1CJ_1_Jurisdiction | 1CJ_2_Owner | 1CJ_3_Date | 1CJ_4_Total | 1CK_1_Jurisdiction | 1CK_1_Jurisdiction | 1CK_1_Jurisdiction | 1CK_1_Jurisdiction | 1CK_1_Jurisdiction | 1CK_1_Jurisdiction | 1CK_1_Jurisdiction | 1CK_1_Jurisdiction | 1CK_1_Jurisdiction | 1CK_2_Owner | 1CK_3_Date | 1CK_4_Total | 1CL_1_Jurisdiction | 1CL_1_Jurisdiction | 1CL_1_Jurisdiction | 1CL_1_Jurisdiction | 1CL_1_Jurisdiction | 1CL_1_Jurisdiction | 1CL_1_Jurisdiction | 1CL_1_Jurisdiction | 1CL_1_Jurisdiction | 1CL_2_Owner | 1CL_3_Date | 1CL_4_Total | 1CM_1_Jurisdiction | 1CM_1_Jurisdiction | 1CM_1_Jurisdiction | 1CM_1_Jurisdiction | 1CM_1_Jurisdiction | 1CM_1_Jurisdiction | 1CM_1_Jurisdiction | 1CM_1_Jurisdiction | 1CM_1_Jurisdiction | 1CM_2_Owner | 1CM_3_Date | 1CM_4_Total | 1CN_1_Jurisdiction | 1CN_1_Jurisdiction | 1CN_1_Jurisdiction | 1CN_1_Jurisdiction | 1CN_1_Jurisdiction | 1CN_1_Jurisdiction | 1CN_1_Jurisdiction | 1CN_1_Jurisdiction | 1CN_1_Jurisdiction | 1CN_2_Owner | 1CN_3_Date | 1CN_4_Total | 1CO_1_Jurisdiction | 1CO_1_Jurisdiction | 1CO_1_Jurisdiction | 1CO_1_Jurisdiction | 1CO_1_Jurisdiction | 1CO_1_Jurisdiction | 1CO_1_Jurisdiction | 1CO_1_Jurisdiction | 1CO_1_Jurisdiction | 1CO_2_Owner | 1CO_3_Date | 1CO_4_Total | 1CP_1_Jurisdiction | 1CP_1_Jurisdiction | 1CP_1_Jurisdiction | 1CP_1_Jurisdiction | 1CP_1_Jurisdiction | 1CP_1_Jurisdiction | 1CP_1_Jurisdiction | 1CP_1_Jurisdiction | 1CP_1_Jurisdiction | 1CP_2_Owner | 1CP_3_Date | 1CP_4_Total | 1CQ_1_Jurisdiction | 1CQ_1_Jurisdiction | 1CQ_1_Jurisdiction | 1CQ_1_Jurisdiction | 1CQ_1_Jurisdiction | 1CQ_1_Jurisdiction | 1CQ_1_Jurisdiction | 1CQ_1_Jurisdiction | 1CQ_1_Jurisdiction | 1CQ_2_Owner | 1CQ_3_Date | 1CQ_4_Total | 1CR_1_Jurisdiction | 1CR_1_Jurisdiction | 1CR_1_Jurisdiction | 1CR_1_Jurisdiction | 1CR_1_Jurisdiction | 1CR_1_Jurisdiction | 1CR_1_Jurisdiction | 1CR_1_Jurisdiction | 1CR_1_Jurisdiction | 1CR_2_Owner | 1CR_3_Date | 1CR_4_Total | 1CS_1_Jurisdiction | 1CS_1_Jurisdiction | 1CS_1_Juris

Jurisdiction	*Community Name*
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle (10/15/2013 - 10/15/2023)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

| 1A_1_Prior | 1A_1_Owner | 1A_1_Rental | 1A_1_Total | 1A_1_ADU | 1A_2_Inc | 1A_2_Tenure | 1A_4_LowDeed | 1A_4_LowRent | 1A_4_LowInc | 1A_4_MedDeed | 1A_4_MedRent | 1A_4_MedInc | 1A_5_Date | 1A_6_Units | 1B_1_LowDeed | 1B_1_LowRent | 1B_1_LowInc | 1B_2_MedDeed | 1B_2_MedRent | 1B_2_MedInc | 1B_3_Date | 1B_4_Units | 1C_1_LowDeed | 1C_1_LowRent | 1C_1_LowInc | 1C_2_MedDeed | 1C_2_MedRent | 1C_2_MedInc | 1C_3_Date | 1C_4_Units | 1D_1_LowDeed | 1D_1_LowRent | 1D_1_LowInc | 1D_2_MedDeed | 1D_2_MedRent | 1D_2_MedInc | 1D_3_Date | 1D_4_Units | 1E_1_LowDeed | 1E_1_LowRent | 1E_1_LowInc | 1E_2_MedDeed | 1E_2_MedRent | 1E_2_MedInc | 1E_3_Date | 1E_4_Units | 1F_1_LowDeed | 1F_1_LowRent | 1F_1_LowInc | 1F_2_MedDeed | 1F_2_MedRent | 1F_2_MedInc | 1F_3_Date | 1F_4_Units | 1G_1_LowDeed | 1G_1_LowRent | 1G_1_LowInc | 1G_2_MedDeed | 1G_2_MedRent | 1G_2_MedInc | 1G_3_Date | 1G_4_Units | 1H_1_LowDeed | 1H_1_LowRent | 1H_1_LowInc | 1H_2_MedDeed | 1H_2_MedRent | 1H_2_MedInc | 1H_3_Date | 1H_4_Units | 1I_1_LowDeed | 1I_1_LowRent | 1I_1_LowInc | 1I_2_MedDeed | 1I_2_MedRent | 1I_2_MedInc | 1I_3_Date | 1I_4_Units | 1J_1_LowDeed | 1J_1_LowRent | 1J_1_LowInc | 1J_2_MedDeed | 1J_2_MedRent | 1J_2_MedInc | 1J_3_Date | 1J_4_Units | 1K_1_LowDeed | 1K_1_LowRent | 1K_1_LowInc | 1K_2_MedDeed | 1K_2_MedRent | 1K_2_MedInc | 1K_3_Date | 1K_4_Units | 1L_1_LowDeed | 1L_1_LowRent | 1L_1_LowInc | 1L_2_MedDeed | 1L_2_MedRent | 1L_2_MedInc | 1L_3_Date | 1L_4_Units | 1M_1_LowDeed | 1M_1_LowRent | 1M_1_LowInc | 1M_2_MedDeed | 1M_2_MedRent | 1M_2_MedInc | 1M_3_Date | 1M_4_Units | 1N_1_LowDeed | 1N_1_LowRent | 1N_1_LowInc | 1N_2_MedDeed | 1N_2_MedRent | 1N_2_MedInc | 1N_3_Date | 1N_4_Units | 1O_1_LowDeed | 1O_1_LowRent | 1O_1_LowInc | 1O_2_MedDeed | 1O_2_MedRent | 1O_2_MedInc | 1O_3_Date | 1O_4_Units | 1P_1_LowDeed | 1P_1_LowRent | 1P_1_LowInc | 1P_2_MedDeed | 1P_2_MedRent | 1P_2_MedInc | 1P_3_Date | 1P_4_Units | 1Q_1_LowDeed | 1Q_1_LowRent | 1Q_1_LowInc | 1Q_2_MedDeed | 1Q_2_MedRent | 1Q_2_MedInc | 1Q_3_Date | 1Q_4_Units | 1R_1_LowDeed | 1R_1_LowRent | 1R_1_LowInc | 1R_2_MedDeed | 1R_2_MedRent | 1R_2_MedInc | 1R_3_Date | 1R_4_Units | 1S_1_LowDeed | 1S_1_LowRent | 1S_1_LowInc | 1S_2_MedDeed | 1S_2_MedRent | 1S_2_MedInc | 1S_3_Date | 1S_4_Units | 1T_1_LowDeed | 1T_1_LowRent | 1T_1_LowInc | 1T_2_MedDeed | 1T_2_MedRent | 1T_2_MedInc | 1T_3_Date | 1T_4_Units | 1U_1_LowDeed | 1U_1_LowRent | 1U_1_LowInc | 1U_2_MedDeed | 1U_2_MedRent | 1U_2_MedInc | 1U_3_Date | 1U_4_Units | 1V_1_LowDeed | 1V_1_LowRent | 1V_1_LowInc | 1V_2_MedDeed | 1V_2_MedRent | 1V_2_MedInc | 1V_3_Date | 1V_4_Units | 1W_1_LowDeed | 1W_1_LowRent | 1W_1_LowInc | 1W_2_MedDeed | 1W_2_MedRent | 1W_2_MedInc | 1W_3_Date | 1W_4_Units | 1X_1_LowDeed | 1X_1_LowRent | 1X_1_LowInc | 1X_2_MedDeed | 1X_2_MedRent | 1X_2_MedInc | 1X_3_Date | 1X_4_Units | 1Y_1_LowDeed | 1Y_1_LowRent | 1Y_1_LowInc | 1Y_2_MedDeed | 1Y_2_MedRent | 1Y_2_MedInc | 1Y_3_Date | 1Y_4_Units | 1Z_1_LowDeed | 1Z_1_LowRent | 1Z_1_LowInc | 1Z_2_MedDeed | 1Z_2_MedRent | 1Z_2_MedInc | 1Z_3_Date | 1Z_4_Units | 1AA_1_LowDeed | 1AA_1_LowRent | 1AA_1_LowInc | 1AA_2_MedDeed | 1AA_2_MedRent | 1AA_2_MedInc | 1AA_3_Date | 1AA_4_Units | 1AB_1_LowDeed | 1AB_1_LowRent | 1AB_1_LowInc | 1AB_2_MedDeed | 1AB_2_MedRent | 1AB_2_MedInc | 1AB_3_Date | 1AB_4_Units | 1AC_1_LowDeed | 1AC_1_LowRent | 1AC_1_LowInc | 1AC_2_MedDeed | 1AC_2_MedRent | 1AC_2_MedInc | 1AC_3_Date | 1AC_4_Units | 1AD_1_LowDeed | 1AD_1_LowRent | 1AD_1_LowInc | 1AD_2_MedDeed | 1AD_2_MedRent | 1AD_2_MedInc | 1AD_3_Date | 1AD_4_Units | 1AE_1_LowDeed | 1AE_1_LowRent | 1AE_1_LowInc | 1AE_2_MedDeed | 1AE_2_MedRent | 1AE_2_MedInc | 1AE_3_Date | 1AE_4_Units | 1AF_1_LowDeed | 1AF_1_LowRent | 1AF_1_LowInc | 1AF_2_MedDeed | 1AF_2_MedRent | 1AF_2_MedInc | 1AF_3_Date | 1AF_4_Units | 1AG_1_LowDeed | 1AG_1_LowRent | 1AG_1_LowInc | 1AG_2_MedDeed | 1AG_2_MedRent | 1AG_2_MedInc | 1AG_3_Date | 1AG_4_Units | 1AH_1_LowDeed | 1AH_1_LowRent | 1AH_1_LowInc | 1AH_2_MedDeed | 1AH_2_MedRent | 1AH_2_MedInc | 1AH_3_Date | 1AH_4_Units | 1AI_1_LowDeed | 1AI_1_LowRent | 1AI_1_LowInc | 1AI_2_MedDeed | 1AI_2_MedRent | 1AI_2_MedInc | 1AI_3_Date | 1AI_4_Units | 1AJ_1_LowDeed | 1AJ_1_LowRent | 1AJ_1_LowInc | 1AJ_2_MedDeed | 1AJ_2_MedRent | 1AJ_2_MedInc | 1AJ_3_Date | 1AJ_4_Units | 1AK_1_LowDeed | 1AK_1_LowRent | 1AK_1_LowInc | 1AK_2_MedDeed | 1AK_2_MedRent | 1AK_2_MedInc | 1AK_3_Date | 1AK_4_Units | 1AL_1_LowDeed | 1AL_1_LowRent | 1AL_1_LowInc | 1AL_2_MedDeed | 1AL_2_MedRent | 1AL_2_MedInc | 1AL_3_Date | 1AL_4_Units | 1AM_1_LowDeed | 1AM_1_LowRent | 1AM_1_LowInc | 1AM_2_MedDeed | 1AM_2_MedRent | 1AM_2_MedInc | 1AM_3_Date | 1AM_4_Units | 1AN_1_LowDeed | 1AN_1_LowRent | 1AN_1_LowInc | 1AN_2_MedDeed | 1AN_2_MedRent | 1AN_2_MedInc | 1AN_3_Date | 1AN_4_Units | 1AO_1_LowDeed | 1AO_1_LowRent | 1AO_1_LowInc | 1AO_2_MedDeed | 1AO_2_MedRent | 1AO_2_MedInc | 1AO_3_Date | 1AO_4_Units | 1AP_1_LowDeed | 1AP_1_LowRent | 1AP_1_LowInc | 1AP_2_MedDeed | 1AP_2_MedRent | 1AP_2_MedInc | 1AP_3_Date | 1AP_4_Units | 1AQ_1_LowDeed | 1AQ_1_LowRent | 1AQ_1_LowInc | 1AQ_2_MedDeed | 1AQ_2_MedRent | 1AQ_2_MedInc | 1AQ_3_Date | 1AQ_4_Units | 1AR_1_LowDeed | 1AR_1_LowRent | 1AR_1_LowInc | 1AR_2_MedDeed | 1AR_2_MedRent | 1AR_2_MedInc | 1AR_3_Date | 1AR_4_Units | 1AS_1_LowDeed | 1AS_1_LowRent | 1AS_1_LowInc | 1AS_2_MedDeed | 1AS_2_MedRent | 1AS_2_MedInc | 1AS_3_Date | 1AS_4_Units | 1AT_1_LowDeed | 1AT_1_LowRent | 1AT_1_LowInc | 1AT_2_MedDeed | 1AT_2_MedRent | 1AT_2_MedInc | 1AT_3_Date | 1AT_4_Units | 1AU_1_LowDeed | 1AU_1_LowRent | 1AU_1_LowInc | 1AU_2_MedDeed | 1AU_2_MedRent | 1AU_2_MedInc | 1AU_3_Date | 1AU_4_Units | 1AV_1_LowDeed | 1AV_1_LowRent | 1AV_1_LowInc | 1AV_2_MedDeed | 1AV_2_MedRent | 1AV_2_MedInc | 1AV_3_Date | 1AV_4_Units | 1AW_1_LowDeed | 1AW_1_LowRent | 1AW_1_LowInc | 1AW_2_MedDeed | 1AW_2_MedRent | 1AW_2_MedInc | 1AW_3_Date | 1AW_4_Units | 1AX_1_LowDeed | 1AX_1_LowRent | 1AX_1_LowInc | 1AX_2_MedDeed | 1AX_2_MedRent | 1AX_2_MedInc | 1AX_3_Date | 1AX_4_Units | 1AY_1_LowDeed | 1AY_1_LowRent | 1AY_1_LowInc | 1AY_2_MedDeed | 1AY_2_MedRent | 1AY_2_MedInc | 1AY_3_Date | 1AY_4_Units | 1AZ_1_LowDeed | 1AZ_1_LowRent | 1AZ_1_LowInc | 1AZ_2_MedDeed | 1AZ_2_MedRent | 1AZ_2_MedInc | 1AZ_3_Date | 1AZ_4_Units | 1BA_1_LowDeed | 1BA_1_LowRent | 1BA_1_LowInc | 1BA_2_MedDeed | 1BA_2_MedRent | 1BA_2_MedInc | 1BA_3_Date | 1BA_4_Units | 1BB_1_LowDeed | 1BB_1_LowRent | 1BB_1_LowInc | 1BB_2_MedDeed | 1BB_2_MedRent | 1BB_2_MedInc | 1BB_3_Date | 1BB_4_Units | 1BC_1_LowDeed | 1BC_1_LowRent | 1BC_1_LowInc | 1BC_2_MedDeed | 1BC_2_MedRent | 1BC_2_MedInc | 1BC_3_Date | 1BC_4_Units | 1BD_1_LowDeed | 1BD_1_LowRent | 1BD_1_LowInc | 1BD_2_MedDeed | 1BD_2_MedRent | 1BD_2_MedInc | 1BD_3_Date | 1BD_4_Units | 1BE_1_LowDeed | 1BE_1_LowRent | 1BE_1_LowInc | 1BE_2_MedDeed | 1BE_2_MedRent | 1BE_2_MedInc | 1BE_3_Date | 1BE_4_Units | 1BF_1_LowDeed | 1BF_1_LowRent | 1BF_1_LowInc | 1BF_2_MedDeed | 1BF_2_MedRent | 1BF_2_MedInc | 1BF_3_Date | 1BF_4_Units | 1BG_1_LowDeed | 1BG_1_LowRent | 1BG_1_LowInc | 1BG_2_MedDeed | 1BG_2_MedRent | 1BG_2_MedInc | 1BG_3_Date | 1BG_4_Units | 1BH_1_LowDeed | 1BH_1_LowRent | 1BH_1_LowInc | 1BH_2_MedDeed | 1BH_2_MedRent | 1BH_2_MedInc | 1BH_3_Date | 1BH_4_Units | 1BI_1_LowDeed | 1BI_1_LowRent | 1BI_1_LowInc | 1BI_2_MedDeed | 1BI_2_MedRent | 1BI_2_MedInc | 1BI_3_Date | 1BI_4_Units | 1BJ_1_LowDeed | 1BJ_1_LowRent | 1BJ_1_LowInc | 1BJ_2_MedDeed | 1BJ_2_MedRent | 1BJ_2_MedInc | 1BJ_3_Date | 1BJ_4_Units | 1BK_1_LowDeed | 1BK_1_LowRent | 1BK_1_LowInc | 1BK_2_MedDeed | 1BK_2_MedRent | 1BK_2_MedInc | 1BK_3_Date | 1BK_4_Units | 1BL_1_LowDeed | 1BL_1_LowRent | 1BL_1_LowInc | 1BL_2_MedDeed | 1BL_2_MedRent | 1BL_2_MedInc | 1BL_3_Date | 1BL_4_Units | 1BM_1_LowDeed | 1BM_1_LowRent | 1BM_1_LowInc | 1BM_2_MedDeed | 1BM_2_MedRent | 1BM_2_MedInc | 1BM_3_Date | 1BM_4_Units | 1BN_1_LowDeed | 1BN_1_LowRent | 1BN_1_LowInc | 1BN_2_MedDeed | 1BN_2_MedRent | 1BN_2_MedInc | 1BN_3_Date | 1BN_4_Units | 1BO_1_LowDeed | 1BO_1_LowRent | 1BO_1_LowInc | 1BO_2_MedDeed | 1BO_2_MedRent | 1BO_2_MedInc | 1BO_3_Date | 1BO_4_Units | 1BP_1_LowDeed | 1BP_1_LowRent | 1BP_1_LowInc | 1BP_2_MedDeed | 1BP_2_MedRent | 1BP_2_MedInc | 1BP_3_Date | 1BP_4_Units | 1BQ_1_LowDeed | 1BQ_1_LowRent | 1BQ_1_LowInc | 1BQ_2_MedDeed | 1BQ_2_MedRent | 1BQ_2_MedInc | 1BQ_3_Date | 1BQ_4_Units | 1BR_1_LowDeed | 1BR_1_LowRent | 1BR_1_LowInc | 1BR_2_MedDeed | 1BR_2_MedRent | 1BR_2_MedInc | 1BR_3_Date | 1BR_4_Units | 1BS_1_LowDeed | 1BS_1_LowRent | 1BS_1_LowInc | 1BS_2_MedDeed | 1BS_2_MedRent | 1BS_2_MedInc | 1BS_3_Date | 1BS_4_Units | 1BT_1_LowDeed | 1BT_1_LowRent | 1BT_1_LowInc | 1BT_2_MedDeed | 1BT_2_MedRent | 1BT_2_MedInc | 1BT_3_Date | 1BT_4_Units | 1BU_1_LowDeed | 1BU_1_LowRent | 1BU_1_LowInc | 1BU_2_MedDeed | 1BU_2_MedRent | 1BU_2_MedInc | 1BU_3_Date | 1BU_4_Units | 1BV_1_LowDeed | 1BV_1_LowRent | 1BV_1_LowInc | 1BV_2_MedDeed | 1BV_2_MedRent | 1BV_2_MedInc | 1BV_3_Date | 1BV_4_Units | 1BW_1_LowDeed | 1BW_1_LowRent | 1BW_1_LowInc | 1BW_2_MedDeed | 1BW_2_MedRent | 1BW_2_MedInc | 1BW_3_Date | 1BW_4_Units | 1BX_1_LowDeed | 1BX_1_LowRent | 1BX_1_LowInc | 1BX_2_MedDeed | 1BX_2_MedRent | 1BX_2_MedInc | 1BX_3_Date | 1BX_4_Units | 1BY_1_LowDeed | 1BY_1_LowRent | 1BY_1_LowInc | 1BY_2_MedDeed | 1BY_2_MedRent | 1BY_2_MedInc | 1BY_3_Date | 1BY_4_Units | 1BZ_1_LowDeed | 1BZ_1_LowRent | 1BZ_1_LowInc | 1BZ_2_MedDeed | 1BZ_2_MedRent | 1BZ_2_MedInc | 1BZ_3_Date | 1BZ_4_Units | 1CA_1_LowDeed | 1CA_1_LowRent | 1CA_1_LowInc | 1CA_2_MedDeed | 1CA_2_MedRent | 1CA_2_MedInc | 1CA_3_Date | 1CA_4_Units | 1CB_1_LowDeed | 1CB_1_LowRent | 1CB_1_LowInc | 1CB_2_MedDeed | 1CB_2_MedRent | 1CB_2_MedInc | 1CB_3_Date | 1CB_4_Units | 1CC_1_LowDeed | 1CC_1_LowRent | 1CC_1_LowInc | 1CC_2_MedDeed | 1CC_2_MedRent | 1CC_2_MedInc | 1CC_3_Date | 1CC_4_Units | 1CD_1_LowDeed | 1CD_1_LowRent | 1CD_1_LowInc | 1CD_2_MedDeed | 1CD_2_MedRent | 1CD_2_MedInc | 1CD_3_Date | 1CD_4_Units | 1CE_1_LowDeed | 1CE_1_LowRent | 1CE_1_LowInc | 1CE_2_MedDeed | 1CE_2_MedRent | 1CE_2_MedInc | 1CE_3_Date | 1CE_4_Units | 1CF_1_LowDeed | 1CF_1_LowRent | 1CF_1_LowInc | 1CF_2_MedDeed | 1CF_2_MedRent | 1CF_2_MedInc | 1CF_3_Date | 1CF_4_Units | 1CG_1_LowDeed | 1CG_1_LowRent | 1CG_1_LowInc | 1CG_2_MedDeed | 1CG_2_MedRent | 1CG_2_MedInc | 1CG_3_Date | 1CG_4_Units | 1CH_1_LowDeed | 1CH_1_LowRent | 1CH_1_LowInc | 1CH_2_MedDeed | 1CH_2_MedRent | 1CH_2_MedInc | 1CH_3_Date | 1CH_4_Units | 1CI_1_LowDeed | 1CI_1_LowRent | 1CI_1_LowInc | 1CI_2_MedDeed | 1CI_2_MedRent | 1CI_2_MedInc | 1CI_3_Date | 1CI_4_Units | 1CJ_1_LowDeed | 1CJ_1_LowRent | 1CJ_1_LowInc | 1CJ_2_MedDeed | 1CJ_2_MedRent | 1CJ_2_MedInc | 1CJ_3_Date | 1CJ_4_Units | 1CK_1_LowDeed | 1CK_1_LowRent | 1CK_1_LowInc | 1CK_2_MedDeed | 1CK_2_MedRent | 1CK_2_MedInc | 1CK_3_Date | 1CK_4_Units | 1CL_1_LowDeed | 1CL_1_LowRent | 1CL_1_LowInc | 1CL_2_MedDeed | 1CL_2_MedRent | 1CL_2_MedInc | 1CL_3_Date | 1CL_4_Units | 1CM_1_LowDeed | 1CM_1_LowRent | 1CM_1_LowInc | 1CM_2_MedDeed | 1CM_2_MedRent | 1CM_2_MedInc | 1CM_3_Date | 1CM_4_Units | 1CN_1_LowDeed | 1CN_1_LowRent | 1CN_1_LowInc | 1CN_2_MedDeed | 1CN_2_MedRent | 1CN_2_MedInc | 1CN_3_Date | 1CN_4_Units | 1CO_1_LowDeed | 1CO_1_LowRent | 1CO_1_LowInc | 1CO_2_MedDeed | 1CO_2_MedRent | 1CO_2_MedInc | 1CO_3_Date | 1CO_4_Units | 1CP_1_LowDeed | 1CP_1_LowRent | 1CP_1_LowInc | 1CP_2_MedDeed | 1CP_2_MedRent | 1CP_2_MedInc | 1CP_3_Date | 1CP_4_Units | 1CQ_1_LowDeed | 1CQ_1_LowRent | 1CQ_1_LowInc | 1CQ_2_MedDeed | 1CQ_2_MedRent | 1CQ_2_MedInc | 1CQ_3_Date | 1CQ_4_Units | 1CR_1_LowDeed | 1CR_1_LowRent | 1CR_1_LowInc | 1CR_2_MedDeed | 1CR_2_MedRent | 1CR_2_MedInc | 1CR_3_Date | 1CR_4_Units | 1CS_1_LowDeed | 1CS_1_LowRent | 1CS_1_LowInc | 1CS_2_MedDeed | 1CS_2_MedRent | 1CS_2_MedInc | 1CS_3_Date | 1CS_4_Units | 1CT_1_LowDeed | 1CT_1_LowRent | 1CT_1_LowInc | 1CT_2_MedDeed | 1CT_2_MedRent | 1CT_2_MedInc | 1CT_3_Date | 1CT_4_Units | 1CU_1_LowDeed | 1CU_1_LowRent | 1CU_1_LowInc | 1CU_2_MedDeed | 1CU_2_MedRent | 1CU_2_MedInc | 1CU_3_Date | 1CU_4_Units | 1CV_1_LowDeed | 1CV_1_LowRent | 1CV_1_LowInc | 1CV_2_MedDeed | 1CV_2_MedRent | 1CV_2_MedInc | 1CV_3_Date | 1CV_4_Units | 1CW_1_LowDeed | 1CW_1_LowRent | 1CW_1_LowInc | 1CW_2_MedDeed | 1CW_2_MedRent | 1CW_2_MedInc | 1CW_3_Date | 1CW_4_Units | 1CX_1_LowDeed | 1CX_1_LowRent | 1CX_1_LowInc | 1CX_2_MedDeed | 1CX_2_MedRent | 1CX_2_MedInc | 1CX_3_Date | 1CX_4_Units | 1CY_1_LowDeed | 1CY_1_LowRent | 1CY_1_LowInc | 1CY_2_MedDeed | 1CY_2_MedRent | 1CY_2_MedInc | 1CY_3_Date | 1CY_4_Units | 1CZ_1_LowDeed | 1CZ_1_LowRent | 1CZ_1_LowInc | 1CZ_2_MedDeed | 1CZ_2_MedRent | 1CZ_2_MedInc | 1CZ_3_Date | 1CZ_4_Units | 1DA_1_LowDeed | 1DA_1_LowRent | 1DA_1_LowInc | 1DA_2_MedDeed | 1DA_2_MedRent | 1DA_2_MedInc | 1DA_3_Date | 1DA_4_Units | 1DB_1_LowDeed | 1DB_1_LowRent | 1DB_1_LowInc | 1DB_2_MedDeed | 1DB_2_MedRent | 1DB_2_MedInc | 1DB_3_Date | 1DB_4_Units | 1DC_1_LowDeed | 1DC_1_LowRent | 1DC_1_LowInc | 1DC_2_MedDeed | 1DC_2_MedRent | 1DC_2_MedInc | 1DC_3_Date | 1DC_4_Units | 1DD_1_LowDeed | 1DD_1_LowRent | 1DD_1_LowInc | 1DD_2_MedDeed | 1DD_2_MedRent | 1DD_2_MedInc | 1DD_3_Date | 1DD_4_Units | 1DE_1_LowDeed | 1DE_1_LowRent | 1DE_1_LowInc | 1DE_2_MedDeed | 1DE_2_MedRent | 1DE_2_MedInc | 1DE_3_Date | 1DE_4_Units | 1DF_1_LowDeed | 1DF_1_LowRent | 1DF_1_LowInc | 1DF_2_MedDeed | 1DF_2_MedRent | 1DF_2_MedInc | 1DF_3_Date | 1DF_4_Units | 1DG_1_LowDeed | 1DG_1_LowRent | 1DG_1_LowInc | 1DG_2_MedDeed | 1DG_2_MedRent | 1DG_2_MedInc | 1DG_3_Date | 1DG_4_Units | 1DH_1_LowDeed | 1DH_1_LowRent | 1DH_1_LowInc | 1DH_2_MedDeed | 1DH_2_MedRent | 1DH_2_MedInc | 1DH_3_Date | 1DH_4_Units | 1DI_1_LowDeed | 1DI_1_LowRent | 1DI_1_LowInc | 1DI_2_MedDeed | 1DI_2_MedRent | 1DI_2_MedInc | 1DI_3_Date | 1DI_4_Units | 1DJ_1_LowDeed | 1DJ_1_LowRent | 1DJ_1_LowInc | 1DJ_2_MedDeed | 1DJ_2_MedRent | 1DJ_2_MedInc | 1DJ_3_Date | 1DJ_4_Units | 1DK_1_LowDeed | 1DK_1_LowRent | 1DK_1_LowInc | 1DK_2_MedDeed | 1DK_2_MedRent | 1DK_2_MedInc | 1DK_3_Date | 1DK_4_Units | 1DL_1_LowDeed | 1DL_1_LowRent | 1DL_1_LowInc | 1DL_2_MedDeed | 1DL_2_MedRent | 1DL_2_MedInc | 1DL_3_Date | 1DL_4_Units | 1DM_1_LowDeed | 1DM_1_LowRent | 1DM_1_LowInc | 1DM_2_MedDeed | 1DM_2_MedRent | 1DM_2_MedInc | 1DM_3_Date | 1DM_4_Units | 1DN_1_LowDeed | 1DN_1_LowRent | 1DN_1_LowInc | 1DN_2_MedDeed | 1DN_2_MedRent | 1DN_2_MedInc | 1DN_3_Date | 1DN_4_Units | 1DO_1_LowDeed | 1DO_1_LowRent | 1DO_1_LowInc | 1DO_2_MedDeed | 1DO_2_MedRent | 1DO_2_MedInc | 1DO_3_Date | 1DO_4_Units | 1DP_1_LowDeed | 1DP_1_LowRent | 1DP_1_LowInc | 1DP_2_MedDeed | 1DP_2_MedRent | 1DP_2_MedInc | 1DP_3_Date | 1DP_4_Units | 1DQ_1_LowDeed | 1DQ_1_LowRent | 1DQ_1_LowInc | 1DQ_2_MedDeed | 1DQ_2_MedRent | 1DQ_2_MedInc | 1DQ_3_Date | 1DQ_4_Units | 1DR_1_LowDeed | 1DR_1_LowRent | 1DR_1_LowInc | 1DR_2_MedDeed | 1DR_2_MedRent | 1DR_2_MedInc | 1DR_3_Date | 1DR_4_Units | 1DS_1_LowDeed | 1DS_1_LowRent | 1DS_1_LowInc | 1DS_2_MedDeed | 1DS_2_MedRent | 1DS_2_MedInc | 1DS_3_Date | 1DS_4_Units | 1DT_1_LowDeed | 1DT_1_LowRent | 1DT_1_LowInc | 1DT_2_MedDeed | 1DT_2_MedRent | 1DT_2_MedInc | 1DT_3_Date | 1DT_4_Units | 1DU_1_LowDeed | 1DU_1_LowRent | 1DU_1_LowInc | 1DU_2_MedDeed | 1DU_2_MedRent | 1DU_2_MedInc | 1DU_3_Date | 1DU_4_Units | 1DV_1_LowDeed | 1DV_1_LowRent | 1DV_1_LowInc | 1DV_2_MedDeed | 1DV_2_MedRent | 1DV_2_MedInc | 1DV_3_Date | 1DV_4_Units | 1DW_1_LowDeed | 1DW_1_LowRent | 1DW_1_LowInc | 1DW_2_MedDeed | 1DW_2_MedRent | 1DW_2_MedInc | 1DW_3_Date | 1DW_4_Units | 1DX_1_LowDeed | 1DX_1_LowRent | 1DX_1_LowInc | 1DX_2_MedDeed | 1DX_2_MedRent | 1DX_2_MedInc | 1DX_3_Date | 1DX_4_Units | 1DY_1_LowDeed | 1DY_1_LowRent | 1DY_1_LowInc | 1DY_2_MedDeed | 1DY_2_MedRent | 1DY_2_MedInc | 1DY_3_Date | 1DY_4_Units | 1DZ_1_LowDeed | 1DZ_1_LowRent | 1DZ_1_LowInc | 1DZ_2_MedDeed | 1DZ_2_MedRent | 1DZ_2_MedInc | 1DZ_3_Date | 1DZ_4_Units | 1EA_1_LowDeed | 1EA_1_LowRent | 1EA_1_LowInc | 1EA_2_MedDeed | 1EA_2_MedRent | 1EA_2_MedInc | 1EA_3_Date | 1EA_4_Units | 1EB_1_LowDeed | 1EB_1_LowRent | 1EB_1_LowInc | 1EB_2_MedDeed | 1EB_2_MedRent | 1EB_2_MedInc | 1EB_3_Date | 1EB_4_Units | 1EC_1_LowDeed | 1EC_1_LowRent | 1EC_1_LowInc | 1EC_2_MedDeed | 1EC_2_MedRent | 1EC_2_MedInc | 1EC_3_Date | 1EC_4_Units | 1ED_1_LowDeed | 1ED_1_LowRent | 1ED_1_LowInc | 1ED_2_MedDeed | 1ED_2_MedRent | 1ED_2_MedInc | 1ED_3_Date | 1ED_4_Units | 1EE_1_LowDeed | 1EE_1_LowRent | 1EE_1_LowInc | 1EE_2_MedDeed | 1EE_2_MedRent | 1EE_2_MedInc | 1EE_3_Date | 1EE_4_Units | 1EF_1_LowDeed | 1EF_1_LowRent | 1EF_1_LowInc | 1EF_2_MedDeed | 1EF_2_MedRent | 1EF_2_MedInc | 1EF_3_Date | 1EF_4_Units | 1EG_1_LowDeed | 1EG_1_LowRent | 1EG_1_LowInc | 1EG_2_MedDeed | 1EG_2_MedRent | 1EG_2_MedInc | 1EG_3_Date | 1EG_4_Units | 1EH_1_LowDeed | 1EH_1_LowRent | 1EH_1_LowInc | 1EH_2_MedDeed | 1EH_2_MedRent | 1EH_2_MedInc | 1EH_3_Date | 1EH_4_Units | 1EI_1_LowDeed | 1EI_1_LowRent | 1EI_1_LowInc | 1EI_2_MedDeed | 1EI_2_MedRent | 1EI_2_MedInc | 1EI_3_Date | 1EI_4_Units | 1EJ_1_LowDeed | 1EJ_1_LowRent | 1EJ_1_LowInc | 1EJ_2_MedDeed | 1EJ_2_MedRent | 1EJ_2_MedInc | 1EJ_3_Date | 1EJ_4_Units | 1EK_1_LowDeed | 1EK_1_LowRent | 1EK_1_LowInc | 1EK_2_MedDeed | 1EK_2_MedRent | 1EK_2_MedInc | 1EK_3_Date | 1EK_4_Units | 1EL_1_LowDeed | 1EL_1_LowRent | 1EL_1_LowInc | 1EL_2_MedDeed | 1EL_2_MedRent | 1EL_2_MedInc | 1EL_3_Date | 1EL_4_Units | 1EM_1_LowDeed | 1EM_1_LowRent | 1EM_1_LowInc | 1EM_2_MedDeed | 1EM_2_MedRent | 1EM_2_MedInc | 1EM_3_Date | 1EM_4_Units | 1EN_1_LowDeed | 1EN_1_LowRent | 1EN_1_LowInc | 1EN_2_MedDeed | 1EN_2_MedRent | 1EN_2_MedInc | 1EN_3_Date | 1EN_4_Units | 1EO_1_LowDeed | 1EO_1_LowRent | 1EO_1_LowInc | 1EO_2_MedDeed | 1EO_2_MedRent | 1EO_2_MedInc | 1EO_3_Date | 1EO_4_Units | 1EP_1_LowDeed | 1EP_1_LowRent | 1EP_1_LowInc | 1EP_2_MedDeed | 1EP_2_MedRent | 1EP_2_MedInc | 1EP_3_Date | 1EP_4_Units | 1EQ_1_LowDeed | 1EQ_1_LowRent | 1EQ_1_LowInc | 1EQ_2_MedDeed | 1EQ_2_MedRent | 1EQ_2_MedInc | 1EQ_3_Date | 1EQ_4_Units | 1ER_1_LowDeed | 1ER_1_LowRent | 1ER_1_LowInc | 1ER_2_MedDeed | 1ER_2_MedRent | 1ER_2_MedInc | 1ER_3_Date | 1ER_4_Units | 1ES_1_LowDeed | 1ES_1_LowRent | 1ES_1_LowInc | 1ES_2_MedDeed | 1ES_2_MedRent | 1ES_2_MedInc | 1ES_3_Date | 1ES_4_Units | 1ET_1_LowDeed | 1ET_1_LowRent | 1ET_1_LowInc | 1ET_2_MedDeed | 1ET_2_MedRent | 1ET_2_MedInc | 1ET_3_Date | 1ET_4_Units | 1EU_1_LowDeed | 1EU_1_LowRent | 1EU_1_LowInc | 1EU_2_MedDeed | 1EU_2_MedRent | 1EU_2_MedInc | 1EU_3_Date | 1EU_4_Units | 1EV_1_LowDeed | 1EV_1_LowRent | 1EV_1_LowInc | 1EV_2_MedDeed | 1EV_2_MedRent | 1EV_2_MedInc | 1EV_3_Date | 1EV_4_Units | 1EW_1_LowDeed | 1EW_1_LowRent | 1EW_1_LowInc | 1EW_2_MedDeed | 1EW_2_MedRent | 1EW_2_MedInc | 1EW_3_Date | 1EW_4_Units | 1EX_1_LowDeed | 1EX_1_LowRent | 1EX_1_LowInc | 1EX_2_MedDeed | 1EX_2_MedRent | 1EX_2_MedInc | 1EX_3_Date | 1EX_4_Units | 1EY_1_LowDeed | 1EY_1_LowRent | 1EY_1_LowInc | 1EY_2_MedDeed | 1EY_2_MedRent | 1EY_2_MedInc | 1EY_3_Date | 1EY_4_Units | 1EZ_1_LowDeed | 1EZ_1_LowRent | 1EZ_1_LowInc | 1EZ_2_MedDeed | 1EZ_2_MedRent | 1EZ_2_MedInc | 1EZ_3_Date | 1EZ_4_Units | 1FA_1_LowDeed | 1FA_1_LowRent | 1FA_1_LowInc | 1FA_2_MedDeed | 1FA_2_MedRent | 1FA_2_MedInc | 1FA_3_Date | 1FA_4_Units | 1FB_1_LowDeed | 1FB_1_LowRent | 1FB_1_LowInc | 1FB_2_MedDeed | 1FB_2_MedRent | 1FB_2_MedInc | 1FB_3_Date | 1FB_4_Units | 1FC_1_LowDeed | 1FC_1_LowRent | 1FC_1_LowInc | 1FC_2_MedDeed | 1FC_2_MedRent | 1FC_2_MedInc | 1FC_3_Date | 1FC_4_Units | 1FD_1_LowDeed | 1FD_1_LowRent | 1FD_1_LowInc | 1FD_2_MedDeed | 1FD_2_MedRent | 1FD_2_MedInc | 1FD_3_Date | 1FD_4_Units | 1FE_1_LowDeed | 1FE_1_LowRent | 1FE_1_LowInc | 1FE_2_MedDeed | 1FE_2_MedRent | 1FE_2_MedInc | 1FE_3_Date | 1FE_4_Units | 1FF_1_LowDeed | 1FF_1_LowRent | 1FF_1_LowInc | 1FF_2_MedDeed | 1FF_2_MedRent | 1FF_2_MedInc | 1FF_3_Date | 1FF_4_Units | 1FG_1_LowDeed | 1FG_1_LowRent | 1FG_1_LowInc | 1FG_2_MedDeed | 1FG_2_MedRent | 1FG_2_MedInc | 1FG_3_Date | 1FG_4_Units | 1FH_1_LowDeed | 1FH_1_LowRent | 1FH_1_LowInc | 1FH_2_MedDeed | 1FH_2_MedRent | 1FH_2_MedInc | 1FH_3_Date | 1FH_4_Units | 1FI_1_LowDeed | 1FI_1_LowRent | 1FI_1_LowInc | 1FI_2_MedDeed | 1FI_2_MedRent | 1FI_2_MedInc | 1FI_3_Date | 1FI_4_Units | 1FJ_1_LowDeed | 1FJ_1_LowRent | 1FJ_1_LowInc | 1FJ_2_MedDeed | 1FJ_2_MedRent | 1FJ_2_MedInc | 1FJ_3_Date | 1FJ_4_Units | 1FK_1_LowDeed | 1FK_1_LowRent | 1FK_1_LowInc | 1FK_2_MedDeed | 1FK_2_MedRent | 1FK_2_MedInc | 1FK_3_Date | 1FK_4_Units | 1FL_1_LowDeed | 1FL_1_LowRent | 1FL_1_LowInc | 1FL_2_MedDeed | 1FL_2_MedRent | 1FL_2_MedInc | 1FL_3_Date | 1FL_4_Units | 1FM_1_LowDeed | 1FM_1_Low

Jurisdiction	*Community Name*
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle (10/15/2013 - 10/15/2023)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

| 1A_1_Prior | 1A_1_Owner | 1A_1_Rental | 1A_1_Total | 1A_1_ADU | 1A_2_Inc | 1A_2_Tenure | 1A_4_LowDeed | 1A_4_LowRent | 1A_4_LowInc | 1A_4_MedDeed | 1A_4_MedRent | 1A_4_MedInc | 1A_5_Date | 1A_6_Units | 1B_1_LowDeed | 1B_1_LowRent | 1B_1_LowInc | 1B_2_MedDeed | 1B_2_MedRent | 1B_2_MedInc | 1B_3_Date | 1B_4_Units | 1C_1_LowDeed | 1C_1_LowRent | 1C_1_LowInc | 1C_2_MedDeed | 1C_2_MedRent | 1C_2_MedInc | 1C_3_Date | 1C_4_Units | 1D_1_LowDeed | 1D_1_LowRent | 1D_1_LowInc | 1D_2_MedDeed | 1D_2_MedRent | 1D_2_MedInc | 1D_3_Date | 1D_4_Units | 1E_1_LowDeed | 1E_1_LowRent | 1E_1_LowInc | 1E_2_MedDeed | 1E_2_MedRent | 1E_2_MedInc | 1E_3_Date | 1E_4_Units | 1F_1_LowDeed | 1F_1_LowRent | 1F_1_LowInc | 1F_2_MedDeed | 1F_2_MedRent | 1F_2_MedInc | 1F_3_Date | 1F_4_Units | 1G_1_LowDeed | 1G_1_LowRent | 1G_1_LowInc | 1G_2_MedDeed | 1G_2_MedRent | 1G_2_MedInc | 1G_3_Date | 1G_4_Units | 1H_1_LowDeed | 1H_1_LowRent | 1H_1_LowInc | 1H_2_MedDeed | 1H_2_MedRent | 1H_2_MedInc | 1H_3_Date | 1H_4_Units | 1I_1_LowDeed | 1I_1_LowRent | 1I_1_LowInc | 1I_2_MedDeed | 1I_2_MedRent | 1I_2_MedInc | 1I_3_Date | 1I_4_Units | 1J_1_LowDeed | 1J_1_LowRent | 1J_1_LowInc | 1J_2_MedDeed | 1J_2_MedRent | 1J_2_MedInc | 1J_3_Date | 1J_4_Units | 1K_1_LowDeed | 1K_1_LowRent | 1K_1_LowInc | 1K_2_MedDeed | 1K_2_MedRent | 1K_2_MedInc | 1K_3_Date | 1K_4_Units | 1L_1_LowDeed | 1L_1_LowRent | 1L_1_LowInc | 1L_2_MedDeed | 1L_2_MedRent | 1L_2_MedInc | 1L_3_Date | 1L_4_Units | 1M_1_LowDeed | 1M_1_LowRent | 1M_1_LowInc | 1M_2_MedDeed | 1M_2_MedRent | 1M_2_MedInc | 1M_3_Date | 1M_4_Units | 1N_1_LowDeed | 1N_1_LowRent | 1N_1_LowInc | 1N_2_MedDeed | 1N_2_MedRent | 1N_2_MedInc | 1N_3_Date | 1N_4_Units | 1O_1_LowDeed | 1O_1_LowRent | 1O_1_LowInc | 1O_2_MedDeed | 1O_2_MedRent | 1O_2_MedInc | 1O_3_Date | 1O_4_Units | 1P_1_LowDeed | 1P_1_LowRent | 1P_1_LowInc | 1P_2_MedDeed | 1P_2_MedRent | 1P_2_MedInc | 1P_3_Date | 1P_4_Units | 1Q_1_LowDeed | 1Q_1_LowRent | 1Q_1_LowInc | 1Q_2_MedDeed | 1Q_2_MedRent | 1Q_2_MedInc | 1Q_3_Date | 1Q_4_Units | 1R_1_LowDeed | 1R_1_LowRent | 1R_1_LowInc | 1R_2_MedDeed | 1R_2_MedRent | 1R_2_MedInc | 1R_3_Date | 1R_4_Units | 1S_1_LowDeed | 1S_1_LowRent | 1S_1_LowInc | 1S_2_MedDeed | 1S_2_MedRent | 1S_2_MedInc | 1S_3_Date | 1S_4_Units | 1T_1_LowDeed | 1T_1_LowRent | 1T_1_LowInc | 1T_2_MedDeed | 1T_2_MedRent | 1T_2_MedInc | 1T_3_Date | 1T_4_Units | 1U_1_LowDeed | 1U_1_LowRent | 1U_1_LowInc | 1U_2_MedDeed | 1U_2_MedRent | 1U_2_MedInc | 1U_3_Date | 1U_4_Units | 1V_1_LowDeed | 1V_1_LowRent | 1V_1_LowInc | 1V_2_MedDeed | 1V_2_MedRent | 1V_2_MedInc | 1V_3_Date | 1V_4_Units | 1W_1_LowDeed | 1W_1_LowRent | 1W_1_LowInc | 1W_2_MedDeed | 1W_2_MedRent | 1W_2_MedInc | 1W_3_Date | 1W_4_Units | 1X_1_LowDeed | 1X_1_LowRent | 1X_1_LowInc | 1X_2_MedDeed | 1X_2_MedRent | 1X_2_MedInc | 1X_3_Date | 1X_4_Units | 1Y_1_LowDeed | 1Y_1_LowRent | 1Y_1_LowInc | 1Y_2_MedDeed | 1Y_2_MedRent | 1Y_2_MedInc | 1Y_3_Date | 1Y_4_Units | 1Z_1_LowDeed | 1Z_1_LowRent | 1Z_1_LowInc | 1Z_2_MedDeed | 1Z_2_MedRent | 1Z_2_MedInc | 1Z_3_Date | 1Z_4_Units | 1AA_1_LowDeed | 1AA_1_LowRent | 1AA_1_LowInc | 1AA_2_MedDeed | 1AA_2_MedRent | 1AA_2_MedInc | 1AA_3_Date | 1AA_4_Units | 1AB_1_LowDeed | 1AB_1_LowRent | 1AB_1_LowInc | 1AB_2_MedDeed | 1AB_2_MedRent | 1AB_2_MedInc | 1AB_3_Date | 1AB_4_Units | 1AC_1_LowDeed | 1AC_1_LowRent | 1AC_1_LowInc | 1AC_2_MedDeed | 1AC_2_MedRent | 1AC_2_MedInc | 1AC_3_Date | 1AC_4_Units | 1AD_1_LowDeed | 1AD_1_LowRent | 1AD_1_LowInc | 1AD_2_MedDeed | 1AD_2_MedRent | 1AD_2_MedInc | 1AD_3_Date | 1AD_4_Units | 1AE_1_LowDeed | 1AE_1_LowRent | 1AE_1_LowInc | 1AE_2_MedDeed | 1AE_2_MedRent | 1AE_2_MedInc | 1AE_3_Date | 1AE_4_Units | 1AF_1_LowDeed | 1AF_1_LowRent | 1AF_1_LowInc | 1AF_2_MedDeed | 1AF_2_MedRent | 1AF_2_MedInc | 1AF_3_Date | 1AF_4_Units | 1AG_1_LowDeed | 1AG_1_LowRent | 1AG_1_LowInc | 1AG_2_MedDeed | 1AG_2_MedRent | 1AG_2_MedInc | 1AG_3_Date | 1AG_4_Units | 1AH_1_LowDeed | 1AH_1_LowRent | 1AH_1_LowInc | 1AH_2_MedDeed | 1AH_2_MedRent | 1AH_2_MedInc | 1AH_3_Date | 1AH_4_Units | 1AI_1_LowDeed | 1AI_1_LowRent | 1AI_1_LowInc | 1AI_2_MedDeed | 1AI_2_MedRent | 1AI_2_MedInc | 1AI_3_Date | 1AI_4_Units | 1AJ_1_LowDeed | 1AJ_1_LowRent | 1AJ_1_LowInc | 1AJ_2_MedDeed | 1AJ_2_MedRent | 1AJ_2_MedInc | 1AJ_3_Date | 1AJ_4_Units | 1AK_1_LowDeed | 1AK_1_LowRent | 1AK_1_LowInc | 1AK_2_MedDeed | 1AK_2_MedRent | 1AK_2_MedInc | 1AK_3_Date | 1AK_4_Units | 1AL_1_LowDeed | 1AL_1_LowRent | 1AL_1_LowInc | 1AL_2_MedDeed | 1AL_2_MedRent | 1AL_2_MedInc | 1AL_3_Date | 1AL_4_Units | 1AM_1_LowDeed | 1AM_1_LowRent | 1AM_1_LowInc | 1AM_2_MedDeed | 1AM_2_MedRent | 1AM_2_MedInc | 1AM_3_Date | 1AM_4_Units | 1AN_1_LowDeed | 1AN_1_LowRent | 1AN_1_LowInc | 1AN_2_MedDeed | 1AN_2_MedRent | 1AN_2_MedInc | 1AN_3_Date | 1AN_4_Units | 1AO_1_LowDeed | 1AO_1_LowRent | 1AO_1_LowInc | 1AO_2_MedDeed | 1AO_2_MedRent | 1AO_2_MedInc | 1AO_3_Date | 1AO_4_Units | 1AP_1_LowDeed | 1AP_1_LowRent | 1AP_1_LowInc | 1AP_2_MedDeed | 1AP_2_MedRent | 1AP_2_MedInc | 1AP_3_Date | 1AP_4_Units | 1AQ_1_LowDeed | 1AQ_1_LowRent | 1AQ_1_LowInc | 1AQ_2_MedDeed | 1AQ_2_MedRent | 1AQ_2_MedInc | 1AQ_3_Date | 1AQ_4_Units | 1AR_1_LowDeed | 1AR_1_LowRent | 1AR_1_LowInc | 1AR_2_MedDeed | 1AR_2_MedRent | 1AR_2_MedInc | 1AR_3_Date | 1AR_4_Units | 1AS_1_LowDeed | 1AS_1_LowRent | 1AS_1_LowInc | 1AS_2_MedDeed | 1AS_2_MedRent | 1AS_2_MedInc | 1AS_3_Date | 1AS_4_Units | 1AT_1_LowDeed | 1AT_1_LowRent | 1AT_1_LowInc | 1AT_2_MedDeed | 1AT_2_MedRent | 1AT_2_MedInc | 1AT_3_Date | 1AT_4_Units | 1AU_1_LowDeed | 1AU_1_LowRent | 1AU_1_LowInc | 1AU_2_MedDeed | 1AU_2_MedRent | 1AU_2_MedInc | 1AU_3_Date | 1AU_4_Units | 1AV_1_LowDeed | 1AV_1_LowRent | 1AV_1_LowInc | 1AV_2_MedDeed | 1AV_2_MedRent | 1AV_2_MedInc | 1AV_3_Date | 1AV_4_Units | 1AW_1_LowDeed | 1AW_1_LowRent | 1AW_1_LowInc | 1AW_2_MedDeed | 1AW_2_MedRent | 1AW_2_MedInc | 1AW_3_Date | 1AW_4_Units | 1AX_1_LowDeed | 1AX_1_LowRent | 1AX_1_LowInc | 1AX_2_MedDeed | 1AX_2_MedRent | 1AX_2_MedInc | 1AX_3_Date | 1AX_4_Units | 1AY_1_LowDeed | 1AY_1_LowRent | 1AY_1_LowInc | 1AY_2_MedDeed | 1AY_2_MedRent | 1AY_2_MedInc | 1AY_3_Date | 1AY_4_Units | 1AZ_1_LowDeed | 1AZ_1_LowRent | 1AZ_1_LowInc | 1AZ_2_MedDeed | 1AZ_2_MedRent | 1AZ_2_MedInc | 1AZ_3_Date | 1AZ_4_Units | 1BA_1_LowDeed | 1BA_1_LowRent | 1BA_1_LowInc | 1BA_2_MedDeed | 1BA_2_MedRent | 1BA_2_MedInc | 1BA_3_Date | 1BA_4_Units | 1BB_1_LowDeed | 1BB_1_LowRent | 1BB_1_LowInc | 1BB_2_MedDeed | 1BB_2_MedRent | 1BB_2_MedInc | 1BB_3_Date | 1BB_4_Units | 1BC_1_LowDeed | 1BC_1_LowRent | 1BC_1_LowInc | 1BC_2_MedDeed | 1BC_2_MedRent | 1BC_2_MedInc | 1BC_3_Date | 1BC_4_Units | 1BD_1_LowDeed | 1BD_1_LowRent | 1BD_1_LowInc | 1BD_2_MedDeed | 1BD_2_MedRent | 1BD_2_MedInc | 1BD_3_Date | 1BD_4_Units | 1BE_1_LowDeed | 1BE_1_LowRent | 1BE_1_LowInc | 1BE_2_MedDeed | 1BE_2_MedRent | 1BE_2_MedInc | 1BE_3_Date | 1BE_4_Units | 1BF_1_LowDeed | 1BF_1_LowRent | 1BF_1_LowInc | 1BF_2_MedDeed | 1BF_2_MedRent | 1BF_2_MedInc | 1BF_3_Date | 1BF_4_Units | 1BG_1_LowDeed | 1BG_1_LowRent | 1BG_1_LowInc | 1BG_2_MedDeed | 1BG_2_MedRent | 1BG_2_MedInc | 1BG_3_Date | 1BG_4_Units | 1BH_1_LowDeed | 1BH_1_LowRent | 1BH_1_LowInc | 1BH_2_MedDeed | 1BH_2_MedRent | 1BH_2_MedInc | 1BH_3_Date | 1BH_4_Units | 1BI_1_LowDeed | 1BI_1_LowRent | 1BI_1_LowInc | 1BI_2_MedDeed | 1BI_2_MedRent | 1BI_2_MedInc | 1BI_3_Date | 1BI_4_Units | 1BJ_1_LowDeed | 1BJ_1_LowRent | 1BJ_1_LowInc | 1BJ_2_MedDeed | 1BJ_2_MedRent | 1BJ_2_MedInc | 1BJ_3_Date | 1BJ_4_Units | 1BK_1_LowDeed | 1BK_1_LowRent | 1BK_1_LowInc | 1BK_2_MedDeed | 1BK_2_MedRent | 1BK_2_MedInc | 1BK_3_Date | 1BK_4_Units | 1BL_1_LowDeed | 1BL_1_LowRent | 1BL_1_LowInc | 1BL_2_MedDeed | 1BL_2_MedRent | 1BL_2_MedInc | 1BL_3_Date | 1BL_4_Units | 1BM_1_LowDeed | 1BM_1_LowRent | 1BM_1_LowInc | 1BM_2_MedDeed | 1BM_2_MedRent | 1BM_2_MedInc | 1BM_3_Date | 1BM_4_Units | 1BN_1_LowDeed | 1BN_1_LowRent | 1BN_1_LowInc | 1BN_2_MedDeed | 1BN_2_MedRent | 1BN_2_MedInc | 1BN_3_Date | 1BN_4_Units | 1BO_1_LowDeed | 1BO_1_LowRent | 1BO_1_LowInc | 1BO_2_MedDeed | 1BO_2_MedRent | 1BO_2_MedInc | 1BO_3_Date | 1BO_4_Units | 1BP_1_LowDeed | 1BP_1_LowRent | 1BP_1_LowInc | 1BP_2_MedDeed | 1BP_2_MedRent | 1BP_2_MedInc | 1BP_3_Date | 1BP_4_Units | 1BQ_1_LowDeed | 1BQ_1_LowRent | 1BQ_1_LowInc | 1BQ_2_MedDeed | 1BQ_2_MedRent | 1BQ_2_MedInc | 1BQ_3_Date | 1BQ_4_Units | 1BR_1_LowDeed | 1BR_1_LowRent | 1BR_1_LowInc | 1BR_2_MedDeed | 1BR_2_MedRent | 1BR_2_MedInc | 1BR_3_Date | 1BR_4_Units | 1BS_1_LowDeed | 1BS_1_LowRent | 1BS_1_LowInc | 1BS_2_MedDeed | 1BS_2_MedRent | 1BS_2_MedInc | 1BS_3_Date | 1BS_4_Units | 1BT_1_LowDeed | 1BT_1_LowRent | 1BT_1_LowInc | 1BT_2_MedDeed | 1BT_2_MedRent | 1BT_2_MedInc | 1BT_3_Date | 1BT_4_Units | 1BU_1_LowDeed | 1BU_1_LowRent | 1BU_1_LowInc | 1BU_2_MedDeed | 1BU_2_MedRent | 1BU_2_MedInc | 1BU_3_Date | 1BU_4_Units | 1BV_1_LowDeed | 1BV_1_LowRent | 1BV_1_LowInc | 1BV_2_MedDeed | 1BV_2_MedRent | 1BV_2_MedInc | 1BV_3_Date | 1BV_4_Units | 1BW_1_LowDeed | 1BW_1_LowRent | 1BW_1_LowInc | 1BW_2_MedDeed | 1BW_2_MedRent | 1BW_2_MedInc | 1BW_3_Date | 1BW_4_Units | 1BX_1_LowDeed | 1BX_1_LowRent | 1BX_1_LowInc | 1BX_2_MedDeed | 1BX_2_MedRent | 1BX_2_MedInc | 1BX_3_Date | 1BX_4_Units | 1BY_1_LowDeed | 1BY_1_LowRent | 1BY_1_LowInc | 1BY_2_MedDeed | 1BY_2_MedRent | 1BY_2_MedInc | 1BY_3_Date | 1BY_4_Units | 1BZ_1_LowDeed | 1BZ_1_LowRent | 1BZ_1_LowInc | 1BZ_2_MedDeed | 1BZ_2_MedRent | 1BZ_2_MedInc | 1BZ_3_Date | 1BZ_4_Units | 1CA_1_LowDeed | 1CA_1_LowRent | 1CA_1_LowInc | 1CA_2_MedDeed | 1CA_2_MedRent | 1CA_2_MedInc | 1CA_3_Date | 1CA_4_Units | 1CB_1_LowDeed | 1CB_1_LowRent | 1CB_1_LowInc | 1CB_2_MedDeed | 1CB_2_MedRent | 1CB_2_MedInc | 1CB_3_Date | 1CB_4_Units | 1CC_1_LowDeed | 1CC_1_LowRent | 1CC_1_LowInc | 1CC_2_MedDeed | 1CC_2_MedRent | 1CC_2_MedInc | 1CC_3_Date | 1CC_4_Units | 1CD_1_LowDeed | 1CD_1_LowRent | 1CD_1_LowInc | 1CD_2_MedDeed | 1CD_2_MedRent | 1CD_2_MedInc | 1CD_3_Date | 1CD_4_Units | 1CE_1_LowDeed | 1CE_1_LowRent | 1CE_1_LowInc | 1CE_2_MedDeed | 1CE_2_MedRent | 1CE_2_MedInc | 1CE_3_Date | 1CE_4_Units | 1CF_1_LowDeed | 1CF_1_LowRent | 1CF_1_LowInc | 1CF_2_MedDeed | 1CF_2_MedRent | 1CF_2_MedInc | 1CF_3_Date | 1CF_4_Units | 1CG_1_LowDeed | 1CG_1_LowRent | 1CG_1_LowInc | 1CG_2_MedDeed | 1CG_2_MedRent | 1CG_2_MedInc | 1CG_3_Date | 1CG_4_Units | 1CH_1_LowDeed | 1CH_1_LowRent | 1CH_1_LowInc | 1CH_2_MedDeed | 1CH_2_MedRent | 1CH_2_MedInc | 1CH_3_Date | 1CH_4_Units | 1CI_1_LowDeed | 1CI_1_LowRent | 1CI_1_LowInc | 1CI_2_MedDeed | 1CI_2_MedRent | 1CI_2_MedInc | 1CI_3_Date | 1CI_4_Units | 1CJ_1_LowDeed | 1CJ_1_LowRent | 1CJ_1_LowInc | 1CJ_2_MedDeed | 1CJ_2_MedRent | 1CJ_2_MedInc | 1CJ_3_Date | 1CJ_4_Units | 1CK_1_LowDeed | 1CK_1_LowRent | 1CK_1_LowInc | 1CK_2_MedDeed | 1CK_2_MedRent | 1CK_2_MedInc | 1CK_3_Date | 1CK_4_Units | 1CL_1_LowDeed | 1CL_1_LowRent | 1CL_1_LowInc | 1CL_2_MedDeed | 1CL_2_MedRent | 1CL_2_MedInc | 1CL_3_Date | 1CL_4_Units | 1CM_1_LowDeed | 1CM_1_LowRent | 1CM_1_LowInc | 1CM_2_MedDeed | 1CM_2_MedRent | 1CM_2_MedInc | 1CM_3_Date | 1CM_4_Units | 1CN_1_LowDeed | 1CN_1_LowRent | 1CN_1_LowInc | 1CN_2_MedDeed | 1CN_2_MedRent | 1CN_2_MedInc | 1CN_3_Date | 1CN_4_Units | 1CO_1_LowDeed | 1CO_1_LowRent | 1CO_1_LowInc | 1CO_2_MedDeed | 1CO_2_MedRent | 1CO_2_MedInc | 1CO_3_Date | 1CO_4_Units | 1CP_1_LowDeed | 1CP_1_LowRent | 1CP_1_LowInc | 1CP_2_MedDeed | 1CP_2_MedRent | 1CP_2_MedInc | 1CP_3_Date | 1CP_4_Units | 1CQ_1_LowDeed | 1CQ_1_LowRent | 1CQ_1_LowInc | 1CQ_2_MedDeed | 1CQ_2_MedRent | 1CQ_2_MedInc | 1CQ_3_Date | 1CQ_4_Units | 1CR_1_LowDeed | 1CR_1_LowRent | 1CR_1_LowInc | 1CR_2_MedDeed | 1CR_2_MedRent | 1CR_2_MedInc | 1CR_3_Date | 1CR_4_Units | 1CS_1_LowDeed | 1CS_1_LowRent | 1CS_1_LowInc | 1CS_2_MedDeed | 1CS_2_MedRent | 1CS_2_MedInc | 1CS_3_Date | 1CS_4_Units | 1CT_1_LowDeed | 1CT_1_LowRent | 1CT_1_LowInc | 1CT_2_MedDeed | 1CT_2_MedRent | 1CT_2_MedInc | 1CT_3_Date | 1CT_4_Units | 1CU_1_LowDeed | 1CU_1_LowRent | 1CU_1_LowInc | 1CU_2_MedDeed | 1CU_2_MedRent | 1CU_2_MedInc | 1CU_3_Date | 1CU_4_Units | 1CV_1_LowDeed | 1CV_1_LowRent | 1CV_1_LowInc | 1CV_2_MedDeed | 1CV_2_MedRent | 1CV_2_MedInc | 1CV_3_Date | 1CV_4_Units | 1CW_1_LowDeed | 1CW_1_LowRent | 1CW_1_LowInc | 1CW_2_MedDeed | 1CW_2_MedRent | 1CW_2_MedInc | 1CW_3_Date | 1CW_4_Units | 1CX_1_LowDeed | 1CX_1_LowRent | 1CX_1_LowInc | 1CX_2_MedDeed | 1CX_2_MedRent | 1CX_2_MedInc | 1CX_3_Date | 1CX_4_Units | 1CY_1_LowDeed | 1CY_1_LowRent | 1CY_1_LowInc | 1CY_2_MedDeed | 1CY_2_MedRent | 1CY_2_MedInc | 1CY_3_Date | 1CY_4_Units | 1CZ_1_LowDeed | 1CZ_1_LowRent | 1CZ_1_LowInc | 1CZ_2_MedDeed | 1CZ_2_MedRent | 1CZ_2_MedInc | 1CZ_3_Date | 1CZ_4_Units | 1DA_1_LowDeed | 1DA_1_LowRent | 1DA_1_LowInc | 1DA_2_MedDeed | 1DA_2_MedRent | 1DA_2_MedInc | 1DA_3_Date | 1DA_4_Units | 1DB_1_LowDeed | 1DB_1_LowRent | 1DB_1_LowInc | 1DB_2_MedDeed | 1DB_2_MedRent | 1DB_2_MedInc | 1DB_3_Date | 1DB_4_Units | 1DC_1_LowDeed | 1DC_1_LowRent | 1DC_1_LowInc | 1DC_2_MedDeed | 1DC_2_MedRent | 1DC_2_MedInc | 1DC_3_Date | 1DC_4_Units | 1DD_1_LowDeed | 1DD_1_LowRent | 1DD_1_LowInc | 1DD_2_MedDeed | 1DD_2_MedRent | 1DD_2_MedInc | 1DD_3_Date | 1DD_4_Units | 1DE_1_LowDeed | 1DE_1_LowRent | 1DE_1_LowInc | 1DE_2_MedDeed | 1DE_2_MedRent | 1DE_2_MedInc | 1DE_3_Date | 1DE_4_Units | 1DF_1_LowDeed | 1DF_1_LowRent | 1DF_1_LowInc | 1DF_2_MedDeed | 1DF_2_MedRent | 1DF_2_MedInc | 1DF_3_Date | 1DF_4_Units | 1DG_1_LowDeed | 1DG_1_LowRent | 1DG_1_LowInc | 1DG_2_MedDeed | 1DG_2_MedRent | 1DG_2_MedInc | 1DG_3_Date | 1DG_4_Units | 1DH_1_LowDeed | 1DH_1_LowRent | 1DH_1_LowInc | 1DH_2_MedDeed | 1DH_2_MedRent | 1DH_2_MedInc | 1DH_3_Date | 1DH_4_Units | 1DI_1_LowDeed | 1DI_1_LowRent | 1DI_1_LowInc | 1DI_2_MedDeed | 1DI_2_MedRent | 1DI_2_MedInc | 1DI_3_Date | 1DI_4_Units | 1DJ_1_LowDeed | 1DJ_1_LowRent | 1DJ_1_LowInc | 1DJ_2_MedDeed | 1DJ_2_MedRent | 1DJ_2_MedInc | 1DJ_3_Date | 1DJ_4_Units | 1DK_1_LowDeed | 1DK_1_LowRent | 1DK_1_LowInc | 1DK_2_MedDeed | 1DK_2_MedRent | 1DK_2_MedInc | 1DK_3_Date | 1DK_4_Units | 1DL_1_LowDeed | 1DL_1_LowRent | 1DL_1_LowInc | 1DL_2_MedDeed | 1DL_2_MedRent | 1DL_2_MedInc | 1DL_3_Date | 1DL_4_Units | 1DM_1_LowDeed | 1DM_1_LowRent | 1DM_1_LowInc | 1DM_2_MedDeed | 1DM_2_MedRent | 1DM_2_MedInc | 1DM_3_Date | 1DM_4_Units | 1DN_1_LowDeed | 1DN_1_LowRent | 1DN_1_LowInc | 1DN_2_MedDeed | 1DN_2_MedRent | 1DN_2_MedInc | 1DN_3_Date | 1DN_4_Units | 1DO_1_LowDeed | 1DO_1_LowRent | 1DO_1_LowInc | 1DO_2_MedDeed | 1DO_2_MedRent | 1DO_2_MedInc | 1DO_3_Date | 1DO_4_Units | 1DP_1_LowDeed | 1DP_1_LowRent | 1DP_1_LowInc | 1DP_2_MedDeed | 1DP_2_MedRent | 1DP_2_MedInc | 1DP_3_Date | 1DP_4_Units | 1DQ_1_LowDeed | 1DQ_1_LowRent | 1DQ_1_LowInc | 1DQ_2_MedDeed | 1DQ_2_MedRent | 1DQ_2_MedInc | 1DQ_3_Date | 1DQ_4_Units | 1DR_1_LowDeed | 1DR_1_LowRent | 1DR_1_LowInc | 1DR_2_MedDeed | 1DR_2_MedRent | 1DR_2_MedInc | 1DR_3_Date | 1DR_4_Units | 1DS_1_LowDeed | 1DS_1_LowRent | 1DS_1_LowInc | 1DS_2_MedDeed | 1DS_2_MedRent | 1DS_2_MedInc | 1DS_3_Date | 1DS_4_Units | 1DT_1_LowDeed | 1DT_1_LowRent | 1DT_1_LowInc | 1DT_2_MedDeed | 1DT_2_MedRent | 1DT_2_MedInc | 1DT_3_Date | 1DT_4_Units | 1DU_1_LowDeed | 1DU_1_LowRent | 1DU_1_LowInc | 1DU_2_MedDeed | 1DU_2_MedRent | 1DU_2_MedInc | 1DU_3_Date | 1DU_4_Units | 1DV_1_LowDeed | 1DV_1_LowRent | 1DV_1_LowInc | 1DV_2_MedDeed | 1DV_2_MedRent | 1DV_2_MedInc | 1DV_3_Date | 1DV_4_Units | 1DW_1_LowDeed | 1DW_1_LowRent | 1DW_1_LowInc | 1DW_2_MedDeed | 1DW_2_MedRent | 1DW_2_MedInc | 1DW_3_Date | 1DW_4_Units | 1DX_1_LowDeed | 1DX_1_LowRent | 1DX_1_LowInc | 1DX_2_MedDeed | 1DX_2_MedRent | 1DX_2_MedInc | 1DX_3_Date | 1DX_4_Units | 1DY_1_LowDeed | 1DY_1_LowRent | 1DY_1_LowInc | 1DY_2_MedDeed | 1DY_2_MedRent | 1DY_2_MedInc | 1DY_3_Date | 1DY_4_Units | 1DZ_1_LowDeed | 1DZ_1_LowRent | 1DZ_1_LowInc | 1DZ_2_MedDeed | 1DZ_2_MedRent | 1DZ_2_MedInc | 1DZ_3_Date | 1DZ_4_Units | 1EA_1_LowDeed | 1EA_1_LowRent | 1EA_1_LowInc | 1EA_2_MedDeed | 1EA_2_MedRent | 1EA_2_MedInc | 1EA_3_Date | 1EA_4_Units | 1EB_1_LowDeed | 1EB_1_LowRent | 1EB_1_LowInc | 1EB_2_MedDeed | 1EB_2_MedRent | 1EB_2_MedInc | 1EB_3_Date | 1EB_4_Units | 1EC_1_LowDeed | 1EC_1_LowRent | 1EC_1_LowInc | 1EC_2_MedDeed | 1EC_2_MedRent | 1EC_2_MedInc | 1EC_3_Date | 1EC_4_Units | 1ED_1_LowDeed | 1ED_1_LowRent | 1ED_1_LowInc | 1ED_2_MedDeed | 1ED_2_MedRent | 1ED_2_MedInc | 1ED_3_Date | 1ED_4_Units | 1EE_1_LowDeed | 1EE_1_LowRent | 1EE_1_LowInc | 1EE_2_MedDeed | 1EE_2_MedRent | 1EE_2_MedInc | 1EE_3_Date | 1EE_4_Units | 1EF_1_LowDeed | 1EF_1_LowRent | 1EF_1_LowInc | 1EF_2_MedDeed | 1EF_2_MedRent | 1EF_2_MedInc | 1EF_3_Date | 1EF_4_Units | 1EG_1_LowDeed | 1EG_1_LowRent | 1EG_1_LowInc | 1EG_2_MedDeed | 1EG_2_MedRent | 1EG_2_MedInc | 1EG_3_Date | 1EG_4_Units | 1EH_1_LowDeed | 1EH_1_LowRent | 1EH_1_LowInc | 1EH_2_MedDeed | 1EH_2_MedRent | 1EH_2_MedInc | 1EH_3_Date | 1EH_4_Units | 1EI_1_LowDeed | 1EI_1_LowRent | 1EI_1_LowInc | 1EI_2_MedDeed | 1EI_2_MedRent | 1EI_2_MedInc | 1EI_3_Date | 1EI_4_Units | 1EJ_1_LowDeed | 1EJ_1_LowRent | 1EJ_1_LowInc | 1EJ_2_MedDeed | 1EJ_2_MedRent | 1EJ_2_MedInc | 1EJ_3_Date | 1EJ_4_Units | 1EK_1_LowDeed | 1EK_1_LowRent | 1EK_1_LowInc | 1EK_2_MedDeed | 1EK_2_MedRent | 1EK_2_MedInc | 1EK_3_Date | 1EK_4_Units | 1EL_1_LowDeed | 1EL_1_LowRent | 1EL_1_LowInc | 1EL_2_MedDeed | 1EL_2_MedRent | 1EL_2_MedInc | 1EL_3_Date | 1EL_4_Units | 1EM_1_LowDeed | 1EM_1_LowRent | 1EM_1_LowInc | 1EM_2_MedDeed | 1EM_2_MedRent | 1EM_2_MedInc | 1EM_3_Date | 1EM_4_Units | 1EN_1_LowDeed | 1EN_1_LowRent | 1EN_1_LowInc | 1EN_2_MedDeed | 1EN_2_MedRent | 1EN_2_MedInc | 1EN_3_Date | 1EN_4_Units | 1EO_1_LowDeed | 1EO_1_LowRent | 1EO_1_LowInc | 1EO_2_MedDeed | 1EO_2_MedRent | 1EO_2_MedInc | 1EO_3_Date | 1EO_4_Units | 1EP_1_LowDeed | 1EP_1_LowRent | 1EP_1_LowInc | 1EP_2_MedDeed | 1EP_2_MedRent | 1EP_2_MedInc | 1EP_3_Date | 1EP_4_Units | 1EQ_1_LowDeed | 1EQ_1_LowRent | 1EQ_1_LowInc | 1EQ_2_MedDeed | 1EQ_2_MedRent | 1EQ_2_MedInc | 1EQ_3_Date | 1EQ_4_Units | 1ER_1_LowDeed | 1ER_1_LowRent | 1ER_1_LowInc | 1ER_2_MedDeed | 1ER_2_MedRent | 1ER_2_MedInc | 1ER_3_Date | 1ER_4_Units | 1ES_1_LowDeed | 1ES_1_LowRent | 1ES_1_LowInc | 1ES_2_MedDeed | 1ES_2_MedRent | 1ES_2_MedInc | 1ES_3_Date | 1ES_4_Units | 1ET_1_LowDeed | 1ET_1_LowRent | 1ET_1_LowInc | 1ET_2_MedDeed | 1ET_2_MedRent | 1ET_2_MedInc | 1ET_3_Date | 1ET_4_Units | 1EU_1_LowDeed | 1EU_1_LowRent | 1EU_1_LowInc | 1EU_2_MedDeed | 1EU_2_MedRent | 1EU_2_MedInc | 1EU_3_Date | 1EU_4_Units | 1EV_1_LowDeed | 1EV_1_LowRent | 1EV_1_LowInc | 1EV_2_MedDeed | 1EV_2_MedRent | 1EV_2_MedInc | 1EV_3_Date | 1EV_4_Units | 1EW_1_LowDeed | 1EW_1_LowRent | 1EW_1_LowInc | 1EW_2_MedDeed | 1EW_2_MedRent | 1EW_2_MedInc | 1EW_3_Date | 1EW_4_Units | 1EX_1_LowDeed | 1EX_1_LowRent | 1EX_1_LowInc | 1EX_2_MedDeed | 1EX_2_MedRent | 1EX_2_MedInc | 1EX_3_Date | 1EX_4_Units | 1EY_1_LowDeed | 1EY_1_LowRent | 1EY_1_LowInc | 1EY_2_MedDeed | 1EY_2_MedRent | 1EY_2_MedInc | 1EY_3_Date | 1EY_4_Units | 1EZ_1_LowDeed | 1EZ_1_LowRent | 1EZ_1_LowInc | 1EZ_2_MedDeed | 1EZ_2_MedRent | 1EZ_2_MedInc | 1EZ_3_Date | 1EZ_4_Units | 1FA_1_LowDeed | 1FA_1_LowRent | 1FA_1_LowInc | 1FA_2_MedDeed | 1FA_2_MedRent | 1FA_2_MedInc | 1FA_3_Date | 1FA_4_Units | 1FB_1_LowDeed | 1FB_1_LowRent | 1FB_1_LowInc | 1FB_2_MedDeed | 1FB_2_MedRent | 1FB_2_MedInc | 1FB_3_Date | 1FB_4_Units | 1FC_1_LowDeed | 1FC_1_LowRent | 1FC_1_LowInc | 1FC_2_MedDeed | 1FC_2_MedRent | 1FC_2_MedInc | 1FC_3_Date | 1FC_4_Units | 1FD_1_LowDeed | 1FD_1_LowRent | 1FD_1_LowInc | 1FD_2_MedDeed | 1FD_2_MedRent | 1FD_2_MedInc | 1FD_3_Date | 1FD_4_Units | 1FE_1_LowDeed | 1FE_1_LowRent | 1FE_1_LowInc | 1FE_2_MedDeed | 1FE_2_MedRent | 1FE_2_MedInc | 1FE_3_Date | 1FE_4_Units | 1FF_1_LowDeed | 1FF_1_LowRent | 1FF_1_LowInc | 1FF_2_MedDeed | 1FF_2_MedRent | 1FF_2_MedInc | 1FF_3_Date | 1FF_4_Units | 1FG_1_LowDeed | 1FG_1_LowRent | 1FG_1_LowInc | 1FG_2_MedDeed | 1FG_2_MedRent | 1FG_2_MedInc | 1FG_3_Date | 1FG_4_Units | 1FH_1_LowDeed | 1FH_1_LowRent | 1FH_1_LowInc | 1FH_2_MedDeed | 1FH_2_MedRent | 1FH_2_MedInc | 1FH_3_Date | 1FH_4_Units | 1FI_1_LowDeed | 1FI_1_LowRent | 1FI_1_LowInc | 1FI_2_MedDeed | 1FI_2_MedRent | 1FI_2_MedInc | 1FI_3_Date | 1FI_4_Units | 1FJ_1_LowDeed | 1FJ_1_LowRent | 1FJ_1_LowInc | 1FJ_2_MedDeed | 1FJ_2_MedRent | 1FJ_2_MedInc | 1FJ_3_Date | 1FJ_4_Units | 1FK_1_LowDeed | 1FK_1_LowRent | 1FK_1_LowInc | 1FK_2_MedDeed | 1FK_2_MedRent | 1FK_2_MedInc | 1FK_3_Date | 1FK_4_Units | 1FL_1_LowDeed | 1FL_1_LowRent | 1FL_1_LowInc | 1FL_2_MedDeed | 1FL_2_MedRent | 1FL_2_MedInc | 1FL_3_Date | 1FL_4_Units | 1FM_1_LowDeed | 1FM_1_Low

Current Year	Calculated by this field
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle (10/15/2013 - 10/15/2023)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

| 4A_1_Prior | 4A_1_Owner | 4B_1_Rental | 4C_1_Total | 4D_1_ADU | 4E_1_Int | 4F_1_Term | 4F_1_Lvl1withInt | 4F_1_Lvl2withInt | 4F_1_Lvl3withInt | 4F_1_LvlnoInt | 4G_1_Lvl1withInt | 4G_1_Lvl2withInt | 4G_1_Lvl3withInt | 4G_1_LvlnoInt | 4H_1_Rent | 4I_1_Date | 4J_1_Vets | 4K_1_Lvl1withInt | 4K_1_Lvl2withInt | 4K_1_Lvl3withInt | 4K_1_LvlnoInt | 4L_1_Rent | 4M_1_Date | 4N_1_Vets | 4O_1_Lvl1withInt | 4O_1_Lvl2withInt | 4O_1_Lvl3withInt | 4O_1_LvlnoInt | 4P_1_Rent | 4Q_1_Date | 4R_1_Vets | 4S_1_Lvl1withInt | 4S_1_Lvl2withInt | 4S_1_Lvl3withInt | 4S_1_LvlnoInt | 4T_1_Rent | 4U_1_Date | 4V_1_Vets | 4W_1_Lvl1withInt | 4W_1_Lvl2withInt | 4W_1_Lvl3withInt | 4W_1_LvlnoInt | 4X_1_Rent | 4Y_1_Date | 4Z_1_Vets | 4AA_1_Lvl1withInt | 4AA_1_Lvl2withInt | 4AA_1_Lvl3withInt | 4AA_1_LvlnoInt | 4AB_1_Rent | 4AC_1_Date | 4AD_1_Vets | 4AE_1_Lvl1withInt | 4AE_1_Lvl2withInt | 4AE_1_Lvl3withInt | 4AE_1_LvlnoInt | 4AF_1_Rent | 4AG_1_Date | 4AH_1_Vets | 4AI_1_Lvl1withInt | 4AI_1_Lvl2withInt | 4AI_1_Lvl3withInt | 4AI_1_LvlnoInt | 4AJ_1_Rent | 4AK_1_Date | 4AL_1_Vets | 4AM_1_Lvl1withInt | 4AM_1_Lvl2withInt | 4AM_1_Lvl3withInt | 4AM_1_LvlnoInt | 4AN_1_Rent | 4AO_1_Date | 4AP_1_Vets | 4AQ_1_Lvl1withInt | 4AQ_1_Lvl2withInt | 4AQ_1_Lvl3withInt | 4AQ_1_LvlnoInt | 4AR_1_Rent | 4AS_1_Date | 4AT_1_Vets | 4AU_1_Lvl1withInt | 4AU_1_Lvl2withInt | 4AU_1_Lvl3withInt | 4AU_1_LvlnoInt | 4AV_1_Rent | 4AW_1_Date | 4AX_1_Vets | 4AY_1_Lvl1withInt | 4AY_1_Lvl2withInt | 4AY_1_Lvl3withInt | 4AY_1_LvlnoInt | 4AZ_1_Rent | 4BA_1_Date | 4BB_1_Vets | 4BC_1_Lvl1withInt | 4BC_1_Lvl2withInt | 4BC_1_Lvl3withInt | 4BC_1_LvlnoInt | 4BD_1_Rent | 4BE_1_Date | 4BF_1_Vets | 4BG_1_Lvl1withInt | 4BG_1_Lvl2withInt | 4BG_1_Lvl3withInt | 4BG_1_LvlnoInt | 4BH_1_Rent | 4BI_1_Date | 4BJ_1_Vets | 4BK_1_Lvl1withInt | 4BK_1_Lvl2withInt | 4BK_1_Lvl3withInt | 4BK_1_LvlnoInt | 4BL_1_Rent | 4BM_1_Date | 4BN_1_Vets | 4BO_1_Lvl1withInt | 4BO_1_Lvl2withInt | 4BO_1_Lvl3withInt | 4BO_1_LvlnoInt | 4BP_1_Rent | 4BQ_1_Date | 4BR_1_Vets | 4BS_1_Lvl1withInt | 4BS_1_Lvl2withInt | 4BS_1_Lvl3withInt | 4BS_1_LvlnoInt | 4BT_1_Rent | 4BU_1_Date | 4BV_1_Vets | 4BW_1_Lvl1withInt | 4BW_1_Lvl2withInt | 4BW_1_Lvl3withInt | 4BW_1_LvlnoInt | 4BX_1_Rent | 4BY_1_Date | 4BZ_1_Vets | 4CA_1_Lvl1withInt | 4CA_1_Lvl2withInt | 4CA_1_Lvl3withInt | 4CA_1_LvlnoInt | 4CB_1_Rent | 4CC_1_Date | 4CD_1_Vets | 4CE_1_Lvl1withInt | 4CE_1_Lvl2withInt | 4CE_1_Lvl3withInt | 4CE_1_LvlnoInt | 4CF_1_Rent | 4CG_1_Date | 4CH_1_Vets | 4CI_1_Lvl1withInt | 4CI_1_Lvl2withInt | 4CI_1_Lvl3withInt | 4CI_1_LvlnoInt | 4CJ_1_Rent | 4CK_1_Date | 4CL_1_Vets | 4CM_1_Lvl1withInt | 4CM_1_Lvl2withInt | 4CM_1_Lvl3withInt | 4CM_1_LvlnoInt | 4CN_1_Rent | 4CO_1_Date | 4CP_1_Vets | 4CQ_1_Lvl1withInt | 4CQ_1_Lvl2withInt | 4CQ_1_Lvl3withInt | 4CQ_1_LvlnoInt | 4CR_1_Rent | 4CS_1_Date | 4CT_1_Vets | 4CU_1_Lvl1withInt | 4CU_1_Lvl2withInt | 4CU_1_Lvl3withInt | 4CU_1_LvlnoInt | 4CV_1_Rent | 4CW_1_Date | 4CX_1_Vets | 4CY_1_Lvl1withInt | 4CY_1_Lvl2withInt | 4CY_1_Lvl3withInt | 4CY_1_LvlnoInt | 4CZ_1_Rent | 4DA_1_Date | 4DB_1_Vets | 4DC_1_Lvl1withInt | 4DC_1_Lvl2withInt | 4DC_1_Lvl3withInt | 4DC_1_LvlnoInt | 4DD_1_Rent | 4DE_1_Date | 4DF_1_Vets | 4DG_1_Lvl1withInt | 4DG_1_Lvl2withInt | 4DG_1_Lvl3withInt | 4DG_1_LvlnoInt | 4DH_1_Rent | 4DI_1_Date | 4DJ_1_Vets | 4DK_1_Lvl1withInt | 4DK_1_Lvl2withInt | 4DK_1_Lvl3withInt | 4DK_1_LvlnoInt | 4DL_1_Rent | 4DM_1_Date | 4DN_1_Vets | 4DO_1_Lvl1withInt | 4DO_1_Lvl2withInt | 4DO_1_Lvl3withInt | 4DO_1_LvlnoInt | 4DP_1_Rent | 4DQ_1_Date | 4DR_1_Vets | 4DS_1_Lvl1withInt | 4DS_1_Lvl2withInt | 4DS_1_Lvl3withInt | 4DS_1_LvlnoInt | 4DT_1_Rent | 4DU_1_Date | 4DV_1_Vets | 4DW_1_Lvl1withInt | 4DW_1_Lvl2withInt | 4DW_1_Lvl3withInt | 4DW_1_LvlnoInt | 4DX_1_Rent | 4DY_1_Date | 4DZ_1_Vets | 4EA_1_Lvl1withInt | 4EA_1_Lvl2withInt | 4EA_1_Lvl3withInt | 4EA_1_LvlnoInt | 4EB_1_Rent | 4EC_1_Date | 4ED_1_Vets | 4EE_1_Lvl1withInt | 4EE_1_Lvl2withInt | 4EE_1_Lvl3withInt | 4EE_1_LvlnoInt | 4EF_1_Rent | 4EG_1_Date | 4EH_1_Vets | 4EI_1_Lvl1withInt | 4EI_1_Lvl2withInt | 4EI_1_Lvl3withInt | 4EI_1_LvlnoInt | 4EJ_1_Rent | 4EK_1_Date | 4EL_1_Vets | 4EM_1_Lvl1withInt | 4EM_1_Lvl2withInt | 4EM_1_Lvl3withInt | 4EM_1_LvlnoInt | 4EN_1_Rent | 4EO_1_Date | 4EP_1_Vets | 4EQ_1_Lvl1withInt | 4EQ_1_Lvl2withInt | 4EQ_1_Lvl3withInt | 4EQ_1_LvlnoInt | 4ER_1_Rent | 4ES_1_Date | 4ET_1_Vets | 4EU_1_Lvl1withInt | 4EU_1_Lvl2withInt | 4EU_1_Lvl3withInt | 4EU_1_LvlnoInt | 4EV_1_Rent | 4EW_1_Date | 4EX_1_Vets | 4EY_1_Lvl1withInt | 4EY_1_Lvl2withInt | 4EY_1_Lvl3withInt | 4EY_1_LvlnoInt | 4EZ_1_Rent | 4FA_1_Date | 4FB_1_Vets | 4FC_1_Lvl1withInt | 4FC_1_Lvl2withInt | 4FC_1_Lvl3withInt | 4FC_1_LvlnoInt | 4FD_1_Rent | 4FE_1_Date | 4FF_1_Vets | 4FG_1_Lvl1withInt | 4FG_1_Lvl2withInt | 4FG_1_Lvl3withInt | 4FG_1_LvlnoInt | 4FH_1_Rent | 4FI_1_Date | 4FJ_1_Vets | 4FK_1_Lvl1withInt | 4FK_1_Lvl2withInt | 4FK_1_Lvl3withInt | 4FK_1_LvlnoInt | 4FL_1_Rent | 4FM_1_Date | 4FN_1_Vets | 4FO_1_Lvl1withInt | 4FO_1_Lvl2withInt | 4FO_1_Lvl3withInt | 4FO_1_LvlnoInt | 4FP_1_Rent | 4FQ_1_Date | 4FR_1_Vets | 4FS_1_Lvl1withInt | 4FS_1_Lvl2withInt | 4FS_1_Lvl3withInt | 4FS_1_LvlnoInt | 4FT_1_Rent | 4FU_1_Date | 4FV_1_Vets | 4FW_1_Lvl1withInt | 4FW_1_Lvl2withInt | 4FW_1_Lvl3withInt | 4FW_1_LvlnoInt | 4FX_1_Rent | 4FY_1_Date | 4FZ_1_Vets | 4GA_1_Lvl1withInt | 4GA_1_Lvl2withInt | 4GA_1_Lvl3withInt | 4GA_1_LvlnoInt | 4GB_1_Rent | 4GC_1_Date | 4GD_1_Vets | 4GE_1_Lvl1withInt | 4GE_1_Lvl2withInt | 4GE_1_Lvl3withInt | 4GE_1_LvlnoInt | 4GF_1_Rent | 4GG_1_Date | 4GH_1_Vets | 4GI_1_Lvl1withInt | 4GI_1_Lvl2withInt | 4GI_1_Lvl3withInt | 4GI_1_LvlnoInt | 4GJ_1_Rent | 4GK_1_Date | 4GL_1_Vets | 4GM_1_Lvl1withInt | 4GM_1_Lvl2withInt | 4GM_1_Lvl3withInt | 4GM_1_LvlnoInt | 4GN_1_Rent | 4GO_1_Date | 4GP_1_Vets | 4GQ_1_Lvl1withInt | 4GQ_1_Lvl2withInt | 4GQ_1_Lvl3withInt | 4GQ_1_LvlnoInt | 4GR_1_Rent | 4GS_1_Date | 4GT_1_Vets | 4GU_1_Lvl1withInt | 4GU_1_Lvl2withInt | 4GU_1_Lvl3withInt | 4GU_1_LvlnoInt | 4GV_1_Rent | 4GW_1_Date | 4GX_1_Vets | 4GY_1_Lvl1withInt | 4GY_1_Lvl2withInt | 4GY_1_Lvl3withInt | 4GY_1_LvlnoInt | 4GZ_1_Rent | 4HA_1_Date | 4HB_1_Vets | 4HC_1_Lvl1withInt | 4HC_1_Lvl2withInt | 4HC_1_Lvl3withInt | 4HC_1_LvlnoInt | 4HD_1_Rent | 4HE_1_Date | 4HF_1_Vets | 4HG_1_Lvl1withInt | 4HG_1_Lvl2withInt | 4HG_1_Lvl3withInt | 4HG_1_LvlnoInt | 4HH_1_Rent | 4HI_1_Date | 4HJ_1_Vets | 4HK_1_Lvl1withInt | 4HK_1_Lvl2withInt | 4HK_1_Lvl3withInt | 4HK_1_LvlnoInt | 4HL_1_Rent | 4HM_1_Date | 4HN_1_Vets | 4HO_1_Lvl1withInt | 4HO_1_Lvl2withInt | 4HO_1_Lvl3withInt | 4HO_1_LvlnoInt | 4HP_1_Rent | 4HQ_1_Date | 4HR_1_Vets | 4HS_1_Lvl1withInt | 4HS_1_Lvl2withInt | 4HS_1_Lvl3withInt | 4HS_1_LvlnoInt | 4HT_1_Rent | 4HU_1_Date | 4HV_1_Vets | 4HW_1_Lvl1withInt | 4HW_1_Lvl2withInt | 4HW_1_Lvl3withInt | 4HW_1_LvlnoInt | 4HX_1_Rent | 4HY_1_Date | 4HZ_1_Vets | 4IA_1_Lvl1withInt | 4IA_1_Lvl2withInt | 4IA_1_Lvl3withInt | 4IA_1_LvlnoInt | 4IB_1_Rent | 4IC_1_Date | 4ID_1_Vets | 4IE_1_Lvl1withInt | 4IE_1_Lvl2withInt | 4IE_1_Lvl3withInt | 4IE_1_LvlnoInt | 4IF_1_Rent | 4IG_1_Date | 4IH_1_Vets | 4II_1_Lvl1withInt | 4II_1_Lvl2withInt | 4II_1_Lvl3withInt | 4II_1_LvlnoInt | 4IJ_1_Rent | 4IK_1_Date | 4IL_1_Vets | 4IM_1_Lvl1withInt | 4IM_1_Lvl2withInt | 4IM_1_Lvl3withInt | 4IM_1_LvlnoInt | 4IN_1_Rent | 4IO_1_Date | 4IP_1_Vets | 4IQ_1_Lvl1withInt | 4IQ_1_Lvl2withInt | 4IQ_1_Lvl3withInt | 4IQ_1_LvlnoInt | 4IR_1_Rent | 4IS_1_Date | 4IT_1_Vets | 4IU_1_Lvl1withInt | 4IU_1_Lvl2withInt | 4IU_1_Lvl3withInt | 4IU_1_LvlnoInt | 4IV_1_Rent | 4IW_1_Date | 4IX_1_Vets | 4IY_1_Lvl1withInt | 4IY_1_Lvl2withInt | 4IY_1_Lvl3withInt | 4IY_1_LvlnoInt | 4IZ_1_Rent | 4JA_1_Date | 4JB_1_Vets | 4JC_1_Lvl1withInt | 4JC_1_Lvl2withInt | 4JC_1_Lvl3withInt | 4JC_1_LvlnoInt | 4JD_1_Rent | 4JE_1_Date | 4JF_1_Vets | 4JG_1_Lvl1withInt | 4JG_1_Lvl2withInt | 4JG_1_Lvl3withInt | 4JG_1_LvlnoInt | 4JH_1_Rent | 4JI_1_Date | 4JJ_1_Vets | 4JK_1_Lvl1withInt | 4JK_1_Lvl2withInt | 4JK_1_Lvl3withInt | 4JK_1_LvlnoInt | 4JL_1_Rent | 4JM_1_Date | 4JN_1_Vets | 4JO_1_Lvl1withInt | 4JO_1_Lvl2withInt | 4JO_1_Lvl3withInt | 4JO_1_LvlnoInt | 4JP_1_Rent | 4JQ_1_Date | 4JR_1_Vets | 4JS_1_Lvl1withInt | 4JS_1_Lvl2withInt | 4JS_1_Lvl3withInt | 4JS_1_LvlnoInt | 4JT_1_Rent | 4JU_1_Date | 4JV_1_Vets | 4JW_1_Lvl1withInt | 4JW_1_Lvl2withInt | 4JW_1_Lvl3withInt | 4JW_1_LvlnoInt | 4JX_1_Rent | 4JY_1_Date | 4JZ_1_Vets | 4KA_1_Lvl1withInt | 4KA_1_Lvl2withInt | 4KA_1_Lvl3withInt | 4KA_1_LvlnoInt | 4KB_1_Rent | 4KC_1_Date | 4KD_1_Vets | 4KE_1_Lvl1withInt | 4KE_1_Lvl2withInt | 4KE_1_Lvl3withInt | 4KE_1_LvlnoInt | 4KF_1_Rent | 4KG_1_Date | 4KH_1_Vets | 4KI_1_Lvl1withInt | 4KI_1_Lvl2withInt | 4KI_1_Lvl3withInt | 4KI_1_LvlnoInt | 4KJ_1_Rent | 4KK_1_Date | 4KL_1_Vets | 4KM_1_Lvl1withInt | 4KM_1_Lvl2withInt | 4KM_1_Lvl3withInt | 4KM_1_LvlnoInt | 4KN_1_Rent | 4KO_1_Date | 4KP_1_Vets | 4KQ_1_Lvl1withInt | 4KQ_1_Lvl2withInt | 4KQ_1_Lvl3withInt | 4KQ_1_LvlnoInt | 4KR_1_Rent | 4KS_1_Date | 4KT_1_Vets | 4KU_1_Lvl1withInt | 4KU_1_Lvl2withInt | 4KU_1_Lvl3withInt | 4KU_1_LvlnoInt | 4KV_1_Rent | 4KW_1_Date | 4KX_1_Vets | 4KY_1_Lvl1withInt | 4KY_1_Lvl2withInt | 4KY_1_Lvl3withInt | 4KY_1_LvlnoInt | 4KZ_1_Rent | 4LA_1_Date | 4LB_1_Vets | 4LC_1_Lvl1withInt | 4LC_1_Lvl2withInt | 4LC_1_Lvl3withInt | 4LC_1_LvlnoInt | 4LD_1_Rent | 4LE_1_Date | 4LF_1_Vets | 4LG_1_Lvl1withInt | 4LG_1_Lvl2withInt | 4LG_1_Lvl3withInt | 4LG_1_LvlnoInt | 4LH_1_Rent | 4LI_1_Date | 4LJ_1_Vets | 4LK_1_Lvl1withInt | 4LK_1_Lvl2withInt | 4LK_1_Lvl3withInt | 4LK_1_LvlnoInt | 4LL_1_Rent | 4LM_1_Date | 4LN_1_Vets | 4LO_1_Lvl1withInt | 4LO_1_Lvl2withInt | 4LO_1_Lvl3withInt | 4LO_1_LvlnoInt | 4LP_1_Rent | 4LQ_1_Date | 4LR_1_Vets | 4LS_1_Lvl1withInt | 4LS_1_Lvl2withInt | 4LS_1_Lvl3withInt | 4LS_1_LvlnoInt | 4LT_1_Rent | 4LU_1_Date | 4LV_1_Vets | 4LW_1_Lvl1withInt | 4LW_1_Lvl2withInt | 4LW_1_Lvl3withInt | 4LW_1_LvlnoInt | 4LX_1_Rent | 4LY_1_Date | 4LZ_1_Vets | 4MA_1_Lvl1withInt | 4MA_1_Lvl2withInt | 4MA_1_Lvl3withInt | 4MA_1_LvlnoInt | 4MB_1_Rent | 4MC_1_Date | 4MD_1_Vets | 4ME_1_Lvl1withInt | 4ME_1_Lvl2withInt | 4ME_1_Lvl3withInt | 4ME_1_LvlnoInt | 4MF_1_Rent | 4MG_1_Date | 4MH_1_Vets | 4MI_1_Lvl1withInt | 4MI_1_Lvl2withInt | 4MI_1_Lvl3withInt | 4MI_1_LvlnoInt | 4MJ_1_Rent | 4MK_1_Date | 4ML_1_Vets | 4MM_1_Lvl1withInt | 4MM_1_Lvl2withInt | 4MM_1_Lvl3withInt | 4MM_1_LvlnoInt | 4MN_1_Rent | 4MO_1_Date | 4MP_1_Vets | 4MQ_1_Lvl1withInt | 4MQ_1_Lvl2withInt | 4MQ_1_Lvl3withInt | 4MQ_1_LvlnoInt | 4MR_1_Rent | 4MS_1_Date | 4MT_1_Vets | 4MU_1_Lvl1withInt | 4MU_1_Lvl2withInt | 4MU_1_Lvl3withInt | 4MU_1_LvlnoInt | 4MV_1_Rent | 4MW_1_Date | 4MX_1_Vets | 4MY_1_Lvl1withInt | 4MY_1_Lvl2withInt | 4MY_1_Lvl3withInt | 4MY_1_LvlnoInt | 4MZ_1_Rent | 4NA_1_Date | 4NB_1_Vets | 4NC_1_Lvl1withInt | 4NC_1_Lvl2withInt | 4NC_1_Lvl3withInt | 4NC_1_LvlnoInt | 4ND_1_Rent | 4NE_1_Date | 4NF_1_Vets | 4NG_1_Lvl1withInt | 4NG_1_Lvl2withInt | 4NG_1_Lvl3withInt | 4NG_1_LvlnoInt | 4NH_1_Rent | 4NI_1_Date | 4NJ_1_Vets | 4NK_1_Lvl1withInt | 4NK_1_Lvl2withInt | 4NK_1_Lvl3withInt | 4NK_1_LvlnoInt | 4NL_1_Rent | 4NM_1_Date | 4NN_1_Vets | 4NO_1_Lvl1withInt | 4NO_1_Lvl2withInt | 4NO_1_Lvl3withInt | 4NO_1_LvlnoInt | 4NP_1_Rent | 4NQ_1_Date | 4NR_1_Vets | 4NS_1_Lvl1withInt | 4NS_1_Lvl2withInt | 4NS_1_Lvl3withInt | 4NS_1_LvlnoInt | 4NT_1_Rent | 4NU_1_Date | 4NV_1_Vets | 4NW_1_Lvl1withInt | 4NW_1_Lvl2withInt | 4NW_1_Lvl3withInt | 4NW_1_LvlnoInt | 4NX_1_Rent | 4NY_1_Date | 4NZ_1_Vets | 4OA_1_Lvl1withInt | 4OA_1_Lvl2withInt | 4OA_1_Lvl3withInt | 4OA_1_LvlnoInt | 4OB_1_Rent | 4OC_1_Date | 4OD_1_Vets | 4OE_1_Lvl1withInt | 4OE_1_Lvl2withInt | 4OE_1_Lvl3withInt | 4OE_1_LvlnoInt | 4OF_1_Rent | 4OG_1_Date | 4OH_1_Vets | 4OI_1_Lvl1withInt | 4OI_1_Lvl2withInt | 4OI_1_Lvl3withInt | 4OI_1_LvlnoInt | 4OJ_1_Rent | 4OK_1_Date | 4OL_1_Vets | 4OM_1_Lvl1withInt | 4OM_1_Lvl2withInt | 4OM_1_Lvl3withInt | 4OM_1_LvlnoInt | 4ON_1_Rent | 4OO_1_Date | 4OP_1_Vets | 4OQ_1_Lvl1withInt | 4OQ_1_Lvl2withInt | 4OQ_1_Lvl3withInt | 4OQ_1_LvlnoInt | 4OR_1_Rent | 4OS_1_Date | 4OT_1_Vets | 4OU_1_Lvl1withInt | 4OU_1_Lvl2withInt | 4OU_1_Lvl3withInt | 4OU_1_LvlnoInt | 4OV_1_Rent | 4OW_1_Date | 4OX_1_Vets | 4OY_1_Lvl1withInt | 4OY_1_Lvl2withInt | 4OY_1_Lvl3withInt | 4OY_1_LvlnoInt | 4OZ_1_Rent | 4PA_1_Date | 4PB_1_Vets | 4PC_1_Lvl1withInt | 4PC_1_Lvl2withInt | 4PC_1_Lvl3withInt | 4PC_1_LvlnoInt | 4PD_1_Rent | 4PE_1_Date | 4PF_1_Vets | 4PG_1_Lvl1withInt | 4PG_1_Lvl2withInt | 4PG_1_Lvl3withInt | 4PG_1_LvlnoInt | 4PH_1_Rent | 4PI_1_Date | 4PJ_1_Vets | 4PK_1_Lvl1withInt | 4PK_1_Lvl2withInt | 4PK_1_Lvl3withInt | 4PK_1_LvlnoInt | 4PL_1_Rent | 4PM_1_Date | 4PN_1_Vets | 4PO_1_Lvl1withInt | 4PO_1_Lvl2withInt | 4PO_1_Lvl3withInt | 4PO_1_LvlnoInt | 4PP_1_Rent | 4PQ_1_Date | 4PR_1_Vets | 4PS_1_Lvl1withInt | 4PS_1_Lvl2withInt | 4PS_1_Lvl3withInt | 4PS_1_LvlnoInt | 4PT_1_Rent | 4PU_1_Date | 4PV_1_Vets | 4PW_1_Lvl1withInt | 4PW_1_Lvl2withInt | 4PW_1_Lvl3withInt | 4PW_1_LvlnoInt | 4PX_1_Rent | 4PY_1_Date | 4PZ_1_Vets | 4QA_1_Lvl1withInt | 4QA_1_Lvl2withInt | 4QA_1_Lvl3withInt | 4QA_1_LvlnoInt | 4QB_1_Rent | 4QC_1_Date | 4QD_1_Vets | 4QE_1_Lvl1withInt | 4QE_1_Lvl2withInt | 4QE_1_Lvl3withInt | 4QE_1_LvlnoInt | 4QF_1_Rent | 4QG_1_Date | 4QH_1_Vets | 4QI_1_Lvl1withInt | 4QI_1_Lvl2withInt | 4QI_1_Lvl3withInt | 4QI_1_LvlnoInt | 4QJ_1_Rent | 4QK_1_Date | 4QL_1_Vets | 4QM_1_Lvl1withInt | 4QM_1_Lvl2withInt | 4QM_1_Lvl3withInt | 4QM_1_LvlnoInt | 4QN_1_Rent | 4QO_1_Date | 4QP_1_Vets | 4QQ_1_Lvl1withInt | 4QQ_1_Lvl2withInt | 4QQ_1_Lvl3withInt | 4QQ_1_LvlnoInt | 4QR_1_Rent | 4QS_1_Date | 4QT_1_Vets | 4QU_1_Lvl1withInt | 4QU_1_Lvl2withInt | 4QU_1_Lvl3withInt | 4QU_1_LvlnoInt | 4QV_1_Rent | 4QW_1_Date | 4QX_1_Vets | 4QY_1_Lvl1withInt | 4QY_1_Lvl2withInt | 4QY_1_Lvl3withInt | 4QY_1_LvlnoInt | 4QZ_1_Rent | 4RA_1_Date | 4RB_1_Vets | 4RC_1_Lvl1withInt | 4RC_1_Lvl2withInt | 4RC_1_Lvl3withInt | 4RC_1_LvlnoInt | 4RD_1_Rent | 4RE_1_Date | 4RF_1_Vets | 4RG_1_Lvl1withInt | 4RG_1_Lvl2withInt | 4RG_1_Lvl3withInt | 4RG_1_LvlnoInt | 4RH_1_Rent | 4RI_1_Date | 4RJ_1_Vets | 4RK_1_Lvl1withInt | 4RK_1_Lvl2withInt | 4RK_1_Lvl3withInt | 4RK_1_LvlnoInt | 4RL_1_Rent | 4RM_1_Date | 4RN_1_Vets | 4RO_1_Lvl1withInt | 4RO_1_Lvl2withInt | 4RO_1_Lvl3withInt | 4RO_1_LvlnoInt | 4RP_1_Rent | 4RQ_1_Date | 4RR_1_Vets | 4RS_1_Lvl1withInt | 4RS_1_Lvl2withInt | 4RS_1_Lvl3withInt | 4RS_1_LvlnoInt | 4RT_1_Rent | 4RU_1_Date | 4RV_1_Vets | 4RW_1_Lvl1withInt | 4RW_1_Lvl2withInt | 4RW_1_Lvl3withInt | 4RW_1_LvlnoInt | 4RX_1_Rent | 4RY_1_Date | 4RZ_1_Vets | 4SA_1_Lvl1withInt | 4SA_1_Lvl2withInt | 4SA_1_Lvl3withInt | 4SA_1_LvlnoInt | 4SB_1_Rent | 4SC_1_Date | 4SD_1_Vets | 4SE_1_Lvl1withInt | 4SE_1_Lvl2withInt | 4SE_1_Lvl3withInt | 4SE_1_LvlnoInt | 4SF_1_Rent | 4SG_1_Date | 4SH_1_Vets | 4SI_1_Lvl1withInt | 4SI_1_Lvl2withInt | 4SI_1_Lvl3withInt | 4SI_1_LvlnoInt | 4SJ_1_Rent | 4SK_1_Date | 4SL_1_Vets | 4SM_1_Lvl1withInt | 4SM_1_Lvl2withInt | 4SM_1_Lvl3withInt | 4SM_1_LvlnoInt | 4SN_1_Rent | 4SO_1_Date | 4SP_1_Vets | 4SQ_1_Lvl1withInt | 4SQ_1_Lvl2withInt | 4SQ_1_Lvl3withInt | 4SQ_1_LvlnoInt | 4SR_1_Rent | 4SS_1_Date | 4ST_1_Vets | 4SU_1_Lvl1withInt | 4SU_1_Lvl2withInt | 4SU_1_Lvl3withInt | 4SU_1_LvlnoInt | 4SV_1_Rent | 4SW_1_Date | 4SX_1_Vets | 4SY_1_Lvl1withInt | 4SY_1_Lvl2withInt | 4SY_1_Lvl3withInt | 4SY_1_LvlnoInt | 4SZ_1_Rent | 4TA_1_Date | 4TB_1_Vets | 4TC_1_Lvl1withInt | 4TC_1_Lvl2withInt | 4TC_1_Lvl3withInt | 4TC_1_LvlnoInt | 4TD_1_Rent | 4TE_1_Date | 4TF_1_Vets | 4TG_1_Lvl1withInt | 4TG_1_Lvl2withInt | 4TG_1_Lvl3withInt | 4TG_1_LvlnoInt | 4TH_1_Rent | 4TI_1_Date | 4TJ_1_Vets | 4TK_1_Lvl1withInt | 4TK_1_Lvl2withInt | 4TK_1_Lvl3withInt | 4TK_1_LvlnoInt | 4TL_1_Rent | 4TM_1_Date | 4TN_1_Vets | 4TO_1_Lvl1withInt | 4TO_1_Lvl2withInt | 4TO_1_Lvl3withInt | 4TO_1_LvlnoInt | 4TP_1_Rent | 4TQ_1_Date | 4TR_1_Vets | 4TS_1_Lvl1withInt | 4TS_1_Lvl2withInt | 4TS_1_Lvl3withInt | 4TS_1_LvlnoInt | 4TT_1_Rent | 4TU_1_Date | 4TV_1_Vets | 4TW_1_Lvl1withInt | 4TW_1_Lvl2withInt | 4TW_1_Lvl3withInt | 4TW_1_LvlnoInt | 4TX_1_Rent | 4TY_1_Date | 4TZ_1_Vets | 4UA_1_Lvl1withInt | 4UA_1_Lvl2withInt | 4UA_1_Lvl3withInt | 4UA_1_LvlnoInt | 4UB_1_Rent | 4UC_1_Date | 4UD_1_Vets | 4UE_1_Lvl1withInt | 4UE_1_Lvl2withInt | 4UE_1_Lvl3withInt | 4UE_1_LvlnoInt | 4UF_1_Rent | 4UG_1_Date | 4UH_1_Vets | 4UI_1_Lvl1withInt | 4UI_1_Lvl2withInt | 4UI_1_Lvl3withInt | 4UI_1_LvlnoInt | 4UJ_1_Rent | 4UK_1_Date | 4UL_1_Vets | 4UM_1_Lvl1withInt | 4UM_1_Lvl2withInt | 4UM_1_Lvl3withInt | 4UM_1_LvlnoInt | 4UN_1_Rent | 4UO_1_Date | 4UP_1_Vets | 4UQ_1_Lvl1withInt | 4UQ_1_Lvl2withInt | 4UQ_1_Lvl3withInt | 4UQ_1_LvlnoInt | 4UR_1_Rent | 4US_1_Date | 4UT_1_Vets | 4UU_1_Lvl1withInt | 4UU_1_Lvl2withInt | 4UU_1_Lvl3withInt | 4UU_1_LvlnoInt | 4UV_1_Rent | 4UW_1_Date | 4UX_1_Vets | 4UY_1_Lvl1withInt | 4UY_1_Lvl2withInt | 4UY_1_Lvl3withInt | 4UY_1_LvlnoInt | 4UZ_1_Rent | 4VA_1_Date | 4VB_1_Vets | 4VC_1_Lvl1withInt | 4VC_1_Lvl2withInt | 4VC_1_Lvl3withInt | 4VC_1_LvlnoInt | 4VD_1_Rent | 4VE_1_Date | 4VF_1_Vets | 4VG_1_Lvl1withInt | 4VG_1_Lvl2withInt | 4VG_1_Lvl3withInt | 4VG_1_LvlnoInt | 4VH_1_Rent | 4VI_1_Date | 4VJ_1_Vets | 4VK_1_Lvl1withInt | 4VK_1_Lvl2withInt | 4VK_1_Lvl3withInt | 4VK_1_LvlnoInt | 4VL_1_Rent | 4VM_1_Date | 4VN_1_Vets | 4VO_1_Lvl1withInt | 4VO_1_Lvl2withInt | 4VO_1_Lvl3withInt | 4VO_1_LvlnoInt | 4VP_1_Rent | 4VQ_1_Date | 4VR_1_Vets | 4VS_1_Lvl1withInt | 4VS_1_Lvl2withInt | 4VS_1_Lvl3withInt | 4VS_1_LvlnoInt | 4VT_1_Rent | 4VU_1_Date | 4VV_1_Vets | 4VW_1_Lvl1withInt | 4VW_1_Lvl2withInt | 4VW_1_Lvl3withInt | 4VW_1_LvlnoInt | 4VX_1_Rent | 4VY_1_Date | 4VZ_1_Vets | 4WA_1_Lvl1withInt | 4WA_1_Lvl2withInt | 4WA_1_Lvl3withInt | 4WA_1_LvlnoInt | 4WB_1_Rent | 4WC_1_Date | 4WD_1_Vets | 4WE_1_Lvl1withInt | 4WE_1_Lvl2withInt | 4WE_1_Lvl3withInt | 4WE_1_LvlnoInt | 4WF_1_Rent | 4WG_1_Date | 4WH_1_Vets | 4WI_1_Lvl1withInt | 4WI_1_Lvl2withInt | 4WI_1_Lvl3withInt | 4WI_1_LvlnoInt | 4WJ_1_Rent | 4WK_1_Date | 4WL_1_Vets | 4WM_1_Lvl1withInt | 4WM_1_Lvl2withInt | 4WM_1_Lvl3withInt | 4WM_1_LvlnoInt | 4WN_1_Rent | 4WO_1_Date | 4WP_1_Vets | 4WQ_1_Lvl1withInt | 4WQ_1_Lvl2withInt | 4WQ_1_Lvl3withInt | 4WQ_1_LvlnoInt | 4WR_1_Rent | 4WS_1_Date | 4WT_1_Vets | 4WU_1_Lvl1withInt | 4WU_1_Lvl2withInt | 4WU_1_Lvl3withInt | 4WU_1_LvlnoInt | 4WV_1_Rent | 4WW_1_Date | 4WX_1_Vets | 4WY_1_Lvl1withInt | 4WY_1_Lvl2withInt | 4WY_1_Lvl3withInt | 4WY_1_LvlnoInt | 4WZ_1_Rent | 4XA_1_Date | 4XB_1_Vets | 4XC_1_Lvl1withInt | 4XC_1_Lvl2withInt | 4XC_1_Lvl3withInt | 4XC_1_LvlnoInt | 4XD_1_Rent | 4XE_1_Date | 4XF_1_Vets | 4XG_1_Lvl1withInt | 4XG_1_Lvl2withInt | 4XG_1_Lvl3withInt | 4XG_1_LvlnoInt | 4XH_1_Rent | 4XI_1_Date | 4XJ_1_Vets | 4XK_1_Lvl1withInt | 4XK_1_Lvl2withInt | 4XK_1_Lvl3withInt | 4XK_1_LvlnoInt | 4XL_1_Rent | 4XM_1_Date | 4XN_1_Vets | 4XO_1_Lvl1withInt | 4XO_1_Lvl2withInt | 4XO_1_Lvl3withInt | 4XO_1_LvlnoInt | 4XP_1_Rent | 4XQ_1_Date | 4XR_1_Vets | 4XS_1_Lvl1withInt | 4XS_1_Lvl2withInt | 4XS_1_Lvl3withInt | 4XS_1_LvlnoInt | 4XT_1_Rent | 4XU_1_Date | 4XV_1_Vets | 4XW_1_Lvl1withInt | 4XW_1_Lvl2withInt | 4XW_1_Lvl3withInt | 4XW_1_LvlnoInt | 4XX_1_Rent | 4XY_1_Date | 4XZ_1_Vets | 4YA_1_Lvl1withInt | 4YA_1_Lvl2withInt | 4YA_1_Lvl3withInt | 4YA_1_LvlnoInt | 4YB_1_Rent | 4YC_1_Date | 4YD_1_Vets | 4YE_1_Lvl1withInt | 4YE_1_Lvl2withInt | 4YE_1_Lvl3withInt | 4YE_1_LvlnoInt | 4YF_1_Rent | 4YG_1_Date | 4YH_1_Vets | 4YI_1_Lvl1withInt | 4YI_1_Lvl2withInt | 4YI_1_Lvl3withInt | 4YI_1_LvlnoInt | 4YJ_1_Rent | 4YK_1_Date | 4YL_1_Vets | 4YM_1_Lvl1withInt | 4YM_1_Lvl2withInt | 4YM_1_Lvl3withInt | 4YM

Jurisdiction	Carmel-by-the-Sea	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1		2									3	4
Income Level		**RHNA Allocation by Income Level**		**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2016**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	7	-	-	-	-	-	-	-	-	-	-	-	7
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	5	-	-	-	-	-	-	-	-	-	-	-	5
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	6	-	-	-	-	-	-	-	-	-	-	-	6
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		13	-	-	-	-	-	-	-	-	5	-	5	8
Total RHNA		31												
Total Units			-	-	-	-	-	-	-	-	5	-	5	26

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5		2015	2016	2017	2018	2019	2020	2021	2022	2023	6	7
	Extremely low-Income Need											**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	4		-	-	-	-	-	-	-	-	-	-	4

*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Carmel-by-the-Sea	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Carmel-by-the-Sea	
Reporting Year	2022	(Jan. 1 - Dec. 31)
D_1_Name	*D_2_Objective*	*D_3_Time*

D_4_Status

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
Program 3-1.1.a: Housing Rehabilitation Information	Provide information on rehabilitation programs, inspection services and home repair financing on a continuous basis in City Hall and other public offices.	Throughout planning period	The City provides information on rehabilitation programs, inspection services and home repair financing at City Hall and our the website.
Program 3-1.1.b: Residential Inspection Services	Provide residential inspection services to residents to facilitate preservation of 5 units.	Throughout planning period	The City continues to provide residential inspection services to residents.
Program 3-1.1.c: Housing Maintenance Information	Provide housing maintenance information to facilitate preservation of 5 units.	Throughout planning period	The City provides housing maintenance information to facilitate the preservation of the existing housing stock.
Program 3-2.1.a: Incentives for Mixed-Use Development	Encourage affordable housing in mixed-use development.	Throughout planning period	The City continues to encourage affordable housing in mixed-use development.
Program 3-2.1.b: Preserve and Increase Second Floor Residential Uses	Preserve and increase second floor residential uses (5 units)	Ongoing, project based	The City continues to preserve existing second floor residential uses and encourages the conversion of second floor commercial space to residential use.
Program 3-2.1.c: Incentives for Mixed Use Affordable Housing	Increase affordable housing opportunities	Review options and if additional incentives are necessary, initiate a Zoning Code amendment in 2016-17	The City continues to look for ways to increase affordable housing opportunities.

Program 3-2.1.d: Multi-Family Residential Development Review	Continue to monitor the review process for multi-family residential development projects to ensure that the CUP requirement is not acting as an unreasonable constraint to development.	Throughout planning period. If the multi-family development review process is found to be acting as an unreasonable constraint, initiate an amendment to the Zoning Code and LCP.	The City continues to monitor the review process for multi-family residential development.
Program 3-3.1.a: Adequate Sites	Encourage and facilitate construction of new dwelling units to meet the City's remaining RHNA need	Ongoing through 2023	The City continues to encourage and facilitate the construction of new dwelling units to meet the City's RHNA requirements.
Program 3-3.1.b: Surplus Sites	Identify surplus sites that may be suitable for residential development	Ongoing	The City continues to evaluate the feasiblity of constructing new housing on surplus land.
Program 3-3.1.c: Development on Small Sites	Encourage and facilitate development on small sites	Continue to offer lot merger incentives on an on-going basis; review lot consolidation incentives in 2016 and if changes are determined to be necessary, initiate a Zoning Code amendment.	The City continues to promote incentives associated with lot mergers including additional floor area for accessory dwelling units.
Program 3-3.2: Address Infrastructure Constraints	Address regional and local infrastructure constraints to housing development	Ongoing	The City continues to work with regional agencies such as the Monterey Penninsula Water Management District and the Carmel Area Wastewater District to ensure that adequate infrastructure is in place to accommodate new housing and maintenance of existing residential units.
Program 3-4.1.a: Permanent Housing	Continue to implement City ordinances on the prohibition of short-term, transient rentals and timeshares of residential dwellings in the R-1 district	Ongoing	The City continues to enforce the prohibition of short term rentals in the residential zones and utilizes Host Compliance as part of the ongoing enforcement.

Program 3-4.1.b: Conversion of R-1 Motels	Continue to allow conversion of R-1 motel units to permanent residences	Ongoing, project based	The City continues to promote the conversion of R-1 motels to permanent residences.
Program 3-4.2.a: Neighborhood Compatibility	New construction compatible with existing neighborhood	Ongoing, project based	The City continues to review new construction for compatibility with the existing neighborhood.
Program 3-4.2.b: Support Neighborhood Organizations	Support and partner with neighborhood organizations	Ongoing	The City continues to support and partner with neighborhood organizations such as the Carmel Residents Association.
Program 3-4.3.a: Neighborhood Preservation Educational Programs	Community education and preservation of historic resources	Ongoing	The City continues to implement the Historic Preservation Ordinance and the review of properties for historical significance upon submittal of a planning application.
Program 3-5.1: Reasonable Accomodation Procedures	Continue to implement the City's reasonable accomodation procedures	Throughout the planning period	The City continues to promote the reasonable accomodation process to residents on a project specific basis.
Program 3.5.3.a: Condominium Conversions	Continue policies on the restriction of apartment to condominium conversions	Ongoing, project based	The City continues to implement the Condominium Conversion Ordinance to preserve and protect existing apartments.
Program 3-5.3.b: Section 8 Rental Assistance	Facilitate use of Section 8 rental assistance for lower-income families	Provide information on an ongoing basis	The City continues to provide information regarding Section 8 rental assistance as appropriate.
Program 3-5.3.c: Subordinate Units	Development of 5 subordinate units	Review subordinate unit regulations during 2016-17 and if changes are determined to be necessary, initiate a Zoning Code amendment	The City reviewed the subordinate unit regulations in 2016-17. In 2018, the Coastal Commission approved an amendment to the Local Coastal Plan for amendments that facilitate new subordinante units. During calendar year 2021, the City received 18 new applications for Accessory Dwelling Units (ADUs) and issued building permits for 10 ADUs. Additionally, the City issued Certificats of Occupancy for 3 ADUs.
Program 3-5.3.d: Monitor Affordable Housing Stock	Monitor and facilitate preservation of 59 affordable housing units	Continue to monitor affordable housing throughout the planning period	The City continues to monitor the existing affordable housing stock.

Program 3-5.4.a: Density Bonus	Revised denstiy bonus to comply with State requirements	Concurrent with Housing Element adoption	The City adopted a new density bonus ordinance in conformance with State requirements in 2017.
Program 3-5.4.b: Housing for Extremely-Low Income Households	Encourage and facilitate development of 4 housing units affordable to Extremely-Low Income households consistent with the remaining RHNA need.	Outreach to developers on at least an annual basis; apply for or support applications for funding on an ongoing basis; review and prioritize developments that include housing targeted to ELI households; Initiate a Zoning Code amendment in 2015-16	The City continues to work with developers and promote the construction of affordable housing. Projects that include affordable housing units receive an expedited review.
Program 3-5.5.a: Reduced Entitlement and Development Fees	Continue to offer reduced planning fees as an incentive to facilitate affordable housing development, if feasible	Ongoing, project based	The City continues to offer reduced parking in-lieu fees for the construction of new residential units in the commercial zones.
Program 3-5.5.b: Reduced Parking Requirements	Reduced parking requirements for affordable housing	Review parking requirements in 2016-17 if revisions are determined to be appropriate, initiate a Code amendment	The City continues to offer reduced parking requirements for affordable housing and senior housing units. Apartment units in the Central Commercial (CC) zoning district are not required to provide parking or pay in-lieu fees.
Program 3-5.5.c: Expedited Processing Procedures	Expedited review and processing for projects with an affordable housing component	Ongoing, project based	The City continues to expedite the review of projects that include an affordable housing component.
Program 3-5.6.b: Water Conservation	Promote water conservation	Ongoing	The City continues to promote water conservation in coordination with the Monterey Peninsula Water Management District.
Program 3-5.6: Fair Housing Services	Provide fair housing information and service referrals in City Hall, on the website and at other public buildings	Throughout the planning period	The City is in the process of collecting fair housing information to provide to the public at City Hall and on the City website.

Program 3-5.8: Zoning for Transitional and Supportive Housing	Facilitate the provision of transitional and supportive housing	Throughout the planning period	In 2022, the City did not receive any inquiries regarding transitional or supportive housing.

Jurisdiction	Carmel-by-the-Sea	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Carmel-by-the-Sea	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	12/31/2015 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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

April 12, 2023
CONSENT AGENDA

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

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

Executive Summary:

Monthly Activity Report: March 2023

Recommendation:

Adopt the Monthly Activity Report for March 2023.

Background and Project Description:

Staff Analysis:

Other Project Components:

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

April 12, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 21-376 (Mardani)**: Consideration of a Concept Design Study for a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 363-square-foot addition, and construction of a 200-square-foot attached garage located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) Zoning District. APN 010-033-011

Application: DS 21-376 (Mardani) **APN:** 010-033-011

Block:64 **Lot:**6

Location: Ocean Avenue 4, northeast of Guadalupe Street

Applicant: Ngoc Pham, Engineer **Property Owner:** MARDANI SEYEDEH & MOSTAFAZADEH SHAHRAM

Executive Summary:

The project is a substantial alteration and addition to an existing single-story cottage. The applicant proposes to remove some tree limbs however no trees are proposed for removal. The property was reviewed for historical significance and determined to be ineligible for the historic inventory. The Planning Commission will consider the concept design and determine whether to accept the design with conditions.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study, with conditions, for a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 363-square-foot addition, and construction of a 200-square-foot attached garage located on Ocean Avenue, 4 northeast of Guadalupe Street.

Background and Project Description:

The project site is a 2,500-square-foot lot fronting Ocean Avenue between Carpenter and Guadalupe

Streets. The 562-square-foot single-story cottage was constructed in 1946 and was one of five cottages constructed for Mr. & Mrs. R. D. Weaver. The cottage features a chalk rock chimney centrally located on the front elevation. Two driveways on Ocean Avenue were constructed in December 1965 and interconnected as a circular driveway to serve all five cottages. In 1966 the cottages were being used as a motel, Buena Vista Cottages, violating the R-1 zoning. In 1968, the Board of Adjustments adopted Resolution 629 granting a conditional use permit for the continued operation of the motel (4 motel units and 1 managers unit). By 1974, the five cottages had reverted to single-family use, and the conditional use permit was revoked.

The applicant proposes a substantial alteration, including the demolition of more than 50 percent of the exterior walls, the construction of a 363-square-foot single-story addition at the rear of the cottage, and the construction of a 200-square-foot attached garage at the front of the cottage. The property was reviewed for historical significance and found ineligible for the historic inventory on February 5, 2021. This determination remains in effect for five years.

Staff Analysis:

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

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

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

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

The neighbor contends it is not a legal building site if it was under single ownership on February 4, 1948. Therefore, the current owner can only demolish or maintain the existing structure.
In 1946, the project site (Lot 6), along with four others (Lots 7, 8, 9 & 10), were developed as individual building sites, each with its own single-family cottage. All five lots were under single ownership at that time. However, the lots were not developed as a single building site but rather as five independent lots of record.

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

single ownership with an adjoining lot on February 4, 1948, is irrelevant because, in 1946, it was developed with an independent, single-family cottage on a legal lot of record, thereby establishing it as a legal building site and it remains as such today.

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

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.*

Carmel Municipal Code Section 17.34.070.A.1-2 states that all properties, private and public, located in the R-1 or R-4 district shall contribute to the urbanized forest or other vegetation characteristic of the neighborhood by harboring an appropriate mix of upper and lower canopy trees and/or shrubs consistent with the neighborhood context and neighborhood streetscape. Forested neighborhoods shall perpetuate the Monterey pine, Monterey Cypress, Coast live oak, or Redwood forest that predominates in the vicinity. Proposed residential projects shall preserve adequate space for the growth of trees or other vegetation.

Staff Response: The City Forester identified two Coast live oak trees on the project site and six trees immediately adjacent to the site (one Monterey cypress, one Monterey pine, and four Coast live oak). Six of the eight trees were rated significant in January 2021, including the Coast live oak at the rear of the project site (tree no. 5). The City Forester recommends a 10-foot structural root zone based on the size of the tree. This is 4 feet greater than the standard 6-foot zone. The proposed addition is approximately 5'-2" from tree no. 5. Recommendation/Draft Condition No. 1 requires the applicant to set back the addition a minimum of 10 feet from tree no. 5 or design a foundation that does not encroach into the 10-foot structural root zone.

The recommended tree density for lots 4,000 square feet or less is 3 upper canopy trees and 1 lower canopy tree. Based on the small lot size (2,500 square feet) and January 2021 observed tree canopy, the City Forester recommended that one upper-canopy tree be planted on-site. Recommendation/Draft Condition No. 2 (Attachment 1) requires the applicant to submit a preliminary landscape plan prior to the final details review that includes the size, species, and location of one upper canopy tree.

The applicant proposes removing limbs from tree no. 5. Recommendation/Draft Condition No. 3 requires the applicant to submit a tree application for the proposed limb removals. If the removal of limbs requires review by the Forest & Beach Commission, the applicant shall obtain their approval prior to the final details review.

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

Staff Response:

Privacy. The proposed additions are single-story. The rear addition would be elevated above the existing cottage due to a change in topography. The plans show three steps between the kitchen and the bedroom 2

addition. No windows are proposed on the east (side) elevation of the addition.

On the east (side) elevation of the existing cottage, two four-foot-wide by four-foot-high windows are proposed to be shifted to the south, towards the front of the cottage, and reduced to three-foot-high by four-foot-wide. A new three-foot-high by four-foot-wide window is proposed on the east elevation of the new attached garage. Staff did not identify any potential privacy impacts to the eastern neighbors.

On the west (side) elevation of the addition, a new three-foot-high by four-foot-wide window is proposed in a bathroom. The applicant might consider reducing the size of this window or using opaque glass to maintain personal privacy.

On the west (side) elevation of the existing cottage, the applicant proposes two pairs of double doors and a small window in a bathroom. With the exception of the bathroom window on the rear addition, staff did not identify any potential privacy impacts to the western neighbors.

On the rear elevation, the proposed addition would be set back 15 feet from the rear property line, and the applicant proposes a pair of double doors in lieu of a window. Staff did not identify any potential privacy impacts to the northern neighbors.

Views. Staff did not identify any potential view impacts. However, the northeast neighbor has expressed concerns regarding the impacts on their views from the active living spaces within their home, specifically the living room, kitchen, and master bedroom (refer to Attachment 4). The neighbor is concerned that the addition will block existing west-facing views of the oak tree canopy and sunsets and also have negative impacts on their access to sunlight and air. The Planning Commission will have the opportunity to view the project's story poles and netting from the northeast neighbor's residence during the tour of inspection.

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

Staff Response: As stated in the background section of this report, two new driveways were constructed on Ocean Avenue and interconnected to create a circular driveway in December 1965 to serve all five cottages, which operated as an unpermitted motel in the R-1 district. In March 1966, the City took action against the motel ownership for zoning violations (operating a business in the R-1 district) and tax evasion. In June 1968, the City's Board of Adjustments granted a Use Permit for the operation of the motel. An undated site plan located in the property file shows the location of the 5 cottages, the motel office, the circular driveway, and on-site parking (Attachment 5). By 1974, the five cottages had been converted back to single-family use, but the circular driveway remained and is still in use today. In the 1980s, two of the five cottages were remodeled and expanded. These cottages are located at the northeast corner of Guadalupe Street and Ocean Avenue and the southeast corner of Guadalupe Street and 6th Avenue. Both cottages now provide their own on-site parking in enclosed garages which are accessed from Guadalupe Street and 6th Avenue, respectively.

The remaining three cottages front Ocean Avenue and share the circular driveway accessed from Ocean Avenue for vehicular access and on-site parking. The circular driveway allows vehicles to access and circulate on the site by entering the east driveway (closer to Carpenter Street) and exiting through the west driveway (closer to Guadalupe Street).

The project applicant owns the property closest to the east driveway and is proposing to construct a new

200-square-foot attached garage on the east side of the cottage. The existing driveway access would be widened to the east to better align with the proposed garage. On the west property line, the applicant proposes a 2-foot tall concrete wall within the front yard setback. This wall would preclude the residents of the other two cottages from accessing their property from the east driveway, thereby requiring the west driveway to function as both an entry and exit. Staff notes that this is a unique situation where 3 adjacent lots measuring 25 feet wide by 100 feet deep share a common circular driveway that traverses three parcels providing access, circulation, and parking. No other such condition exists on Ocean Avenue between Junipero Street and the City limit.

Staff is concerned that the proposed wall will impact the existing vehicular circulation pattern creating an unsafe condition where the project applicant would have to back out of the east driveway, which currently serves as the driveway entrance for all three cottages, into traffic near the intersection of Ocean Avenue and Carpenter Street. The remaining two cottages would have to use the west driveway, which currently serves as the driveway exit for all three cottages, to enter and exit their respective properties. Additionally, they may be forced to back out of the west driveway onto Ocean Avenue due to insufficient room to turn a vehicle around on-site. For these reasons, staff recommends that the wall be eliminated from the project prior to the final details review (Attachment 1, Recommendation/Draft Condition No. 4).

The two neighbors to the west, along with their legal counsel, have also expressed concerns regarding driveway access and safety (refer to Attachment 6).

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

Staff Response: The existing 562-square-foot single-story cottage was constructed with four other cottages of a similar size and scale. Two of those cottages have been expanded and include second-floor additions. One is located to the north of the project site. The other is located to the west but does not share a property line with the project site. The remaining two cottages are located west of the project site and maintain their original form and scale. The property to the east is a two-story structure.

The project site is buffered from Ocean Avenue by over 27 feet of unimproved right-of-way. The front of the proposed single-story attached garage would be over 42 feet from the edge of the roadway on Ocean Avenue. Vegetation to the east and west of the project site provides a visual buffer for the cottage.

The proposed design of the front elevation increases the existing 8-foot plate height to 12 feet and the 11'-8" ridge height to 14'-4". The additional height creates a massing that is not human scale. Recommendation/Draft Condition No. 5 requires the applicant to reduce the height of the front elevation to achieve a more human scale.

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

Staff Response: The existing roof form is an intersecting hip with a 4:12 pitch. The proposed roof form consists of a front-facing gable over the new attached garage, a front-facing gable over the existing cottage, and a side-facing gable over the rear addition. All roof forms are proposed to have a 4:12 roof pitch. The existing asphalt composition shingle roof is proposed to be replaced with a multi-width composite shake roof in "Black Oak" by Davinci. Recommendation/Draft Condition No. 6 requires the applicant to submit a roof sample prior to the final details review and consider a color that resembles a traditional wood roof.

The proposed building form is rectangular, with the attached garage projecting from the east half of the front elevation. On the west side, the applicant proposes a covered entryway open on two sides.

The plans provide plate and ridge heights measured from the finish floor rather than the existing or final grade. CMC Section 17.06.020.L (Measuring Height) states, *The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof.* Recommendation/Draft Condition No. 7 requires the applicant to provide the following prior to the final details review: 1) elevation datum at existing/final grade, 2) measurements of all plate and ridge heights from existing or final grade, whichever is more restrictive (not finish floor), and 3) elevation datum for all plate and ridge heights.

Based on measurements from the finish floor level, the proposed rear addition would have a 9' plate height and a 12'-4" ridge height. The finish floor level of the proposed addition would be 2.5' above the finish floor elevation of the cottage. The finish floor elevation of the attached garage would be 4' lower than the elevation of the cottage.

The eave depths were not provided in the project plans and appear to vary. Recommendation/ Draft Condition No. 8 requires the applicant to provide this information prior to the final details review.

Finish Details: The applicant proposes Santa Barbara-style stucco painted Dove Grey. A solid wood garage door is proposed to be painted "Urbane Bronze" by Sherwin Williams (SW 7048). Recommendation/Draft Condition No. 9 requires the applicant to submit paint samples prior to the final details review.

The applicant proposes a Tuscany Series V400 Milgard window. The window is vinyl and would have a bronze finish. Recommendation/Draft Condition No. 10 requires the applicant to submit an alternative window material prior to the final details review.

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

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

Staff Response: The applicant proposes a bronze wall-mounted light by John Timberland. The fixture is shielded, directs light downward, and would be equipped with a maximum 25-watt incandescent bulb or the LED equivalent (not to exceed 375 lumens). The applicant did not provide a lighting plan and is only showing one wall-mounted fixture at the front of the residence. Recommendation/Draft Condition No. 11 requires the applicant to submit an exterior lighting plan prior to the final details review.

***Fencing/Gate/Arbor*:** Carmel Municipal Code Section 17.10.030.E provides the maximum fence and wall heights in the R-1 District. Fences within the front setback are limited to 4 feet in height; garden walls and retaining walls are limited to 3 feet in height. In the side and rear setbacks, fences, garden walls, and retaining walls can be up to 6 feet tall.

Staff Response: The applicant proposes 85 linear feet of a 6-foot-tall split cedar picket fence along the west (side) property line. The fence location is shown on Sheet 1 of the project plans, and a fence detail can be found on Sheet A.7 (Attachment 3).

As mentioned in the section above on Parking and Access, the applicant proposes a 2-foot tall concrete wall on the west property line within the 15-foot front yard setback. Staff recommends that the wall be eliminated from the project due to its potential to create an unsafe vehicular access and circulation situation. However, should the Planning Commission find that the wall would not create an unsafe condition, the Carmel Municipal Code and Residential Design Guidelines include regulations pertaining to walls in the front yard.

CMC Section 17.10.030.E (Fences and Walls) allows garden walls up to 3 feet in height in the front yard setback. Residential Design Guidelines 11.4 and 11.5 state that *a garden wall should be low in scale and should have a matte masonry finish. Native stone is the preferred material to blend with the forest setting. A plain-textured plaster wall may be appropriate if kept low in scale when consistent with the building architecture. Unfinished grey concrete and concrete block are inappropriate.* If the Planning Commission supports the inclusion of the wall in the project, staff recommends a draft condition be added requiring the applicant to select an alternative material for the wall prior to the final details review.

At the rear of the property, a 0'-3' foot tall retaining wall is proposed on the west property line, approximately where the addition begins. The wall is within the 10-foot structural root zone of tree no. 5, where no excavation should occur. Additionally, a 2-foot to 3-foot tall raised plant box is shown at the rear of the property, which also encroaches into the structural root zone of tree no. 5. Recommendation/Draft Condition No. 12 requires the applicant to eliminate these improvements from the structural root zone of tree no. 5.

Existing fencing on the north and east property lines is proposed to remain.

A 6-foot high double wood gate painted "Urbane Bronze" is proposed west of the garage. The gate and pedestals encroach slightly into the front yard setback. Recommendation/Draft Condition No. 13 requires the applicant to shift the gate to the north to maintain a minimum 15-foot front setback prior to the final details review. The gate would be 41'+ from the edge of the roadway.

***Site Coverage*:** The applicant did not provide existing or proposed site coverage information. Recommendation/Draft Condition No. 14 requires the applicant to provide both prior to the final details review.

Skylights: There are no existing skylights, and no new skylights are proposed.

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 - Project Data Table

Attachment 3 - Project Plans Jan 2023 (mrw)
Attachment 4 - Public Comments from NorthEast Neighbors
Attachment 5 - Buena Vista Cottages Site Plan
Attachment 6 - Public Comments from West Neighbors

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR A SUBSTANTIAL ALTERATION TO AN EXISTING SINGLE-FAMILY RESIDENCE, INCLUDING DEMOLITION OF MORE THAN 50 PERCENT OF THE EXTERIOR WALLS, CONSTRUCTION OF A 363-SQUARE-FOOT ADDITION, AND CONSTRUCTION OF A 200-SQUARE-FOOT ATTACHED GARAGE LOCATED ON OCEAN AVENUE
4 NORTHEAST OF GUADALUPE STREET
APN 010-033-011

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

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

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

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

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

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

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

WHEREAS, on or before April 2, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before April 7, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on April 12, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO

1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✔	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✔	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages 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, and 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 nearby homes.		✔
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✔	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✔	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback at least 6 feet from significant trees unless otherwise agreed upon by the City Forester.		✔
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.		✔
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✔	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✔	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.		✔
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study DS 21-376 (Mardani) for a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 363-square-foot addition, and construction of a 200-square-foot attached garage located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District (APN 010-033-011), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions		
No.		
1.	**Tree No. 5 Structural Root Zone.** Prior to the final details review, the applicant shall set back the rear addition to maintain a 10-foot setback from Tree No. 5 or design a foundation that does not encroach into the structural root zone.	✔
2.	**Preliminary Landscape Plan.** Prior to the final details review, the applicant shall submit a preliminary landscape plan for review by the Planning Division and City Forester identifying the size, species, and location of one upper canopy tree on the project site.	✔
3.	**Tree Application.** Prior to the final details review, the applicant shall submit a tree application for the proposed removal of tree limbs. If the application requires review by the Forest & Beach Commission, the applicant shall obtain their approval prior to the final details review.	✔
4.	**Concrete Wall.** Prior to the final details review, the applicant shall eliminate the proposed concrete wall located within the front yard setback on the west property line from the project plans.	✔
5.	**Human Scale.** Prior to the final details review, the applicant shall reduce the plate and ridge heights of the garage and cottage to achieve a more human scale.	✔
6.	**Roof Sample.** Prior to the final details review, the applicant shall submit a roof sample for review by the Planning Division. The color of the material should resemble a traditional wood roof.	✔
7.	**Elevation Datum.** Prior to the final details review, the applicant shall revise the plans to include the following: 1) elevation datum at existing/final grade, 2) measurements of all plate and ridge heights from existing or final grade, whichever is more restrictive (not finish floor), and 3) elevation datum for all plate and ridge heights.	✔
8.	**Eave Dimensions.** Prior to the final details review, the applicant shall revise the plans to include existing and proposed eave depths. Eaves greater than 18 inches shall be counted towards site coverage.	✔
9.	**Paint Color Sample.** Prior to the final details review, the applicant shall provide a color paint sample for the proposed Dove Grey and Urbane Bronze.	✔
10.	**Window Material.** Prior to the final details review, the applicant shall revise the plans to replace the proposed vinyl windows with an alternative appropriate material and submit the manufacturer's information for the window material.	✔
11.	**Exterior Lighting Plan.** Prior to the final details review, the applicant shall provide an exterior lighting plan identifying the location of all proposed exterior light fixtures.	✔
12.	**Rear Yard Retaining Walls.** Prior to the final details review, the applicant shall eliminate all retaining walls within the structural root zone of tree no. 5	✔

13.	**Double Wood Gate and Pedestals.** Prior to the final details review, the applicant shall revise the plans to shift the gate and pedestals to the north to maintain a minimum 15-foot front setback.	✔
14.	**Site Coverage.** Prior to the final details review, the applicant shall provide existing and proposed site coverage information, including surface calculations for pervious and impervious coverage outside of the building footprint.	✔
15.	**Volume Study.** Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division for completion of the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.	✔
16.	**Preliminary Grading Drainage Plan.** Prior to the final details review, the applicant shall submit a preliminary stormwater management and drainage plan as required by the Residential Track 2 Design Study Submittal Process requirements and consistent with SOG 17-07. If grading is proposed, all areas of cut and fill and net import/export of grading volumes shall be provided.	✔

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of April 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary

DS 21-376 (Mardani)
April 12, 2023
Project Data Table

PROJECT DATA FOR A 2,500-SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,125 SF (45%)	562 SF cottage 200 SF parking pad 762 SF Total	925 SF cottage 200 SF garage 1,125 SF Total
Site Coverage	247 SF/347 SF	Unknown	Unknown
Trees (Upper/Lower)	3/1	0/1	0/1
Ridge Height (1st/2nd)	18'/24'	Unknown	Unknown
Plate Height (1st/2nd)	12'/18'	Unknown	Unknown
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	36.33'	15'
Composite Side Yard	7' (25%)	6.5'	7'
Side Yard	3'	3'	3'
Rear	15'/3'*	30'	15'

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

AZADEH MARDANI RESIDENCE

APN: 010-033-011-000

SINGLE-FAMILY HOME REMODEL/ADDITION

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

SCOPE OF WORK:

363 SQFT FRONT AND BACK ADDITION AND 200 SQFT ATTACHED GARAGE.

BUILDING CODE:

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

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

BUILDING DATA:

OCCUPANCY CLASSIFICATION: R-3/U
CONSTRUCTION CLASSIFICATION: V-B
FIRE SPRINKLERS: N
NUMBER OF STORIES: 1 — 18' for a single story, 24' for a two story
MAX. BUILDING HEIGHT: 22'-0"
GROSS AREA OF LOT: 2,500 SQFT
GROSS AREA OF EXISTING RESIDENCE: 562 SQFT
Parking Pad: 200 SQFT
AREA ADDITION:
FIRST FLOOR: 363 SQFT
ATTACHED GARAGE: 200 SQFT

Total Existing Floor Area: 762 SQFT
Total Proposed Floor Area: 1,125 SQFT

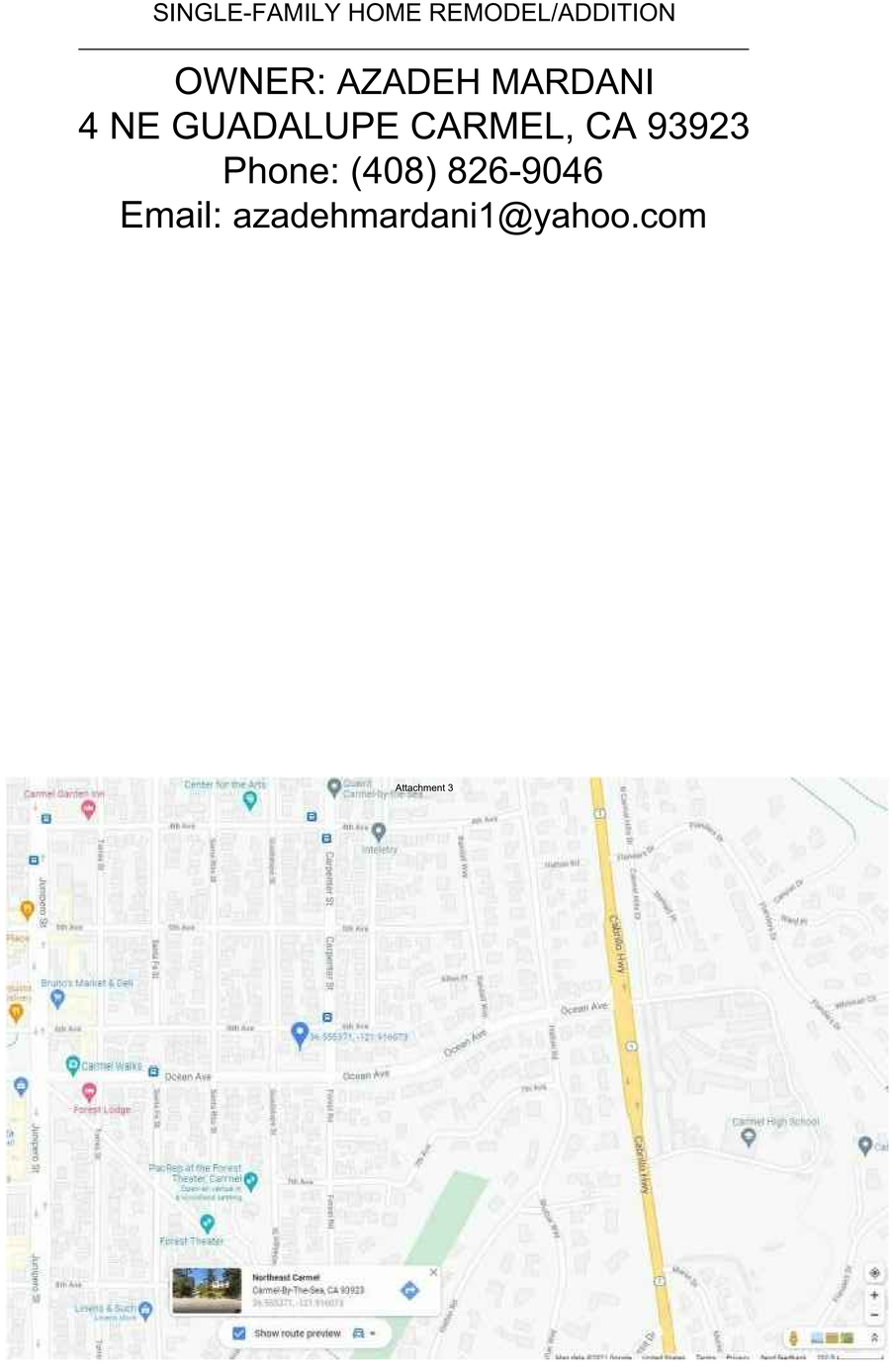
INDEX OF DRAWINGS:

G.0 PROJECT DATA, PARCEL MAP, SITE PHOTOS
G.1 SITE PLAN
G.2 PRELIMINARY SITE ASSESSMENT REPORT
G.3 TREE EVALUATION
D.1 DEMOLITION PLAN
C.1 TREE PROTECTION PLAN
A.1 EXIST AND PROPOSED FLOOR PLAN
A.2 EXIST AND PROPOSED ROOF PLAN
A.3 EXIST AND PROPOSED ELEVATIONS
A.4 ELECTRICAL PLAN
A.5 MATERIALS AND COLORS

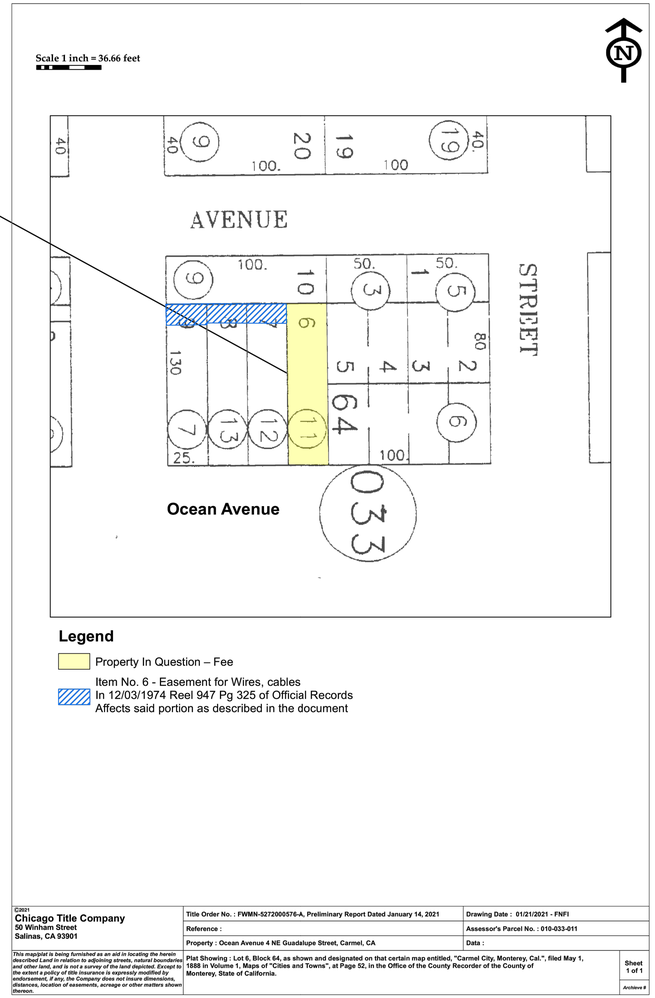
SITE COVERAGE:

Existing:

Proposed:



PROJECT LOCATION
SCALE: NTS



Client
Chicago Title Company
50 Winham Street
Salinas, CA 93901

Title Order No. : FWMN-5272000576-A, Preliminary Report Dated January 14, 2021 — Drawing Date : 01/21/2021 - FNFI
Reference : — Assessor's Parcel No. : 010-033-011
Property : Ocean Avenue 4 NE Guadalupe Street, Carmel, CA — Data :

This mapplat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : Lot 6, Block 64, as shown and designated on that certain map entitled, "Carmel City, Monterey, Cal.", filed May 1, 1888 in Volume 1, Maps of "Cities and Towns", at Page 52, in the Office of the County Recorder of the County of Monterey, State of California.

Sheet 1 of 1
Architect #

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

Coordinating Professional:

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

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

CIVIL ENGINEER

SPECIAL SYSTEMS

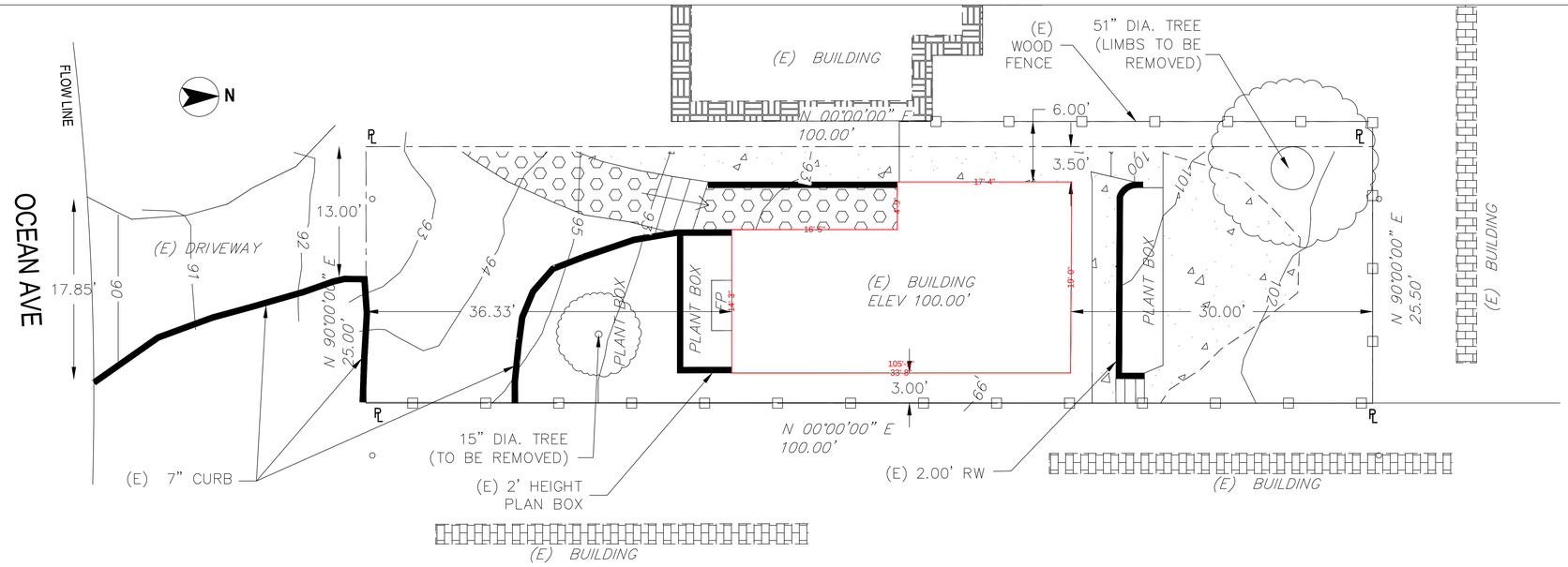
CODES:	2019 IBC
USE AND OCCUPANCY:	R3/U
CONSTRUCTION TYPE:	VB
ZONING:	

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

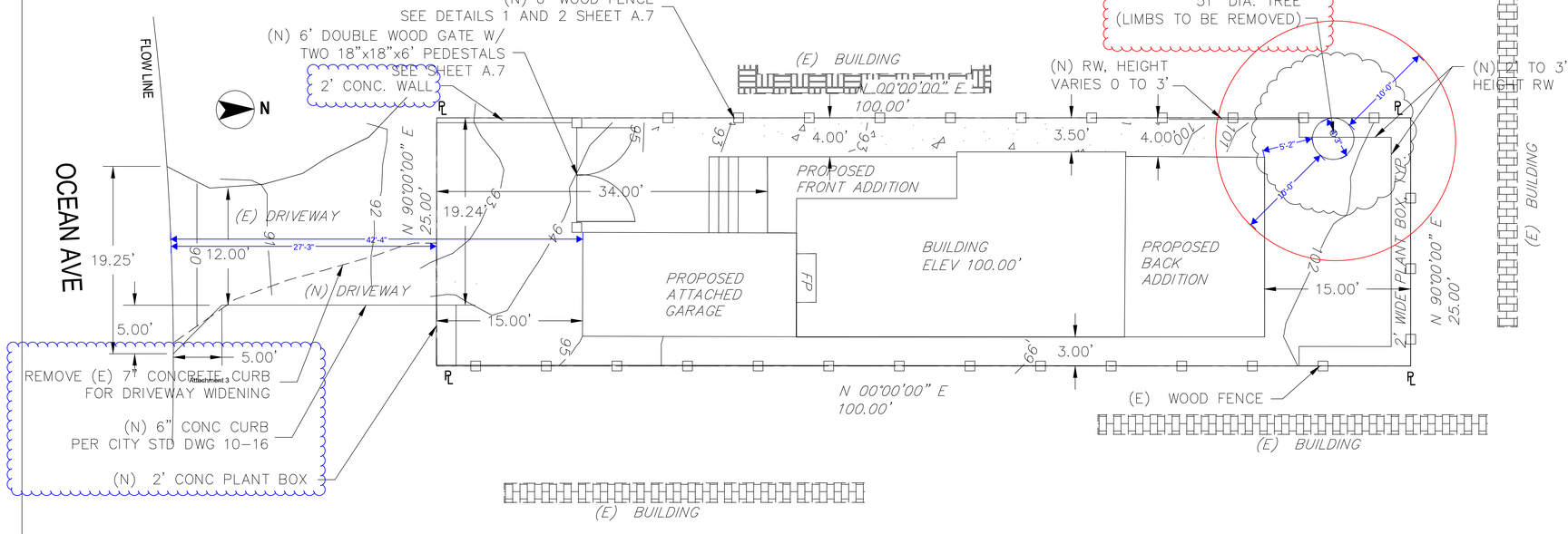
These drawings & the designs here illustrated are the sole property of NES Consultants, Inc. and may not be reproduced in whole or in part without express written permission.

Sheet Title:
COVER SHEET

Sheet Number:
G.0



EXISTING SITE PLAN



PROPOSED SITE PLAN

SCALE: 1"=5'

NGOC PHAM — 04/7/2021 DATE

AREA

PARCEL 11
EXISTING AREA 2,550 SQFT.

OWNER

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

LEGEND:

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

ABBREVIATION:

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

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.

Identify the location of the benchmark.

NOTES:

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

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

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

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

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

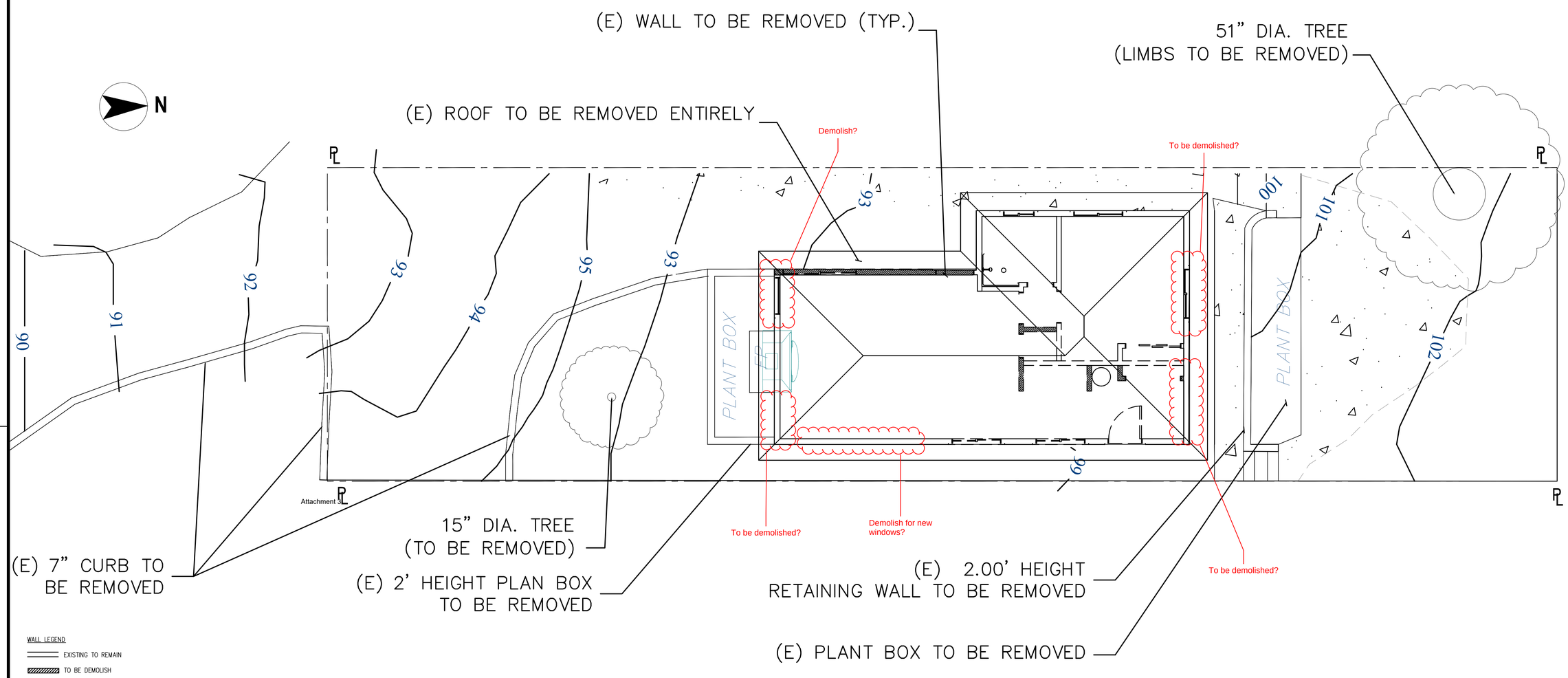
REVISIONS			
NO.	DATE	ISSUED FOR	BY
		JAN 2023	

SHEET 1 OF 1

Plot January 17, 2023 at 12:45 PM C:\Users\benly\Desktop\4 NE Guadalupe - Carmel By The Sea\CAD\survey site plan_to Ben.dwg

NOTICE TO CONTRACTORS:

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



DEMOLITION PLAN

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

Identify all walls to be demolished.

1/4" = 1'-0" 1' 0' 5' 10' 15'

REVISIONS			
MARK	DATE	BY	
DESCRIPTION			
SUBMITTAL	4/22/21		
SUBMITTAL	1/23		

VL Designed | VL Drawn | NP Checked

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

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

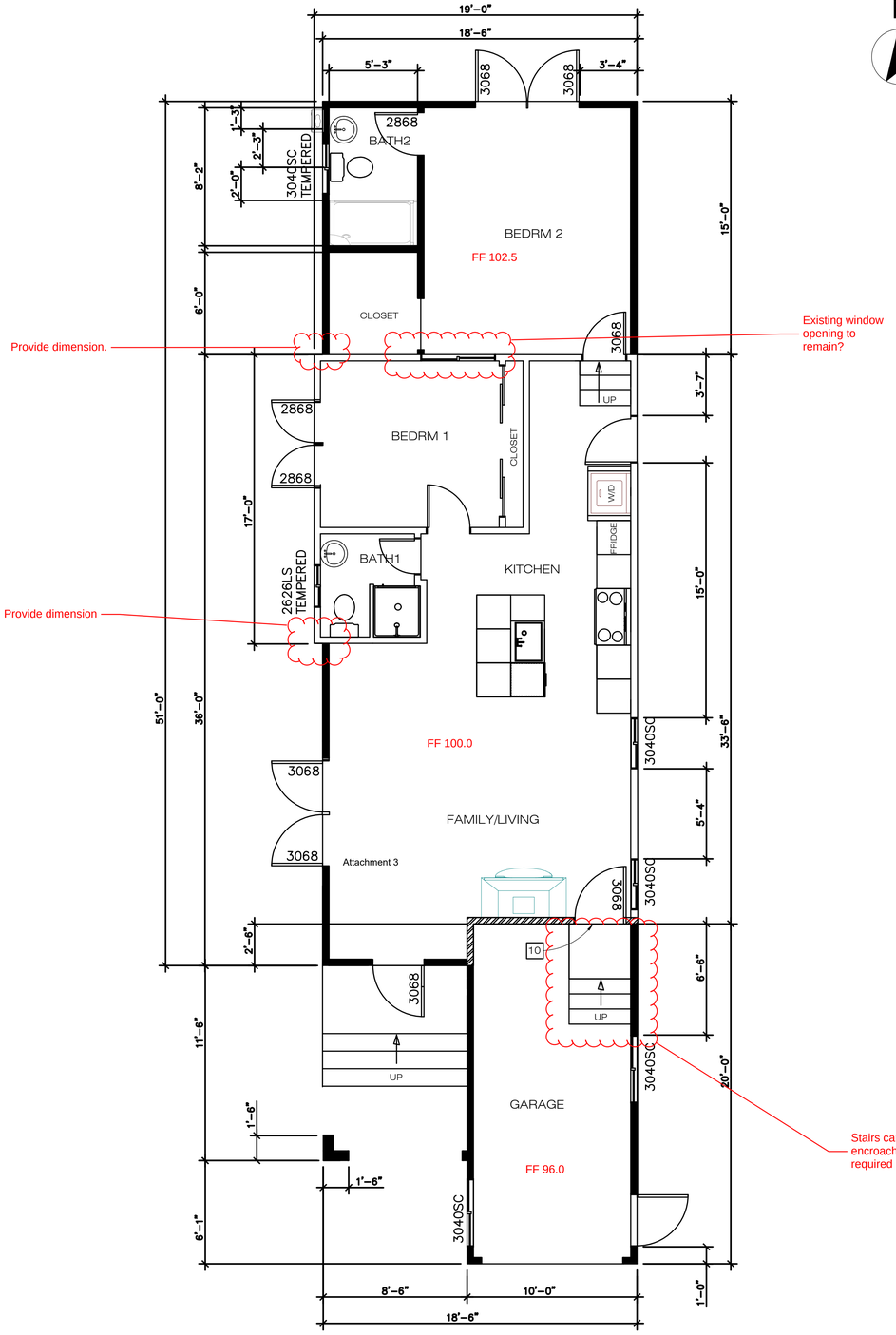
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE A-#88180
SAN JOSE, CA 95118
(510) 962-2008

DEMOLITION PLAN

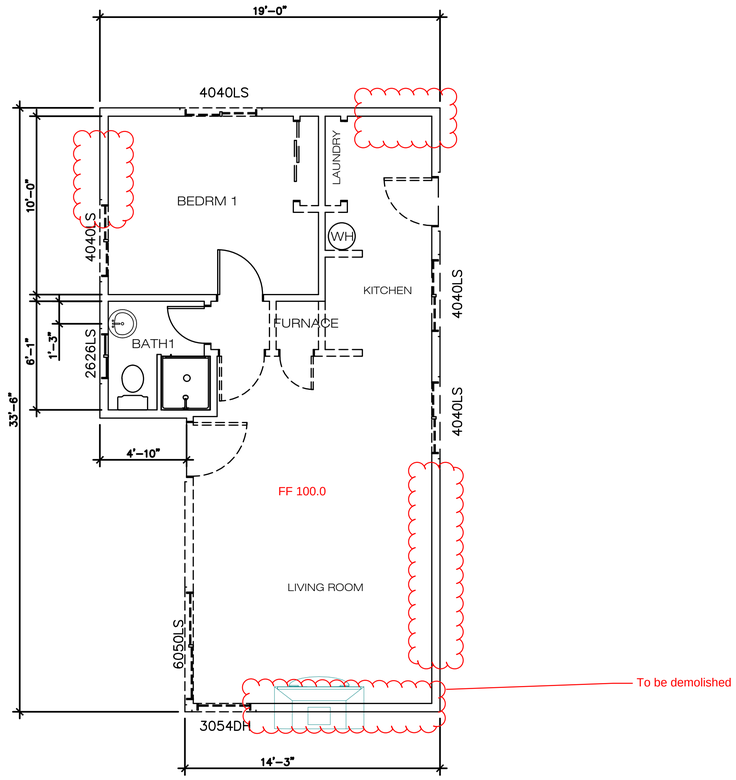
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

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



PROPOSED FLOOR PLAN

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



EXISTING FLOOR PLAN

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

WALL LEGEND

- EXISTING TO REMAIN
- NEW 2X4 @16" STUD WALL AT EXTERIOR WALL
- NEW 2x4 @16" STUD WALL AT INTERIOR WALL
- TO BE DEMOLISH
- 1-HOUR FIRE RATE WALL

INSTALL 5/8" TYPE "X" GYPSUM BOARD AT ALL WALLS LOCATED WITHIN 5FT OF THE PROPERTY LINE. SEE DETAIL 1

KEYNOTES

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

2 PROVIDE AND INSTALL DOOR AS PER SPECS.

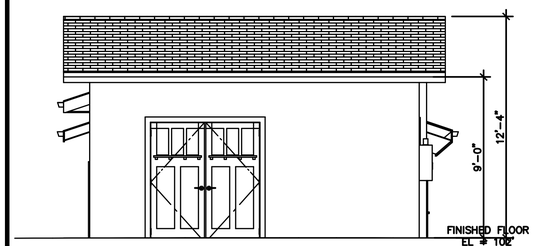
3 PROVIDE AND INSTALL WINDOW PER MANUF. SPECS.

4 PROVIDE AND INSTALL PLUMBING FIXTURE.
- A. LAVATORY
- B. TOILET
- C. SHOWER
- D. BATHTUB
- E. KITCHEN SINK

10 INSTALL 20 MINUTE FIRE RATED DOOR, 1-3/8" MIN. THICK SOLID CORE WOOD, TIGHT-FITTING, SELF-CLOSING, AND SELF LATCHING.

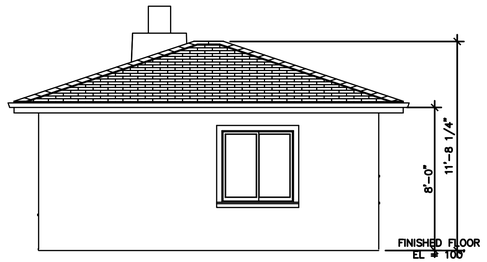
1/4" = 1'-0" (1' 0' 5' 10' 15')

BY	DATE	REVISIONS



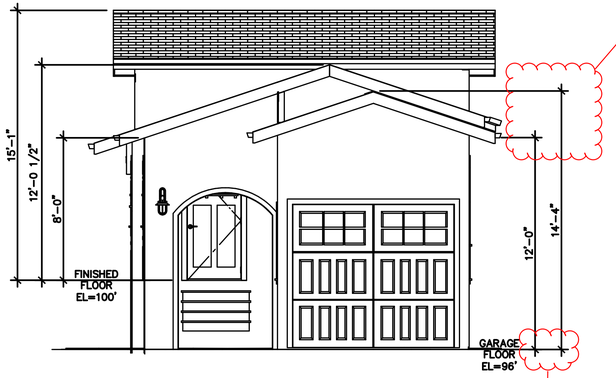
(N) BACK ELEVATION – NORTH

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



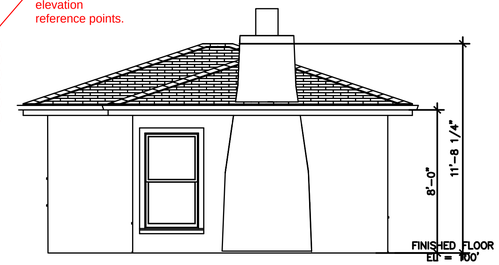
(E) BACK ELEVATION – NORTH

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



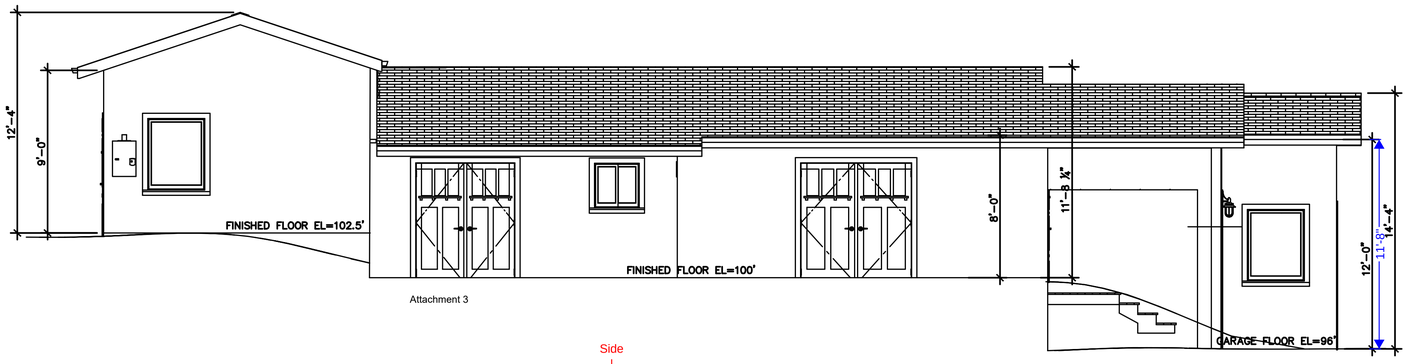
(N) FRONT ELEVATION – SOUTH

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



(E) FRONT ELEVATION – SOUTH

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

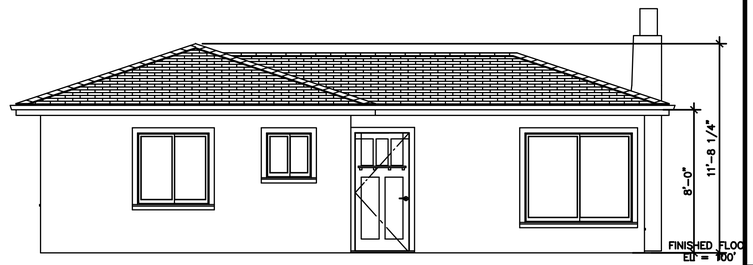


Attachment 3

Side

(N) LEFT REAR ELEVATION – WEST

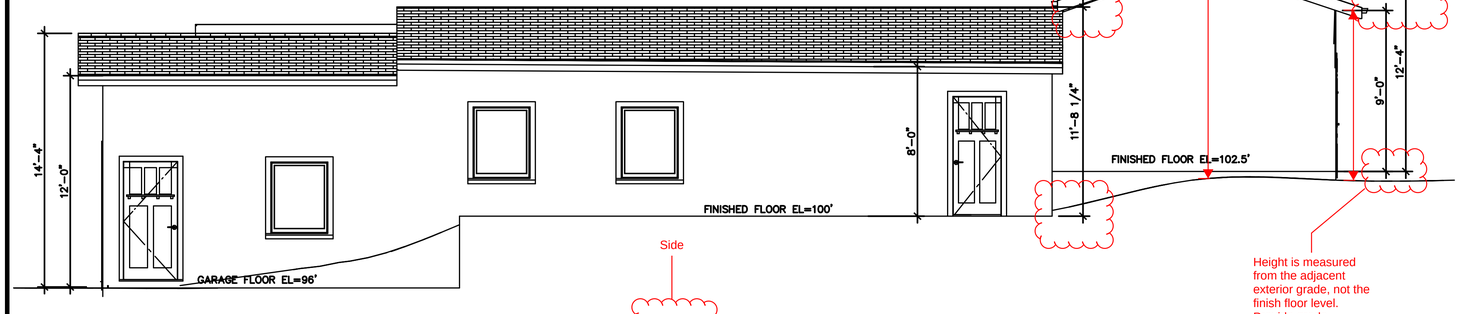
scale: 1/4" = 1'-0"



Side

(E) LEFT REAR ELEVATION – WEST

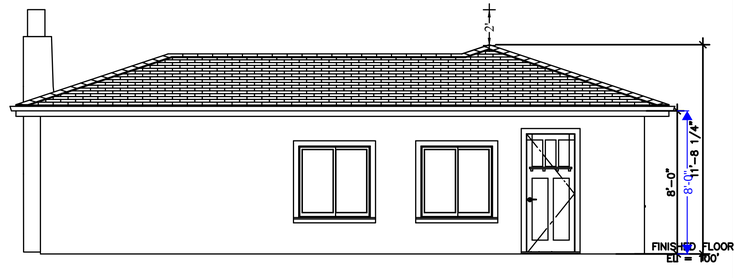
scale: 1/4" = 1'-0"



Side

(N) RIGHT REAR ELEVATION – EAST

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



Side

(E) RIGHT REAR ELEVATION – EAST

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

Scale Bar is inaccurate.

1/4" = 1'-0" 1' 0' 5' 10' 15'

ORIGINAL SCALE IN INCHES

REVISIONS			
MARK	DESCRIPTION	DATE	BY
	SUBMITTAL	4/22/21	
	SUBMITTAL	1/23	

VL Designed | VL Drawn | NP Checked

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

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, #B180
SAN JOSE, CA 95118
(510) 962-2008

ELEVATIONS

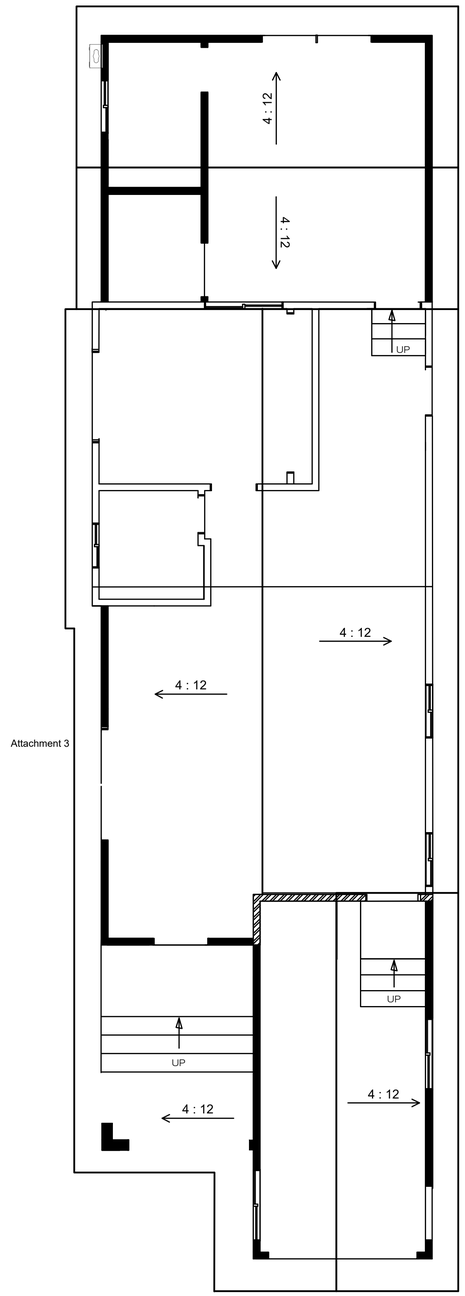
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-THE-SEA, CA

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

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

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

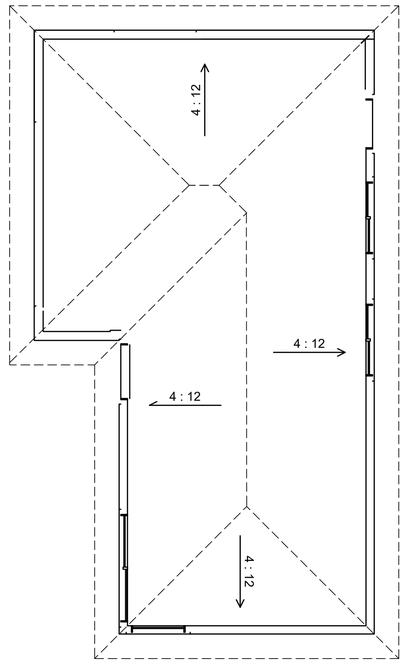
N



Attachment 3

PROPOSED ROOF PLAN

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



EXIST ROOF PLAN

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

ATTIC VENTILATION CALCS

VAULTED CEILING. ROOF VENTILATION IS NOT REQUIRED

1/4" = 1'-0" 1' 0' 5' 10' 15'

REVISIONS			
MARK	DESCRIPTION	DATE	BY
	SUBMITTAL	4/22/21	
	SUBMITTAL	1/23	

VL Designed
VL Drawn
NP Checked

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

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

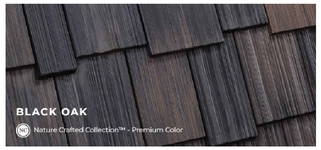
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, STE. F-MB180
SAN JOSE, CA 95118
(510) 962-2008

EXISTING AND PROPOSED ROOF PLAN

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

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



MANUFACTURE: DAVINCI COMPOSITE SHAKE ROOF, CLASS A
PRODUCT: MULTI-WIDTH SHAKE
FINISH: BLACK OAK
SIZE: 8" X 22"

OUTDOOR LIGHT
NO SCALE





MANUFACTURE: JOHN TIMBERLAND
FINISH: BRONZE
BULBS: 25W MAX A19 DIMMABL STANDARD BASE BUL

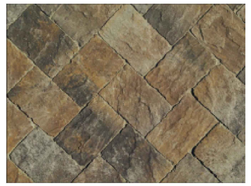
OUTDOOR LIGHT
NO SCALE



MANUFACTURE: MILGARD
TUSCANY SERIES V400
FINISH: BRONZE

DOOR-WINDOW
NO SCALE

This is a vinyl window. Please select another material.



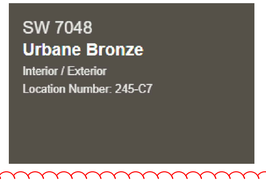
DRIVEWAY
MANUFACTURE: CALSTONE
COLOR: OAK BARREL GRAY
INSTALLATION: SET ON SAND

Attachment 3

FINISH: SANTA BARBARA STYLE STUCCO, DOVE GREY X-40 (66), BASE 200
FOR MAIN HOUSE AND GARAGE

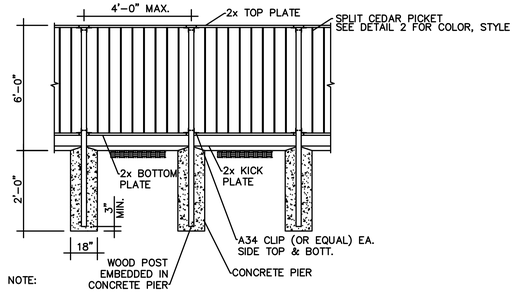
Provide paint sample.

EXTERIOR WALL
NO SCALE



GARAGE DOOR/FENCE DOOR COLOR
NO SCALE

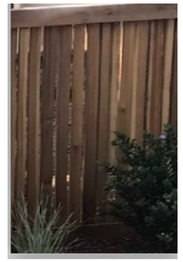
Garage door, fence, and front door?



NOTE:

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

FENCE DETAIL 1
NO SCALE



FENCE DETAIL 2
NO SCALE



4 FT. W X 6 FT. WOODEN GATE TO BE PAINTED WITH URBAN BRONZE SW7048 FINISH

FENCE GATE
NO SCALE



CLOPAY GALLERY COLLECTION 7 FT. 18.4 R-VALUE INTELLICORE INSULATED SOLID WOODEN GARAGE DOOR. TO BE PAINTED WITH URBAN BRONZE SW7048 FINISH

GARAGE DOOR
NO SCALE

							4/22/21	
SUBMITTAL						MARK	DATE	BY
						DESCRIPTION	REVISIONS	

VL Designed
VL Drawn
NP Checked

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

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER
SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LANE, SUITE A-#B0180
SAN JOSE, CA 95118
(510) 962-2008

MATERIALS

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

Scale AS NOTED
Date 4/22/21
REF. NO.
DWG. NO. A.7
____of 10 Sheets
JOB NO. 21021

Re: DS 21-376 (Mardani) - Revised Project Plans

Marnie R. Waffle <mwaffle@ci.carmel.ca.us> Tue, Apr 4, 2023 at 8:53 AM
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

---------- Forwarded message ---------
From: **Md Boyd** <REDACTED>
Date: Mon, Apr 3, 2023 at 3:57 PM
Subject: Re: DS 21-376 (Mardani) - Revised Project Plans
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>

Dear Marnie Waffle

My 92-year-old mother, Nina D. Boyd, is the Trustee for the property on Sixth Avenue, 2 SW of Carpenter Street, which shares a property line with the project proposal identified in the subject line. I've recently discussed this project proposal with her.

I'm writing this letter in opposition to this project proposal on behalf of myself and family members.

I've been following the proposals associated with this property for more than a year and I appreciate all the communications I've had with you and your staff.

Our family's property is on Sixth Avenue; however, the main rooms of the house are oriented toward the west and one of its primary features are the spectacular views to the west from the west facing windows in the kitchen, the master bedroom and the west facing living room window (please see attached pictures).

These views to the west, along with air and sunlight will all be significantly impacted by the rear addition to this proposed project.

The spectacular views to the west along with the two magnificent oak trees that provide breathtaking views as the sun sets and the sunlight gently filters through these trees, will be almost totally obliterated from the kitchen window by the rear addition.

The spectacular views to the west along with the two magnificent oak trees that provide breathtaking views as the sun sets and the sunlight gently filters through the trees will be cut nearly in half from the master bedroom window and also the living room window that faces toward the west.

In my opinion, the spectacular oak tree directly across from our kitchen window, on the other side of this proposed project on the Cass property, is one of the most beautiful oak trees in all of Carmel by the Sea.

In addition, starting in the early afternoon, this project (as proposed) will cast a large shadow over the main portion of our house which stands less than 10 feet from the existing structure on the project site.

I'm also concerned about the possible impact to the root structure of the trees mentioned which are in close proximity to the rear addition.

It may be an insurmountable challenge to protect the root structure of these two magnificent oak trees and the root structure of other nearby trees as outlined in the project proposal's Tree Protection Notes. Five of the eight trees listed on the Tree Evaluation Worksheet require a Tree Protection Zone of 20 feet.

Also, it would be helpful if the tree numbers on the Tree Evaluation Worksheet would be clearly marked on the site map in order to identify each tree's location.

Finally, I am concerned that this project cannot be found on the Future Projects link on the Current Planning Applications page for the general public to review and possibly comment upon.

Sincerely,
Marc Boyd

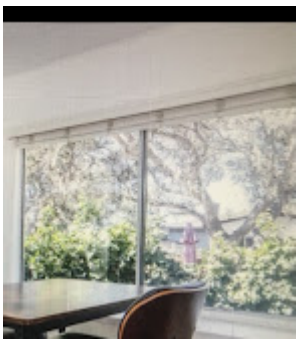
On Friday, March 31, 2023 at 04:26:28 PM PDT, Marnie R. Waffle <mwaffle@ci.carmel.ca.us> wrote:

---

3 attachments



from master bedroom looking west.jpg
41K



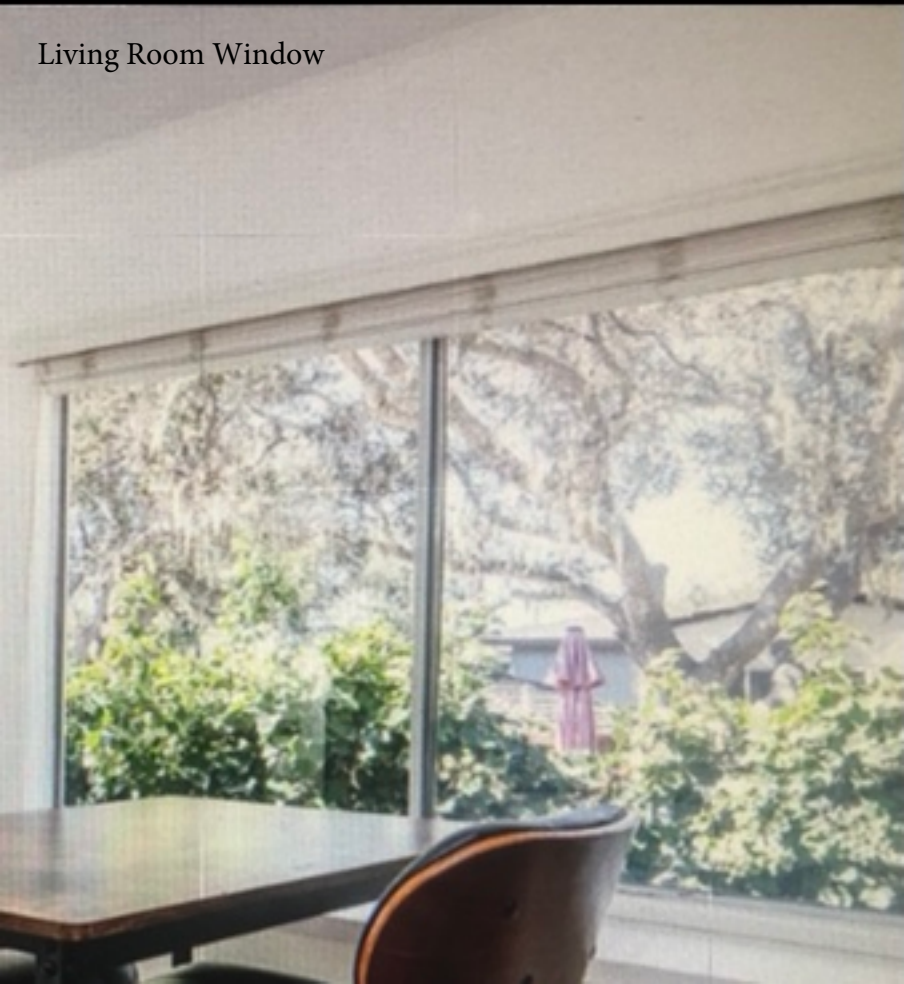
from living room window looking to the west .jpg
55K



from kitchen window looking west.jpg
45K


Kitchen Window

Living Room Window



Master Bedroom Window



OCEAN AVE

47'

33'

47'

30'

19

18

20

18

5545

5550

5543

5560

33'8"

30'6"

34'

37'

PARKING

30" BLOCKWALL

CARPENTER

PARKING

PARKING

FENCE

OFFICE

32

6

PARKING

6TH AVE

Attachment 5

BUENA VISTA COTTAGES - 5-BUILDINGS

LANDSCAPED ON ALL SIDES

Carmel-
by-the-Sea

Attachment 6

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

Fwd: Ocean Ave 3 NE of Guadalupe

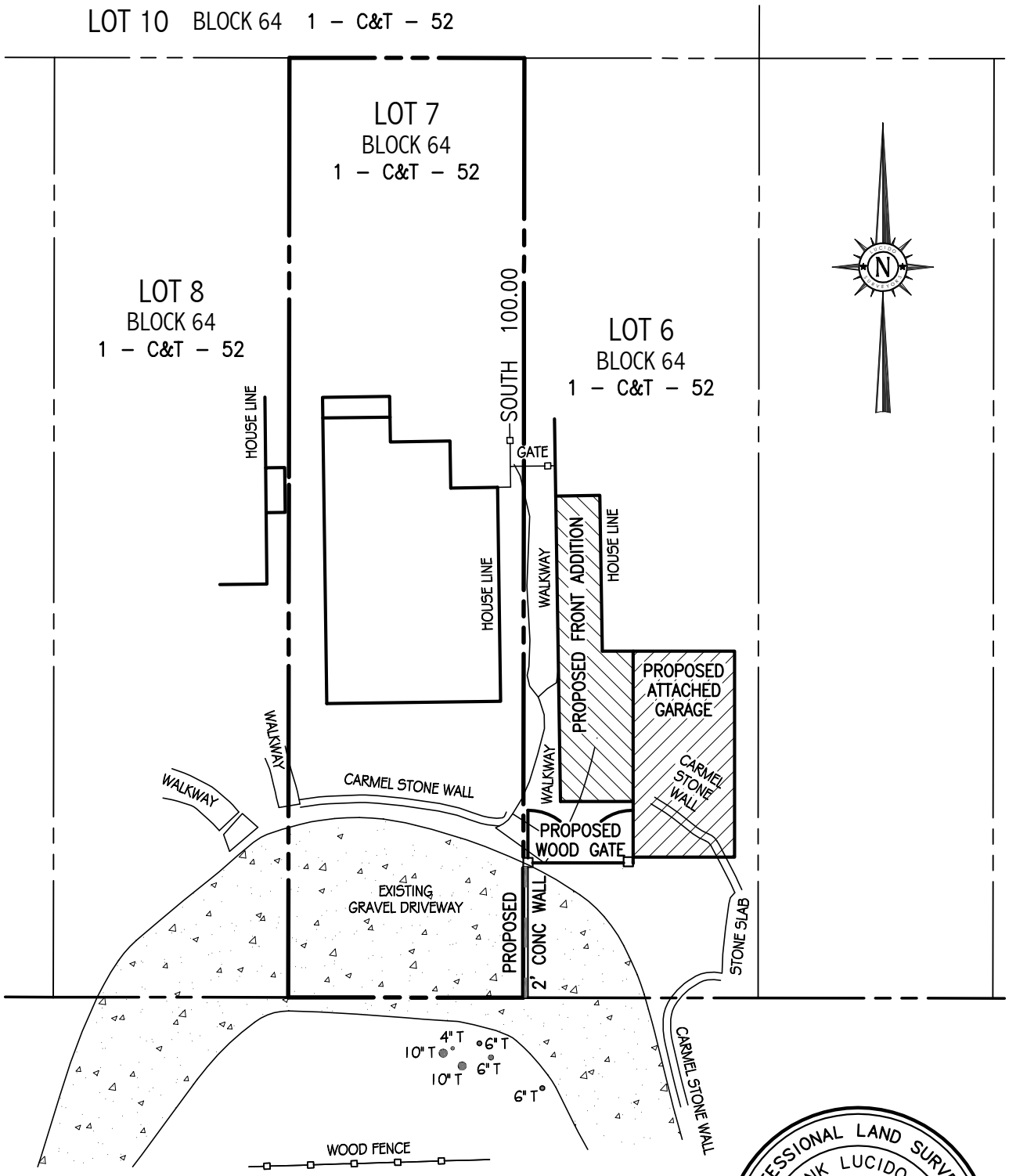
Marnie R. Waffle <mwaffle@ci.carmel.ca.us> Thu, Mar 30, 2023 at 4:25 PM
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

---------- Forwarded message ---------
From: **Timothy Cass** <REDACTED>
Date: Thu, Mar 30, 2023 at 4:16 PM
Subject: Fwd: Ocean Ave 3 NE of Guadalupe
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>

Begin forwarded message:

From: Timothy Cass <REDACTED>
Subject: **Ocean Ave 3 NE of Guadalupe**
Date: March 29, 2023 at 5:14:42 PM PDT
To: Becca Cass <REDACTED>, timothy Cass <REDACTED>, della Cass <REDACTED>

Dear Marnie, We're concerned about the approval of the Azadeh Mardani project. If approved the access to our property will be cut off. We would be potentially land locked and would then need the approval of a separate driveway which would then require all three homes to back out onto Ocean Ave. Safety is our biggest concern. If we are required to back out we would have to cross both West and East bound lanes to get out and cars may have to suddenly stop for us. The traffic flow doesn't allow that to happen and be safe at the same time. Cars from both Carpenter stop and Ocean stop accelerate quickly from the West bound lane causing it to be difficult getting out when backing out. Also the East bound lane at the top of the hill is difficult for cars to see us and stop because we're at the top of the hill. We ask that you deny the project based on the the cement wall that cuts through the driveway and would stop our ability to enter our property. Thank you for your consideration. Tim, Della, and Becca Cass.



PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
No. 8368
STATE OF CALIFORNIA

DATE: MARCH 31, 2023 (PRELIMINARY SKETCH ONLY)

DRIVEWAY SKETCH

SCALE: 1" = 16'

PREPARED FOR: Becca Cass
BY LUCIDO SURVEYORS, DEL REY OAKS, CALIFORNIA

PROJECT No. 3028

Diane Gorman, Trustee for the Lois R. Grant
Trust for the Benefit of Timothy J. Riordan
1881 N. Nash Street, Unit 1703
Arlington, VA 22209

March 30, 2023

City of Carmel-by-the-Sea
Planning Commission
P.O. Drawer G
Carmel-by-the-Sea, CA 93901

Re: Planning Commission Concept Review DS 21-376
4 NE Guadalupe on Ocean Avenue, Carmel-by-the-Sea

Dear Commissioners and Staff,

I am writing to you about the concerns that Tim Riordan and I have with respect to the application submitted to the City by the Seyedeh Mardani and Shahram Mostafazadeh to enlarge the structure at 4 NE Guadalupe on Ocean Avenue. For simplicity's sake, we will refer to this property as the Mardani property. The plan, as submitted, appears to block the driveway which has historically been used in common by the three properties: 2, 3, and 4 NE Guadalupe on Ocean Avenue. This is a semi-circular driveway which is entered in a westbound direction, paralleling westbound traffic on Ocean Avenue. Its entry point is on the Mardani property, passing through the Cass property at 3 NE Gaudalupe on Ocean Avenue, and exiting on the Riordan Property at 2 NE Guadalupe onto Ocean Avenue.

The Riordan Property was purchased in 1988 by newlyweds Lois Riordan and Fred Grant. At age 60, this was Lois' first marriage and the small cottage presented itself as the perfect way to enjoy their mutual love for each other and for Carmel-by-the-Sea. When purchased, the driveway common to all three properties provided ingress and egress to the property with parking spaces situated on each of the three properties so as not to obstruct the driveway. Left through their trust to Lois' nephew, Timothy J. Riordan, Tim is now the permanent resident of the property.

Tim daily uses the common driveway to safely access and leave his property. Tim's car enters the upper portion of the driveway on the Mardani property from the westbound flow of traffic on Ocean Avenue and drives through the Cass property to park on his own property. His car leaves via the lower portion of the driveway, which is on his property, safely entering the downhill westerly flow of traffic on Ocean Avenue. The re-entry onto Ocean Avenue can be challenging, especially as heavy weekend traffic heads into the beautiful downtown and beach that Carmel offers. By being able to head out of the driveway, he has greater visibility and maneuverability to meld into westbound traffic than he would were he backing out into Ocean Avenue. If he needs to travel east on Ocean Avenue, he turns right at Guadalupe, going around the block to Carpenter Street where he can use the stop sign at Ocean Avenue to safely turn left.

The problem is the position of the three properties on Ocean Avenue. They lie a few yards downhill from the stop sign at Carpenter Street and Ocean Avenue. Cars accelerate away from the stop sign and gain speed as they drive downhill past these three properties. The unnecessary addition of three driveways whose cars will be forced to back out into accelerating downhill traffic on Ocean Avenue poses a traffic

hazard to both the residents of the three properties and the on-coming traffic. The process of backing into Ocean Avenue traffic affords delayed visibility up the hill into on-coming traffic for the resident and last-minute visibility of the movement of the backing car for the downhill driver. Traffic coming uphill from Guadalupe will also be encumbered as the cars back out far enough to make the leftward forward turn to join the downhill traffic. Visibility for Ocean Avenue traffic in both directions as well as for the backing residents makes this a dangerous location to force the installation of three driveways where the safe alternative of the existing driveway is in place.

Please consider the danger that three new driveways backing out onto this part of Ocean Avenue would pose when evaluating the impact of any Mardani plan for expansion which would block the current and historically common driveway which allows all three properties to head out into westbound traffic more safely with greater visibility and maneuverability.

Thank you for your attention,
Diane Gorman and Tim Riordan

WALKER+REED
ATTORNEYS AT LAW P.C.

George R. Walker, Esq. (1928-2018)
Hansen P. Reed, Esq.
Ashlee E. Gustafson, Esq.
John N. Staples, III, Esq.

James G. Heisinger, Jr., Esq.
Of Counsel

Sidney M. Morris, Esq.
Of Counsel

VIA ELECTRONIC MAIL

March 30, 2023

Author's Email Address:
AGustafson@walkerandreed.com

City of Carmel-by-the-Sea
Planning Commission
P.O. Drawer G
Carmel by the Sea, CA 93901

Re: Planning Commission Concept Review DS 21-376
4NE Guadalupe on Ocean Avenue, Carmel-by-the-Sea

Dear Honorable Members of the Planning Commission and Staff:

I am writing on behalf of my clients, Rebecca Cass and Timothy R. Cass and Della L. Cass, as Trustees of The Cass Family Living Trust as the legal owners of 3 NE Guadalupe Street, Carmel, California (APN: 010-033-012) (the "Cass Property"); and Timothy J. Riordan and Diane Gorman, Trustee of the Trust fbo Timothy J. Riordan under the Fred R. and Lois R. Grant Declaration of Trust dated 9/28/1992, as the legal owners of 2 NE Guadalupe Street, Carmel, California (APN: 010-033-013) (the "Riordan Property"), regarding the disputed matters of DS 21-376 (the "Project") for 4NE Guadalupe on Ocean Avenue, Carmel-by-the-Sea ("Applicant") set before the commission for concept review on April 12, 2023.

My clients share a common driveway with the Applicant property ("Mardani Property"). The driveway, creates an access point to all three properties. It enters the three properties off Ocean Avenue on the Mardani Property with the direction of traffic from East to West through the Cass Property then through the Riordan Property (the "Driveway"). The Cass Property only has access from Ocean Avenue over the Driveway and all three properties use the Driveway for ingress, egress, and vehicle parking for their respective properties. Rebecca Cass lives at the Cass Property fully time. Timothy Riordan lives at the Riordan Property full time.

There is a pending lawsuit in Monterey County Superior Court, Case No. 22CV001488 (the "Action"). The Action seeks confirm the Driveway as an easement (by prescription or implied grant) which both benefits and burdens all three properties. If confirmed by the Court, the Driveway would be required to remain in substantially the same location and use as it has been historically.

The Driveway is a horseshoe shape beginning and ending on Ocean Avenue and is, and was at all times relevant, hard packed gravel. The Driveway has been in constant, continuous, and obvious daily use by the tenants and visitors of all three properties for over 30 plus years. Per review with the City, the City of Carmel-by-the-Sea notes that driveway and curb cuts were done in 1965. The City then issued a permit for the motel, which operated in that location, but in 1973/1974 the cottages were converted back to single-family homes. The historic use of the Driveway has always remained the same.

When the Applicant purchased their property, they were made aware of the limitations that the Driveway may create prior to closing and proceeded with the purchase.

The January 17, 2023 plans submitted on the Project by the Applicant provides for a 2' concrete wall which comes out along the property line contiguous to Cass Property and appears to cut off, or greatly limit, access to the Driveway. The removal, or any blockage of, the Driveway, as anticipated in Applicant's plans, creates a safety issue for all three properties. The three properties sit just West of the stop sign at Carpenter and Ocean. When a car leaves that stop sign traveling West, it accelerates at a great speed. Additionally, anyone traveling East on Ocean is coming up the hill with a blind sight for the Driveway.

The Driveway was designed to allow the cars coming on to the three properties to travel with traffic on Ocean both entering and exiting. Even when traveling East on Ocean, my clients generally drive around the block in lieu of crossing traffic in an attempt to make the turn onto the Driveway.

Should the applicants be allowed to block the Driveway through their submitted plans, which is remains my belief that they do not have a legal right to do[1], the City would have to permit both the Cass Property and the Riordan Property to install separate driveway access to their properties. Due to the small sizes of the property this would require all three properties to back out onto Ocean Avenue and cross across both lanes of traffic to exit their properties. This could create not only safety issues, given the acceleration of traffic in this location, but traffic flow issues on this major street.

[1] Additionally, per my clients' initial injunction hearing with the Monterey Superior Court, the Judge stated that any construction encroachment with the driveway by applicants would permit plaintiffs to file a new temporary restraining order and/or injunction. See enclosed court order [highlight added].

Additionally, the Cass Property would be required to cut down City trees and grade through City property to gain entrance access to the Cass Property. The removal of these trees would diminish any privacy screening to all three properties which still remain.

The purpose of this letter is to ask the City to deny any part of applicant's plans which would interfere with the common shared Driveway and note the safety issues which would arise if the City were to permit any future application of the Applicant which would block the Driveway. In closing, we appreciate your guidance regarding the Project along with City Planning Staff's responsive communications while this matter is sorted out through the Court system. Please provide any questions or follow up on this matter to my attention.

Very Truly Yours,

Ashlee E. Gustafson, Esq.

AEG/hs

Enclosure

CC: Clients via email

JOSETTE D. JOHNSON (SBN 195977)
Fidelity National Law Group
The Law Division of Fidelity National Title Group, Inc.
1550 Parkside Drive, Suite 300
Walnut Creek, CA 94596
Telephone: (925) 280-3368
Facsimile: (925) 930-9588
Email: josette.johnson@fnf.com

Attorneys for Defendants
SEYEDEH MARDANI and SHAHRAM MOSTAFAZADEH

ELECTRONICALLY FILED BY
Superior Court of California,
County of Monterey
On 08/30/2022
By Deputy: Green, Veronica

SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF MONTEREY

REBECCA CASS, an individual; TIMOTHY R. CASS and DELLA CASS, as Trustees of The CASS Family Living Trust, dated October 13, 1994, a Trust; TIMOTHY J. RIORDAN, and individual; and DIANE GORMAN, Trustee of the Trust fbo Timothy J. Riordan under the Fred R. and Lois R. Grant Declaration of Trust dated 9/28/1992, a Trust,

Plaintiffs,

vs.

SEYEDEH MARDANI, an individual; and SHAHRAM MOSTAFAZADEH, an individual; and DOES 1-25,

Defendants.

Case No.: 22CV001488

~~[proposed]~~ ORDER RE PLAINTIFFS' APPLICATION FOR PRELIMINARY INJUNCTION

Date: August 11, 2022
Time: 8:30 a.m.
Dept: 15

Complaint Filed: May 31, 2022
Trial Date: Not Yet Set

On August 11, 2022, at 8:30 a.m., Dept. 15, of the above-referenced court, the application of plaintiffs for a preliminary injunction came on regularly for hearing.

After considering the moving and opposing papers, and evidence filed and argument and testimony made both in support of and in opposition to the Application for Preliminary Injunction, and good cause appearing, the Court finds as follows:

1. Plaintiffs have shown a probability that an implied easement may exist.
2. The sketch prepared by Frank Lucido of the proposed new garage and fence, attached to the declaration of Plaintiffs' counsel, shows that the proposed new construction should not

interfere with the existing driveway.

3. The Court also finds that any reasonable interference with Plaintiffs' use of the driveway during construction is not an irreparable harm warranting an injunction.

Based upon the representations that construction will not encroach the driveway pursuant to the Lucido sketch, the Court denies Plaintiffs' application for a preliminary injunction without prejudice. Plaintiff will be permitted to apply and seek a new temporary restraining order and/or injunction should construction encroachment of the driveway occur.

IT IS SO ORDERED.

Dated: 8/23/22

Judge of the Superior Court
THOMAS W. WILLS

Approved as to form:

Dated: 08/16/2022

Walker and Reed, P.C.

Ashlee E. Gustafson, Esq.
Attorneys for Plaintiffs

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

April 12, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning and Building Director
SUBJECT:	**DS 23-006 (Sweet Trust)**: Consideration of a Track One Major Design Study referral for the demolition of a 483-square-foot detached garage/storage room and construction of a 200-square-foot detached garage in the side yard setback at the historic "Reginald Markham House" located at the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-273-001

Application: DS 23-006 (Sweet Trust) **APN:** 010-273-001
Block: L **Lot:** 1,3
Location: Southwest corner of Casanova Street and 11th Avenue
Applicant: Justin Pauly, Architect **Property Owner:** Sweet Trust

Executive Summary:

The proposed project includes the demolition of a detached garage/storage room and construction of a detached garage in the side yard setback at the historic "Reginald Markham House." No significant trees are proposed for removal. The neighbors to the west have submitted a letter of support of the project; no other correspondence has been received at the time of writing this report. This Track One Major Design Study is being referred to the Planning Commission because the new garage is proposed to be constructed within the side yard setback, which necessitates findings by the Planning Commission. The project plans additionally depict a new detached accessory dwelling unit, which is not subject to review by the Planning Commission.
The Historic Resources Board reviewed the project at their February 27, 2023 meeting, and found it consistent with the Secretary of the Interior's Standards.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution approving Design Study (DS 23-006, Sweet Trust) for the demolition of a 483-square-foot detached garage/storage room and construction of a 200-square-foot detached garage subject to the attached findings and conditions (Attachment 1) located at

the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) Zoning District; APN: 010-273-001.

Background and Project Description:

The historic property is a 6,200-square-foot lot developed with the 2,598-square-foot, two-story, Spanish Eclectic-style "Reginald Markham House" constructed in 1927 by Frederick Bigland (Attachment 2, Site Photographs). The property also features an altered c.1927 detached garage with a c.1967 storage room addition; a c.1967 landscape wall connecting the garage to the main house; 2,117 square feet of site coverage; and an approximately 6-foot-high wood fence that closely borders much of the rear (west) and south side property lines but primarily is situated on neighboring properties.

Proposed Project:

The following work is included in the project plans for DS 23-006 (Sweet Trust) (Attachment 3, project plans):

- Demolition of the existing 483-square-foot garage/storage room structure at the northwest corner of the site;
- Construction of a new 200-square-foot garage in roughly the same location, moved 3' east off the west property line;
- Demolition and reconstruction of the stuccoed plaster landscape wall at 11th Avenue connecting the garage to the primary residence;
- Retention of existing fencing;
- Removal of a Pittosporum tree under Tree Removal Permit #23-003 (permit is under review); and
- Construction of a detached 500-square-foot accessory dwelling unit, which is not subject to review by the Planning Commission.

The Historic Resources Board adopted Resolution 2023-003-HRB (Attachment 5) at their February 27, 2023 meeting and issued a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties with the following conditions: The project shall be implemented consistent with the representations described in the Phase II Report; and the stucco cladding on the new garage is to be compatible yet differentiated from the main house. These conditions have been included in Attachment 1.

Staff Analysis:

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

Staff Response: The applicant has submitted one tree removal permit (TR 23-003, under review) for a double-trunk pittosporum to accommodate the construction of the accessory dwelling unit. The standard tree protection measures required by the Forester have been included as Condition of Approval #21. The project is consistent with the Design Guidelines pertaining to the forest character.

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.

Staff Response: Staff has not identified any significant privacy or view impacts associated with the project. The proposed 200-square-foot single-story garage is 9'2½ tall; the existing garage is 8' tall. The garage will not feature any window openings that look west to the neighboring property. Staff received any correspondence from west neighbors on February 23, 2023 expressing support for the project.

The new garage does not establish any new view into neighboring properties nor create a view impact, therefore the project is consistent with 5.1 through 5.3 of the Design Guidelines pertaining to privacy and view impact.

Parking: The property exceeds the floor area permitted under the current code and is considered legal non-conforming. Despite the property being over on floor area, the proposed 200-square-foot garage is permitted per CMC 17.10.030.D.2.d.i and 17.10.030.F which state:

> *Required Parking. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking.*
>
> *Required parking spaces shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. Tandem parking is allowed in this district. All required parking shall be provided on-site and shall be counted as floor area and exterior volume.*

The code stipulates that the minimum dimension of a garage in the side/rear yard setback should be 20' by 10' and no higher than 15 feet. The proposed garage conforms to the minimum dimension of 20' by 10', would be 200 square feet in floor area, and would have a height of 9'2½".

The historic placement of the detached garage, according to the 1930 and 1962 Sanborn maps, was the northwest corner of the property abutting the west (rear) and north (street-side) property lines. The new garage is proposed to be setback to the east 3' from the west (rear) property line with no change to the north (street-side) setback. A detached garage in the street side setback may be authorized by the Planning Commission per CMC 17.10.030.A.1 (below, with staff responses).

Detached Garages and Carports. 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:*
>
> > *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 applicant proposes to maintain the existing heavily landscaped right-of-way.
> >
> > *ii. The proposed setback encroachment would not impact significant or moderately significant trees.*
> >
> > Staff Response: No significant or moderately significant trees are within the setback encroachment due to the existing garage.
> >
> > *iii. Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected.*
> >
> > Staff Response: The proposed garage would have a zero setback from the north property line, and there would be approximately 11' from the face of the garage to 11th Avenue. The limited space may cause a hazard when backing a car from the garage onto the street as it may not allow a clear view of the oncoming traffic. However, staff asserts that 11th Avenue does not support heavy traffic and there have been no known incidents at this location despite the presence of a garage in this location since c.1927.

The mature landscaping in the right-of-way adjacent to the north property line already impedes pedestrian traffic at this location; the proposed project would not result in increased inaccessibility.

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

Staff Response: The proposed detached garage would be 9'2½", where the maximum allowed for a garage in the side/rear yard setback is 15'. The garage would have a flat form with a low parapet similar to the main house, and the exterior stucco siding will be compatible with the stuccoed main house. The proposed detached garage is in scale with the proposed project and the neighborhood context.

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

Staff Response: There are no other garages that abut the public right-of-way on 11th Avenue between and Casanova Street. Hence, the proposed detached garage adds to the diversity to the neighborhood streetscape.

The proposed garage meets all five standards.

Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that do not dominate the design of the house or site; positioning garages to maximize open space, views, and privacy; and minimizing visual impacts.

Staff Response: The proposed one-story garage will be subordinate to the main two-story house. Staff supports the location of the proposed garage because a garage has been located in approximately this location since c.1927.

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

Staff Response: The proposed new 200-square-foot garage will result in a decreased mass from the existing 483-square-foot garage/storage room. The single-story form will be maintained, as will the flat roof form. Adjacent and surrounding properties contain one- and one-and-one-half-story residences. The proposed garage maintains a human scale and maintains the residential character of the neighborhood. The project meets the design guideline objectives for mass and bulk.

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

Staff Response: The proposed garage will feature a flat roof form with a low parapet that mirrors the existing roof form. The plate height of the new garage is 8" (the top of the existing garage roof) and the top of the proposed parapet measures 9'2½". The project meets the design guideline objectives for roof forms.

Finish Details: Residential Design Guideline 9.4 states, "*Architectural details should appear to be authentic, integral elements of the overall building design concept.*" Design Guideline 9.5 states, "Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block. Design Guideline 9.8 states, "*Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.*"

Staff Response: The existing garage and adjoining landscape wall feature textured stucco cladding painted a cream color that matches the stucco cladding on the main house. Stucco is not present on other homes on this block of Casanova Street thus would not be repeated to excess.

The project plans propose a matching stucco finish for the new garage and landscape wall; however, the Phase II Historic Evaluation completed by City-contracted architectural historian Seth Bergstein included a recommendation that the new garage stucco be compatible yet differentiated from the main house. The Historic Resources Board concurred with this recommendation, and the applicant has agreed to slightly

differentiate either the color or texture of the new stucco, per Condition #26. The flat roof of the new garage will be shielded by a low parapet and is fully consistent with the style of the main house.
No windows are proposed for the new garage. The new garage will feature one segmented, painted, wood panel vehicular door at the north elevation, and one painted wood arched door at the east elevation (not visible from the public right-of-way) that will match the existing door in this location.

Site Coverage:

The existing site coverage is 2,117 square feet (all impermeable). The proposed project includes a reduction of site coverage down to 1,686 square feet (1,665 impermeable, 21 sq. feet of permeable). The 6,200 square-foot site is permitted 553 square feet of site coverage, and 801 square feet if 50% is permeable. The site is significantly over on allowed site coverage and therefore is nonconforming.
CMC 17.10.030.C.2 (Nonconforming Site Coverage) states, "Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area [when…] excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less."
Staff Response: Site coverage is not required to be brought into compliance because the proposed project does not include an overall increase in floor area. The 483-square-foot garage/storage room will be demolished and replaced with a 200-square-foot garage (resulting in a decrease in floor area), and the 500-square-foot ADU is excluded from overall floor area totals. The 200 square-foot garage is permitted due to the fact 200 square feet of floor area is always reserved for on-site parking (CMC 17.10.030.D.d.i).

Landscaping:

The applicant is not proposing the removal of any plantings or new plantings at this time. A single pittosporum located near the west property line is proposed to be removed (TR 23-003, under review) to accommodate the new ADU.
Staff Response: Planning staff will support the determination of the City Forester for TR 23-003. The project does not involve additional landscape components.

Fencing:

The property currently features an existing approximately 6-foot-high wood fence that closely borders much of the rear (west) and south side property lines but primarily is situated on neighboring properties. The existing fencing is proposed to be maintained and no new fencing is proposed.
Staff Response: Staff supports the retention of the existing fencing.

Exterior Lighting

Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.
Staff Response: The applicant is not proposing any exterior light fixtures at this time. Any light fixtures proposed in the future shall meet the standards outlined in Condition of Approval # 10.

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 - Site Photographs
Attachment 3 - Project Plans
Attachment 4 - Neighbor Correspondence
Attachment 5 - HRB Resolution 2023-003-HRB

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-0xx-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A TRACK ONE MAJOR DESIGN STUDY (DS 23-006, SWEET TRUST) FOR THE DEMOLITION OF A 483-SQUARE-FOOT DETACHED GARAGE/STORAGE ROOM AND CONSTRUCTION OF A 200-SQUARE-FOOT DETACHED GARAGE IN THE STREET SIDE YARD SETBACK AT THE HISTORIC "REGINALD MARKHAM HOUSE" LOCATED AT THE SOUTHWEST CORNER OF CASANOVA STREET AND 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT. APN: 010-273-001.

WHEREAS, the owner of the subject property ("Owner") is David and Robin Sweet Trust; and

WHEREAS, on January 9, 2023, Justin Pauly ("Applicant") submitted an application on behalf of the Owner requesting the approval of a Track One Major Design Study, (DS 23-006, Sweet Trust) described herein ("Application"); and

WHEREAS, the project site is a 6,200-square-foot lot located at the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) Zoning District (Block L, Lot 1, 3); and

WHEREAS, the Applicant is proposing to demolish a 483-square-foot detached garage/storage room and construct a 200-square-foot detached garage in the street side yard setback; and

WHEREAS, the project plans additionally depict a new 500-square-foot detached accessory dwelling which is not subject to review by the Planning Commission; and

WHEREAS, on May 25, 2005, the property was listed on Carmel's Inventory of Historic Resources (County Recordation Document #2006093000); and

WHEREAS, on February 27, 2023, the Historic Resources Board adopted Resolution 2023-003-HRB issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties, with conditions; and

WHEREAS, a Design Study is required in accordance with CMC 17.58.040 (Residential Design Review) which requires the review of projects for compliance with the City's zoning and design guidelines and the findings required in CMC 17.64.080; and

WHEREAS, in accordance with CMC 17.10.030.A.1 (Detached Garages and Carports) "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" if certain standards are met; and

WHEREAS, this Track One Design Study Application has been referred by the Director to

the Planning Commission for their consideration of the proposed garage in the side yard setback; and

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

WHEREAS, on or before April 2, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on April 12, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Track One Design Study referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its April 12, 2023 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 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 and Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the Residential Track One Design Study (CMC 17.58.040.A):

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL For each of the required design 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.B, 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;	✓	
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 the Track One Design Study (DS 23-019, Sweet Trust) to demolish an existing 483-square-foot detached garage/storage room and construct a 200-square-foot detached garage in the side yard setback at the southwest corner of Casanova Street and 11th Avenue in the single-family residential (R-1) zoning district (APN: 010-273-001), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** This approval of Design Study (DS 23-006, Sweet Trust) authorizes the demolition of a 483-square-foot detached garage/storage room and construction of a 200-square-foot detached garage in the side yard setback and associated site improvements at the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Justin Pauly Architects dated February 1, 2023 and approved by the Planning Commission on April 12, 2023 unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing:	✓

	• The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	
6.	Service Laterals. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
7.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
8.	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.	✓
9.	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.	✓

10.	**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.	✓
11.	**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.	✓
12.	**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.	✓
13.	**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.	✓
14.	**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.	✓
15.	**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.	
16.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
17.	**Conditions of Approval.** 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	
18.	**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.	✓
19.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
20.	**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.	✓
21.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high	✓

	transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● 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.	
	SPECIAL CONDITIONS	
22.	**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.	✓
23.	**Building Permit Revision**. The applicant shall apply for and obtain a building permit prior to commencing work on the approved Design Study (DS 23-006).	✓
24.	**Right of Way.** Prior to issuance of a building permit, the applicant shall remove all unpermitted encroachments in the public right-of-way or obtain a permanent encroachment permit insured per CMC 12.08.110.	✓
25.	**Phase Two Historic Evaluation**. The project shall be implemented consistent with the representations described in the Phase Two Historic Evaluation.	✓
26.	**Stucco Finish.** The new garage shall be clad with an exterior stucco finish that is compatible with the house, but differs in texture and application method to allow adequate differentiation between the historic house and the new construction.	✓

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

Once signed, please return to the Community Planning and Building Department

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of April, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary



Figure 1: Storypoles, view looking southwest from 11th Avenue.



Figure 2: Storypoles. View looking southeast from 11th Avenue.



Figure 3: Storypoles. View looking northwest from interior of property.



Figure 4: North elevation of primary residence, looking southwest.





Figure 5 and 6: East elevation of primary residence.



Figure 7: Detached garage and storage room, looking northwest from interior of the property.

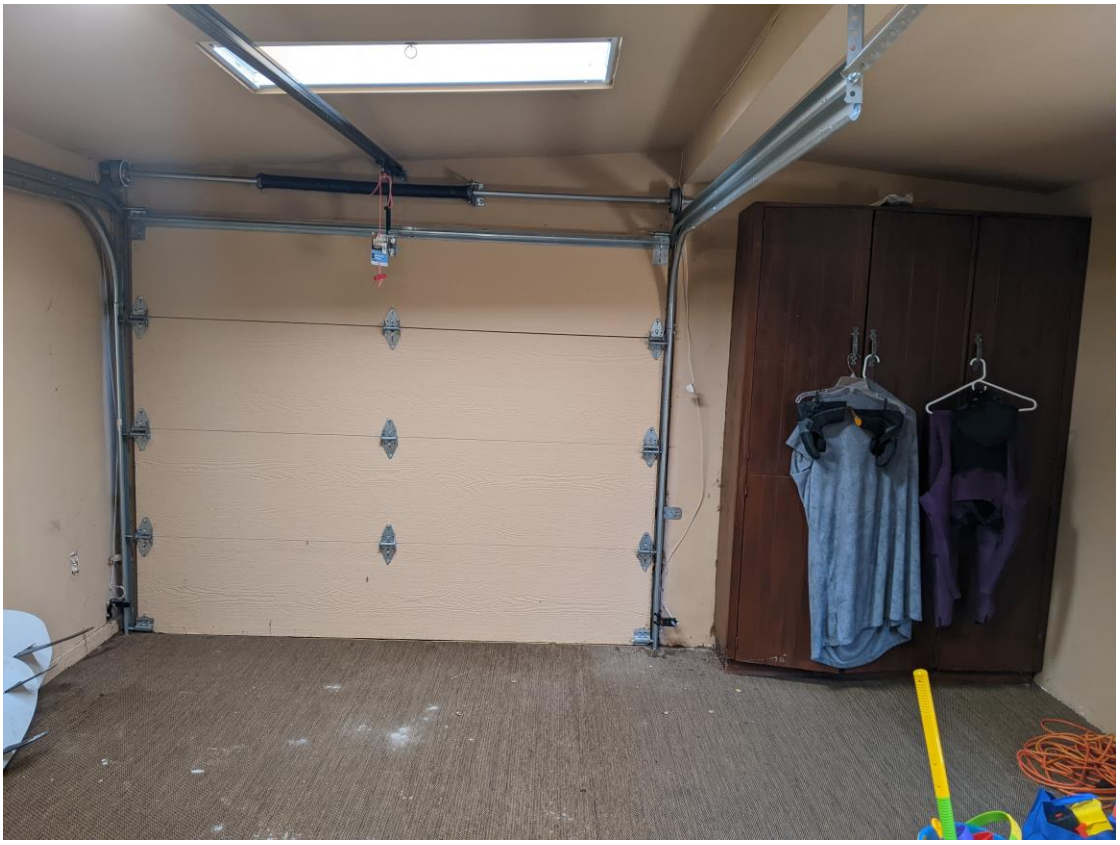


Figure 8: Interior of garage.

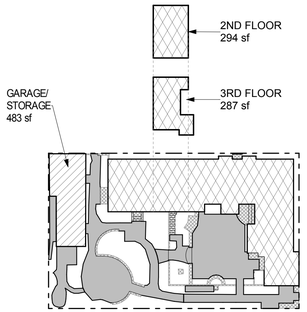


Figure 9: Interior of storage room addition.

SWEET RESIDENCE

carmel-by-the-sea, ca

EXISTING AREA DIAGRAM



EXISTING FLOOR AREA

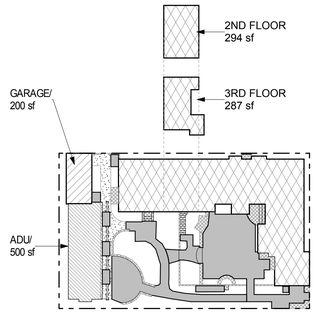
SYM.	ITEM	AREA
	HOUSE- MAIN FLOOR	2,017 SQ. FT.
	2ND FLOOR	294 SQ. FT.
	3RD FLOOR	287 SQ. FT.
	GARAGE/STORAGE	483 SQ. FT.
	TOTAL	3,081 SQ. FT.

EXISTING SITE COVERAGE

SYM.	ITEM	AREA
	WALLS/STEPS	306 SQ. FT.
	WALKS/PATIOS	1,811 SQ. FT.
	TOTAL	2,117 SQ. FT.

1

PROPOSED AREA DIAGRAM



PROPOSED FLOOR AREA

SYM.	ITEM	AREA
	HOUSE- MAIN FLOOR	2,017 SQ. FT.
	2ND FLOOR	294 SQ. FT.
	3RD FLOOR	287 SQ. FT.
	GARAGE	200 SQ. FT.
	ADU	(500 SQ. FT.)*
	TOTAL	2,798 SQ. FT.

PROPOSED SITE COVERAGE

SYM.	ITEM	AREA
	WALLS/STEPS	299 SQ. FT.
	WALKS/PATIOS	1,366 SQ. FT.
	ADU ROOF OVERHANG	21 SQ. FT.
	BARK CHIP PATHS	(0 SQ. FT.)*
	TOTAL	1,686 SQ. FT.

*AMOUNT NOT INCLUDED IN TOTAL

1

PROJECT DATA

LOT DATA

OWNER:	DAVID AND ROBIN SWEET		
SITE ADDRESS:	SW CORNER 11TH AVE. AND CASANOVA ST.		
A.P.N.	010-273-001-000		
FIRE DISTRICT:	CARMEL-BY-THE-SEA FIRE DEPARTMENT		
LOT SIZE	6,200 SQ. FT.	6,200	SQ. FT.
PLANNING DATA			
ZONING:	R-1		
LAND USE	RESIDENTIAL		
PARKING			
BUILDING HEIGHT:	EXISTING MAIN HOUSE	24'-8" (24'-0" MAX.)	
	GARAGE	9'-4" (15'-0" MAX.)	
	ADU	11'-6" (12'-0" MAX.)	
GRADING:		CU. YARDS.	BALANCED SITE
TREE REMOVAL:	NO SIGNIFICANT TREE REMOVAL	DBL.TRUNK PITTOSPORUM TO BE REMOVED	
MAXIMUM BASE FLOOR AREA	40.6%	2,517	SQ. FT.
ALLOWABLE SITE COVERAGE	22% X 2,517 SQ. FT.	554	SQ. FT.
FLOOR AREA RATIO	N/A		
BUILDING CODE DATA			
OCCUPANCY:	R-1 (RESIDENCE) U (GARAGE)		
CONSTRUCTION TYPE:	V-B		
FIRE SPRINKLERS:	NO		
WATER SUPPLY:	CAL AM		
SEWER:	CARMEL AREA WASTEWATER DISTRICT		
ELECTRICITY PROVIDER:	PG&E		

FLOOR AREAS	**EXISTING (SQ. FT.)**	**FAR**	**DEMO'D (SQ. FT.)**	**REMODEL (SQ. FT.)**	**ADDITION (SQ. FT.)**	**PROPOSED (SQ. FT.)**	**FAR**
MAIN RESIDENCE	2,598					2,598	
GARAGE	483		483		200	200	
ADU	0				500*		
TOTAL	**3,081**	**49.7%**	**483**	**0**	**200**	**2,798**	**45.1%**

***NOTE: ADU NOT INCLUDED IN PROPOSED SQUARE FOOTAGE CALCULATIONS**

SITE COVERAGE	**EXISTING (SQ. FT.)**	**%**	**PROPOSED (SQ. FT.)**	**%**
IMPERMEABLE SURFACE	2,117	34.1%	1,665	26.9%
PERMEABLE SURF. (ROOF OVERHANG)	0	0.0%	21	0.3%
		0.0%		0.0%
TOTAL	**2,117**	**34.1%**	**1,686**	**27.2%**

PROJECT TEAM

ARCHITECT:
JUSTIN PAULY
JUSTIN PAULY ARCHITECTS
550 HARTNELL ST. SUITE H
MONTEREY CA 93940
P. 831.920.1045
jtp@justinpaulyarchitects.com
CA LICENSE #C32962

SURVEYOR:
WHITSON ENGINEERS
9699 BLUE LARKSPUR LANE
MONTEREY, CA 93940
P. 831.649.5225
P. 831.373.5065

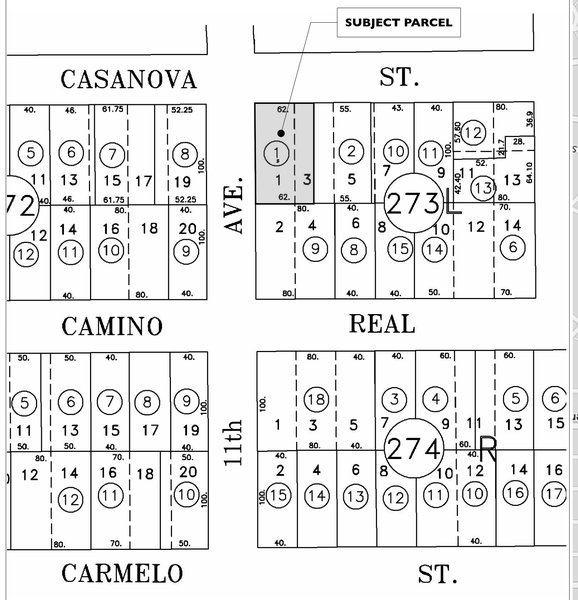
STRUCTURAL ENGINEER
STRUCTURAL ENGINEER
DUCKBREW INC.
PO BOX 831
CARMEL VALLEY, CA 93924
P. 831.659.3825
duckcfc@yahoo.com

SHEET INDEX

ID	NAME
A1.0	ARCHITECTURAL SITE PLAN
A0.0	COVER SHEET
A0.1	EXISTING SITE PLAN
A0.2	SITE DEMOLITION PLAN
A2.1	STREET ELEVATIONS
A2.2	EXISTING GARAGE/STOR. FLOOR PLAN & EXTERIOR ELEVATIONS
A2.3	PROPOSED ADU/GARAGE FLOOR PLAN & ROOF PLAN
A2.4	PROPOSED ADU/GARAGE EXTERIOR ELEVATIONS & BUILDING SECTIONS
A5.1	WINDOW & DOOR SCHEDULES

PARCEL MAP

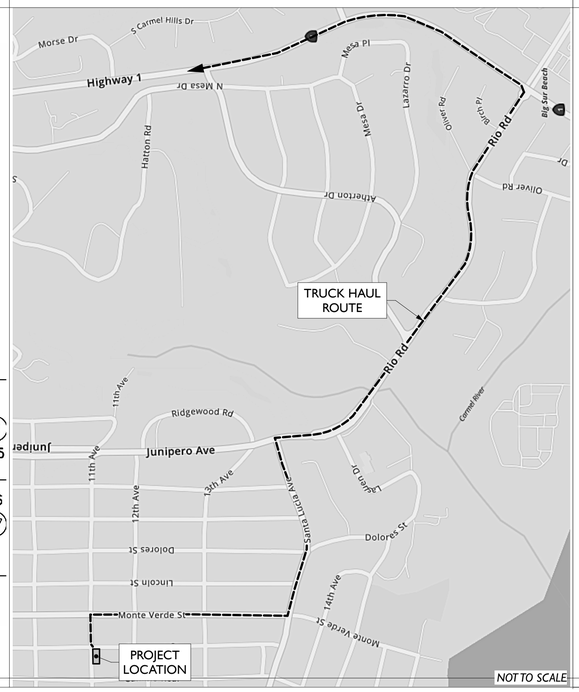
Attachment 3



CURB MOUNTED SKYLIGHT SIDE

SCALE: 1:1.0638

VICINITY MAP / TRUCK HAUL ROUTE



GENERAL CONDITIONS

1. TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2016 CALIFORNIA STANDARDS CODE SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
2. SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONTRACTOR DOCUMENTS, HE IS TO NOTIFY THE ARCHITECT IN WRITING.
3. UNSATISFACTORY CONDITIONS: THE CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE TO NOTIFY THE ARCHITECT IN WRITING OF ANY UNSAFE OR UNSATISFACTORY CONDITIONS IN THE EXISTING OR PROPOSED CONSTRUCTION WHICH ARE DISCOVERED DURING THE COURSE OF THE WORK.
4. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.
5. DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USAGE. ALL OTHER ITEMS BECOME THE PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.
6. NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.
7. MECHANICAL AND PLUMBING: IT IS THE RESPONSIBILITY OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS.
8. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUT OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT OFF NOZZLE.

PROJECT DESCRIPTION

THIS RESIDENCE IS A LISTED HISTORIC RESOURCE BY THE CITY OF CARMEL-BY-THE-SEA, CALIFORNIA.

REMOVAL OF EXISTING GARAGE AND STORAGE BUILDING ON WEST SIDE OF PROPERTY. LANDSCAPE MODIFICATIONS INCLUDE REMOVAL OF PORTIONS OF THE EXISTING WALKS, PATIOS AND SITE WALLS.

CONSTRUCTION OF:
- NEW GARAGE (200 SQ. FT.) AND CONNECTING WALL TO MATCH HEIGHT AND FINISH OF EXISTING WALL BETWEEN GARAGE AND RESIDENCE.
- NEW, ATTACHED ADU (500 SQ. FT.)
- NEW OUTDOOR SHOWER AND BARK CHIP PAVING.

DEFERRED SUBMITTALS

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES AS FOLLOWS:

2023 CALIFORNIA BUILDING CODE
2023 CALIFORNIA PLUMBING CODE
2023 CALIFORNIA MECHANICAL CODE
2023 CALIFORNIA ENERGY CODE
2023 CALIFORNIA ELECTRICAL CODE
2023 CALIFORNIA FIRE CODE
2023 CALIFORNIA GREEN BUILDING CODE
2023 CALIFORNIA RESIDENTIAL CODE

issued: 11/9/22
revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.866.3460
jtp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:
SWEET RESIDENCE
S/W corner of casanova and 11th
carmel-by-the-sea, ca

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

COVER SHEET

sheet
A0.0
of sheets - **TOTAL**

LEGEND

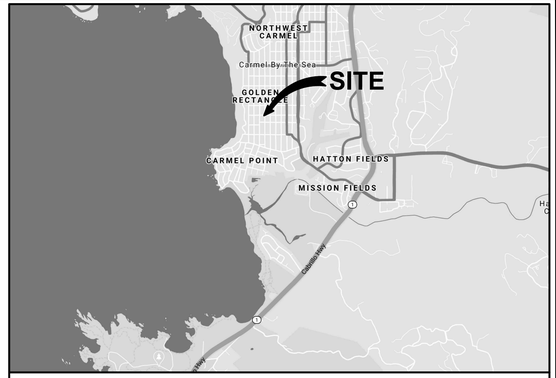
100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	PROPERTY LINE
BM	BENCHMARK
F3P LS0000	FOUND IRON PIPE, TAGGED AS NOTED
+ 928.30	SPOT GRADE
12" OAK	TREE
x x x	FENCE
LT	LIGHT, ELECTROLIER
GV ICV	GAS VALVE, IRRIGATION CONTROL VALVE
	STORM DRAIN INLET
DS	DOWNSPOUT
SSCO	CLEANOUT
WV	WATER VALVE
HB	HOSE BIB
BFP	BACKFLOW PREVENTION DEVICE

ABBREVIATIONS

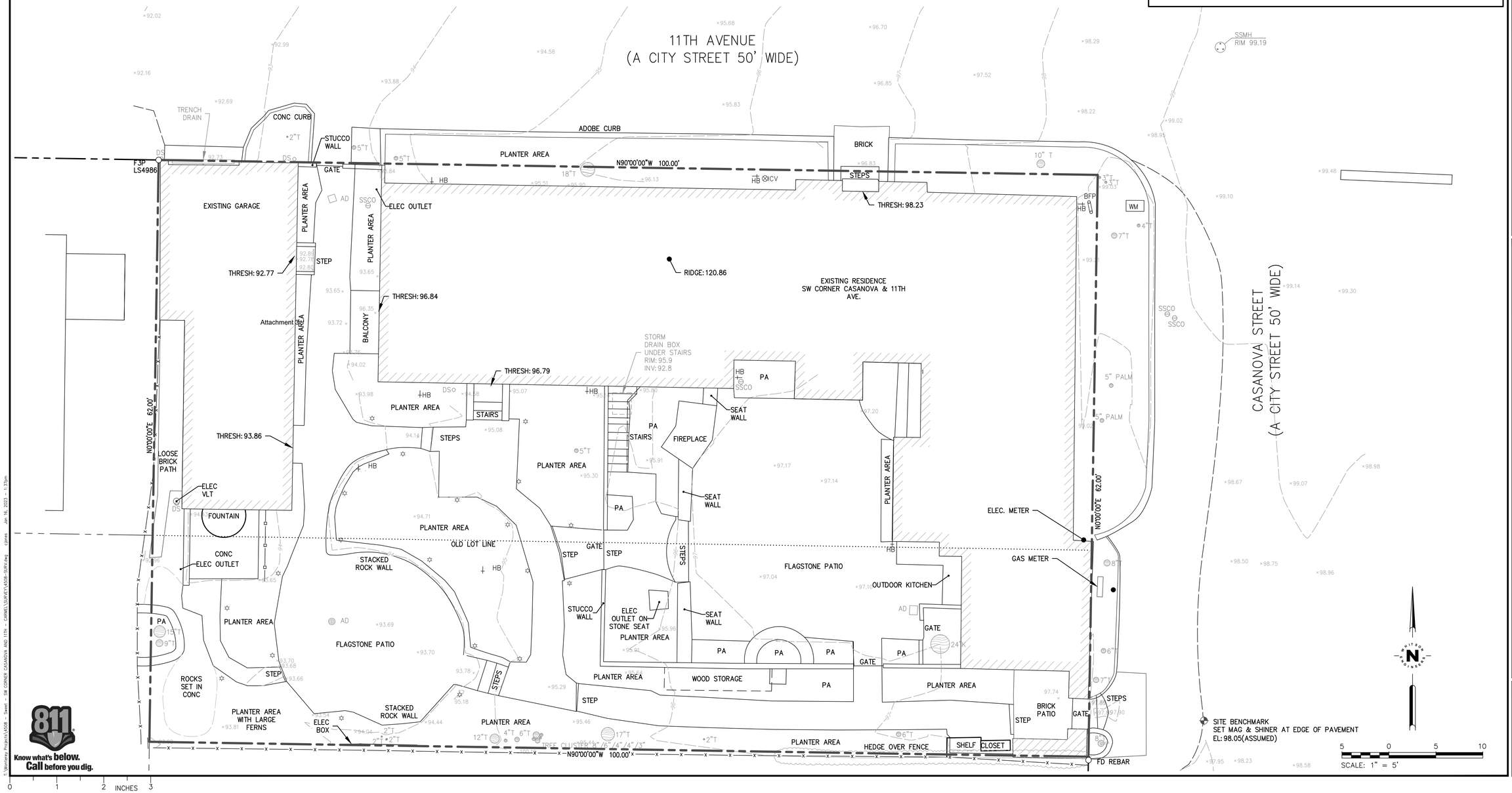
AC	ASPHALT CONCRETE
AD	AREA DRAIN
CO	CLEANOUT
CONC	CONCRETE
DI	DRAIN INLET
DS	DOWNSPOUT
ELEC	ELECTRIC
ELEV	ELEVATION
GM	GAS METER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
WM	WATER METER
WV	WATER VALVE

TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON FEBRUARY 28, 2022.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK: MAG NAIL& SHINER. ELEVATION: 98.05 (ASSUMED DATUM)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN. UNDERGROUND PIPE SIZES, WHERE SHOWN, ARE BASED ON VISUAL OBSERVATION FROM THE SURFACE AND ARE APPROXIMATE.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT.



VICINITY MAP



Know what's below. Call before you dig.

0 1 2 INCHES 3

T:\Monterey Projects\4508 - Sweet - SW CORNER CASANOVA AND 11TH - CARMEL\SURVEY\4508-SURV.dwg <jones Jan 16, 2023 - 1:37pm

Civil Engineering
Land Surveying
4 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

SUBMITTAL / REVISION

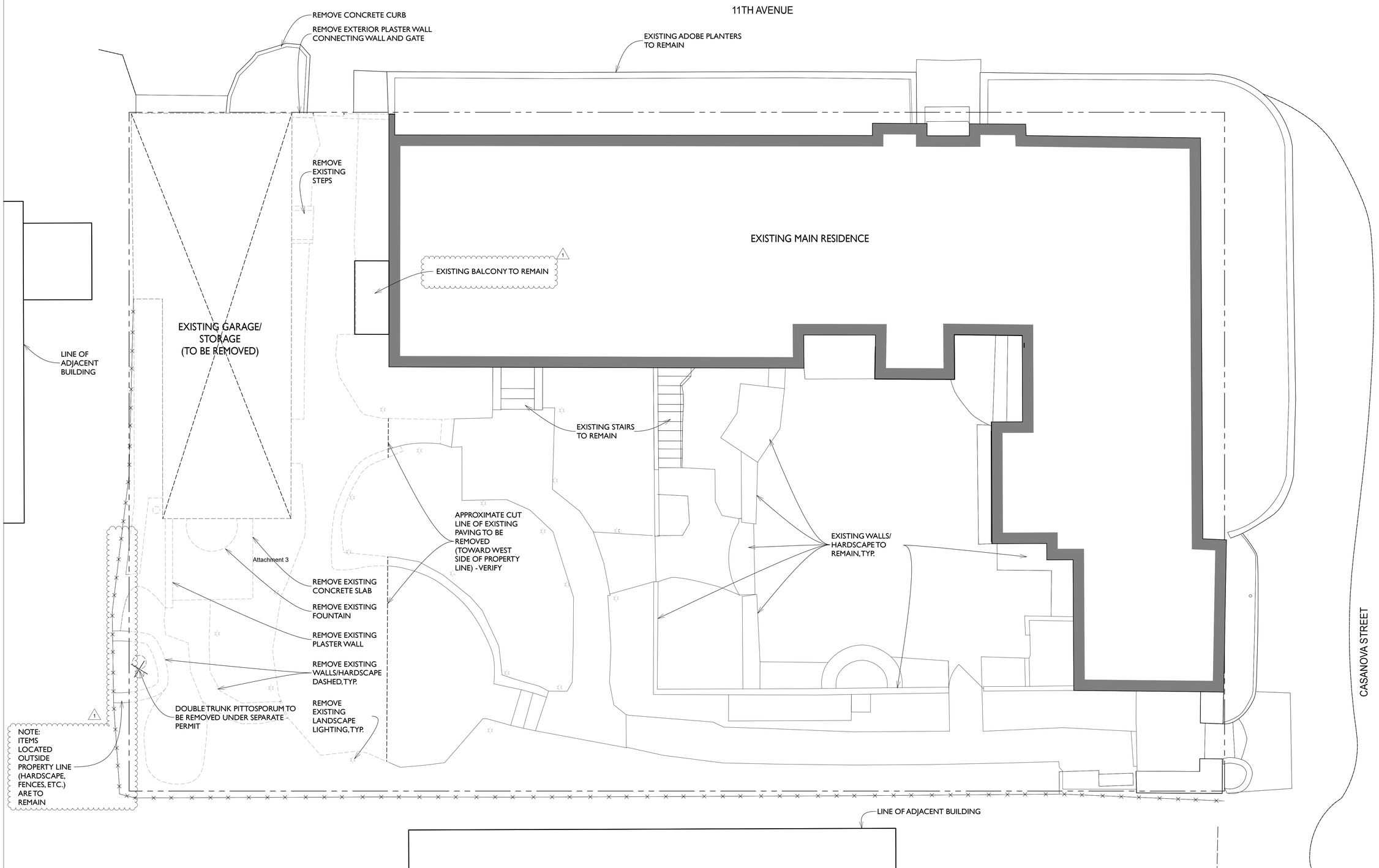
SW CORNER OF CASANOVA AND 11TH

Carmel-By-The-Sea, California

APN 010-273-001

TOPOGRAPHIC MAP

SCALE:	1" =5'
DRAWN:	ECP
JOB No.:	4508
SHEET	1 OF 1



1 SITE DEMOLITION PLAN

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

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.920.1440
jp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:

SWEET RESIDENCE

S/W corner of casanova and 11th

carmel-by-the-sea, ca

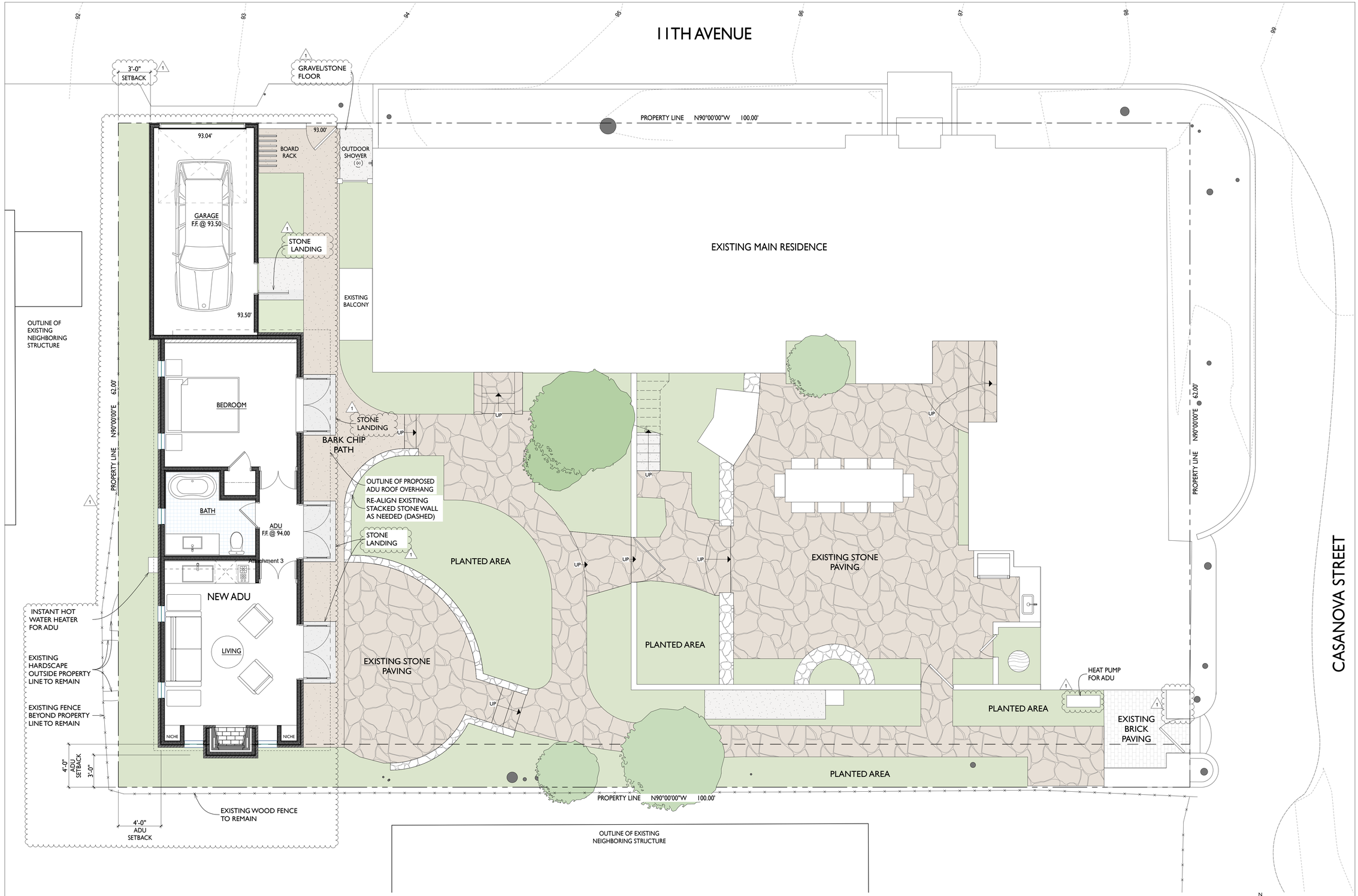
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

SITE DEMOLITION PLAN

sheet

A0.2

of sheets - **TOTAL**



1 ARCHITECTURAL SITE PLAN

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

N PLAN

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.920.1440
jp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:

SWEET RESIDENCE

carmel-by-the-sea, ca

S/W corner of casanova and 11th

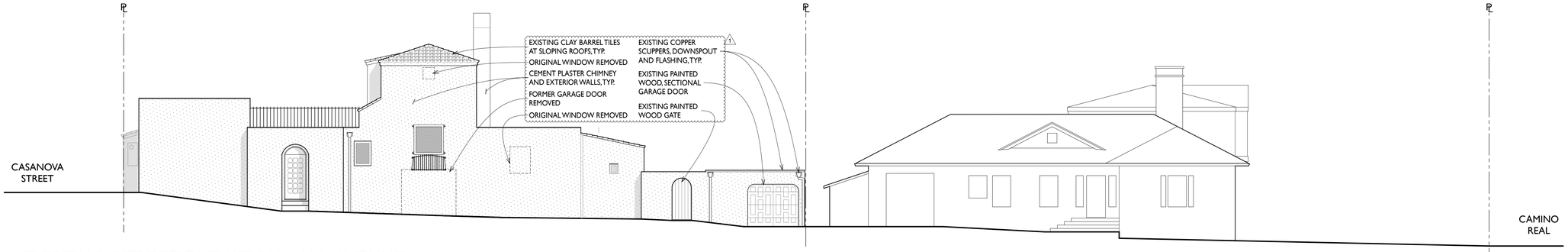
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
© JUSTIN PAULY ARCHITECTS

ARCHITECTURAL SITE PLAN

sheet

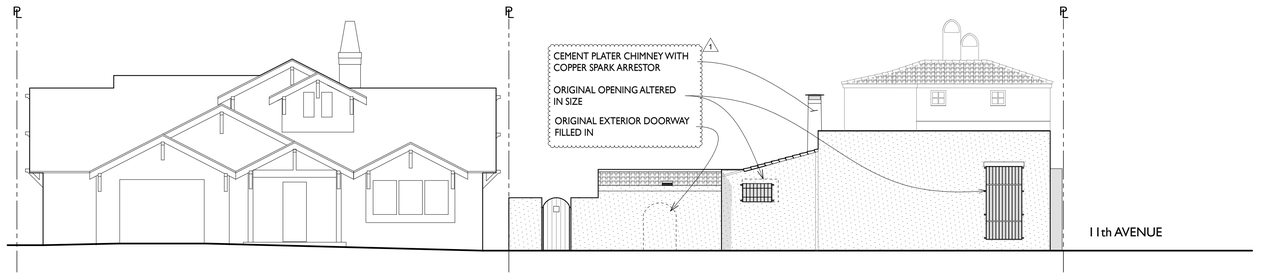
A1.0

of sheets - **TOTAL**



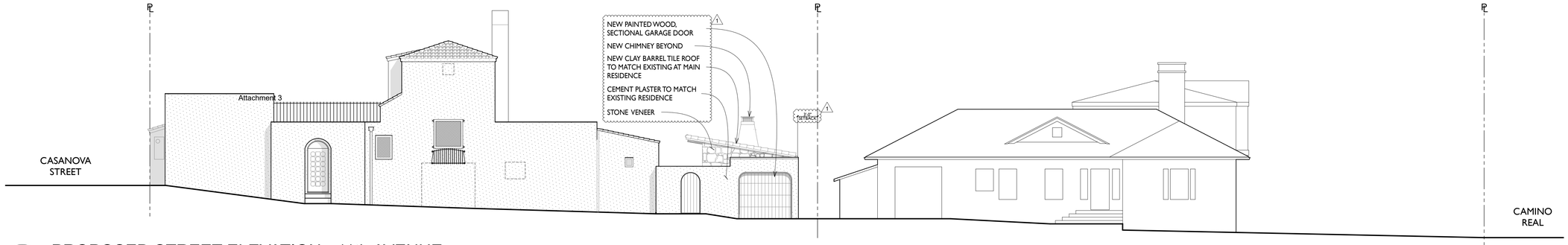
1 EXISTING STREET ELEVATION - 11th AVENUE

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



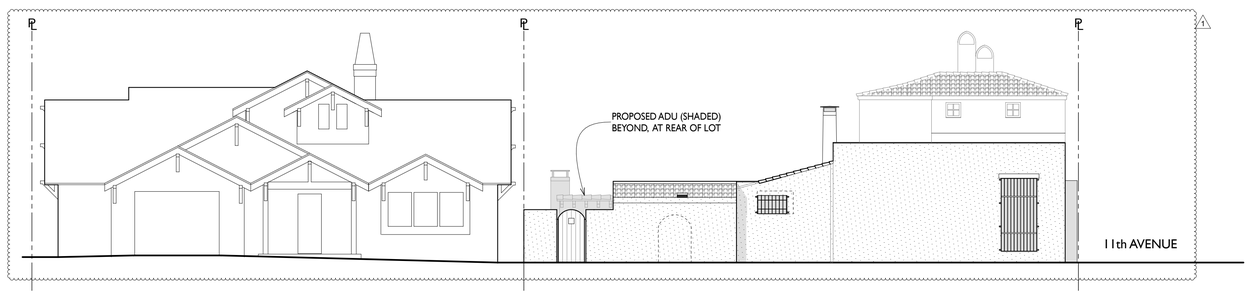
2 EXISTING STREET ELEVATION - CASANOVA STREET

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



3 PROPOSED STREET ELEVATION - 11th AVENUE

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



4 PROPOSED STREET ELEVATION - CASANOVA STREET

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

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.920.1440
jp@justinpaulyarchitect.com

PLANNING SUBMITTAL

apn: 010.273.001

SWEET RESIDENCE

a new garage and ADU for the:

S/W corner of casanova and 11th

carmel-by-the-sea, ca

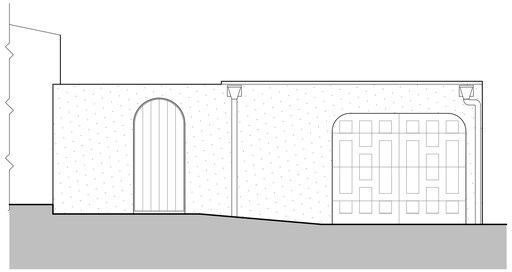
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

STREET ELEVATIONS

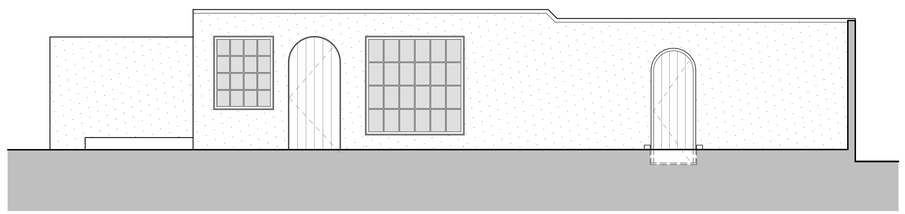
sheet

A2.1

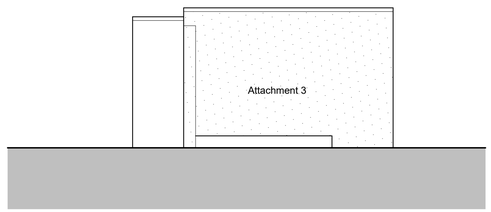
of sheets - **TOTAL**



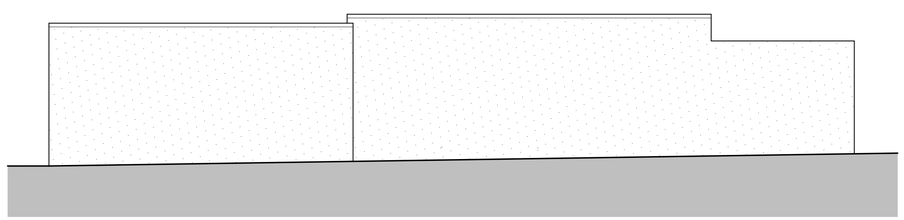
NORTH



EAST



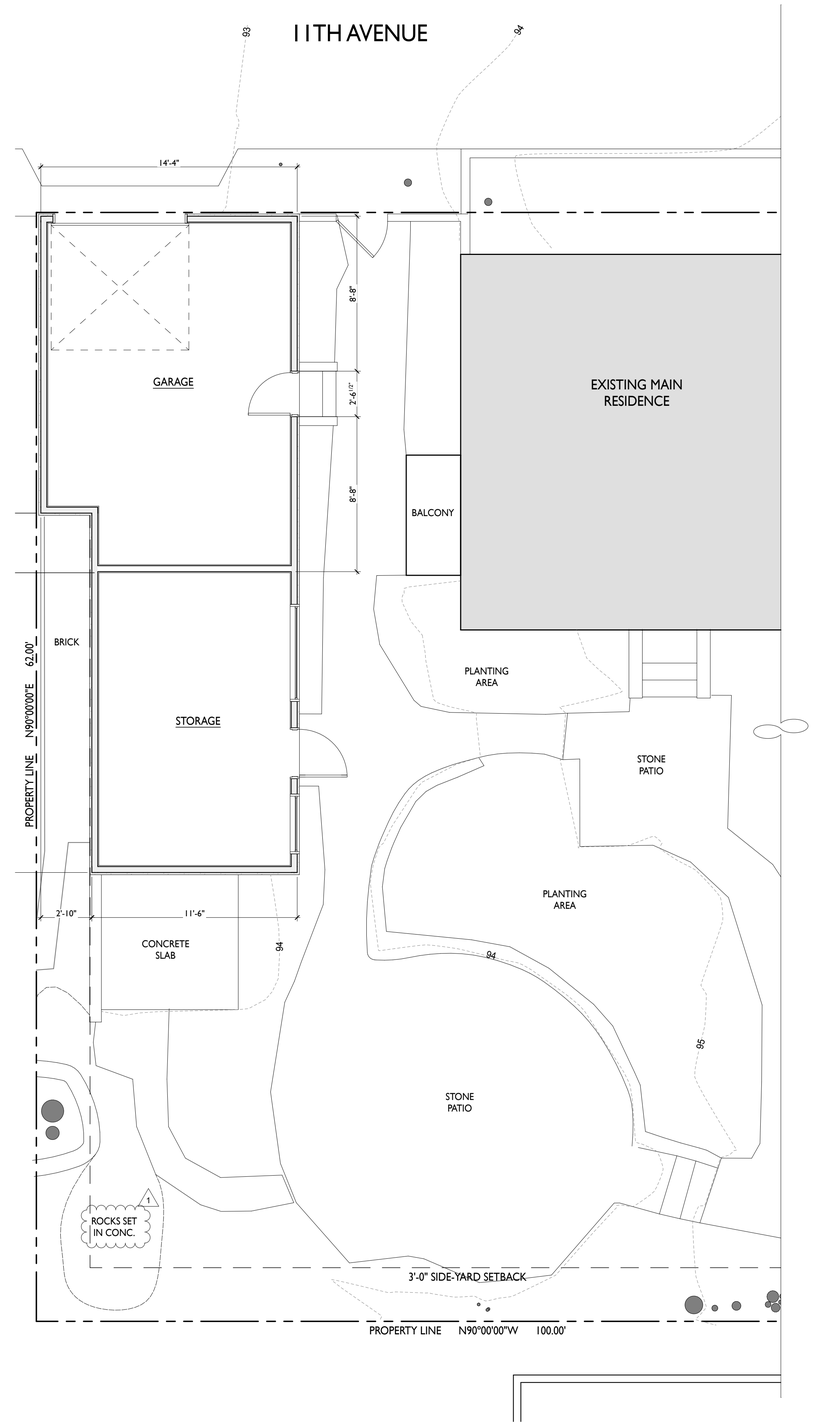
SOUTH



WEST

2 EXISTING ELEVATIONS AT GARAGE/STORAGE

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



1 EXISTING FLOOR PLAN AT GARAGE/STORAGE

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

N PLAN

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.866.3460
jp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

SWEET RESIDENCE

a new garage and ADU for the:

S/W corner of casanova and 11th

carmel-by-the-sea, ca

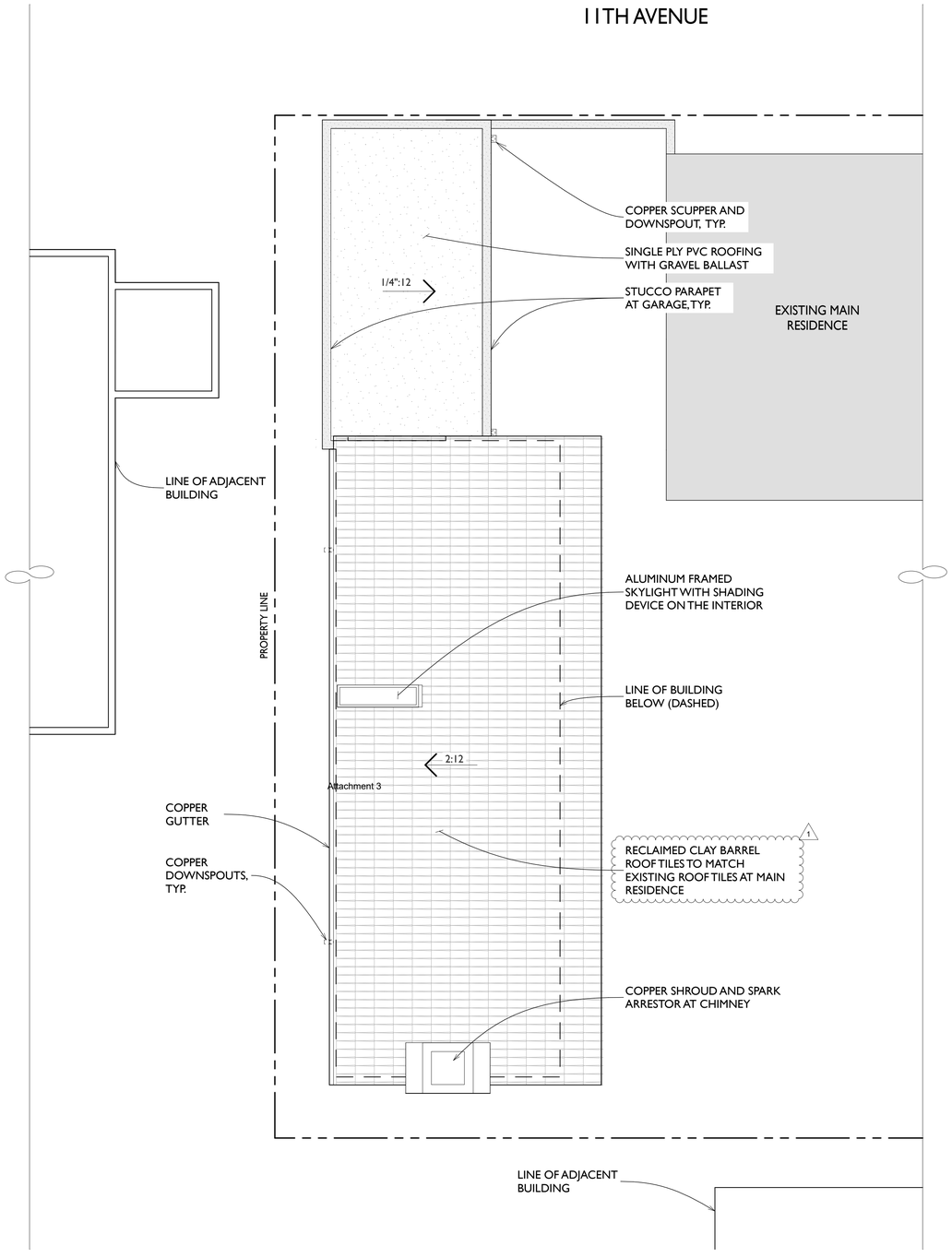
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

EXISTING GARAGE/ STOR. FLOOR PLAN & EXTERIOR ELEVATIONS

sheet

A2.2

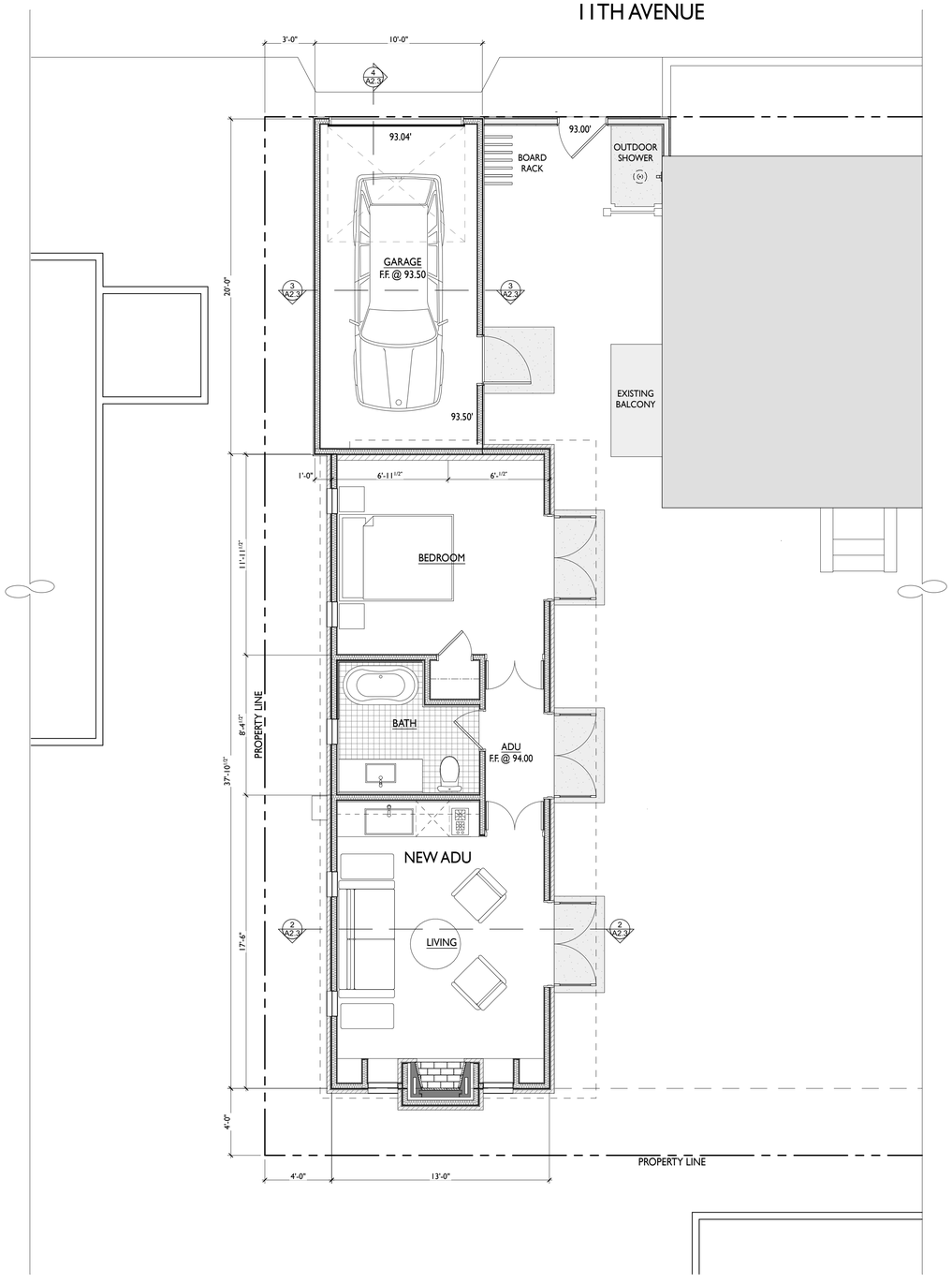
of sheets - **TOTAL**



Attachment 3

2 PROPOSED ROOF PLAN AT ADU / GARAGE

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



1 PROPOSED ADU / GARAGE PLAN

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

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P. 831.920.1045
F. 831.386.3460
jp@justinpaulyarchitects.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:

SWEET RESIDENCE

S/W corner of casanova and 11th

carmel-by-the-sea, ca

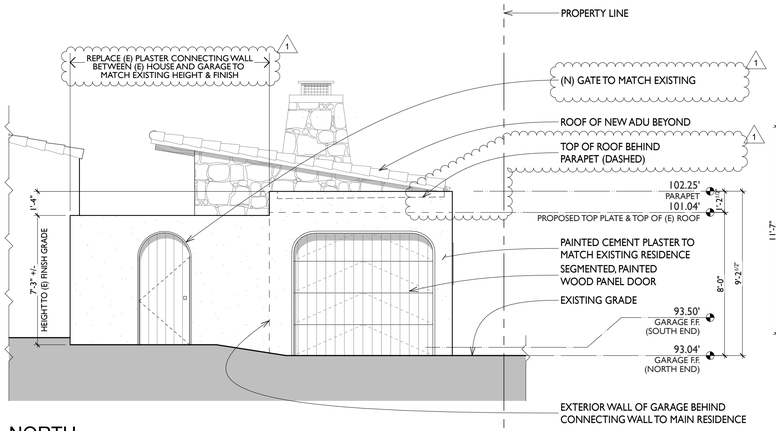
ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

PROPOSED ADU/ GARAGE FLOOR PLAN & ROOF PLAN

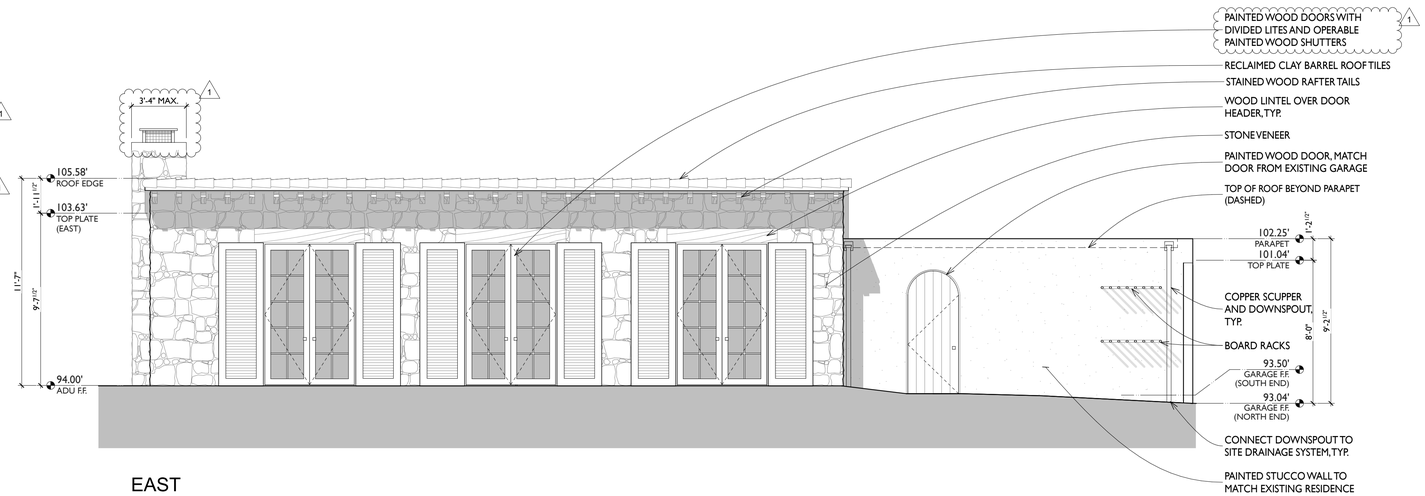
sheet

A2.3

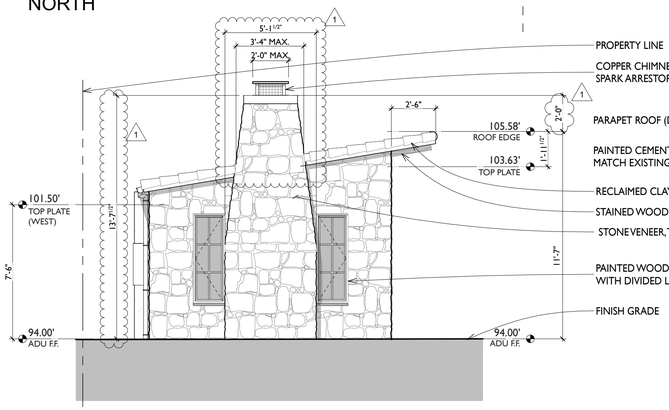
of sheets - **TOTAL**



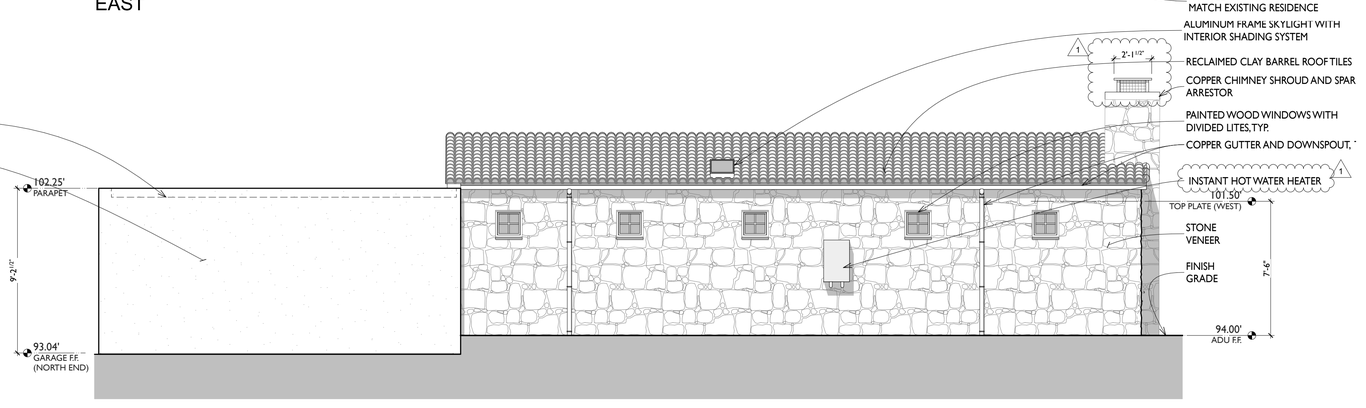
NORTH



EAST



SOUTH

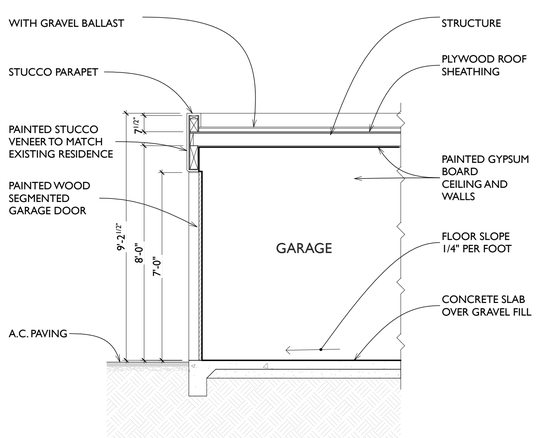


WEST

Attachment 3

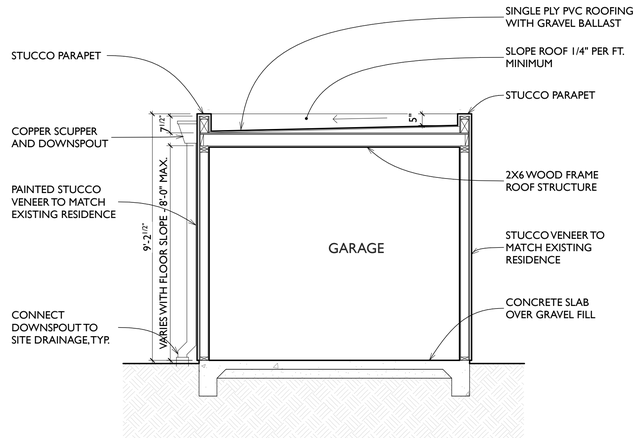
1 PROPOSED ADU/GARAGE EXTERIOR ELEVATIONS

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



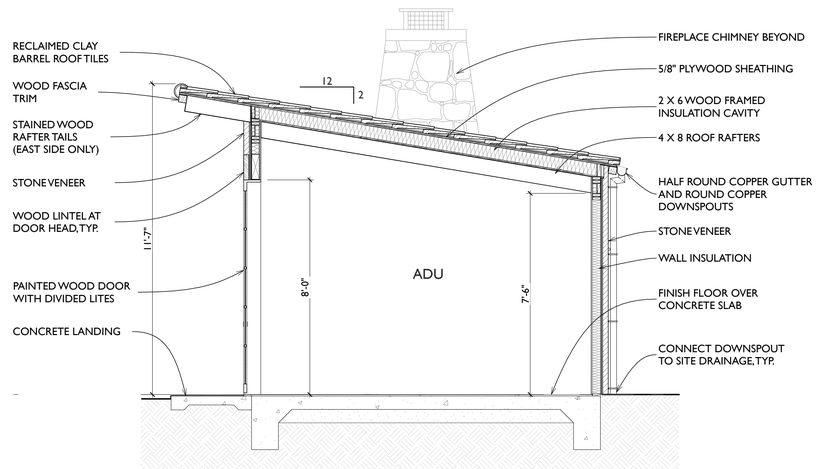
4 SECTION AT NORTH GARAGE ENTRY

SCALE: 3/8" = 1'-0"



3 SECTION THROUGH GARAGE

SCALE: 3/8" = 1'-0"



2 SECTION THROUGH ADU

SCALE: 3/8" = 1'-0"

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.366.3660
jp@justinpaulyarchitect.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:

SWEET RESIDENCE

S/W corner of casanova and 11th

carmel-by-the-sea, ca

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

PROPOSED ADU/ GARAGE EXTERIOR ELEVATIONS & BUILDING SECTIONS

sheet

A2.4

of sheets - **TOTAL**

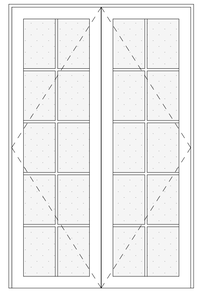
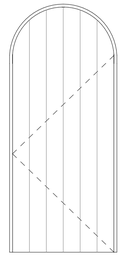
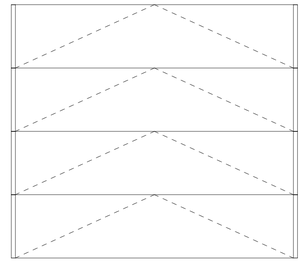
Attachment 3

EXTERIOR DOOR SCHEDULE

MARK	FRAME SIZE	TEMP'D	TYPE	DETAILS			HARDWARE GROUP	LOCATION	NOTES
				HEAD	JAMB	SILL			
D01	5'-2"×8'-0"	YES	I						
D02	5'-2"×8'-0"	YES	I						
D03	5'-2"×8'-0"	YES	I						
D04	3'-0"×7'-0"		II						ARCH TOP AT DOOR HEAD
D05	8'-0"×7'-0"		III						

DOOR NOTES:
1. SHADES: OWNER FURNISHED, CONTRACTOR INSTALLED
2. HARDWARE MOUNTING HEIGHT SHALL BE BETWEEN 34" AND 44" ABOVE THE FLOOR PER CBC 11B-404.2.7.
3. GLAZING TO BE LOW E^2, CONTRACTOR TO PROVIDE GLAZING SAMPLES PRIOR TO ORDERING.
4. NOTE REMOVED

EXTERIOR DOOR LEGEND

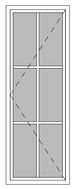
TYPE	I	II	III
FRONT VIEW			

WINDOW SCHEDULE

MARK	SIZE		TYPE	TEMPR'D.	EGRESS	SCREEN *	SHADE **	DETAILS			NOTES
	WIDTH	HEIGHT						HEAD	JAMB	SILL	
W01	1'-9 1/2"	5'-0"	A	YES							
W02	1'-6"	1'-6"	B								
W04	1'-6"	1'-6"	B								
W05	1'-6"	1'-6"	B								
W06	1'-6"	1'-6"	B								

WINDOW NOTES:
1. SCREENS: TBD
2. SHADES: TBD
3. HARDWARE MOUNTING HEIGHT SHALL BE BETWEEN 34" AND 44" ABOVE THE FLOOR PER CBC 11B-404.2.7.
4. GLAZING TO BE LOW E^2, CONTRACTOR TO PROVIDE GLAZING SAMPLES PROIR TO ORDERING FENESTRATION
5. SEE GENERAL NOTE #16 ON SHEET A0.1 FOR EGRESS WINDOW REQUIREMENTS
6. SEE EXTERIOR ELEVATIONS FOR HANDING

WINDOW LEGEND

TYPE	A	B
VIEW		

issued: 11/9/22

revised: 1 2/1/23

JUSTIN PAULY ARCHITECTS
550 hartnell st, suite H
monterey, california 93940
P 831.920.1045
F 831.386.2460
jp@justinpaulyarchitect.com

PLANNING SUBMITTAL

apn: 010.273.001

a new garage and ADU for the:

SWEET RESIDENCE

S/W corner of casanova and 11th

carmel-by-the-sea, ca

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
(© JUSTIN PAULY ARCHITECTS)

WINDOW & DOOR SCHEDULES

sheet

A5.1

of sheets - **TOTAL**

On Feb 23, 2023, at 9:48 AM, Linda Barr <lindakbarr@gmail.com> wrote:

Re: Sweet Project DS 23-006(Sweet Trust)

February 23, 2023

To Whom It May Concern:

We are the owners of the property directly to the west (SE Corner 11th & Camino Real) of the proposed Sweet project. The existing garage on the Sweet property sits on our shared property line.

We fully support the revised Sweet plans for the new garage that reflect setting the garage back 3 feet from the property line to meet the current required setbacks of 3 feet from the property line for any structure.

With the garage set back 3 feet, we support the current plans for the property , including the ADU with its setback of the required 4 feet.

G. Richard Barr, MD
Linda K. Barr

Sent from my iPad

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-003-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES FOR THE DEMOLITION AND RECONSTRUCTION OF A DETACHED GARAGE AT THE HISTORIC "REGINALD MARKHAM HOUSE" LOCATED AT THE SOUTHWEST CORNER OF CASANOVA STREET AND 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT;
APN 010-273-001

WHEREAS, Justin Pauly, Architect ("Applicant") submitted an application on behalf of David and Robin Sweet Trust requesting the issuance of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application DS 23-006 (Sweet Trust) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) District (Block L, Lot 1, 3); and

WHEREAS, the Applicant is proposing a substantial alteration involving the demolition of an existing 483-square-foot detached garage/storage room and reconstruction of a new 200-square-foot detached garage; and

WHEREAS, in accordance with CMC Section 17.32.160.A.2, substantial alterations as defined in CMC Section 17.70.020 are considered major alterations; and

WHEREAS, in accordance with CMC Section 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional;

WHEREAS, Seth Bergstein, a qualified professional, prepared a Phase Two Historic Assessment and found the project consistent with the Secretary's Standards with the incorporation of one recommendation; and

WHEREAS, on February 27, 2023 the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project including without limitation the information provided to the Historic Resources Board by City staff; and

WHEREAS, a notice of the February 27, 2023 hearing was published in the *Carmel Pine Cone* on February 17, 2023 indicating the date and time of the public hearing; and

WHEREAS, on or before February 17, 2023 the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 24, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Board at the February 27, 2023 hearing, including, without limitation, the staff report and attachments submitted by the Community Planning & Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony hereinabove set forth and used their independent judgment to evaluate the project; and

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

WHEREAS, the Historic Resources Board finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and Section15331 (Class 31) – Historic Resource Restoration/Rehabilitation, and no exceptions to the exemptions 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 Historic Resources Board of the City of Carmel-by-the-Sea does hereby issue a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for a substantial alteration including the demolition of an existing 483-square-foot detached garage and reconstruction of a 200-square-foot detached garage and associated site modifications for Design Study application DS 23-006 (Sweet Trust) located on the southwest corner of Casanova Street and 11th Avenue in the Single-Family Residential (R-1) District (APN 010-273-001), subject to the following conditions:

1) The project shall be implemented consistent with the representations described in the Phase Two Report.

2) The new garage shall be clad with an exterior stucco finish that is compatible with the house, but differs in texture and application method to allow adequate differentiation between the historic house and the new construction.

PASSED, APPROVED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 27th day of February 2023 by the following vote:

AYES: Chair Chroman; Vice Chair Hall; Board Members Dyar, Pomeroy, and Goodhue

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Jordan Chroman
Chair

ATTEST:

_____
Leah Young
Historic Resources Board Secretary

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

April 12, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 22-279 (Garren)**: Consideration of a Concept Design Study for the demolition of an existing 1,195-square-foot, one-story single-family residence with a 517-square-foot attached garage, and construction of a new two-story approximately 2,582-square-foot residence with an approximately 440-square-foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District. APN 009-202-020. **CONTINUE TO A DATE UNCERTAIN.**

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

Executive Summary:

The applicant was unable to complete the required public notification prior to the legal deadline. Therefore, staff is recommending the project is continued to a date uncertain.

Recommendation:

Continue DS 22-279 (Garren) to a date uncertain.

Background and Project Description:

Staff Analysis:

Other Project Components:

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

April 12, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Suray Nathan, Assistant Planner
APPROVED BY:	Brandon Swanson, Community Planning and Building Director
SUBJECT:	**DS 22-274 (Cruz)**: Consideration of a Final Design Study and associated Coastal Development Permit for the remodel and addition of 772-square-foot, single-story addition to an existing 1,029-square-foot, one-story single-family residence located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-185-007

Application: DS 22-274
APN: 010-185-007-000
Block: E
Lot: 13
Location: Monte Verde 3 NW of 11th Ave
Applicant: Claudio Ortiz, Architect
Property Owner: Reno & Margie Cruz

Executive Summary:

The applicant is proposing a single-story addition, construction of a detached garage in the front setback, and the full renovation of the exterior materials at an existing single-story residence that currently does not have a parking structure. The site is presently non-conforming, concerning the plate height of the existing structure and site coverage. The proposed project would also require the removal of two non-significant trees. The applicant has satisfied all the draft conditions presented at the Concept hearing. However, the neighbor on the west has privacy concerns regarding the proposed balcony at the rear elevation.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) approving a Final Design Study and associated Coastal Development Permit for the full exterior renovation, 772-square-foot single-story addition, and construction of a 200-square-foot detached garage at an existing 1,029-square-foot single-story single-family located on Monte Verde Street 3 NW of 11th Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-185-007.

Background and Project Description:

The property contains a single-story 1,077-square-foot residence inclusive of a 47-square-foot shed to be removed. The residence has an existing nonconformity (plate height of 12'-3" on the first floor where 12' is the maximum allowed) and also does not contain any parking structure. The project site is a 4,000-square-foot lot with an allowed base floor area of up to 1,800 square-feet. The applicant proposes additions totaling 772 square-feet and the removal of 212 square feet of floor area at the front elevation to accommodate the construction of a 200 square-foot detached garage in the front yard setback.

The applicant proposes replacing wood shiplap siding with three coats of cement plaster in a 'Neutral Ground' (cream) color for the siding integrated with a half-timber accent in 'Acorn' (light brown) color throughout and the front entrance portico with sandstone veneer applied on all three sides. In addition, the existing asphalt shingle roof is proposed to be replaced with CertainTeed Presidential TL asphalt shingle in country gray. Finally, the existing divided light wood windows will be replaced with Sierra Pacific divided light aluminum-clad wood windows in 'Deep Taupe' (dark brown) color.

Staff Analysis:

At February 8, 2023, Planning Commission meeting, staff presented the concept design for the project. The Commission adopted Resolution 2023-011-PC, accepting the concept design with nine recommendations/draft conditions. In addition, a volume study by the City's consultant, William Vasilovich, meets the required volumetric standards. Below is a summary of the key issues discussed at the February 8, 2023, Planning Commission meeting, followed by the staff's response on how each item has been addressed.

1. **Detached Garage in Front Setback.** *Prior to the final details review, the applicant shall shift the garage back (to the west) by 4 feet, submit the change in a revised plan to the Planning Department and re-flag the garage to show the change.*

Staff Response: The applicant has shifted the garage back (to the west) by 4 feet. The proposed detached garage would be 4' from the front property line.

2. **Primary Bedroom Windows.** *Prior to the final details review, the applicant shall make the primary bedroom windows on the north elevation opaque or change the location and size before the final hearing.*

Staff Response: The applicant has reduced the size of the primary bedroom windows that face directly into the north neighbor's living room from 2' x 3'-2" to 2' x 1'-8" and raised the window where it would sit 5' from the finish floor. The windows have clear glass; however, the neighbors to the north have no issues with the clear glass and are satisfied with the proposed changes.

3. **Shade Study.** *Prior to the final details review, the applicant shall provide a shade study on the effect of the raised ridge on the north neighbor's house.*
Staff Response: The applicant has provided a solar study for the proposed project, showing the shadow at its nadir at noon in December. However, it does not cast a shadow onto the living area of the north neighbor's house (see Attachment 4).
4. **Foundation.** *Prior to the final details review, the applicant shall have the proposed foundation within the 'Structural Root Zone' of tree #1 and tree #6 examined and approved by the City Forester.*
Staff Response: The City Forester has reviewed the plans concerning tree #1 and tree #6 and

stated that the standard Tree Protection Measures in the Condition of Approval would ensure safe tree protection. The standard 'Tree Protection Measures' states that the excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or other methods that do not sever roots.

5. **House Color.** *Prior to the final details review, the applicant shall change the proposed color of the house and the stone veneer to provide more contrast.*

Staff Response: The applicant has changed the siding color from 'Winter Walk' (off-white) to 'Neutral Ground' (cream/khaki), and the trim and the garage door will remain 'Acorn' (light brown). The color of the stone veneer of the portico at the front elevation has been changed from natural sandstone to brown with occasional gray (see Attachment 3, A11.0).

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

Staff Response: The neighbor directly west of the subject property is concerned that the proposed balcony at the rear poses a privacy issue.

The proposed 772-square-foot addition traverses into two-thirds of the rear yard setback. Hence only the north corner of the west neighbor's property will have a view from the balcony. However, it is 24 feet from the outer edge of the balcony floor to the rear property line, a 12 feet canopy Oak tree stands between the balcony and the west neighbor's house, and the applicant proposes a 6-foot fence along the rear property line (see Attachment 3, Sheet A2.1).

Finish Details

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

Staff Response: The proposed finish materials are consistent with the Residential Design Guidelines. The applicant proposes stucco siding in 'Neutral Ground' (cream/khaki) color with half-timber accents throughout in 'Acorn' (light brown), aluminum-clad divided light windows in 'Taupe' (dark brown), stone veneer portico at the front elevation in brown with occasional gray color, rough iron railing in bronze for the deck and balcony, and composite asphalt shingle in 'Solaris Country Gray' by CertainTeed.

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

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

Staff Response: The applicant proposes seven black-colored exterior light fixtures by Franklin Iron Works. The proposed fixture is shielded and directs light downwards. In addition, the applicant proposes installing bulbs with 250 lumens output for the proposed fixture (Attachment 3, A11.0). Therefore, the project will be consistent with Carmel Municipal Code Section 15.36.070.B.1 and Residential Design Guidelines 11.8 pertaining to exterior lighting.

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

Staff Response: The City Forester has approved the proposed landscape plan, and a landscape plan has been included in (Attachment 3, Sheet L1.0) of the project plan. The City Forester recommends planting three (3) upper canopy trees, and the applicant has proposed planting three (3) Monterey Pine trees fulfilling the upper canopy requirement. Special Condition No. 33 states that any modification to the landscape plan shall require a separate Design Study.

The site contains eight (8) trees in total – according to the City Forester's Report, there are six (6) significant trees; all six (6) are lower canopy Coast Live Oaks, and one (1) non-significant Norfolk Island Pine, and one (1) identified as "other" non-significant tree. The two (2) non-significant trees are proposed to be removed as part of the project and will require approval of a tree removal permit. The City Forester has approved the tree removal.

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

Staff Response: The applicant proposes a 4-foot-high redwood grape stake fence at the front elevation, the front yard setback area, and a 6-foot-high redwood fence along the north, west, and south elevation. The project will be consistent with Residential Design Guidelines 11.1 through 11.3 pertaining to fences.

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 – Data Table
Attachment 3 - Project Plan
Attachment 4 – Solar Study
Attachment 5 – Letters to PC
Attachment 6 – Site Photos

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE FULL EXTERIOR RENOVATION, 772-SQUARE-FOOT SINGLE-STORY ADDITION, AND CONSTRUCTION OF A 200-SQUARE-FOOT DETACHED GARAGE AT AN EXISTING 1,029-SQUARE-FOOT SINGLE-STORY SINGLE-FAMILY LOCATED ON MONTE VERDE STREET 3 NW OF 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT. APN: 010-185-007

WHEREAS, on October 16, 2022, Claudio Ortiz ("Applicant") submitted an application on behalf of Reno & Margie Cruz ("Owners") requesting the approval of a Design Study "DS 22-274" described herein ("Application"); and

WHEREAS, project site is comprised of a 4,000 square-foot lot of record located at Monte Verde 3 northwest of 11th Ave Avenue; and

WHEREAS, the site is currently developed with an existing 1,077 square foot single-family residence without an existing parking structure; and

WHEREAS, the applicant is requesting a full exterior renovation, 772-square-foot single story addition, and construction of a 200-square-foot detached garage at an existing 1,077-square-foot single-story single-family residence; and

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

WHEREAS, on February 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on February 8, 2023, the Planning Commission adopted Resolution 2023-011-PC, accepting the Concept Design Study with recommendations/draft conditions; and

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

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

WHEREAS, a notice of the public hearing was published on March 24, 2023, in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of all public hearings for the Application; and

WHEREAS, on April 12, 2023, the Planning Commission held a public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning

Commission by City staff and public testimony on the conceptual design of the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at its April 12, 2023 hearing, including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45) For each of the required 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 decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
Municipal Code Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	

3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Final Design Study (DS 22-274, Cruz) and associated Coastal Development Permit for a 772 square-foot net addition to an existing residence and a 200 square foot garage in the front yard setback located on Monte Verde 3 northwest of 11th Ave Avenue (APN 010-185-007), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 22-274, Cruz) authorizes the full exterior renovation, 772-square-foot single-story addition, and construction of a 200-square-foot detached garage at an existing 1,029-square-foot single-story single-family located on Monte Verde Street 3 NW of 11th Avenue in the Single-Family Residential (R-1) Zoning District as depicted in the plans prepared by Claudio Ortiz dated received by Community Planning & Building Department on March 14, 2023, unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓

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

	illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	
12.	**Skylights & Skylight Shades.** The applicant shall submit product information for the skylights and skylight shades prior to issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.	✓
13.	**Stone Facades (including chimneys).** 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 his/her designee. The masonry patter shall be clearly identified in the construction drawings submitted with the building permit application.	✓
14.	**Aluminum-Clad Wood Frame Windows and Doors.** The applicant shall submit product information for the aluminum-clad wood windows and doors prior to issuance of a building permit. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in or internal only mullions and muntins are prohibited.	✓
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 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.	✓
16.	**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.	✓
17.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓

18.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
19.	**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.	✓
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.** 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	
22.	**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.	✓
23.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
24.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an	✓

	investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
25.	**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.	✓
26.	**Tree Planting Requirements.** Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows the location, size and species of required tree plantings. All new trees shall be installed prior to final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester and/or Forest & Beach Commission.	✓
27.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.	✓

	● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
28.	**Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
29.	**BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel.	✓
30.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
31.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
	SPECIAL CONDITIONS	
32.	**Condition of Approval Acknowledgement.** The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit and submitted to the Planning & Building Department. A signed copy of the acknowledgment shall also be printed on the building plan set.	✓
33.	**Landscape Inspection.** All landscaping shall be installed on-site prior to final Inspection, and any modification to the landscape plan shall require a separate Design Study.	✓

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of April 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage Leah Young
Chair Planning Commission Secretary

Attachment 2

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,077 (27%)	1,800 (45%)
Site Coverage	396 SF/556 SF	561 SF (77% permeable)	553 SF (62% permeable)
Trees (Upper/Lower)	3/1	0/6	3/6
Ridge Height (1^{st}/2^{nd})	18'/24'	15'-7"/18'-3"	17'-7"/17'-10" 13'-4"/N/A (rear setback addition)
Plate Height (1^{st}/2^{nd})	12'/18'	12'-2"/14'-10"	12'/14' 8'-7"/N/A (rear setback addition)
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	15'-4"	25'-3"
Composite Side Yard	10' (25%)	10'-9" (27%)	10'-1" (25%)
Side Yard	3'	7'-8"	3'-1"
Street Side Yard	5'	N/A	N/A
Rear	15'/3'*	27'-6"	27'-6"/3'-6"

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

UPPER CANOPY: Monterey Pine, Cypress, Redwood, Cedar, Eucalyptus
LOWER CANOPY: Coastal Live Oak, Italian stone pine,

Cruz Residence

Single Family Residence Remodel
CARMEL-BY-THE-SEA, California
A.P.N. 010-185-007-000



02-FRONT VIEW



03-REAR VIEW



04-SOUTH VIEW



01-FRONT VIEW

SHEET INDEX

ARCHITECTRAL

CN COVER SHEET & GENERAL NOTES
C1 COVER SHEET & GENERAL NOTES
C2 GRADING & DRAINAGE
C3 SECTIONS & DETAILS
C4 EROSION AND SEDIMENT CONTROL PLAN
C5 CONSTRUCTION BEST MANAGEMENT PLAN
1.0 TOPOGRAPHIC SITE SURVEY
1.1 FORESTRY REPORT
2.0 EXISTING SITE PLAN
2.1 PROPOSED SITE PLAN
3.0 TAKEDOWN & REBUILD PLAN
4.0 EXISTING FLOOR PLAN
5.0 EXISTING ELEVATIONS
6.0 EXISTING ROOF PLAN
7.0 PROPOSED FLOOR PLAN
8.0 PROPOSED ELEVATIONS
9.0 PROPOSED GARAGE ELEVATIONS & ROOF PLAN
9.1 CRAWL SPACE PLAN & SECTIONS
10.0 WINDOW & DOOR SCHEDULE
11.0 MATERIALS
11.1 MATERIALS
12.0 STREETSCAPE
13.0 AVERAGE NATURAL GRADE & VOLUME ANALYSIS
L1 LANDSCAPE PLAN

FLOOR AREA

FAR ALLOWED			1,800.0 SQ.FT.	45.0%
PROPOSED	EXISTING		PROPOSED	
MAIN DWELLING FLOOR AREA	1,029.5 SQ.FT.		1,029.5 SQ.FT.	
MAIN DWELLING ADDITION	0.0 SQ.FT.		782.2 SQ.FT.	
MAIN DWELLING DEDUCTION	0.0 SQ.FT.		-212.8 SQ.FT.	
ATTACHED GARAGE	0.0 SQ.FT.		200.0 SQ.FT.	
TOTAL (P) GROSS FLOOR AREA:	1,029.5 SQ.FT.	25.7%	1,798.9 SQ.FT.	45.0%

SITE COVERAGE

LAND COVERAGE ALLOWED	396.0 SQ.FT.		22.0% of F.A.R.	
BONUS SITE COVERAGE	160.0 SQ.FT.		4.0% of SITE	
TOTAL COVERAGE ALLOWED	556.0 SQ.FT.		13.9 %	
	EXISTING		PROPOSED	
IMPERVIOUS COVERAGE				
SOUTH WALKWAY	116.2 SQ.FT.		0.0 SQ.FT.	
SOUTH PATIO	0.0 SQ.FT.		167.8 SQ.FT.	
ENTRY PORCH	0.0 SQ.FT.		25.8 SQ.FT.	
STOOPS	11.2 SQ.FT.		33.0 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE	127.4 SQ.FT.	3.2 %	226.6 SQ.FT.	5.7 %
PERVIOUS COVERAGE				
DRIVEWAY	0.0 SQ.FT		32.0 SQ.FT	
ENTRY WALKWAY	141.5 SQ.FT.		48.1 SQ.FT.	
SOUTH DECK	292.0 SQ.FT.		0.0 SQ.FT.	
WEST DECK	0.0 SQ.FT.		30.3 SQ.FT.	
EAST PATIO	0.0 SQ.FT.		156.5 SQ.FT.	
TOTAL PERVIOUS COVERAGE	433.5 SQ.FT.	10.8 %	266.9 SQ.FT.	6.7 %
TOTAL COVERAGE	560.9 SQ.FT.	14.0 %	493.5 SQ.FT.	12.3 %

PROJECT INFORMATION

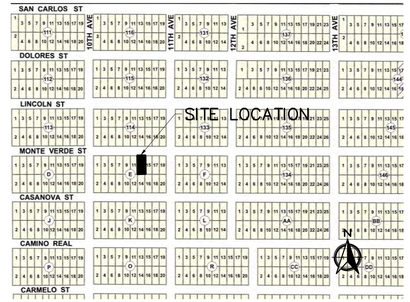
LOT SIZE	4,000.0 S.F.
A.P.N.	010-185-007-000
LEGAL DESCRIPTION	BLOCK: E LOT: 13
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15.0 FT, SIDE: 3.0 FT, REAR: 15.0 FT TWO STORY & 3.0 FT ONE STORY
HEIGHT (MAX. ALLOWED)	18FT
STORIES:	ONE

SCOPE OF WORK

1. REMODEL AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING WITH A NEW ONE-STORY ADDITION, NEW SIDING, NEW WINDOWS AND DOORS.
2. NEW ONE-CAR DETACHED GARAGE.
3. INTERIOR REMODEL REPLACING EXISTING MATERIALS AND MODIFYING WALLS.
4. TREE REMOVAL: ONE DEAD TREE REMOVAL, ONE STUMP REMOVAL ON THE FRONT YARD, AND TWO SMALL TREES ON THE REAR YARD.

VICINITY MAP

NOT TO SCALE



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND DETAILS CONTAINED IN THIS SET OF PLANS ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC. AND SHALL NOT BE USED, WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF CLAUDIO ORTIZ DESIGN GROUP INC.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC.
AUTHORITY OF THE DRAWINGS IS GRANTED ONLY FOR THE PURPOSE OF THE PROJECT DESCRIBED HEREIN AND MAY NOT BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSON WITHOUT THE EXPRESS WRITTEN CONSENT OF CLAUDIO ORTIZ DESIGN GROUP INC.
COPYRIGHT 2018 CLAUDIO ORTIZ

REVISIONS:
1 01-23-2023
2 02-10-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
09-30-2022
11-19-2022
01-12-2023

DRAWN BY:
C.O.

COVER PAGE

SCALE: 1" = 1/4"

CN

Attachment 3

Map Legend:

Basis of Bearings: The bearing of N00° 00' 00"W as shown on 1 C&T 45-1/2 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 50 as shown hereon.

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

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

Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

Finished surface elevation shot

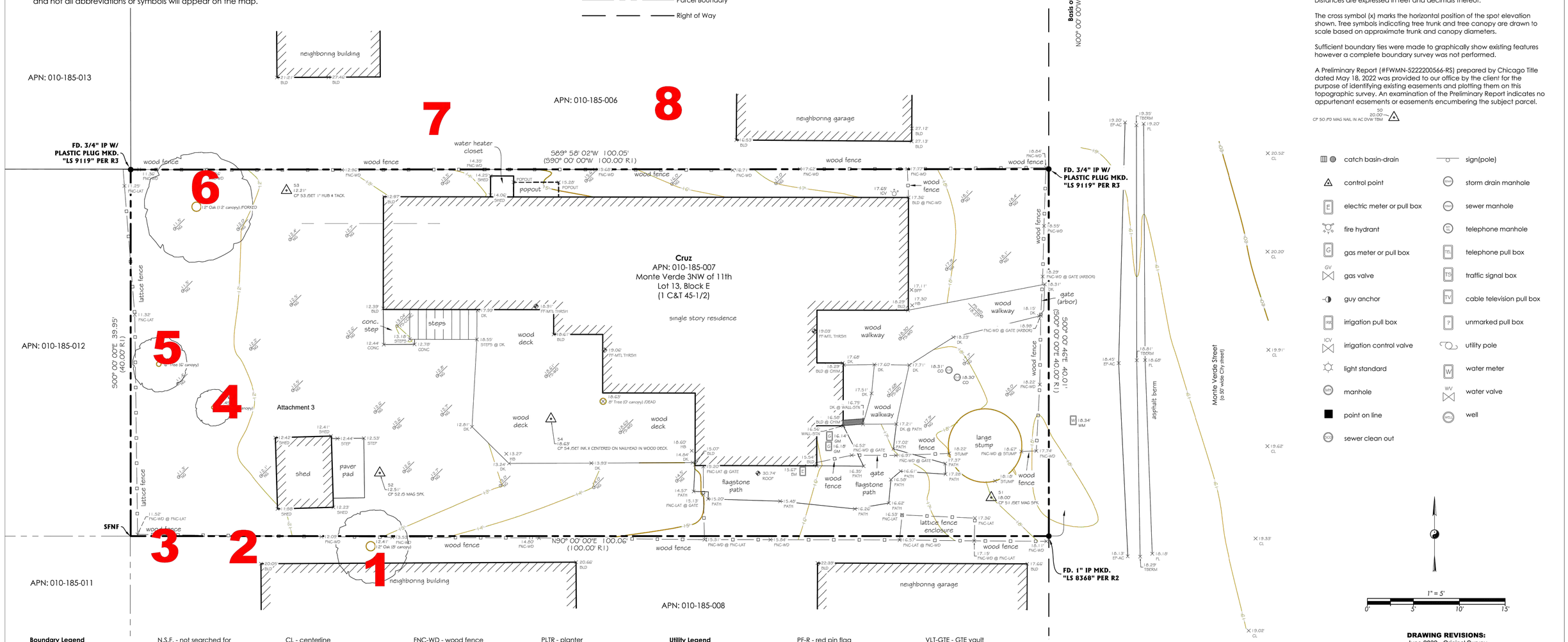
Natural grade elevation shot

Indicates monument found as noted.

Subject Parcel Boundary

Parcel Boundary

Right of Way



Surveyor's Notes:

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

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

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

Distances are expressed in feet and decimals thereof.

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

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

A Preliminary Report (#FWMN-5222200566-RS) prepared by Chicago Title dated May 18, 2022 was provided to our office by the client for the purpose of identifying existing easements and plotting them on this topographic survey. An examination of the Preliminary Report indicates no appurtenant easements or easements encumbering the subject parcel.

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

1" = 5'

0' 5' 10' 15'

DRAWING REVISIONS:
June 2022 - Original Survey

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

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

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

Record Map References:

R1: "Map of Addition Number One to Carmel-by-the-Sea" filed in Volume 1 of Cities and Towns at Page 45-1/2, in the Monterey County Recorder's Office, State of California.

R2: Corner Record No. 1795 filed in the Monterey County Surveyor's Office, State of California.

R3: Corner Record No. 2212 filed in the Monterey County Surveyor's Office, State of California.

Topographic Survey

Monte Verde St. 3 NW 11th Ave., APN: 010-185-007
Located in the City of Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Reno Cruz
Requested By: Claudio Ortiz, Claudio Ortiz Design Group

June 2022

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

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

RLS W.O. # 2022-053

Sheet 1 of 1

A1.0

Plotted On: 6/17/2022, 3:36 PM File Name: G:\Shared drives\Civil 3D Projects 2020-2029\2022 Projects\2022-053 Ortiz_Cruz\dwg\Topo Survey Monte Verde 3 NW 11th 2022-053 Ortiz-Cruz.dwg

Attachment 3

Significant Tree Evaluation Worksheet

APN: 010-185-007
Street Location: Monte Verde 3 NW of 11th Avenue
Planner: Suray Nathan
City Forester: Sara Davis
Property Owner: Cruz
Recommended Tree Density: 1 lower and 3 upper canopy trees

Part One: Initial Screening:

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

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

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

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	OT	Norfolk Island pine	CO	CO	CO							
YES	X	X	X			X	X	X							
NO				X	X										

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X			21	X	X							
NO				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	2	2	2			2	0	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	0	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	1	1			2	0	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.

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							

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			7	1	6							

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															
NO				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							
MOD SIGNIF															
NOT SIGNIF				X	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	15	15	15			10.5	15	15							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	45	45	45			31.5	45	45							

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.

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICS REPRESENTED HEREIN ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND SHALL NOT BE RETAINED UNDER ANY CIRCUMSTANCES BY ANY PERSON, FIRM OR CORPORATION AFTER A REQUEST FOR SUCH BY THE OWNER OR THE OWNER'S AGENT.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT.
AUTHORITY OF THE DRAWINGS GRANTED ONLY FOR THE PURPOSE OF CONSTRUCTION AT THE PREMISES INDICATED HEREIN AND NOT FOR ANY OTHER USE OR PURPOSE OF ANY KIND WITHOUT THE EXPRESS WRITTEN CONSENT OF CLAUDIO ORTIZ

REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

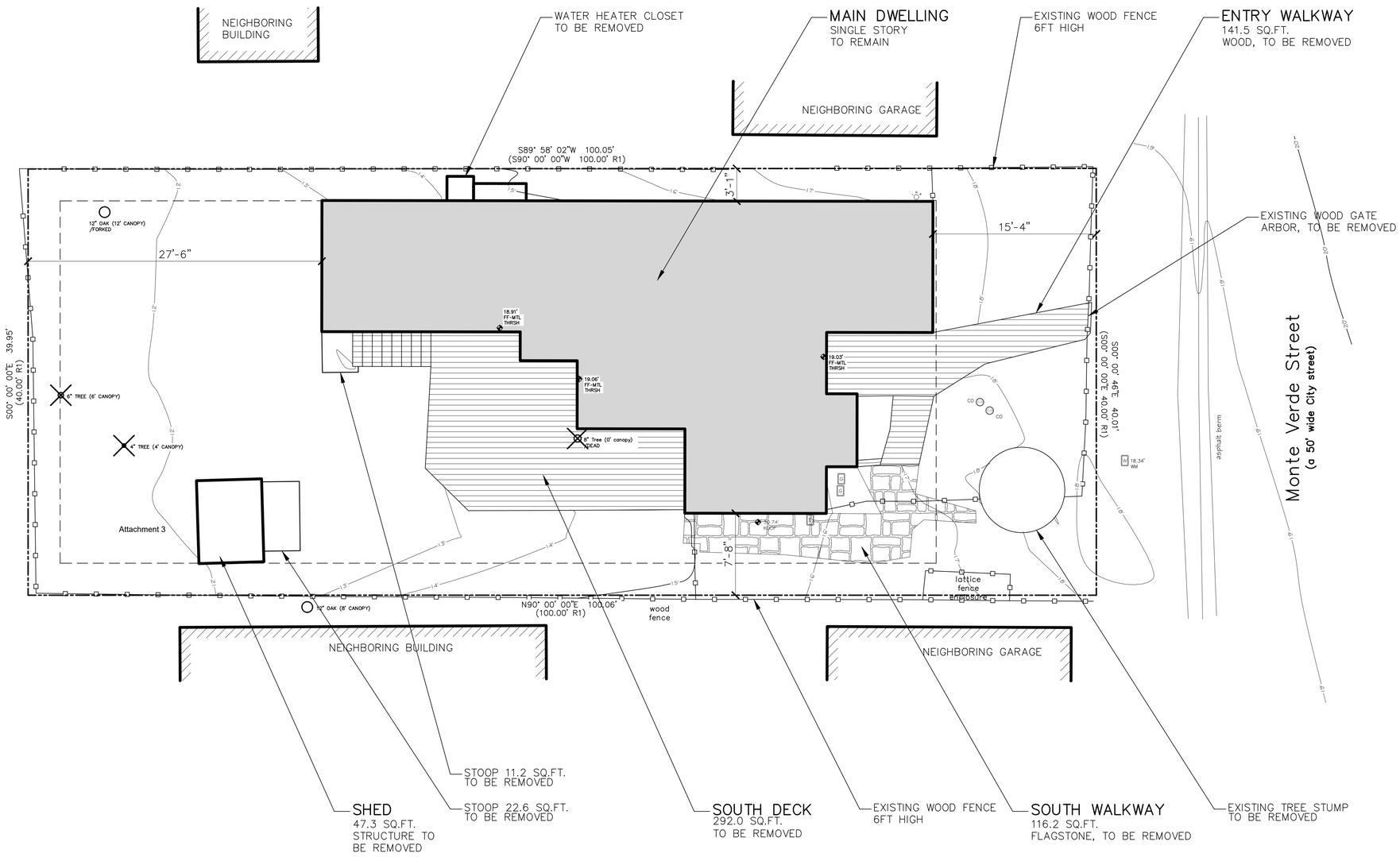
ISSUE:
11-19-2022

DRAWN BY:
C.O.

FORESTRY REPORT

SCALE: 1" = 1/4"

A1.1



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS INCLUDED IN THIS SET ARE AND SHALL REMAIN THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED AND DEVELOPED WITHOUT THE EXPRESS WRITTEN CONSENT OF CLAUDIO ORTIZ DESIGN GROUP, INC.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE ARCHITECT.
AUTHORITY FOR THE DRAWINGS IS GRANTED ONLY FOR THE PURPOSE OF THIS PROJECT AND THEY ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PROJECT.
COPYRIGHT © CLAUDIO ORTIZ

REVIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK: E LOTS:13
APN: 010-185-007
PROJECT NO.
22-04

ISSUE:
08-07-2022

DRAWN BY:
C.O.

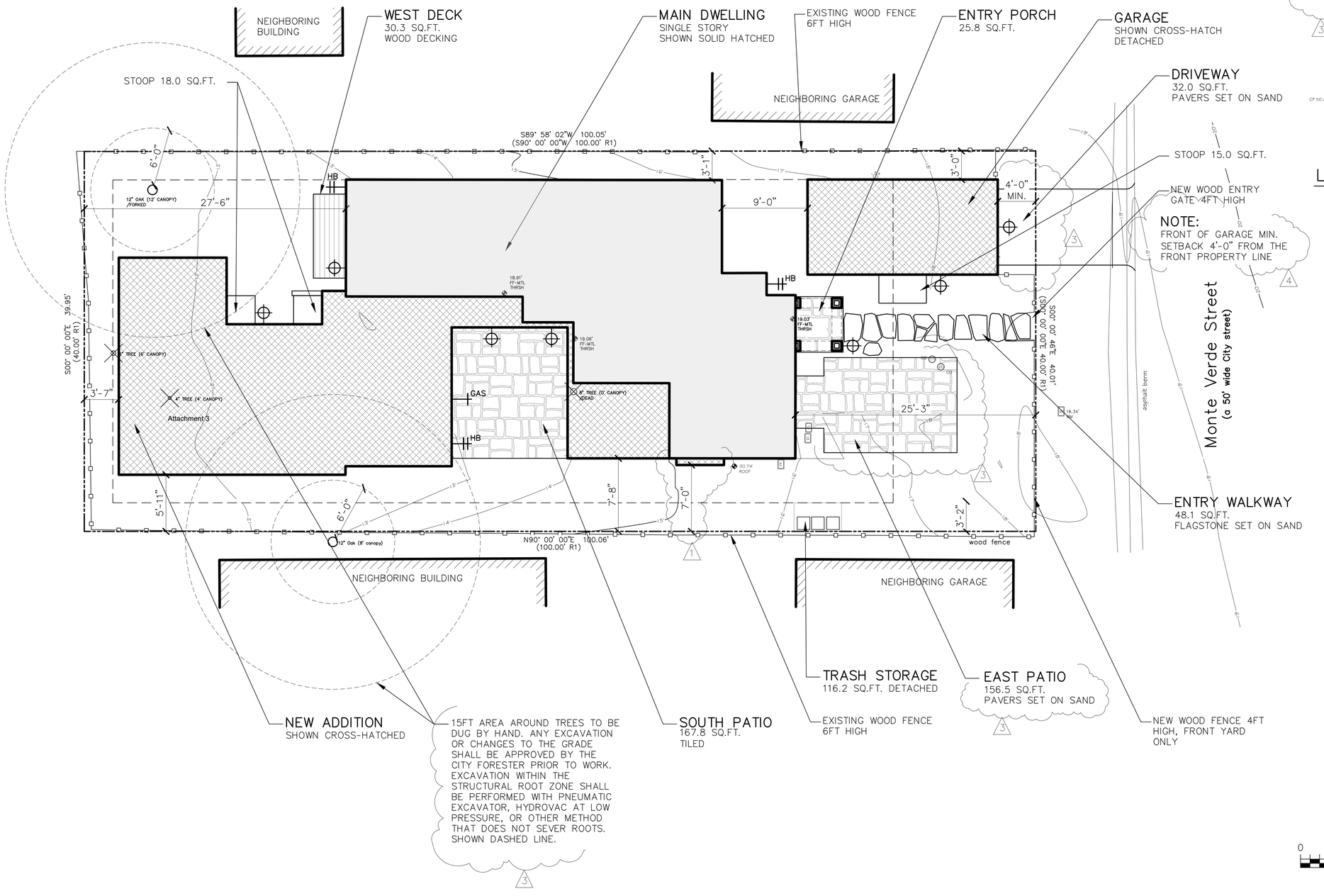
SITE PLAN (EXISTING)

SCALE: 1" = 3/16"

A2.0

CITY FORESTER REQUIREMENT:

1. 6FT SETBACK FROM TREE TO BUILDING FOOTPRINT AND STRUCTURE.
2. 15FT AREA AROUND TREES TO BE DUG BY HAND.
4. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
5. ALL MEASUREMENTS OF THE SETBACK TO PROPERTY BOUNDARY IS FROM THE FINISHED EXTERIOR SURFACE.



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODG.COM
WWW.CODGINC.COM

THE FOLLOWING ARCHITECTURAL AND STRUCTURAL DESIGNS, DRAWINGS, PLANS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF CLAUDIO ORTIZ AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ. ANY REPRODUCTION OF THESE DESIGNS, PLANS AND SPECIFICATIONS, OR PARTS THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CLAUDIO ORTIZ IS PROHIBITED AND ANY INFRINGEMENT WILL BE PROSECUTED.
COPYRIGHT 2016, CLAUDIO ORTIZ

REVISIONS:
1 01-23-2023
2 02-06-2023
3 02-10-2023
4 03-16-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3, NW OF 1TH, CARMEL CA
BLOCK: E LOTS: 13
APN: 010-185-007
PROJECT NO.

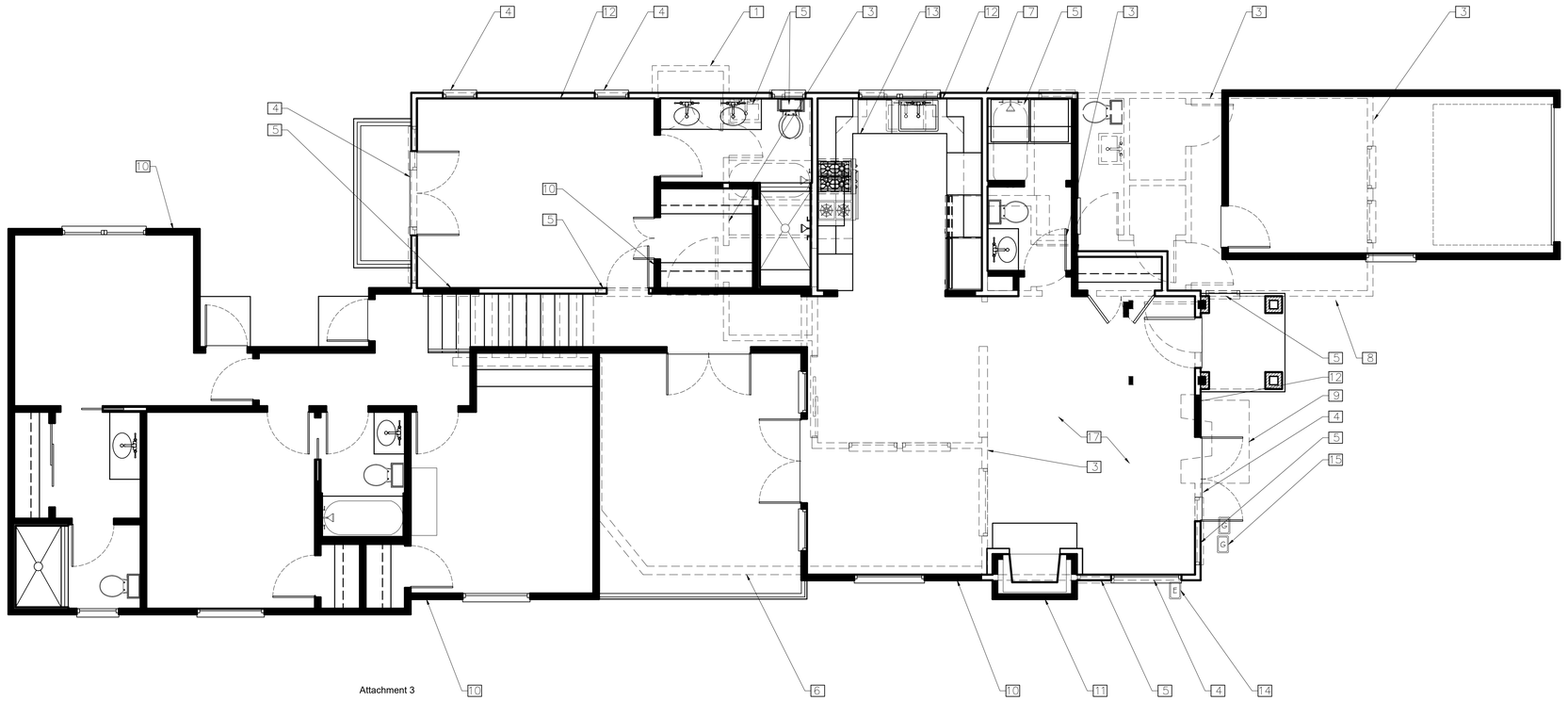
ISSUE:
09-30-2022
01-12-2023

DRAWN BY:
C.O.

SITE PLAN
(PROPOSED)

SCALE: 1" = 3/16"

A2.1



Attachment 3

KEY NOTES

1. (E) WATER HEATER CLOSET TO BE MOVED
2. EXISTING PLUMBMIN FIXTURES TO BE REMOVED
3. EXISTING WALLS TO BE REMOVED
4. PREPARE WALL FOR NEW OPENING
5. CLOSE EXISTING OPENING PER PLAN
6. REMOVE EXISTING DECK, RAILING, STAIRS, & FOOTINGS
7. REMOVE EXISTING SIDING AND PREPARE WALLS FOR NEW SIDING PER PLAN
8. PREPARE WALLS FOR NEW STONE VENEER SIDING
9. STONE CHIMNEY AND FOOTING TO BE REMOVED
10. NEW WALLS PER PLAN
11. PREPARE WALL FOR NEW FIREPLACE
12. REMOVE DRYWALL FOR NEW ADDITIONS, ELECTRICAL, AND PLUMBING AS REQUIRED.
13. EXISTING CABINETS TO BE REFURBISHED & COUNTER TOPS TO BE REMOVED
14. EXISTING ELECTRICAL MAIN PANEL TO BE REMOVED AND RELOCATED PER PLAN
15. REMOVE ONE EXISTING GAS METER AND RELOCATE MAIN GAS LINE FROM THE STREET AWAY FROM NEW DETACHED GARAGE ADDITION
16. WATER METER, VERIFY MAIN LINE TO HOUSE AND RELOCATE AS REQUIRED TO CLEAR NEW GARAGE ADDITION
17. REMOVE EXISTING ROOF FRAMING AND PREPARE WALLS AND FOOTINGS FOR NEW ROOF ADDITION
18. PREPARE EXISTING ROOF FRAMING TO BE REINFORCED PER STRUCTURAL PLANS

DEMOLITION DATA

WALLS TOTAL EXISTING	171'-8"	100.0%
WALLS TO REMAIN	133.8'	77.9%
WALLS TO BE REMOVED	38.0'	22.1%

16
W 18.34' WM

SCOPE OF WORK

1. REMOVE EXISTING ROOF STRUCTURE AND FINISH MATERIALS, AND PREPARE WALLS FOR NEW ROOF AT LIVING ROOM.
2. REMOVE EXISTING EXISTING ROOF FINISH AND REINFORCE EXISTING RAFTERS WITH NEW RAFTERS PER STRUCTURAL BETWEEN GRID SECTIONS A & B, AND 4 & 10.
3. REMOVE ALL EXISTING PLUMBING FIXTURES AND PLUMBING LINES
4. REMOVE ALL ELECTRICAL FIXTURES, WIRING, MAIN PANEL AND SUB-PANEL. PREPARE NEW LOCATION FOR NEW ELECTRICAL MAIN METER PER PLAN.
5. REMOVE EXISTING FLOOR FINISH AND PREPARE FOR NEW FLOOR MATERIALS PER PLANS.
6. REMOVE DRYWALL WHERE APPLICABLE FOR NEW ADDITIONS, NEW ELECTRICAL WIRING, PLUMBING, AND COORDINATE DISPOSAL PROCEDURES WITH ASBESTOS AND LEAD REPORT.
7. ALL EXISTING WINDOWS TO BE REMOVED.
8. ALL EXISTING DOORS, INTERIOR AND EXTERIOR TO BE REMOVED.
9. KITCHEN CABINETS TO BE REFURBISHED. DO NOT DISPOSE OF CABINETS AND COORDINATE WITH CABINET CONTRACTOR AND OWNER FOR SCOPE OF REMOVAL.

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND DRAWINGS CONTAINED HEREIN ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC. AND SHALL NOT BE USED, REPRODUCED OR REVISED WITHOUT THE WRITTEN CONSENT OF CLAUDIO ORTIZ DESIGN GROUP INC. AND SHALL NOT BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CLAUDIO ORTIZ DESIGN GROUP INC. AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC.
AUTHORITY OF THE DRAWINGS IS GRANTED FOR THE PURPOSE OF THIS PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF CLAUDIO ORTIZ DESIGN GROUP INC.
COPYRIGHT 2016 CLAUDIO ORTIZ

REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO. 22-04

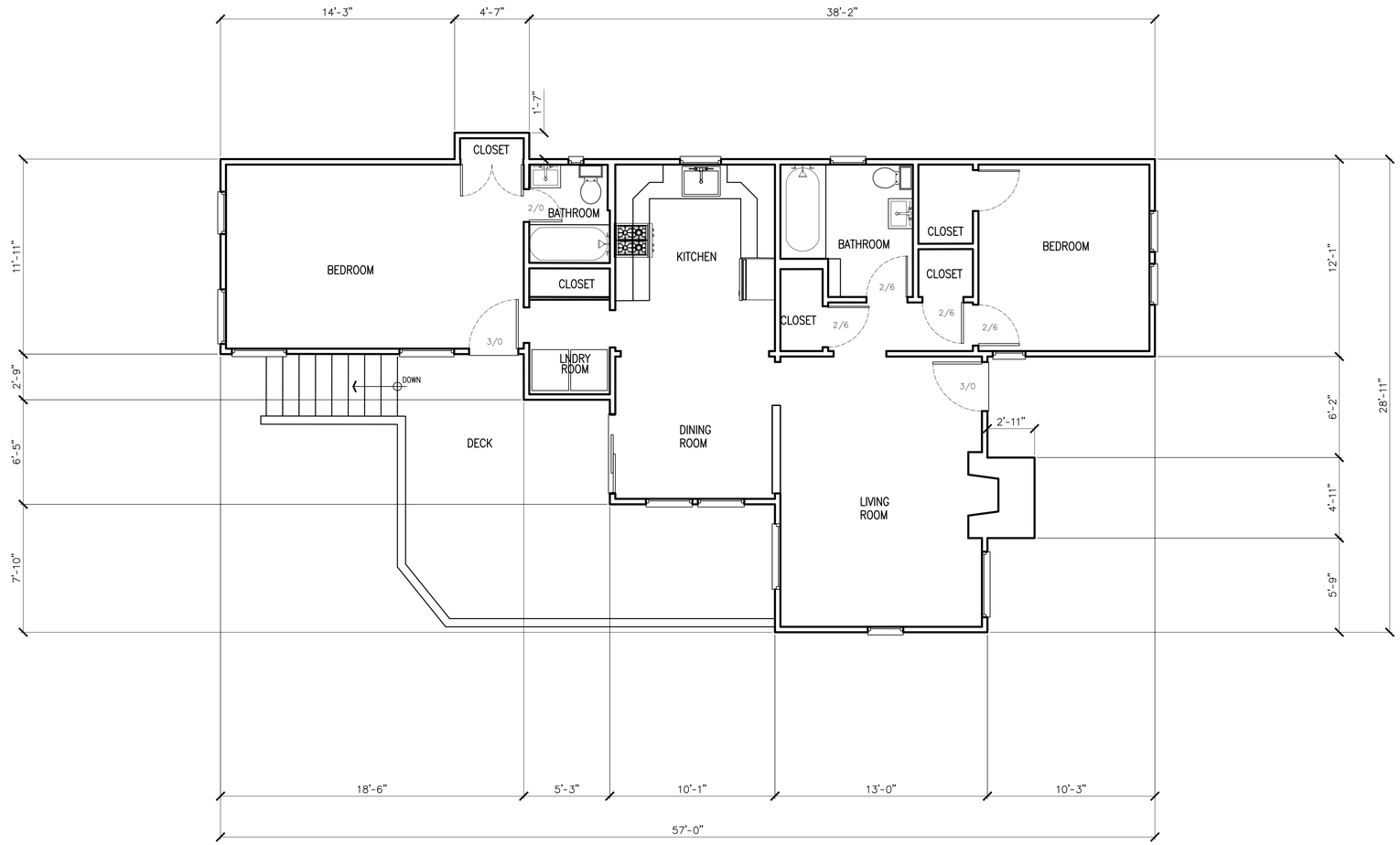
ISSUE:
08-07-2022
09-14-2022
01-12-2023

DRAWN BY: C.O.

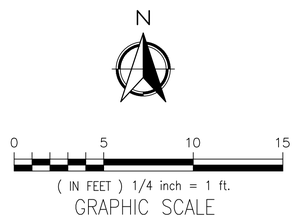
TAKEDOWN AND REBUILD PLAN

SCALE: 1" = 1/4"

A3.0



Attachment 3



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, DEPICTIONS AND GRAPHICAL REPRESENTATIONS CONTAINED IN THESE PLANS ARE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND CAN NOT BE USED, IN WHOLE OR PART, WITHOUT OWNERSHIP AND WRITTEN PERMISSION.
AND DOCUMENT AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND IS THE INTELLECTUAL PROPERTY AND COPYRIGHT OF THE ARCHITECT.
ALL RIGHTS OF THE OWNERS OF DEPICTED SITE FOR THE DURATION OF THE PROJECT AND EXCLUSIVE LICENSE TO USE THE PLANS FOR THE PROJECT ARE RESERVED.
COPYRIGHT 2018 CLAUDIO ORTIZ

REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
08-07-2022

DRAWN BY:
C.O.

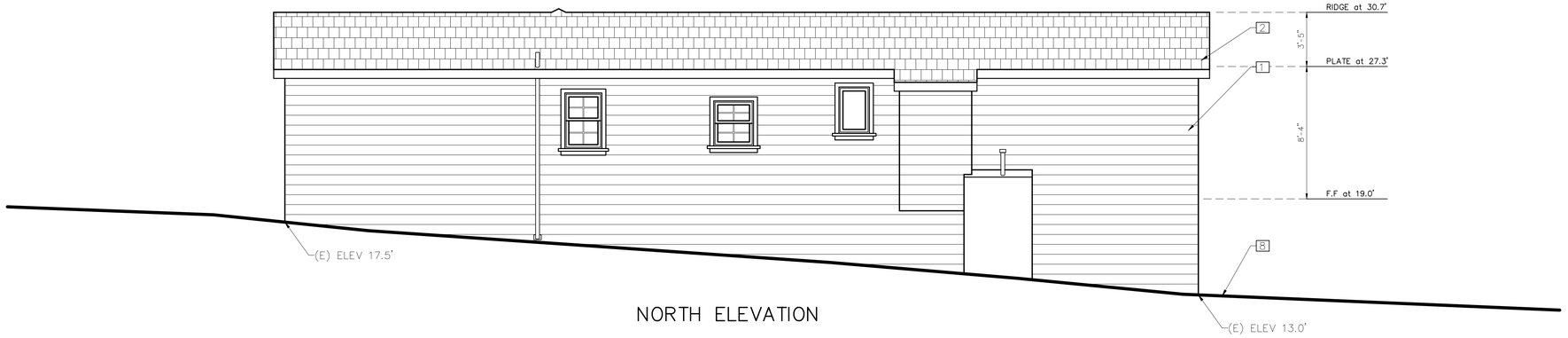
FLOOR PLAN (EXISTING)

SCALE: 1' = 1/4"

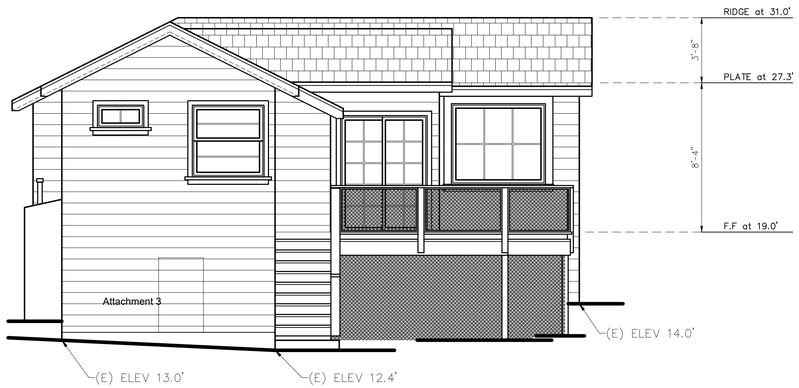
A4.0

KEY NOTES

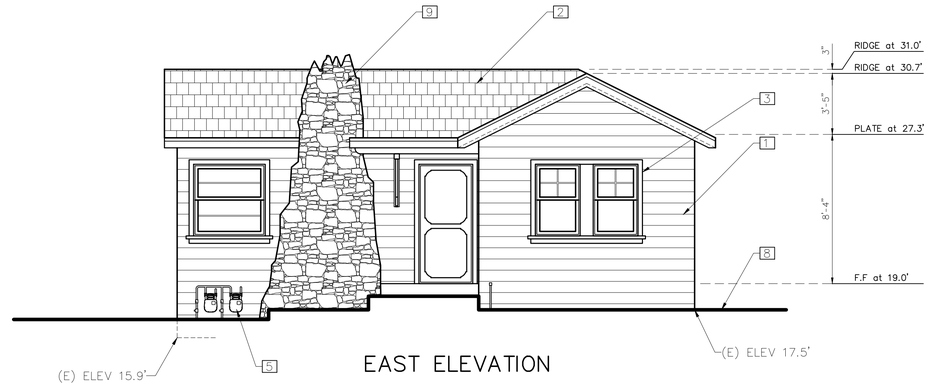
1. WOOD SHIPLAP SIDING
2. ASPHALT ROOF, PITCH 6:12
3. WOOD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METERS
6. WOOD GUARDRAIL
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE CHIMNEY



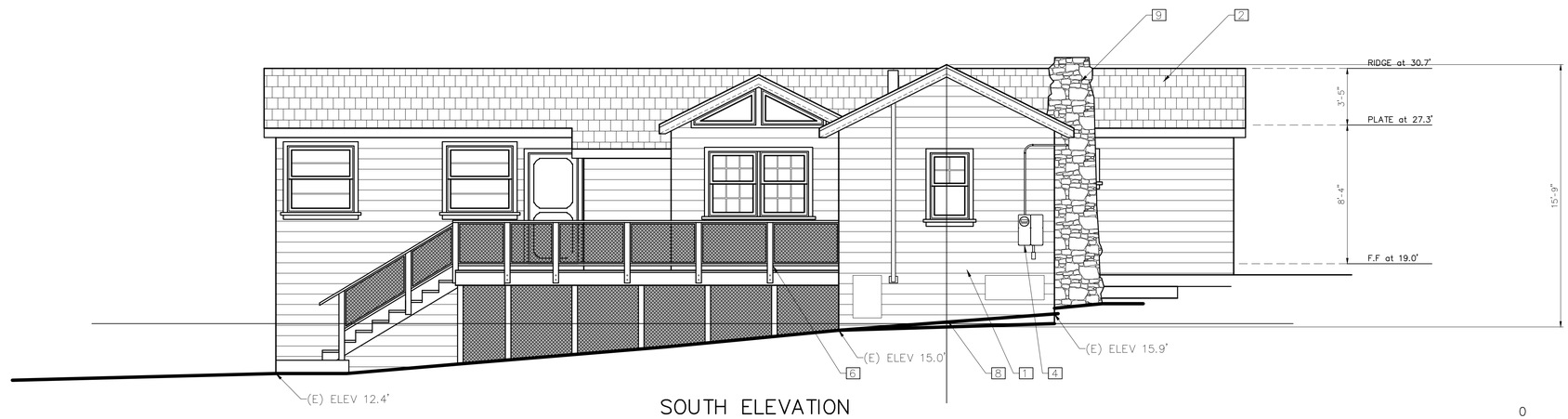
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

Attachment 3

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, MANUFACTURES AND DESIGNS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC. AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF THE DESIGNER.
AUTHORIZED USE OF THE DRAWINGS IS GRANTED SOLY FOR THE PURPOSE OF CONSTRUCTION OF THE PROJECT FOR WHICH THEY WERE PREPARED AND NO OTHER USE IS PERMITTED.
COPYRIGHT © 2019 CLAUDIO ORTIZ

REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

ISSUE:
08-07-2022

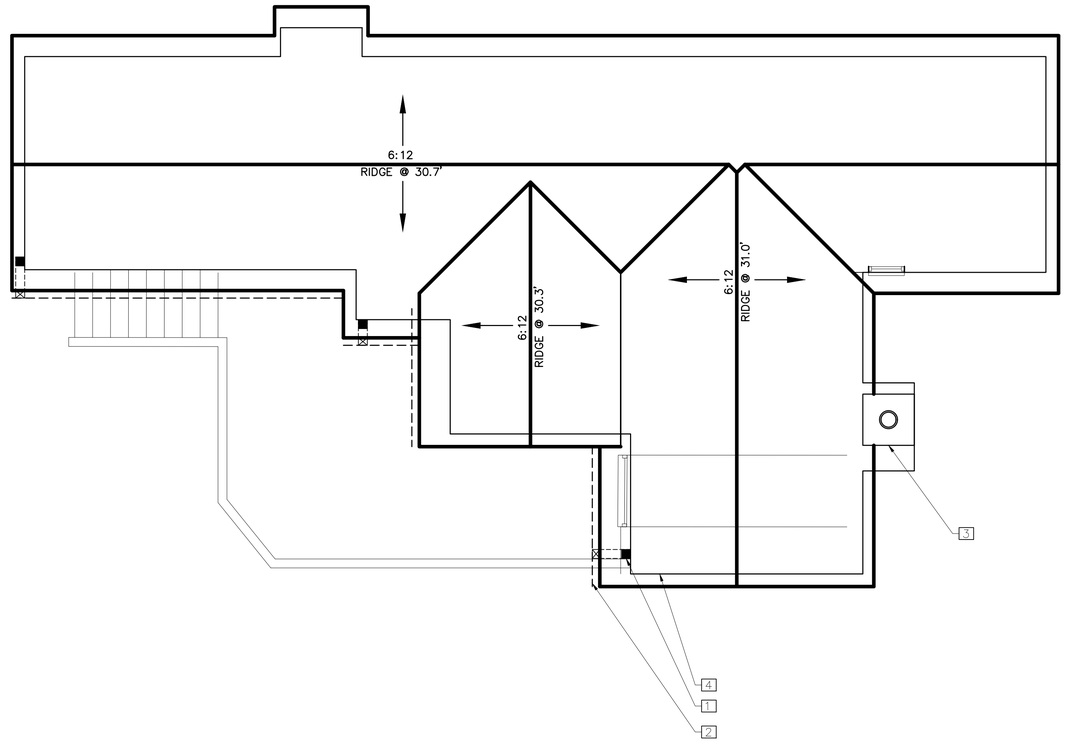
DRAWN BY:
C.O.

ELEVATIONS (EXISTING)

SCALE: 1" = 1/4"

A5.0

Attachment 3



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. (E) CHIMNEY
4. (E) BUILDING FOOTPRINT

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE; EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS, AND DEPARTURES REPRESENTED ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC. AND SHALL NOT BE USED, EXCEPT WITH THE WRITTEN AUTHORIZATION OF CLAUDIO ORTIZ DESIGN GROUP INC. AND SHALL BE RETURNED UPON REQUEST.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ.
AUTHORITY OF THE DRAWINGS IS GRANTED ONLY FOR THE PURPOSE OF THE PROJECT AND SHALL NOT BE USED FOR ANY OTHER PURPOSE OR BY ANY OTHER PERSONS WITHOUT THE EXPRESS WRITTEN CONSENT OF CLAUDIO ORTIZ.
COPYRIGHT 2016 CLAUDIO ORTIZ

REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

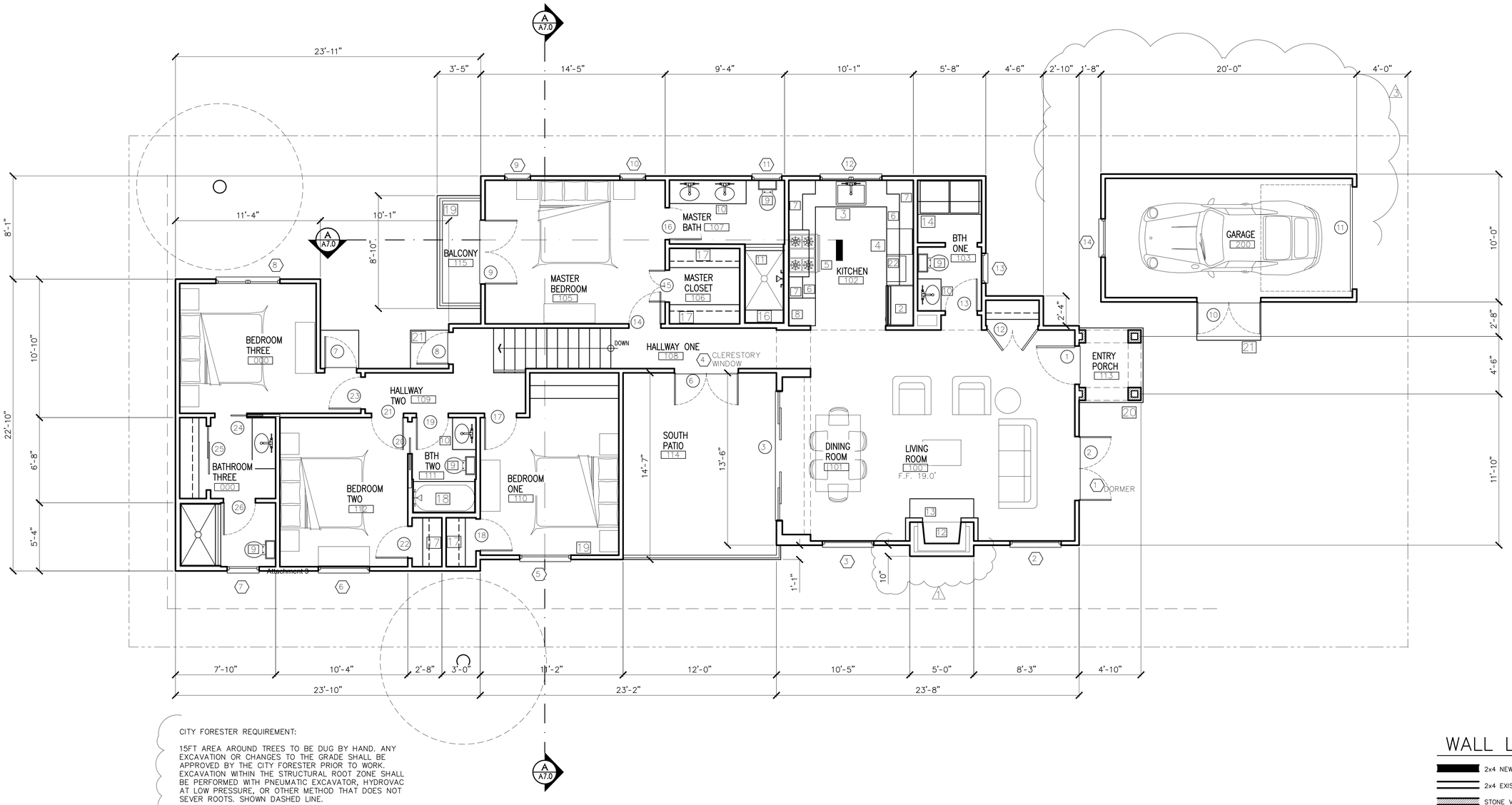
ISSUE:
08-07-2022

DRAWN BY:
C.O.

ROOF PLAN (EXISTING)

SCALE: 1" = 1/4"

A6.0



CITY FORESTER REQUIREMENT:

15FT AREA AROUND TREES TO BE DUG BY HAND. 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. SHOWN DASHED LINE.

KEY NOTES

1. WINE BAR
2. 36" BUILT-IN ALL REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
3. KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
4. DISHWASHER SPACE
5. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
6. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
7. UPPER CABINETS
8. BUILT IN PANTRY W/ PULL OUT SHELVES
9. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
10. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
11. SHOWER STALL TILED WALLS FULL HEIGHT
12. GAS FIREPLACE
13. STONE HEARTH
14. SIDE-BY-SIDE WASHER & DRYER
15. BUILT-IN LINEN CABINET
16. SHOWER SEAT
17. ONE 2" ROD ONE SHELF
18. TUB
19. GUARDRAIL: WROUGHT IRON 42-IN HIGH
20. STONE VENEER SIDING
21. STONE STOOP AT EXTERIOR DOORS
22. MICROWAVE DRAWER

WALL LEGEND

- 2x4 NEW WALLS
- 2x4 EXISTING WALLS
- STONE VENEER
- WINDOW SCHEDULE
- DOOR SCHEDULE
- KEY NOTES

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, MANUFACTURES AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. ACCORDINGLY, NEITHER THE DRAWINGS NOR THE SAID DOCUMENT IS AS INTENDED FOR USE OR AUTHORIZED OF DETAILS AND IS THE INTELLECTUAL PROPERTY OF THE ARCHITECT.
AUTHORIZED USE OF THE DRAWINGS IS GRANTED SOLELY FOR THE PURPOSE OF CONSTRUCTION OF THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR ANY OTHER USE OR PURPOSE.
COPYRIGHT © 2016 CLAUDIO ORTIZ

REVISIONS:
1 01-23-2023
2 02-10-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

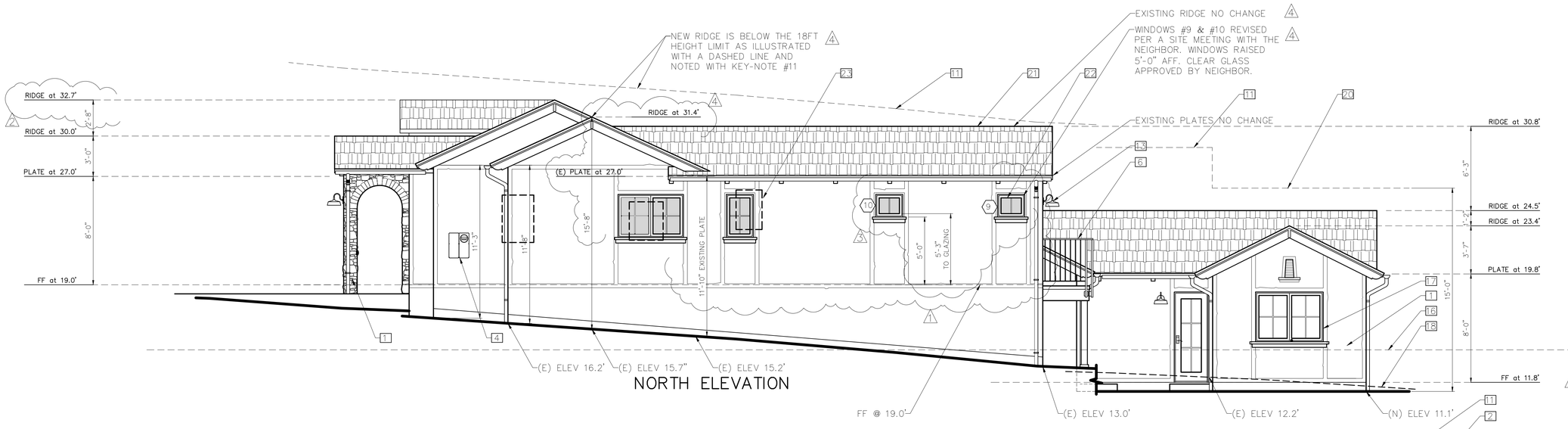
ISSUE:
09-25-2022
10-17-2022
01-12-2023

DRAWN BY:
C.O.

FLOOR PLAN (PROPOSED)

SCALE: 1' = 1/4"

A7.0



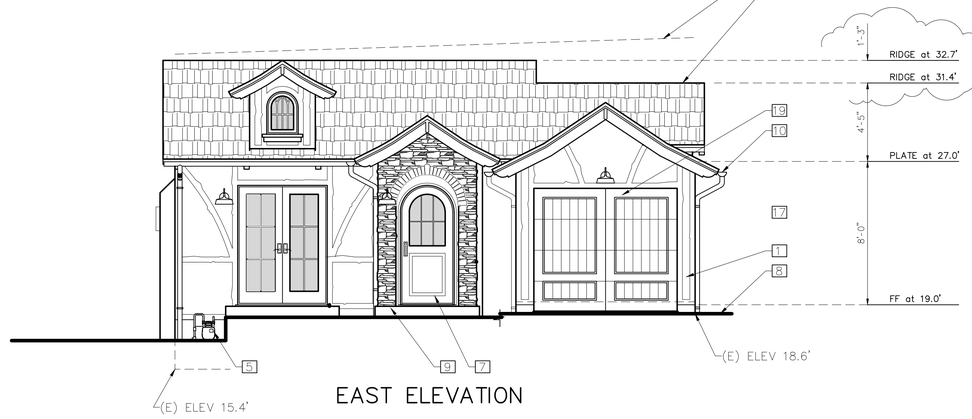
NORTH ELEVATION

KEY NOTES

1. SIDING: CEMENT PLASTER, THREE COATS
2. ROOF: PITCH 6:12, CERTAINTEED, PRESIDENTIAL TL, COUNTRY GRAY
3. WOOD-CLAD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METER
6. GUARDRAIL: ROUGH IRON, DARK BRONZE FINISH
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE VENEER
10. GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
11. 18-FT HEIGHT LIMIT SHOWN DASHED LINE
12. CHIMNEY SHROUD: GALVANIZED METAL, PAINTED.
13. LIGHT FIXTURES: SEE SPECIFICATIONS ON SHEET A8.0
14. CRAWLSPACE ACCESS DOORS
15. FIREPLACE DIRECT VENT EXHAUST
16. AVERAGE NATURAL GRADE 14.2 FT
17. 2X HALF-TIMBERS. SOLID STAIN, SEE TRIM COLOR SHEET A11.1
18. EXISTING GRADE SHOWN DASHED LINE
19. GARAGE DOOR: WOOD, ROLL-UP
20. 15-FT HEIGHT LIMIT FROM REAR YARD SHOWN DASHED LINE
21. EXISTING ROOF STRUCTURE TO REMAIN.
22. NEW WINDOWS REVISED, FROM FLOOR TO GLAZING THE DISTANCE IS 5'-3" +/-. IN ADDITION THERE WILL BE NIGHT STANDS PLACED IN FRONT OF THE WINDOWS KEEPING OCCUPANTS FROM THE WINDOWS.
23. LOCATION OF EXISTING WINDOWS SHOWN DASHED. EXISTING WINDOWS FROM EAST TO WEST: BATHROOM, KITCHEN, BATHROOM. NEW WINDOWS IN SAME ROOM CONFIGURATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ARCHITECTURAL AND ENGINEERING DESIGNS AND PLANS BY CLAUDIO ORTIZ DESIGN GROUP, INC. INCLUDED IN THIS SET, AND ANY AND ALL REVISIONS THEREOF, AND ANY AND ALL COPIES THEREOF AND THIS DOCUMENT IS AND SHALL REMAIN THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND IS THE INTELLECTUAL AUTHORSHIP OF CLAUDIO ORTIZ.
AUTHORIZED USE OF THE DRAWINGS & SPECIFICATIONS IS LIMITED TO THE PURPOSE OF THE PROJECT FOR WHICH THEY WERE PREPARED AND THEIR UNAUTHORIZED USE IS PROHIBITED.
COPYRIGHT 2016 CLAUDIO ORTIZ

REVISIONS:
1 01-23-2023
2 02-06-2023
3 02-10-2023
4 03-06-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

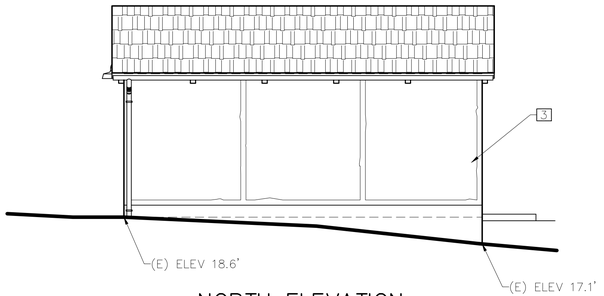
ISSUE:
09-25-2022
10-17-2022
01-12-2023

DRAWN BY:
C.O.

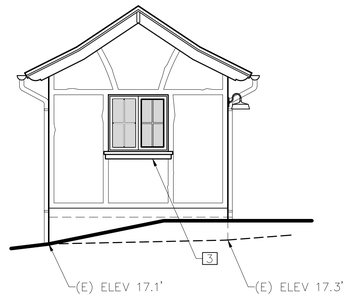
ELEVATIONS (PROPOSED)

SCALE: 1" = 1/4"

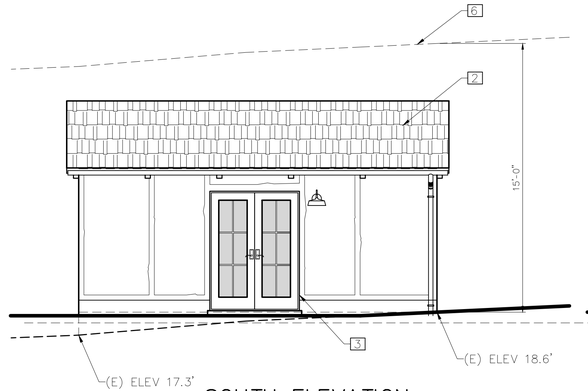
A8.0



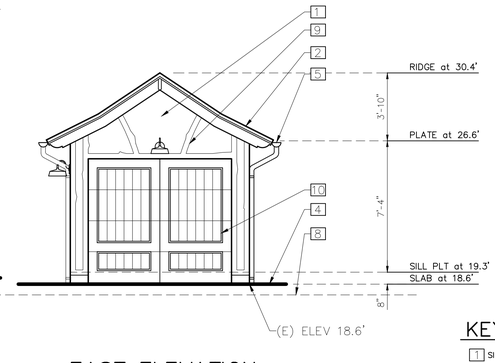
NORTH ELEVATION



WEST ELEVATION



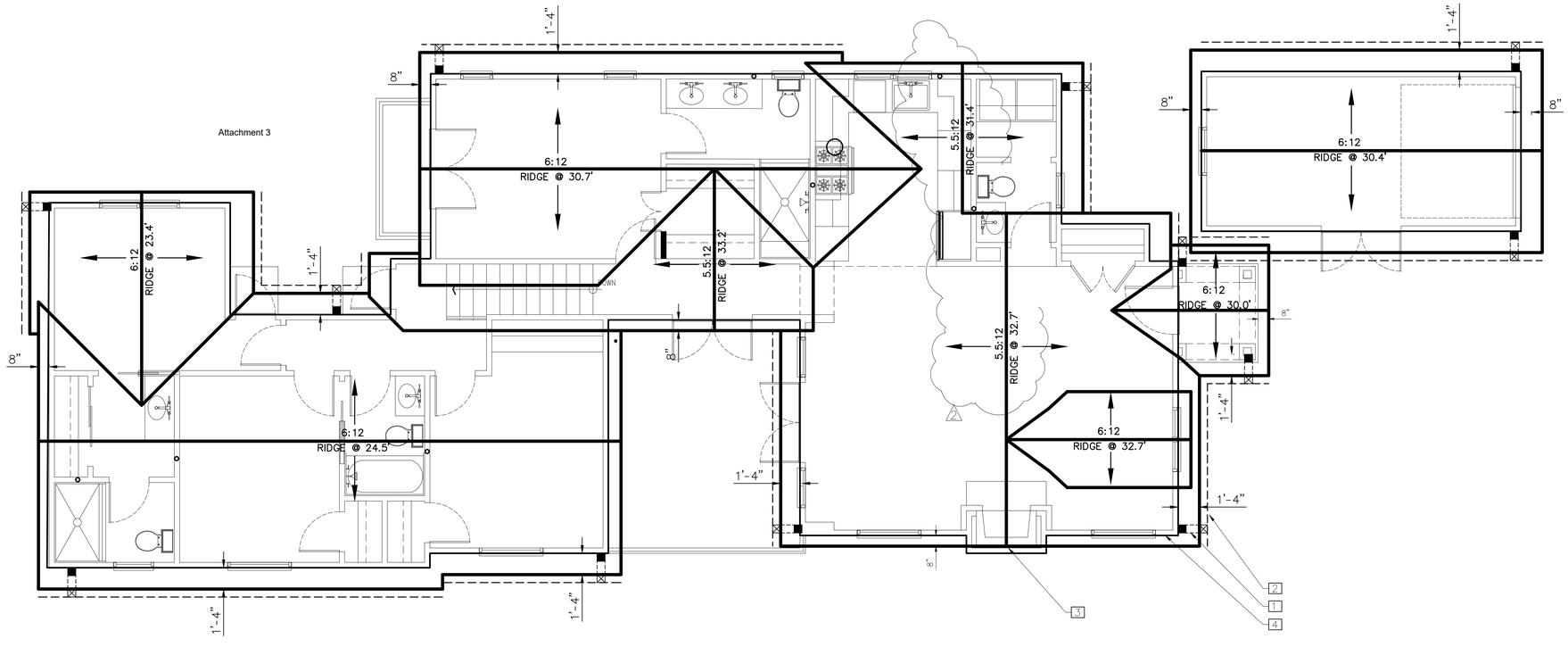
SOUTH ELEVATION



EAST ELEVATION

KEY NOTES

1. SIDING: CEMENT PLASTER
2. ROOF: PITCH 6:12, CERTAINTEED, PRESIDENTIAL TL, COUNTRY GRAY
3. WOOD-CLAD DOORS AND WINDOWS
4. GRADE WHERE OCCURS
5. GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
6. 15-FT HEIGHT LIMIT SHOWN DASHED LINE
7. LIGHT FIXTURES: SEE SPECIFICATIONS ON SHEET A8.0
8. AVERAGE NATURAL GRADE 18.0 FT
9. 2X HALF-TIMBERS, SOLID STAIN, SEE TRIM COLOR SHEET A11.1
10. GARAGE DOOR: WOOD, ROLL-UP



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. FIREPLACE DIRECT VENT EXHAUST
4. BUILDING FOOTPRINT

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ORNAMENTATION, ARRANGEMENTS AND DETAILS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND SHALL NOT BE LOANED, COPIED OR REPRODUCED.
THIS DOCUMENT AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ.
ALL RIGHTS RESERVED. THE DRAWINGS & SPECIFICATIONS FOR THE PURPOSE OF THIS PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT OR FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT THE WRITTEN CONSENT OF CLAUDIO ORTIZ
COPYRIGHT 2006 CLAUDIO ORTIZ

REVISIONS:
02-06-2023 A

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

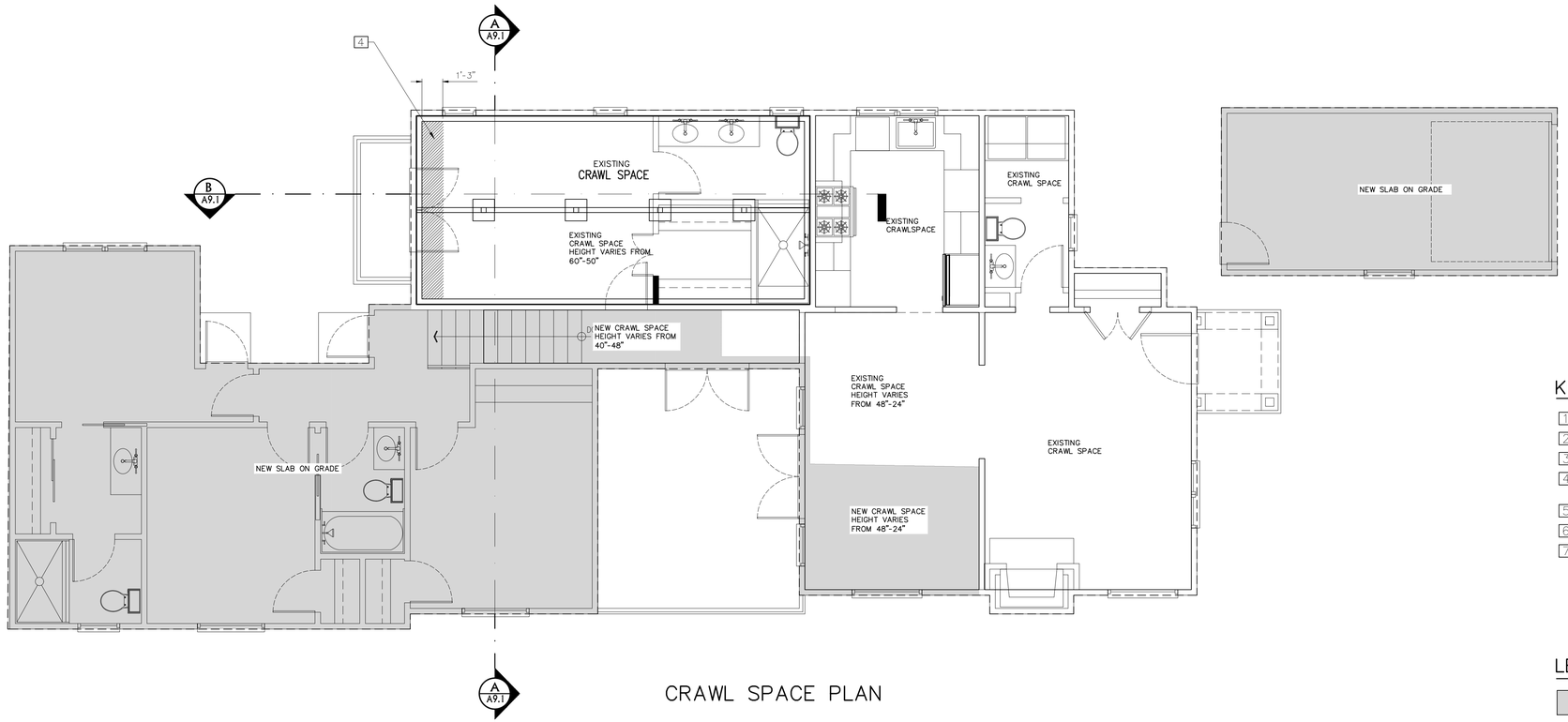
ISSUE:
09-25-2022
10-17-2022
01-12-2023

DRAWN BY:
C.O.

GARAGE ELEVATIONS AND ROOF PLAN (PROPOSED)

SCALE: 1" = 1/4"

A9.0



CRAWL SPACE PLAN

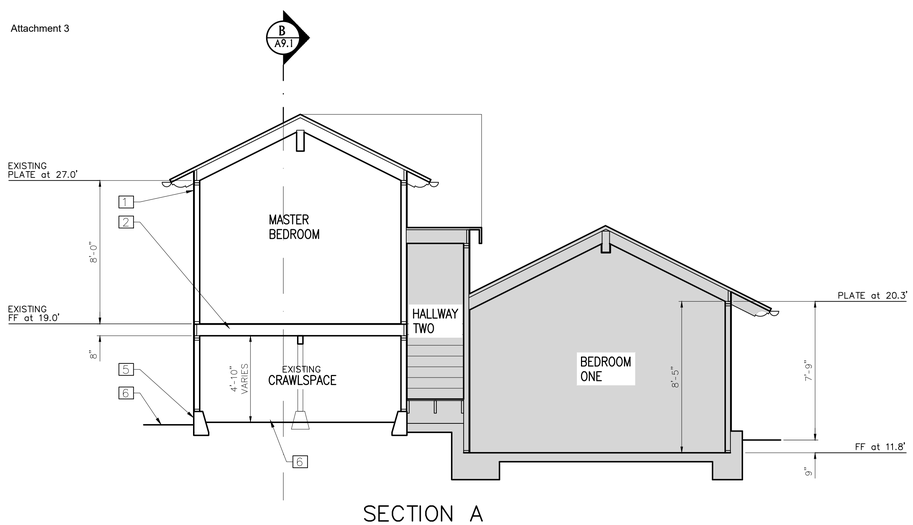
KEY NOTES

1. EXISTING FRAMING
2. EXISTING FLOOR FRAMING TO REMAIN
3. NEW BALCONY AND GUARDRAIL
4. NEW GRAVEL FILL TO REDUCE HEIGHT OF CRAWL SPACE UNDER 5'-0" SHOWN HATCHED
5. EXISTING FOOTING TO REMAIN
6. EXISTING GRADE WHERE OCCURS
7. NEW CONC. FOOTING

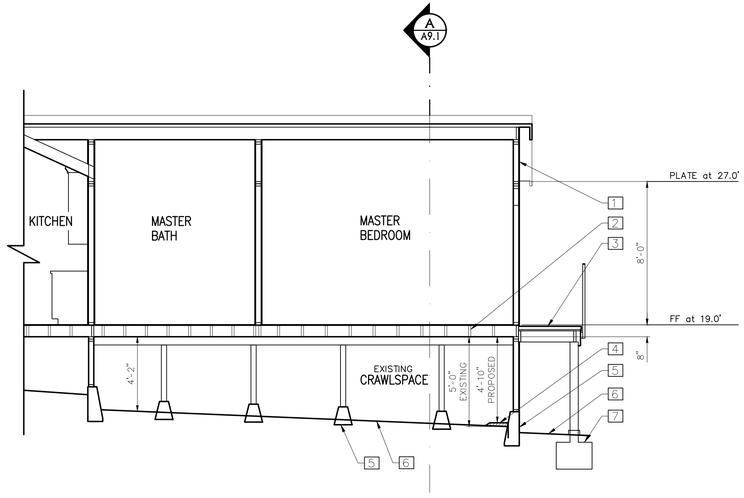
LEGEND

- NEW ADDITION
- NEW GRAVEL ADDITION TO REDUCE HEIGHT OF CRAWL SPACE UNDER FIVE FEET

Attachment 3



SECTION A



SECTION B

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, APPLICATIONS AND GRAPHICAL REPRESENTATIONS ARE AND SHALL REMAIN THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND SHALL NOT BE USED IN WHOLE OR PART WITHOUT OWNERSHIP AND WRITTEN PERMISSION OF CLAUDIO ORTIZ.
AND DESIGNATED AS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC.
AUTHORIZED USE OF THE DRAWINGS & ASSOCIATED COSTS FOR THE PURPOSE OF CONSTRUCTION SHALL BE AGREED UPON BY THE OWNER/CONTRACTOR OF RECORD.
COPYRIGHT 2023 CLAUDIO ORTIZ

REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

ISSUE:
01-22-2023

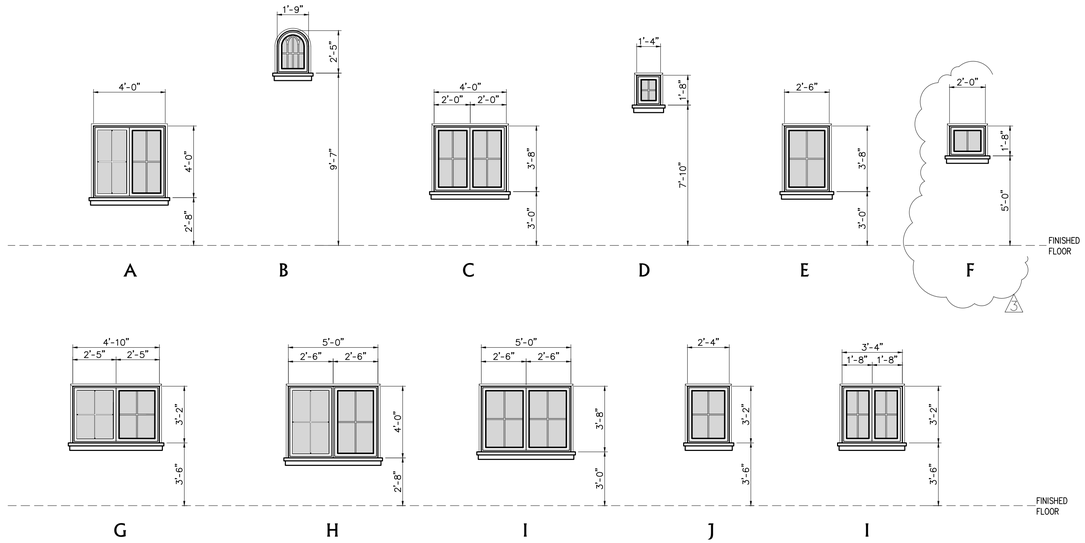
DRAWN BY:
C.O.

CRAWLSPACE PLAN & SECTIONS (PROPOSED)

SCALE: 1' = 1/4"

A9.1

Window Elevation Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN DWELLING	1	LIVING ROOM	B	1'-4" X 1'-8"	FF	FIXED ARCHED	WOOD-CLAD	YES	NO	NO	NO
	2	LIVING ROOM	A	4'-0" X 4'-0"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	3	LIVING ROOM	A	4'-0" X 4'-0"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	4	HALLWAY ONE	D	1'-4" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	NO	NO	NO
	5	BEDROOM ONE	C	4'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	YES
	6	BEDROOM TWO	C	4'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	7	BATHROOM THREE	E	2'-6" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	8	BEDROOM THREE	I	5'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	9	MASTER BEDROOM	F	2'-0" X 1'-8"	FF	AWNING	WOOD-CLAD	YES	NO	YES	NO
	10	MASTER BEDROOM	F	2'-0" X 1'-8"	FF	AWNING	WOOD-CLAD	YES	NO	YES	NO
	11	MASTER BATHROOM	J	2'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	12	KITCHEN	G	4'-10" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	13	BATHROOM ONE	J	2'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	14	GARAGE	I	3'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	NO	NO

Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH PER CLIENT OR CODG, INC.
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE, ETC.) FOR REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
12. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

Tempered Glass Note:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

A) GLAZING IN DOORS.

B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:

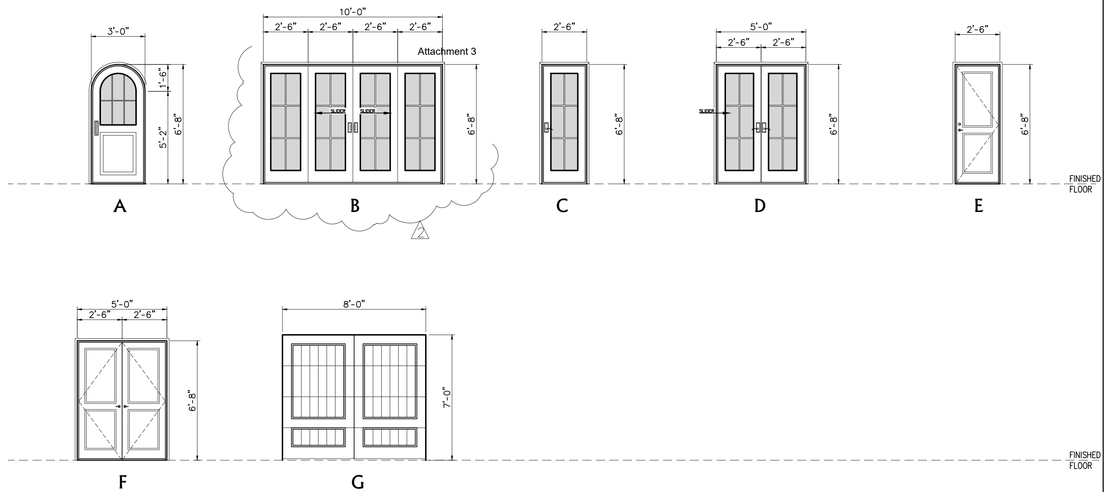
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.

D) GLAZING IN GUARDS AND RAILINGS.

E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.

F) GLAZING ADJACENT TO STAIRS AND RAMPS.

Door Elevation Types



Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN DWELLING	1	LIVING ROOM/ENTRY PORCH	A	3'-0" X 6-8"	FF	GLASS / FLUSHED PANELED ARCHED TOP	OUTSIDE	WOOD	YES	YES
	2	LIVING ROOM	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	3	DINING ROOM	B	10'-0" X 6'-8"	FF	GLASS / FLUSHED SLIDER FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	4	OMITTED	D	-	-	-	-	-	-	-
	5	OMITTED	B	-	-	-	-	-	-	-
	6	HALLWAY ONE	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	7	BEDROOM THREE	C	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	8	HALLWAY ONE	C	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	9	MASTER BEDROOM	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	10	GARAGE	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	NO	NO
	11	GARAGE	G	8'-0" X 7'-0"	P	ROLLED-UP / WOOD PANELED DOOR	OUTSIDE	WOOD	NO	NO
	12	GARAGE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	13	BATHROOM ONE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	14	MASTER BEDROOM	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	15	MASTER CLOSET	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	16	MASTER BATHROOM	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	17	BEDROOM ONE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	18	BEDROOM ONE CLOSET	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	19	BATHROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	20	BATHROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	21	BEDROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	22	CLOSET THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	23	BEDROOM THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	24	BATHROOM THREE	I	2'-6" X 6'-8"	P	1-3/4" THK / PANELED/POCKET DOOR	INSIDE	WOOD	NO	NO
	25	CLOSET THREE	F	(2) PER- 2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	26	BATHROOM THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO

Symbols

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

Abbreviations

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

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC. REGARDLESS OF THE FACT THAT REPRODUCTIONS THEREOF ARE FURNISHED TO OWNER AND CONTRACTOR.

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC.

AUTHORIZED USE OF THE DRAWINGS & SERVICES GIVEN TO OR THE PURPOSE OF THE PROJECT SHOWN HEREIN. ANY UNAUTHORIZED USE OF THESE DRAWINGS & SERVICES IS PROHIBITED AND WITHOUT THE EXPRESS WRITTEN CONSENT OF CLAUDIO ORTIZ DESIGN GROUP INC.

COPYRIGHT 2016 CLAUDIO ORTIZ

REVISIONS:
1 02-06-2023
2 03-22-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
09-27-2022

DRAWN BY:
C.O.

WINDOW & DOOR SCHEDULES (PROPOSED)

SCALE: 1" = 1/4"

A10.0

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.



ROOF

MANUFACTURE:	CERTAINTEED
MATERIAL:	COMPOSITE ASPHALT SHINGLE
MODEL:	PRESIDENTIAL TL
COLOR:	COUNTRY GRAY



BULB

MANUFACTURE:	FEIT ELECTRIC
WATTS:	4.5 WATTS
LUMENS:	250
BULB TYPE:	E26 BASE



FIXTURE A

MANUFACTURE:	FRANKLIN IRON WORKS
T24 COMPLIANT:	YES
COLOR:	BLACK
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	STANDARD
DIMENSIONS:	10.5"H X 12"W



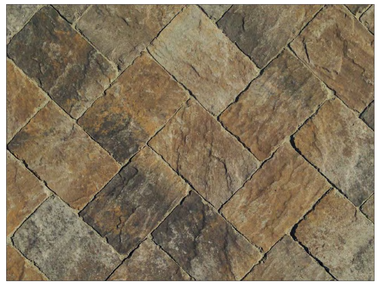
FIXTURE B

MANUFACTURE:	KICHLER
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	4.3 WATTS
LUMENS:	294
BULB TYPE:	LED
DIMENSIONS:	18"H X 6.25"W



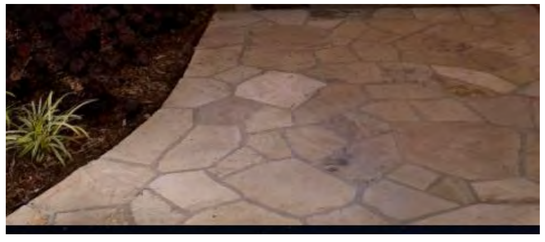
NEW 4-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	4-FT.



DRIVEWAY

MANUFACTURE:	CALSTONE
COLOR:	OAK BARREL GRAY
INSTALLATION:	SET ON SAND



PATIO

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



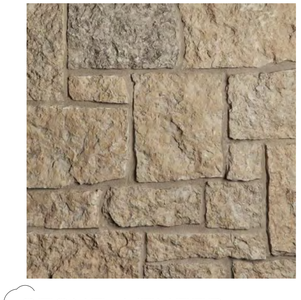
WALKWAY

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



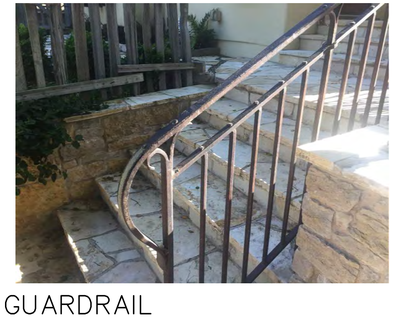
NEW 6-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	6-FT.



STONE VENEER

MANUFACTURE:	BEUCHELSTONE
MATERIAL:	NATURAL SAND-STONE
COLOR:	BROWN TO BUFF WITH OCCASIONAL GRAY
PATTERN:	UNCOURSE AND ROUGHLY SQUARED



GUARDRAIL

MANUFACTURE:	CUSTOM
COLOR:	BRONZE
MATERIAL:	ROUGH IRON, GALV.

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND DETAILS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND ARE NOT TO BE USED, REPRODUCED OR ALTERED IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC.
AUTHORITY TO USE THE DRAWINGS IS GRANTED FOR THE PURPOSE OF CONSTRUCTION OF THE PROJECT SHOWN HEREIN AND NOT FOR COMPLETION OF ANY OTHER PROJECT.
COPYRIGHT 2016 CLAUDIO ORTIZ

REVISIONS: 3 02-10-2023

PROJECT: CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO. 22-04

ISSUE: 08-07-2022

DRAWN BY: C.O.

MATERIALS (PROPOSED)

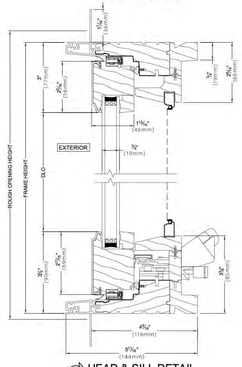
SCALE: 1" = 1/4"

A11.0

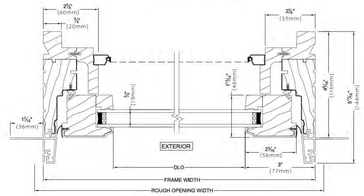
Attachment 3

Clad Aspen Casement

Operable
4 9/16" JAMB



HEAD & SILL DETAIL
CLAD ASPEN CASEMENT
CONTEMPORARY PROFILE



JAMB DETAIL
CLAD ASPEN CASEMENT
CONTEMPORARY PROFILE

SIERRA PACIFIC WINDOWS

www.sierrapacificwindows.com
800-824-7744

Updated: 11/18

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

WINDOW

MANUFACTURE:	SIERRA PACIFIC
COLOR:	DEEP TAUPE 077
MATERIAL:	WOOD-CLAD
STYLE:	CASEMENT
MUNTIN:	7/8" PUTTY

Deep Taupe 077



SW 7568
Neutral Ground
Interior / Exterior
Location Number: 261-C5

BODY COLOR

MANUFACTURE:	SHERWIN WILLIAMS
TYPE:	PAINT
COLOR:	SW 7568 NEUTRAL GROUND
FINISH:	SATIN

Acorn

TRIM & GARAGE DOOR COLOR

MANUFACTURE:	CABOT
TYPE:	SOLID STAIN
COLOR:	ACORN
FINISH:	SATIN

0 5 10 15
(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, APPOINTMENTS AND GRAPHICAL REPRESENTATIONS CONTAINED HEREIN ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND ARE NOT TO BE USED, LOANED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND ARE NOT TO BE USED ON ANY OTHER PROJECT OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND APPROPRIATE COMPENSATION TO CLAUDIO ORTIZ DESIGN GROUP, INC. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC.

ALL RIGHTS OF THE OWNERS IS WAIVED FOR THE PURPOSE OF CONSTRUCTION OF THE PROJECT SHOWN HEREIN. ANY REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC. IS PROHIBITED.

REVISIONS:
1 02-10-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
11-19-2022

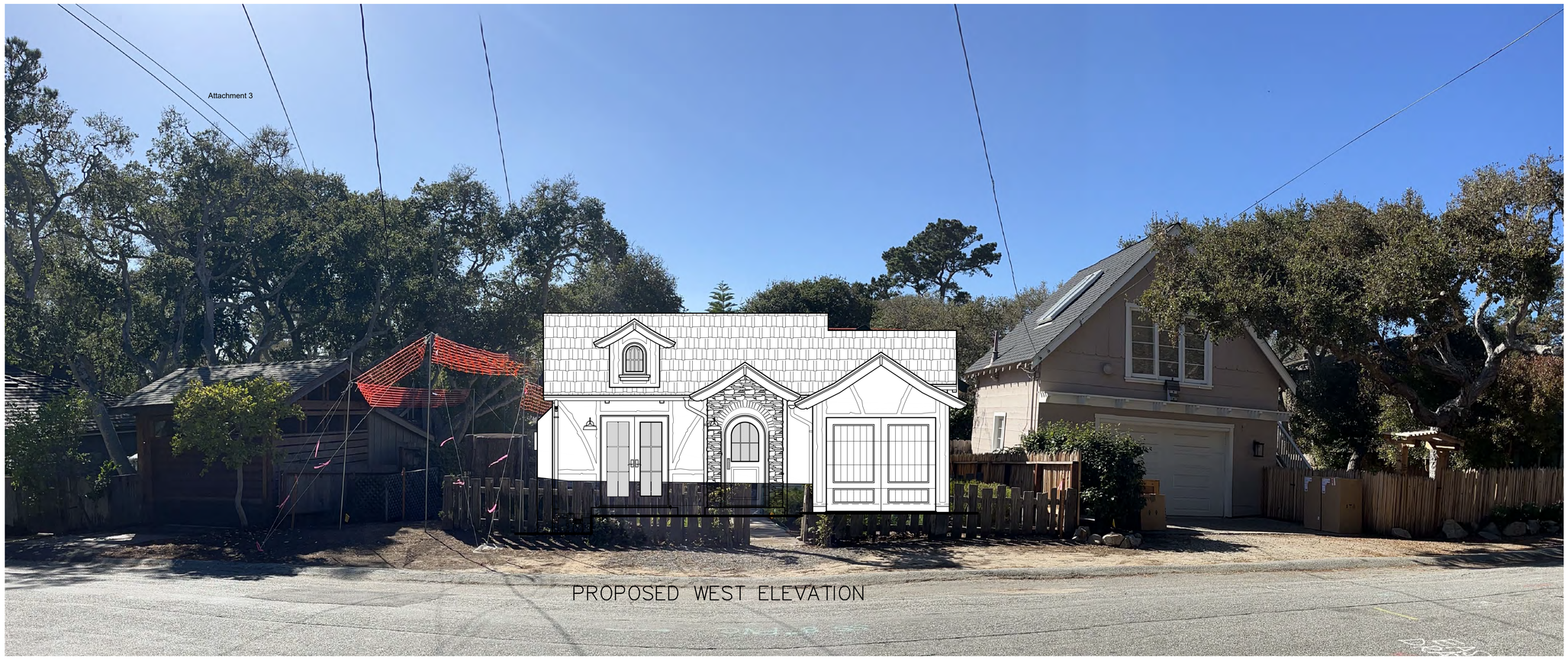
DRAWN BY:
C.O.

MATERIALS (PROPOSED)

SCALE: 1" = 1/4"

A11.1





PROPOSED WEST ELEVATION

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS CONTAINED IN THIS DOCUMENT ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND CAN NOT BE USED, COPIED, OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF CLAUDIO ORTIZ DESIGN GROUP, INC.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC.
ALL RIGHTS RESERVED. THE DRAWINGS IS GRANTED ONLY FOR THE PURPOSE OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF CLAUDIO ORTIZ
COPYRIGHT 2022 CLAUDIO ORTIZ

REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

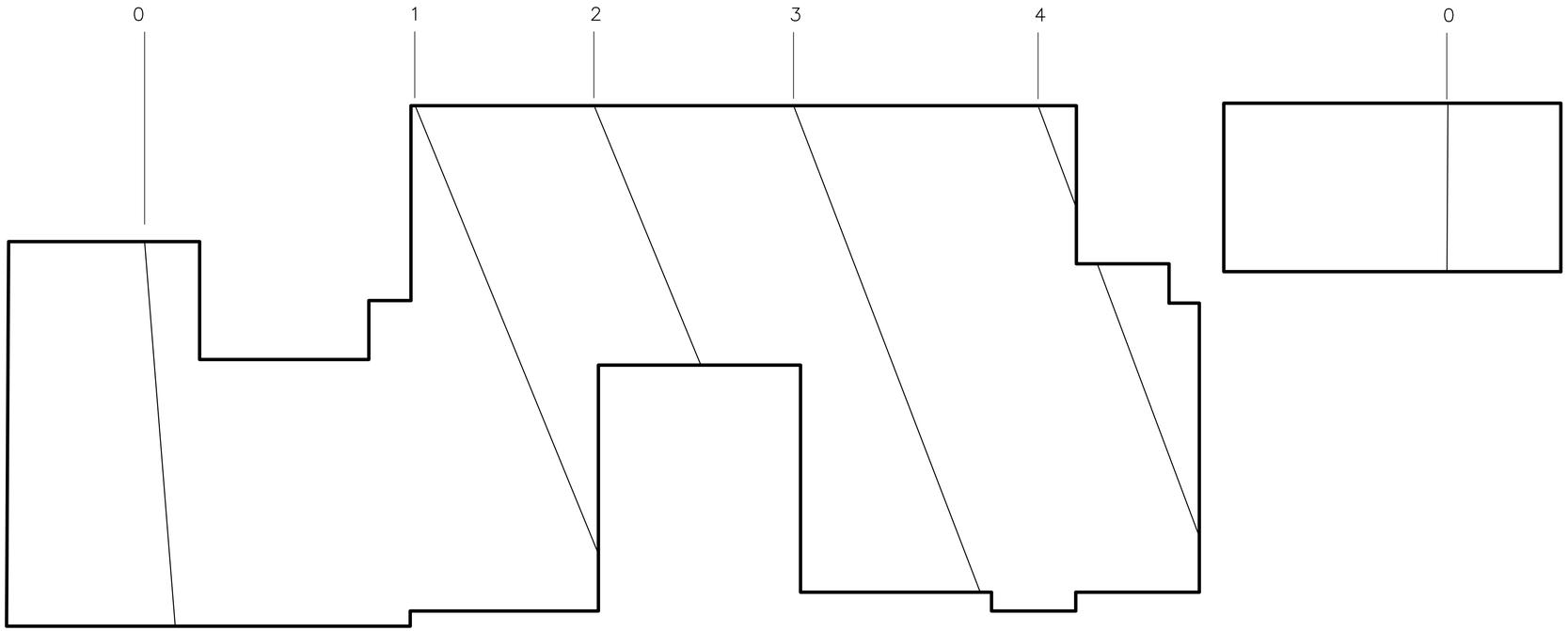
ISSUE:
09-30-2022
01-12-2023

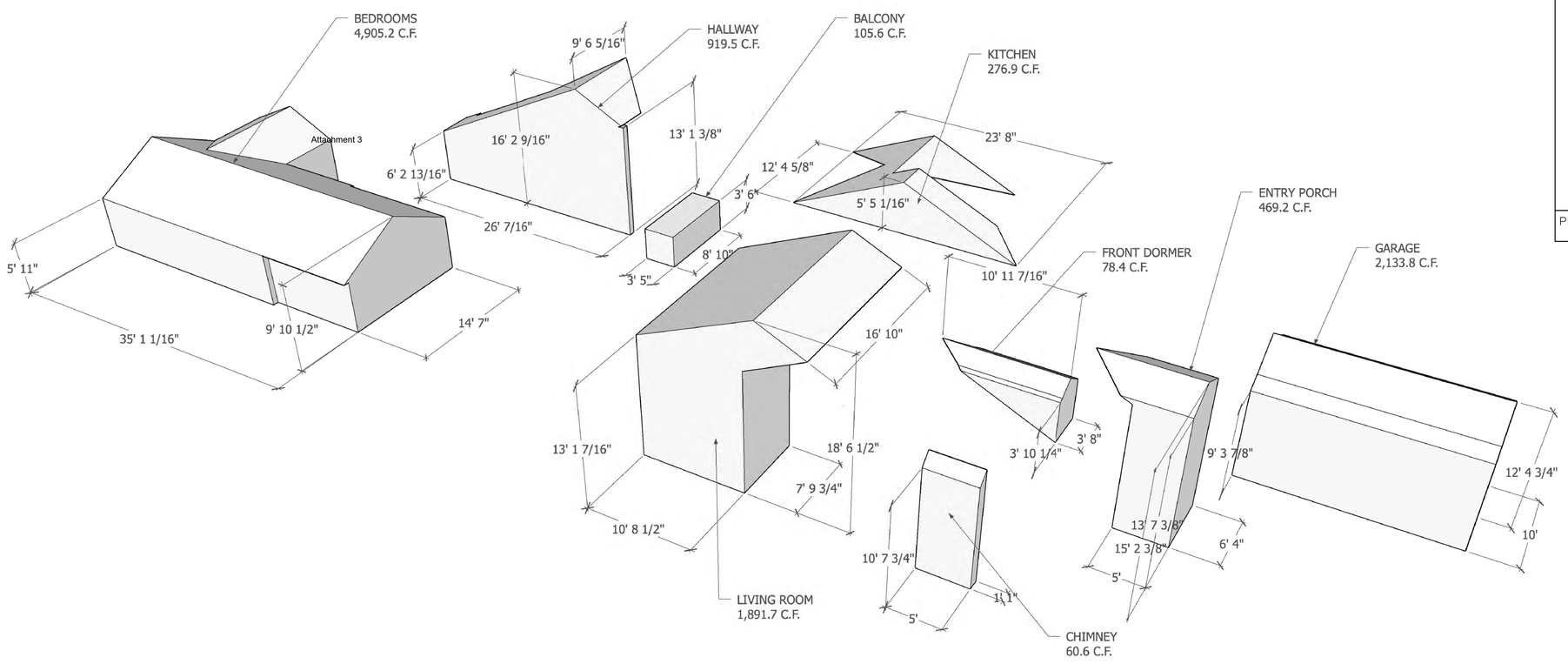
DRAWN BY:
C.O.

STREETSCAPE

SCALE: N.T.S.

A12.0





AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			14.6 FT
ELEV.	LINE	LENGTH	TOTAL
12 FT 13 FT 14 FT 15 FT 16 FT	0 1 2 3 4	22.9' 28.8' 16.8' 30.9' 23.7'	0.0 28.8 57.6 92.7 94.8
TOTAL		123.1'	273.9

MATH: 273.9 / 123.1 = 2.23
FACTOR: = 2.2
A.N.G. = 12 FT + 2.2 FACTOR = 14.2 FT

AVERAGE NATURAL GRADE

GARAGE AVERAGE NATURAL GRADE			18.0 FT
ELEV.	LINE	LENGTH	TOTAL
18 FT	0	10.0'	0.0
TOTAL		10.0'	0.0

MATH: 10.0 / 0.0 = 0.0
FACTOR: = 0.0
A.N.G. = 18 FT + 0.0 FACTOR = 18.0 FT

VOLUME ANALYSIS

ALLOWED	983.3 SQ.FT.	X12	11,799.6 CU.FT.
BEDROOMS			4,905.2 CU.FT.
HALLWAY			919.5 CU.FT.
LIVING ROOM			1,891.7 CU.FT.
KITCHEN			276.9 CU.FT.
CHIMNEY			60.6 CU.FT.
DORMER			78.4 CU.FT.
ENTRY PORCH			469.2 CU.FT.
FRONT GABLE			58.4 CU.FT.
BALCONY			105.6 CU.FT.
GARAGE			2,133.8 CU.FT.
PROPOSED			10,898.8 CU.FT.





(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICS REPRESENTATIONS ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF CLAUDIO ORTIZ DESIGN GROUP INC. AND SHALL NOT BE LOANED, COPIED OR DISCLOSED IN ANY MANNER WHATSOEVER AND ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF CLAUDIO ORTIZ DESIGN GROUP INC.
THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP INC.
AUTHORITY FOR USE: THE DRAWINGS IS GRANTED FOR THE PURPOSE OF THE PROJECT DESIGNATED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE OR ON ANY OTHER PROJECT.
COPYRIGHT 2016 CLAUDIO ORTIZ

REVISIONS:

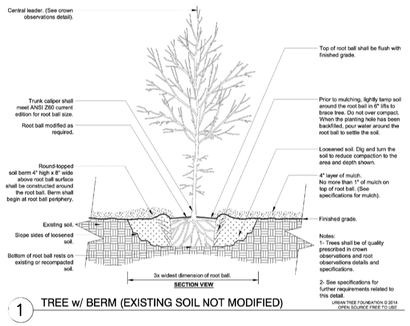
PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
08-07-2022
09-14-2022
01-12-2023
DRAWN BY:
C.O.

NATURAL AVERAGE GRADE ANALYSIS & VOLUME ANALYSIS

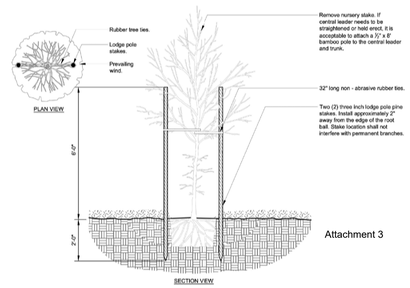
SCALE: 1' = 1/4"

A13.0



1 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

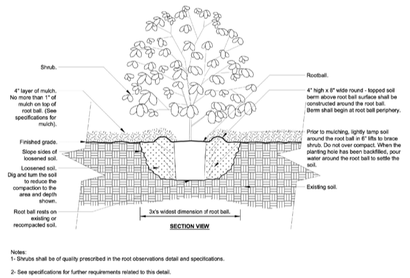
URBAN TREE FOUNDATION © 2014
OPEN SOURCE TREE TO USE



Attachment 3

2 TREE STAKING - LODGE POLES (2)

URBAN TREE FOUNDATION © 2014
OPEN SOURCE TREE TO USE

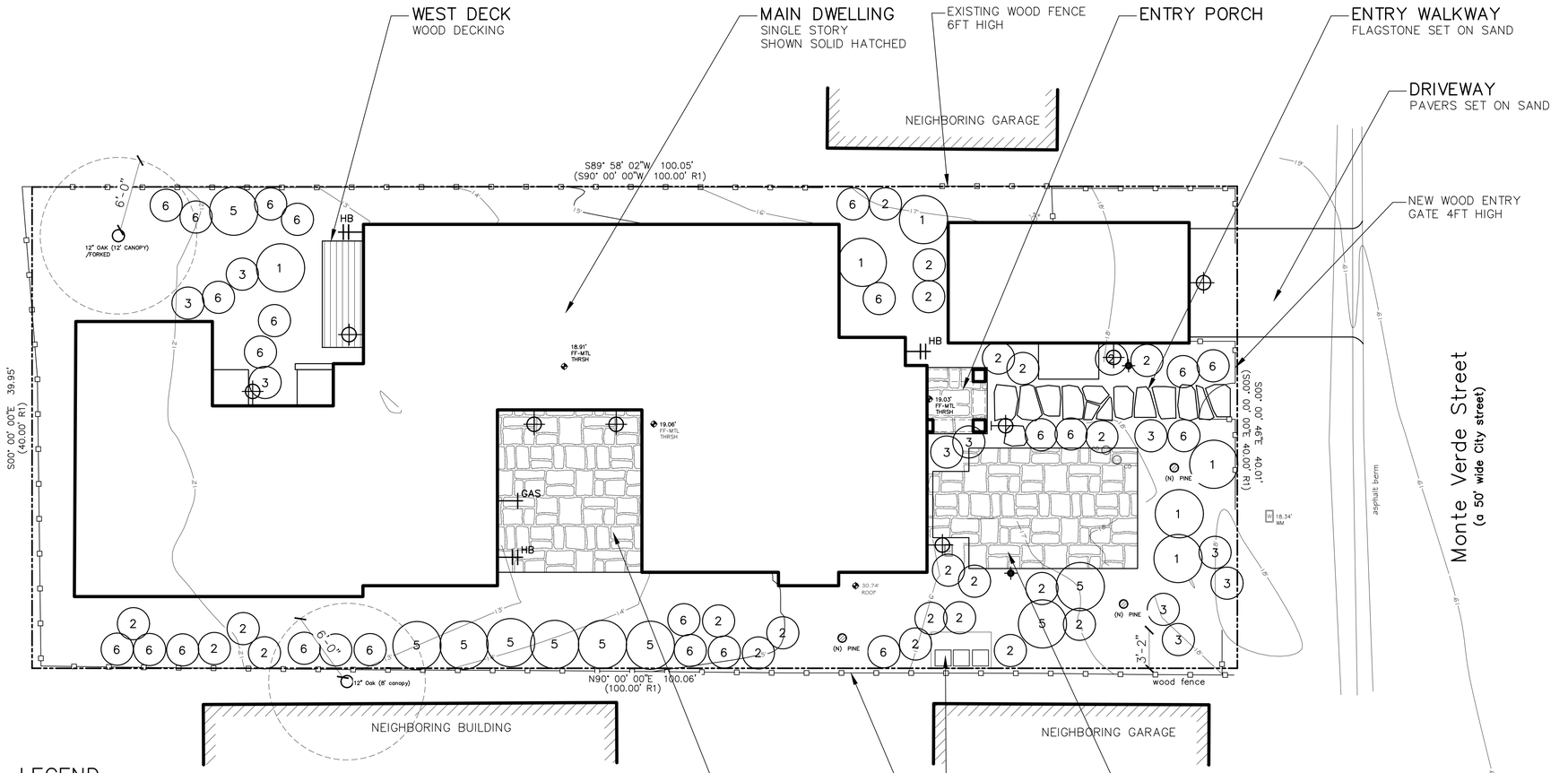


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

3 SHRUB - UNMODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE TREE TO USE



LEGEND

- STRUCTURES
- HARDSCAPE
- WOOD DECK
- PROPERTY LINE
- WOOD FOOT FENCE
- 100 CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (N) TREE
- PATH LIGHT (10-FT APART)

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

CITY FORESTER REQUIREMENTS

1. 6FT SETBACK FROM TREE TO BUILD FOOTPRINT AND STRUCTURE.
2. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONES, 15FT AREA AROUND TREES MIN., SHALL BE BE DUG BY HAND OR PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
3. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF APROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS. THE STORAGE AREA, CONCRETE WASHOUT AND PAINT AND SOLVENT CLEAN OUT AREA NEED TO BE MOVED.
4. ALL MEASUREMENTS FROM THE SETBACK LINE TO PROPERTY BOUNDARY LINE SHALL BE MEASURE FROM THE FINISHED EXTERIOR SURFACE OF THE STRUCTURE.

TREE PRESERVATION & TREE PROTECTION

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. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
6. IF ROOTS ARE 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 UNTAIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

IRRIGATION NOTES

1. NO TURF TO BE INSTALLED
2. COMPOST AT THE RATE OF 4 CUBIC YARD PER 1,000 SQ.FT. TO BE INCORPORATED TO A DEPTH OF 6" INTO THE LANDSCAPE AREA
3. ALL LANDSCAPE AREA TO RECEIVE 3" OF TOP DRESSING MULCH
4. IRRIGATION SYSTEM TO HAVE AN AUTOMATIC RENEGOTIATION CONTROLLER THAT HAS A SOIL MOISTURE SENSING DEVICE AND RAIN SENSOR.
5. IRRIGATION CONTROLLER TO HAVE A BATTERY BACKUP AN NON-VOLATILE MEMORY.
6. IRRIGATION SYSTEM TO BE SUBSURFACE PONT OF DRIP. VLAVES TO HAVE PRESSURE REGULATORS TO SYSTEM WITHIN MANUFACTURE'S PRESSURE RANGE. SHUT OFF VALVES TO BE CLOSE TO POINT OF CONNECTION.

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	DONONAEA ATROPURPOREA	DONONAEA ATROPURPUREA	5 GAL
2	ARCTOSTAPHYLOS	ARCTOSTAPHYLOS "PACIFIC MUST"	5 GAL
3	WOODWARDIA FIMBRIATA	WOODWARDIA FIMBRIATA	5 GAL
4	LOMANDRA LONGIFOLIA	LOMANDRA LONGIFOLIA BREEZE	5 GAL
5	CEANOTHUS	CEANOTHUS "JULIA PHELPS"	5 GAL
6	RHAMNUS CALIFORNIA	RHAMNUS CALIFORNIA "EVE CASE"	5 GAL
PINE	PINUS RADIATA	MONTEREY PINE	15 GAL

LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "B" ON SHEET 6.0
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA. 93921
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL REPRESENTATIONS CONTAINED IN THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT.
THIS SCHEMES IS AN INSTRUMENT OF SERVICE AND IS THE INTELLECTUAL AND PROPERTY OF THE ARCHITECT.
AUTHORIZED USE OF THIS DRAWINGS IS GRANTED ONLY FOR THE PURPOSE OF THE PROJECT SHOWN HEREIN. ANY OTHER USE IS PROHIBITED AND NOT FOR DUPLICATION OR USE FOR ANY OTHER PROJECT.
COPYRIGHT 2018 © CLAUDIO ORTIZ

REVIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK:E LOTS:13
APN: 010-185-007
PROJECT NO.
22-04

ISSUE:
09-30-2022
11-19-2022
01-12-2023
DRAWN BY:
C.O.

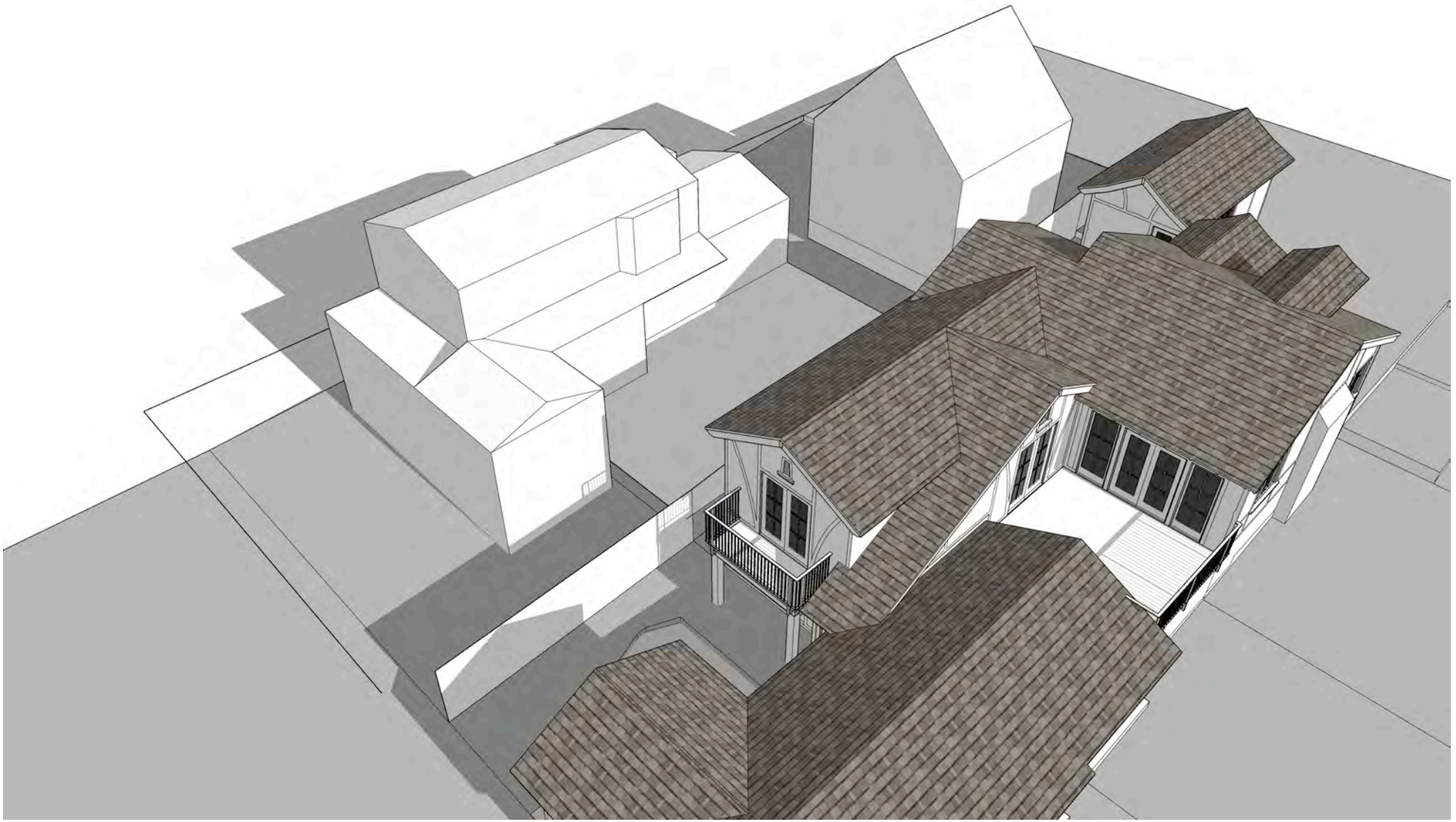
LANDSCAPE PLAN

SCALE: 1' = 3/16"

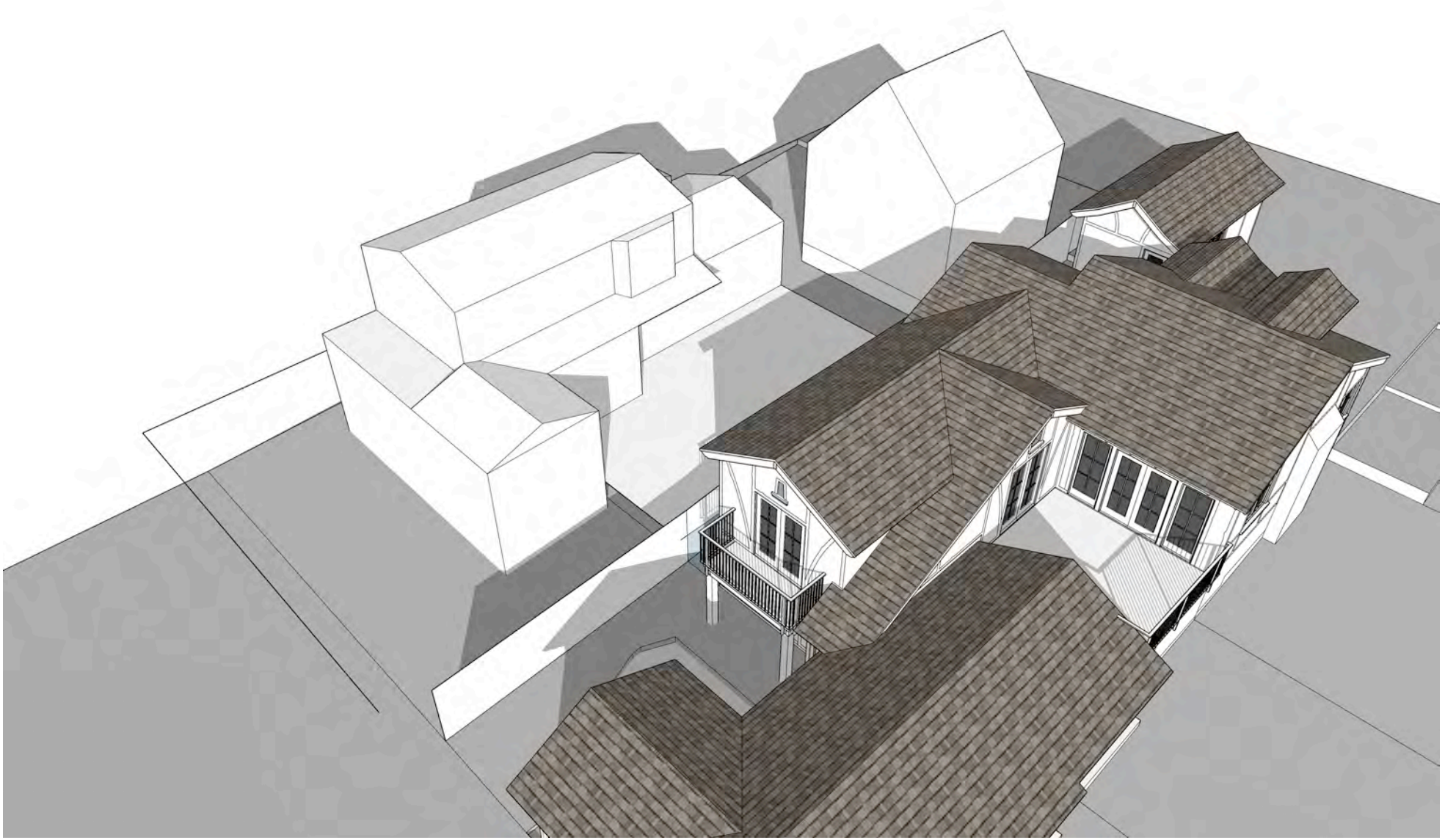
L1.0



1/1 at 12PM



1/1 at 3PM



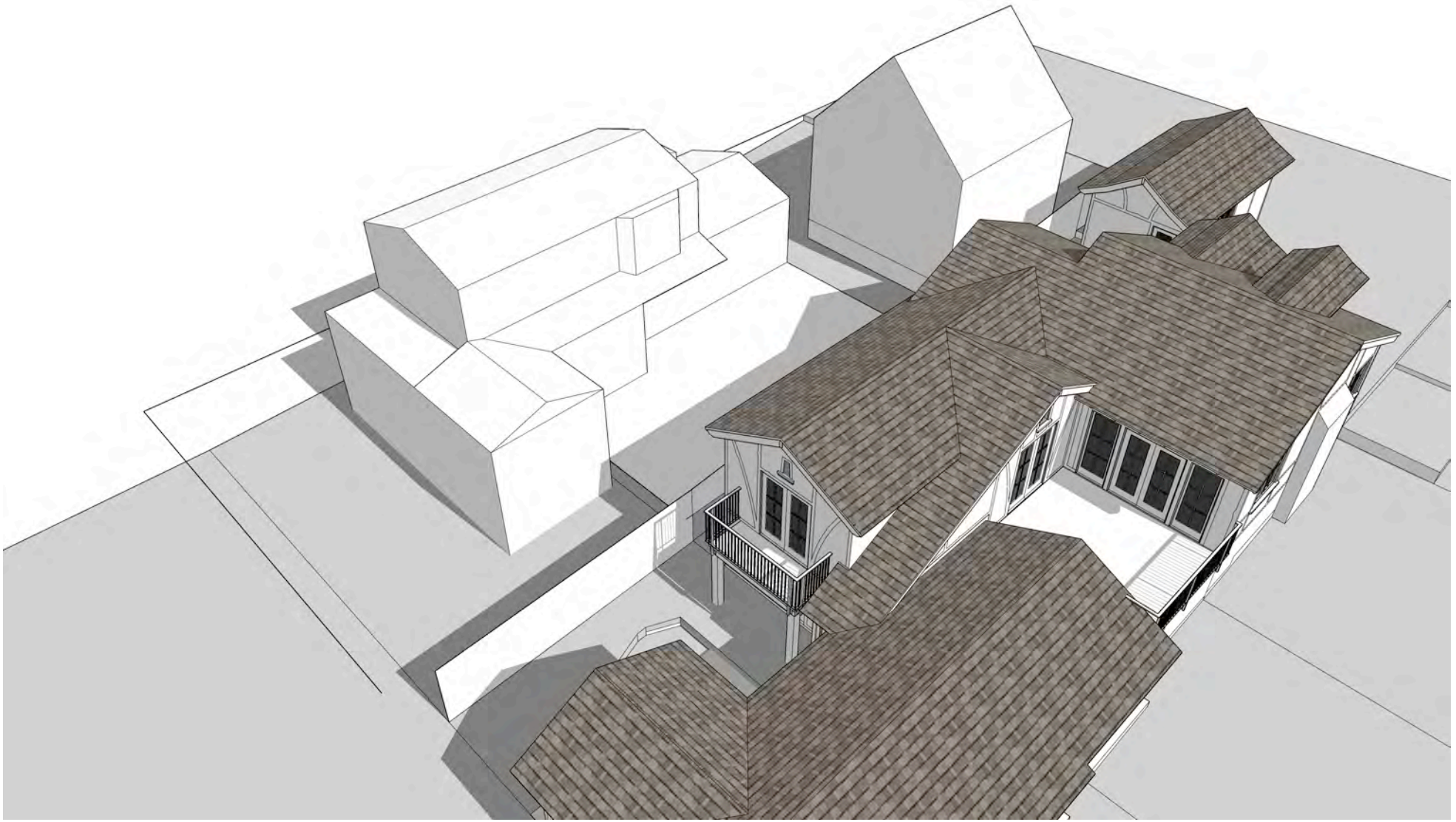
2/1 at 12PM



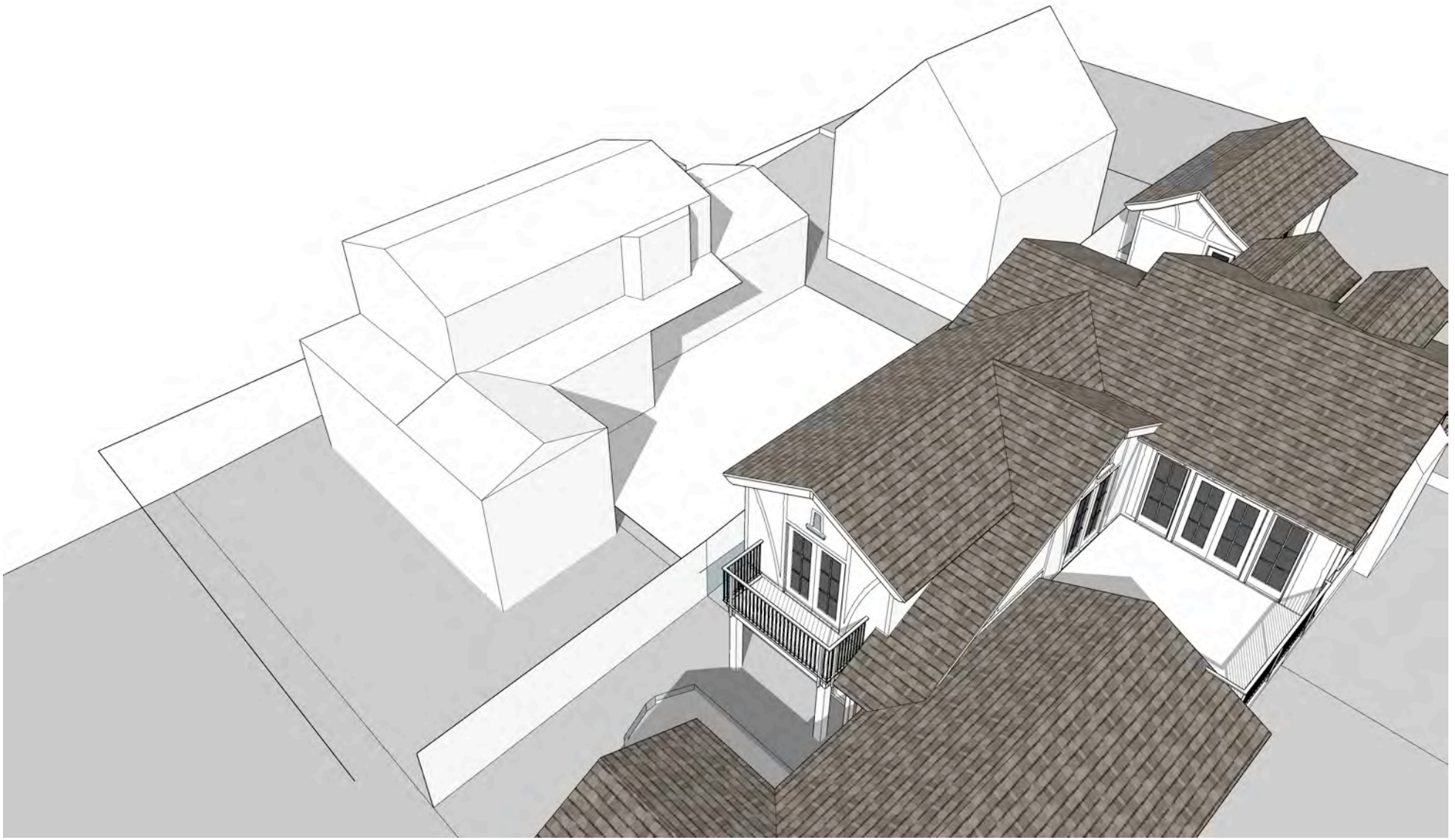
2/1 at 3PM



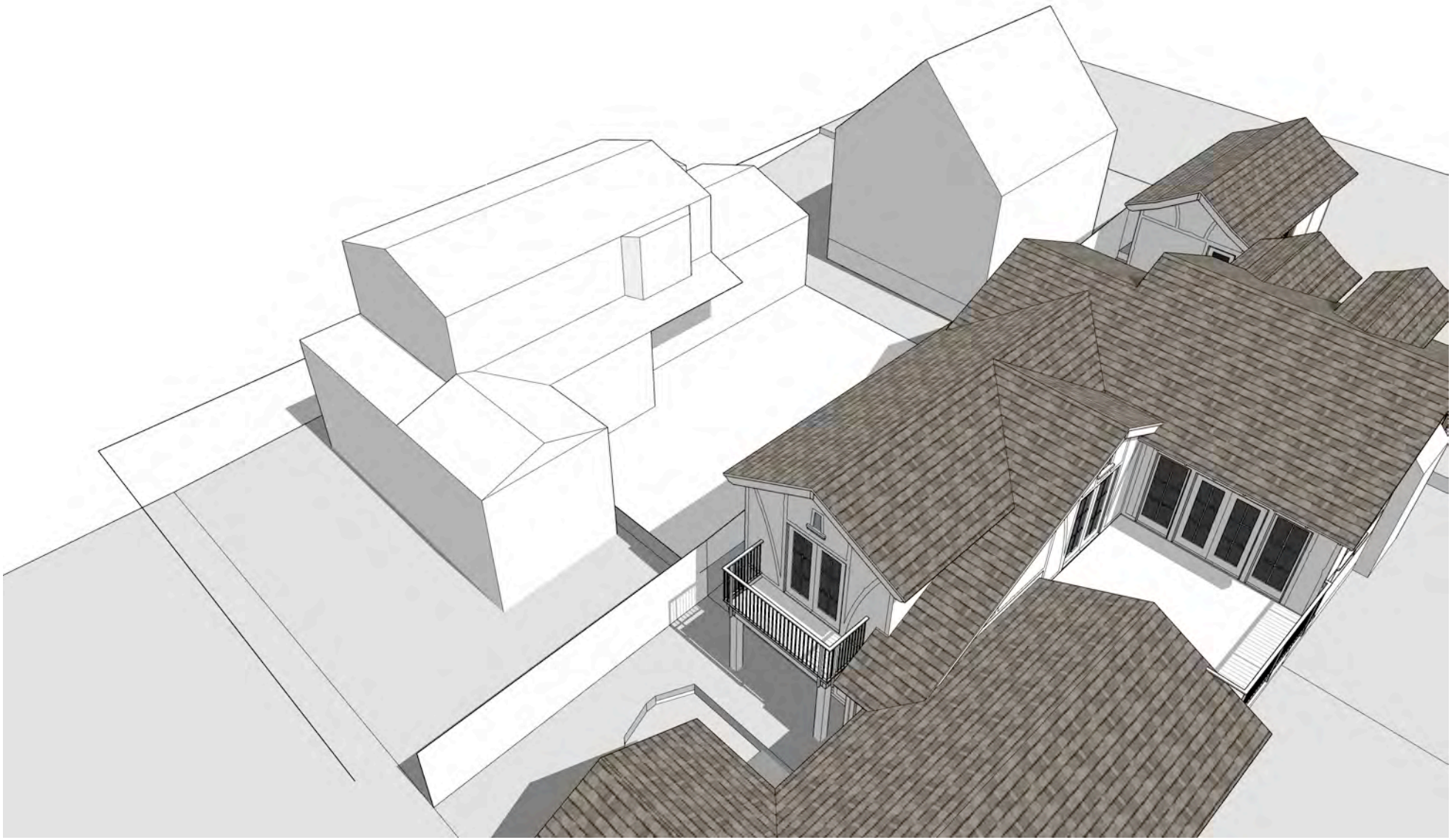
3/1 at 12PM



3/1 at 3PM



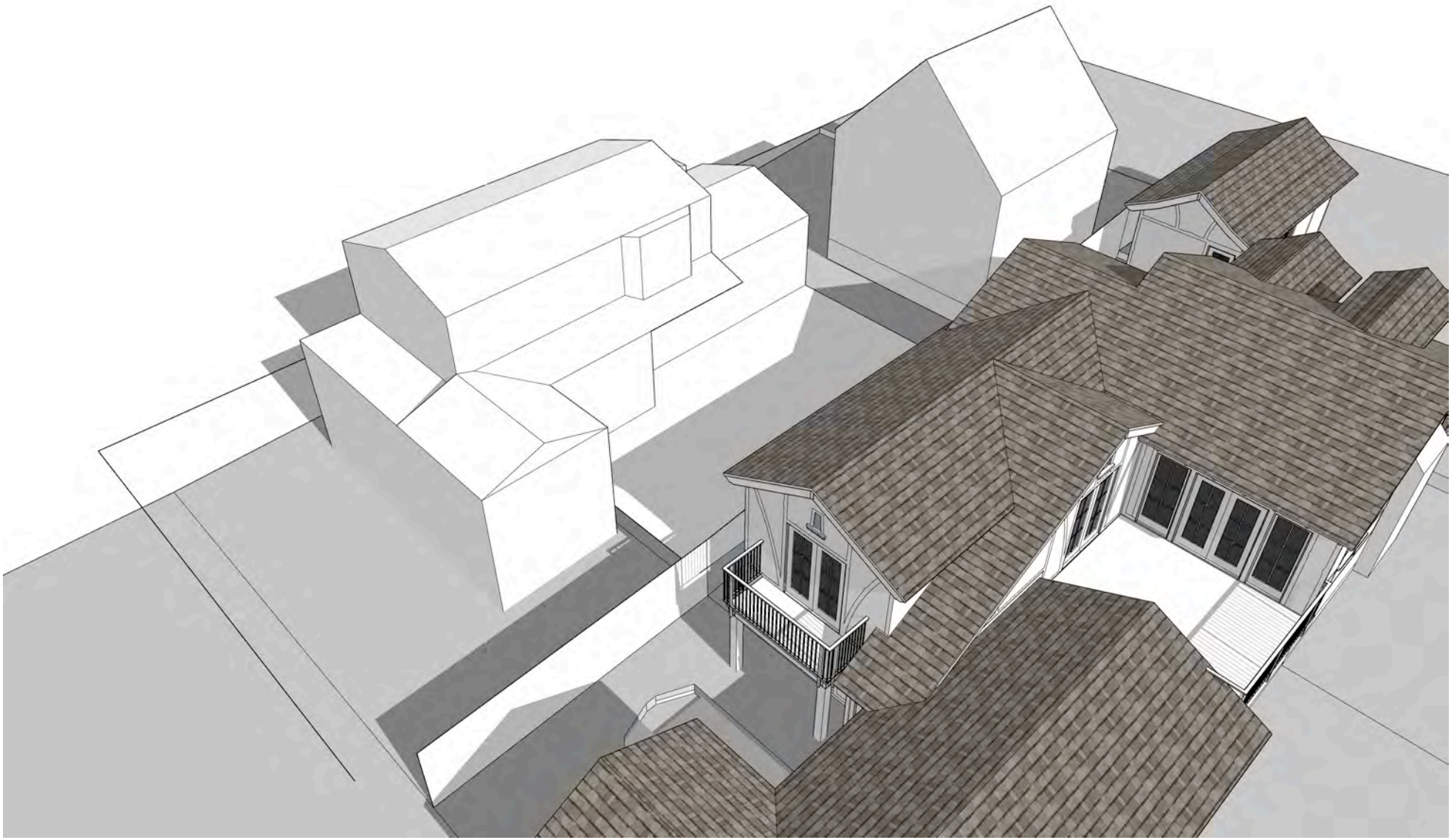
4/1 at 12PM



4/1 at 3PM



10/1 at 12PM



11/1 at 12PM



12/1 at 12PM

Carmel-by-the-Sea

Attachment 5

Suray Nathan <snathan@ci.carmel.ca.us>

Monte Verde St. 3 NE of 11th

Suray Nathan <snathan@ci.carmel.ca.us> Fri, Mar 31, 2023 at 10:43 AM
To: Suray Nathan <snathan@ci.carmel.ca.us>

---------- Forwarded message ---------
From: **melissa ortize** <REDACTED>
Date: Thu, Mar 16, 2023 at 3:40 PM
Subject: Re: Monte Verde St. 3 NE of 11th
To: Suray Nathan <snathan@ci.carmel.ca.us>

Hi Suray,

Thank you for taking the time to review my home and the potential impact the new construction at Monte Verde St. 3 NE of 11th will have on my family's privacy. If you could please share your photos and my concerns with the planning committee I would appreciate it. The tentative balcony looks down upon my yard and significantly impacts the privacy I have in my home.

If you would like me to send you additional photos I am happy to do so. Please let me know.

Thank you for considering my request to adjust these existing plans.

Warmly,
Melissa

On Wednesday, February 15, 2023 at 01:04:28 PM PST, Suray Nathan <snathan@ci.carmel.ca.us> wrote:

--

Suray Roi Nathan
Assistant Planner
Carmel-by-the-Sea
Direct: (831)620-2027
snathan@ci.carmel.ca.us

Please take our **Customer Satisfaction Survey**.

Carmel-
by-the-Sea

Attachment 5

Suray Nathan <snathan@ci.carmel.ca.us>

Proposed Window for Cruz project.

Suray Nathan <snathan@ci.carmel.ca.us> Fri, Mar 31, 2023 at 10:51 AM
To: Suray Nathan <snathan@ci.carmel.ca.us>

---------- Forwarded message ---------
From: **Ulrich Pilz** <Redacted>
Date: Wed, Mar 22, 2023 at 11:16 AM
Subject: Re: Proposed Window for Cruz project.
To: Suray Nathan <snathan@ci.carmel.ca.us>

Thank you for forwarding the PDF file with the revised window sizes and location. We agree with the modifications.
Regards,
Ulrich Pilz

--



Figure 1. View from the northeast corner of the west neighbor's rear yard looking at the proposed balcony on the rear elevation.



Figure 3. West Yard View. Story poles show bedroom and bathroom addition.



Figure 4. South neighbor's view of subject property.

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

April 12, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-019 (De Caussin)**: Consideration of a Concept Design Study for a 319-square-foot net addition to an existing 1,466-square-foot, two-story residence and various site improvements located on Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District. APN 010-265-010

Application: DS 23-019 (De Caussin)
APN: 010-265-010
Block: N
Lot: 16
Location: Carmelo Street 2 NE 8th Avenue
Applicant: Amy Denney, Project Manager
Property Owner: Myrtle Rosalie De Caussin Trust

Executive Summary:

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

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

Recommendation:

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

Background and Project Description:

PROJECT DESCRIPTION

The subject property is a 4,000-square-foot lot developed with a 1,466-square-foot two-story residence and detached 208-square-foot detached guesthouse. The applicant, Amy Denney of IDG, Inc., is proposing an interior remodel and exterior changes to the main residence including the demolition of 212 existing square feet of the main residence and construction of a 203-square-foot attached garage; 46-square-foot first-floor laundry/pantry addition; and 282-square-foot second-floor primary bedroom/bathroom. The existing exterior stone fireplace is proposed to be demolished and an interior fireplace constructed in a new location. Limited site improvements include a reduction of site coverage from 1,303 square feet to 665 square feet; a new driveway at the northwest corner of the lot with sand-set pavers and a central planted island; and the restoration of an existing wrought iron driveway gate, proposed to be relocated along with two flanking stone columns approximately 1' west. Additional exterior modifications include the replacement of the rear (west) elevation first-story bay window copper roof with a skylight roof, and adding five new dormer windows: one first-story west-facing dormer, one second-story north-facing dormer, two second-story west-facing dormers, and one second-story east-facing dormer. The existing 208-square-foot detached guesthouse is proposed to be converted to a 264-square-foot accessory dwelling unit. The accessory dwelling unit is not subject to design review.

Staff has scheduled this application for conceptual review. The primary purpose of this meeting is to review and consider the site planning, privacy and views, mass and scale related to the project. However, the Commission may provide input on other aspects of the design.

Staff Analysis:

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

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

City code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects, if needed. The City Forester recommends a tree density of one lower canopy tree (already existing) and three new upper canopy trees. The project plans depict proposed locations for three new upper canopy trees; the tree species have yet to be selected but will be either Monterey Pine, Monterey Cypress, Bishop Pine, Canary Island Pine, Deodar Cedar, Coast Redwood, or Peppermint Gum. Condition of Approval #3 specifies the landscape plan will need to show the size and species of the three upper canopy trees.

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

Staff Response: Staff has not identified significant privacy or view impacts associated with the project. The main residence will be modified with a removal of 212 square feet to accommodate a new 203-square-foot attached garage; 46-square-foot first-story laundry/pantry; and 282-square-foot second-floor primary bedroom/bathroom. A 76-square-foot primary bedroom-adjacent terrace is also proposed. These modifications are all located at the north portion of the property. The plate height of the first story will remain unchanged at 12' and the ridge height of the first story will remain unchanged at 14'. The plate height of the

second story will increase 1" from 17' 3" to 17'4", and the ridge height of the second story will remain unchanged at 21' 11". The second-story addition will sit 6" lower than the existing residence with a ridge height of 21'5".

The fenestration proposed for the addition is human-scaled and appears to preserve "reasonable" privacy for neighboring properties. At the first story of the north elevation, two proposed garage windows, one proposed laundry window, and one proposed powder room window will not result in any privacy impacts due to the presence of an existing 8' wood fence along the north property line to be maintained. At the second story of the north elevation, two proposed primary bedroom windows and two proposed primary bath windows do not appear to result in a privacy impact because the north neighboring property features a driveway along the south property line, two south-facing first-story windows, and no second-story windows. Additionally, views from the second story of the subject property to the north neighboring property currently exist due to a six-light casement window at the far west end of the De Caussin's north elevation. The proposed fenestration changes at the second story of the north elevation do not appear to result in privacy impacts to the north neighbor due to the neighbor's lack of south-facing second-story windows, and the presence of a driveway along their south property line (rather than an outdoor living area). This reasoning also applies to the one proposed north-facing dormer window.

The remaining proposed dormer windows similarly do not appear to create direct, significant privacy impacts. Three proposed west-facing dormers (one at the first story, two at the second story) will look onto the front yard of the subject property and Carmelo Street beyond. One proposed second-story east-facing dormer will look onto the backyard of the subject property; the fact that the subject property is lower in grade than the properties to the rear (east) mitigates potential privacy impacts, as does existing vegetation.

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

A 76-square-foot terrace is proposed on the second story of the west façade, adjacent to the proposed primary bedroom. Potential privacy issues for the neighbor to the north appear mitigated due to the neighbor's lack of second-story south-facing windows. Notably, the north neighbor's west façade features a nearly full-width second-story porch not dissimilar from the proposed terrace at the subject property.

The proposed addition will block a portion of a filtered ocean view from the Camino Real 3 NW of 8th (the property located northeast of the subject property). Staff received correspondence from Christopher Maxcy, owner of Camino Real 3NW of 8th, on April 5, 2023, and from Noreen and Corey West, owners of Camino Real 2 NW of 8th, on April 4, 2023. These neighbors to the east of the subject property have expressed privacy, light, and view concerns (Attachment 5) to be discussed at the public hearing.

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

Staff Response: The applicant has proposed a 203-square-foot attached garage located at the northwest portion of the residence. The existing area of asphalt (34 square feet) and turf at the northwest portion of the property will be removed and replaced with a 71-square-foot driveway of sand-set pavers with a landscaped island. The proposed garage will provide required on-site parking, and the proposed design of the driveway

will minimize the amount of hardscape as feasible. The proposed garage location is appropriate given the limited options for a subordinate garage, and does not create detrimental view impacts.

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

Staff Response: The proposed 203-square-foot attached garage, 46-square-foot first-floor laundry/pantry; and 282-square-foot second-floor primary bedroom and bath will increase the building's mass and bulk as seen from the street. However, the mass and bulk changes are limited to the northwest portion of the property, and the five proposed dormers will not significantly contribute to the increase in perceived mass and bulk. The lot's topography very gently slopes from the rear (east) to the front (west), and the proposed addition steps down with the topography. The proposed addition would increase the floor area from 1,466 to 1,785 square feet (net 319 square feet added), remaining below to the maximum allowable square footage of 1,800 square feet. The neighboring properties to the north and the south are both developed with two-story residences, each featuring a street-facing balcony or patio. As designed, the project meets the design guideline objectives for mass and bulk.

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

Staff Response: The plate height of the first story will remain unchanged at 12' and the ridge height of the first story will remain unchanged at 14'. The plate height of the second story will increase 1" from 17' 3" to 17'4", and the ridge height of the second story will remain unchanged at 21' 11". The primary bedroom/bathroom addition at the second story will sit 6" lower than the existing residence with a ridge height of 21'5". As designed, the proposed project meets height standards.

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

Staff Response: The pitch of the proposed addition will maintain the 7:12 slope of the existing residence. The five proposed dormers are sufficiently distributed throughout the roof slopes such that they do not appear to over-complicate the roof form. The project meets the design guideline objectives for building and roof forms.

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

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

The wood windows proposed for the addition are generally the same size (or smaller) as the existing wood windows, and will be painted with Benjamin Moore "Timberwolf" grey to match existing. The wood windows

are proposed to be Kolbe “Heritage” simulated divided lite wood windows.

The proposed terrace will feature redwood fascia, pickets and posts stained to match the wood elements that already exist on the existing house. Likewise, proposed redwood shutters will match existing shutters. The vehicular opening at the west façade of the proposed garage will feature a redwood surround and redwood roll-up garage doors.

Right-of-way Character: *Residential Design Guidelines 1.5 through 1.7 encourage maintaining an informal open space character of the right-of-way; maintaining trees and natural vegetation; and, designing parking areas to reinforce the forest image.*

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

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

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

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

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

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

Residential Design Guidelines 9.13 and 9.14 state, *“when a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights may be appropriate when, interior spaces have no access to exterior windows or windows have limited access to light; windows would cause greater impacts to adjoining homes; the skylight design is compatible with the architecture;*

and, the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or neighboring windows. The size, placement, number, and design should be an integral part of the building design; skylights should be framed in colors that match adjoining roof surfaces, and skylights that produce glare or light pollution visible to neighbors or the public should be mitigated.

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

The Family Room bay window located at the first story of rear (east) addition presently features a copper roof, which is proposed to be replaced with a skylight roof. The skylight window roof would not be visible from the street. The location of the proposed skylight at the first story limits the impact to neighboring residences to the east, as does the sloping topography and existing fencing/vegetation and the accessory dwelling unit. Condition of Approval # 5 requires that the skylight be low-profile with non-reflective glass to minimize the amount of light and glare visible from adjoining properties. In addition, automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.

***Driveway Gate/Stone Columns*:** Residential Design Guideline 11.3 states, *"Keep a sense of openness into the site as seen from the street."*

Staff Response: The existing wrought iron gate is proposed to be restored, retained, and relocated approximately 1' west and flanked by stone columns also proposed to be relocated approximately 1' west. Staff does not support the relocation of the gate, as it is a non-conforming feature that interferes with a sense of openness into the site. Although the wrought iron gate has a fairly transparent quality, the presence of the gate is not in keeping with the open landscape character encouraged by the design guidelines. Additionally, moving the stone columns would disrupt the existing alignment with the garden wall and the two columns to the south (flanking the entry pathway). Condition of Approval # 2 requires the columns and gate to remain in place if they are retained.

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

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

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

a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A) and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and

b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less.

Staff Response: The site is currently non-compliant. The applicant is reducing site coverage by 638 square feet from 1,303 square feet to 665 square feet bringing the site into compliance with the zoning requirement of CMC 17.10.030.C.2.b that requires non-compliant site coverage be reduced at a rate equal to two times the amount of floor area added to the site. Portions of hardscape throughout the property will be removed and replaced with mulch. The proposed project involves the demolition of two stone columns located along the south border of the turf area; the relocation of two stone columns flanking the driveway gate approximately 1' to the west; and new planters north and south of the new driveway. No changes to the existing stone perimeter walls and fencing are proposed. Although portions of the fence exceed the 4' and 6' height limits (reaching 8' in places), no changes to the non-conforming fencing are proposed and they may be retained.

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

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

Staff Response: See Section on Forest Character analysis on pg. 2. The applicant is not proposing to remove any plantings or trees and is not proposing any new plantings beyond the three upper canopy trees as directed by the City Forester. Condition of Approval 3 requires approval of the landscape plan by the City prior to Final Details review.

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 - Site Photographs
Attachment 3 - Project Data Table
Attachment 4 - Project Plans
Attachment 5 - Public Comment

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2022-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR A NET ADDITION OF 319 SQUARE FEET TO AN EXISTING 1,466-SQUARE-FOOT TWO-STORY RESIDENCE LOCATED ON CARMELO STREET 2 NORTHEAST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT.
APN 101-265-010.

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

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

WHEREAS, the Applicant is requesting to demolish 212 existing square feet of floor area and construct a 531 square-foot two-story addition inclusive of a 203-square-foot attached garage, 46-square-foot pantry/laundry, and 282-square-foot bedroom/bathroom, resulting in a net addition of 319 square feet to an existing 1,466-square-foot two-story residence; and

WHEREAS, the Applicant is additionally requesting to construct a 76-square-foot second-story terrace; demolish the existing stone exterior chimney and construct a relocated interior chimney; add five (5) new dormer windows; replace an existing first-story bay window copper roof with a skylight roof; and install site improvements including a new sand-set paver driveway; and

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

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

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

WHEREAS, on March 31, 2023, notice of an April 12, 2023 public hearing was published in the *Carmel Pine Cone* in compliance with State law (California Government Code 65091), and

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

WHEREAS, on or before April 2, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

WHEREAS, 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 as it does not grant any permits of entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, a CEQA analysis and determination will be conducted as part of the Final Details hearing; and

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE For each of the required design study findings listed below, staff has indicated whether the concept plans submitted, and/or as conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	

11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT the concept design for Design Study application DS 23-019, De Caussin for a 319-square-foot net addition to a 1,466-square-foot two-story residence located on Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) District (APN 010-265-010), subject to the following Recommendations/Draft Conditions of Approval:

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of April, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary



Figure 1: View looking east.



Figure 2: View looking southeast.



Figure 3: View looking northeast.



Figure 4: Neighboring property to the north (image left) and subject property (image right).



Figure 5: Subject property (image left) and neighboring property to the south (image center/right).



Figure 6: Detail of existing asphalt, driveway gate, and turf.



Figure 7: Detail of right-of-way.



Figure 8: Detail of right-of-way.



Figure 9: Detail of south portion of existing residence, looking east.



Figure 10: Rear elevation, looking west. Note bay window copper roof to be replaced with a skylight roof.



Figure 11: Detached guesthouse, proposed to be expanded and converted to an ADU.



Figure 12: View from subject property to north neighbor, looking northwest.

DS 23-019 (De Caussin)
April 12, 2023
Project Data Table

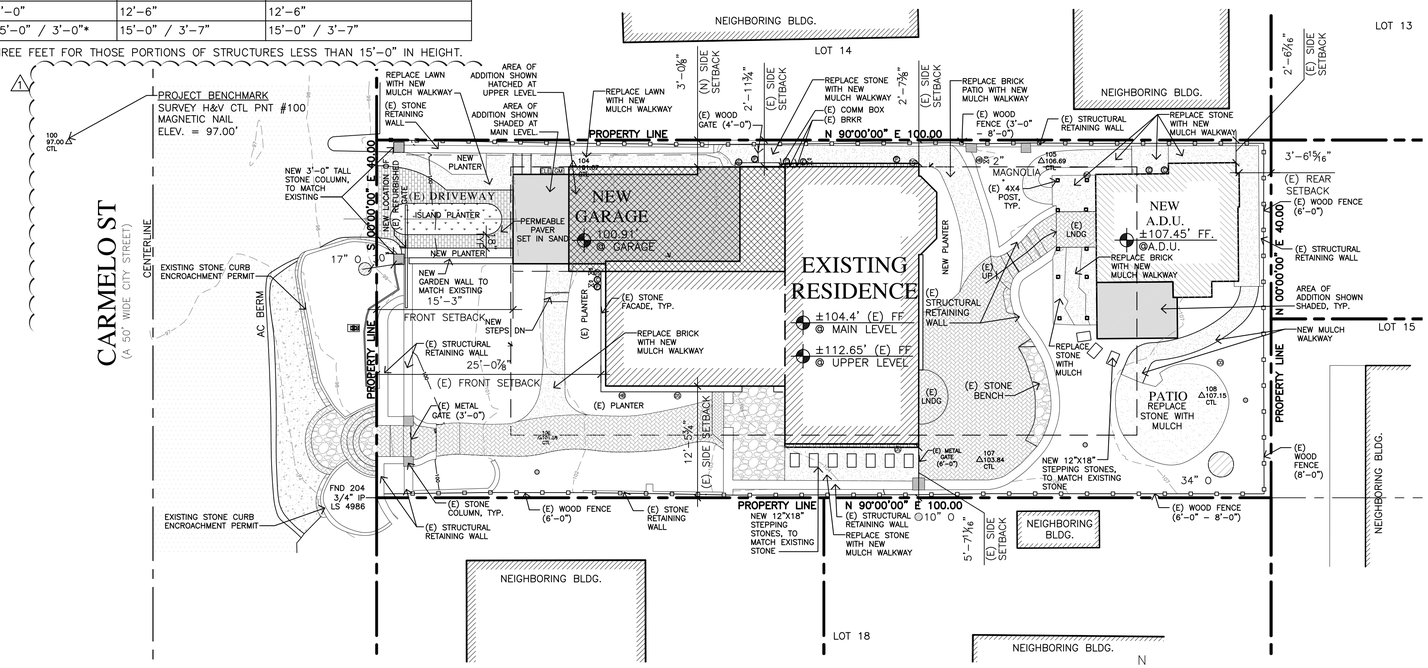
PROJECT DATA FOR A 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,466 SF (36.6%)	1,785 SF (44.62%)
Site Coverage	396 SF/556 SF	1,303 SF	665 SF
Trees (Upper/Lower)	3/1	4 lower	Retain 4 lower; plant 3 upper
Ridge Height ($1^{st}/2^{nd}$)	18’/ 24’	14’/ 21’11”	14’/ 21’ 5” (addition)
Plate Height ($1^{st}/2^{nd}$)	12’/ 18’	9’7”/ 17’3”	9’7”/ 17’4”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	25’1”	15’3”
Composite Side Yard	10’ (25%)	8’3”	8’3”
South Side Yard	3’	5’7 11/16”	5’7 11/16”
North Side Yard	3’	2’11 3/4” / 2’7 3/8” 3’7”(guesthouse)	3’ (addition) 3’7” (ADU)
Rear	15’/3’*	15’ 3’7” (guesthouse)	15’ 3’7” (ADU)

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

PROJECT DATA FOR AN 4,000 SF SITE

SITE CONSIDERATIONS	ALLOWED	EXISTING	PROPOSED
FLOOR AREA	1,800 SF (45%)	1,466 SF (36.6%)	1,785 SF (44.62%)
SITE COVERAGE	396 SF	1,303 SF	665 SF
TREES (UPPER/LOWER)	3 / 1	0 / 1	3 / 1
RIDGE HEIGHT (1ST/2ND)	18' / 24'	14'-0" / 21'-11"	14'-0" / 21'-5" (ADDITION AREA)
PLATE HEIGHT (1ST/2ND)	12' / 18'	9'-7" / 17'-3"	9'-7" / 17'-4"
SETBACKS	**MINIMUM REQUIRED**	**EXISTING**	**PROPOSED**
FRONT	15'-0"	25'-1"	15'-3"
COMPOSITE SIDE YARD	10'-0" (25%)	8'-3" (20.6%)	8'-3" (20.6%)
SIDE YARD – NORTH	3'-0"	2'-11" @ EXIST.	3'-0" @ ADDITION
SIDE YARD – SOUTH	7'-0"	12'-6"	12'-6"
REAR	15'-0" / 3'-0"*	15'-0" / 3'-7"	15'-0" / 3'-7"

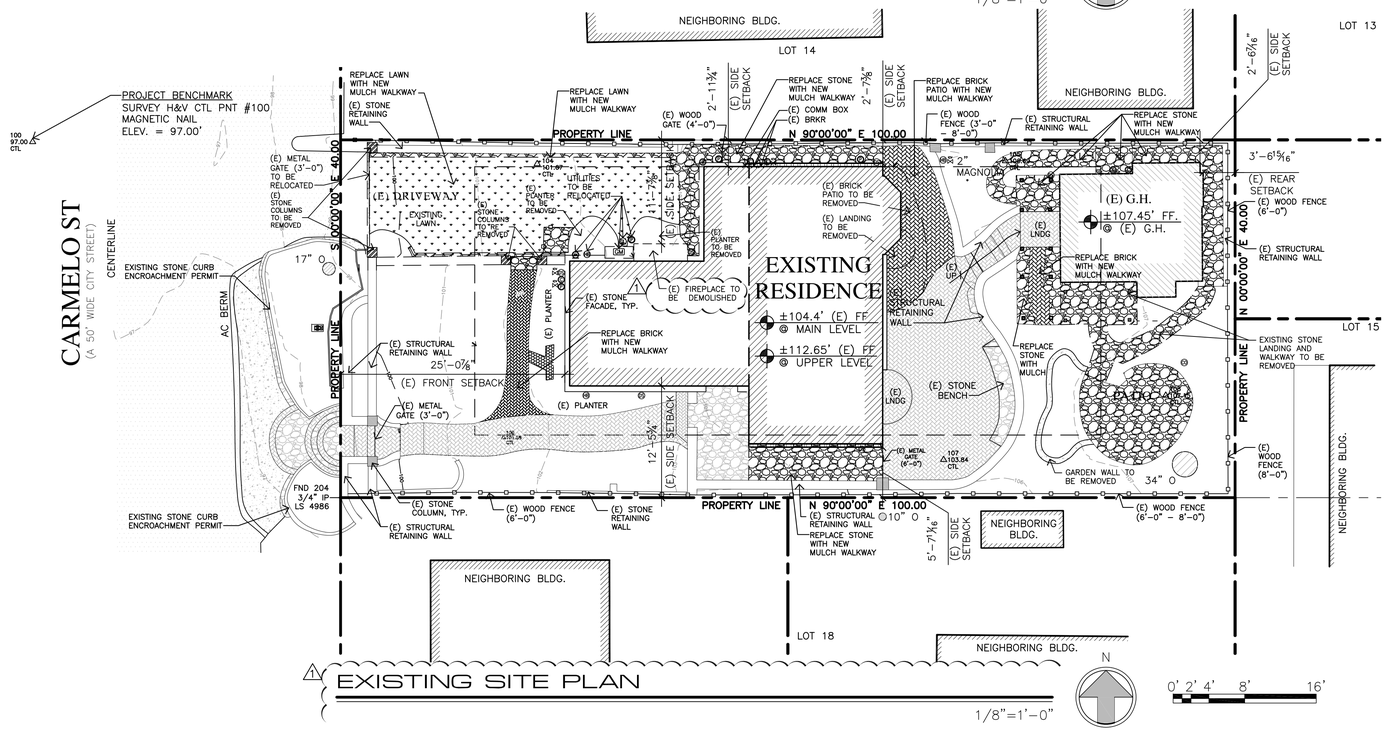
* THE REAR SETBACK IS THREE FEET FOR THOSE PORTIONS OF STRUCTURES LESS THAN 15'-0" IN HEIGHT.



PROPOSED SITE PLAN

1/8"=1'-0"

Attachment 4



EXISTING SITE PLAN

1/8"=1'-0"

PLANNING INFO.

- PROPERTY OWNER:
  RON WILKS AND MERE De CAUSSIN
  9820 E. THOMPSON PEAK PARKWAY, LOT 609
  SCOTTSDALE, AZ 85255
  PH. (408) 766-1479 (MERE)
  PH. (949) 607-7437 (RON)

- PROJECT ADDRESS:
  CARMELO STREET 2NE OF 8TH AVENUE
  CARMEL-BY-THE-SEA, CA
- PROJECT SCOPE:
  - CONVERT EXISTING 208 SF GUEST HOUSE INTO ACCESSORY DWELLING UNIT WITH AN ADDITION OF 56 SF
  - 46 SF ADDITION TO EXISTING MAIN LEVEL, REPLACE EXISTING FIREPLACE
  - NEW 203 SF GARAGE ADDITION
  - 282 SF ADDITION TO EXISTING UPPER LEVEL
  - REPLACE EXISTING FAMILY ROOM BAY WINDOW COPPER ROOF WITH SKYLIGHT ROOF.
  - ADD A FIRST-STORY WEST-FACING DORMER, ONE SECOND STORY NORTH-FACING DORMER, TWO SECOND-STORY WEST-FACING DORMER, AND ONE SECOND-STORY EAST-FACING DORMER.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 010-265-010
- LEGAL DESC.: BLOCK: N LOT: 16
- ZONE: R-1
- STORIES: TWO
- MAX BLDG. HT ALLOWED: 24 FT
- GRADING: SEE CIVIL PLANS
- TREE REMOVAL: NONE
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE:
  2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2019 CALIFORNIA ENERGY CODE
- LOT AREA: 4,000 S.F. (0.092 Ac.)
- SITE COVERAGE CALCULATIONS:

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	
DRIVEWAY (ASPHALT)	34	−34	0	0	IMP.
PAVER SET IN SAND	0	0	71	71	S-P
STONE PATIO	712	−365	0	347	IMP.
WALKWAY/STAIRS	477	−301	0	176	IMP.
RETAINING/GARDEN WALLS	71	−30	8	49	IMP.
COLUMNS	9	−4.5	2.5	7	IMP.
STEPPING STONES	0	0	15	15	IMP.
TOTAL	1,303	−734.5	96.5	665	

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

- SITE COVERAGE ALLOWED: 396 SF (22% OF BASE FLOOR AREA)
- SITE COVERAGE EXISTING: 1,303 SF (REDUCE EXISTING BY 638 SF)
- SITE COVERAGE PROPOSED: 665 SF (PER CMC 17.10.30.C.2.b.)
- F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN FLOOR	820	46	−4	862
UPPER FLOOR	438	282	0	720
GARAGE	0	203	0	203
GUEST HOUSE	208	0	−208	0
*A.D.U.	0	*264	0	*264
TOTAL	1,466	531	−212	1,785

NOTE: * NOT INCLUDED IN TOTAL FAR CALCULATION

- F.A.R. ALLOWED: 1,800 SF (45%)
- F.A.R. EXISTING: 1,466 SF (36.6%)
- F.A.R. PROPOSED: 1,785 SF (44.62%)

VICINITY MAP



JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN
721 LIGHTHOUSE AVE
PACIFIC GROVE CA. 93950
PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

DISCLAIMER:
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

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

APN: 010-265-010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

REVISIONS:
1. MARCH 20, 2023 PLANNING SUBMITTAL CRL1
2. MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
3. APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
4.
5.
6.

SITE PLAN

SHEET NO.

A1.0

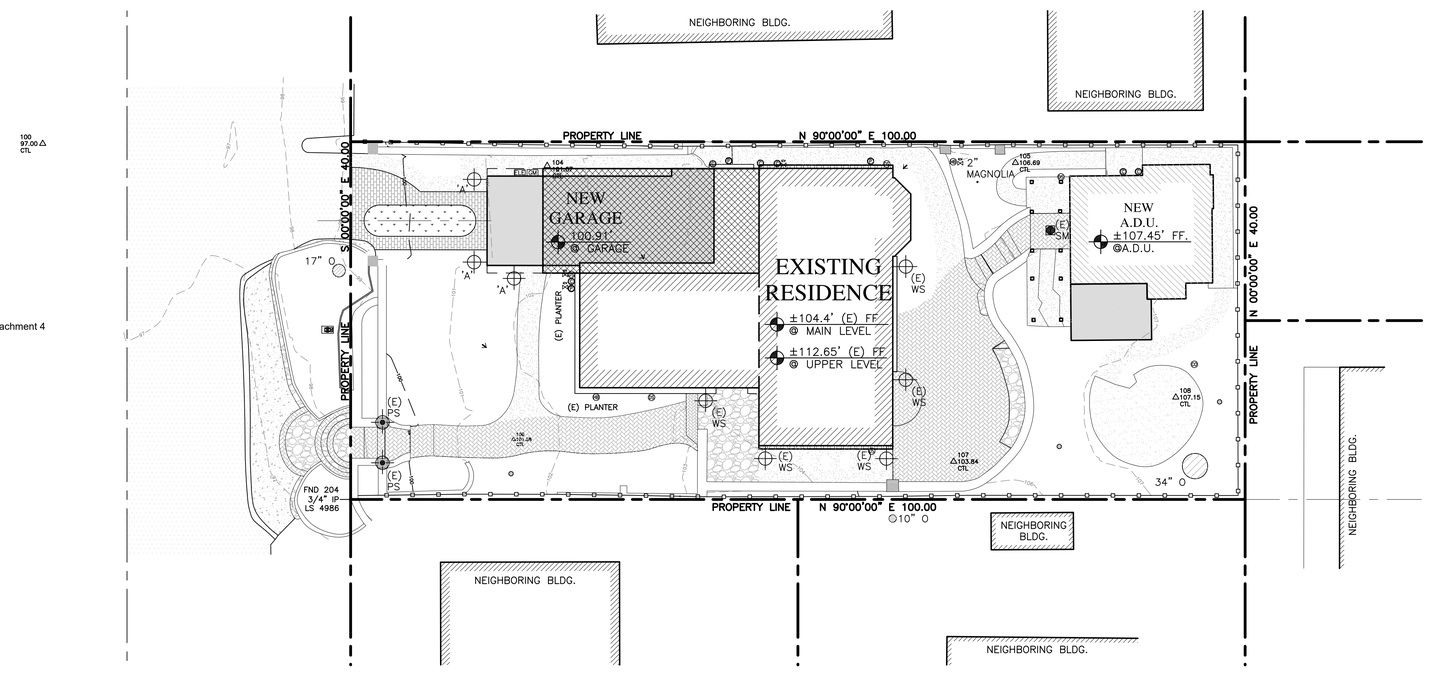
LEGEND

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



3 1–10 WATTAGE LED BULB, MAX. (DELIVERED LUMENS 343.25)
MAX.MINKA–LAVERY "MERRIMACK" OUTDOOR FIXTURE

'A' EXT. WALL MOUNT LIGHT FIXTURE



2 PROPOSED EXTERIOR LIGHTING PLAN

1/8"=1'-0"

Attachment 4

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

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

APN: 010-265-010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

REVISIONS:

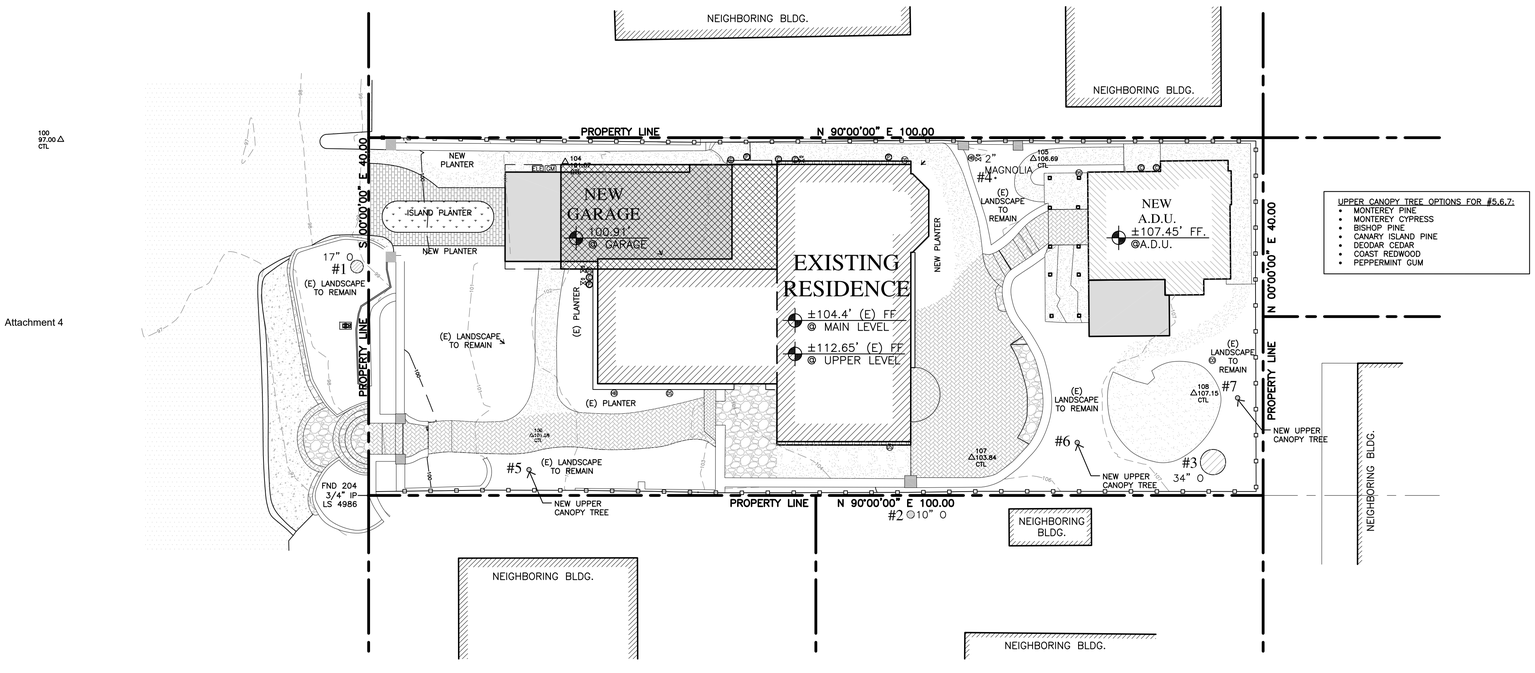
1. MARCH 20, 2023 PLANNING SUBMITTAL CRL1
2. MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
3. APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
4.
5.
6.

EXTERIOR LIGHTING PLAN

SHEET NO.

A1.1

Attachment 4



2 PROPOSED LANDSCAPE PLAN

1/8"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA. 93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

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

APN: 010-265-010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

REVISIONS:

1 MARCH 20, 2023 PLANNING SUBMITTAL CRL1
2 MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
3 APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
4
5
6

LANDSCAPE PLAN

SHEET NO.

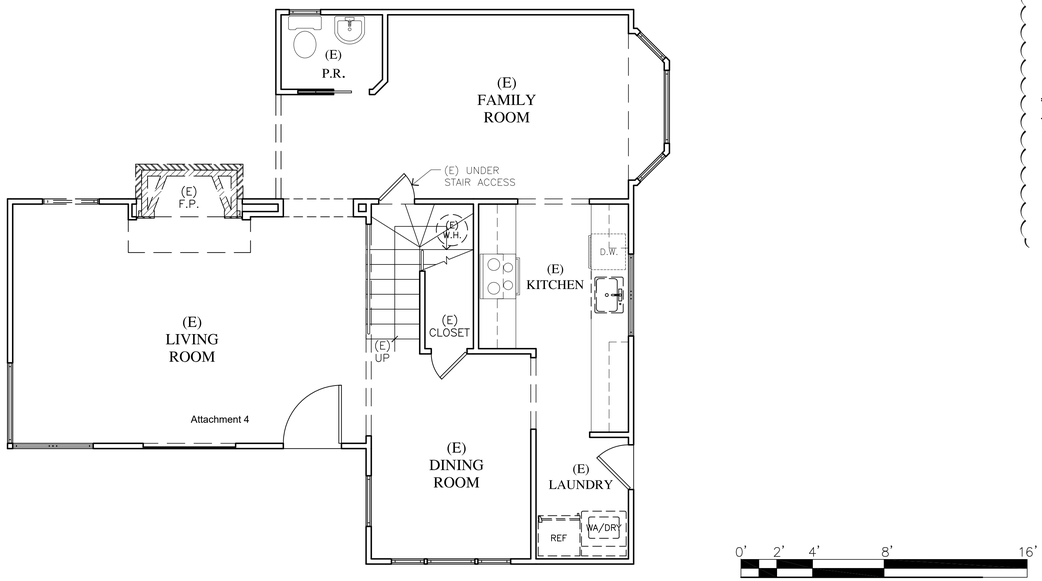
A1.2

DOOR SCHEDULE

Door No.	Door Size (Finished) Width	Height	Thick	Style	Material	Core	Glass Type	Tempered	Finish Exterior	Interior	Action	Remarks
MAIN LEVEL – EXTERIOR (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
1	8'–0"	8'–6"	1–3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING–UP	OVERHEAD GARAGE DOOR – ARCH TOP
2	8'–0"	8'–0"	1–3/4"	---	WOOD	SOLID	---	---	STAINED	STAINED	SWING	@ GARAGE

WINDOW SCHEDULE

Window No.	Window Size (Finished) Width	Height	Head Height	Style	Type	Material	Glass Type	Tempered	Finish Exterior	Interior	Remarks
MAIN LEVEL (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)											
1	2'–6"	4'–2"	8'–0"	---	CASEMENT	WOOD	DBL.–PANE	NO	METAL–CLAD	PAINTED	@ GARAGE
2	2'–6"	4'–2"	8'–0"	---	CASEMENT	WOOD	DBL.–PANE	NO	METAL–CLAD	PAINTED	@ GARAGE
3	2'–0"	3'–0"	6'–6 1/2"	---	CASEMENT	WOOD	DBL.–PANE	NO	METAL–CLAD	PAINTED	@ PANTRY
4	1'–9"	3'–0"	5'–4 1/2"	---	CASEMENT	WOOD	DBL.–PANE	NO	METAL–CLAD	PAINTED	@ EXISTING POWDER ROOM
5	1'–8"	2'–4"	10'–1 3/4"	---	FIXED	WOOD	DBL.–PANE	NO	METAL–CLAD	PAINTED	DORMER – ARCH TOP @ EXISTING LIVING RM



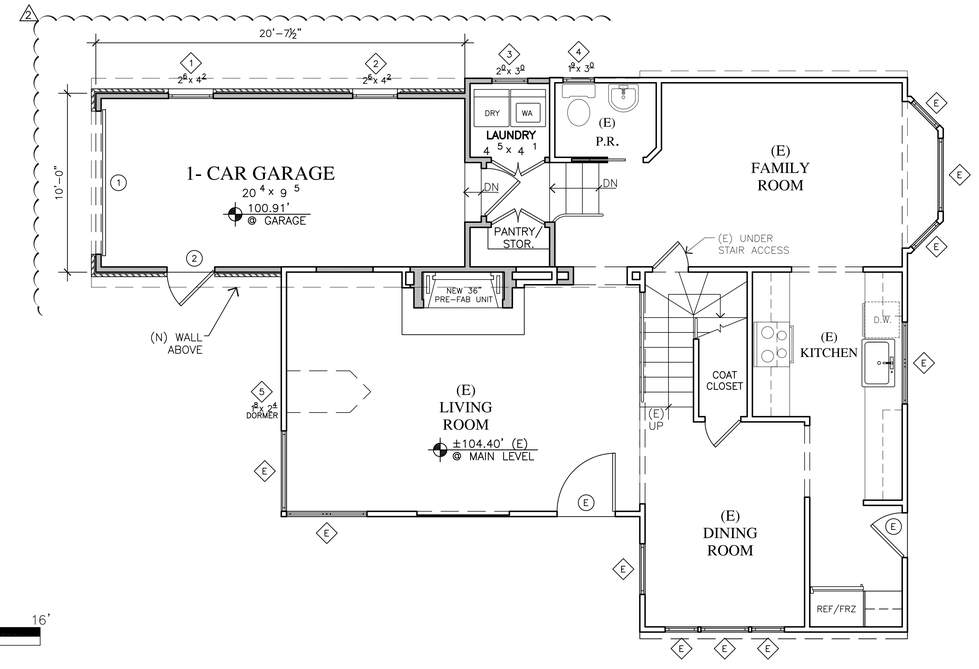
EXISTING / DEMOLITION MAIN LEVEL PLAN

1/4"=1'–0"

WALL LEGEND

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

N



PROPOSED MAIN LEVEL PLAN

1/4"=1'–0"

WALL LEGEND

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

DOOR/WINDOW LEGEND

XX / X'X" x X'X" DENOTES A WINDOW

(XX) DENOTES A DOOR

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

JUN A. SILLANO, AIA

IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA. 93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

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

APN: 010–265–010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

REVISIONS:

1. MARCH 20, 2023 PLANNING SUBMITTAL CRL1
2. MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
3. APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
4.
5.
6.

MAIN LEVEL PLAN

SHEET NO.

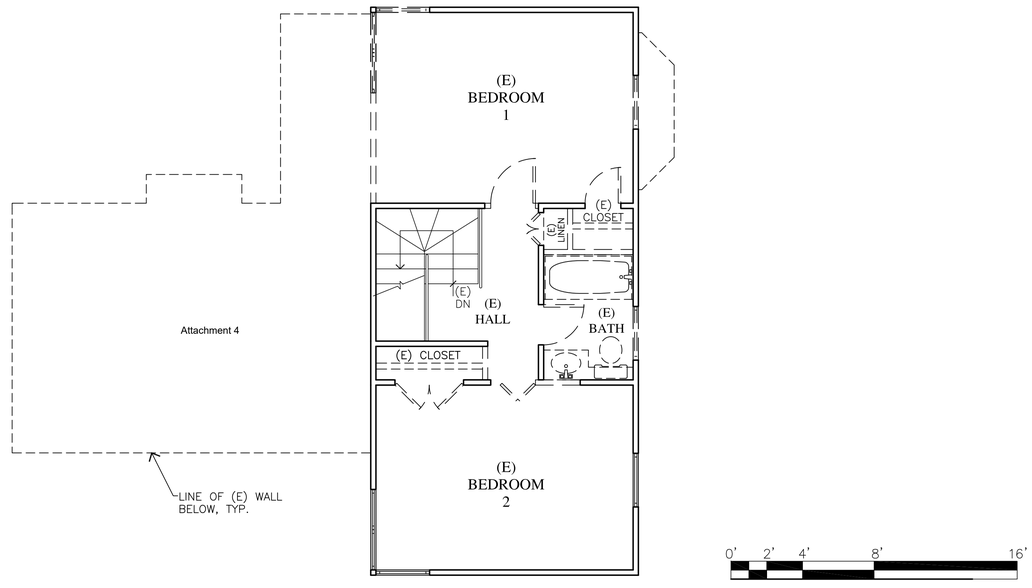
A2.0

DOOR SCHEDULE

Door No.	Door Size (Finished) Width	Height	Thick	Style	Material	Core	Glass Type	Tempered	Finish Exterior	Interior	Action	Remarks
UPPER LEVEL – EXTERIOR (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)												
3	2'-6"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	DBL.-PANE	YES	METAL-CLAD	PAINTED	SWING	@ MASTER BEDROOM
4	2'-6"	6'-5 1/2"	1-3/4"	---	WOOD	SOLID	DBL.-PANE	YES	METAL-CLAD	PAINTED	SWING	@ MASTER BEDROOM

WINDOW SCHEDULE

Window No.	Window Size (Finished) Width	Height	Head Height	Style	Type	Material	Glass Type	Tempered	Finish Exterior	Interior	Remarks
UPPER LEVEL (MATCH EXISTING HEAD HEIGHT OF DOORS AND WINDOWS)											
6	5'-0"	4'-2"	6'-5 1/2"	---	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	PAINTED	@ MASTER BEDROOM
7	--	--	--	---	---	---	---	---	---	---	NOT USED
8	2'-6"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	@ MASTER BEDROOM
9	2'-6"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	@ MASTER BEDROOM
10	2'-0"	2'-6"	6'-5 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	@ STAIRWELL
11	1'-8"	2'-4"	10'-0 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	DORMER – ARCH TOP @ STAIRWELL
12	1'-8"	2'-4"	10'-0 1/2"	---	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	PAINTED	DORMER – ARCH TOP @ (E) BEDROOM 2
13	1'-8"	2'-4"	10'-0 1/2"	---	FIXED	WOOD	DBL.-PANE	YES	METAL-CLAD	PAINTED	DORMER – ARCH TOP @ (E) BATH
14	3'-0"	3'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	YES	METAL-CLAD	PAINTED	@ EXISTING BATH
15	3'-0"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	@ MASTER CLOSET
16	2'-0"	3'-0"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	@ MASTER BATH
17	2'-0"	3'-0"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	YES	METAL-CLAD	PAINTED	@ MASTER BATH
18	1'-8"	2'-4"	10'-0 1/2"	---	FIXED	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	DORMER – ARCH TOP @ EXISTING LIVING RM
19	2'-6"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	@ MASTER BEDROOM
20	2'-6"	4'-2"	6'-5 1/2"	---	CASEMENT	WOOD	DBL.-PANE	NO	METAL-CLAD	PAINTED	@ MASTER BEDROOM

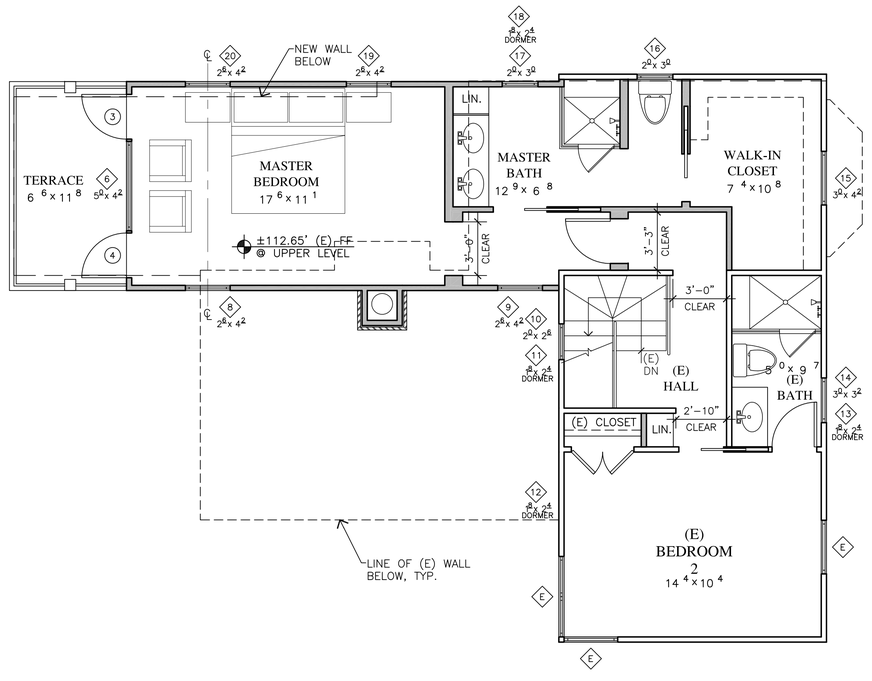


EXISTING / DEMOLITION UPPER LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

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



PROPOSED UPPER LEVEL PLAN

1/4"=1'-0"

WALL LEGEND

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

DOOR/WINDOW LEGEND

XX / X'-X" DENOTES A WINDOW

(XX) DENOTES A DOOR

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

JUN A. SILLANO, AIA

IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

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

APN: 010-265-010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

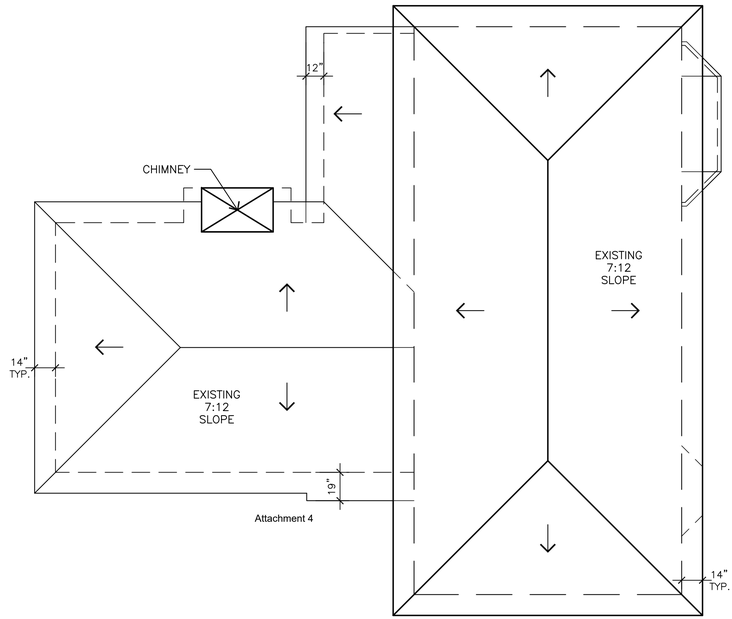
REVISIONS:

1. MARCH 20, 2023 PLANNING SUBMITTAL CRL1
2. MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
3. APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
4.
5.
6.

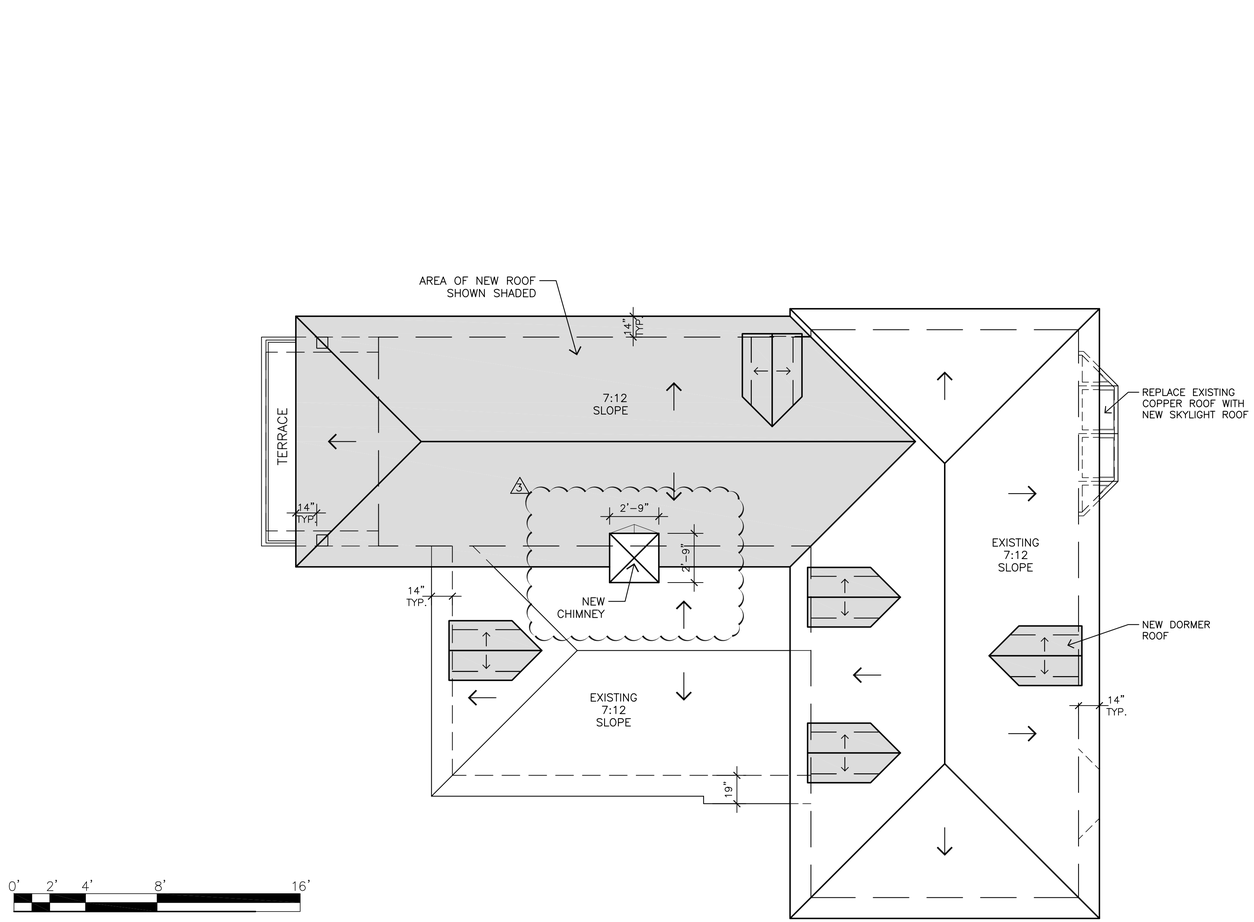
UPPER LEVEL PLAN

SHEET NO.

A3.0



Attachment 4





EXISTING ROOF PLAN

1/4"=1'-0"

PROPOSED ROOF PLAN

1/4"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN
RESIDENCE

PROJECT ADDRESS:

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

APN: 010-265-010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

REVISIONS:

1 MARCH 20, 2023
PLANNING SUBMITTAL CRL1
2 MARCH 24, 2023
PLANNING SUBMITTAL CRL 2
3 APRIL 4, 2023
PLANNING SUBMITTAL CRL 3
4
5
6

ROOF
PLAN

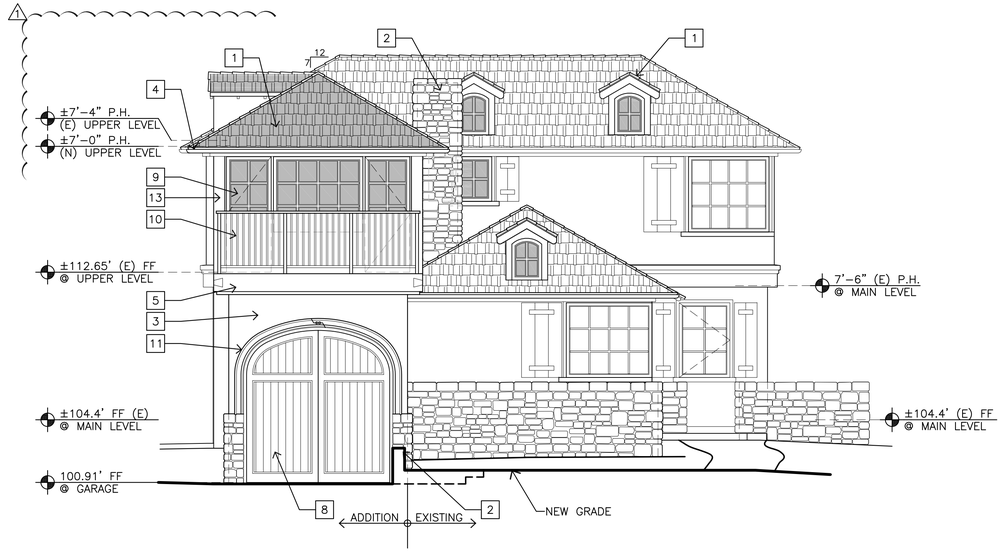
SHEET NO.

A5.0



EXISTING WEST ELEVATION

1/4"=1'-0"



PROPOSED WEST ELEVATION

1/4"=1'-0"

0' 2' 4' 8' 16'

EXTERIOR FINISH LEGEND

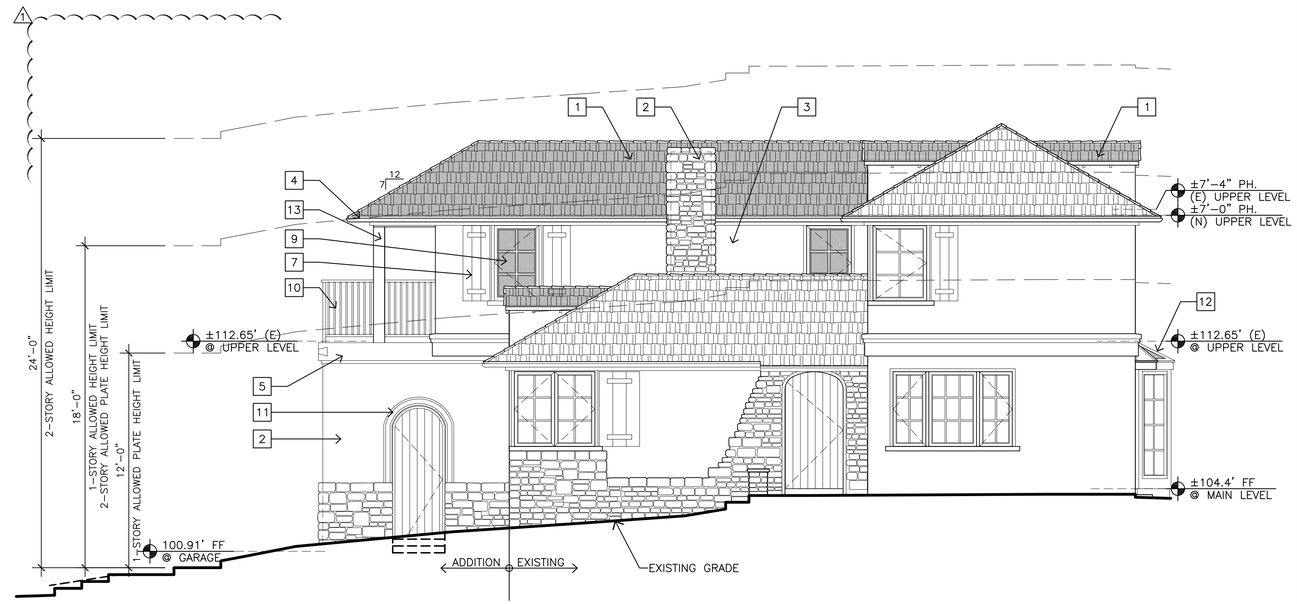
1. WOOD SHAKE ROOF – MATCH EXISTING
2. EXTERIOR STONE VENEER – MATCH EXISTING
3. EXTERIOR STUCCO – MATCH EXISTING
4. 5" HALF ROUND GALVANIZED GUTTER
5. 2X12 REDWOOD FASCIA
6. NOT USED
7. REDWOOD SHUTTER – MATCH EXISTING
8. REDWOOD ROLL-UP GARAGE DOOR
9. METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS – KOLBE OR EQUAL
10. STAINED REDWOOD 1" SQ. PICKETS AND 2" SQ. POSTS, WITH REDWOOD HANDRAIL – MATCH EXISTING
11. REDWOOD SURROUND
12. NEW SKYLIGHT ROOF SYSTEM
13. 8X8 REDWOOD POST

Attachment 4



EXISTING SOUTH ELEVATION

1/4"=1'-0"



PROPOSED SOUTH ELEVATION

1/4"=1'-0"

0' 2' 4' 8' 16'

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

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

APN: 010-265-010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

REVISIONS:

1. MARCH 20, 2023 PLANNING SUBMITTAL CRL1
2. MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
3. APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
4.
5.
6.

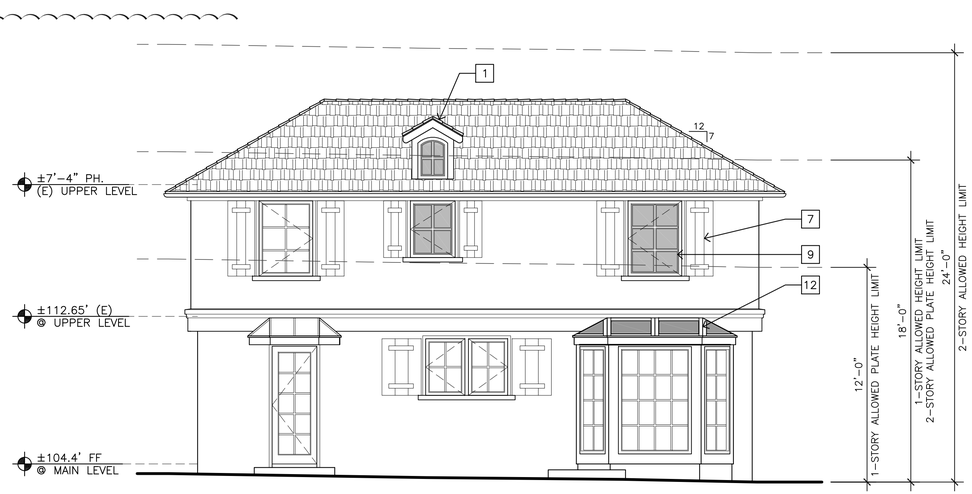
ELEVATIONS

SHEET NO.

A6.0



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

1/4"=1'-0"

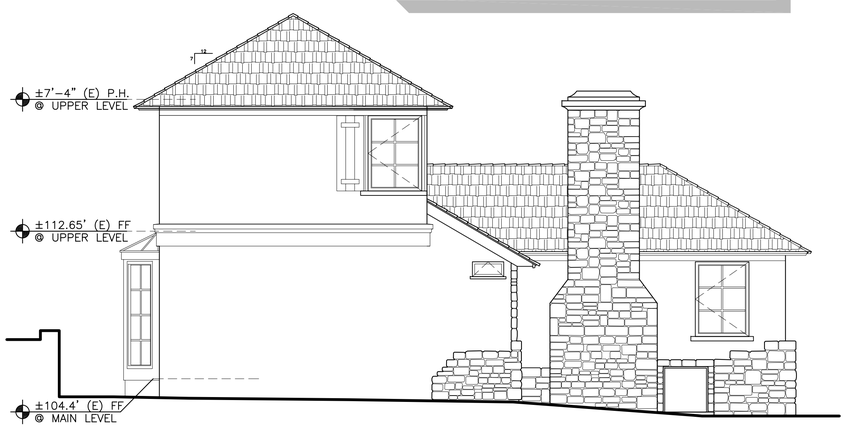
1/4"=1'-0"

0' 2' 4' 8' 16'

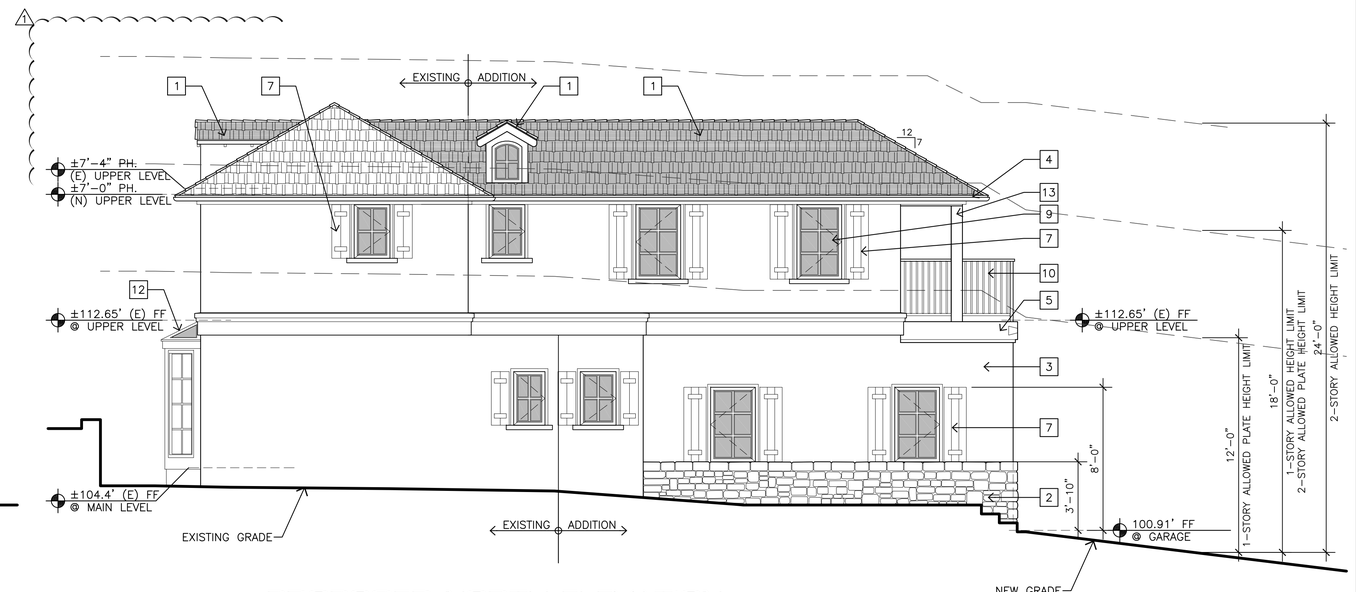
EXTERIOR FINISH LEGEND

1	WOOD SHAKE ROOF – MATCH EXISTING
2	EXTERIOR STONE VENEER – MATCH EXISTING
3	EXTERIOR STUCCO – MATCH EXISTING
4	5" HALF ROUND GALVANIZED GUTTER
5	2X12 REDWOOD FASCIA
6	NOT USED
7	REDWOOD SHUTTER – MATCH EXISTING
8	REDWOOD ROLL-UP GARAGE DOOR
9	METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS – KOLBE OR EQUAL
10	STAINED REDWOOD 1" SQ. PICKETS AND 2" SQ. POSTS, WITH REDWOOD HANDRAIL – MATCH EXISTING
11	REDWOOD SURROUND
12	NEW SKYLIGHT ROOF SYSTEM
13	8X8 REDWOOD POST

Attachment 4



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

1/4"=1'-0"

1/4"=1'-0"

0' 2' 4' 8' 16'

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

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

APN: 010-265-010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

REVISIONS:

1 MARCH 20, 2023 PLANNING SUBMITTAL CRL1
2 MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
3 APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
4
5
6

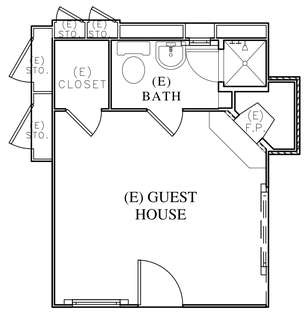
ELEVATIONS

SHEET NO.

A6.1

WINDOW SCHEDULE

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

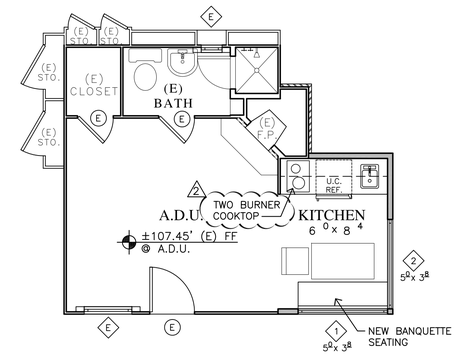


DOOR/WINDOW LEGEND

XX / X'-X" x X'-X" — DENOTES A WINDOW

XX — DENOTES A DOOR

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



0' 2' 4' 8' 16'

EXISTING GUEST HOUSE PLAN

1/4"=1'-0"

N

PROPOSED ACCESSORY DWELLING UNIT PLAN

1/4"=1'-0"

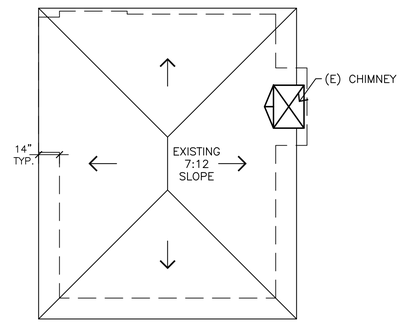
WALL LEGEND

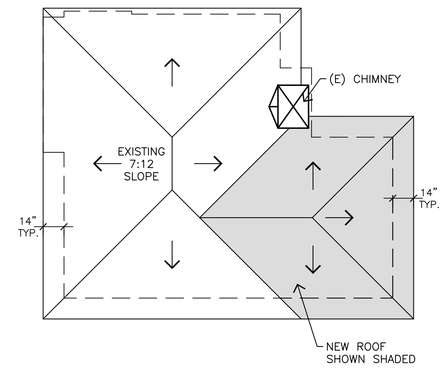
- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

WALL LEGEND

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

Attachment 4





0' 2' 4' 8' 16'

EXISTING GUEST HOUSE ROOF

1/4"=1'-0"

N

PROPOSED ACCESSORY DWELLING UNIT ROOF

1/4"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA. 93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

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

APN: 010-265-010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

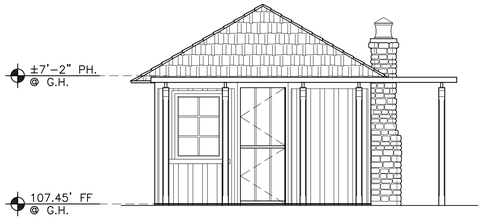
REVISIONS:

1. MARCH 20, 2023 PLANNING SUBMITTAL CRL1
2. MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
3. APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
4.
5.
6.

A.D.U.
PLAN & ROOF

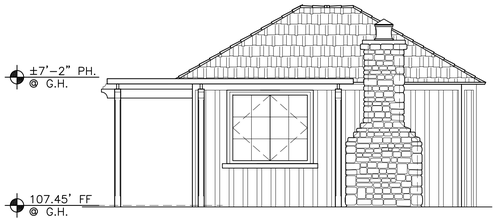
SHEET NO.

ADU2.0



EXISTING G.H. WEST ELEVATION

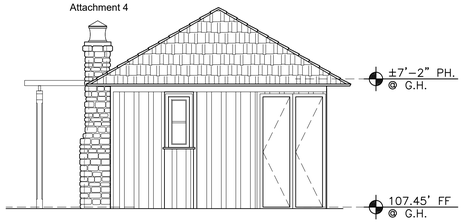
1/4"=1'-0"



EXISTING G.H. SOUTH ELEVATION

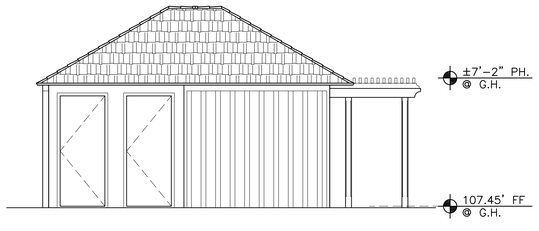
1/4"=1'-0"

Attachment 4



EXISTING G.H. EAST ELEVATION

1/4"=1'-0"



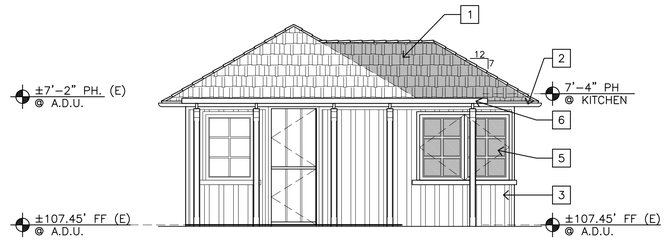
EXISTING G.H. NORTH ELEVATION

1/4"=1'-0"

EXTERIOR FINISH LEGEND

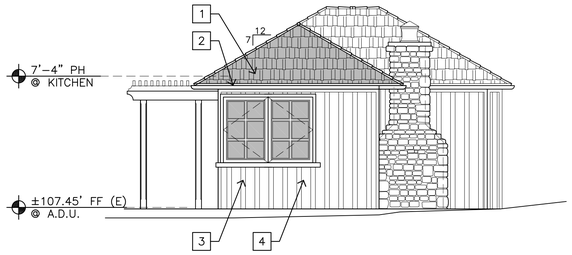
1. WOOD SHAKE ROOF – MATCH EXISTING
2. 5" HALF ROUND GALVANIZED GUTTER
3. BOARD AND BATTEN SIDING – MATCH EXISTING
4. DUTCH DOOR – TO MATCH EXISTING
5. METAL CLAD WOOD WINDOWS – KOLBE OR EQUAL
6. EXISTING TRELLIS – REPAIR AS NEEDED

0' 2' 4' 8' 16'



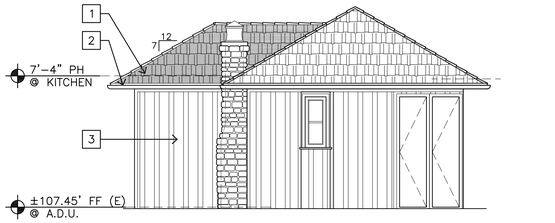
PROPOSED ADU WEST ELEVATION

1/4"=1'-0"



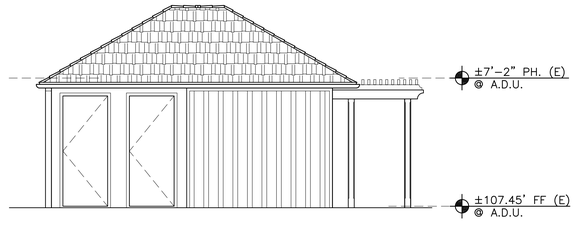
PROPOSED ADU SOUTH ELEVATION

1/4"=1'-0"



PROPOSED ADU EAST ELEVATION

1/4"=1'-0"



PROPOSED ADU NORTH ELEVATION

1/4"=1'-0"

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ idg@idg-inc.net
WEB ■ idg-inc.net

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE MEASUREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

WILKS-DE CAUSSIN RESIDENCE

PROJECT ADDRESS:

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

APN: 010-265-010

DATE: JANUARY 24, 2023
TRACK 2 SUBMITTAL

REVISIONS:

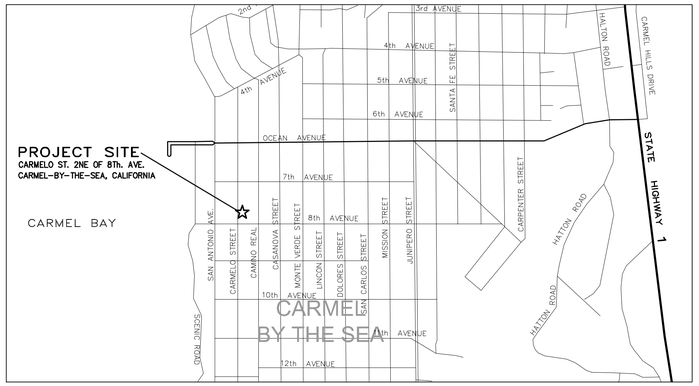
1. MARCH 20, 2023 PLANNING SUBMITTAL CRL1
2. MARCH 24, 2023 PLANNING SUBMITTAL CRL 2
3. APRIL 4, 2023 PLANNING SUBMITTAL CRL 3
4.
5.
6.

A.D.U. ELEVATIONS

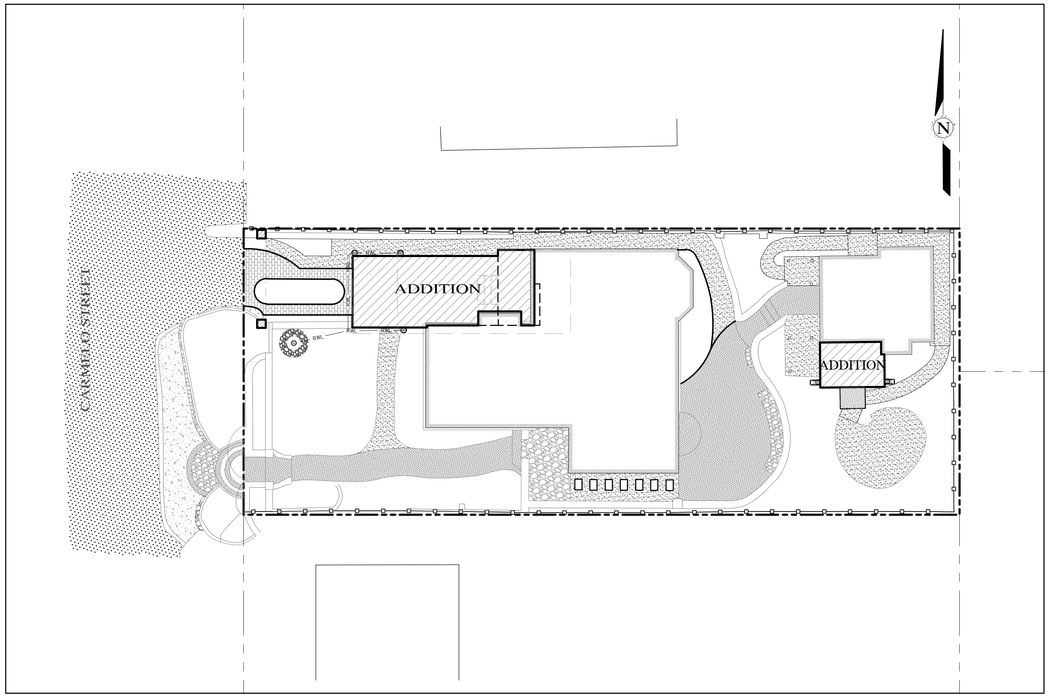
SHEET NO.

ADU3.0

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WILKS-DECAUSSIN RESIDENCE
APN: 010-265-010
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=10'

LEGEND:

NEW:

- 99.20 SPOT ELEVATION
- ROOF DOWNSPOUT/SPLASH BLOCK
- MAIN FLOOR HOUSE FOOTPRINT ADDITION
- PERMEABLE CONCRETE PAVER SURFACE
- PERMEABLE CONCRETE PAVER SURFACE
- MULCH SURFACE
- ROCK/FILTRATION AREA

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers, inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, inc.	During backfill operations		
Baserock subgrade compaction	LandSet Engineers, inc.	Prior to pavement installation		

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE WILKS-DECAUSSIN RESIDENCE A1.0 PREPARED BY INTERNATIONAL DESIGN GROUP, DATED 11/18/23, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON OCTOBER 19, 2022.

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

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/07/22) AND DOES NOT SHOW SOILS OR GEOLOGY CONFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

Attachment 4

1) ALL GRADING SHALL CONFORM TO THE CITY OF CARMEL-BY-THE-SEA GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.

4) THERE ARE APPROXIMATELY 16 C.Y. OF CUT AND 0 C.Y. OF FILL WITH AN EXPORT OF 16 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.

6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.

7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL-BY-THE-SEA PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) ROOF DRAINAGE SHALL BE CONTROLLED ON THE A.D.U. BY GUTTER AND DOWNSPOUTS WITH SPLASH BLOCKS DISCHARGING TO LANDSCAPE AREAS ON A SAFETY MANNER AWAY FROM FOUNDATIONS, AND ON THE NEW GARAGE BY GUTTER AND DOWN SPOUTS AND CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO AN INFILTRATION SYSTEM. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

12) STORM WATER (SURFACE RUNOFF) SHALL BE KEEP AS IT IS AS SHOWN ON THE SITE DRAINAGE PLAN.

13) SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.

14) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASIN SHALL BE CHRISTY PRODUCTS V64 WITH CAST IRON GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

15) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

16) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.

17) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

18) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF THE CITY OF CARMEL-BY-THE-SEA BUILDING SERVICES.

19) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

20) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.

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

STORM WATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.

2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

TOTAL LOT AREA = 4,000 SQ.FT.
TOTAL NEW/REPLACE IMPERVIOUS AREA = 305 SQ.FT.
TOTAL NEW/REPLACE PERVIOUS AREA = 736 SQ.FT.
TOTAL AREA OF DISTURBANCE = 1,041 SQ.FT.

GRADING QUANTITIES:
CUT = 16 C.Y.
FILL = 0 C.Y.
NET = 16 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	TOPOGRAPHIC MAP-GRADING, DRAINAGE & UTILITY PLAN
SHEET C3	GRADING SECTIONS-STANDARD PLANS & CONSTRUCTION DETAILS
SHEET C4	EROSION & SEDIMENT CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BRDY	BOUNDARY
BOT	BOTTOM
CB	CATCH BASIN
CL C/L ℄	CENTERLINE
CO	CLEAN OUT
DI	DRAIN INLET
DW	DRIVEWAY
ELEV EL	ELEVATION
EP	EDGE OF PAVEMENT
EX (E)	EXISTING
FC	FACE OF CURB
FD	FACE OF DIKE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FC F/C	FACE OF CURB
FL F/L ℄	FLOW LINE
FP	FINISHED PAD
FW	FACE OF WALL
GB	GRADE BREAK
GR	GRATE
HDPE	HIGH DENSITY POLYETHELENE
HP	HIGH POINT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
PL P/L ℄	PROPERTY LINE
PUE	PUBLIC UTILITIES EASEMENT
PVC	POLYVINYL CHLORIDE
R RAD	RADIUS
R/W	RIGHT OF WAY
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
REL	RELATIVE
RET WALL	RETAINING WALL
S	SLOPE
SD	STORM DRAIN
SHO	SHOULDER
SS	SANITARY SEWER
SS LAT	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
STA	STATION
S/W	SIDEWALK
TC T/C	TOP OF CURB
TD	TOP OF DIKE
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
W	WATER
WS	WATER SERVICE

CONTACT INFORMATION:

PRIMARY: OWNER
MR. RON WILKS & MRS. MERE DECAUSSIN
9820 E. THOMPSON PEAK PARKWAY, LOT 609
SCOTTSDALE, AZ 85255

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. AMY DENNEY
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646-1261

SITE LOCATION:
CARMELO ST. 2NE OF 8Th AVE.
CARMEL-BY-THE-SEA, CA 93921

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

APPROVED BY: GUY R. GIRAUDO 3/17/23

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

" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WILKS-DECAUSSIN RESIDENCE
A.P.N.: 010-265-010
CITY, MONTEREY COUNTY, CALIFORNIA
MR. RON WILKS & MRS. MERE DECAUSSIN

SCALE: AS SHOWN
DATE: JANUARY 2023
JOB NO. 2556-03

No.	DATE	BY	REVISION
	03/17/23	AMS	SITE PLAN REVIEW
	01/30/23	AMS	RELEASED TO CLIENT

SHEET C1
OF 5 SHEETS

L:\PROJ\2556-WILKS\2556-CIVIL\DWG\2556-GDECOMP.DWG, 24x36 C1

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 0.2' SOUTH AND 34.4' WEST OF THE NORTHWESTERLY CORNER OF LOT 16, ELEVATION = 97.00' AS SHOWN.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD 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 (10/07/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS OWNED OR RECORDED 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.

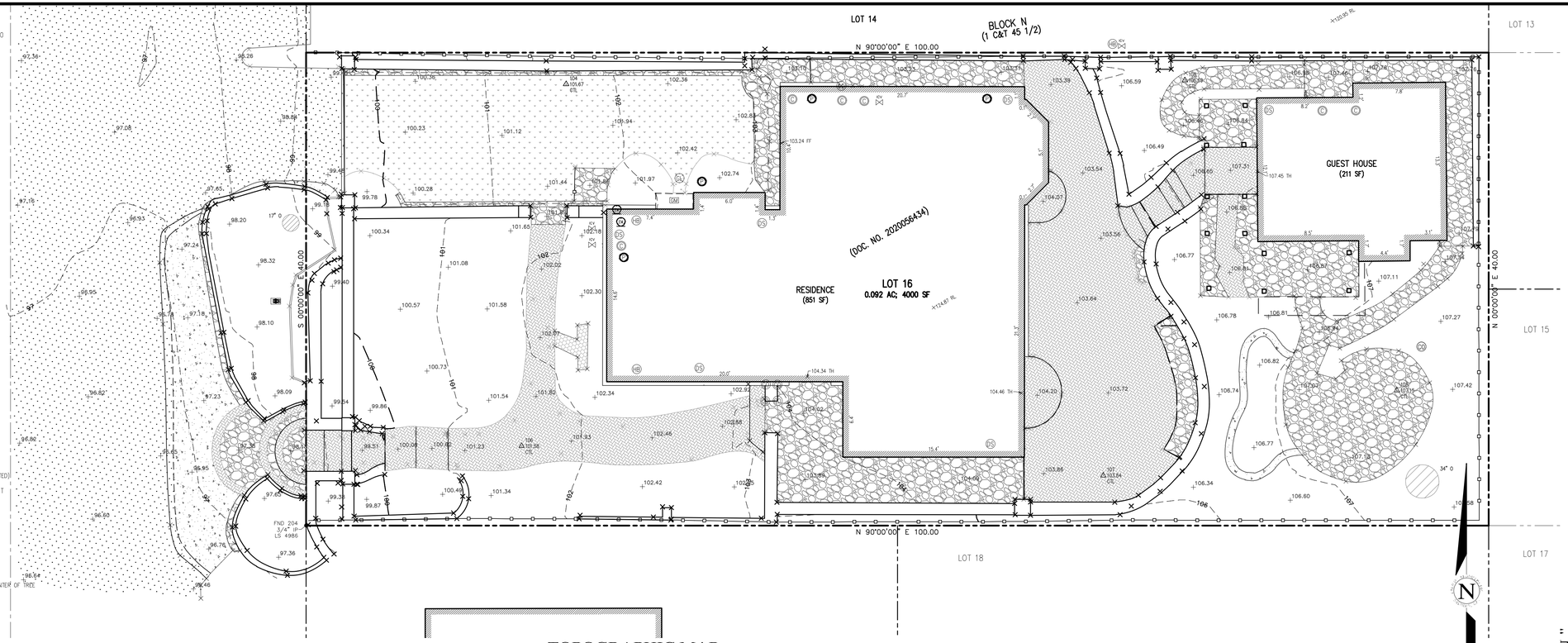
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

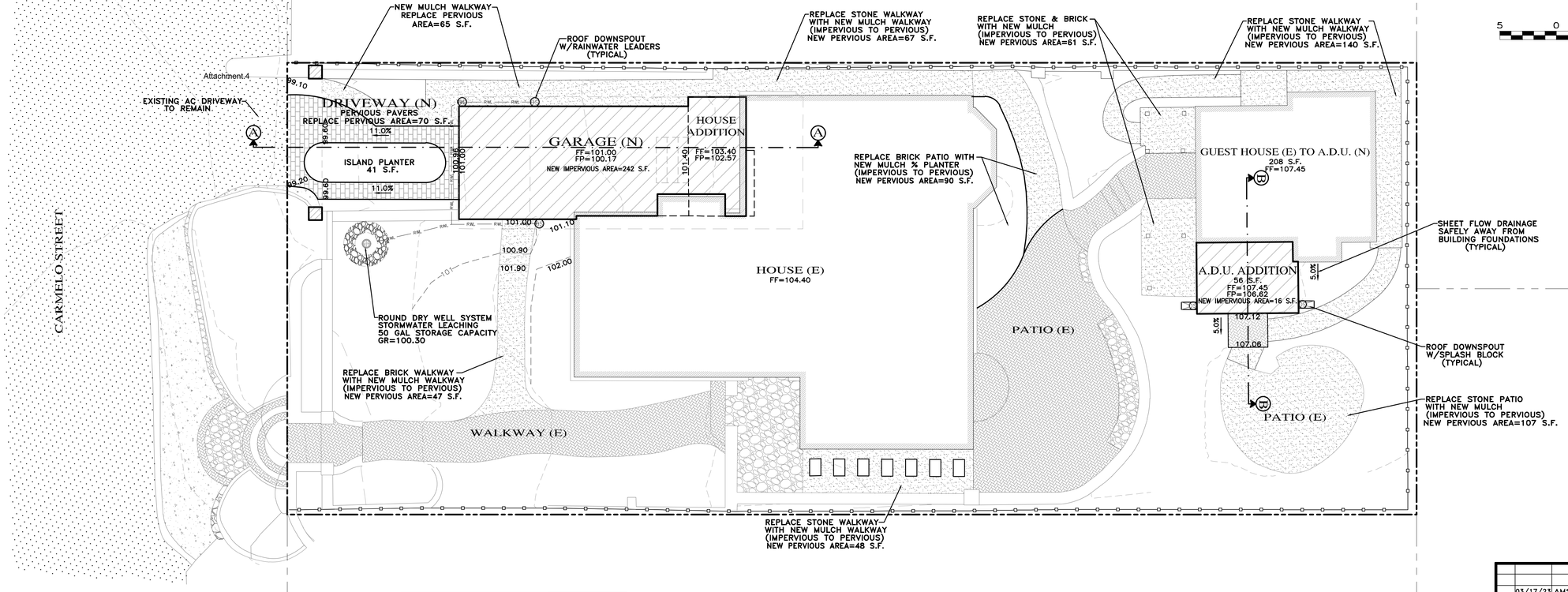
PROJECT BENCHMARK
SURVEY H&V CTL PNT #100
MAGNETIC NAIL
ELEV. = 97.00'

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- 100 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ASPHALT CONCRETE
- BRICK
- PORTLAND CEMENT CONCRETE
- GRASS
- PAVERS
- STONE
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS LINE
- GAS METER
- HOSE BIB
- IRRIGATION CONTROL VALVE
- PIPE
- UNKNOWN UTILITY
- WATER METER
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- 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)



TOPOGRAPHIC MAP
SCALE: 1"=5'



GRADING, DRAINAGE & UTILITY PLAN
SCALE: 1"=5'

" TOPOGRAPHIC MAP / GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

WILKS-DECAUSSIN RESIDENCE

A.P.N.: 010-265-010

CITY , MONTEREY COUNTY, CALIFORNIA

FOR

MR. RON WILKS & MRS. MERE DECAUSSIN

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 Exp. 06-30-23 * CIVIL * STATE OF CALIFORNIA

APPROVED BY:

GUY R. GIRAUDO

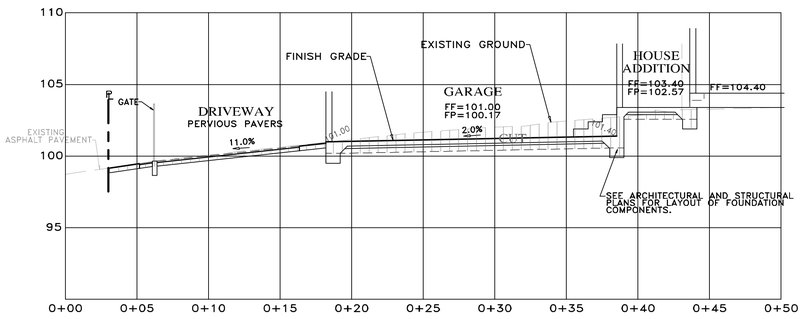
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=5'
DATE: JANUARY 2023
JOB NO. 2556-03

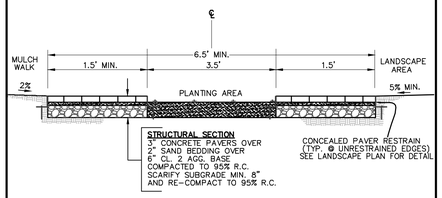
No.	DATE	BY	REVISION
	03/17/23	AMS	SITE PLAN REVIEW
	01/30/23	AMS	RELEASED TO CLIENT

SHEET C2

OF 5 SHEETS



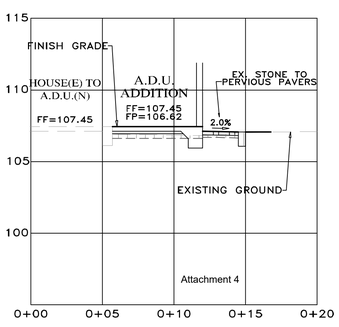
SECTION A-A
SCALE: 1"=5' H&V



DRIVEWAY TYPICAL SECTION
NOT TO SCALE

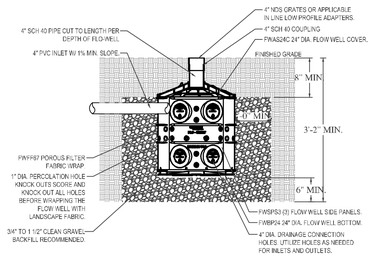
BLANK

BLANK



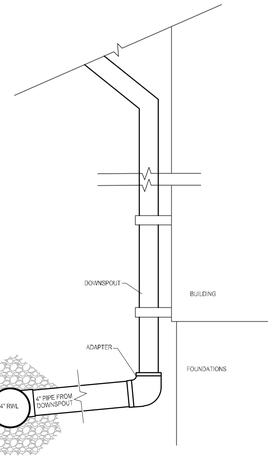
SECTION B-B
SCALE: 1"=5" H&V

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



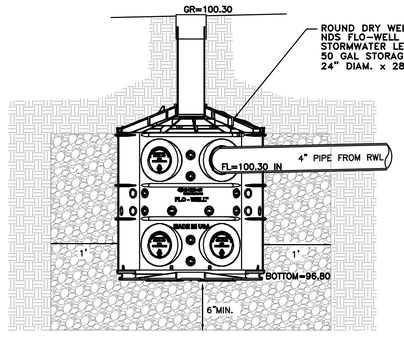
NOTES:
1. MUST BE INSTALLED 10' AWAY FROM STRUCTUREOR FOUNDATION.
2. FWAS24 KIT DOES NOT COME WITH FWPS24 BTM.
3. REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

FLO-WELL DRY WELL SYSTEM
FLO-WELL INSTALLATION DETAIL - LOAD CLASS "A" & "B" - GRAVEL INSTALLATION DETAIL



DOWNSPOUT DETAIL
NOT TO SCALE

BLANK



SECTION

TRENCH SIZE:

SQUARE FOOTAGE OF NEW GARAGE:
TOTAL AREA = 242 SF

COEFFICIENT 'C'
C=1.0

INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT

VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(242 SF) = 16.2 CF

NDS FLOW-WELL
50 GAL = 6.67 C.F.
VOID RATIO = 0.40
2' RAD. x 2.5' DEEP
V gravel=((9.43'x2.5')+(3.14'x2')x(0.40)=11.9 CF
V total = 11.9+6.7 = 18.6 CF

INFILTRATION RATE: 0.5 IN/HR
AREA TO INFILTRATE: 12.57 SQ.FT.
V=12.57x(0.04/HR)=0.5 C.F/HR
VOL. INFILTRATED ON 24 HRS.=12.1 C.F.
TOTAL VOLUME PROVIDED = 30.7 C.F.

CALCS

FLOW-WELL INFILTRATION SYSTEM
NOT TO SCALE

BLANK

" GRADING SECTIONS - STANDARD PLANS & CONSTRUCTION DETAILS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WILKS-DECAUSSIN RESIDENCE
A.P.N.: 010-265-010
CITY, MONTEREY COUNTY, CALIFORNIA
FOR
MR. RON WILKS & MRS. MERE DECAUSSIN

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRARDO
No. 56569
Exp. 06-30-23
CIVIL
STATE OF CALIFORNIA

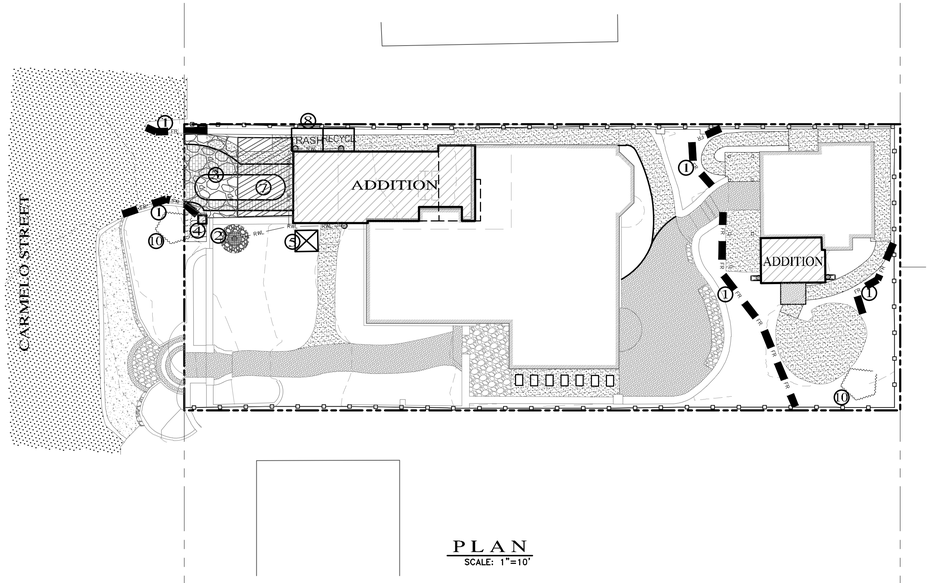
APPROVED BY:
GUY R. GIRARDO
3/17/23

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9570 Fax (831) 443-3801
www.landseteng.com

SCALE: AS SHOWN
DATE: JANUARY 2023
JOB NO. 2556-03

SHEET C3
OF 5 SHEETS

No.	DATE	BY	REVISION
	03/17/23	AMS	SITE PLAN REVIEW
	01/30/23	AMS	RELEASED TO CLIENT



PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

LEGEND:

1 — FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

2 — DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

3 — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

4 — CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

5 — SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

6 — DO NOT APPLY (FOR INFORMATION ONLY) — STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

7 — CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

8 — TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

9 — DO NOT APPLY (FOR INFORMATION ONLY) — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG x 12" WIDE x 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE x 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

10 — TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

11 — SF — DO NOT APPLY (FOR INFORMATION ONLY) — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

Attachment 4

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials
- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

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

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

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

EQUIPMENT MANAGEMENT & SPILL CONTROL

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

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

EARTHWORK & CONTAMINATED SOILS

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

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

PAVING/ASPHALT WORK

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

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

CONCRETE, GROUT & MORTAR APPLICATION

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

LANDSCAPE MATERIALS

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

PAINTING & PAINT REMOVAL

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

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

DEWATERING

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

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

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

PROFESSIONAL ENGINEER ★ VIRGINIA ★ REGISTERED ★ STATE OF CALIFORNIA
GUY R. GIRAUDO No. 50569 Exp. 06-30-25 CIVIL

APPROVED BY: GUY R. GIRAUDO 3/17/23

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

" EROSION & SEDIMENT CONTROL PLAN "

OF

WILKS-DECAUSSIN RESIDENCE

A.P.N.: 010-265-010

CITY , MONTEREY COUNTY, CALIFORNIA

FOR

MR. RON WILKS & MRS. MERE DECAUSSIN

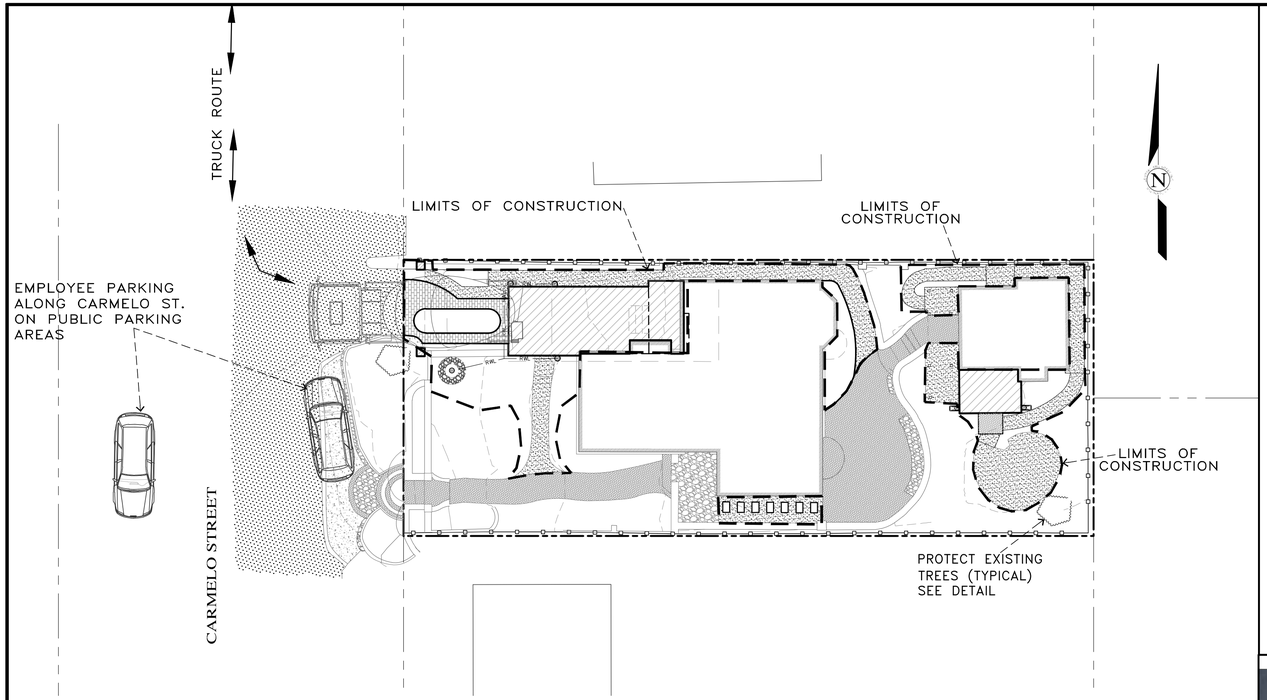
SCALE: AS SHOWN
DATE: JANUARY 2023
JOB NO. 2556-03

SHEET C4

OF 5 SHEETS

No.	DATE	BY	REVISION
	03/17/23	AMS	SITE PLAN REVIEW
	01/30/23	AMS	RELEASED TO CLIENT

ESPROS \2556-WILKS \2556-CIVIL \DWG \2556-DRAINAGE.DWG 2/4/2023 8:4



PLAN
SCALE: 1"=10'

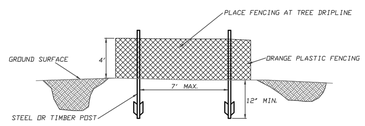


B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

Attachment 4



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
90 CY CUT
5 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW GRAVEL DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON TORRES ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO JUNIPERO STREET TO 4TH AVENUE TO TORRES STREET. HAUL TRUCKS EXIT IS TO SOUTH TORRES STREET TO OCEAN AVENUE TO HIGHWAY 1. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON TORRES STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING ALONG TORRES STREET, 4TH AVE, JUNIPERO ST, AND/OR PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG TORRES STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	
DEMOLITION	6	
GRADING & SOIL REMOVAL (EXPORT)	5	
ENGINEERING MATERIALS (IMPORT)	3	
TOTALS	14	

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 85 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 20 FEBRUARY 2023, 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN
SCALE: 1"=30'

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRANDO * No. 56589 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRANDO

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

GRADING, DRAINAGE & EROSION CONTROL PLAN
" CONSTRUCTION MANAGEMENT PLAN "
OF
WILKS-DECAUSSIN RESIDENCE
A.P.N.: 010-265-010
CITY , MONTEREY COUNTY, CALIFORNIA
FOR
MR. RON WILKS & MRS. MERE DECAUSSIN

SCALE: AS SHOWN
DATE: JANUARY 2023
JOB NO. 2556-03

No.	DATE	BY	REVISION
	03/17/23	AMS	SITE PLAN REVIEW
	01/30/23	AMS	RELEASED TO CLIENT

SHEET C5
OF 5 SHEETS

LSPROJ\2556-WILKS\2556-CIVIL\DWG\2556-DECCMP.DWG, 24x36CMP

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

Re: DS 23-019 (De Caussin)

Dear Planning Commission:
In response to the public notice we recently received, we are writing to express concerns about the proposed new, two-story addition to the existing property at Carmelo 2NE 8th. The proposed plans introduce several architectural elements that will negatively impact our enjoyment of our Carmel-by-the-Sea home and its potential future resale value. They include:

1. **Loss of Privacy**. The proposed additions significantly increase our neighbors' view into our home private areas as follows:
    - There is a new dormer window on the second floor of the Eastern facing roof (in the "second bathroom") that is placed directly across from our main bedroom;
    - The number of windows on the North side of the house increases from two, currently, to nine! Most of those will have a view of our backyard and common living areas.

2. **Light intrusion**. The proposed changes will disrupt the dark skies and tranquil nights that we have come to love about our Carmel home in at least two ways:
    - The myriad new windows will create a substantial new amount of light pollution in the evenings visible from any area in the back of our home, upstairs and downstairs;
    - Additionally, the project calls for new skylights in the back of the property. They will create an unnecessary vertical projection of artificial light intruding on our quiet nights.

3. **Blocked views.** The proposed two-story addition will significantly reduce the limited but very cherished ocean view that we enjoy from our living areas, outdoor deck, and main bedroom.
    - The full impact of the additions is hard to visualize as the orange scaffolding currently in place only captures part of the roof extensions:
        - The current scaffolding represents the proposed East-West front extension
        - The current scaffolding does not outline the new North-South dormer extending from the proposed addition in the "master bathroom".
    - The first roof change, East-West, will block most of our downhill view on its own. However, the new dormer on the Northern slope exacerbates this problem by cutting off our line of sight even above the East-West extension.

We hope this Commission can assist our neighbors to find ways to expand the square footage of their home without degrading the quality of ours. They can consider a partially underground garage with a one-story addition, or a more modest expansion with a lower roof line that does

not require a great number of dormers and windows, or perhaps annexing the existing ADU onto their main residence. Either way, we hope we can all continue to enjoy our wonderful village in the forest.

Sincerely,

Christopher Maxcy
Camino Real 3NW 8th



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

DS 23-019 (De Caussin)

Hi,

We are property owners at Camino Real 2NW of 8th. The property addition under review will extend the roofline over twenty feet, blocking a significant portion of any existing west facing views. They also propose installing a new east facing roofline dormer window that will face directly into our yard, decreasing privacy and increasing nighttime light pollution. They are also proposing new skylights in the back of the house facing us.

I know this is an initial concept but we do have concerns about views, privacy and light pollution.

Thank you.

Noreen and Corey West
Camino Real 2NW of 8th

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

April 12, 2023
PUBLIC HEARINGS

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

Application: DS 22-342 (Landi) **APN:** 010-261-010

Block: G **Lot:** 10 & 12

Location: Camino Real 3 southeast of Ocean Avenue

Applicant: Matt Hanner, Carmel Building and Design, Designer/Contractor **Property Owner:** Debra S. Landi Trust

Executive Summary:

The applicant is requesting approval of a Track 2 Design Study for a substantial alteration to an existing single family residence. While the floor area, and the height of the building area decreasing, the exterior appearance of the residence is substantially changing, including changes to the roof forms, and exterior wall cladding, and therefore the project qualifies as a Track 2 Design Study.

Recommendation:

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

Background and Project Description:

The project site is a 4,000 square-foot lot developed with a 1,954 square-foot primary residence, and a 178 square foot detached garage. The site is non-conforming in respect to floor area as it exceeds the maximum allowable for the building site (1,800 square feet allowed).

The existing structures are finished primarily with board and batten siding with a composition shingle roof throughout with of a mix of shed, gabled and hipped roof forms. The applicant is proposing to substantially alter the residence including a major interior remodel, lowering the rear gable roof form, modifying the front roof form from a hipped roof to a gable roof form, changing window and altering windows throughout, removing and adding skylights throughout, recladding the exterior of the residence with new board and batten siding and adding a new stone wainscot, and also bringing the non-conforming site coverage into compliance with the standards for the R-1 district. A utility room on the first floor is also proposed to be removed which results in an approximately 70 square foot reduction in coverage for the site.

A substantial alteration is defined as "any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review."

As the project consists of a visual change exterior design modification that results in a change in architectural style to a building that does not meet the definition of a demolition or a rebuild, the project is considered to be a substantial alteration and therefore subject to the Track 2 process including adoption of the applicable findings for approval.

While the scope of work does not propose any increase in floor area or height, as is typical with a Track 2 project that usually reviewed by the Planning Commission, the project is considered a substantial alteration which qualifies for Track 2 processing in accordance with CMC 17.58.040.B.1.

Staff Analysis:

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

The site contains six Coast Live Oaks –a Preliminary Site Assessment was not required for the project based on the scope of work so the significance of the trees was not evaluated (CMC 17.58.040.B.2.a). A note on the landscape plan (Attachment 3, Sheet LD 1.0) states a limb of one of the oak trees (T6) located at the rear of the residence is proposed for removal, however, Standard Condition of Approval #22 requires a tree removal permit be obtained prior to removal or any tree or limb. Additionally, Standard Conditions of Approval #22-24 pertain to the required tree protection measures for all projects.

As assessed by the story poles, it appears that a limb of T12 (as noted on the landscape plan), a 24-inch Coast Live Oak, would be required to be removed to accommodate the proposed change in roof form and keeping the limb appears to be infeasible –this was unknown until the story poles were installed (refer to Figure 1, below). As the City is currently without a full time forester and the trees have yet to be evaluated, the significance of the tree is unknown. As a result, Special Condition of Approval #31 has been included stating "a Tree Removal (Pruning) permit shall be applied for and approved by the Acting City Forester or the Forest and Beach Commission, as appropriate, prior to building permit issuance for any proposed limb

removal for tree T12 (as noted on the landscape plan). Should the permit not be approved, the project shall be revised to maintain and protect any limbs that had been proposed for removal and the project be reschedule for consideration by the Planning Commission."



Figure 1a. West Elevation. Tree branch adjacent to new gable.



Figure 1b. Southwest Elevation. Tree branch adjacent to new gable.



Figure 1c. Northwest Elevation. Tree branch adjacent to new gable.

As conditioned, the project conforms with the Residential Design Guidelines for Forest Character.

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

Staff has not identified any adverse privacy or view impacts associated with the project. Despite the proposed changes, the building will have substantially the same relative massing as perceived from adjacent properties so the resulting changes do not appear to result any view impacts. Additionally, while windows are proposed to be relocated throughout, their placements are generally within the same locations as the existing windows (refer to Figures 2 below). No new balconies or decks are proposed.

The project complies with the Residential Design Guidelines pertaining to privacy and views.



FIGURE 2a. Proposed South Elevation

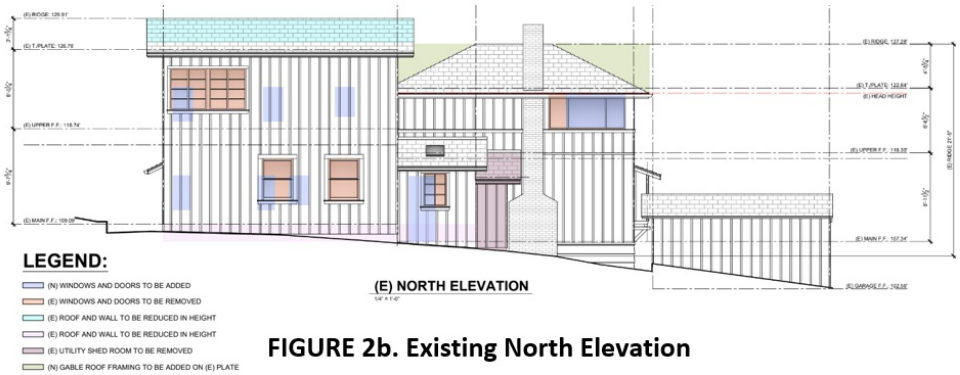


FIGURE 2b. Existing North Elevation

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

The proposed alterations simplify the roof and building form. Currently, the primary building form is comprised of a hipped roof feature closer to the street, and a gabled roof feature that is approximately 2.5' taller to the rear. The applicant is proposing change the front hipped roof form from a hipped form to a gabled form (while maintaining the ridge height and pitch) and lowering the rear gabled form to sit only a few inches above the front gable (refer to Image 2, above, and Image #3, below).

While the change from the hipped roof form the gabled roof form may have the perceived appearance of additional mass as viewed from the street as the roof ridge is located closer to the street edge, the height of the roof is proposed to remain at the same elevation with the rear roof form being decreased by approximately 2.5'.

As a result of the decrease in height of the rear roof element, the non-conforming plate heights of the rear two story elements are being corrected. Currently the plate height is approximately 19'5" at the most restrictive point (18' allowed). With the modified roof height, by way of lowering the plate heights, the building conforms with a resulting plate height of 17'7" at the same location.

The project complies with the Residential Design Guidelines pertaining to mass and bulk and building and roof form.

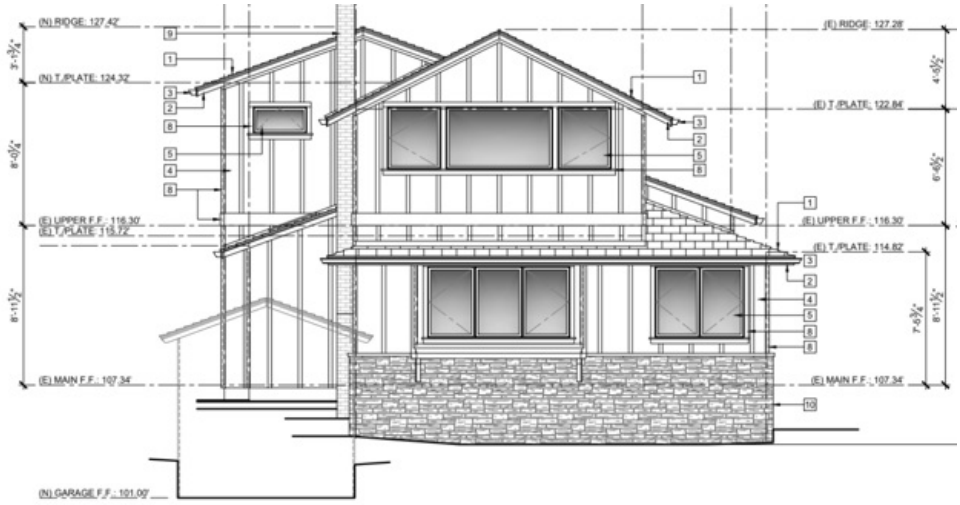


FIGURE 3a. Proposed West Elevation

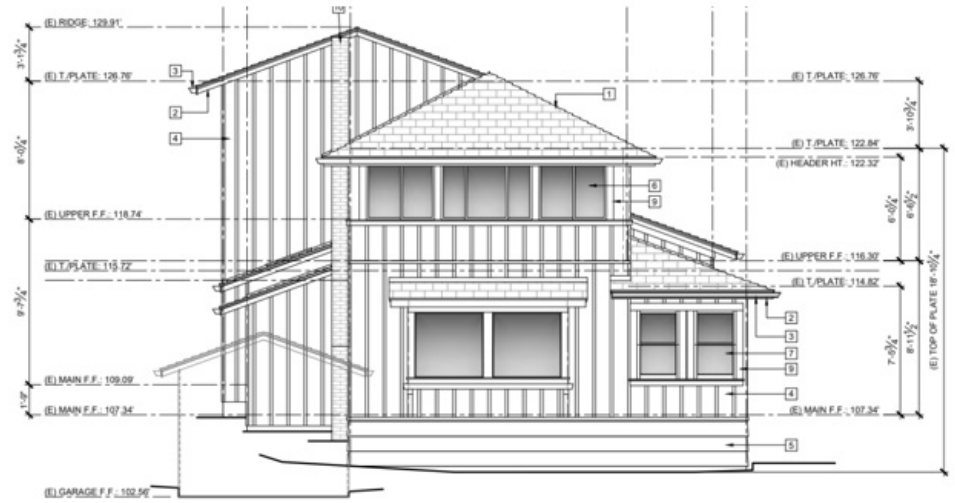


FIGURE 3b. Existing West Elevation

Finish Details: The existing board and batten siding is proposed to be replaced throughout with new board and batten siding. While the same siding is proposed to be used, the spacing of the new battens will be wider than the existing. A new stone wainscot is also proposed to be used primarily along the front elevation which would terminate at the chimney on the north elevation and at an interior corner beyond the entry door on the south elevation. In respect to stone work, the Residential Design Guidelines state: "The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided." The Residential Design Guidelines continue to state, "The use of stone on the full exterior of

individual building elements is encouraged. The use of stone on just one elevation, the street facade for example, is discouraged."

The continued treatment of the wainscot around the full exterior of the building would appear as an artificial treatment due to the slope and topography of the lot. The wainscot is located at a sloping portion of a lot where it appears as a structural foundation for one of the building forms. If the treatment were to be continued around the remainder of the building, as the site slopes up away from the street frontage, the stone treatment would be less than 2-feet above grade. This results in a less authentic treatment than its exclusion at the rear of the building as it would effectively be purely decorative for the purpose of continuing the treatment around the remainder of the building which actually conflicts with the design guidelines.

The building is proposed to be painted "Texan Angel," a light beige, by Kelly Moore, a "Fon Du Lac" Ledgestone by Buechel, aluminum clad wood windows by Kolbe in an "Anchor Gray" finish, and a Composition Shingle Roof with a "weathered wood" finish (refer to Attachment 4). The stone is described by the manufactures as a natural stone color range includes grays, light grays, buffs, and whites. The garage is proposed to match the residence in respect to color and materials but is not proposed to have the stone element.

Two styles of light fixtures are proposed. A can light to be used above the primary building entry, and a wall sconce used at the other doorways around the building. Both light fixtures comply with the Residential Design Guidelines and lighting standards, though Staff has included Special Condition of Approval #32, stating that no more than a single wall sconce be located at any single building entry unless otherwise required by the Building Code to preserve the low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.

In respect to building color, the Residential Design Guidelines state:

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

That Planning Commission has not been supportive of color schemes with primarily bright white finish with highly contrasting trim elements. The Texan Angel color appears subdued enough that is does not present the stark white appearance and appears to have earth tones worked into the underlying color, as suggested by the Residential Design Guidelines. Additionally, the inclusion of the stone and natural wood elements help to add addition elements of color to the building other than the stark contrast of the black and white which the commission has not been supportive of in the past. If the Commissionfinds the color scheme to not be in compliance with the Residential Design Guidelines pertaining to color, a Condition of Approval should be included in their motion.

Site Coverage/Landscaping/Fencing: The applicant is proposing to remove all of the site coverage improvements (which is currently a non-conforming amount) and replace the site coverage with a

conforming amount (549 square feet proposed; 556 allowed). The site coverage will primarily be comprised of gravel and dryset flagstone around the site used as pathways as well as small portions mortared flagstone elements and some retaining walls.

The applicant is also proposing to remove the existing encroachments from the right-of-way (paving, asphalt, and steps) and replace the access with a narrow decomposed granite pathway, which is permitted without an encroachment permit in accordance with the city's Right-of-Way Vision Statement.

The applicant has also included a preliminary landscape plan, however, has only noted that drought resistant and California Native plants are proposed and has not noted their locations or species. Condition of Approval #21 requires a complete landscape plan be submitted for review and approval prior to building permit issuance.

Lastly, the non-conforming 6' tall wood fence at the front of the property is proposed to be removed and replaced with a 4' tall wood fence. The site will be accessed by a 4' tall gate bound by two 12"x12", 4'6" tall stone columns on either side of the gate (refer to Attachment 3, sheet A3.5). It has been staff's understanding of recent Commission direction regarding fences and walls, and based on public sentiment, that excessive use of columns along a fence line may not be in keeping with the forest character. However, these proposed columns are used only to demarcate a property entrance, and are not used in regular intervals along a fence line. Staff is seeking direction from the commission as to whether the columns are appropriate, or add unnecessary complexity or formality to the fence line. If supportive of the columns (pillars) staff recommends they be reduced in height to approximately the same height as the fence. This recommendation has been included as Condition of Approval #33, however, if the Commission is not supportive of the columns, this Condition should be amended to require the columns be omitted from the project.

Alteration of Non-Conforming Buildings: The existing residence is non-conforming in respect to floor area. CMC 17.36, Nonconforming Uses and Buildings, outlines the standards for nonconforming uses and buildings. It is the purpose of this chapter to regulate nonconforming buildings and nonconforming uses and to provide for the elimination of nonconformity, where its elimination will not have a detrimental effect on the City's unique charm and the overall village character of the City (CMC 17.36.010).

In accordance with CMC 17.36.030, "A lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter." However, CMC 17.36.040.E continues to state, "The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site."

Simply put: while this building exceeds the allowable floor area, it may be maintained, altered, and repaired, provided, there is no additional floor area added to the site. Additionally, if any floor area is removed as a result of any of the alterations, it cannot be re-built in the same location or elsewhere on the site.

The applicant has provided a comprehensive demolition plan (refer to Attachment 3, Sheets A1.1, A2.2, A3.2, A3.6) illustrating how the exterior walls are proposed to remain throughout the project, thus maintaining the non-conforming floor area. For example, the upper floor demo plan and the existing east elevation, are shown to have the wall tops cut to reduce the plate height by 2.44' to accommodate the lowering of the rear roof form (described above) while maintaining the existing exterior wall (refer to Figure 4, below).

Special Condition of Approval #34 has been included stating, "All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet A1.1, A2.2, A3.2, A3.6 of the Design

Study Plans Approved by the Planning Commission on April 12, 2023. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition work. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct the non-nonconformities in respect to the buildings floor area."

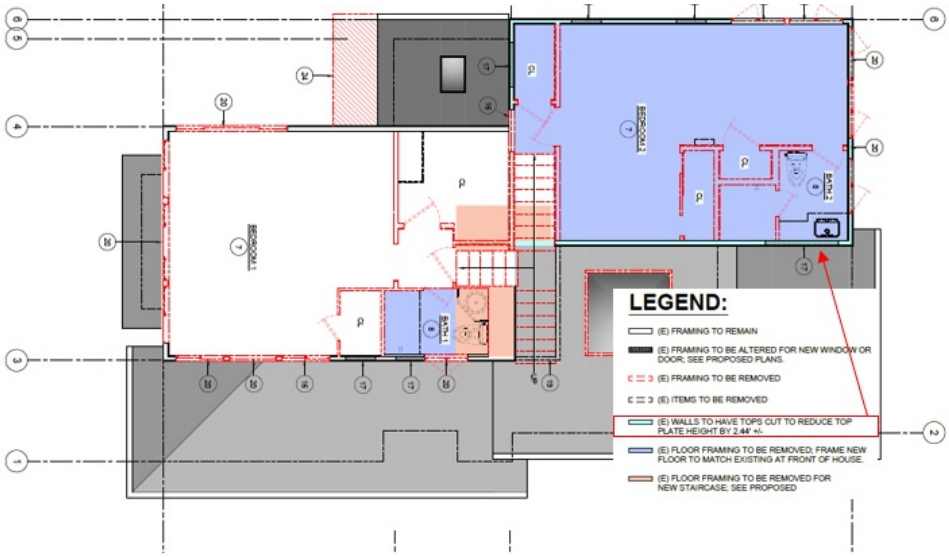


FIGURE 4a. Upper Floor Demo Plan

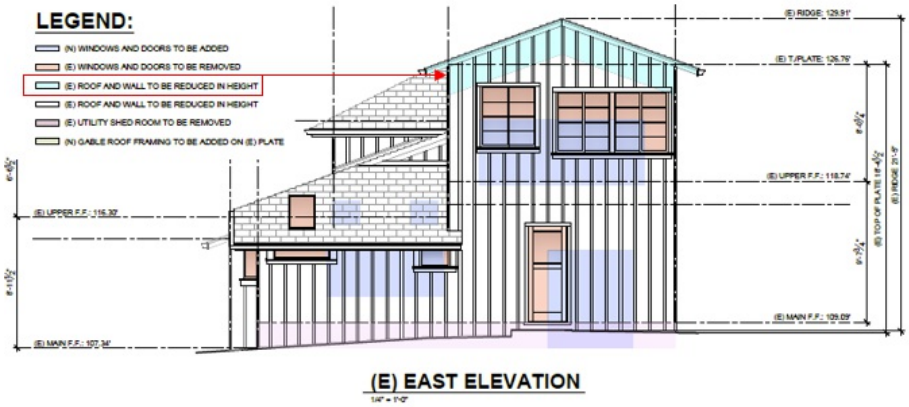


FIGURE 4b. Existing West Elevation

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plans
Attachment 4 - Materials

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA A COMBINED CONCEPT AND FINAL DESIGN STUDY FOR A SUBSTANTIAL ALTERATION TO AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE INCLUDING AN 18 SQUARE FOOT REDUCTION IN FLOOR AREA, ALTERATIONS TO THE EXISTING ROOF FORMS, ROOF HEIGHTS AND CHANGES TO ROOFING MATERIALS, WINDOW REPLACEMENT AND ALTERATIONS THROUGHOUT, NEW EXTERIOR WALL CLADDING, REMOVAL AND RELOCATION OF SKYLIGHTS, AND NEW EXTERIOR LIGHTING. THE PROJECT IS LOCATED AT CAMINO REAL 3 SOUTHEAST OF OCEAN AVENUE IN THE SINGLE FAMILY (R-1) ZONING DISTRICT, APN: 010-261-010

WHEREAS, November 3, 2022, Matt Hanner of Carmel Building and Design ("Applicant") submitted an application on behalf of Debra Landi ("Owner") requesting approval of Track 2 Design Study application DS 22-342 (Landi) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at the southeast corner of Camino Real 4 southeast of Ocean Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting a substantial alteration to an existing two story single family residence including an 18 square foot reduction in floor area, alterations to the existing roof forms, roof heights and changes to roofing materials, window replacement and alterations throughout, new exterior wall cladding, removal and relocation of skylights, and new exterior lighting; 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, the project is exempt from a Coastal Development Permit in accordance with CMC 17.52.100.B (Development Excluded from Coastal Permit Requirements) as the project is for improvements to an existing single family residence; and

WHEREAS, in accordance with CMC Section 17.58.040.B.2, the Director may authorize concept review and final details review to occur at the same meeting; and

WHEREAS, the project was scheduled by the Director for final details review at a public hearing taking place on April 12, 2023; and

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

WHEREAS, on or before April 2, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before April 7, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on April 12, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class1) – Existing Facilities, 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 **Concept Design Study**:

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

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

CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

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

CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study application DS 22-342 (Landi) for the substantial alteration to an existing two story single family residence including an 18 square foot reduction in floor area, alterations to the existing roof forms, roof heights and changes to roofing materials, window replacement and alterations throughout, new exterior wall cladding, removal and relocation of skylights, and new exterior

lighting. The project is located at Camino Real 3 southeast of Ocean Avenue in the Single Family (R-1) Zoning District, APN: 010-261-010, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 22-042) authorizes a substantial alteration to an existing two story single family residence. The proposed changes include an 18 square foot reduction in floor area, alterations to the existing roof forms, roof heights and changes to roofing materials, window replacement and alterations throughout, new exterior wall cladding, removal and relocation of skylights, and new exterior lighting. The project is located at Camino Real 3 southeast of Ocean Avenue in the Single Family (R-1) Zoning District as depicted in the plans prepared by Carmel Building and Design dated approved by Community Planning & Building Department on April 12, 2023 unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓

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

	skylights and skylight shades prior to the issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.	
13.	**Stone Facades (including chimneys).** 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 his/her designee. The masonry pattern shall be clearly identified in the construction drawings submitted with the building permit application.	✓
14.	**Asphalt Shingle Roofing.** The Applicant shall submit product information for the asphalt shingle roofing prior to the issuance of a building permit. The material shall convey a color and texture similar to that of wood shingles.	✓
15.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal 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.	✓
16.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.	✓
17.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during 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.	✓
18.	**Truck Haul Route.** Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓

19.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
20.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	Landscape Conditions	
21.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester 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.	✓
22.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
23.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. 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.	✓
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.	**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	
28.	**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.	✓
29.	**Replacement Driveway**. Should the driveway be proposed for reconstruction, the new driveway shall be constructed of permeable or semi-permeable materials. The proposed material shall be reviewed by the Community Planning and Building Department prior to the issuance of a Driveway Permit or Building Permit, as appropriate. 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 associated permit application.	
30.	**Right-of-Way Encroachments.** Except driveway paving, all paving, gravel, boulders, logs, timbers, planters or other above-ground encroachments are prohibited, and shall be removed from the right-of-way prior to final inspection. A note shall be included on the site plan submitted for building permit review noting all encroachments shall be removed	✓
31.	**Tree T12 Pruning Permit.** A Tree Removal (Pruning) permit shall be applied for and approved by the Acting City Forester or the Forest and Beach Commission, as appropriate, prior to building permit issuance for any proposed limb removal for tree T12 (as noted on the landscape plan). Should the permit not be approved, the project shall be revised to maintain and protect any limbs that had been proposed for removal and the project be reschedule for consideration by the Planning Commission.	✓
32.	**Exterior Lighting Locations.** No more than a single wall sconce be located at any single building entry unless otherwise required by the Building Code to preserve the low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines	✓
33.	**Entry Gate Stone Columns.** The stone columns adjacent to the entry gate shall be reduced in height to approximately the same height as the fence.	✓
34.	**Demolition Plan Compliance.** All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet A1.1, A2.2, A3.2, A3.6 of the Design Study Plans Approved by the Planning Commission on April 12, 2023. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition work. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct the non-nonconformities in respect to the buildings floor area.	✓

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 12th day of April 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	2,132 SF	2,113 SF
Site Coverage	396 SF/556 SF	1,428 sf	549 SF (62% permeable)
Trees (Upper/Lower)	3/1	0/6	3/6
Ridge Height (1^{st}/2^{nd})	18’/24’	16’1’/22’10”	16’1’/23’1”
Plate Height (1^{st}/2^{nd})	12’/18’	11’2”/19’7”	11’2”/17’10”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	21’9”	21’9”
Composite Side Yard	10’ (25%)	8’8”	8’8”
Side Yard	3’	3’	3’
Street Side Yard	5’	N/A	N/A
Rear	15’/3’*	30’8”	30’8”

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

LANDI - ZIMMERMAN RESIDENCE

SINGLE FAMILY RESIDENCE REMODEL

3 SE of OCEAN on CAMINO REAL CARMEL, CA

PLUMBING AND ELECTRICAL NOTES

FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:

1. ALL SHOWER HEADS SHALL HAVE A MAX. FLOW RATE OF 1.8 G.P.M. @ 80 psi.
2. ALL LAVATORY FAUCETS SHALL HAVE A MAX FLOW RATE OF 1.2 G.P.M. @ 60 psi, AND MIN. 0.8 G.P.M. @ 20 psi.
3. KITCHEN SINKS SHALL HAVE A MAX FLOW RATE OF 1.8 G.P.M. @ 60 psi.
4. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.28 GAL.
5. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION IN ACCORDANCE WITH CEC ART. 210.12(A).
6. HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.
7. ALL KITCHEN AND BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTECTION.
8. ALL ELECTRICAL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.
9. PROVIDE SMOKE DETECTORS WITH BATTERY BACKUP IN EACH BEDROOM, HALLWAY & WHERE INDICATED.
10. USE WATER RESISTANT GYPSUM WALL BOARD BEHIND NEW TILE, SHOWER AND SINKS.
11. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY AND SHALL BE AIR TIGHT RATED AND SHALL COMPLY WITH THE BULB TYPES SPECIFIED IN CEnC 150(K)(1)(C).
12. CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT PER CRC R315.2.6.
13. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT PER CRC R315.1.3, R315.2.5.

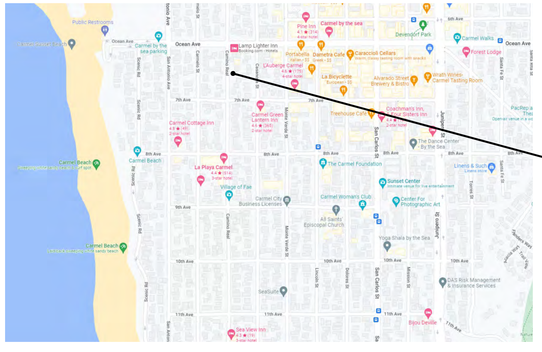
FIRE SAFETY REQUIREMENTS

1. **FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - THE BUILDING AND ATTACHED GARAGE SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD.**
2. DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
3. SMOKE ALARMS - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE CBC - THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
4. ROOF CONSTRUCTION - ICBO CLASS A ROOF CONSTRUCTION.

PROJECT NOTES

1. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF TITLE 24 AND THE 2022 EDITION OF THE CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE, CURRENT ENERGY CODES AND ANY AMENDMENTS OF THE PRESIDING CITY OR COUNTY.
2. PROTECT ALL TREES DURING CONSTRUCTION.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A-615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. DEFORMATIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. A-305. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A-185.
5. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%, ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES AND REGULATIONS OF THE W.W.P., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO THE U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
6. WALL CONSTRUCTION SHALL COMPLY WITH CRC SECTION 602 (FOR CONVENTIONAL CONSTRUCTION).
7. NAILING TO BE IN COMPLIANCE WITH CRC TABLE R602.3(1).
8. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CGBS 4.504.2.1
9. ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
10. 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. THE ACTIVE TICKET SHALL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST OF THE INSPECTOR.
11. A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF INSPECTION.
12. THE BUILDER/CONTRACTOR TO PROVIDE OWNER AND ENFORCING AGENCY WITH A COPY OF THE CF-6R INSTILLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.
13. AT THE TIME OF A FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGBS 4.410.

VICINITY MAP



NORTH

SCALE: N.T.S.

PROJECT LOCATION

PROJECT DATA

A.P.N.:	010-261-010	SITE AREA (LOT SIZE):	4,000 SQ. FT. (0.09 ACRES)
ZONING:	R1	ALLOWABLE FAR & SITE COVERAGE:	1,800.00 SQ. FT. FAR ALLOWED 396 SQ. FT. SITE COVERAGE ALLOWED (1,800 x 0.22 = 396) 556 SQ. FT. ALLOWED WITH BONUS (556 * 0.50 = 278 MAX IMPERMEABLE)
RESIDENCE OCCUPANCY:	SFR		
		BUILDING SETBACK:	FRONT YARD - 15'-0" SIDE YARD - 3'-0" / 25% OF SITE WIDTH REAR YARD - 15'-0" HEIGHT - 12'-0" PLATE / 18'-0" ROOF
OCCUPANCY GROUP:	R-3/U		
CONSTRUCTION TYPE:	VN		
SPRINKLED:	NO	TREE REMOVAL:	NONE

FLOOR AREA	EXISTING		1 PROPOSED	
MAIN FLOOR:	1,252.56 SQ. FT.		1,234.17 SQ. FT.	
UPPER FLOOR:	701.21 SQ. FT.		701.21 SQ. FT.	
GARAGE:	177.36 SQ. FT.		177.36 SQ. FT.	
TOTAL:	2,131.13 SQ. FT.		2,112.74 SQ. FT.	
SITE COVERAGE:	IMPERMEABLE:	PERMEABLE & SEMI PERMEABLE	IMPERMEABLE:	PERMEABLE & SEMI PERMEABLE
RETAINING WALLS:	334.22 SQ. FT.	--	32.78 SQ. FT.	--
DECK WITH NO SPACING:	149.35 SQ. FT.	--	--	--
GRAVEL TERRACE/WALKWAYS:	--	231.71 SQ. FT.	--	196.61 SQ. FT.
CONCRETE WALKWAYS:	159.31 SQ. FT.	--	--	--
MORTARED STONE WALKWAYS:	543.94 SQ. FT.	--	24.83 SQ. FT.	--
STORAGE & CABINETRY:	9.00 SQ. FT.	--	--	--
DRYSET FLAGGING:	--	--	--	293.96 SQ. FT.
TOTAL SITE COVERAGE:	1,195.82 SQ. FT.	231.71 SQ. FT.	57.61 SQ. FT.	490.57 SQ. FT.
CHANGE:			-1,138.21 SQ. FT.	+258.86 SQ. FT.

OWNER:
DEBRA S. LANDI TRUST
1829 TOPEKA AVE.
SAN JOSE, CA 95126

SITE ADDRESS:
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921

DESIGNER/BUILDER:
CARMEL BUILDING & DESIGN
P.O. BOX 2201
CARMEL, CA 93921
P. 831.626.8606

PROJECT DESCRIPTION

INTERIOR AND EXTERIOR REMODEL TO AN EXISTING 2 STORY SINGLE FAMILY RESIDENCE. PROJECT TO INCLUDE REMOVING EXISTING ROOFING MATERIAL AND REPLACE WITH NEW. ALTER EXISTING ROOFS PER PROPOSED. REMOVE AND REPLACE EXISTING WINDOWS WITH NEW PER PROPOSED. REMOVE EXISTING WOOD SIDING AND REPLACE WITH NEW WOOD SIDING AND STONE VENEER. REMOVE EXISTING SKYLIGHTS AND REPLACE WITH NEW PER PROPOSED. REMOVE AND REPLACE EXISTING EXTERIOR DOORS WITH NEW PER PROPOSED. NEW EXTERIOR LIGHTING PER PROPOSED. NEW FIRE SPRINKLER SYSTEM. NO ADDED SQUARE FOOTAGE IS BEING PROPOSED IN THIS APPLICATION. PROPOSED FINISHED MATERIALS TO BE SHALL INCLUDE:

- CERTAINTEED LANDMARK WEATHERED WOOD ASPHALT SHINGLE ROOF.
- PAINTED WOOD FASCIA AND EAVES.
- PAINTED ALUMINUM GUTTERS AND DOWNSPOUTS.
- PAINTED WOOD BOARD AND BATTON SIDING. 1x3 BATTONS AT 20 ½" o.c.
- METAL CLAD WOOD WINDOWS BY KOLBE-KOLBE.
- METAL CLAD WOOD SLIDING DOORS BY KOLBE-KOLBE.
- METAL CLAD WOOD SKYLIGHTS WITH LIGHT SHADES (AS REQUIRED BY CITY OF CARMEL PLANNING DEPARTMENT), SEE A2.0.
- STAINED ALDER WOOD ENTRANCE DOORS.
- PAINTED WOOD TRIM.
- PAINT EXISTING BRICK CHIMNEY TO MATCH MAIN WALL COLOR.
- LEDGESTONE LAY STONE VENEER.
- STAINED WOOD VERTICAL PANEL FENCE AND GATE AT FRONT PROPERTY ENTRANCE.
- STAINED WHITE OAK PANEL GARAGE DOOR.
- BRONZE EXTERIOR LIGHTS.
- NO ADDITIONAL SQUARE FOOTAGE IS BEING ADDED UNDER THIS APPLICATION.
- NO ALTERATIONS TO EXISTING LANDSCAPING IS BEING PROPOSED UNDER THIS APPLICATION.
- NO TREES SHALL BE REMOVED UNDER THIS APPLICATION.

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT, FURNISHED UNDER THIS CONTRACT, WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN ACCORDANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PALL ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICE/CODE COMPLIANCE; THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS (2007 C.B.C.)
7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, STATE, LOCAL & O.S.H.A. SAFETY REGULATIONS.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER THE WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS/DAMAGES/LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL, FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
15. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOWS & DOORS, FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
17. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
20. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM
2. GAS LINE DIAGRAM

SHEET INDEX

DESIGN

A0.0 COVER SHEET, PROJECT DATA
A1.0 SURVEY
A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A2.0 TYPICAL DETAILS AND CODE COMPLIANCE
A2.1 EXISTING FLOOR PLANS
A2.2 DEMOLITION PLANS
A2.3 PROPOSED FLOOR PLANS
A3.1 EXISTING ELEVATIONS
A3.2 EXISTING ELEVATIONS
A3.3 PROPOSED ELEVATIONS
A3.4 PROPOSED ELEVATIONS
A3.5 STREET VIEW ELEVATIONS
A3.6 COMPARATIVE ELEVATIONS
A3.7 COMPARATIVE ELEVATIONS
L1.1 PROPOSED EXTERIOR LIGHTING PLAN
LP1.0 LANDSCAPE PLAN

OWNER NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY CARMEL BUILDING AND DESIGN, HEREINAFTER REFERRED TO AS "DESIGNERS", WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE,. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
3. THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS, THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS, FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

SPECIAL CONDITIONS

NONE NOTED

SUBJECT PROPERTY



PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN
A better way to build.
License #786482

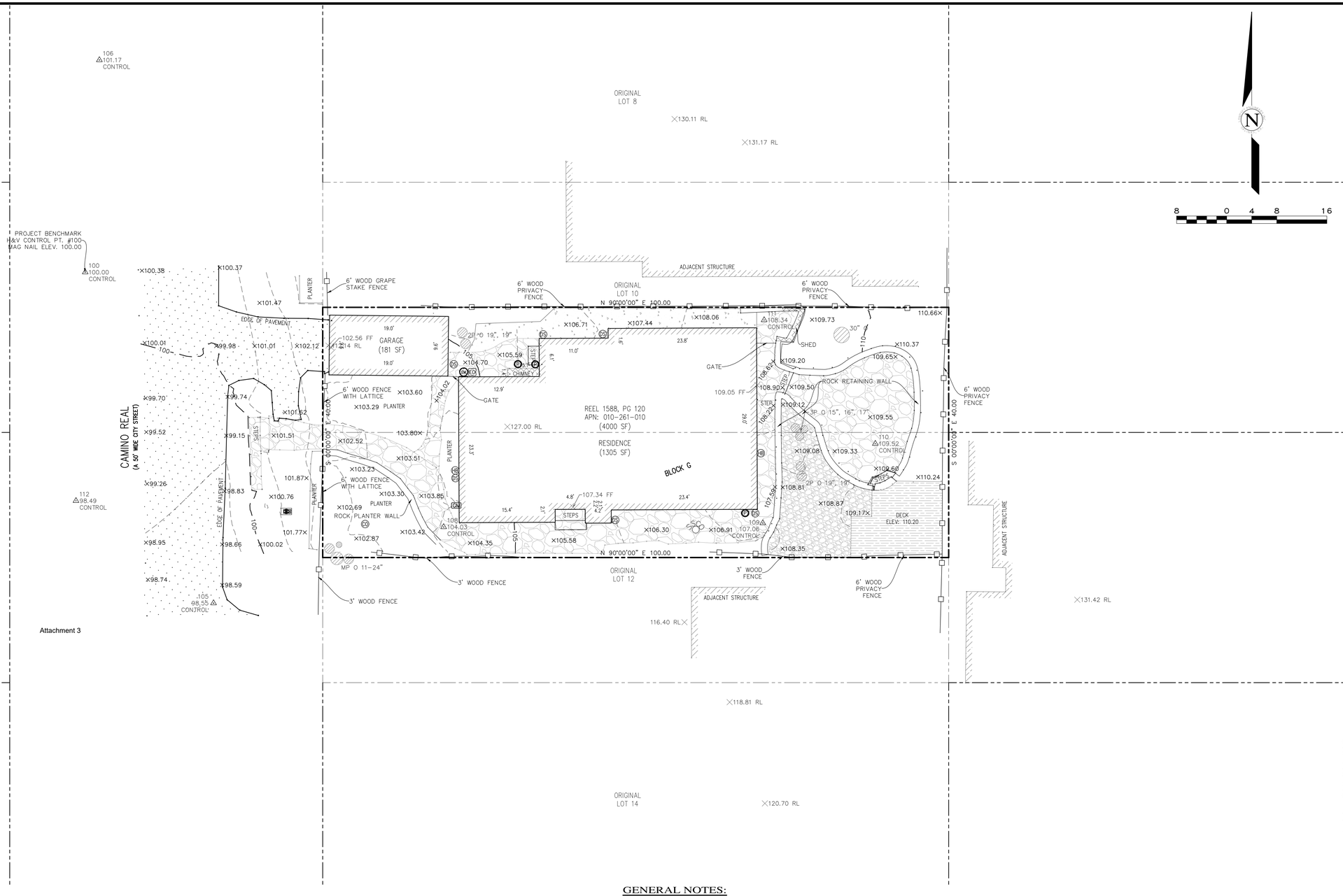
DATE: 03-24-23
SCALE: NONE
DRAWN BY: STAFF
REVISION:

COVER SHEET

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A0.1



Attachment 3

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 100 — MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- ASPHALT CONCRETE SURFACE
- CONCRETE SURFACE
- WOODEN SURFACE
- STONE WALKING SURFACE
- GRAVEL SURFACE
- NATURAL GROUND SURFACE/LANDSCAPED AREA

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PGE GAS MANHOLE
- ELECTRICAL MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- ×100.00 SPOT ELEVATION
- ×100.00 RL RIDGELINE
- ×100.00 FF FINISHED FLOOR
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN CAMINO REAL APPROXIMATELY 6 FEET NORTH AND 37 FEET WEST OF THE NORTHWESTERLY PROPERTY CORNER, ELEVATION = 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (01/31/22) 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) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON OTHER LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY BE INCOMPLETE DUE TO RESTRICTED ACCESS.
7) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

CONTACT INFORMATION:

CLIENT:
CARMEL BUILDING & DESIGN
ATTN: MR. MATT HANNER
26350 CARMEL RANCHO LANE, SUITE 105
CARMEL, CA 93923

SITE LOCATION:
CAMINO REAL 4 SE OF OCEAN AVE.
CARMEL-BY-THE-SEA, CA 93921

PROFESSIONAL LAND SURVEYOR * GUY R. GIRAUDO * EXP. 12-31-23 * No. 8703 * STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO L.S. No. 8703

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

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN REEL 1588 PG 120
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

CARMEL BUILDING & DESIGN

A.P.N.: 010-261-010

SCALE: 1" = 8'
DATE: FEB 2022
JOB NO. 2455-01

No.	DATE	BY	REVISION
	02/07/20	JK	RELEASED TO CLIENT

SHEET 1
OF 1 SHEETS

LEGEND:

1

(E) ROOF TO BE REMOVED FOR NEW GABLE ENDS PER PROPOSED

(E) PORTION OF ROOF TO BE REMOVED AND REDUCED IN HEIGHT.

(E) PORTION OF ROOF TO BE REMOVED.

CAMINO REAL
(A 50' WIDE CITY STREET)

ADJACENT STRUCTURE

ORIGINAL LOT 10

N 90°00'00" E 100.00

S 00°00'00" E 40.00

6' WOOD GRAPE STAKE FENCE

6' WOOD PRIVACY FENCE

EDGE OF PAVEMENT

PLANTER

STEPS

ROCK PLANTER WALL

ROCK RETAINING WALL

REMOVE (E) 6' WOOD FENCE WITH LATTICE

REMOVE (E) PLANTER

REDUCE WALKWAY ELEVATION BY 21"; DAYLIGHT TO (E) AT SIDES OF HOUSE; NEW WALKWAY FINISH TO MATCH (E)

DECK
ELEV: 110.20

2P O 19", 19"

3P O 15", 16", 17"

30"Ø

MP O 11-24"

3' WOOD FENCE

ORIGINAL LOT 12

116.40 RL

118.81 RL

Attachment 3

EXISTING SITE PLAN

1/4" = 1'-0"

0 4' 8'

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING & DESIGN
A better way to build.
License #786482

DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

EXISTING SITE PLAN

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A1.1

LEGEND:

- (N) ROOF FRAMED AT LOWER PLATE HEIGHT ELEVATION PER PROPOSED.
- (N) PORTION OF ROOF FRAMED FOR GABLE ENDS; FRAME ON (E) PLATE.
- DECOMPOSED GRANITE
- FLAGSTONE ON DRYSET w/ CRUSHED GRANITE FILL - SEMI PERMEABLE
- FLAGSTONE ON DRYSET w/ CRUSHED GRANITE FILL - SEMI PERMEABLE
- (N) WOOD CHIPS
- LIVE MATERIAL: DROUGHT TOLERANT CALIFORNIA NATIVES
- GRAVEL

CAMINO REAL
(A 50' WIDE CITY STREET)

ADJACENT STRUCTURE

ORIGINAL LOT 10

N 90°00'00" E 100.00

(N) 6' REDWOOD PRIVACY FENCE

(E) 6' WOOD GRAPE STAKE FENCE

PLANTER

EDGE OF PAVEMENT

100.37

101.47

99.98

101.50

99.74

101.87

101.62

99.15

101.51

STEPS

(N) 48" HIGH STAINED WOOD VERTICAL PANEL FENCE

S 00°00'00" E 40.00

TRASH ENCLOSURE

CONCEALED GATE FOR TRASH ACCESS

101.99

102.52

103.60

104.02

103.80

103.51

(N) 48" HIGH STAINED WOOD VERTICAL PANEL GATE

101.87

101.99

98.83

100.76

(N) 48" HIGH STAINED WOOD VERTICAL PANEL FENCE

12" SQ. STONE COLUMNS @ 54" HIGH

Attachment 3

102.69

103.30

103.85

CO

101.77

102.87

98.66

100.02

103.35 TOP

TOP

106.40 TOS

106.49 BOS

106.01 BOS

2P O 19", 19"

105

11
08:44
CONTROL

109.73

30"Ø

110

110.37

110.66

3P O 15", 16", 17"

110
109.52
CONTROL

107.85
NG

110.24

2P O 19", 19"

107.26

109
107.06
CONTROL

110

ADJACENT STRUCTURE

N 90°00'00" E 100.00

MP O 11-24"

4' REDWOOD FENCE

(N) 6' REDWOOD PRIVACY FENCE

(E) 3' WOOD FENCE

98.59

105
98.55
NTROL

ORIGINAL LOT 12

ADJACENT STRUCTURE

116.40 RL

118.81 RL

PROPOSED SITE PLAN

1/4" = 1'-0"

0 4' 8'

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN
A better way to build.
License #786482

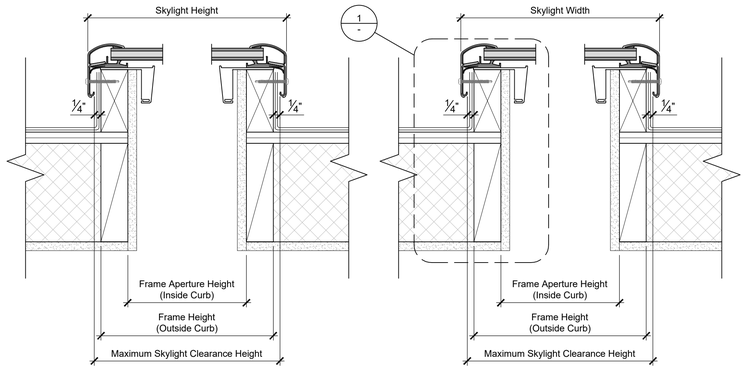
DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

PROPOSED SITE PLAN

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

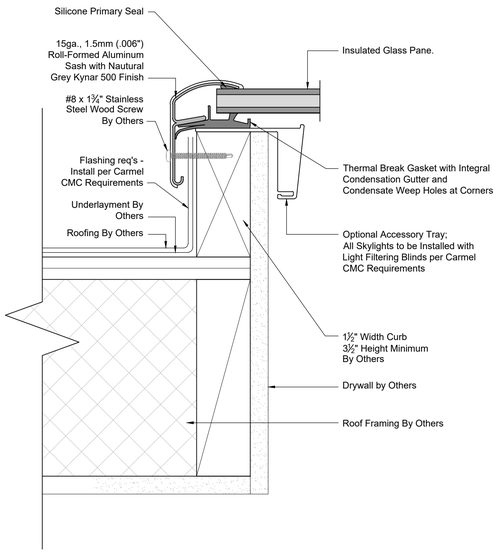
A1.2



2 CURB MOUNT SKYLIGHT

BY VELLUX

SCALE: 3" = 1' -0"



1 ENLARGED DETAIL

BY VELLUX

SCALE: 6" = 1' -0"

CODE COMPLIANCE:

1. WATER CONSERVATION:
   PLUMBING FIXTURES (WATER CLOSETS & URINALS) AND FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:
   - 1.1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH (CGBS 4.303.1.1).
   - 1.2. SHOWERHEADS SHALL HAVE A MAX. FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 psi. (CGBS 4.303.1.3.1).
   - 1.3. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINATION FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE, SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 psi, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT ONE TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD. (CGBS 4.303.1.3.2)
   - 1.4. THE MAX. FLOW RATE OF A RESIDENTIAL LAVATORY FAUCET SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 psi. THE MIN. FLOW RATED OF RESIDENTIAL LAVATIORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 psi. (CGBS 4.303.1.4.1)
   - 1.5. THE MAX. FLOW RATE OF A LAVATORY FAUCET INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLING OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 psi. (CGBS 4.303.1.4.2)
   - 1.6. THE MAX. FLOW RATE FOR KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 psi. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAX. RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 psi AND MUST DEFAULT TO A MAX FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 psi (CGBS 4.303.1.4.4)
   - 1.7. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CPC AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CPC.
2. CLOTHES DRYER:
   - 2.1. MAX. FLEX CONNECTION (MUST BE METAL) 8'-0"
   - 2.2. CONNECTOR NOT CONCEALED IN CONSTRUCTION.
   - 2.3. DUCT MUST BE SMOOTH METAL INSIDE.
   - 2.4. NO SCREWS IN AIRFLOW.
   - 2.5. 4" MIN. DUCT.
   - 2.6. 14'-0" INCLUDING (2) 90° BENDS MINUS 2'-0" PER ADDITIONAL 90° BEND.
   - 2.7. 25'-0" MINUS 2'-6" PER 45° BEND OR 5'-0" PER 90° BEND.
   - 2.8. NO MIXING WITH OR PASSAGE THROUGH OTHER SYSTEMS.
   - 2.9. END OUTSIDE IN BACKDRAFT DAMPER & NO SCREENS.
3. TUBS & SHOWERS:
   - 3.1. SHOWER COMPARTMENTS SHALL HAVE A MIN. NET FLOOR AREA OF 1,024 SQ. IN. AND ENCOMPASS A 30" DIAMETER CIRCLE.
   - 3.2. SHOWERHEADS MUST HAVE A PRESSURE/TEMPERATURE BALANCE VALVE.
   - 3.3. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, WHIRLPOOL BATHTUB AND SHOWER/TUB COMBO FILTERS SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION (CPC SECTION 414.5 & 418).
   - 3.4. FINISH HEIGHT TO BE NOT LESS THAN 72" ABOVE THE DRAIN INLET PER.
   - 3.5. PROVIDE WR GYPSUM BOARD OR CEMENT BACKER BOARD BEHIND TILE OR WALL PANELS.
   - 3.6. WR GYPSUM BOARD SHALL NOT BE USED AT THE CEILINGS WHERE JOISTS ARE SPACED MORE THEN 12" O.C.
   - 3.7. WHERE WOOD FRAMED WALLS ARE SUBJECT TO WATER SPLASH, THE FRAMING SHALL BE PROTECTED WITH AN APPROVED MOISTURE BARRIER CONFORMING TO CBC 2510.6.
   - 3.8. PROVIDE TEMPERED GLAZING AT TUB & SHOWER SURROUNDS & DOORS.
   - 3.9. SHOWER CONTROLS SHALL BE LOCATED ON A SIDE WALL OR OTHERWISE SITUATED TO ALLOW OPERATION WITHOUT ENTERING THE SHOWER STREAM PER CPC 408.9
4. TOILETS:
   - 4.1. PROVIDE A MIN. WIDTH OF 30" CLEAR SPACE.
   - 4.2. PROVED A MIN. 24" CLEAR SPACE IN FRONT.
   - 4.3. MAX. FLUSH CAPACITY SHALL BE 1.28 GAL. PER FLUSH.
5. GARAGES & MECH. ROOMS:
   - 5.1. GARAGE & MECH. ROOMS SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA WITH A MIN. ⅝" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE PER CRC TABLE R302.6.
   - 5.2. GARAGES AND MECH. ROOMS BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN ⅝" TYPE "X" GYPSUM BOARD OR EQUIVALENT PER CRC TABLE R302.6.
   - 5.3. STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR THE REQUIRED DWELLING/GARAGE SEPARATION SHALL BE COVERED BY NOT LESS THAN ⅝" TYPE X GYPSUM BOARD OR EQUIVALENT PER CRC TABLE R302.6.
   - 5.4. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 ⅜" THICK, OR 20 MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES, EXCEPT FOR SPRINKLERED BUILDING THE DOOR NEED ONLY SELF-CLOSING AND SELF LATCHING PER CRC R302.5.1
   - 5.5. DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. #26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS IN TO THE GARAGE PER CRC R302.5.2.
   - 5.6. THE AREA OF FLOOR USED FOR PARKING OF AUTOMOBILE OR OTHER VEHICLES (GARAGES, CARPORTS) SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
   - 5.7. GARAGE/CARPORT FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL.
6. WATER HEATER:
   - 6.1. PRESSURE RELIEF VALVE TO BE PIPED TO AN APPROVED LOCATION IN ACCORDANCE w/ CPC 608.
   - 6.2. PROVIDE A 120V OUTLET WITHIN 3'-0" FROM THE WATER HEATER THAT IS ACCESSIBLE WITH NO OBSTRUCTIONS.
   - 6.3. A CATEGORY III OR IV VENT OR A TYPE B VENT w/ A STRAIGHT PIPE BETWEEN OUTSIDE AND WATER HEATER.
   - 6.4. PROVIDE A GAS SUPPLY LINE WITH MIN. CAPACITY OF 200,000 BTU/HR.
   - 6.5. LOCATE ON SLAB MIN. 3" ABOVE GRADE.
   - 6.6. 22" x 30" MIN. PASSAGEWAY.
   - 6.7. ACCESS DOOR TO BE A MAX OF 20'-0" TO FURNACE.
   - 6.8. SWITCH AT ENTRANCE FOR LIGHT AT APPLIANCE.
   - 6.9. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB, WHIRLPOOL BATHTUB AND SHOWER/TUB COMBO FILTERS SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION (CPC SECTION 414.5 & 418).
7. STAIRS:
   - 7.1. MIN. CLR. WIDTH OF 36"
   - 7.2. STAIR RISERS NOT TO EXCEED A RISE OF 7 ¾".
   - 7.3. STAIR RISERS NOT TO EXCEED A MAX. ⅜" DIFFERENCE BETWEEN EACH RISER.
   - 7.4. STAIR TREADS SHALL NOT BE LESS THAN 10" DEEP & ¾" NOSING; OR MIN. 10 ⅜" AND HAVE A MAX. SLOPE OF 1:48 (2%).
   - 7.5. MIN. HEAD ROOM OF 6'-8"
8. FORCED AIR UNIT:
   - 8.1. ANY FLAME OR SPARKING DEVICES MUST BE MIN. 18" ABOVE FLOOR.
   - 8.2. DUCTING THROUGH FIRE-RESISTIVE WALL MUST BE 26GA.
   - 8.3. NO DUCT OPENINGS INTO GARAGE.
   - 8.4. PROTECT FROM IMPACT ON RAISED PLATFORM.
   - 8.5. LOCATE 120V OUTLET WITHIN 25 FT.
9. UNDER-FLOOR FURNACE:
   - 9.1. LOCATE ON SLAB MIN. 3" ABOVE GRADE
   - 9.2. 22" x 30" MIN. PASSAGEWAY
   - 9.3. ACCESS DOOR TO BE A MAX OF 20'-0" TO FURNACE.
   - 9.4. SWITCH AT ENTRANCE FOR LIGHT AT APPLIANCE.
10. BATHROOMS:
    - 10.1. EXHAUST FANS SHALL COMPLY WITH CGBS 4.506.
    - 10.2. HAVE MIN. VENTILATION RATE OF 50CFM OR WINDOW TO EXTERIOR.
    - 10.3. ENERGY COMPLIANT.
    - 10.4. MUST BE CONTROLLED BY ADJUSTABLE HUMIDISTAT WHICH SHALL BE READILY AVAILABLE.
    - 10.5. CAPABLE OF ADJUSTING BETWEEN A RELATIVE HUMIDITY OF 50% - 80%.
    - 10.6. SHALL TERMINATE OUTSIDE OF THE BUILDING ENVELOPE AND SHALL BE PROTECTED BY AN APPROVED BACKDRAFT DAMPER.
    - 10.7. LIGHTING SHALL BE SWITCHED SEPARATELY FROM EXHAUST FANS **OR** SHALL BE ABLE TO SWITCH ON AND OFF SEPARATELY WHILE ALLOWING FAN TO CONTINUE TO OPERATE FOR EXTENDED PERIOD, IF INTEGRAL.
11. KITCHENS:
    - 11.1. KITCHEN EXHAUST SYSTEM SHALL BE DUCTED WITH A SMOOTH METAL INTERIOR DUCT,
    - 11.2. VENT TO OUTDOORS.
    - 11.3. MIN. EXHAUST RATE OF 100CFM
    - 11.4. PROVIDE BACKDRAFT DAMPER.
    - 11.5. DISHWASHER SHALL DRAIN THROUGH AN APPROVED DISHWASHER AIR-GAP FITTING.
12. STUCCO EXTERIOR:
    - 12.1. A MINIMUM 26 GA. GALVANIZED CORROSION-RESISTANT WEEP SCREED WITH:
    - 12.2. A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 ½" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS.
    - 12.3. THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC 703.6.2.1.
13. DECKING SURFACE:
    - 13.1. THE WALKING SURFACE OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS, PER CRC R337.9.3:
    - 13.2. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 AND SFM 12-7A-5,
    - 13.3. EXTERIOR FIRE RETARDANT TREATED WOOD,
    - 13.4. NONCOMBUSTIBLE MATERIAL,
    - 13.5. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL.
    - 13.6. EXCEPTION: WALL MATERIAL MAY BE OF ANY MATERIAL THAT OTHERWISE COMPLIES WITH THIS CHAPTER WHEN THE DECKING SURFACE MATERIAL COMPLIES WITH THE PERFORMANCE REQUIREMENTS ASTME 84 WITH A CLASS B FLAME SPREAD RATING.

6 TYP. HANDRAIL MOUNTING

6"

7 TYP. SHOWER PAN DETAIL

1"

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY MAY BE OF SUCH SIZE THAT A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH PER CRC R312.3 EXCEPTION 1.

5 TYP. STAIRS DETAIL

1"

3 TYP. TOP OF STAIRS DETAIL

1"

4 TYP. BOT. OF STAIRS DETAIL

1"

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN
A better way to build.
License #786482

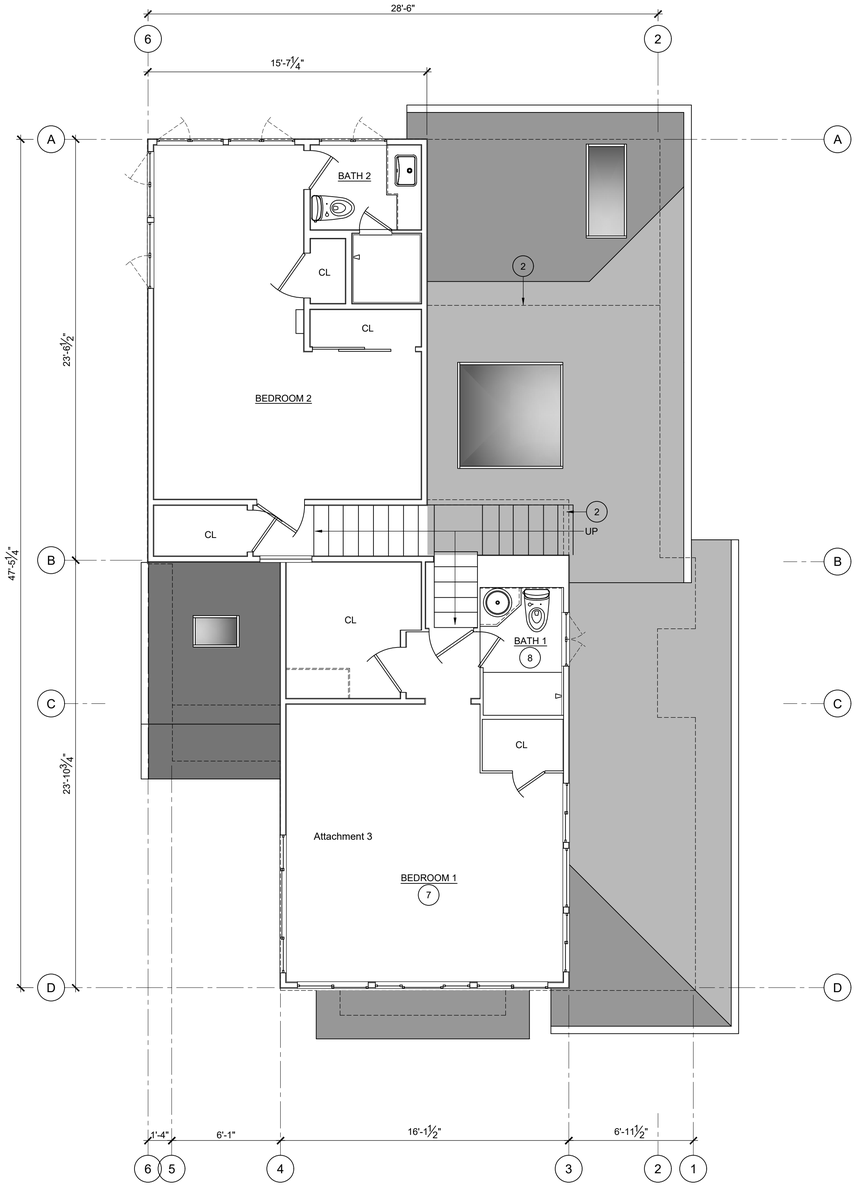
DATE:	03-24-23
SCALE:	NOTED
DRAWN BY:	STAFF
REVISION:	

DETAILS & CODE COMPLIANCE

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

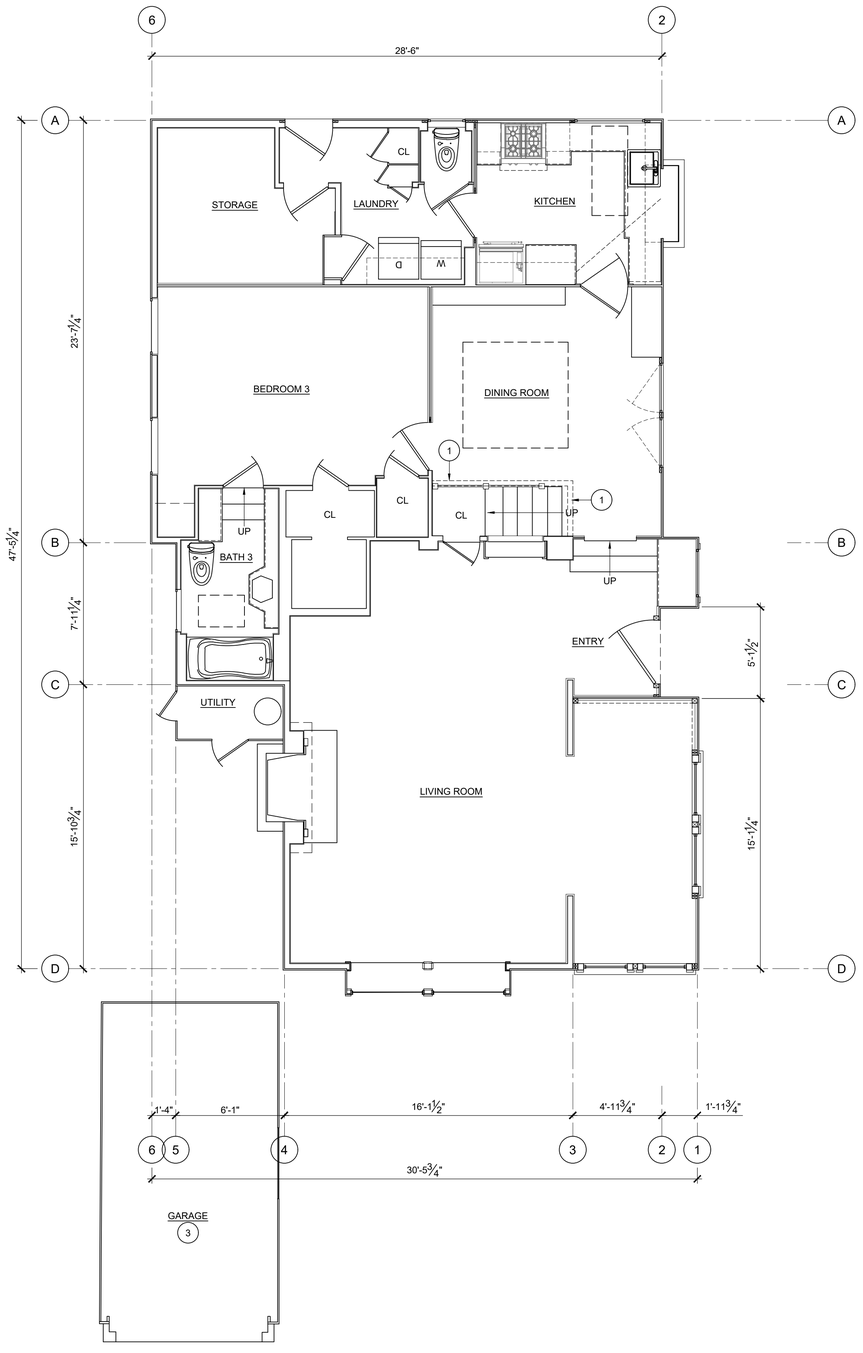
PAGE:

A2.0



(E) UPPER FLOOR PLAN

1/4" = 1'-0"



(E) MAIN FLOOR PLAN

1/4" = 1'-0"

0 4' 8'

LEGEND:

(E) 2x4 FRAMING

(E) 2x4 FRAMING TO BE ALTERED

(E) 2x4 FRAMING TO BE REMOVED

NOTE:

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

KEY NOTES: (XX)

1. EXISTING EXTERIOR WALL LINE ABOVE TO REMAIN AS PERIMETER.
2. EXISTING EXTERIOR WALL LINE TO REMAIN AS PERIMETER.
3. NO WORK HERE.

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN

A better way to build.

License #786482

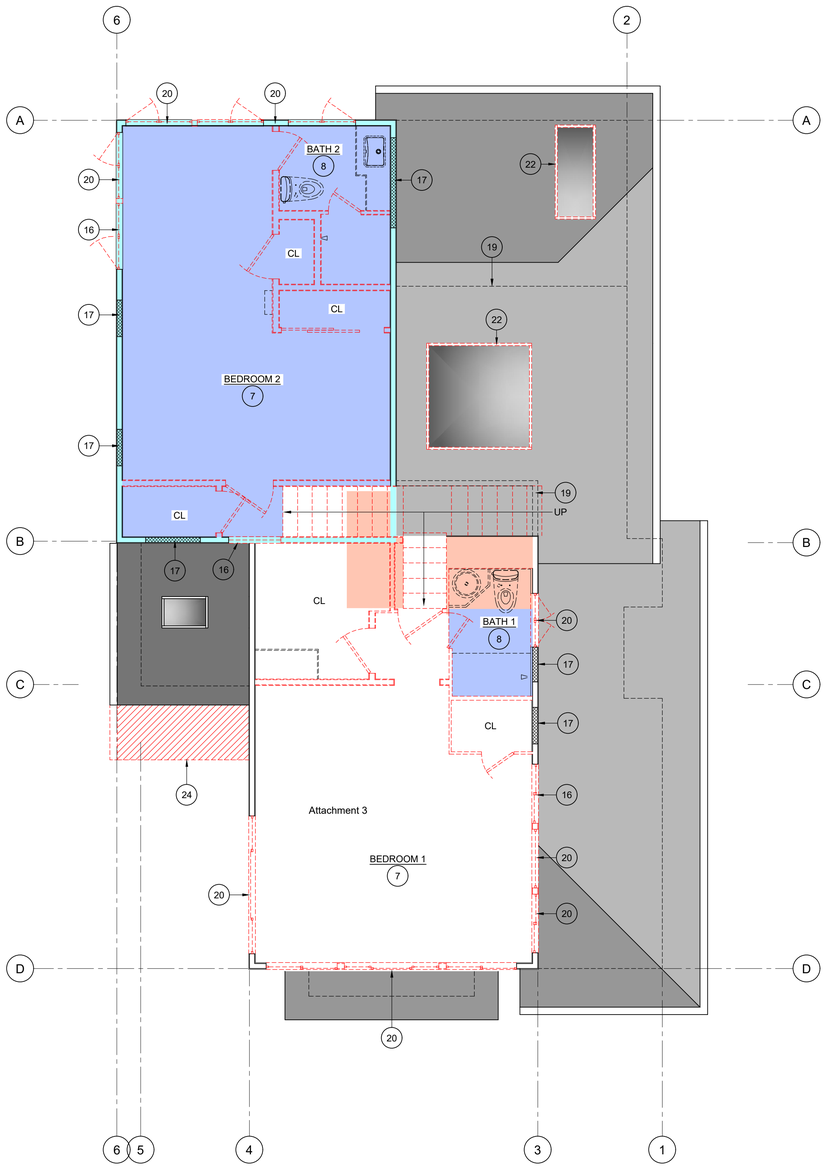
DATE: 03-24-23
SCALE: NOTED
DRAWN BY: STAFF
REVISION:

EXISTING FLOOR PLANS

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

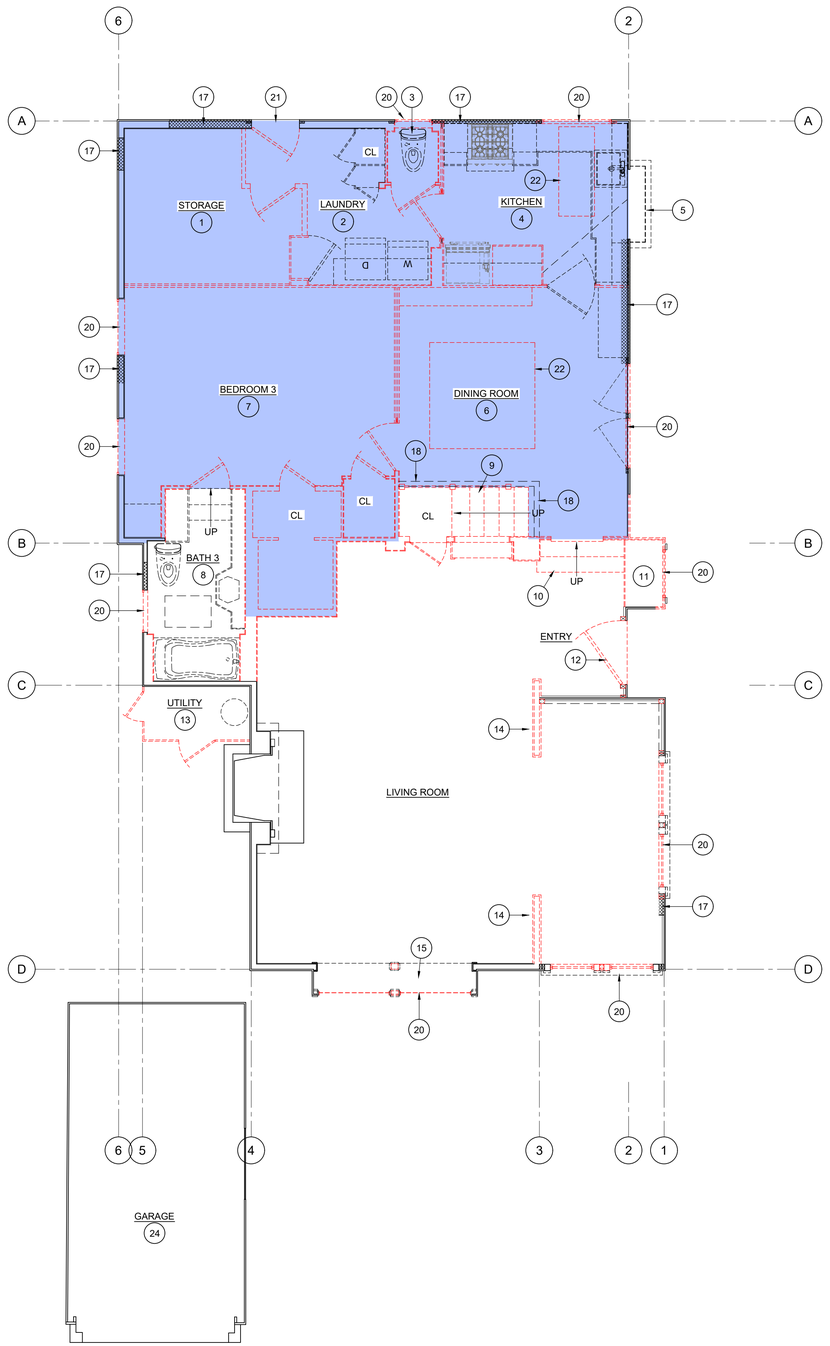
PAGE:

A2.1



UPPER FLOOR DEMO PLAN

1/4" = 1'-0"



MAIN FLOOR DEMO PLAN

1/4" = 1'-0"

LEGEND:

- (E) FRAMING TO REMAIN
- (E) FRAMING TO BE ALTERED FOR NEW WINDOW OR DOOR; SEE PROPOSED PLANS.
- (E) FRAMING TO BE REMOVED
- (E) ITEMS TO BE REMOVED
- (E) WALLS TO HAVE TOPS CUT TO REDUCE TOP PLATE HEIGHT BY 2.44' +/-
- (E) FLOOR FRAMING TO BE REMOVED; FRAME NEW FLOOR TO MATCH EXISTING AT FRONT OF HOUSE.
- (E) FLOOR FRAMING TO BE REMOVED FOR NEW STAIRCASE; SEE PROPOSED

KEY NOTES: (XX)

1. DEMO EXISTING STORAGE ROOM - REMOVE EXISTING WALLS AND FINISHES; REMODEL AREA PER PROPOSED ON A2.2.
2. DEMO LAUNDRY ROOM - REMOVE CABINETRY, FINISHES, APPLIANCES, FIXTURES AND DOORS. REMODEL AREA PER PROPOSED PLAN ON A2.2.
3. DEMO TOILET ROOM - REMOVED FINISHES. FIXTURE AND WINDOW. REMODEL AREA PER PROPOSED ON A2.2.
4. DEMO KITCHEN - REMOVE CABINETRY, FINISHES, FIXTURES, APPLIANCES, SKYLIGHT, WINDOWS AND DOORS. REMODEL AREA PER PROPOSED PLAN ON A2.2.
5. REMOVE (E) GARDEN WINDOW. FINISH PER PROPOSED ON A 2.2.
6. DEMO DINING ROOM - REMOVE FINISHES,WINDOW, SKYLIGHT AND DECORATIVE CEILING COVERING. REMODEL AREA PER PROPOSED ON A2.2.
7. DEMO BEDROOM - REMOVE FINISHES, WINDOWS, CLOSETS AND DOORS. REMODEL AREA PER PROPOSED ON A2.2.
8. DEMO BATHROOM - REMOVE CABINETRY, FINISHES, FIXTURES, WINDOW AND STAIRS. REMODEL AREA PER PROPOSED ON A2.2.
9. REMOVE STAIRCASE AND UNDER-STAIRS CLOSET. REPLACE WITH NEW PER PROPOSED ON A2.2.
10. REMOVE (E) STAIRS. REMODEL AREA PER PROPOSED ON A2.2.
11. REMOVE (E) BENCH AND WINDOW; REMODEL BENCH SEAT AREA PER PROPOSED ON A2.2.
12. REMOVE AND REPLACE EXISTING ENTRY DOOR WITH NEW PER PROPOSED. NEW DOOR TO USE EXISTING LOCATION AND OPENING.
13. REMOVE EXISTING UTILITY SHED.
14. REMOVE EXISTING WALLS AT LIVING ROOM; FINISH PER PROPOSED ON A2.2.
15. MODIFY EXISTING BENCH SEAT.
16. REMOVE EXISTING WINDOWS. FRAME IN AND FINISH OPENING PER PROPOSED.
17. MODIFY WALL SPACE TO RECEIVE NEW WINDOW OR DOOR PER PROPOSED ON A2.2.
18. EXISTING EXTERIOR WALL LINE ABOVE TO REMAIN AS PERIMETER.
19. EXISTING EXTERIOR WALL LINE TO REMAIN AS PERIMETER.
20. REMOVE (E) WINDOW; REPLACE WITH NEW PER PROPOSED. FRAME IN AND FINISH REMAINING OPENINGS PER PROPOSED.
21. REMOVE (E) EXTERIOR DOOR; FRAME IN AND FINISH OPENING PER PROPOSED.
22. REMOVE (E) SKYLIGHT; REPLACE WITH NEW PER PROPOSED. FRAME IN AND FINISH OPENINGS PER PROPOSED.
23. REMOVE (E) ROOF AT DEMOLISHED UTILITY ROOM.
24. NO WORK HERE.

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN
A better way to build.
License #786482

DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

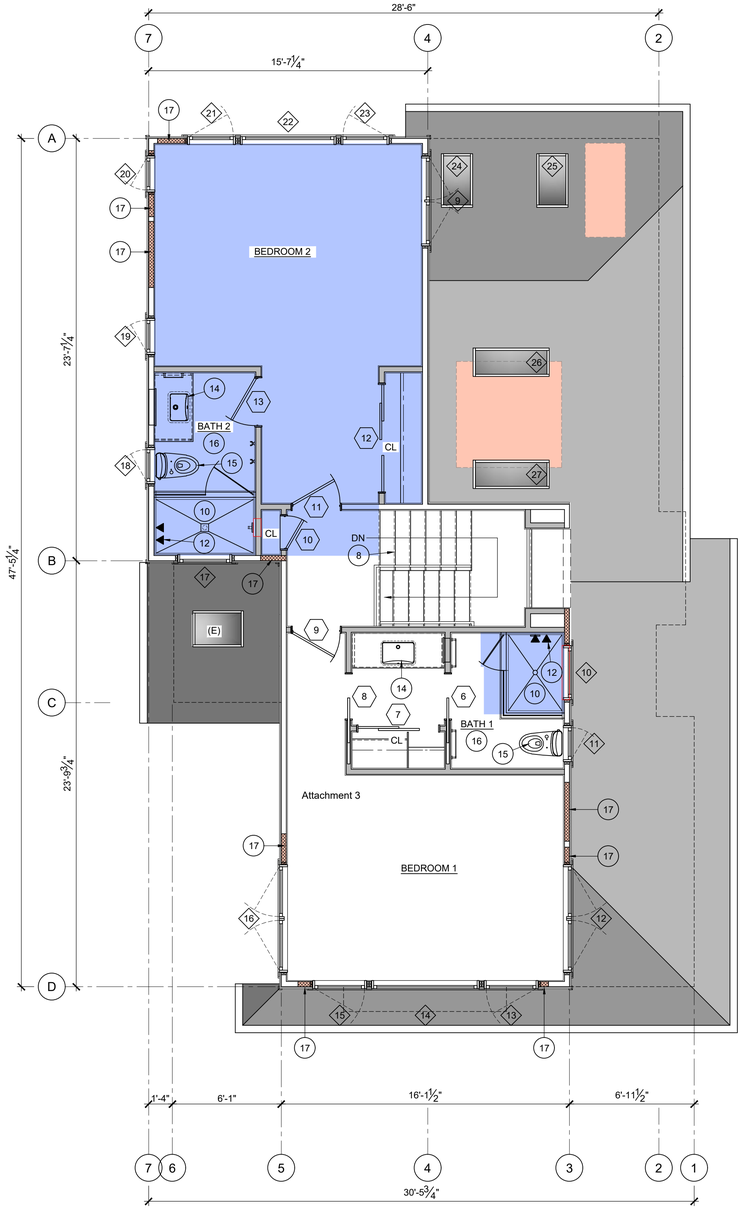
DEMO PLANS

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

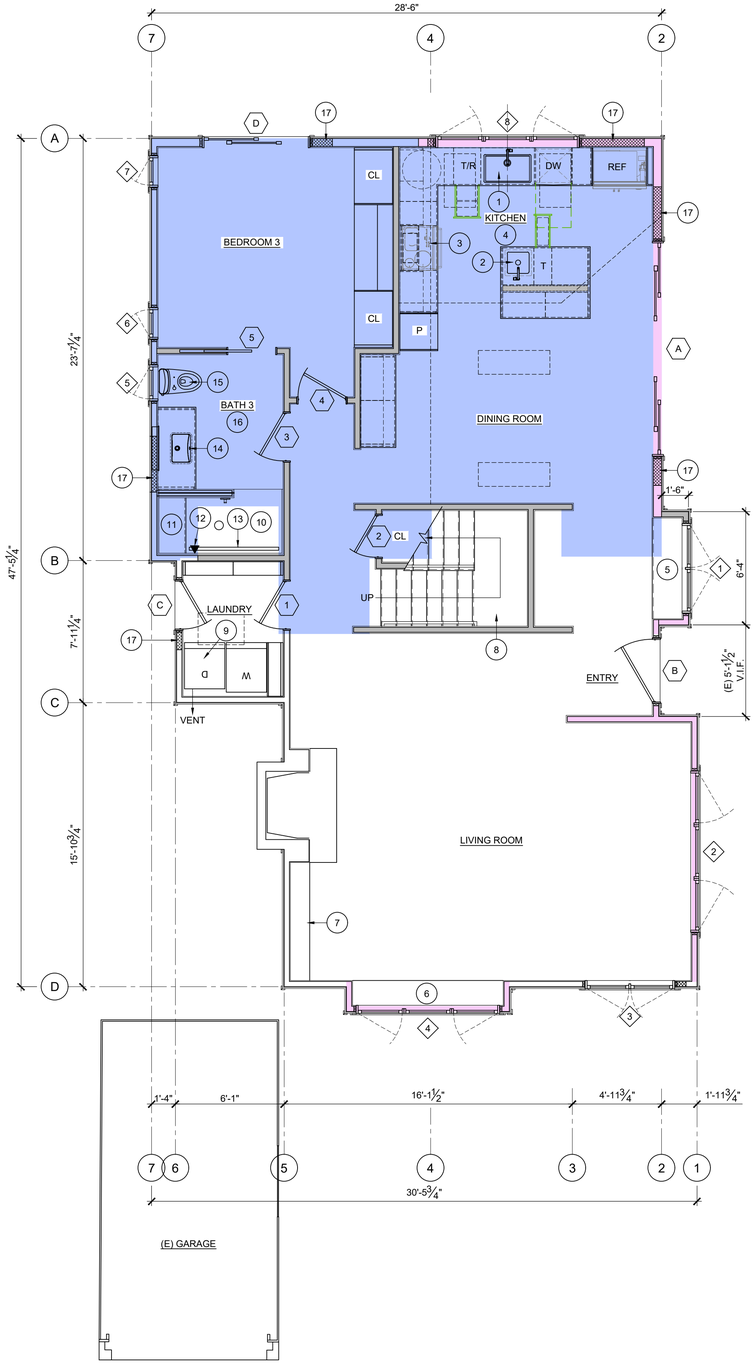
A2.2

0 4' 8'



(N) UPPER FLOOR PLAN

1/4" = 1'-0"



(N) MAIN FLOOR PLAN

1/4" = 1'-0"

0 4' 8'

LEGEND:

- (E) 2x FRAMING
- (N) 2x FRAMING
- (E) UNFRAMED SINGLE-WALL CONSTRUCTION TO GET NEW FRAMING ON INTERIOR SIDE OF (E) WALL
- (E) WALL OPENINGS TO BE FRAMED IN AND FINISHED
- (N) FLOOR FRAMING TO MATCH LEVEL TO WEST
- (E) OPENINGS TO BE FRAMED IN AND FINISHED

NOTE:

- GRID LINES ARE TO FACE OF FRAMING, U.O.N.
- DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.
- FIELD VERIFY ALL FRAMING DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL (E) EXTERIOR SINGLE WALL FRAMING TO HAVE NEW 2x4 OR 2x6 STUDS ADDED AT WALL LINE.

KEY NOTES: (XX)

1. KITCHEN SINK; SEE SECTION 1.6 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS.
2. PREP SINK; SEE SECTION 1.5 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS.
3. COOKTOP w/ OVEN BELOW & HOOD FAN ABOVE; SEE INTERIOR ELEVATIONS.
4. KITCHEN; SEE SECTIONS 11 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
5. NEW WINDOW BENCH SEAT. NEW BUMP OUT REFRAMED ON CANTILEVERED FLOOR JOISTS; NEW BUMP OUT DOES NOT COUNT TOWARDS FLOOR AREA.
6. NEW WINDOW BENCH SEAT IN EXISTING BUMP OUT.
7. NEW BUILT-IN SHELVING.
8. STAIRS: SEE SECTION 6 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
9. CLOTHES DRYER: SEE SECTION 2 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
10. SHOWER w/ TILE SURROUND. SEE SECTIONS 1.2, 1.3 & SECTION 3 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS AND REQUIREMENTS.
11. 18" HIGH BENCH SEAT.
12. HANDHELD SHOWER ON DIVERTER.
13. SLOT DRAIN; FRAME FLOOR FOR CURBLESS SHOWER PAN.
14. LAVATORY; SEE SECTION 1.4 IN "CODE COMPLIANCE" ON THIS PAGE FOR FLOW RESTRICTIONS.
15. TOILET: SEE SECTION 1.1 & SECTION 4 IN "CODE COMPLIANCE" FOR FLOW RESTRICTIONS & REQUIREMENTS.
16. BATHROOM: SEE SECTION 10 IN "CODE COMPLIANCE" FOR REQUIREMENTS.
17. FRAME IN (E) OPENING AND FINISH.

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN
A better way to build.
License #786482

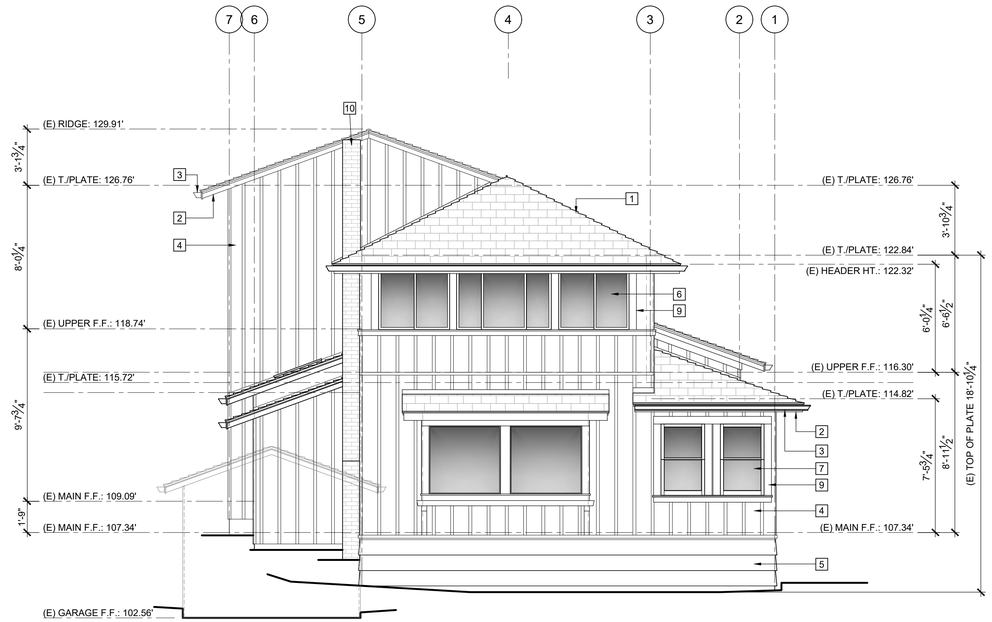
DATE: 03-24-23
SCALE: NOTED
DRAWN BY: STAFF
REVISION:

PROPOSED FLOOR PLANS

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A2.3



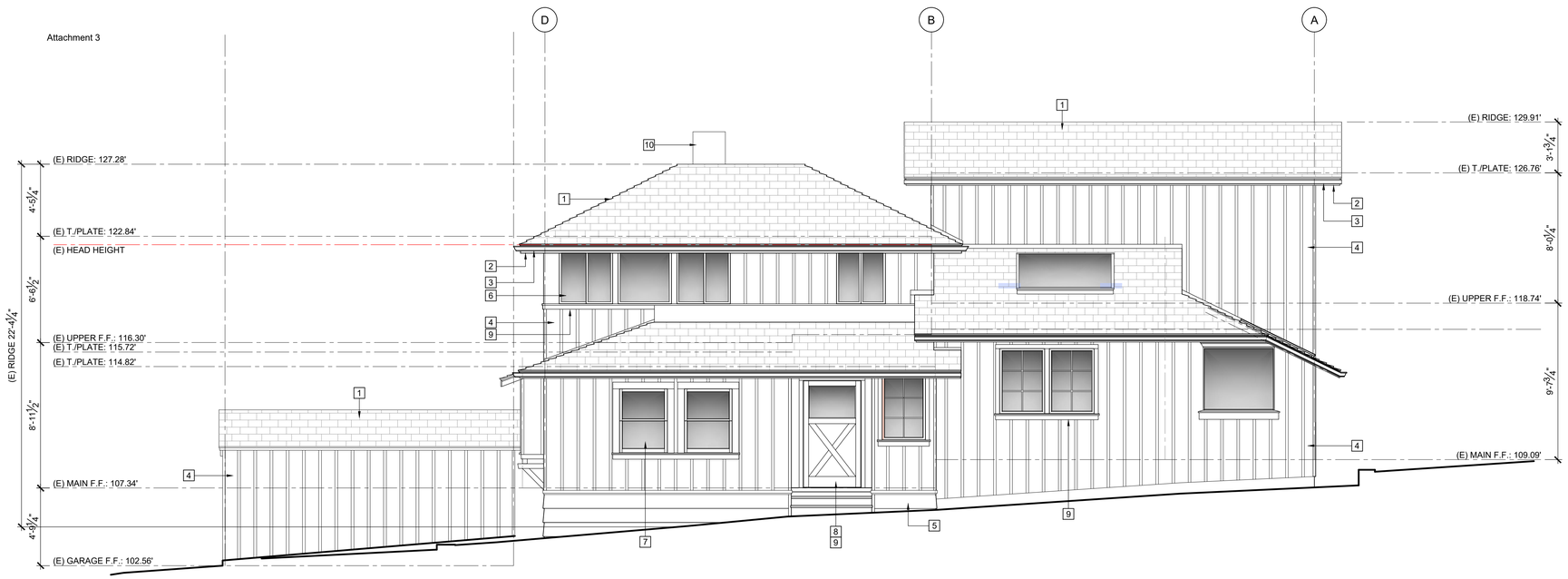
(E) WEST ELEVATION

1/4" = 1'-0"

(E) MAJOR MATERIALS

1. ROOF - ASPHALT SHINGLE ROOF.
2. EAVE & EAVE ITEMS - NATURAL WOOD EAVES AND PAINTED FASCIA.
3. GUTTERS & DOWNSPOUTS- COPPER
4. WALL FINISH - PAINTED BOARD AND BATTON WOOD SIDING; REPLACE WITH NEW PER PROPOSED
5. WALL FINISH - PAINTED HORIZONTAL SIDING; REPLACE WITH NEW PER PROPOSED
6. WINDOWS - ALUMINUM; NATURAL
7. WINDOWS - PAINTED WOOD
8. WOOD DOORS - PAINTED WOOD DOORS
9. DOOR & WINDOW TRIM - PAINTED WOOD TRIM
10. CHIMNEY - NATURAL BRICK

Attachment 3



(E) SOUTH ELEVATION

1/4" = 1'-0"

0 4' 8'

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN

A better way to build.

License #786482

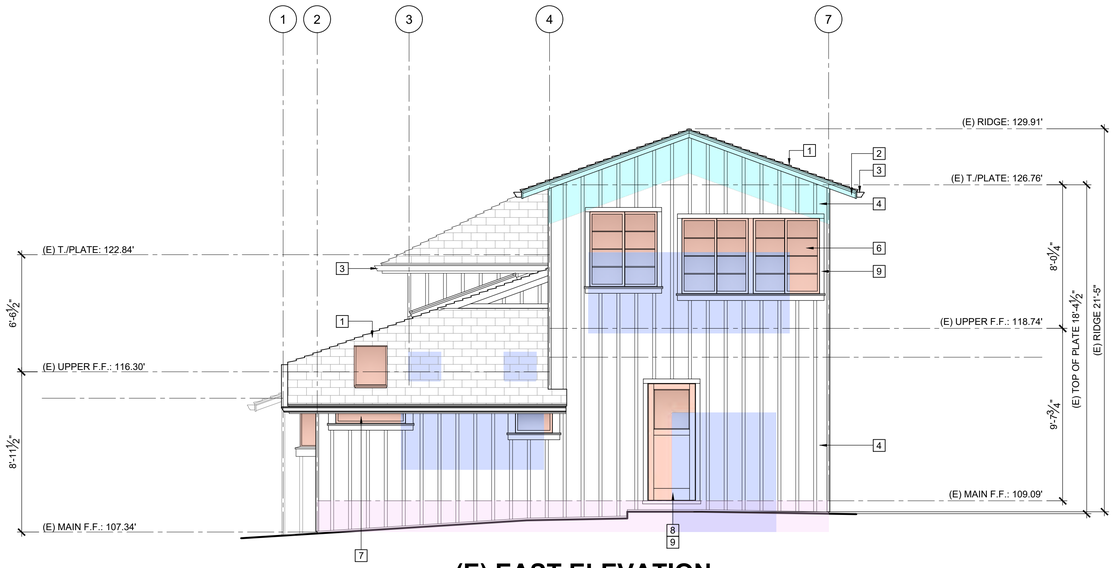
DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

EXISTING ELEVATIONS

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

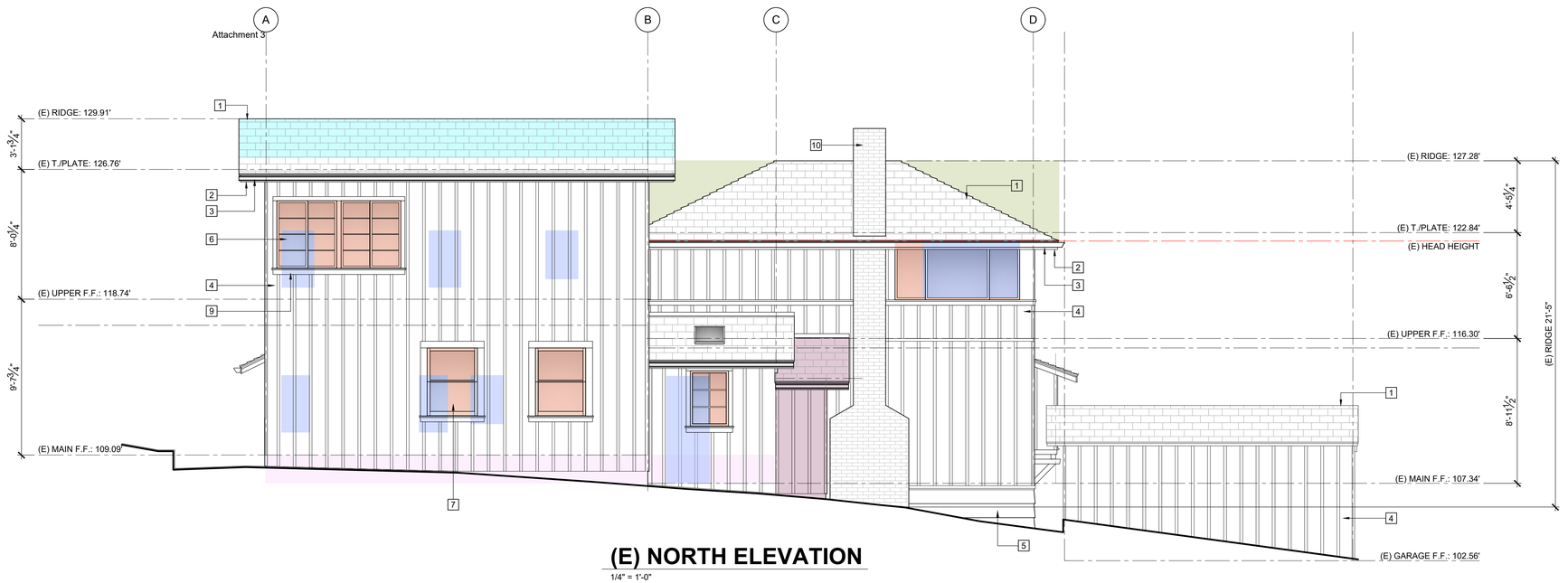
PAGE:

A3.1



(E) EAST ELEVATION

1/4" = 1'-0"



(E) NORTH ELEVATION

1/4" = 1'-0"

LEGEND:

- (N) WINDOWS AND DOORS TO BE ADDED
- (E) WINDOWS AND DOORS TO BE REMOVED
- (E) ROOF AND WALL TO BE REDUCED IN HEIGHT
- (E) ROOF AND WALL TO BE REDUCED IN HEIGHT
- (E) UTILITY SHED ROOM TO BE REMOVED
- (N) GABLE ROOF FRAMING TO BE ADDED ON (E) PLATE

(E) MAJOR MATERIALS

1. ROOF - ASPHALT SHINGLE ROOF.
2. EAVE & EAVE ITEMS - NATURAL WOOD EAVES AND PAINTED FASCIA.
3. GUTTERS & DOWNSPOUTS- COPPER
4. WALL FINISH - PAINTED BOARD AND BATTON WOOD SIDING; REPLACE WITH NEW PER PROPOSED
5. WALL FINISH - PAINTED HORIZONTAL SIDING; REPLACE WITH NEW PER PROPOSED
6. WINDOWS - ALUMINUM; NATURAL
7. WINDOWS - PAINTED WOOD
8. WOOD DOORS - PAINTED WOOD DOORS
9. DOOR & WINDOW TRIM - PAINTED WOOD TRIM
10. CHIMNEY - NATURAL BRICK

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN

A better way to build.

License #786482

DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

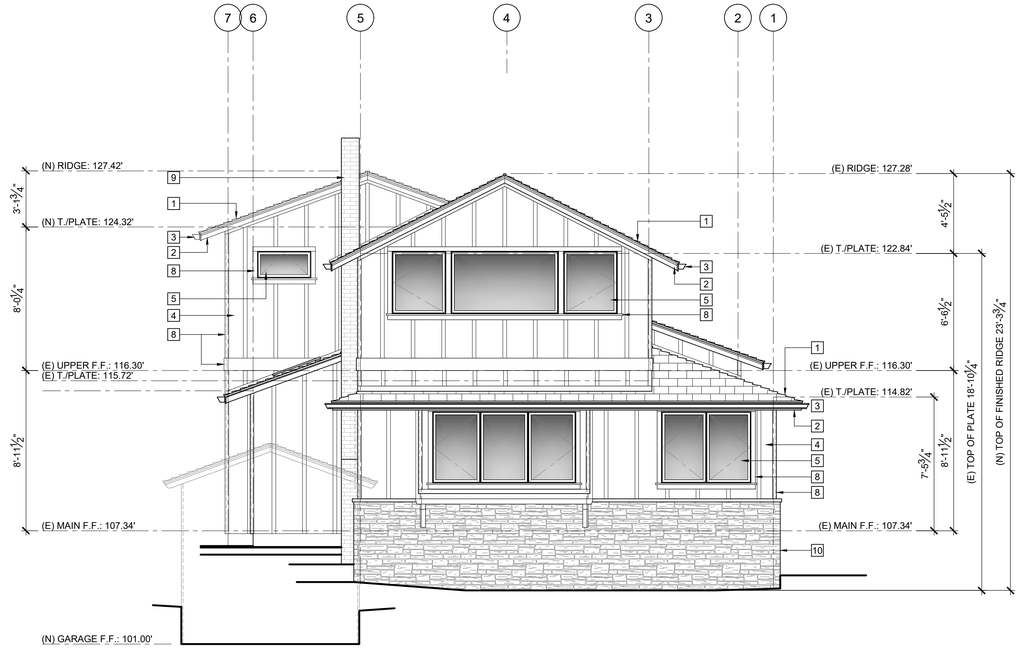
EXISTING ELEVATIONS

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A3.2

0 4' 8'



(N) WEST ELEVATION

1/4" = 1'-0"

LEGEND:

- (E) WINDOWS AND DOORS OPENING TO BE FRAMED IN AND FINISHED
- (N) PORTION OF ROOF ADDED FOR GABLES
- (E) PORTION OF ROOF REDUCED IN HEIGHT

Attachment 3



(N) SOUTH ELEVATION

1/4" = 1'-0"

NOTE:

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

(N) MAJOR MATERIALS

1. ROOF - CLASS A ASPHALT SHINGLE ROOF - CERTAINTEED LANDMARK; COLOR: WEATHERED WOOD.
2. EAVE & EAVE ITEMS - PAINTED WOOD EAVES AND FASCIA; COLOR: MATCH KOLBE ANCHOR GRAY
3. GUTTERS & DOWNSPOUTS - PAINTED ALUMINUM; GUTTERS TO MATCH ANCHOR GRAY, BY KOLBE; DOWNSPOUTS TO MATCH BODY SIDING: KELLY MOORE 4597 - TEXAN ANGEL
4. WALL FINISH - NEW PAINTED BOARD AND BATTON WOOD SIDING: KELLY MOORE 4597 - TEXAN ANGEL. 1x3 BATTONS @ 20 ½" o.c.
5. WINDOWS - METAL CLAD WOOD; COLOR: ANCHOR GRAY BY KOLBE WINDOWS & DOORS.
6. SLIDING GLASS DOOR - ALUMINUM CLAD WOOD; COLOR: ANCHOR GRAY BY KOLBE WINDOWS & DOORS.
7. DOOR - ALDER WOOD; COLOR: HERITAGE OAK STAIN.
8. TRIM - PAINTED WOOD TRIM; COLOR: MATCH KOLBE ANCHOR GRAY
9. CHIMNEY - PAINT TO MATCH MAIN HOUSE; COLOR: KELLY MOORE 4597 - TEXAN ANGEL
10. STONE VENEER - FOND DU LAC NATURAL STONE; STYLE: LEDGESTONE; COLOR: HONEY.
11. GATE AND FENCE - STAINED WOOD VERTICAL PANELS; COLOR: HERITAGE OAK STAIN
12. GARAGE DOOR - WHITE OAK WOOD; COLOR: HERITAGE OAK STAIN

0 4' 8'

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN

A better way to build.

License #786482

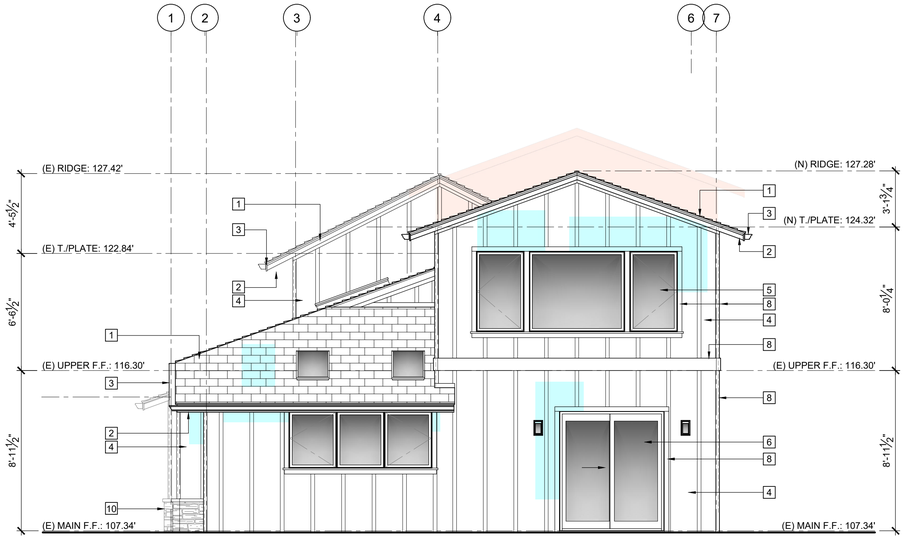
DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

PROPOSED ELEVATIONS

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A3.3



(N) EAST ELEVATION

1/4" = 1'-0"

NOTE:

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

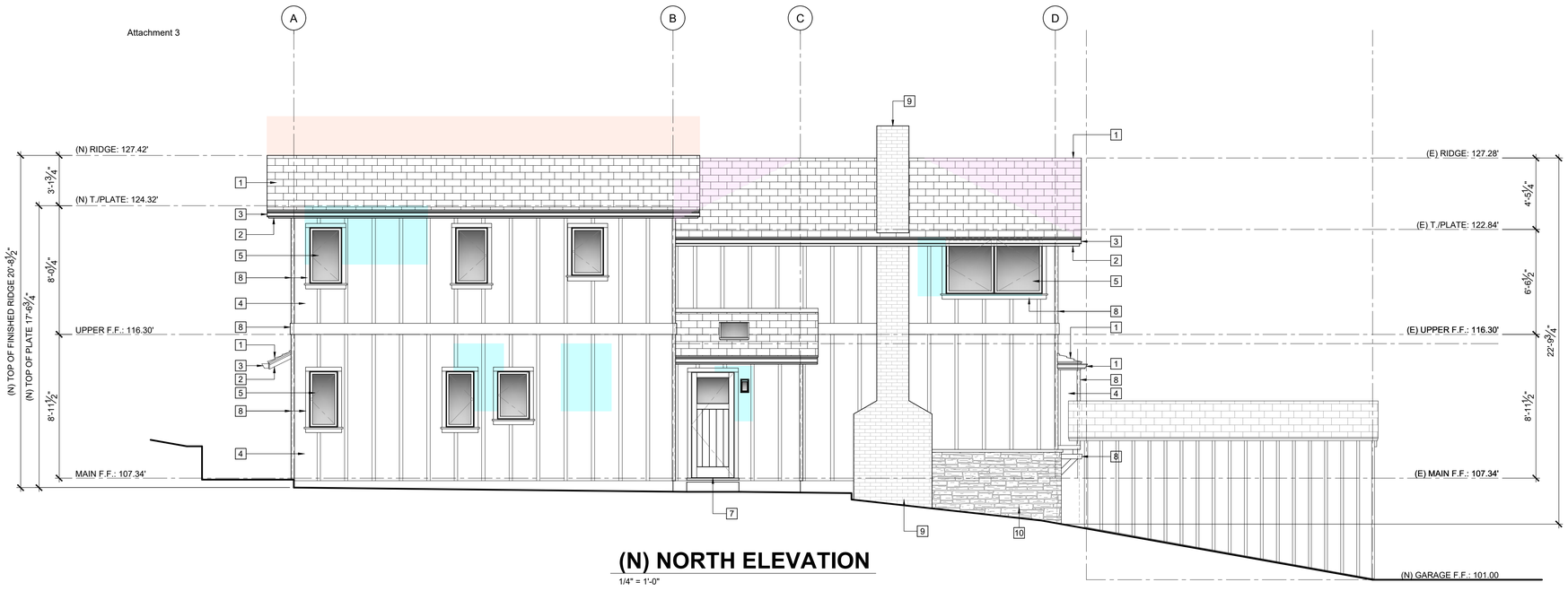
(N) MAJOR MATERIALS

1. ROOF - CLASS A ASPHALT SHINGLE ROOF - CERTAINTEED LANDMARK; COLOR: WEATHERED WOOD.
2. EAVE & EAVE ITEMS - PAINTED WOOD EAVES AND FASCIA; COLOR: MATCH KOLBE ANCHOR GRAY
3. GUTTERS & DOWNSPOUTS - PAINTED ALUMINUM; GUTTERS TO MATCH ANCHOR GRAY, BY KOLBE; DOWNSPOUTS TO MATCH BODY SIDING: KELLY MOORE 4597 - TEXAN ANGEL
4. WALL FINISH - NEW PAINTED BOARD AND BATTON WOOD SIDING: KELLY MOORE 4597 - TEXAN ANGEL. 1x3 BATTONS @ 20 ½" o.c.
5. WINDOWS - METAL CLAD WOOD; COLOR: ANCHOR GRAY BY KOLBE WINDOWS & DOORS.
6. SLIDING GLASS DOOR - ALUMINUM CLAD WOOD; COLOR: ANCHOR GRAY BY KOLBE WINDOWS & DOORS.
7. DOOR - ALDER WOOD; COLOR: HERITAGE OAK STAIN.
8. TRIM - PAINTED WOOD TRIM; COLOR: MATCH KOLBE ANCHOR GRAY
9. CHIMNEY - PAINT TO MATCH MAIN HOUSE; COLOR: KELLY MOORE 4597 - TEXAN ANGEL
10. STONE VENEER - FOND DU LAC NATURAL STONE; STYLE: LEDGESTONE; COLOR: HONEY.
11. GATE AND FENCE - STAINED WOOD VERTICAL PANELS; COLOR: HERITAGE OAK STAIN
12. GARAGE DOOR - WHITE OAK WOOD; COLOR: HERITAGE OAK STAIN
13. LANTERN - SEAN LAVIN URBANDALE POST LANTERN; COLOR - ANTIQUE BRONZE/PAINTED BURNISHED BRASS

LEGEND:

- (E) WINDOWS AND DOORS OPENING TO BE FRAMED IN AND FINISHED
- (N) PORTION OF ROOF ADDED FOR GABLES
- (E) ROOF AND WALL TO BE REDUCED IN HEIGHT

Attachment 3



(N) NORTH ELEVATION

1/4" = 1'-0"

0 4' 8'

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN

A better way to build.

License #786482

DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

PROPOSED ELEVATIONS

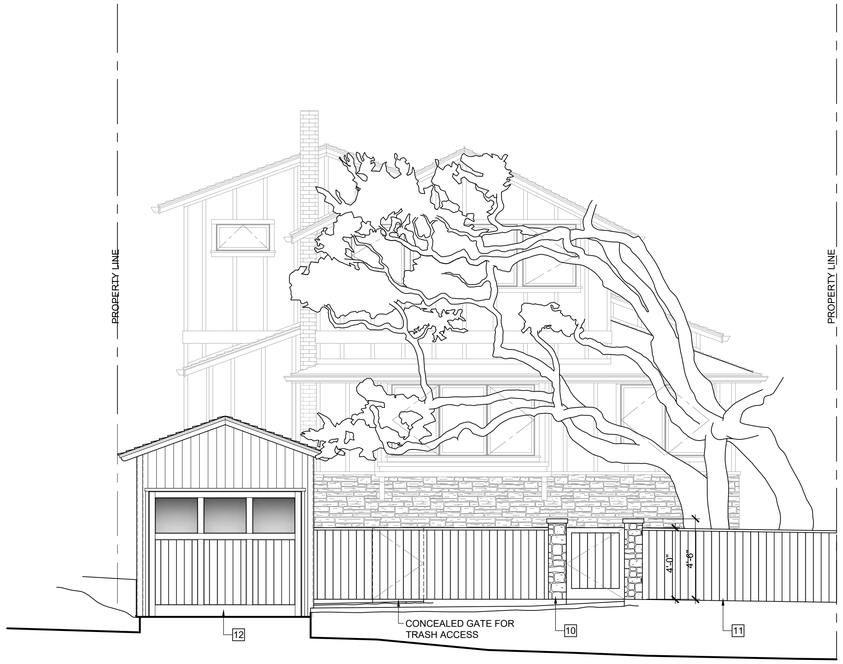
LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A3.4



Attachment 3



(N) STREET VIEW

1/4" = 1'-0"

NOTE:

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

(N) MAJOR MATERIALS

1. ROOF - CLASS A ASPHALT SHINGLE ROOF - CERTAINTEED LANDMARK; COLOR: WEATHERED WOOD.
2. EAVE & EAVE ITEMS - PAINTED WOOD EAVES AND FASCIA; COLOR: MATCH KOLBE ANCHOR GRAY
3. GUTTERS & DOWNSPOUTS - PAINTED ALUMINUM; GUTTERS TO MATCH ANCHOR GRAY, BY KOLBE; DOWNSPOUTS TO MATCH BODY SIDING: KELLY MOORE 4597 - TEXAN ANGEL
4. WALL FINISH - NEW PAINTED BOARD AND BATTON WOOD SIDING: KELLY MOORE 4597 - TEXAN ANGEL, 1x3 BATTONS @ 20 ½" o.c.
5. WINDOWS - METAL CLAD WOOD; COLOR: ANCHOR GRAY BY KOLBE WINDOWS & DOORS.
6. SLIDING GLASS DOOR - ALUMINUM CLAD WOOD; COLOR: ANCHOR GRAY BY KOLBE WINDOWS & DOORS.
7. DOOR - ALDER WOOD; COLOR: HERITAGE OAK STAIN.
8. TRIM - PAINTED WOOD TRIM; COLOR: MATCH KOLBE ANCHOR GRAY
9. CHIMNEY - PAINT TO MATCH MAIN HOUSE; COLOR: KELLY MOORE 4597 - TEXAN ANGEL
10. STONE VENEER - FOND DU LAC NATURAL STONE; STYLE: LEDGESTONE; COLOR: HONEY.
11. GATE AND FENCE - STAINED WOOD VERTICAL PANELS; COLOR: HERITAGE OAK STAIN
12. GARAGE DOOR - WHITE OAK WOOD; COLOR: HERITAGE OAK STAIN

0 4' 8'

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN

A better way to build.

License #786482

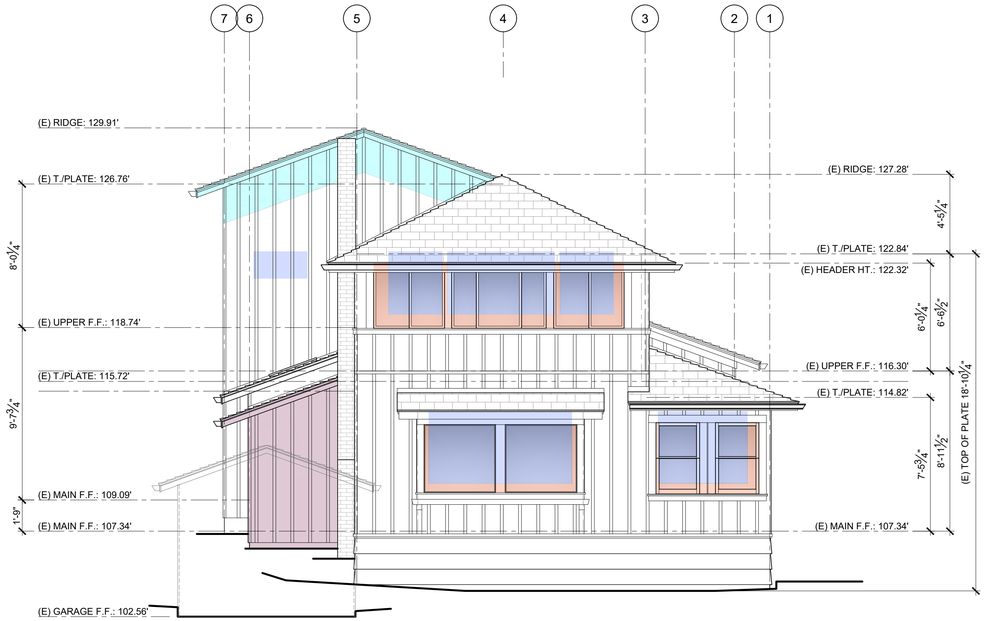
DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

PROPOSED ELEVATIONS

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A3.5



(E) WEST ELEVATION

1/4" = 1'-0"

LEGEND:

- (N) WINDOWS AND DOORS TO BE ADDED
- (E) WINDOWS AND DOORS TO BE REMOVED
- (E) ROOF AND WALL TO BE REDUCED IN HEIGHT
- (E) ROOF AND WALL TO BE REDUCED IN HEIGHT
- (E) UTILITY SHED ROOM TO BE REMOVED
- (N) GABLE ROOF FRAMING TO BE ADDED ON (E) PLATE



(E) SOUTH ELEVATION

1/4" = 1'-0"

0 4' 8'

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN

A better way to build.

License #786482

DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

COMPARATIVE ELEVATIONS

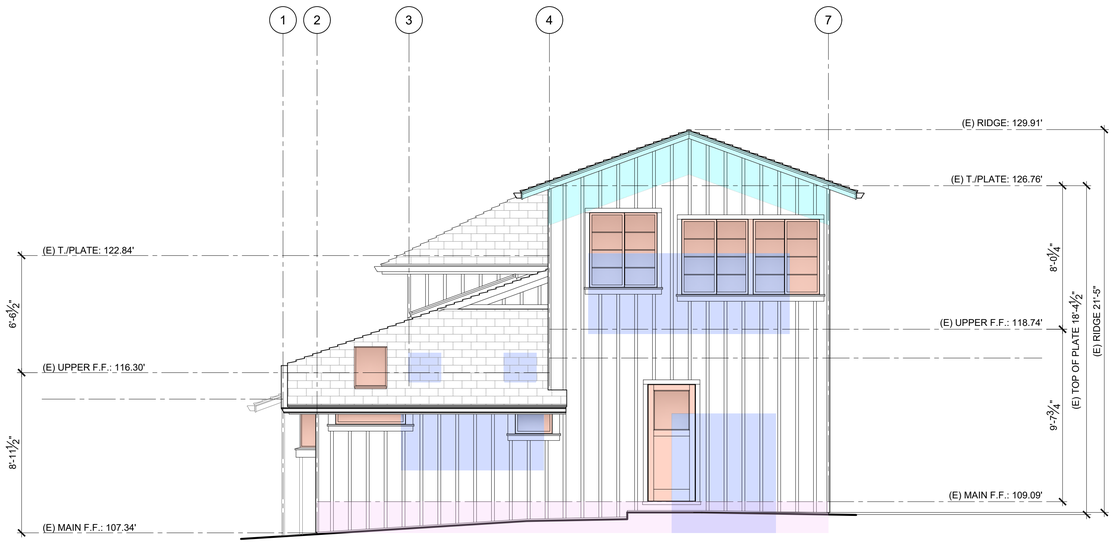
LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A3.6

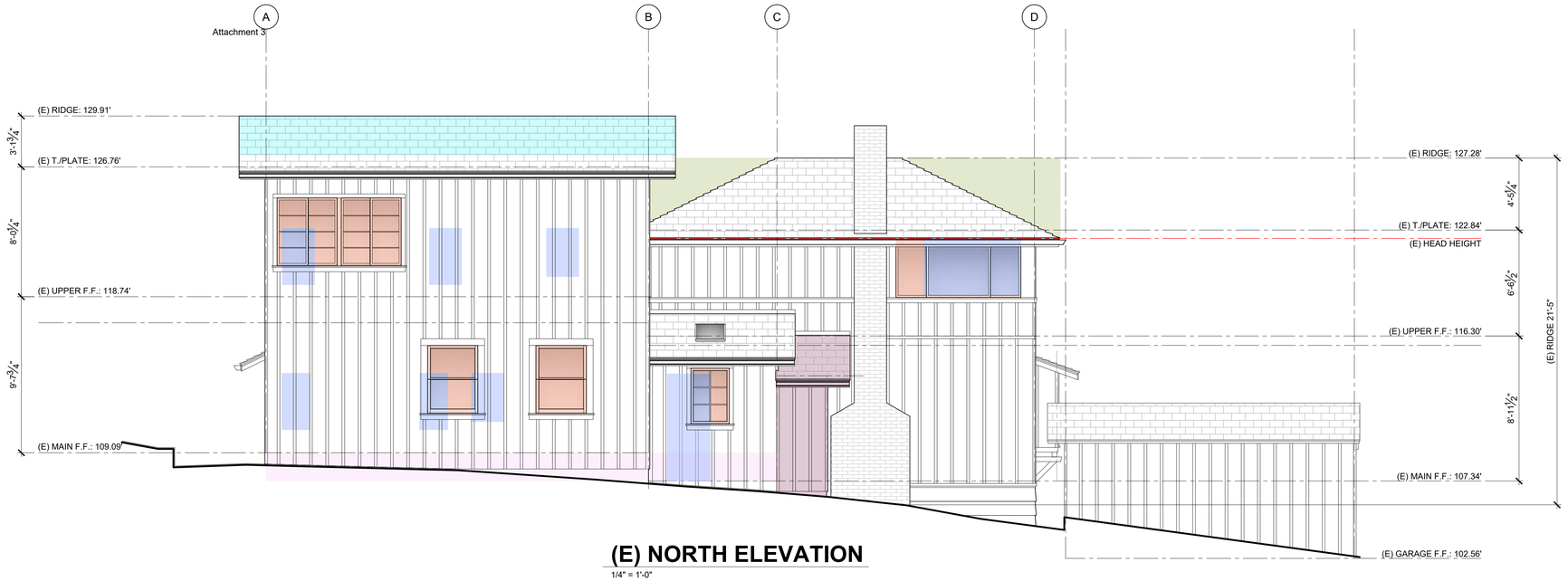
LEGEND:

- (N) WINDOWS AND DOORS TO BE ADDED
- (E) WINDOWS AND DOORS TO BE REMOVED
- (E) ROOF AND WALL TO BE REDUCED IN HEIGHT
- (E) ROOF AND WALL TO BE REDUCED IN HEIGHT
- (E) UTILITY SHED ROOM TO BE REMOVED
- (N) GABLE ROOF FRAMING TO BE ADDED ON (E) PLATE



(E) EAST ELEVATION

1/4" = 1'-0"



(E) NORTH ELEVATION

1/4" = 1'-0"

0 4' 8'

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN

A better way to build.

License #786482

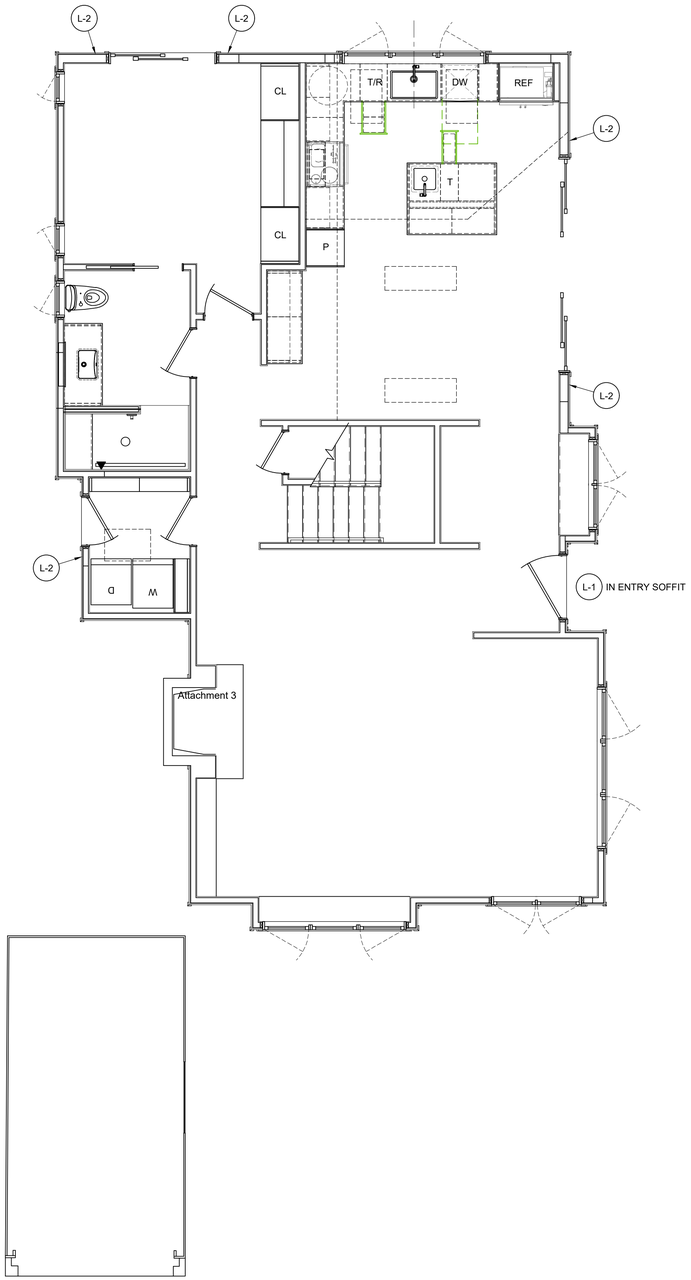
DATE: 03-24-23
SCALE: 1/4" = 1'-0"
DRAWN BY: STAFF
REVISION:

COMPARATIVE ELEVATIONS

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

A3.7



EXTERIOR LIGHTING PLAN

1/4" = 1'-0" 0 4' 8'

HALO

DESCRIPTION

Recessed 4" aperture ultra-shallow new construction housing optimized for line voltage LED or halogen PAR16 lamps. Suitable for 2x4 residential framing or shallow plenum commercial construction, meets restrictive airflow requirements and can be used in direct contact with insulation. Use with compatible Halo™ trims and PAR16 lamps (by others) providing a broad range of trim styles and optical distributions.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Housing
- Single wall deep drawn aluminum housing painted matte black for a visually dark interior
- Adjusts vertically to accommodate 3/8" to 1-1/4" thick ceilings and locks in position with (3) setscrews
- Integral gasket achieves airtight compliance without additional caulk or gaskets
- Shipped with overspray protector installed
- Housing can be removed from below the ceiling for service or splice inspection

Plaster Frame
- Compact galvanized steel plaster frame with integral bar hanger receivers
- Notches facilitate use of guide strings or laser lines for precise positioning
- Regressed screws provide positive horizontal bar hanger locking from below the ceiling
- Perforations accept drywall screws from below securing housing to ceiling structure

Bar Hangers
- Captive preinstalled Got-Nail™ bar hangers supports housing any point along span and tight to framing
- Pass-N-Thru™ feature allows adjust from 6" to 24" wide without removal
- Captive nail penetrates standard and engineered lumber
- Leveling flange aligns plaster frame with structure
- Integral clip attaches directly to tee-bar

Universal Mounting Bracket Accessory
- Accepts 1/2" EMT, C channel and bar hangers
- Adjusts 3" vertically from above the ceiling
- Installed to plaster frame with (2) screws (provided)

Junction Box
- Compact galvanized steel junction box with 16in³ internal volume
- Listed for (10) #12 AWG 90° C splice conductors
- Repositionable 90° on plaster frame to avoid obstructions
- Hinged door is retained and provides easy access to field wiring
- (6) ½" conduit pry-outs positioned to allow straight conduit runs
- (3) Slide-N-Side™ non-metallic (NM) wire traps allows wiring outside the box
- Accepts 14-2, 14-3, 12-2, 12-3 U.S. and 14-2, 14-3, 12-2 Canadian NM cable
- (3) 4-port push wire nuts with clear caps for quick and reliable mains voltage connections

Socket
- GU10 socket for 120V LED PAR16 lamps

Trims
- Compatible with a broad range of trim styles and optical distributions
- Friction blades hold trim tight to ceiling surface, gasket minimizes light leaks
- Use with wafer thin, full overlap or die cast flange styles

Compliance
- Type IC thermally protected, suitable for direct contact to air permeable insulation and cULus listed for damp locations
- Not for use in direct contact with spray foam insulation, consult NEMA LSD57-2013
- Wet location listed in covered ceilings and IP44 certified with select lens trims
- Airtight per ASTM-E283
- Can be used for State of California Title 24 high efficacy luminaire compliance with designated trims and CA T24-2016 E labeled lamps
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- Contains no mercury or lead and RoHS compliant

Warranty
- One year limited warranty, consult website for details. www.eaton.com/lighting/legal



E44PAR16ICAT

4" Ultra-Shallow Recessed Line Voltage New Construction Housing

4" LED PAR16 Trims 20W Maximum

GU10

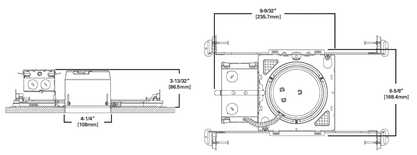
air200

WORKS WITH SORAA

ENERGY DATA	
Input Voltage	120V
Input Current	0.089 (mA)
Input Power	11.89 (W)
Inrush (A)	2 (A)
THD: ≤ 20%	
PF: ≥ 0.90	
T Ambient -40 - +40°C	
Sound Rating ≤ 20dba	

Special Features

Got-Nail™ bar hangers
Pass-N-Thru™ bar hangers
Quick Connect™ push wire nuts
Air-Tite™ code compliant
Slide-N-Side™ junction box



BULB SHALL BE JA8 COMPLIANT LAMP; 10 watts; 350 LUMENS MAX

EATON
Powering Business Worldwide

TD518329EN
1/15/2019

L-1 ENTRY SOFFIT FIXTURE

OR SIMILAR AIR-TITE COMPLIANT CAN LIGHT

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

Tao

Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	Delivered Lumens
○ WS-W5312 12"	3000K 90	○ BZ Bronze	11W	220

Example: **WS-W5312-BZ**

•For 277V special order, add an "F" before the finish: WS-W5312F-BZ

For custom requests please contact customs@waclighting.com



DESCRIPTION

Architecturally harmonious form gravity cast from aluminum for structural durability. The architectural design features a sliver window of glass with an optical pattern for visualinterest. Effective down lighting integrated for illuminating pathways. Wet Location listed and ADA Compliant for interior or exterior installations.

FEATURES

• Downlight adds functional path lighting
• Weather resistant powder coat finish
• Patterned crystal glass insert adds visual interest
• Gravity cast aluminum housing
• ACLED driverless technology
• 5 year warranty

FINISHES:

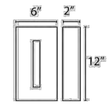


Bronze

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	80000 Hours
Standards:	ETL, cETL,IP65
	Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

LINE DRAWING:



WS-W5312

REPLACEMENT PARTS

RPL-GLA-5312-01 - Inner glass for WS-W5312
RPL-GLA-5312-02 - Bottom glass for WS-W5312

BULB SHALL BE JA8 COMPLIANT LAMP; 10 watts; 350 LUMENS MAX

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. June 2022

L-2 WALL MOUNTED FIXTURE

PO Box 2201
Carmel, CA 93921
p. 831.626.8606
f. 831.626.8607
info@carmelbuilding.com

CARMEL BUILDING &DESIGN
A better way to build.
License #786482

DATE: 03-24-23
SCALE: NOTED
DRAWN BY: STAFF
REVISION:

EXTERIOR LIGHTING PLAN

LANDI-ZIMMERMAN RESIDENCE
3 SE of OCEAN on CAMINO REAL
CARMEL, CA 93921
010-261-010

PAGE:

L-1

Owner: Debbie S. Landi Trust

Phone: 408-761-0642

APN: 010-261-011
Address: Camino Real 3SE Ocean
ZONING: Single Family Residential - R1

Mailing Address:

1829 Topeka Ave.
San Jose, Ca 95126

Contact:

Ramie Allard
Blue Door Garden Design, Inc.
831-238-3774

DESCRIPTION

Cottage style residence with stone patio
and Carmel stone low walls and steps throughout.

Lot Size: 4000 sq ft Allowable bonus coverage 556 sq ft

Total Site Coverage = 504 sq ft

SITE COVERAGES in sq. ft.

	New Construction
Permeable	
Dryset flagging walkways w/gravel infill	261 sq ft
Gravel walkway	170 sq ft
	431 sq ft
Non- permeable	
Mortared stone landings and steps	46 sq ft
Existing retaining wall	27 sq ft
	73 sq ft

Attachment 3

LEGEND

TP, TS, TL — Top of Pathway / Top of Step / Top of Landing

4' tall fence with a 4'6" tall 12" square stone column.

Redwood fence 4"x4" posts and rhombus metal mesh

Redwood fence 4"x4" posts

Flagstone on dryset w/crushed granite infill - semi permeable

Gravel coverage

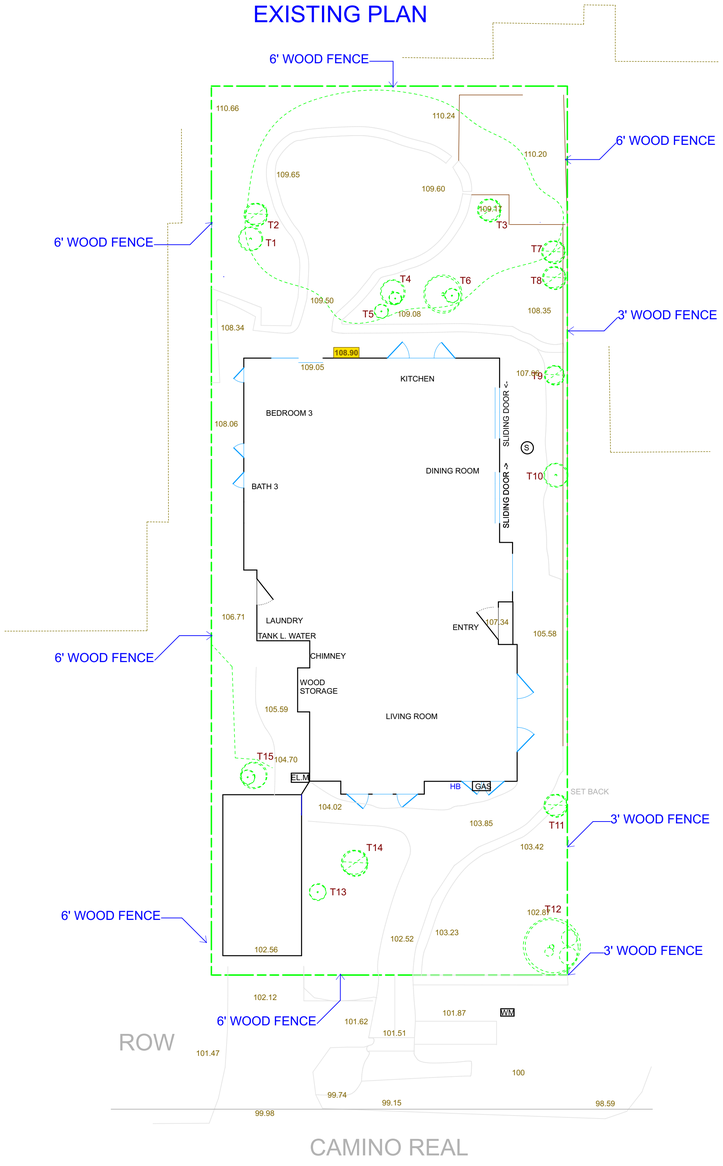
Mortared Flagstone

Decomposed Granite

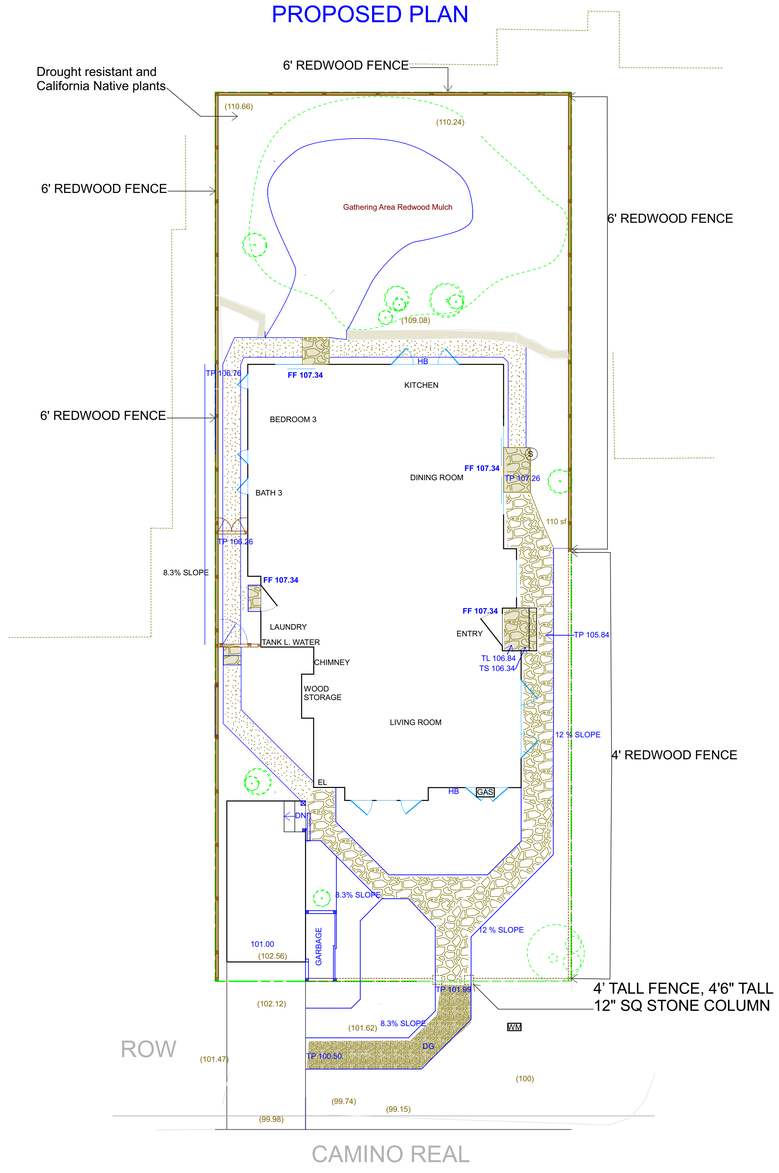
Planting material: Drought resistant California Natives

Existing retaining wall

EXISTING PLAN



PROPOSED PLAN



Existing Plant Schedule

No	Species	Common Name	Trunk Diam	Status	Comments
T1	QUERCUS agrifolia	Coast Live Oak	30 in	Retain	
T4	QUERCUS agrifolia	Coast Live Oak	15 in	Retain	
T5	QUERCUS agrifolia	Coast Live Oak	16 in	Retain	
T6	QUERCUS agrifolia	Coast Live Oak	17 in	Retain	Remove 8" dead limb
T10	CAMELLIA jap pearl	Formal Pink	4 in	Retain	
T12	QUERCUS agrifolia	Coast Live Oak	24 in	Retain	
T13	PITTOSPORUM tob cm	Pittosporum	4 in	Retain	
T15	QUERCUS agrifolia	Coast Live Oak	19 in	Retain	
T2	CAMELLIA jap pearl	Formal Pink	4 in	Remove	
T3	CAMELLIA jap pearl	Formal Pink	4 in	Remove	
T7	PITTOSPORUM tob cm	Pittosporum	4 in	Remove	
T8	PITTOSPORUM tob cm	Pittosporum	4 in	Remove	
T9	CAMELLIA jap pearl	Formal Pink	4 in	Remove	
T11	CAMELLIA jap pearl	Formal Pink	4 in	Remove	
T14	CAMELLIA jap pearl	Formal Pink	4 in	Remove	

SCOPE OF PROJECT:

1. Remove existing impermeable pathways and walls on north, west and south sides of property.
2. Add semi permeable flagging and gravel pathway and permeable gravel pathways.
3. Add redwood entry arbor and gate and 4' front and south side 4"x4" mesh panels framed in redwood alternating with redwood frame cedar paling fencing
4. Reconstruct rear and north side fencing with 6' framed cedar paling fencing
5. Construct redwood paling enclosure 4 ft high for refuse.
6. Install new drought tolerant California native plant material throughout.

BLUE DOOR GARDEN DESIGN, INC.
C-27 Lic. No. 923737
Designer - Ramie Allard
831.238.3774

LANDSCAPE PLAN

010-261-011-000 Parcel #

LANDI-ZIMMERMAN
3 SE of OCEAN on CAMINO REAL
CARMEL, CA. 93921

Date 2/1/23 Revisions: 3/24/23

Scale: 1/8" = 1.0'

LP 1.0

Sheet

Materials for Landi Residence DS 22-342

Camino Real 3 SE of Ocean



Proposed Roof
CertainTeed Landmark Weathered Wood

Proposed Exterior Color
Kelly Moore KM4597 "Texan Angel"



Proposed Entry Door, Garage Door
Fence and Gate Color
Minway "Heritage Oak" Stain



Buechel Fon Du Lac Ledgestone Honey



Proposed Window and Gutter Color
Kolbe & Kolbe Anchor Gray



Velux Fixed Skylight
(Will Have Integral Shade)

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

April 12, 2023
ADJOURNMENT

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

Application: N/A
Block: N/A
Location: N/A
Applicant: N/A

APN: N/A
Lot: N/A
Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

April 12, 2023
ADJOURNMENT

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

Application: N/A
Block: N/A
Location: N/A
Applicant: N/A

APN: N/A
Lot: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: