CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, Stephanie Locke

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

REGULAR MEETING
Wednesday, April 9, 2025

TOUR 2:00 PM

MEETING 4:00 PM

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

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

https://ci-carmel-ca-us.zoom.us/j/85075274055?pwd=xjGuf1VHPManTYPLVc94aalwt24Tld.1. To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 850 7527 4055. Passcode: 001916.

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

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

A. **DS 24014 (Lewis & McClellan Trust):** San Carlos Street 3 southwest of Vista Avenue

B. **DS 24346 (P&T 2024 LLC):** Santa Rita Street 5 southwest of 3rd Avenue

C. **DS 25089 (Hunter):** Casanova Street 2 northwest of 13th Avenue

D. **DS 24167/VA 25056 (Bennett):** Northeast corner of Scenic Road and 10th Avenue

E. **DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building):** Dolores Street 2 southeast of 7th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: March 2025

2. March 12, 2025 Special Meeting Minutes; March 12, 2025 Regular Meeting Minutes; March 25, 2025 Special Meeting Minutes

3. **DS 23-147 (Rodriguez):** Consideration of a Track 1 Design Study Referral for DS 23-147 (Rodriguez) for the after-the-fact installation of a driveway gate and the addition of stucco and stone veneer to a brick chimney, located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-275-006-000

4. **DS 24346 (P&T 2024 LLC):** Consideration of a continued Final Design Study and associated Coastal Development Permit for DS 24346 (P&T 2024 LLC) for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage, located at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District. APN: 010-

029-005-000

ORDERS OF BUSINESS

5. **DR 16-384 (Fountain):** Reconsideration of the granting of a Time Extension for Design Review DR 16-384 (Fountain), associated Use Permits, and Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a 2,000-square-foot vacant lot, and associated site improvements, located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) District. The applicant is formally withdrawing the application that is the subject of the Time Extension.

PUBLIC HEARINGS

6. **DS 25089 (Hunter):** Consideration of a Track 1 Referral for an amendment to a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey Pine previously proposed to remain. The project is located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000

7. **DS 24167/VA 25056 (Bennett):** Consideration of a Combined Concept and Final Design Study (DS 24167), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 25056) for modifications to maximum site coverage regulations located at the northeast corner of Scenic Road and 10th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-302-006-000

8. **DS 24014 & VA 24364 (Lewis & McClellan Trust):** Consideration of a Track 1 Design Study referral and associated Variance for the construction of a 39-square-foot addition to the existing residence and a 200-square-foot parking pad in the front setback located on San Carlos Street 3 southwest of Vista Avenue in the Single-Family Residential (R-1) District. APN: 010-116-019-000

9. **UP 24288 (The Big Squeezy):** Consideration of a Use Permit, UP 24288 (The Big Squeezy), for the establishment of a new Specialty Restaurant serving juice and smoothies located on Lincoln Street 3 southwest of Ocean in Unit #1 in the Central Commercial (CC) District. APN: 010-191-001-000

10. **DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building):** Consideration of a Design Review, DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial - JB Pastor Building), and Coastal Development Permit for the construction of a new 12,971-square-foot, two-story mixed-use development with 8 apartment units and approximately 5,100 square feet of new commercial floor area, with a new 852-square-foot basement and a new surface parking area at the rear of the property with a total of 12 parking spaces with 10 of the 12 spaces sharing a parking a parking lift system and the remaining required parking being provided through the city's in-lieu parking program. The existing community room and ornamented concrete wall (part of the Northern California Savings and Loan Complex) are proposed to remain on the project site as part of the project. The total project floor area including that of the existing community room (existing and proposed

structures) is 13,663 square feet. The project is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) District at Lots 6, 8, and 10 of Block 91. APNs: 010-145-023-000, 010-145-024-000, and 010-145-012-000.

DIRECTORS REPORT

FUTURE AGENDA ITEMS

11. Next Regular Meeting: May 14, 2025

ADJOURNMENT

CORRESPONDENCE

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

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

April 9, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
APPROVED BY:	Anna Ginette, AICP, Director of Community Planning and Building
SUBJECT:	Monthly Activity Report: March 2025

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1 - Monthly Activity Report: March 2025

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
SUBMITTED ON:	April 1, 2025
APPROVED BY:	Anna Ginette, Director of Community Planning and Building

MARCH 2025 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In March 2025, 37 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In March 2025, 7 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In March 2025, 46 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In March 2025, 30 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In March 2025, 3 new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In March 2025, 23 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In March 2025, 31 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following March 2025 totals:

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

March 2025 totals are provided alongside March 2024 totals for comparison. Compared to the same time period in the year 2024, Table 1 denotes percentage changes in the year 2025.

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2024 YTD Totals	86	22	137	57	10	59	105
2025 YTD Totals	98	14	136	45	6	72	103
YTD % Difference	+13.95%	- 36.36%	-0.73%	- 21.05%	-40.00%	+22.03%	-1.90%

Planning Permit Report

03/01/2025 - 03/31/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25098	Preliminary Review - Planning Commission			Addition of Detached One Car Garage	Casanova 4 NW of 13th			Pending Assignment
25097	Design Study			Replace all windows size for size with new wood windows. Remove 2 doors and 1 window. build new 172 sf 1st floor wood deck.	Mountainview 2 SE of Guadalupe			Pending Assignment
25096	Sign	SI 25096 (Stationaery Restaurant)				3/31/2025		Pending Assignment
25095	Design Study	DS 25095 (DCV Enterprise Partners II, LLC)		DEMO (E) SFR AND BUILD NEW SFR	Camino Real 2 SW of 7th			Pending Assignment
25094	Sign	SI 25094 (Owl & Kittycat)		Single sided sign for storefront. 30.875" x 19.75"	SE Corner of San Carlos and 7th	3/26/2025		In Review
25093	Preliminary Site Assessment	PSA 25093 (Palco Land & RE Group LLC)		REMODEL: Remodel of existing SFR: Remodel of existing single-family residence, demolition of existing garage and pivot to new footprint, reconfiguration of off-street parking, minor structural reinforcement of portions of foundation, replacement of exterior materials, lower ridgeline/pitch, updates to existing landscape and hardscape, reconstruction of existing trash and recycling enclosure and addition of new ADU	SAN ANTONIO 5 NE OF 4TH CARMEL			In Review
25092	Design Study	DS 25092 (Pike Brothers LLC)		Residential Remodel - Raise Roof 9", Plate Height Stays Same; Replace Full Mech, Elect, Plumbing; Replace Windows, Doors, Exterior Siding, Insulation and New Exterior Colors. New Flooring, Remodel Interior, Reconfigure Primary Suite & Laundry, Reconfigure Kitchen, Bedrooms 1 &2, Closets and Bathrooms; Repaint (E) Deck, Lattice, Fence, House. No Change to Footprint, No Exterior Site Changes.	Guadalupe 4 SE of 4th Ave	3/26/2025		In Review

25091	Lot Line Adjustment	LLA 25091 (Esperanza Carmel, LLC)		Lot Line Adjustment shall be between Parcel A (APN 010-302-019 and Lot 6A (APNOS. 010-302-011 & 010). The New Parcels created will be Parcel A-1 (APN 101-302-019 & 010-302-011) and Parcel A-2 (APN 010-302-010).	Scenic Road 2-4 SE of 9th Avenue	3/26/2025		In Review
25090	Use Permit	UP 25090 (Sea Shack Candy Co)		Sea Shack Candy Co. will introduce a one-of-a-kind retail candy store experience specializing in imported Scandinavian sweets, with a focus on pre-packaged candies from Sweden	San Carlos btw Ocean and 7th	3/26/2025		In Review
25089	Design Study	DS 25089 (Hunter)	One	Amendment to a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey Pine previously proposed to remain	Casanova 2 NW 13th			In Review
25088	Design Study	DS 25088 (Borden)	One	I need a track one design review streamlined application permit. I would like to put a 4 foot grape steak fence along my front property line extending approximately 25 feet with a 7 foot arbor and gate to match existing side fences..	Mission 4 NE Vista			Pending Assignment
25087	Design Study	DS 25087 (Lecomte)	One	Replacement of clay tile roof + new window upfront	Lincoln 5 NE of 13th			In Review
25086	Authorized Work	AW 25086 (Westphal)		This approval is for new landscaping throughout the property as shown on the landscape plan stamped approved by the Planning Division and on file in the Community Planning & Building Department.	SWC Santa Fe & Mountain View	3/10/2025	3/21/2025	Approved
25085	Historic Evaluation	HE 25085 (Tietgens)		Historic Evaluation	Santa Fe 6 SE Ocean	3/19/2025		In Review
25084	Design Study	DS 25084 (Bozzo)	One	37 S.F. ADDITION TO SINGLE STORY 1568 S.F. SINGLE FAMILY RESIDENCE. REMODEL OF APPROXIMATELY 700 S.F. AND EXTERIOR CHANGES THAT INCLUDE NEW ALUMINUM CLAD FRAME WINDOWS AND DOORS AND NEW PAINT.	JUNIPERO 4 SE 8TH	3/20/2025		In Review
25083	Historic Evaluation	HE 25083 (Savoj-Faulhaber)		ASSOCIATED APPLICATION: DS 25081. PROPOSED PROJECT: Remove three (3) windows with "prairie grids" at NE corner of second floor; install Pella wood windows to match existing.	SE Corner of Carmelo & 2nd	3/19/2025		In Review

25082	Design Study	DS 25082 (Bellingham)	One	ASSOCIATED APPLICATION: BP 240401. PROPOSED WORK (See "Plan Check Correction" dated 12-16-2024 & 03-17-2025 from Evan Kort.): Retaining walls (#4), new walkway, stair steps, (#6) windows (#10), and exterior lights (#11), as part of application for separate ADU to existing residential building.	Santa Rita Street 1 NE of 4th Avenue			Pending Assignment
25081	Design Study	DS 25081 (Savoj-Faulhaber)	One	Remove three (3) windows with "prairie grids" at NE corner of second floor; install Pella wood windows to match existing.	SE Corner of Carmelo & 2nd	3/13/2025		Pending Assignment
25080	Design Study	DS 25080 (Kadar)	One	Upgrade kitchen, add second bathroom, update electrical, upgrade windows, upgrade garage door.	Forest 5 SW of Ocean	3/17/2025		In Review
25079	Sign	SI 25079 (Amy Carman Design)		ASSOCIATED APPLICATION: BL 25008. NEW SIGN, 1 QTY: "Amy Carman Design" SIGN SPECS: Exterior signage - Black composite sign with white vinyl die-cut lettering, powder coated steel mounting post and hardware. Sign dimensions 16--"H x 2 7"W (3 SF) with 3"H logo and 31"L post. Bottom of sign will be 78"H, min.	Mission Street between 5th & 6th Avenues	3/12/2025		In Review
25078	Design Study	DS 25078 (Casanova All the Way LLC)	One	Rebuild garage / Guest Room and add attached ADU	NE Corner of Casanova & 13th Ave	3/14/2025		In Review
25077	Design Study	DS 25077 (Cosmero)	One	RETROACTIVE PERMIT. ASSOCIATED CASE 25017. PROPOSED PROJECT: REMOVE EXISTING HARDSCAPE; ADD NEW HARDSCAPE, 556 SQ FT MAX.	SANTA FE 7 SW OF 8TH	3/14/2025		In Review
25076	Banners	BA 25076 (Carmel Bach Festival)		Installation of 30"x72" banners for the Carmel Bach Festival to be installed on 10 banner poles at Ocean Avenue on both sides, and two banner poles at Sunset Center from July 12, 2025 through July 26, 2025.	Ocean Ave from Junipero to Monte Verde	3/14/2025	3/17/2025	Approved
25075	Historic Evaluation	HE 25075 (Sonik)		HISTORIC EVALUATION - INITIAL. ASSOCIATED APPLICATION: DS 25033. PROPOSED PROJECT: Remove old single pane window and upgrading with new double pane window and paint to match existing. Window size shall remain the same as existing.	Dolores 3 SE of 11th			In Review

25074	Design Study	DS 25074 (Ahmed)	Two	Create a 2nd floor entry door from street level, build entryway gable roof overhang, extend car bridge for entry walkway, change exterior building color, renovate a bathroom, relocate inside walls for the creating the new entry way, and replace wood shingle roof covering with composite materials.	Santa Fe 3 SW of 4th Avenue	3/12/2025		In Review
25073	Landscape Plan Check/Inspection	LD 25073 (Slater-Polizzi)		RETROACTIVE PERMIT. ASSOCIATED CASE 25020. Landscape work performed in the public right-of-way.	NW Corner of 10th & Dolores	3/10/2025		In Review
25072	Design Study	DS 25072 (Grigsby-Winfrey)	One	REPAIR/REPLACE: exterior wall shingles with same type/grade, Medium #1 Western Red Cedar; building wrap behind existing, as needed; facia with same type/grade lumber.	Palou 5 NW of Casanova	3/5/2025		In Review
25071	Design Study	DS 25071 (Morsello)	One	Replacing 8 windows with retrofit Fibrex windows. 2 in living room, 3 in bedroom, 2 in bathroom, 1 in kitchen.	NE Corner of 8th Ave. & Santa Fe St.	3/7/2025		In Review
25070	Design Study	DS 25070 (Le-Barktow)	One	Replace (e) attached aluminum greenhouse structure with wood solarium structure. Remodel two existing bathrooms.	Junipero 5 SE of Eighth	3/15/2025		In Review
25069	Design Study	DS 25069 (Arabaci)	One	RETROACTIVE PERMIT. A new fence was constructed without permits. See Code Compliance Case 25039. Replace the old rotten 6' fence with a new one. On the north side of the house. Both neighbors agreed to replace due to safety hazard and ivy damage to oak trees. Neighboring house is Lincoln St. 6 NE of 5th	Lincoln Street 5 NE of 5th Avenue	3/6/2025		In Review
25068	Design Study	DS 25068 (Pimentel)	One	Repair deck; add 12 x 12 section of tile; install fire pit; repair driveway and extend small deck outside of "cottage."	SW Corner of Monte Verde & 7th			In Review
25067	Historic Evaluation	HE 25067 (Ohana)		HISTORIC EVALUATION - INITIAL.	Casanova 3 NE of Ocean	3/4/2025		In Review
25066	Sign	SI 25066 (Carmel Modern)		NEW SIGN, 1 QTY: "Carmel Modern" SPECS: 24"W x 16"H x 1.75"D; double-sided wood (orange); v-groove routed lettering (white and black); sign to hang from eave of building with eye hooks, link chain, and S-hooks.	6th Ave between Dolores and Lincoln	3/4/2025		In Review
25065	Historic Evaluation	HE 25065 (Pine Terrace HOA)		HISTORIC EVALUATION - PHASE 1 INTENSIVE	SWC of Mission and 3rd	3/4/2025		In Review

25064	Design Review	DR 25064 (Brunello Cucinelli)	One	Business Space: Brunello Cucinelli. New tenant improvement within existing retail space. No change to use or occupancy. Improvements to include revised storefront.	SW Corner of Ocean & Junipero, Carmel Plaza, Suite 204	2/19/2025		In Review
25063	Design Study	DS 25063 (Coria)	One	Proposing to add new 36" x 36" window on North side house (outside landing leading to lower floor)	Mission 3 NE of 10th	3/3/2025		In Review
25062	Sign	SI 25062 (Carmel's Christmas Magic)		NEW SIGN, 1 QTY: "Carmel's Christmas Magic" SPECS: 18"L x 18"W x 1 3/4 D	Ocean Ave between San Carlos & Dolores	2/11/2025		In Review

Total Records: 37 **4/1/2025**

Business License Report

03/01/2025 - 03/31/2025

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
25014	New Business	Lighthouse Wellness Studio	Wellness studio and office for individuals and small group wellness classes/workshops	San Carlos 2 NW of 8th, Unit 210	3/28/2025		In Review
25013	New Business	Jeremy Carter Agency Farmers Insurance	Insurance Agency	Mission St 2 NE of 5th Ave	3/27/2025		In Review
25012	New Business	Carmel Cottage Studio	Fused Glass Artist	2nd 2SW of Carpenter	3/26/2025		In Review
25011	Business Name Change	Cypress Grove Winery	Wine tasting and sales	SW Corner of San Carlos & 7th	3/17/2025		In Review
25010	New Business	TEST Business Name:	Business Description:	Business Address:	3/14/2025		
25009	New Business	JayBird Unlimited, LLC	Conference, video, or in-person meetings	SW Corner of Ocean & Mission	3/7/2025		In Review
25008	New Business	Amy Carman Design	Interior design consulting	Mission Street BTW 5th & 6th Avenues	2/22/2025		In Review

Total Records: 7

4/1/2025

Building Permit Report

03/01/2025 - 03/31/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250136	3/31/2025		Add Awning, Fire Table, and Elec. patio heaters (2) to (E) patio/deck	12,000	Building	Torres Street 1 NE of Tenth Ave.
250135	3/31/2025		Add new sink	1,000	Plumbing	SW corner of 6th Avenue and Dolores
250134	3/28/2025	3/28/2025	Reroofing: Detached Garage only - remove and replace existing composition roofing with CertainTeed Brand, Landmark TL, replace with same color as house, Moire Black	19,960	Roofing	NE Corner of Monte Verde & 13th
250133	3/28/2025		Update exterior lighting per use permit 23-385 Will no longer be installing wall lights on South side of alleyway, no aditional wire to be run. Update to current lighting only	2,500	Electrical	San Carlos 2 SE of 5th
250132	3/27/2025	3/28/2025	Remove cedar wood shakes and replace with 7/16 OSB. Install Duration Max shingle in the color Sycamore.	31,000	Roofing	SE Corner of San Carlos and 12th
250131	3/27/2025		Re-roof wood shake to comp.	25,900	Roofing	SE Corner of Monte Verde & 4th
250130	3/26/2025	3/27/2025	Replace flat roof deck section to include new floor drain, flashing, and downspouts. Repair siding and stucco as necessary.	25,000	Plumbing	SW Corner of Ocean & Mission
250129	3/26/2025	3/26/2025	Remove loose pavers, recompact base and reinstall pavers to flatten/smooth walking surface. No additional square footage to be added or removed.	0	Exempt Work	Junipero 2 SW of 5th
250128	3/26/2025	3/26/2025	Replacement of bathroom tile and cabinets in two bathrooms. Paint interior of both bathrooms. No plumbing or electrical work to take place.	0	Exempt Work	NE Corner of Torres & 6th

250127	3/26/2025		Installation of Energy Storage Batteries - ESS - no solar	32,000	Electrical	Lopez 3 NW of 4th, Carmel By The Sea CA 93921
250126	3/26/2025	3/26/2025	Tear off existing wood shake roof and install new underlayment on entire roof. Install 33 squares of new comp shingle, CertainTeed Presidential TL, in the color "Autumn Blend".	113,930	Roofing	Forest 3 SE of 8th
250125	3/26/2025	3/27/2025	1) Primary Bathroom remodel (125 s.f.) / 2) Existing Deck Repairs (308 s.f.) - replace existing decking boards	48,000	Building	Torres 2 SE of Mountain View
250124	3/25/2025		Install EC-5 Water Treatment System	9,150	Plumbing	Camino Real 3 NW of 4th
250123	3/25/2025	3/25/2025	Exploratory demolition of deck over living space to locate water intrusion. CONDITION: WORK TO BE EXPLORATORY ONLY, LIMITED TO 100SF OR LESS OF REMOVAL. NO CONSTRUCTION OR REPAIR AUTHORIZED UNTIL BUILDING DEPARTMENT HAS BEEN CONTACTED.	1,500	Demolition	SE Corner of Carmelo & 7th
250122	3/25/2025		Solar PV - Roof-mounted -10 Solar Panels AC - Total system size 4.25 kW	29,985	Electrical	San Antonio 3 NE of 4th
250121	3/25/2025	3/26/2025	212 sf kitchen remodel and window replacement of kitchen and dining room windows.	75,000	Building	SW Corner of Lincoln & 10th
250120	3/21/2025	3/21/2025	Paint exterior of house. EXTERIOR COLOR: Sherwin-Williams, Greek Villa. FRONT DOOR: Sherwin-Williams, Sea Salt.	0	Exempt Work	Torres 4 SW of 10th
250119	3/20/2025	3/25/2025	New range requires moving gas and electrical outlet from right side of opening to the left side-approximately 20"	400	Electrical	Carpenter 2 NW of 4th
250118	3/20/2025	3/25/2025	Remove existing shingle roof and install new 50-year Ownes Corning shingle in color "Chestnut".	28,700	Roofing	Casanova 3 SW of 7th

250117	3/19/2025	3/19/2025	Replacement of two cracked window panes at the front elevation of Barmel.	0	Exempt Work	San Carlos 2 NE of 7th
250116	3/19/2025	3/27/2025	Installation of 17 Replacement Lights of 3 different varieties at the Pine Inn parking lot. All New/Replacement light fixtures are proposed to be shielded and downward facing and shall comply with the lighting requirements for the single-family (R-1) zoning district. The project shall be consistent with the plans approved by Community Planning and Building Department on 02/27/2025 unless modified by the conditions of approval contained herein.	3,500	Building	NE Corner of Monte Verde & 6th
250115	3/17/2025	3/19/2025	Exploratory demolition of approximately 2'x16" exterior element to access drainage system behind.	3,500	Plumbing	SW Corner of Ocean & Mission
250114	3/17/2025		ESS System and rapid shutdown	18,078	Electrical	San Carlos 8 SW of 13th
250113	3/17/2025	3/27/2025	Tenant improvements and kitchen remodel.	200,000	Building	Lincoln 7 SW of 13th
250112	3/14/2025	3/14/2025	Remove and replace water heater. Install Bradford White BRG250T6N 50 gallon natural gas heater.	2,000	Plumbing	San Carlos 3 NW of Santa Lucia
250111	3/13/2025	3/14/2025	Remove existing gray cedar shake roof and replace with new CertainTeed Presidential TL composition shingles in color "Country Gray".	33,940	Roofing	Camino Real 3 SE of 8th
250110	3/13/2025	3/13/2025	Upgrade electrical panel from 100 amp to 200 amp. Move from lower level to upper level.	4,000	Electrical	Lincoln 5 NE of 2nd
250109	3/13/2025	3/13/2025	Reroof: Remove the existing roofing shingles on the house and detached garage. Replace with a Class A, CertainTeed Landmark TL Composition Shingle, Color: Shenandoah.	52,980	Roofing	25940 JUNIPERO ST
250108	3/13/2025	3/13/2025	Remove and replace 100K BTU furnace.	9,608	Mechanical	25979 MISSION ST

250107	3/13/2025	3/13/2025	Re-roof: Remove the existing roofing materials and replace with Class A, CertainTeed Landmark TL, Country Grey color.	55,960	Roofing	San Antonio 3 NE of 4th
250106	3/12/2025	3/12/2025	Paint exterior of house. Body and trim color to be the same color, "Sea Haze."	0	Exempt Work	SW Corner of San Carlos & 2nd
250105	3/11/2025		Installation of a new 7.2 kW PV system and 28.6 kWh ESS. Installation of new 200amp main service panel.	25,000	Electrical	SE Corner of Torres & 5th
250104	3/7/2025		Creation of a new 360sf JADU addition/conversion located beside the existing garage in the inner courtyard.	60,000	Building	SE Corner of Camino Real & 8th
250103	3/7/2025	3/7/2025	Abandon underground leaking gas line by installing a new line from meter to point of connection at branch line under building. CONDITION: An engraved copper tag will be required to be placed in the immediate vicinity of the gas meter stating 'there is an abandoned disconnected gas pipe located under the driveway - do not reuse or reconnect. To be removed at such time the driveway is replaced	9,000	Plumbing	NE Corner of Monte Verde & 13th
250102	3/6/2025	3/26/2025	Existing exterior railings to be brought up to 42" to meet current code requirements.	10,000	Building	NE Corner of Monte Verde & 13th
250101	3/5/2025	3/5/2025	Replace WH in Outside Closet with new RG240T6N. Install Pan and run T&P and Pan to Daylight. Replace Existing Recirculating Pump.	3,000	Plumbing	SW Corner Perry Newberry & 5th
250100	3/5/2025		Construction of a new 1900 SF 2-story residence with attached garage.	978,500	Building	Santa Fe 4 SE of 2nd
250099	3/5/2025	3/5/2025	Replace existing furnace. Like for like.	14,800	Mechanical	Carmelo 2 SE of 10th
250098	3/4/2025	3/28/2025	New roof-mounted PV system with energy storage system.	46,971	Electrical	NE Corner of Torres & 8th
250097	3/4/2025	3/4/2025	Emergency repair of gas line leak	1,500	Plumbing	NW Corner of Mission & 8th

250096	3/4/2025		Demo riser, wood flooring, ceiling tiles, and request after-the-fact permit for old electrical work. Partial removal of non-structural wall to remove equipment, patch and repair wall to current state, and further patching/painting of interior walls.	4,000	Building	San Carlos 2 NE of 7th #6
250095	3/3/2025	3/26/2025	Replace flooring throughout, replace cabinetry in kitchen, bath one and two, and retile bath two. Update electrical throughout.	150,000	Building	San Antonio 2 SE of 7th
250094	3/3/2025		Redemize and tenant improvement of existing retail space to include new non-load bearing walls, MEP, finishes, and furnishings. No change to storefront.	1,500,000	Building	Carmel Plaza STE 204
250093	3/3/2025	3/3/2025	R&R 70K BTU FURNACE	8,297	Mechanical	Vizcaino 4 SE of Mountain View
250092	3/3/2025		Construction of a new mixed use three-story structure include an underground podium structure consisting of 27 parking stalls and utility rooms, a 9,000sf commercial space on the first floor, and a total of 13,317sf for twelve residential apartments on the first, second, and mezzanine levels.	11,900,000	Building	SW Corner of Dolores & 5th
250091	3/3/2025	3/7/2025	Repair four of the thirteen sections of one driveway as well as the wood separating the sections. All materials will be mating the existing driveway.	0	Exempt Work	San Antonio 2 NW of 4th

Total Records: 46

4/1/2025

Code Compliance Report

03/01/2025 - 03/31/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25066	3/28/2025	Open	SWC Mission and 3rd	New downspouts installed	3/28/2025	
25065	3/28/2025	Potential STR identified	Torres 2 SE of 1st	Transient Rental	3/26/2025	
25064	3/25/2025	Open	Ocean SE of Casanova	Unrepaired roof creating a public safety hazard	3/25/2025	
25063	3/24/2025	Potential STR identified	Torres 7 SW of Mountain View	Transient Rental	3/24/2025	
25062	3/21/2025	Closed	NE Corner of Santa Fe & 1st	Possible tree work in public right-of-way without a permit	3/20/2025	3/21/2025
25061	3/19/2025	Open		Foot massages offered during wine tasting.	3/18/2025	
25060	3/19/2025	Closed	Monte Verde 3 NW of 7th	Cones illegally blocking off public parking.	3/17/2025	
25059	3/14/2025	Open	SWC Ocean and Mission	Demolition and site drainage changes without a permit	3/14/2025	
25058	3/13/2025	Closed	SEC Ocean and Lincoln	Prohibited water discharge	3/13/2025	3/14/2025
25057	3/6/2025	Closed	NWC Lincoln and 12th	Landscaping in the public right-of-way	3/6/2025	3/6/2025
25056	3/6/2025	Closed	NEC Monte Verde and 10th	Cone in public right-of-way	3/6/2025	3/6/2025
25055	3/6/2025	Open	NEC Guadalupe and 6th	Sign in public right-of-way	3/6/2025	
25054	3/5/2025	Open	Guadalupe 2 NW of 7th	Rocks in public right-of-way	3/5/2025	
25053	3/14/2025	Closed		Gas leaf blowers; landscaping crew trespassing on neighboring property.	3/14/2025	3/14/2025
25052	3/4/2025	Closed	NEC Monte Verde and 10th	Cone and stake in public right-of-way	3/4/2025	3/4/2025
25051	3/4/2025	Open	Junipero 8 SW of 8th (NWC Junipero and 9th)	Tall weeds and dilapidated structures	2/25/2025	
25050	3/4/2025	Open	Junipero 2 SW of 8th	Rodent harborage and dilapidated fence	2/25/2025	
25049	3/4/2025	Open	SEC Mission and 8th	Tall weeds	2/25/2025	

25048	3/4/2025	Open	Mission 2 SE of 8th	Tarp on roof and tall weeds	2/25/2025	
25047	3/4/2025	Open	Mission 3 SE of 8th	Abandoned vehicles and weeds	2/25/2025	
25046	3/3/2025	Open	Lincoln 6 NE of 5th	Fence construction without a permit	3/3/2025	
25045	3/3/2025	Closed	San Carlos 3 SE of 4th	Signage on roof	3/3/2025	3/6/2025
25044	3/3/2025	Open	Lincoln 3 SE of Ocean	Unpermitted exterior lighting	2/24/2025	
25043	3/3/2025	Open	NEC San Carlos and 7th	Unpermitted exterior lighting	2/24/2025	
25040	3/3/2025	Closed	San Carlos 3 NW of 7th	Unpermitted exterior lighting	2/24/2025	2/28/2025
25039	3/5/2025	Open	Lincoln 5 NE of 5th	Fence construction without a permit	3/3/2025	
25038	3/3/2025	Open	5th 2 SW of Mission	Unpermitted exterior lighting	2/24/2025	
25037	3/3/2025	Open	San Carlos 2 SE of 5th	Unpermitted exterior lighting	2/24/2025	
25030	3/4/2025	Open	San Carlos 3 NW of 7th	Unpermitted exterior lighting; string lights around seating area.	2/22/2025	
25029	3/3/2025	Open	NW Corner of Carpenter & 4th	Construction fencing blocking visibility. TEMP EN 250057 (Nute).	3/3/2025	

Total Records: 30 **4/1/2025**

Transient Rental Report

01/01/2025 - 03/31/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25067	Junipero	1st NOV sent	3/28/2025	3/28/2025	
25065	Torres	Potential STR identified	3/26/2025	3/26/2025	
25063	Torres	Potential STR identified	3/24/2025	3/24/2025	
25016	Casanova	Closed	1/21/2025	3/3/2025	3/3/2025
25014	Lobos	Closed	1/16/2025	2/17/2025	2/17/2025
25006	San Antonio	1st NOV sent	1/6/2025	3/31/2025	

Total Records: 6

4/3/2025

Encroachment Permit Report

03/01/2025 - 03/31/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250072	Temp Ench	3/27/2025	Increase and relocated service for fire protection. Increase from a 3/4" service to a 1" service.	Carmelo 2 NW of 12th		In Review
250071	Temp Ench	3/26/2025	Installation of storm drains, repair of potholes, manhole maintenance, and trench restoration.	San Antonio & 11th; Santa Fe & 8th; Lincoln & 2nd; Lincoln & 1st	3/26/2025	Issued
250070	Temp Ench	3/25/2025	3'x5' asphalt for CalAm job #0886.	NE Corner of Monte Verde & 3rd	3/26/2025	Issued
250069	Temp Ench	3/25/2025	Placement of storage pod infront of garage in the public right of way.	San Antonio 2 SE of 7th	3/25/2025	Approved
250068	Temp Ench	3/25/2025	PG&E to install underground service and replace riser. Tree trimming required. PM# 35605827	Mission 5 NW of Santa Lucia	3/25/2025	Approved
250067	Temp Ench	3/21/2025	Full sewer replacement	Alta 2 SW of Mission		Issued
250066	Temp Ench	3/20/2025	Replace sewer lateral using pipe bursting.	Carmelo 2 NW of Ocean	3/25/2025	Issued
250065	Temp Ench	3/18/2025	Connect new sewer lateral from new house to city main.	Mission 3 NE of 10th	3/19/2025	Issued
250064	Temp Ench	3/18/2025	Dig from meter panel to splice box location. Backfill and repair asphalt.	Camino Real 3 SW of 4th	3/25/2025	Issued
250063	Temp Ench	3/17/2025	Reserve four parking spots in front of Girl Boy Girl for a flat bed truck to unload materials.	SW Corner of Mission & 7th	3/17/2025	Issued
250062	Temp Ench	3/14/2025	Trench across the street from property for new electric and gas service.	Carmelo 2 SW of 11th	3/17/2025	Issued
250061	Temp Ench	3/13/2025	5'x20' asphalt patch for CalAm job #1921.	Mission 2 NE of 10th	3/17/2025	Issued
250060	Temp Ench	3/13/2025	PG&E to perform gas maintenance with a 4'x4' bellhole. PM# 47082399	NE Corner of Lincoln & 7th		In Review
250059	Perm Ench	3/13/2025	Existing Drainage line to overflow into the public right of way	Santa Fe 5 SW of 6th		In Review

250058	Temp Ench	3/11/2025	Increase and relocate service for fire protection. Increase from 3/4" service to a 1" service.	Carmelo 2 NW of 12th		In Review
250057	Temp Ench	3/7/2025	Install temporary construction fencing 42" from property line in tow ROW on 4th and 15' down driveway towards 4th. Install portable toilet in ROW behind fence. Install crushed rock at vehicle egress. CONDITION: If visibility becomes an issue, the fence may be required to be moved	NW Corner of Carpenter & 4th	3/13/2025	Issued
250056	POD	3/6/2025	Placement of storage pod in the public right of way for storing personal belongings.	Lobos 5 NE of 2nd	3/7/2025	Issued
250055	Temp Ench	3/5/2025	Closure of sidewalk and reservation of parking stalls to facilitate window replacement project.	NW Corner of San Carlos & 8th	3/6/2025	Approved
250054	Temp Ench	3/5/2025	Full replacement of sewer line to main.	SW Corner of Vista & San Carlos	3/6/2025	In Review
250053	Temp Ench	3/4/2025	Closure of sidewalk and parking stalls to facilitate display case replacement.	NE Corner of Ocean & Dolores	3/5/2025	Issued
250052	Temp Ench	3/3/2025	Replace sewer lateral using pipe bursting.	24728 San Carlos St	3/4/2025	Issued
250051	Temp Ench	3/3/2025	PG&E to trench and backfill a 5'x5' bellhole, 4'x4' bellhole, and 14' trench to abandon existing gas service and install new gas service. PM#s 35613986 & 35616098.	Scenic 3 SW of Ocean		In Review
250050	Temp Ench	3/3/2025	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35614212.	Casanova 4 SW of 4th	3/4/2025	Issued

Total Records: 23 **4/1/2025**

Tree Permit Report

03/01/2025 - 03/31/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25073	3/1/2025	1. Tree Evaluation	Front, Southeast corner	Oak tree	Approved	3/13/2025
25074	3/3/2025	2. Tree Removal/Pruning	25987 Mission St	PRUNING: Remove large limb on oak tree touching cottage	In Review	
25075	3/3/2025	2. Tree Removal/Pruning	25981 Ridgewood Rd, Carmel	Tree Trimming	Approved	3/6/2025
25076	3/4/2025	2. Tree Removal/Pruning	Left Side of the Property	Dead Oak Removal	Approved	3/21/2025
25077	3/5/2025	1. Tree Evaluation	back yard	Emergency Tree Branch Removal	Approved	3/21/2025
25078	3/6/2025	2. Tree Removal/Pruning	3 Trail View (SE of Flanders Way)	2 Large Oaks, 2 Medium to Small Oaks (1 wind damaged, 3 close to house wildfire risk) REMOVAL: 1 Large Oak (through deck)	Approved	3/10/2025
25079	3/10/2025	2. Tree Removal/Pruning	Dolores 3 SW of 13th	Tree removal	In Review	
25080	3/10/2025	2. Tree Removal/Pruning	Torres 3 NE of 8th	Oak oak tree, Approximately 16" diameter, 20+ ft tall	In Review	
25081	3/10/2025	1. Tree Evaluation	Oak Knoll Way 4 SE of Forest Rd.	See details attached	In Review	
25082	3/11/2025	1. Tree Evaluation	Monte Verde 4 NE of 3rd	Inspection for tree going over house	In Review	
25083	3/11/2025	2. Tree Removal/Pruning	SE Corner of Lincoln and 13th	1 pine tree, 40 foot tall	Approved	3/11/2025
25084	3/12/2025	2. Tree Removal/Pruning	Perry Newberry Way 3 NW of 6th	1 40' Acacia Tree on NE Corner of lot; seeking permit to remove tree entirely	Approved	3/13/2025
25085	3/13/2025	2. Tree Removal/Pruning	Carmelo 4 SW of 2nd	Oak tree	Approved	3/14/2025

25086	3/14/2025	1. Tree Evaluation	SW Corner of Dolores & 9th	EVALUATION: See attached	In Review	
25087	3/18/2025	2. Tree Removal/Pruning	2601 Fraser Way	REMOVAL: 1 Coast Live Oak 30"	Approved	3/18/2025
25088	3/18/2025	2. Tree Removal/Pruning	Carmelo 2 SW of 13th	Tree is hazardous because it is leaning towards the properties. Last night a branch fail & cause the power out. (wire damage) 911 was called.	In Review	
25089	3/19/2025	1. Tree Evaluation	Torres 4 NE of 6th	One (probably 60 foot tall) Monterey pine	Approved	3/25/2025
25090	3/19/2025	2. Tree Removal/Pruning	Santa Lucia 2 NW of Rio	Tree Removal	In Review	
25091	3/19/2025	1. Tree Evaluation	Lincoln 4 NE of Santa Lucia	Remove one tree and evaluate the other for removal	In Review	
25092	3/21/2025	1. Tree Evaluation	SE Corner of 3rd Ave and Lobos St.	Combination of private tree removal (1) and city tree removal (4). 5 Monterey Pines approximately 50 to 100 ft tall.	Approved	3/26/2025
25093	3/21/2025	2. Tree Removal/Pruning	back yard	Emergency Tree Branch Removal	Approved	3/25/2025
25094	3/25/2025	2. Tree Removal/Pruning	Torres 4 NE of 6th	One (probably 60 foot tall) Monterey pine	In Review	
25095	3/26/2025	2. Tree Removal/Pruning	Dolores Street, 2 SE of 9th	Oak Tree Pruning	In Review	
25096	3/26/2025	2. Tree Removal/Pruning	SE Corner of 3rd Ave and Lobos St.	Combination of private tree removal (1) and city tree removal (4). 5 Monterey Pines approximately 50 to 100 ft tall.	In Review	
25097	3/27/2025	1. Tree Evaluation	Casanova 3SW of 10th Ave	Tree evaluation for removal	In Review	

25098	3/27/2025	2. Tree Removal/Pruning	Santa Fe 3 NE of 5th, Santa Fe 2 NE of 5th	PRUNING: 1 Multi Oak on private property, one multi oak & 1 pine on City property	In Review	
25099	3/27/2025	1. Tree Evaluation	Monte Verde 5SW of 5th, Carmel By The Sea	Remove one eucalyptus tree on the left in the backyard	In Review	
25100	3/28/2025	1. Tree Evaluation	25955 Junipero Ave.	1 (one) approximately 100' Monterey pine on private property	In Review	
25101	3/31/2025	2. Tree Removal/Pruning	Lobos 2 SE of 3rd-Rear southeast corner of property along fence line.	Tree removal - tree diseased with Rust - danger of falling on adjacent homes.	In Review	
25102	3/31/2025	1. Tree Evaluation	South side of property against home	Evaluate monterey pine growing into home and roof, with leaning and weak spot	In Review	
25103	3/31/2025	2. Tree Removal/Pruning	Monte Verde 3 SW of 2nd	1- pine approx 80' Height 18" BH, 1 Cypress 10" BH growing next to Redwood	In Review	

Total Records: 31 **4/1/2025**

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

April 9, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
APPROVED BY:	Anna Ginette, AICP, Director of Community Planning and Building
SUBJECT:	March 12, 2025 Special Meeting Minutes; March 12, 2025 Regular Meeting Minutes; March 25, 2025 Special Meeting Minutes

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

Executive Summary:

The Planning Commission routinely approves minutes of its meetings.

Recommendation:

Approve draft minutes

Background and Project Description:

None.

Staff Analysis:

None.

Other Project Components:

None.

Attachment 1: March 12, 2025 Special Meeting Minutes
Attachment 2: March 12, 2025 Regular Meeting Minutes
Attachment 3: March 25, 2025 Special Meeting Minutes

SPECIAL MEETING
Wednesday, March 12, 2025

TOUR 2:40 PM

MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL – TOUR

The following Commission members were present for the tour: Mel Ahlborn, Michael LePage, and Stephanie Locke.

The following Commission members were absent: Erin Allen (abstained) and Stefan Karapetkov

TOUR OF INSPECTION

Item A: **DS 24346 (P&T 2024 LLC)**: Santa Rita Street 5 southwest of 3rd Avenue
This item will be discussed at the March 12, 2025 Regular Planning Commission meeting beginning at 4:00 PM.

PUBLIC APPEARANCES

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

ADJOURNMENT

3:00 PM

APPROVED: ATTEST:

_____ _____

Michael LePage, Chair Shelby Gorman, Recording Secretary

REGULAR MEETING
Wednesday, March 12, 2025

MEETING 4:00 PM

TOUR 3:00 PM

CALL TO ORDER AND ROLL CALL – TOUR

The following Commission members were present for the tour: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke.

The following Commission members were absent: None.

TOUR OF INSPECTION

Item A: **DS 23-147 (Rodriguez):** Camino Real 4 northwest of 11th Avenue

Item B: **DS 24207 (Hermle-Collins):** Mission Street 4 northeast of 1st Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke.

The following Commission members were absent: None.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission: John Jaramillo, Neil Kruse, Anonymous, and Elaine White

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Monthly Activity Report: February 2025

Item 2: Annual General Plan and Housing Element Progress Reports for 2024

Item 3: February 11, 2025 Regular Meeting Minutes

Item 4: February 25, 2025 Special Meeting Minutes

Item 5: **DS 24346 (P&T 2024 LLC):** Consideration of a Final Design Study, DS 24346 (P&T 2024 LLC) and associated Coastal Development Permit for the demolition of an

existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN: 010-029-005-000.

Item 5: DS 24346 (P&T 2024 LLC) was pulled from the consent agenda for discussion.

It was moved by Chair LePage and seconded by Commissioner Locke to approve the consent agenda.

The motion passed by the following roll call vote:

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

ORDERS OF BUSINESS

Item 6: Presentation by Integral Consulting/EMC Planning Group on Adaptation Strategies to Protect the Beach, Coastal Infrastructure, and Minimize Coastal Erosion from Storm Events and Sea Level Rise (Phase 2, Task 2 of the Coastal Engineering and Sea Level Rise Adaptation Planning Study)

Val Gaino, Environmental Analyst, introduced the presentation on Phase 2, Task 2 of the Coastal Engineering and Sea Level Rise Adaptation Planning Study. Anastazia Aziz, with EMC Planning Group, spoke on the history of the project, the background and project scope, and the Coastal Hazards Local Coastal Program update process. David Revell, with Integral Consulting, presented the work plan for the project, suggestions for the coastal engineering scope of work, analysis on shoreline beach change, and the range of possible adaptation strategies and their feasibility.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: David Crabbe and Anonymous

Chair LePage closed the meeting for public comment.

Item 7: **Roofing Materials Discussion**: Continued Discussion and policy direction from the Planning Commission on roofing materials, including but not limited to metal roofs.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Commission. He invited the Commission and the public to walk around to Chambers to view varied samples of roofing materials.

Division Chief Justin Cooper and Deputy Fire Marshal Dave Brown with the Monterey Fire Department answered questions of Commissioners. They spoke on Class A roofing materials and the fire severity zone maps.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Neil Kruse, Thomas Hood, Jill Petker, Elaine White, Nancy Twomey, Greg Baladjanian, and Bruce Gibbons

Chair LePage closed the meeting for public comment.

The Commissioners directed staff to return with a draft policy that includes a limit on approvable roofing materials and underlayment to those which are Class A and noncombustible, a matrix on which roofing materials are approvable at the staff level, and less common alternative materials like zinc and unpainted metals.

PUBLIC HEARINGS

Item 8: **UP 24288 (The Big Squeezy):** Consideration of a Use Permit UP 24288 (The Big Squeezy) for the Establishment of a new specialty restaurant, "The Big Squeezy by the Sea", with 14 indoor seats located on Lincoln Street 3 southwest of Ocean Avenue (Building A; Suite #2) in the Central Commercial (CC) District. APN: 010-191-001-000. RECOMMENDED FOR CONTINUANCE

Jacob Olander, Associate Planner, informed the Commission that due to State noticing requirements not being met by the Applicant, staff is requesting continuance to a future date.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 8: UP 24288 (The Big Squeezy): Consideration of a Use Permit UP 24288 (The Big Squeezy) for the Establishment of a new specialty restaurant, "The Big Squeezy by the Sea", with 14 indoor seats located on Lincoln Street 3 southwest of Ocean Avenue (Building A; Suite #2) in the Central Commercial (CC) District. APN: 010-191-001-000 to the next regularly scheduled Planning Commission meeting.

The motion passed by the following roll call vote:

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

Item 9: **DS 24207 (Hermle-Collins):** Consideration of a revised Concept Design Study, DS 24207 (Hermle-Collins), and associated Lot Line Adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage, located on Mission Street 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-012-000.

Jacob Olander, Associate Planner, presented the staff report and addressed questions of the Commission.

Architect Erik Dyar presented the new design for the project. Property owners Lynn Hermle and Craig Collins discussed their plans. Historical consultant Kent Seavey and landscape architect Marie Goulet also provided input on the project.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: David and Jung Crabbe, Julie Wendt, Wilson Wendt, Polly

Osbourne, Cindy Lloyd, Chuck Najarian, Kevin Marks, Burt and Elaine Cummings, Kimberly Edwards, John Jaramillo, Judy Thodos, Thomas Hood, Greg Baladjanian, Tom Morjig, Karyl Hall, Ian Martin, Gail Lehman, Lindamarie Rosier, Neil Kruse, Anonymous, and Mira Burgess.

Erik Dyar, Architect for the project, and Anthony Lombardo, Applicant, gave closing comments addressing the comments made by the public.

The following members of the public appeared before the Commission: Tom Morjig, Lynn Hermle, Greg Baladjanian, and Chuck Najarian.

Stephen Velyvis, CEQA attorney for the City, clarified the CEQA review process for the Commission and the Public.

Chair LePage closed the meeting for public comment.

RECESS 9:08PM - 9:20PM

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Commission members were present: Mel Ahlborn, Erin Allen, Stefan Karapetkov, Michael LePage, and Stephanie Locke.

The following Commission members were absent: None.

It was moved by Commissioner Allen and seconded by Commissioner Locke to approve a resolution accepting a revised Concept Design Study and associated Lot Line Adjustment for the demolition of an existing 1,321-square-foot one-story single-family residence and the construction of a new 1,818-square-foot two-story single-family residence, inclusive of a 246-square-foot attached garage located at Mission Street 4 northeast of 1st Avenue in the Single-family Residential (R-1) District, APN 010-112-012-000 with the condition that the front-facing window and door be taken down to human scale.

The motion passed by the following roll call vote:

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

Item 10: **DS 24014 (Lewis & McClellan Trust):** Consideration of a Track 1 Design Study referral and associated Variance for the construction of a 39-square-foot addition to the existing residence and a 200-square-foot parking pad in the front setback located on San Carlos Street 3 southwest of Vista Avenue in the Single-Family Residential (R-1) District. APN: 010-116-019-000

Jacob Olander, Associate Planner, requested the item be continued to the next meeting as the current meeting agenda was full at the time the project was continued.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Ahlborn to continue Item 10: DS 24014 (Lewis & McClellan Trust): Consideration of a Track 1 Design Study referral and associated Variance for the construction of a 39-square-foot addition to the existing residence and a 200-square-foot parking pad in the front setback located on San Carlos Street 3 southwest of Vista Avenue in the Single-Family Residential (R-1) District. APN: 010-116-019-000 to the next regular Planning Commission meeting.

The motion passed by the following roll call vote:

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

Item 11: **DS 23147 (Rodriguez)**: Consideration of a Track 1 Design Study Referral for the after-the-fact installation of a driveway gate, the addition of stucco and stone veneer to a brick chimney, and site improvements located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-275-006-000

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

Van Rodriguez, Property Owner, spoke on the purpose for the renovation.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: None

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to approve a resolution denying Design Study Application DS 23147 (Rodriguez) for the after-the-fact installation of a driveway gate, the addition of stucco and stone veneer to a brick chimney, and site improvements located at Camino Real 4 northwest of 11th Avenue in the Single-family Residential (R-1) District, APN 010-275-006-000 with direction for the Applicant to amend the chimney to be either fully stone, stucco, or brick.

The motion passed by the following roll call vote:

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

Commissioner Allen recused and left the dais.

Item 5: **DS 24346 (P&T 2024 LLC):** Consideration of a Final Design Study, DS 24346 (P&T 2024 LLC) and associated Coastal Development Permit for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN: 010-029-005-000.

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

KC Cullen, Architect for the project, and Pierre Lecomte, Property Owner, spoke on the project in response to comments received from a neighbor.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Michelle Olsen

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Chair LePage to continue Item 5: DS 24346 (P&T 2024 LLC): Consideration of a Final Design Study, DS 24346 (P&T 2024 LLC) and associated Coastal Development Permit for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN: 010-029-005-000 to a date uncertain.

The motion passed by the following roll call vote:

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

Commissioner Allen returned to the dais.

DIRECTORS REPORT

None.

FUTURE AGENDA ITEMS

Item 12: Upcoming Special Meeting: March 19, 2025 – Cancelled

Item 13: Next Regular Meeting: April 9, 2025

ADJOURNMENT

10:28 PM

APPROVED: ATTEST:

Michael LePage, Chair

Shelby Gorman, Recording Secretary

SPECIAL MEETING
Tuesday, March 25, 2025

MEETING 5:00 PM

LOCATION: CARPENTER HALL, SUNSET CENTER
SAN CARLOS STREET AT NINTH AVENUE

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: Stefan Karapetkov

PUBLIC APPEARANCES

None

ORDERS OF BUSINESS

Item 1: **Housing Element Amendment:** City Council Resolution 2024-062 directs staff to explore and develop alternative affordable housing sites and programs in lieu of utilizing city-owned sites for affordable housing at Sunset Center and Vista Lobos. Please join us for a community conversation as we update the Planning Commission on our planning efforts to identify new affordable housing opportunities within the Village that would allow the removal of the city-owned sites through an amendment to the housing element.

Anna Ginette, Director of Community Planning and Building, welcomed attendees emphasizing the intent of the meeting was to have an informative and intimate discussion regarding potential amendments identified by the AHA group. She highlighted the importance of community involvement as a central theme. The meeting's format was noted as more intimate and less formal to facilitate discussion.

Overview of the Meeting Agenda: The agenda included a recap of the process, presentations by AHA team members on four programs (ADUs, hotels, downtown, and churches), a question-and-answer period, and the collection of feedback through worksheets. The goal was to ensure the housing element amendment meets the vision and needs of the community.

Background on the Housing Element Amendment: Director Ginette provided background on the housing element, which was adopted in 2024 and included two city-owned sites incorporating 149 affordable units. Following adoption, the city received comments and concerns from residents, leading the City Council to direct staff to work with residents, now the AHA group, to ensure community involvement. The current effort is directed at replacing the city sites with better options through the programs being discussed. Upon identification of these options, the City Council will adopt the Housing Element Amendment, which will then be submitted to State HCD for certification.

What is a Housing Element? Director Ginette explained that the housing element is required by state law and part of the General Plan. The intent is to foster cooperation between local governments and the private sector to achieve state housing goals at the local level. Required components include a sites inventory and programs and incentives to ensure development occurs.

Introduction to AHA Program Presentations: Victoria Beach, AHA representative, provided introductory remarks, highlighting the group's hard work and dedication since the Housing Element adoption in early 2024. General goals include preserving scarce public land, distributing housing through the village to maintain human scale and honor the town founders' vision, as well as addressing shrinking population and services through a more balanced approach to affordability. She noted the collaborative process with State HCD, which has been receptive to Carmel's unique situation, aiming for a "Carmel custom solution". The group is optimistic about achieving at least 149 affordable units and meeting deadlines, setting the stage for a multi-year approach to housing.

Accessory Dwelling Units (ADUs): Nancy Twomey, AHA representative, presented on the ADU program, noting that the current housing element understates the number of ADUs, with 34 units projected. Revisiting permitting data from 2019-2023 shows a trend of 8.4 units per year, an increase from the previously estimated 4.5 units per year. Notably, 54 units permitted over the last three years were conversions. The goal is to achieve 75 units with additional promotional efforts. Proposed programs include:

- Extending prioritization for water credits and reducing permit fees for new and legalized ADUs with multi-year deed restrictions to ensure affordability;
- Building a relationship with the Carmel Foundation for rent-match services to guide and filter potential renters;
- Implementing an amnesty program to legalize existing unpermitted ADUs and requiring pre-sales inspections to uncover such units; and
- Further education and awareness initiatives, including website updates, resources for realtors and architects, videos, handouts, and checklists. A guide, "Considering ADUs in Carmel-by-the-Sea", exists and will be revised. Encouraging ADUs can provide residents and on-site security for property owners.

Hotels: Tim Twomey, AHA representative, presented the hotel program, which includes enhancing existing housing element components focused on converting older, underperforming hotels into mixed-income affordable housing and incentivizing the transfer of hotel rights. Strong community feedback emphasized focusing on small, scattered hotels to protect village character. The eligibility criteria were broadened from hotels greater than 0.5 acres to include those under 0.5 acres, potentially encompassing 42 hotels. A financial model for a 15-room hotel conversion demonstrated a high rate of return due to the sale of the converted affordable housing and the valuable hotel keys (representing hotel rooms under a cap of 948). Approximately 40% of hotels were identified as underperforming. Projected production is 120 to 160 affordable units. Enhancements include private funding, partnering with the Carmel Foundation for applicant assistance, and the concept of hotel residency residential suites. Incentives for developers include swift permitting and reduced development fees and the potential for water credits for affordable units.

Downtown: Hans Buder, AHA representative, presented on the downtown section, which includes two programs: live-work use and mixed-income housing downtown. The process involved a comprehensive mapping of all commercial parcels and leasable spaces using volunteer residents and a custom app.

Live-Work Program: Hans Buder presented a proposal to create a new hybrid live-work use downtown, combining a commercial storefront with residential space behind, requiring a deed-restricted affordable unit for conversion. Underutilized commercial spaces, often vacant or used for

storage, were identified as potential sites. Notably, deed-restricted affordable live-work spaces could potentially command higher rents per square foot than pure commercial spaces. Key incentives include water allocation. This program aims to reactivate off-the-beaten-path spaces and support artists and resident-serving businesses.

Mixed-Income Housing Program: Hans Buder presented a program to incentivize the creation of mixed-income housing (e.g., 75% market rate, 25% affordable) by proposing higher density (dwelling units per acre), aligning the maximum density for mixed-income projects with that of existing regulation allowances for 100% affordable projects. Water allocation would be provided for both market-rate and affordable units to make projects financially feasible. This could apply to conversions, additions, or redevelopment, incentivizing small, Carmel-scale buildings with higher bedroom counts. The State is considering allowing credit for 8,000-square-foot lots (double lots) towards affordable housing requirements, inspired by the Trevvette Court project.

Churches: Victoria Beach presented on the church program, highlighting Carmel's five churches with over 15 acres of land. The state strongly supports partnerships between religious organizations and housing. A "Faith and Homes Summit" was held, bringing together experts and church representatives. A toolkit was provided, and the city prepared feasibility analyses for each church property. Individual meetings are ongoing. The state has responded positively to this outreach. Realistic projections suggest approximately 60 units from church properties. Future plans include a second summit focused on financials and exploring a charitable housing trust. Architects have shown interest in assisting churches. Various housing types are being considered.

Questions and Answers: A comprehensive question and answer session followed the presentations, addressing topics such as hotel conversion details, floor area ratios, wildfire safety, utility needs, parking, implementation of the current housing element, rental status of ADUs, micro-unit feasibility, traffic, the hotel key transfer program, ownership opportunities, cottage preservation, and the Local Coastal Program interface. Concerns regarding the critical need for a comprehensive parking plan were voiced. The potential for future changes in transportation, such as ride-sharing services, and the possibility of charging visitors for parking were also discussed.

Planning Commission Discussion and Final Thoughts: Planning Commissioners expressed their appreciation for the work of the AHA group and offered final thoughts.

Next Steps and Adjournment: The next step involves the preparation of draft language for the amendments, working with a consultant, followed by public hearings. Attendees were asked to leave their feedback worksheets behind or drop them off at City Hall.

ADJOURNMENT

3:00 PM

APPROVED: ATTEST:

_____ _____

Michael LePage, Chair Shelby Gorman, Recording Secretary

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

April 9, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, AICP, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Director of Planning & Building
SUBJECT:	**DS 23-147 (Rodriguez):** Consideration of a Track 1 Design Study Referral for DS 23-147 (Rodriguez) for the after-the-fact installation of a driveway gate and the addition of stucco and stone veneer to a brick chimney, located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-275-006-000

Application: DS 23-147 (Rodriguez)
APN: 010-275-006-000
Block: Q
Lot: 11, 13
Location: Camino Real 4 northwest of 11th Avenue
Applicant: Jeremy McCullough, Agent
Property Owner: Greg & Van Rodriguez

Executive Summary:

The Planning Commission considered Design Study 23147 (Rodriguez) on March 12, 2025 and made findings denying the after-the-fact installation of a driveway gate, addition of stucco and stone veneer to a brick chimney, and site improvements at Camino Real 4 northwest of 11th Avenue. Commissioner Locke made the motion, which was seconded by Commissioner Ahlborn and approved 5-0-0-0 by the following vote: AYES: Commissioners Ahlborn, Allen, Karapetkov, Locke, and Chair LePage. The draft resolution considered on March 12, 2025 has been updated to reflect the Commission findings and direction to the applicant to remove the driveway gate, bring the site coverage into compliance, and return the chimney to either full brick, full stucco, or full stone, at which point the project can be processed at a staff level.

For additional background, please reference the staff report presented on March 12, 2025 and the meeting recording online here (start at 5:49:07).

Recommendation:

Adopt a Resolution (Attachment 1) denying Design Study application DS 23147 (Rodriguez) for the after-the-fact installation of a driveway gate, the addition of stucco and stone veneer to a brick chimney, and site improvements located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-275-006-000.

Background and Project Description:

N/A

Staff Analysis:

N/A

Other Project Components:

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

Attachment 1 - Resolution

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-014-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DENYING DESIGN STUDY APPLICATION DS 23147 (RODRIGUEZ) FOR THE AFTER-THE-FACT INSTALLATION OF A DRIVEWAY GATE, THE ADDITION OF STUCCO AND PARTIAL STONE VENEER TO A BRICK CHIMNEY, AND NON-CONFORMING SITE COVERAGE LOCATED AT CAMINO REAL 4 NORTHWEST OF 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN 010-275-006-000.

WHEREAS, on May 16, 2023, Jeremy McCullough ("Applicant") submitted an after-the-fact Design Study application DS 23147 (Rodriguez) on behalf of Greg and Van Rodriguez ("Property Owners") described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District (Block Q, Lot 11, 13); and

WHEREAS, the Applicant is requesting after-the-fact approval for the installation of a driveway gate, the addition of stucco and partial stone veneer to a brick chimney, and non-conforming site coverage; and

WHEREAS, in regards to the partial stone veneer on the chimney, Final Residential Design Guideline 9.4 encourages architectural details that are authentic and integral to the overall building design concept, and discourages details applied as superficial elements and details that appear inauthentic and non-structural; and

WHEREAS, Final Residential Design Guideline Appendix A features an image of floating stones on a chimney captioned with: *The random placement of individual stones or clusters of stones on building elements, such as foundations or chimneys, is discouraged*; and

WHEREAS, in regards to the driveway gate, Final Residential Design Guideline 11.1 states that designing without a fence or wall along the street frontage should be considered first; and

WHEREAS, Final Residential Design Guideline 11.2 states that ornate, Victorian wrought iron fences are inappropriate; and

WHEREAS, Final Residential Design Guideline 11.3 encourages a sense of openness into the site as seen from the street; and

WHEREAS, in regards to the non-conforming site coverage (a rear deck expansion of 76 square feet, a new mortared stone driveway, and mortared stone walkways throughout the site

DRAFT

resulting in a non-conforming site coverage), CMC Section 17.10.030.C.2 states that sites that exceed maximum site coverage are not permitted to increase coverage; and

WHEREAS, Municipal Code Section 17.58.040 (Residential Design Review) states that projects which do not comply with design objectives or residential design guidelines will be referred to the Planning Commission for resolution; and

WHEREAS, staff has referred the Design Study application to the Planning Commission for resolution; and

WHEREAS, on February 28, 2025, a notice of public hearing was published in the Carmel Pine Cone for the March 12, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 1, 2025, 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 March 7, 2025, 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 March 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the 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, pursuant to CEQA regulations, the Application is statutorily exempt under Section 15270 (Projects Which Are Disapproved); and

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

WHEREAS, the Planning Commission of the City of Carmel-by-the-Sea considered the application at the March 12, 2025 Planning Commission meeting, and requested a revised resolution be brought back before the Commission for final adoption; and

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:

1. The application of stucco and stone veneer is inconsistent with Final Residential Design Guideline 9.4 and Final Residential Design Guideline Appendix A, as it appears inauthentic and non-structural. The applicant shall work with staff on a revised chimney design featuring either full brick, full stucco, or full stone, any of which may be approved at a staff level.

2. The installed driveway gate is inconsistent with Final Residential Design Guideline 11.1, 11.2, and 11.3, as it is unnecessary, is a discouraged ornate, Victorian, wrought iron design, and impedes upon the sense of openness into the site. The driveway gate shall be removed.

3. The site improvements do not comply with CMC Section 17.10.030.C.2., as sites that exceed maximum site coverage are not permitted to increase coverage. The applicant shall work with staff on a revised site coverage plan that reduces site coverage to the allowable limits, which may be approved at a staff level. Excess site coverage shall be removed.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby DENY the Design Study application DS 23147 (Rodriguez) for the after-the-fact installation of a driveway gate, the addition of stucco and partial stone veneer to a brick chimney, and non-conforming site coverage located at Camino Real 4 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-275-006-000.

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

Applicant Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of April, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

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

April 9, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, AICP, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Director of Planning & Building
SUBJECT:	**DS 24346 (P&T 2024 LLC):** Consideration of a continued Final Design Study and associated Coastal Development Permit for DS 24346 (P&T 2024 LLC) for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage, located at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District. APN: 010-029-005-000

Application: DS 24346 (P&T 2024 LLC) **APN:** 010-029-005-000
Block:39 **Lot:**9
Location: Santa Rita Street 5 southwest of 3rd Avenue
Applicant: Karen C. Cullen, Architect **Property Owner:** P&T 2024 LLC

Executive Summary:

The applicant is requesting approval of a Final Design Study and associated Coastal Development Permit for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage located in the front setback. No trees are proposed for removal. The property was reviewed for historical significance and deemed ineligible for the Historic Inventory on September 10, 2024.

The Planning Commission considered the Concept Design Study on February 11, 2025, and passed Resolution 2025-008-PC accepting the Concept Design Study. The Planning Commission considered the Final Design Study on March 12, 2025, and continued the item to a date uncertain due to concerns raised by the north neighbor regarding view, light, and privacy impacts.

The Applicant has worked with the neighbor to satisfy concerns and has revised the plans accordingly. The Applicant has shifted the proposed detached garage 8’ closer to the east (front) property line, such that the garage is newly located within the front setback but remains 7’ from the east property line. This revision results in increased light to the north neighboring residence. The Applicant has also removed two proposed

windows from the second story of the north elevation, which has satisfied the north neighbor's privacy concerns. Lastly, the Applicant has proposed additional landscaping along the north property line, including one new California Coast Live Oak (15 gallon) as well as several Podocarpus. These cumulative revisions have satisfied the neighbor's concerns. Additionally, the Applicant has changed the proposed primary siding material from horizontal unpainted cedar siding to wood board and batten, painted in Benjamin Moore "Bennington Gray." Because the project as revised meets development standards and the design guidelines, and because the north neighbor's concerns have been satisfied, Staff has placed this item on the Consent calendar.

Recommendation:

Adopt a Resolution (Attachment 1) to:
A) Find the project Categorically Exempt per CEQA Guidelines Section 15303 and none of the exceptions pursuant to Section 15300.2 can be made; and
B) Approve a Coastal Development Permit and Design Study for demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN: 010-029-005-000.

Background and Project Description:

The project site is a 4,000-square-foot lot developed with a 946-square-foot, one-story single-family residence and 200-square-foot attached carport. The existing 946-square-foot home was constructed in 1933 but underwent additions and alterations. The property was reviewed for historical significance and deemed ineligible for the Historic Inventory on September 10, 2024.

The applicant is proposing to demolish the existing home and construct a new 1,588-square-foot, two-story home (with a 125 square-foot second-story deck) and a 200-square-foot detached garage located in the front setback. New site coverage is proposed throughout which is in compliance with site coverage limitations. No trees are proposed for removal. The subject site slopes down in a westward direction from Santa Rita Street, reducing the visual impact of a new two-story structure and limiting potential view and light impacts to neighbors. The applicant has proposed aluminum-clad wood windows, board and batten and stone veneer siding, a triple-layer composition shingle roof, a second-story deck with an unpainted cedar railing, and stone site pavers.

Staff Analysis:

Forest Character: *Land Use Plan (LUP) Policies P1-44 and P5-64 state that development be sited and designed to avoid/minimize removal, pruning and damage to existing trees and the forest. 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 City Forester identified eight (8) trees on, or adjacent to, the project site during the preliminary site assessment, including five (5) Coast Live Oaks, one (1) Pittosporum, one (1) Pepper Tree, and one (1) redwood tree. The Forester determined six (6) trees to be Significant, and two (2) to be Not Significant: the Pittosporum and the Pepper Tree. Due to the existing tree density and tree canopy on and around the site,

there is no recommended tree planting requirement as part of the project.

The structural root protection zone for the eight trees varies, ranging from 6 feet to 10 feet. Because the proposed detached garage is located within the structural root zone of tree #3 and #5, the City Forester has added a Condition of Approval requiring the applicant to hand-dig a trench to identify root locations for tree #3 and #5, which shall be inspected by the City Forester, prior to construction of the detached garage. As proposed and conditioned, the project is consistent the applicable LUP Policies and Residential Design Guidelines pertaining to Forest Character and protection and enhancement of the urbanized forest.

Topography**:** *LUP Policies P1-38 and P1-39 state that each site shall contribute to neighborhood character and improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and surrounding area. Design should relate and take advantage of site topography, vegetation and slope. Residential Design Guidelines 3.1 through 3.5 encourage maintaining the natural topographic character of Carmel; encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees; promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties; and promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.*

Staff Response:
The natural slope of the site is gradual, from east to west and also from north to south. The project uses the gentle slope of the parcel to reduce the perceived bulk of the project from Santa Rita Street. The project includes 100 square feet of basement bonus floor area, which is not included in the floor area total. Site grading is minimized and consists of 64 cubic yards of cut at the north and less than 30 cubic yards of fill at the south in order achieve a symmetrical ground elevation at the side yards. As discussed above, the development has been sited to avoid tree removal. The project has been designed to include new drainage features as follows: six (6) 55-gallon above-grade water barrels placed around the perimeter of the home; two rain garden areas; and a linear drain. An existing area drain is also proposed to be retained. Rain barrels are a runoff reduction option listed in the municipal code (Chapter 17.43, Appendix I, 2.5.1 - *Direct roof runoff into cisterns or rain barrels for reuse)*. Environmental Compliance reviewed the provided Drainage Plan, and confirmed that the plan conforms and follows guidelines from Policy 17-07 Private Stormwater Drainage Systems. The project has been conditioned requiring the final drainage and erosion control plans to be reviewed and approved by Environmental Compliance prior to issuance on building permits, to ensure consistency with the City's drainage requirements and proper installation and maintenance of erosion and sediment control measures. As proposed and conditioned, the project is consistent the applicable LUP Policies and Residential Design Guidelines pertaining to topography, slopes and drainage.

Privacy and Views: *LUP Policies P1-27, P1-40 and P1-51 states that development should not diminish the village character by excessively blocking public or private views, buildings shall not present excess visual mass or bulk and design review decisions should attempt to achieve an equitable balance of privacy, solar access and private views among all properties affected. Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities of natural features.*

Staff Response:
Implementation of the project would result in increasing structural development from 1,146 square feet of one-story structures to a 1,588 square foot two-story residence and a 200 square foot one-story detached garage. The residence is sited towards the rear of the property, approximately 44 feet from the edge of the Santa Rita Street right of way. The second story element (approximately 398 square feet) is located above the center of the first floor, allowing for balance in massing. Staff did not identify any adverse privacy or view

impacts associated with the project, nor impacts to privacy or solar access. At the (first) Final Details hearing, the north neighbor raised concerns about impacts to an ocean view, as well as privacy and light impacts, however, these concerns have been satisfied following plan revisions.

The Applicant has shifted the proposed detached garage 8' closer to the east (front) property line, such that the garage is newly located within the front setback but remains 7' from the east property line. This revision results in increased light to the north neighboring residence. The Applicant has also removed two proposed windows from the second story of the north elevation, which has satisfied the north neighbor's privacy concerns. Lastly, the Applicant has proposed additional landscaping along the north property line, including one new California Coast Live Oak (15 gallon) as well as several Podocarpus. These cumulative revisions have satisfied the neighbor's concerns.

Staff has determined the project is consistent with the applicable LUP policies and complies with the Residential Design Guidelines pertaining to public and private views, and solar access.

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

Per CMC 17.10.030.D.2.d.i and 17.10.030.F:
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.

Staff Response:
The applicant proposes a 200-square-foot detached garage on the northeast side of the lot, set back 7ft from the front (east) property line and accessed via a new gravel driveway. The 10ft x 20ft garage will be located within the front setback. The portion of existing asphalt driveway in the right-of-way will be retained. At one story, the new garage is subordinate to the main house. The garage roof is proposed to be a 5:12 gable roof clad in composition shingle to match the main residence. The project meets the objectives of parking and access.

A detached garage in the front 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 remove the existing rocks and landscape the right of way with "native CA drought tolerant plantings." Condition of Approval #18 and #24 requires the landscape plan to be approved by the City Forester.

ii. The proposed setback encroachment would not impact significant or moderately significant trees.
Staff Response: No trees are within the setback encroachment.

iii. Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected.
Staff Response: The proposed garage would have a 7ft setback from the east (front) property line, and there would be approximately 11ft or 15ft between the face of the garage to the Santa Rita street edge (measured at the north and south ends of the driveway, respectively). This distance appears sufficiently deep to allow a driver to safely view oncoming traffic and/or pedestrians when backing out of the garage onto the street.

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 10'2ft high, where the maximum allowed for a garage in the front yard setback is 15ft. Due to its placement within the front setback, the garage will unavoidably appear prominent at the front of the property. However, there is precedent of prominent garages along the subject block and staff finds the proposed detached garage sufficiently subordinate to the house in terms of height.

v. Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.
Staff Response: A study of the subject block (Santa Rita between 3rd and 4th) reveals detached garages located in the front setback immediately north of the subject property, as well as at the southwest and southeast corners of Santa Rita and 3rd. Properties otherwise feature attached garages, carports, and/or parking pads.

Because the observed garages on the subject block reflect a mix of placements, styles, sizes, materials and roof forms, the subject block does not appear to be at risk of a homogenous appearance. Hence, the addition of a one additional detached garage in the front setback would not threaten the diversity of the neighborhood streetscape.

As designed, the proposed garage in the front setback meets all five standards.

Mass and Bulk/Roof Form: *LUP Policies P1-37 and P1-40 discourages designs that disrupt the existing neighborhood character; buildings shall relate to a human scale in their forms, elements and details. LUP Policy P1-45 states the all demolition and rebuilds shall include simple/modest building forms and a limited number of roof planes, massing that relates to the context of homes in the vicinity, and development that is similar in size, scale and form to buildings on the immediate block and neighborhood. 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. Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms, using restraint with variations in building planes, using simple roof forms that are proportionate to the scale of the building, and roof eave lines that are low in scale.*

Staff Response:
The homes in the surrounding area are a mix of single-story and two-story structures. The neighboring homes immediately to the south and north are single-story structures, while homes across Santa Rita to the east are two-story structures. The property behind (west of) the subject property is developed with a two-story structure.

The proposed design locates the new residence 44ft-6in from the front (east) property line to minimize the visual impact of the building as seen from the public way. The proposed project meets all minimum setbacks. The applicant has used this slope to try to reduce the perceived mass and bulk from the street, placing the second-story volume set back behind the single-story front volume. The proposed first story ridge is 16ft-3in and the proposed second story ridge is 23ft-8in tall. The maximum allowed ridge height is 18ft and 24in, respectively. The first-floor plate height is 11ft-1in and the second-floor plate height is 18ft. The maximum allowed plate heights are 12ft for first floors and 18ft for second floors. The proposed project is consistent with the zoning code standards on ridge and plate heights.

The proposed building will have a complex roof form. While complex, the design is not overly busy and is limited to gable and shed-sloped forms. The proposed one-story volume is topped with a south-north oriented side-gable roof with one cross gable open to the east. The two-story volume will feature a cross-gable form. A second-story deck is proposed to be located at the southwest corner of the building. Shed roof slopes are proposed for the south roof plane and the west roof plane. All roofs are pitched at 5:12 throughout except for the south shed roof which has a slope of 2:12.

The design guidelines encourage a primary volume with secondary volumes appearing attached to the primary form. Additionally, the guidelines encourage changing roof heights to help break up the massing while keeping the roof form simple overall. The proposed project maintains the same roof slopes for most of the roof while breaking up the massing by having changing roof heights. The guidelines encourage gabled roofs for larger buildings or two-story elements, and limiting the number of dormers to keep the roof form simple. The project features gable roofs at the tallest portion and does not feature excessive dormers. The divided-lite windows are proposed to be between 2ft-6in to 6ft tall. Exterior doors are proposed to be between 6ft-in and 7ft feet tall.

The proposed detached garage will feature a single front gable, with a 5:12 pitch to match the main house.

Staff has determined the project is consistent as conditioned with applicable LUP policies and complies with the Residential Design Guidelines pertaining to mass, bulk and roof form.

Finish Details:
The applicant is proposing a mix of board and batten and stone veneer cladding. The stone veneer is limited to the front one-story volume, while the board and batten siding is proposed for the two-story set-back volume and a narrow portion of the front one-story volume: the entry vestibule. The second-story deck at the southwest corner of the building is proposed to be cedar, with a cedar railing, protected with a translucent finish. The stone veneer is proposed to be Cedar Ridge natural stone veneer by Quarry Mill.

The entry door will be a wood Dutch door with a divided-lite upper. Simulated divided-lite aluminum-clad wood inswing patio doors and a multi-slide stacking door by Sierra Pacific are also proposed. Sierra Pacific aluminum-clad wood windows in casement and fixed configurations in “Patina Green” are proposed throughout. Design Guideline 9.11 states: *window styles and materials should be uniform throughout a building*. The Concept Design featured casement, fixed, awning, and double-hung configurations; however, the applicant has reduced the configurations to fixed and casement configurations only. The revision meets the Planning Commission condition regarding uniformity of window styles.

The roof will be clad in a Certainteed Presidential Shake composition roof in a reddish-brown color: "Autumn Blend." Three 22" x 46" Velux skylights are proposed as part of this project. The design guidelines discourage visibility from the street. Because the skylights are not situated on the front building volume, the skylights appear appropriately placed as proposed.

Fencing/Walls

A new wood grapestake fence is proposed to be installed atop an existing CMU wall in the front yard. The CMU wall will be clad with a new stone veneer, and the fence will not exceed 4ft as measured from grade (not as measured from the top of the wall). A 4ft tall wood grapestake gate is proposed at the front walkway access point. At the north side property line, an existing 5ft wood grapestake fence is proposed to remain. An existing concrete retaining wall along the north side of the property will be demolished and reconstructed. An existing 6ft wood grapestake fence along the rear west property line is proposed to remain. The south property line presently does not feature any fencing; a new wood grapestake fence is proposed, with a maximum height of 4ft in the front setback and 6ft along with remainder of the south property line.

Site Coverage**:** LUP Policy P1-49 states that site coverage shall not exceed 45% and Carmel-by-the-Sea Municipal Code (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 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 areas, ponds, hot tubs, and swimming pools.

If at least 50 percent of the property's site coverage 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, is granted, bringing the total allowed square footage up to 556 square feet. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Staff Response:

The subject lot is a 4,000 square foot lot that may accommodate up to 556 square feet of site coverage, if at least half of 556 square feet is semi- or fully permeable. The proposed impermeable site coverage includes 18 square feet of rain barrels, 68 square feet of asphalt driveway, and 80 square feet of gravel driveway. Permeable coverage includes 128 square feet of walkway, 224 square feet of entry landing and patio, and 18 square feet of rear door landing. The total proposed coverage is 536 square feet. As designed, the proposed project meets the site coverage limits.

Right-of-Way Character: Both LUP Policy P1-43 and Section 1.5-1.7 of the Residential Guidelines encourages maintaining the forested character of the right-of-way by using natural materials for street parking, maintaining informal, natural vegetation, and maintaining trees. Section 2.0 of the Residential Design Guideline objectives speak to the meandering character of streets, the rustic street drainage, and the importance of maintaining the existing street widths. Section 10.2-10.4 of the Residential Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Response:

The applicant is proposing to maintain the asphalt driveway in the right of way. The existing loose rocks will

be removed from the right of way. The plans note: “all unpermitted right-of-way encroachments shall be removed.” As noted, implementation of the project would be consistent with LUP policy and Residential Guidelines addressing Carmel’s right-of-way character.

Landscaping: Section 10.2-10.4 of the Residential Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Response:
No trees are proposed for removal as part of this project. Consistent with the guidelines discussed above, the Landscape Plan indicates one new California Coast Live Oak (15 gallon) and several podocarpus along the north property line, and two rain garden areas. The front yard rain garden will be planted with ceanothus, deer grass, iris, carmel creeper, and manzanita, and the north side yard rain garden will be planted with coastal woodfern and western sword fern. The far east portion of the front yard, adjacent to the right-of-way, will feature ceanothus shrubs. The south side yard will feature manzanita. Mulch will be spread throughout the property, beneath the trees.

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 has proposed a Kuzco “Casa” downlight (274 lumens) fixture. Two fixtures are proposed for the façade, one fixture is proposed for the north rear door, and one fixture is proposed for the second-story deck. One fixture is also proposed for the garage pedestrian door. No landscape lights are proposed. As designed, the proposed project complies with exterior lighting standards.

Public Correspondence: Correspondence from the north neighbor, now in support of the revised project, has been included as Attachment 5.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project consists of the 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 - Data Table
Attachment 3 - Project Plans

Attachment 4 - Site Photos
Attachment 5 - Public Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTION 15303 AND APPROVING A COASTAL DEVELOPMENT PERMIT AND FINAL DESIGN STUDY FOR DS 24346 (P&T 2024 LLC) FOR THE DEMOLITION OF AN EXISTING 946-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE AND 200-SQUARE-FOOT ATTACHED CARPORT, AND THE CONSTRUCTION OF A 1,588-SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE AND 200-SQUARE-FOOT DETACHED GARAGE WITH ASSOCIATED SITE IMPROVEMENTS, LOCATED AT SANTA RITA STREET 5 SOUTHWEST OF 3RD AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN 010-029-005-000.

WHEREAS, on November 11, 2024, Karen C. Cullen ("Applicant") submitted an application on behalf of P & T 2024 LLC ("Owner") requesting approval of Track 2 Design Study application DS 24346 (P&T 2024 LLC) and associated Coastal Development Permit described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) Zoning District (Block 39, Lot 9); and

WHEREAS, the Applicant is requesting approval of a Final Design Study for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements; and

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

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

WHEREAS, on January 31, 2025, a notice of public hearing was published in the Carmel Pine Cone for the February 11, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 2, 2025, 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 11, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

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WHEREAS, on February 11, 2025, 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, on February 11, 2025, the Planning Commission passed a Resolution (Resolution 2025-008-PC) approving the Concept design with Conditions; and

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

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

WHEREAS, on February 28, 2025, a notice of public hearing was published in the Carmel Pine Cone for the March 12, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 1, 2025, 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 March 7, 2025, 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 March 12, 2025, 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, on March 12, 2025, the Planning Commission continued the project to a date uncertain due to concerns raised by the north neighbor regarding views, light, and privacy, and directed the Applicant to work with the neighbor; and

WHEREAS, the Applicant incorporated the following revisions to satisfy the neighbor concerns: shift the proposed detached garage 8’ closer to the east (front) property line, such that the garage is located within the front setback but remains 7’ from the east property line; remove two proposed windows from the second story of the north elevation; and plant additional landscaping along the north property line, including one new 15 gallon California Coast Live Oak as well as several Podocarpus; and

WHEREAS, on March 28, 2025, a notice of public hearing was published in the Carmel Pine Cone for the April 9, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 30, 2025, 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 4, 2025, 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 9, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission 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, 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 ACCEPTANCE (CMC 17.64.80 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the 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.B – Final Details Phase Approval Findings	**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.	✓	
LUP Policy P1-45	**YES**	**NO**
1. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's Design Objectives.	✓	
2. Mass of the building relates to the context of other homes in the vicinity	✓	
3. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood.	✓	
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 and structures will be setback a minimum of 6 feet from significant trees.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS

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

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 **FIND** the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 and **APPROVE** a Coastal Development Permit and Final Design Study (DS 24346, P&T 2024 LLC) and associated Coastal Development Permit for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements, located at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN 010-029-005-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

No.	Standard Conditions	
1.	**Authorization**. This approval of Design Study application DS 24346 (P&T 2024 LLC) authorizes the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements, located at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN 010-029-005-000, as depicted in the plans prepared by Karen Cullen, approved by the Planning Commission on April 9, 2025, 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 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 will be prepared for review and adoption by the Planning Commission.	✓
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to the footing/foundation inspection and the roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
7.	**Utility Meter Locations.** The placement of all utility meters shall be consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.	
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that	✓

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

	glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.	
14.	**Aluminum-Clad Wood Frame Windows and Doors**. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.	✓
15.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and 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.** 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 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. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
17.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.	✓
18.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for	✓

	ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	
20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.	✓
	Landscape Conditions	
22.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.	✓
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings, if applicable. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.	✓
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.	✓
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.	✓

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

	a completed BMP Tracking form.	
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.	✓
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
31.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed.	✓
SPECIAL CONDITIONS		
32.	**Condition of Approval Acknowledgement**. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
33.	**Construction Management Plan.** Prior to the issuance of a building permit, a Construction Management Plan shall be submitted, and approved by the City.	✓
34.	**Root Protection.** The proposed detached garage is located within the structural root zone of tree #3. The Applicant shall hand-dig a trench to identify root locations of tree #3 and tree #5, and the trench shall be inspected by the City Forester prior to construction of the detached garage.	✓

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of April, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Shelby Gorman
Chair	Planning Commission Secretary

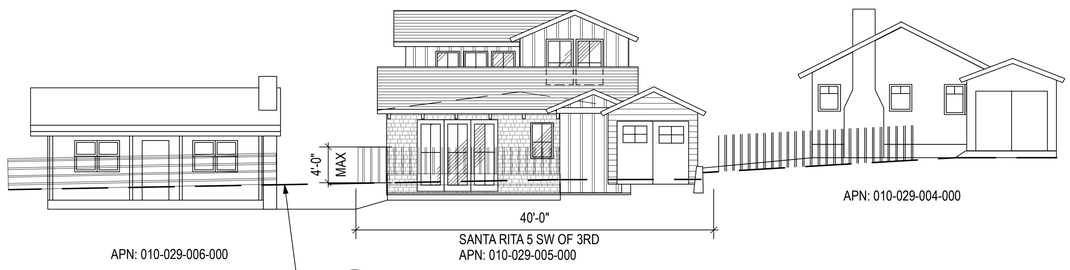
PROJECT DATA FOR THE 4,000 SQUARE-FOOT SUBJECT SITE			
Site Considerations	**Allowed/Req**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	946	1,788
Site Coverage	556 SF (w/ bonus)	-	536
Trees (Upper/Lower)	No new req*	8 trees	None removed, 1 new oak
Ridge Height	18’/24’	13’9	16’3”/23’8”
Plate Height	12’/18’	13’1”	11’1”/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	50’ house, 42’6” garage	44’6” house, 7’ garage
Composite Side Yard	10’ (25%)	13’11”	13’ house, 30’ garage
South Side Yard	3’	3’6” house	3’6” house, 27’ garage
North Side Yard	3’	12’6” house, 2’6” garage	9’6” house, 3’ garage
Rear*	15’/3’	6”	8’7” first floor, 15’ second floor

*Per City Forester determination

**The rear setback is three feet for those portions of structures less than 15 feet in height; the existing garage 12’ from rear property line is 10’3”.

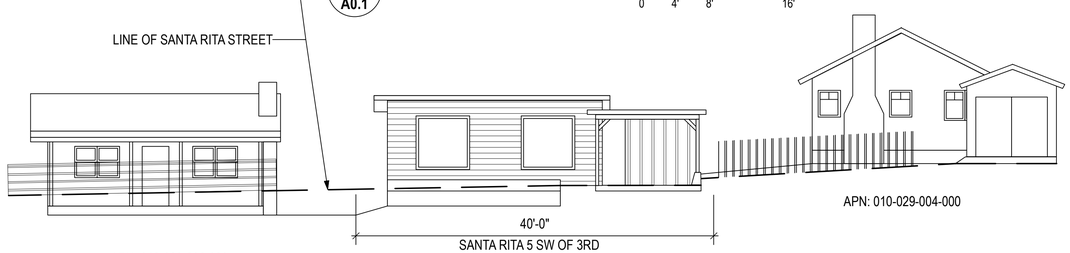
3 A0.1 **LOOKING NW FROM SANTA RITA ST**

Attachment 3



2 A0.1 **PROPOSED STREET ELEVATION**

0 4' 8' 16'



1 A0.1 **EXISTING STREET ELEVATION**

0 4' 8' 16'

PROJECT LOCATION

PROJECT DATA

ADDRESS	SANTA RITA 5 SW OF 3RD
A.P.N.	010-029-005-000
ZONING	R-1
OCC. GROUP	R-3
CONSTRUCTION TYPE	V-B
LOT SIZE	40' X 100'
LOT AREA	4000 SF
EXISTING HOUSE (REMOVE)	946 SQUARE FEET
EXIST. CARPORT (REMOVE)	200 SQUARE FEET
NEW HOUSE:	
FIRST FLOOR	1190 SQUARE FEET
SECOND FLOOR	398 SQUARE FEET
BASEMENT (EXEMPT)	100 SQUARE FEET
DETACHED GARAGE	200 SQUARE FEET
PROPOSED FLOOR AREA	**1788 SQUARE FEET**
ALLOWABLE BASE FLR. AREA .45 X 4000	**1800 SQUARE FEET**
PROPOSED IMPERVIOUS COV.	86 SQUARE FEET 2.0%
PROPOSED PERVIOUS COV.	450 SQUARE FEET 11.3%
PROPOSED SITE COVERAGE	**531 SQUARE FEET 13.3%**

HEIGHTS AND SETBACKS

REQ'D. FRONT SETBACK	15'
REQ'D. REAR SETBACK	3' UP TO 15' HIGH, THEN 15'
REQ'D. SIDE SETBACKS	3'-0" + 7'-0" = 10'-0" (25% OF 40')
EXISTING FRONT SETBACK	50' HOUSE; 42'-6" (CARPORT)
EXISTING REAR SETBACK	6"
EXISTING SOUTH SETBACK	3'-6" (HOUSE)
EXISTING NORTH SETBACK	12'-6" (HOUSE), 2'-6" (CARPORT)
PROPOSED FRONT SETBACK	44'-6" (HOUSE)
PROPOSED REAR SETBACK	8'-7" FIRST FLOOR, 15'-0" 2ND FLOOR
PROPOSED SOUTH SETBACK	3'-6" (HOUSE)
PROPOSED NORTH SETBACK	9'-6" (HOUSE)
PROPOSED FRONT SETBACK	7'-0" (GARAGE)
PROPOSED REAR SETBACK	73'-0" (GARAGE)
PROPOSED SOUTH SETBACK	27'-0" (GARAGE)
PROPOSED NORTH SETBACK	3'-0" (GARAGE)
EXISTING RIDGE HEIGHT	+110.4' (13'-9" ABOVE GRADE)
EXISTING PLATE HEIGHT	+109.7' (13'-1" ABOVE GRADE)
PROP'D RIDGE HEIGHT (1ST FLR)	+114.6' (16'3" ABOVE GRADE)
PROP'D PLATE HEIGHT (1ST FLR)	+109.0' (11'-1" ABOVE GRADE)
PROP'D RIDGE HEIGHT (2ND FLR)	+120.7' (23'-8" ABOVE GRADE)
PROP'D PLATE HEIGHT (2ND FLR.)	+117.0' (18'-0" ABOVE GRADE)
PROP'D PLATE HEIGHT (GARAGE)	+107.0' (8'-0" ABOVE GRADE)
PROP'D RIDGE HEIGHT (GARAGE)	+109.9' (10'-2" ABOVE GRADE)

SCOPE OF WORK:

DEMO EXISTING ONE STORY HOUSE AND CARPORT. BUILD NEW HOUSE WITH TWO STORY PORTION AT REAR INCLUDING 2ND STORY DECK; AND DETACHED SINGLE CAR GARAGE. NO EXISTING TREES ARE BEING REMOVED.

OWNER:
PIERRE LECOMTE
P.O. BOX 1721
CARMEL, CA

609. 977. 8647
pierre-lecomte@hotmail.fr

ARCHITECT:
KC CULLEN
4 CHUALAR PL.
MONTEREY, CA

650. 388. 8319
kc@kcdesignforliving.com

DRAWING INDEX

A0.1	TITLE SHEET
A1.0	SITE SURVEY ANNOTATED BY FORESTER
A1.01	FORESTER NOTES
A1.1	EXISTING SITE PLAN, DEMO PLAN
A1.2	PROPOSED SITE PLAN
A1.3	STORM DRAINAGE AND LANDSCAPE PLAN
A2.0	EXISTING PLANS AND ELEVATIONS
A2.1	PROPOSED FIRST FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED BASEMENT PLAN
A2.4	PROPOSED ROOF PLAN
A3.1	PROPOSED EXTERIOR ELEVATIONS
F1.1	FINISHES
L1.1	LANDSCAPE LIGHTING PLAN

LICENSED ARCHITECT KAREN CULLEN C-24982 RENEW. DATE 10/2025 STATE OF CALIFORNIA

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

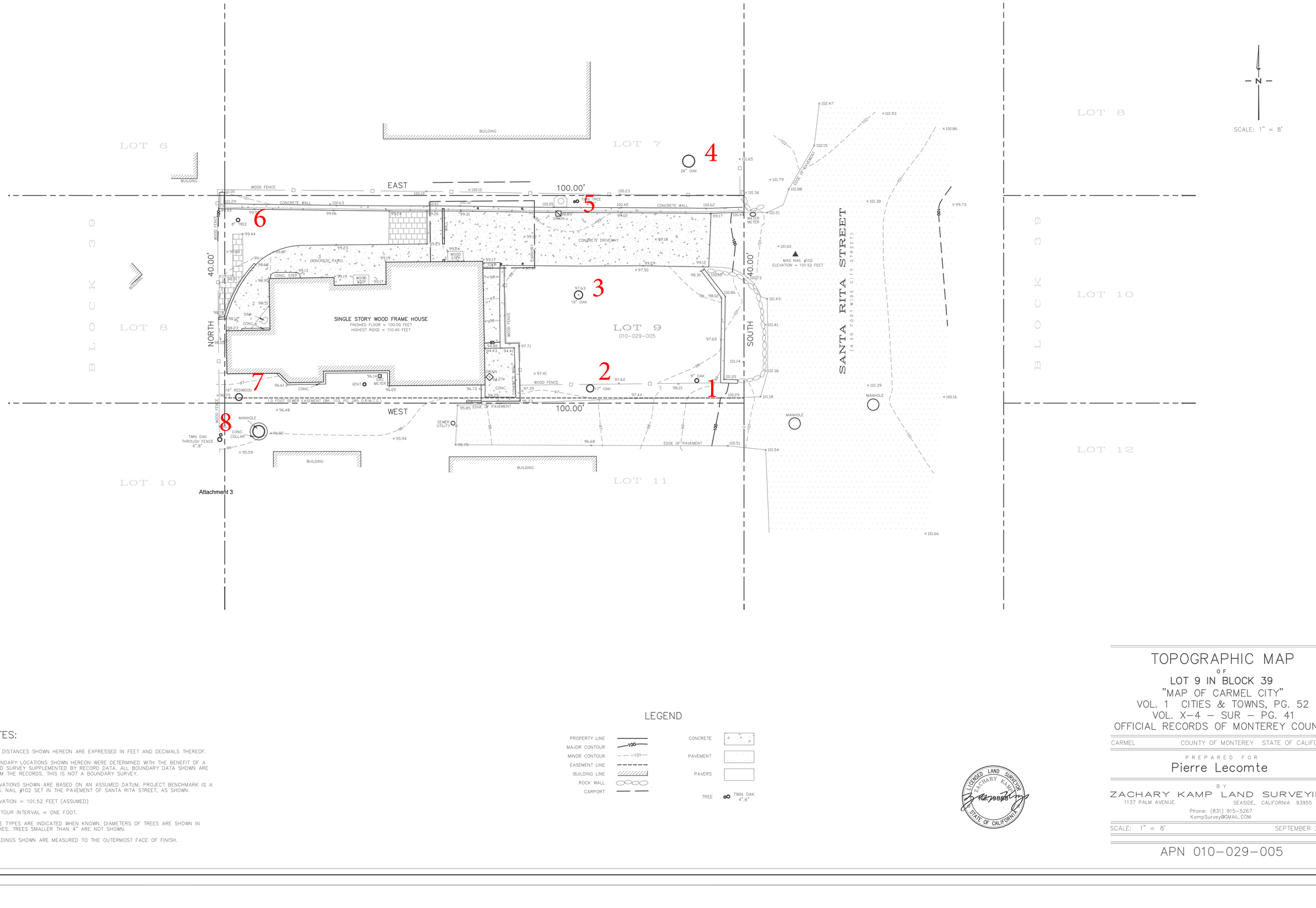
TITLE PAGE, STREET VIEW AND RENDERING

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

OWNER: P & T 2024, LLC
PIERRE LECOMTE

SANTA RITA 5 SW OF 3RD
CARMEL, CA

A0.1



Attachment 3

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A MAG. NAIL #102 SET IN THE PAVEMENT OF SANTA RITA STREET, AS SHOWN.

   ELEVATION = 101.52 FEET (ASSUMED)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 4" ARE NOT SHOWN.
6. BUILDINGS SHOWN ARE MEASURED TO THE OUTERMOST FACE OF FINISH.

LEGEND

PROPERTY LINE
MAJOR CONTOUR 100
MINOR CONTOUR –101–
EASEMENT LINE
BUILDING LINE
ROCK WALL
CARPORT
CONCRETE
PAVEMENT
PAVERS
TREE TWIN OAK 4",6"

LICENSED LAND SURVEYOR
ZACHARY KAMP
No. 7955
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

LOT 9 IN BLOCK 39
"MAP OF CARMEL CITY"
VOL. 1 CITIES & TOWNS, PG. 52
VOL. X–4 – SUR – PG. 41
OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Pierre Lecomte

BY
ZACHARY KAMP LAND SURVEYING
1137 PALM AVENUE SEASIDE, CALIFORNIA 93955
Phone: (831) 915-5267
KampSurvey@GMAIL.COM

SCALE: 1" = 8' SEPTEMBER 2024

APN 010–029–005

Attachment 3

Significant Tree Evaluation Worksheet

APN: 010-029-005-000
Street Location: Santa Rita 5 SW of 3rd
Planner: Katherine Wallace
City Forester: Justin Ono
Property Owner: Thorburn
Recommended Tree Density: 4 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	CLO	CLO	CLO	CLO	Pitt	Pepp	RW	CLO							
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 Pitt -- Pittosporum Pepp -- Pepper 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	9	12	19	26			16	8							
NO					7	8									

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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 by code.

· 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.

LICENSED ARCHITECT
KAREN CULLEN
C-24982
11/23
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

REVISIONS	SUBMITTAL	DATE
	ARCHITECTURAL REVIEW	11/4/2024
		1/17/2025

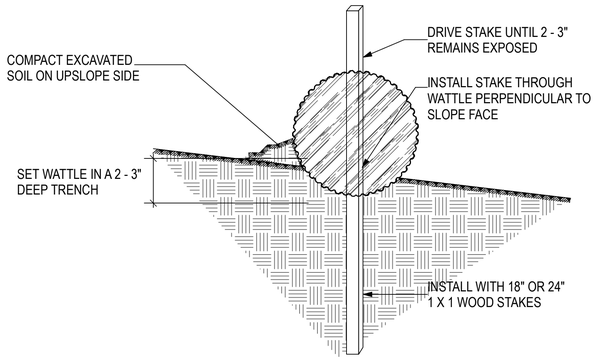
FORESTERS NOTES

SCOPE OF WORK: TWO STORY ADDITION AT REAR
SINGLE STORY ADDITION AT KITCHEN

OWNER: PIERRE LECOMTE

SANTA RITA 5 SW OF 3RD
CARMEL, CA

A1.01



2 / A1.1 **EROSION CONTROL DETAIL**

NEIGHBORING HOUSE

15'-0" REAR SETBACK

3'-0"

REAR SETBACK FOR STRUCTURES ≤15' IN HT

EXIST. CONC. WALL TO REMAIN VARIES FROM 12"-18" HIGH

EXISTING SIDE SETBACK

REMOVE EXIST. SUMP OUTLET FROM BASEMT.

EXIST. 5' WOOD GRAPESTAKE FENCE TO REMAIN

(E) 26" OAK #4 TO REMAIN

15'-0" FRONT SETBACK

PL

PL

(E) 8" OAK #6 TO REMAIN

REMOVE 267 SF CONC. PATIO

(E) 4", 6" TREE #5 TO REMAIN

(E) AREA DRAIN

WM

EDGE OF STREET PAVEMENT

REMOVE 200 SF CARPORT

REMOVE 546 SF CONC. DRIVEWAY

EXIST. ASPHALT 68 SF

EXIST. 6' WOOD GRAPESTAKE FENCE TO REMAIN

40'-0"

Attachment 3

REMOVE 926 SF WOOD FRAME HOUSE

99.29'

97.50'

98.30'

100.62'

REMOVE LOOSE ROCKS FROM R.O.W.

(E) 19" OAK #3 TO REMAIN

EXIST. CMU WALL TO REMAIN, 36" HIGH (12" HIGH ON STREET SIDE)

EDGE OF STREET PAVEMENT

REMOVE EXIST. CONC. RETAINING WALL & ACCESS TO CRAWLSPACE 135 SF

REMOVE EXIST. WOOD FENCE

GAS METER

ELEC METER

(E) 18" REDWD #7 TO REMAIN

(E) 17" OAK #2

(E) 9" OAK #1 TO REMAIN

1'-0"

4'-0"

3'-6"

10'-6"

21'-6"

18'-0"

50'-0"

100'-0"

12" SEWER EASEMENT ALONG SOUTH PROPERTY LINE

INSTALL FIBER ROLL / STRAW WATTLE EROSION CONTROL ALONG PROPERTY LINES AS SHOWN AND MAINTAIN THROUGHOUT PROJECT. SEE DETAIL 2/A1.1

EXISTING SIDE SETBACK

NEIGHBORING HOUSE

NEIGHBORING HOUSE

NORTH

W E

S

NOTE: ALL UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS SHALL BE REMOVED

1 / A1.1 **EXISTING SITE PLAN**

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

0 2' 4' 8' 12'

LICENSED ARCHITECT KAREN CULLEN C-24982 11/6/2025 RENEWAL DATE STATE OF CALIFORNIA

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

REVISIONS

SUBMITTAL DESIGN STUDY — DATE 11/4/2024, 1/17/2025

EXISTING SITE PLAN

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

OWNER: P & T 2024, LLC
PIERRE LECOMTE

SANTA RITA 5 SW OF 3RD
CARMEL, CA

A1.1

FORESTER REPORT NOTES

RECOMMENDED TREE DENSITY: 4 TREES (EXISTING)

REQUIREMENTS FOR TREE PRESERVATION SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES ON CONSTRUCTION SITE:

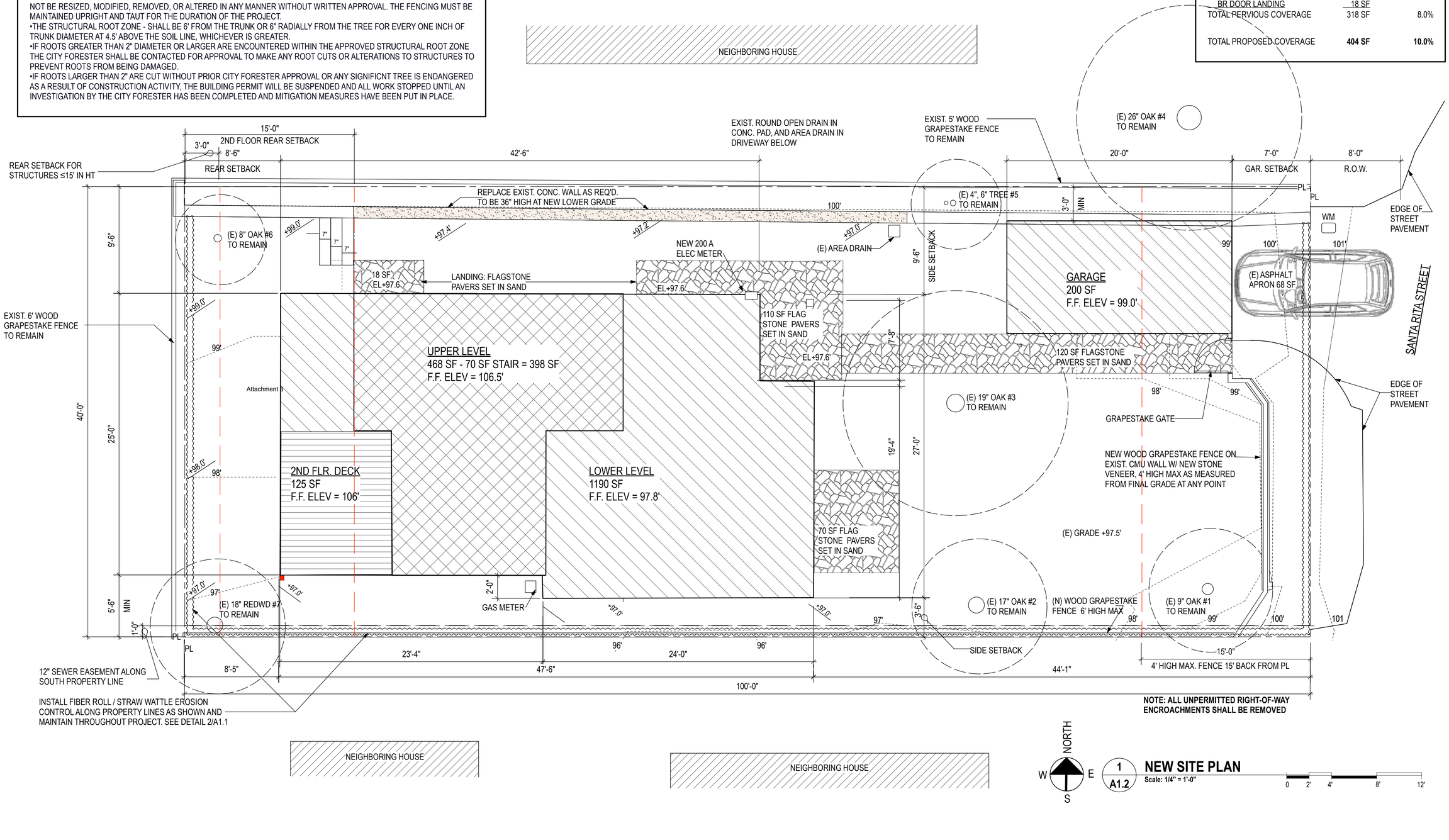
•PRIOR TO GRADING, EXCAVATION OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
•EXCAVATION WITHIN 6' OF A TREE TRUNK IS NOT PERMITTED.
•NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
•PER MUNICIPAL CODE CHAPTER 17.48.110 NO MSYRTISL 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 EUQAL TO DRIOPLINE OR 18" 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' HIGH TRANSPARENT FENCING IS REQUIREE 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 TAUT FOR THE DURATION OF THE PROJECT.
•THE STRUCTURAL ROOT ZONE - SHALL BE 6' FROM THE TRUNK OR 6" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
•IF ROOTS GREATER THAN 2" 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" ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICNT 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.

FLOOR AREA

F.A.R. ALLOWED	1800 SF	.45 X 4000
HOUSE FIRST FLOOR	1190 SF	
HOUSE 2ND FLOOR	398 SF	
DETACHED GARAGE	200 SF	
TOTAL	1788 SF	

PROPOSED SITE COVERAGE

LAND COVERAGE ALLOWED	398 SF	22% OF F.A.R.
BONUS SITE COVERAGE	160 SF	4% OF SITE
TOTAL COVERAGE ALLOWED	556 SF	13.9%
IMPERVIOUS COVERAGE		
RAIN WATER BARRELS	18 SF	
(E) ASPHALT APRON @ DRIVE	68 SF	
TOTAL IMPERVIOUS COVERAGE	86 SF	2.0%
PERVIOUS COVERAGE: FLAGSTONE PAVERS SET IN SAND		
WALKWAY	120 SF	
ENTRY LANDING AND PATIO	110 SF	
LIVING ROOM PATIO	70 SF	
BR DOOR LANDING	18 SF	
TOTAL PERVIOUS COVERAGE	318 SF	8.0%
TOTAL PROPOSED COVERAGE	**404 SF**	**10.0%**



NOTE: ALL UNPERMITTED RIGHT-OF-WAY ENCROACHMENTS SHALL BE REMOVED

1 / A1.2 **NEW SITE PLAN**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

LICENSED ARCHITECT KAREN CULLEN C-24982 RENEWAL DATE 11/2025 STATE OF CALIFORNIA

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

DATE
11/4/2024
1/17/2025

SUBMITTAL
DESIGN STUDY

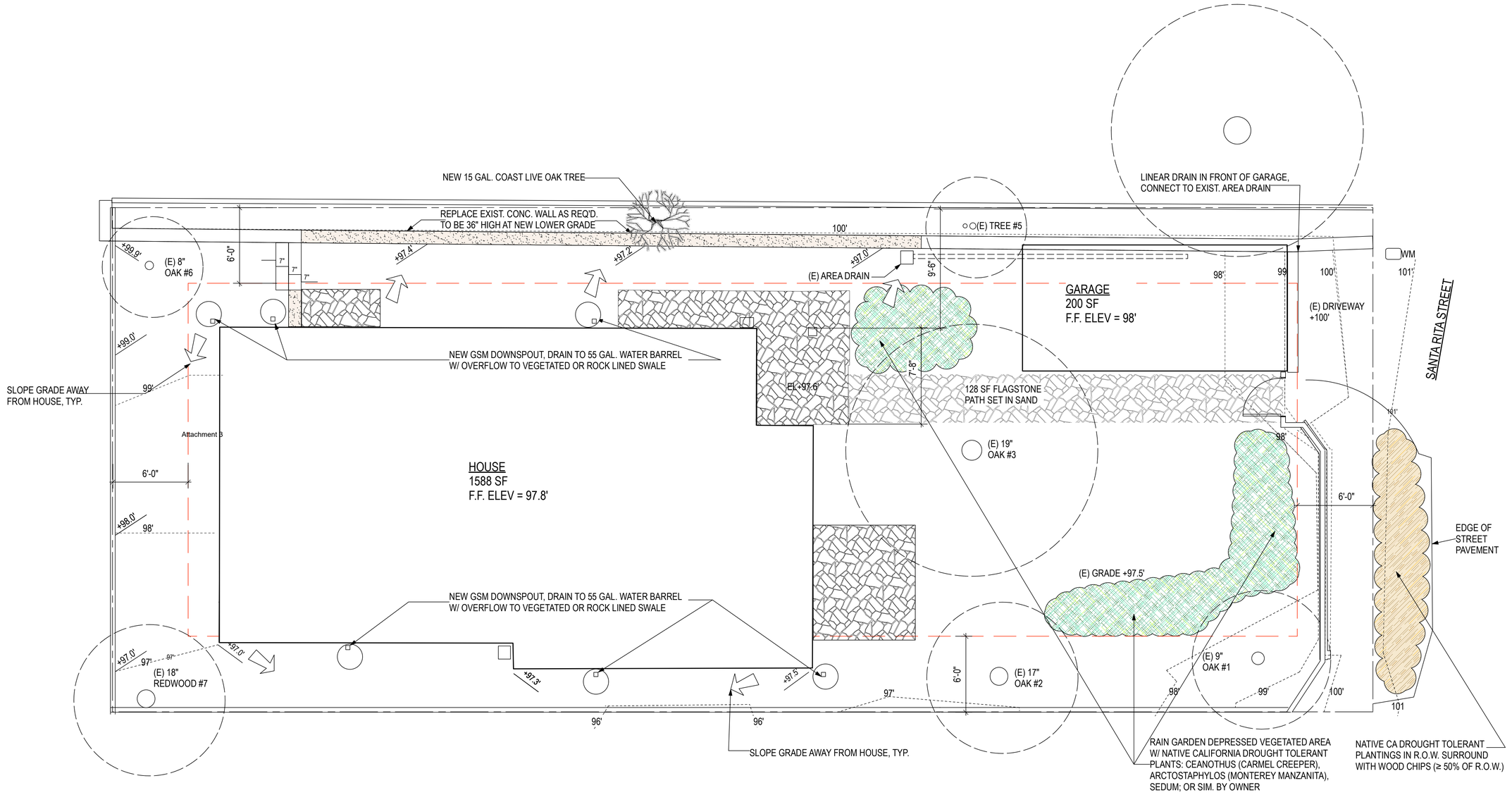
REVISIONS

NEW SITE PLAN

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

OWNER: P & T 2024, LLC
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

A1.2



1 / A1.3 **STORM DRAINAGE AND LANDSCAPE PLAN**

LICENSED ARCHITECT KAREN CULLEN C-24982 11/6/2025 RENEWAL DATE STATE OF CALIFORNIA

ARCHITECT: **KAREN CULLEN**
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

REVISIONS	DATE
SUBMITTAL	11/4/2024
DESIGN STUDY	1/17/2025

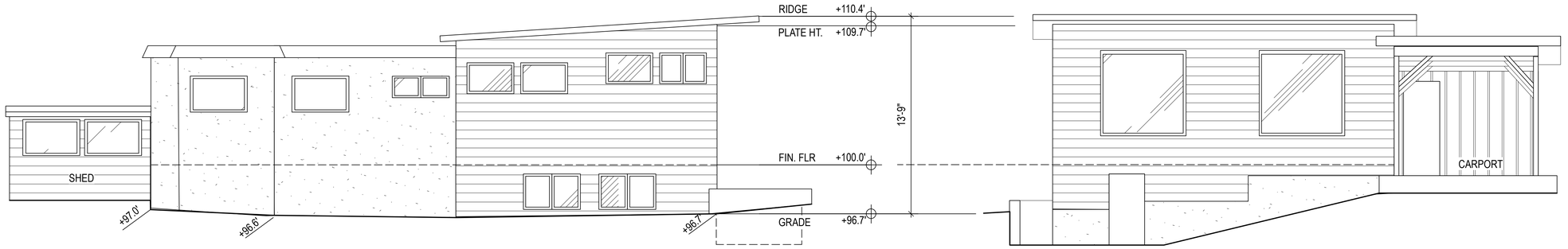
STORM DRAINAGE PLAN
LANDSCAPE PLAN

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

OWNER: **P & T 2024, LLC**
PIERRE LECOMTE

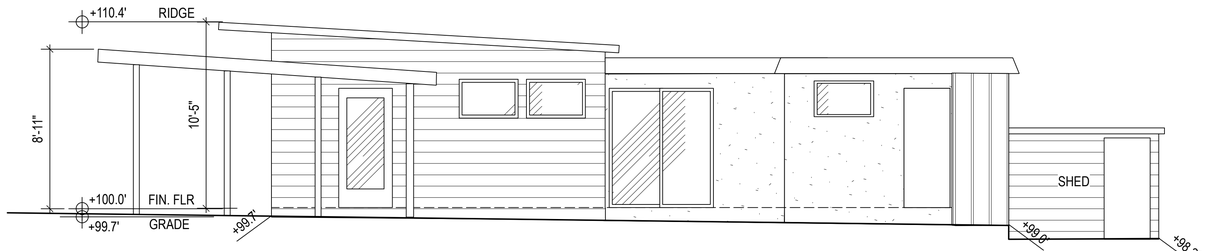
SANTA RITA 5 SW OF 3RD
CARMEL, CA

A1.3

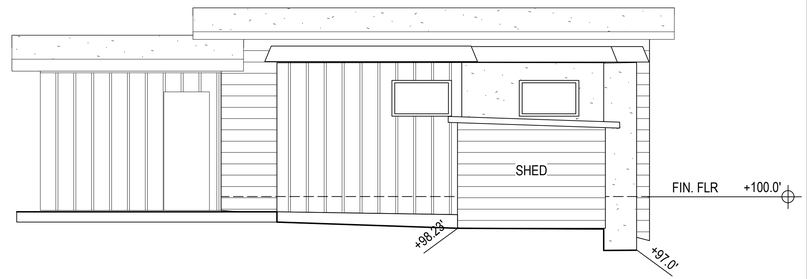


6 A2.0 **SOUTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

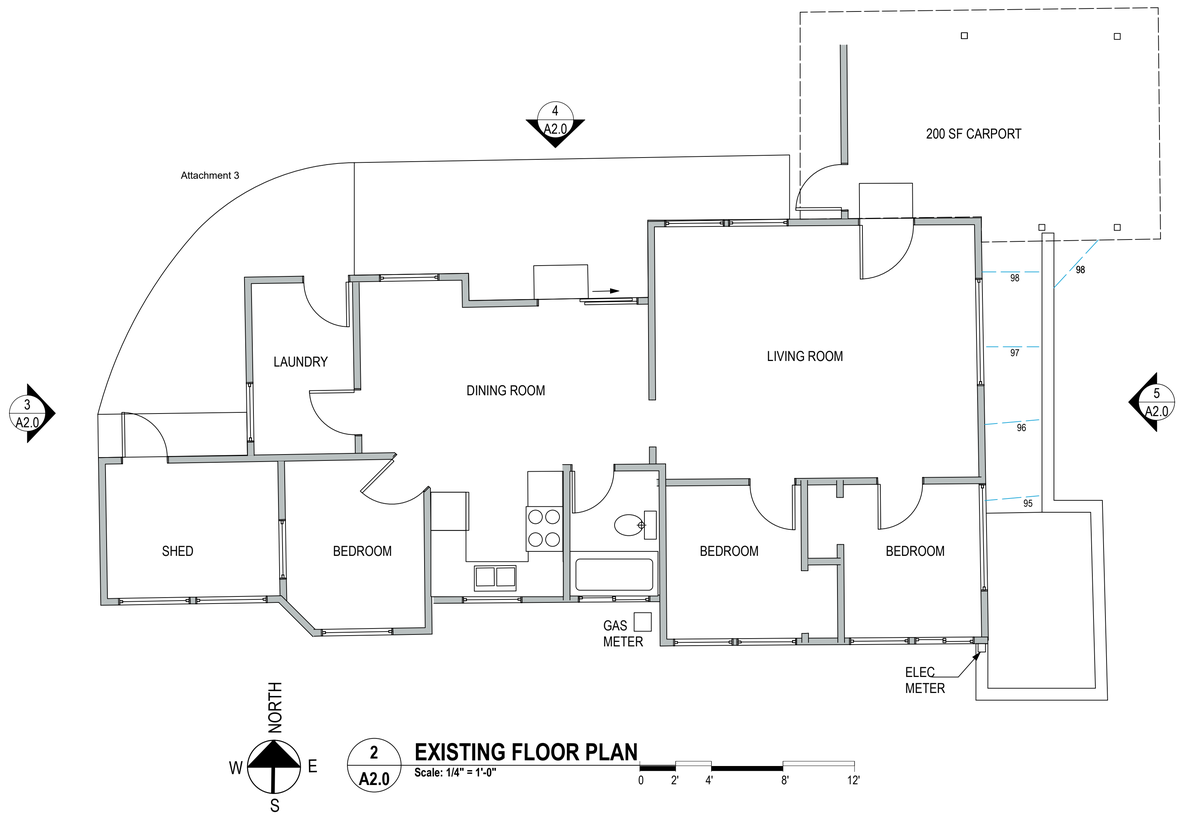
5 A2.0 **EAST ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'



4 A2.0 **NORTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'



3 A2.0 **WEST ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'



2 A2.0 **EXISTING FLOOR PLAN**
Scale: 1/4" = 1'-0"
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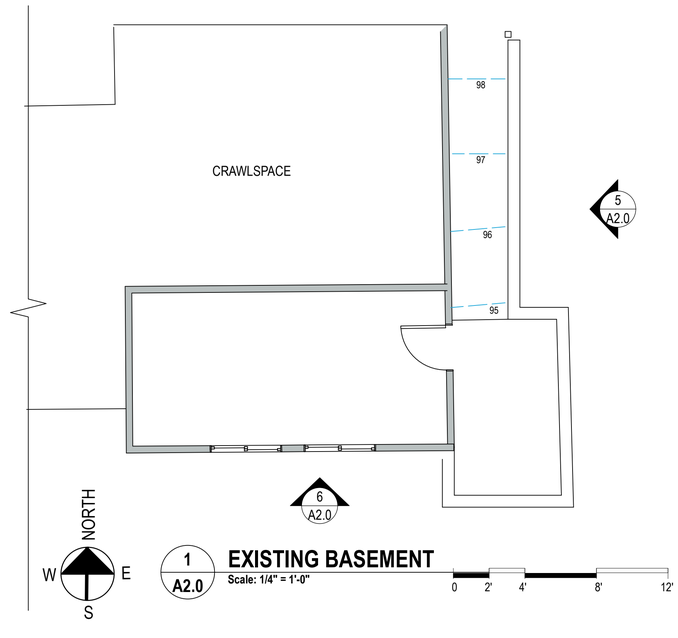


1 A2.0 **EXISTING BASEMENT**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

LICENSED ARCHITECT
KAREN CULLEN
C-24982
11/2025
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

OWNER: P & T 2024, LLC
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

EXISTING PLAN AND ELEVATIONS

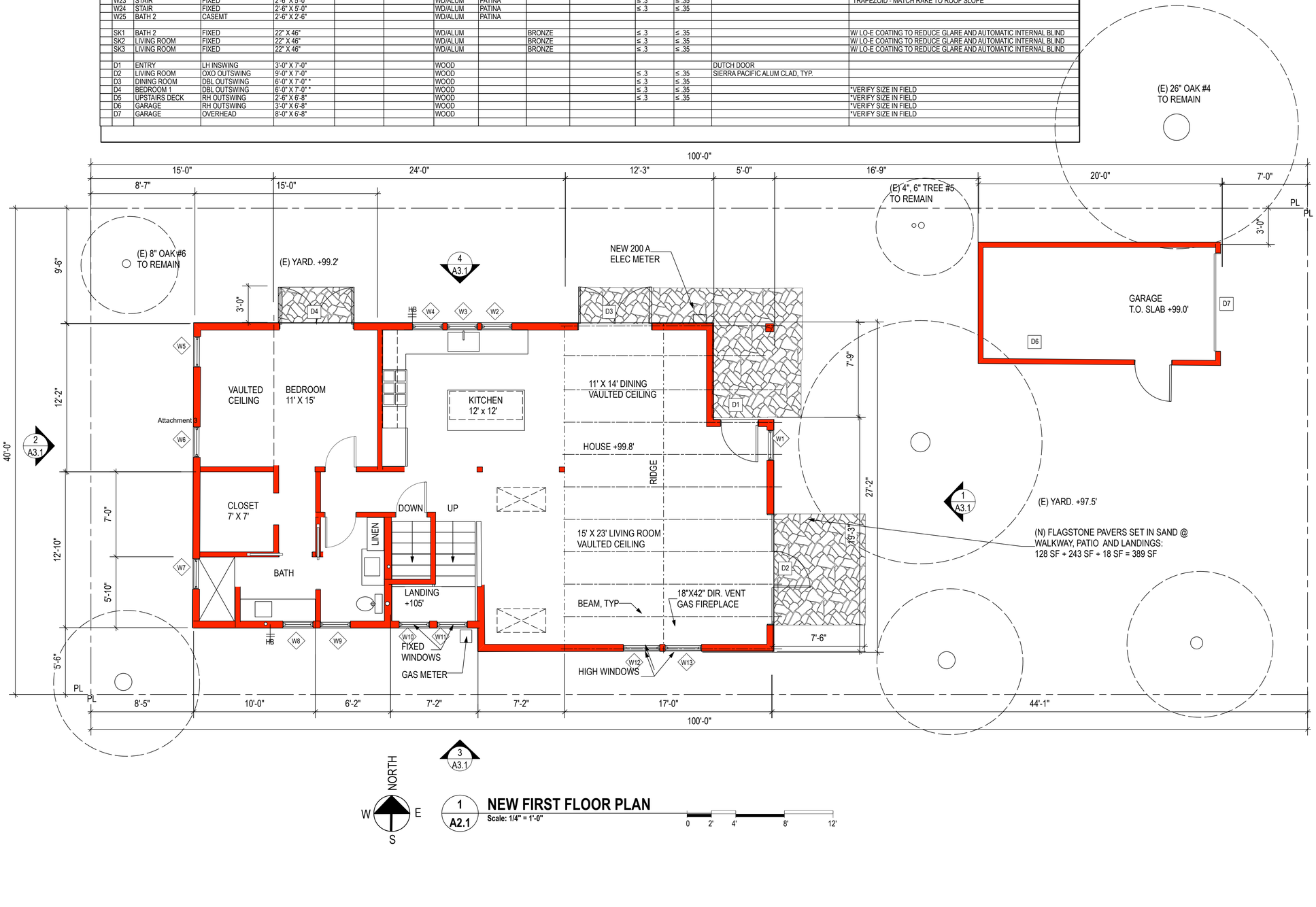
A2.0

WINDOW SCHEDULE

NO.	LOCATION	TYPE	R.O.	VENT AREA	CLR. OPNG	MAT'L.	EXT FINISH	INT FINISH	GLASS	U-VALUE	SHGC	MFR	NOTES
W1	ENTRY	CASEMT	2'-6" X 3'-8"			WD/ALUM	PATINA					SIERRA PACIFIC ALUM CLAD, TYP.	
W2	KITCHEN	CASEMT	2'-6" X 3'-6"			WD/ALUM	PATINA						
W3	KITCHEN	CASEMT	2'-6" X 3'-6"			WD/ALUM	PATINA						
W4	KITCHEN	CASEMT	2'-6" X 3'-6"			WD/ALUM	PATINA			≤ .3	≤ .35		EGRESS COMPLIANT CASEMT + FIXED, VERIFY (E) OPNG
W5	BEDRM 1	CASEMT	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		EGRESS COMPLIANT CASEMT + FIXED, VERIFY (E) OPNG
W6	BEDRM 1	CASEMT	2'-6" X 4'-0"			WD/ALUM	PATINA						REMOVE EXISTING WINDOW
W7	BATH 1	CASEMT	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W8	BATH 1	CASEMT	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W9	BATH 1	CASEMT	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W10	STAIR	FIXED	2'-6" X 2'-6"			WD/ALUM	PATINA			≤ .3	≤ .35		
W11	STAIR	FIXED	2'-6" X 2'-6"			WD/ALUM	PATINA			≤ .3	≤ .35		
W12	LIVING ROOM	FIXED	3'-0" X 6'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W13	LIVING ROOM	FIXED	3'-0" X 6'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W14	BEDROOM 2	CASEMT	3'-0" X 4'-6" *			WD/ALUM	PATINA			≤ .3	≤ .35		EGRESS COMPLIANT
W15	BEDROOM 2	CASEMT	3'-0" X 4'-6" *			WD/ALUM	PATINA			≤ .3	≤ .35		
W16	DELETED												
W17	DELETED												
W18	BEDROOM 3	CASEMT	3'-0" X 4'-6" *			WD/ALUM	PATINA			≤ .3	≤ .35		
W19	BEDROOM 3	CASEMT	3'-0" X 4'-6" *			WD/ALUM	PATINA			≤ .3	≤ .35		
W20	HALL	CASEMT	2'-8" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W21	STAIR	FIXED	2'-8" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W22	STAIR	FIXED	2'-8" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W23	STAIR	FIXED	2'-6" X 5'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		*TRAPEZOID - MATCH RAKE TO ROOF SLOPE
W24	STAIR	FIXED	2'-6" X 5'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W25	BATH 2	CASEMT	2'-6" X 2'-6"			WD/ALUM	PATINA						
SK1	BATH 2	FIXED	22" X 46"			WD/ALUM		BRONZE		≤ .3	≤ .35		W/ LO-E COATING TO REDUCE GLARE AND AUTOMATIC INTERNAL BLIND
SK2	LIVING ROOM	FIXED	22" X 46"			WD/ALUM		BRONZE		≤ .3	≤ .35		W/ LO-E COATING TO REDUCE GLARE AND AUTOMATIC INTERNAL BLIND
SK3	LIVING ROOM	FIXED	22" X 46"			WD/ALUM		BRONZE		≤ .3	≤ .35		W/ LO-E COATING TO REDUCE GLARE AND AUTOMATIC INTERNAL BLIND
D1	ENTRY	LH INSWING	3'-0" X 7'-0"			WOOD						DUTCH DOOR	
D2	LIVING ROOM	OXO OUTSWING	9'-0" X 7'-0"			WOOD				≤ .3	≤ .35	SIERRA PACIFIC ALUM CLAD, TYP.	
D3	DINING ROOM	DBL OUTSWING	6'-0" X 7'-0" *			WOOD				≤ .3	≤ .35		
D4	BEDROOM 1	DBL OUTSWING	6'-0" X 7'-0" *			WOOD				≤ .3	≤ .35		*VERIFY SIZE IN FIELD
D5	UPSTAIRS DECK	RH OUTSWING	2'-6" X 6'-8"			WOOD				≤ .3	≤ .35		*VERIFY SIZE IN FIELD
D6	GARAGE	RH OUTSWING	3'-0" X 6'-8"			WOOD							*VERIFY SIZE IN FIELD
D7	GARAGE	OVERHEAD	8'-0" X 6'-8"			WOOD							*VERIFY SIZE IN FIELD

HOUSE FLOOR AREA

STAIRWELL	70 SF
FIRST FLOOR ONLY	722 SF
FIRST FLR. UNDER 2ND FLOOR	398 SF
SECOND FLOOR ONLY	398 SF
TOTAL	1588 SF



LICENSED ARCHITECT
KAREN CULLEN
C-24982
1/17/2025
RENEW DATE
STATE OF CALIFORNIA

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

OWNER: P & T 2024, LLC
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

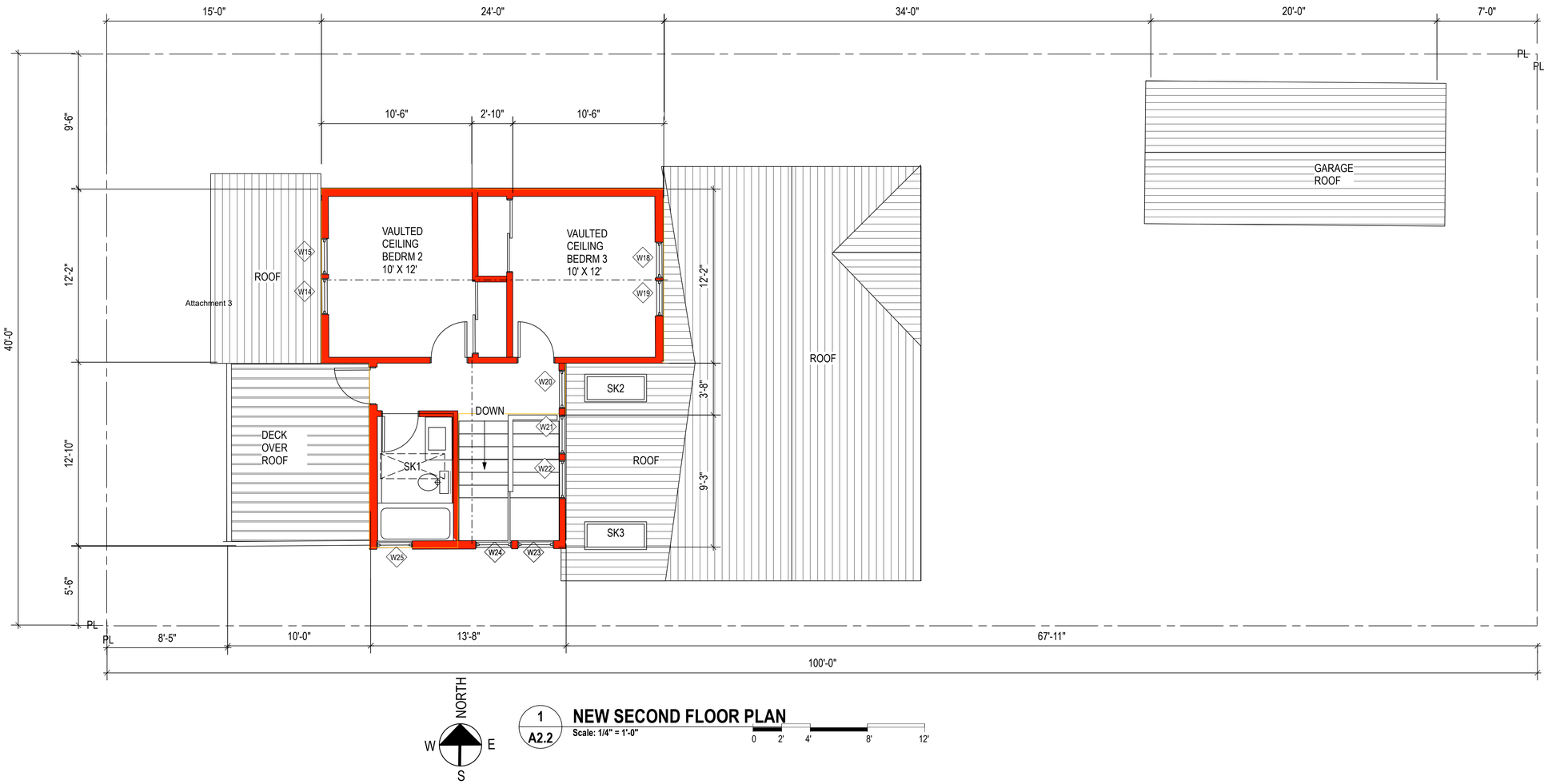
NEW FIRST FLOOR PLAN

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

A2.1

HOUSE FLOOR AREA

STAIRWELL	70 SF
FIRST FLOOR ONLY	722 SF
FIRST FLR. UNDER 2ND FLOOR	398 SF
SECOND FLOOR ONLY	398 SF
TOTAL	1588 SF



1 / A2.2 **NEW SECOND FLOOR PLAN**

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

0 2' 4' 8' 12'

LICENSED ARCHITECT KAREN CULLEN C-24982 11/6/2025 RENEWAL DATE STATE OF CALIFORNIA

ARCHITECT: **KAREN CULLEN DESIGN FOR LIVING**

4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

SUBMITTAL
DESIGN STUDY

DATE
11/4/2024
1/17/2025

REVISIONS

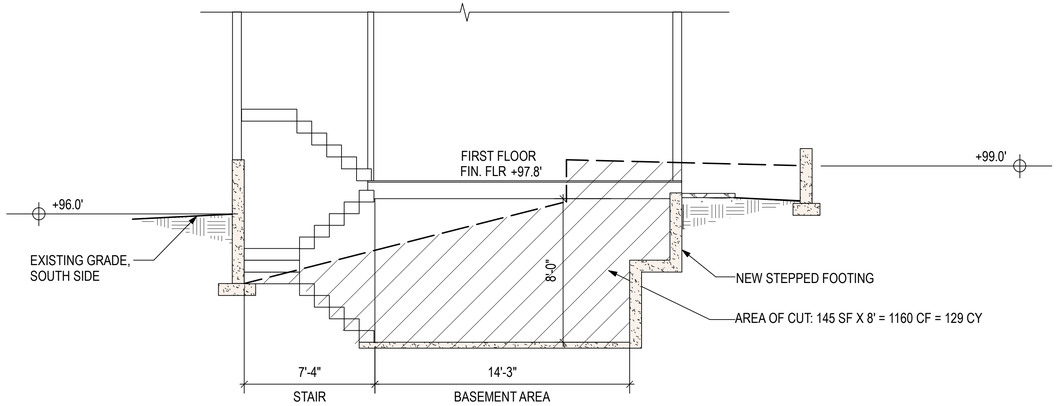
SECOND FLOOR PLAN

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

OWNER: **P & T 2024, LLC PIERRE LECOMTE**

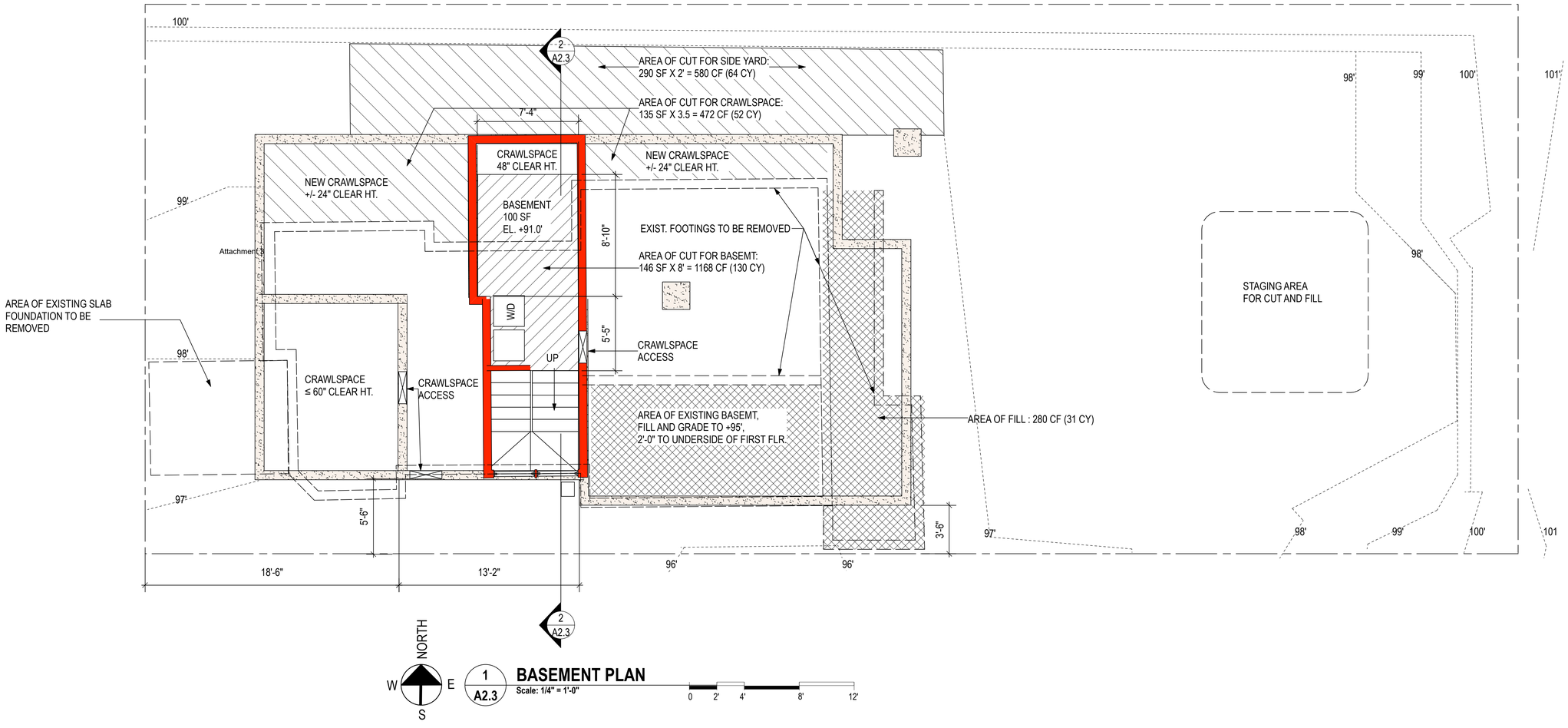
SANTA RITA 5 SW OF 3RD CARMEL, CA

A2.2



2 A2.3 **BASEMENT SECTION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

AREAS OF CUT		AREAS OF FILL	
NEW BASEMENT	1168 CF = 130 CY		
NEW CRAWLSPACE	472 CF = 52 CY	EXIST. BASEMT INCL. WALKWAY	280 CF = 31 CY
NEW SIDE YARD	580 CF = 64 CY		
TOTAL CUT	246 CY	TOTAL FILL	31 CY
NET EXPORT	215 CY		



1 A2.3 **BASEMENT PLAN**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

LICENSED ARCHITECT
KAREN CULLEN
C-24982
11/6/2025
RENEWAL DATE
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ARCHITECT: **KAREN CULLEN**
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4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

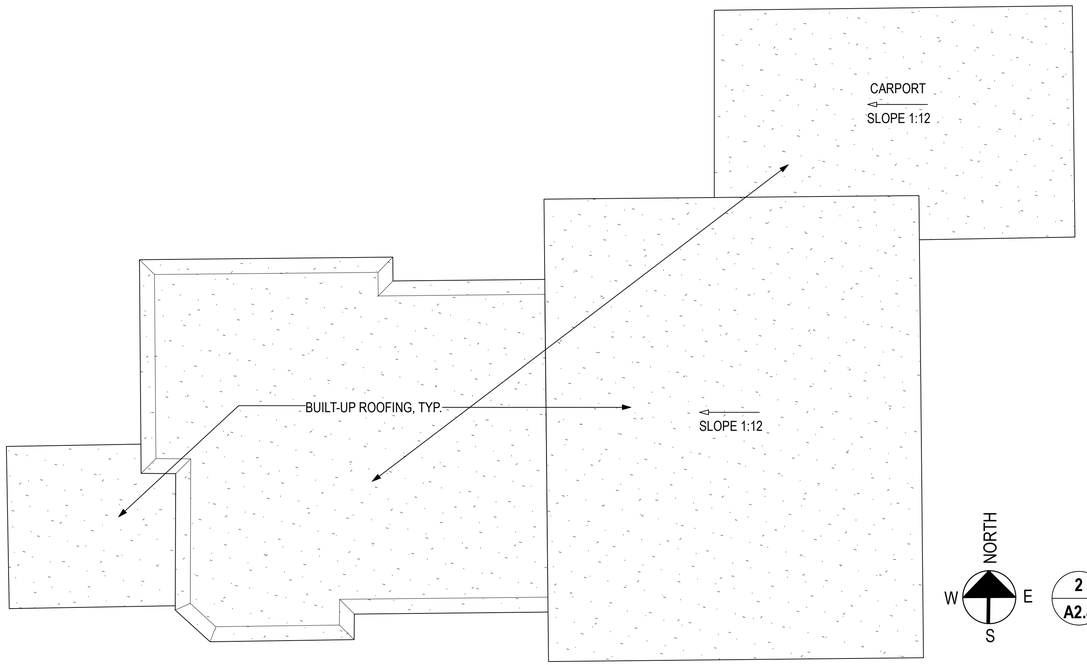
OWNER: **P & T 2024, LLC**
PIERRE LECOMTE

SANTA RITA 5 SW OF 3RD
CARMEL, CA

BASEMENT PLAN

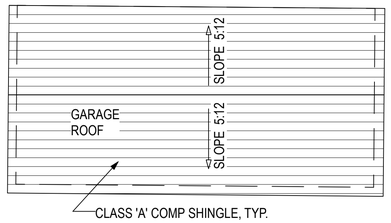
SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

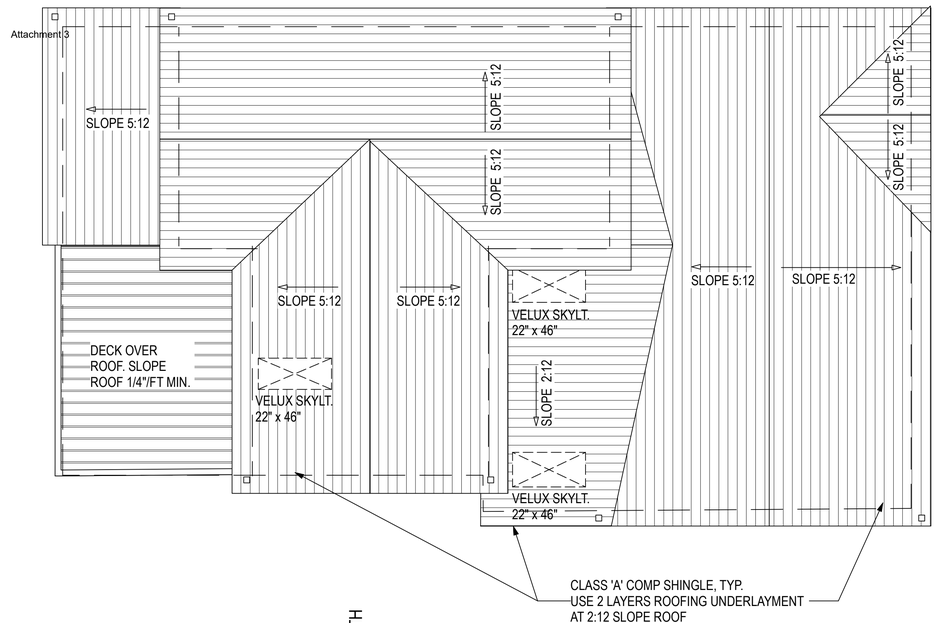
A2.3



NORTH
W E
S

2 / A2.4 **EXISTING ROOF PLAN**
Scale: 1/4" = 1'-0"





NORTH
W E
S

1 / A2.4 **NEW ROOF PLAN**
Scale: 1/4" = 1'-0"

FCM - Fixed Skylight

VELUX SKYLT. FCM 2246
CURB MOUNTED, 25" x 49" OUTSIDE OF CURB, BRONZE EXT.
W/ INTERNAL BLIND. EXT. GLASS W/ NEAT® COATING ON EXT.
AND 3 LAYERS LO-E COATING ON INT. TO PREVENT GLARE.

PRESIDENTIAL SHAKE "AUTUMN BLEND", TYP.

LICENSED ARCHITECT
KAREN CULLEN
C-24982
11/17/2025
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT: **KAREN CULLEN**
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

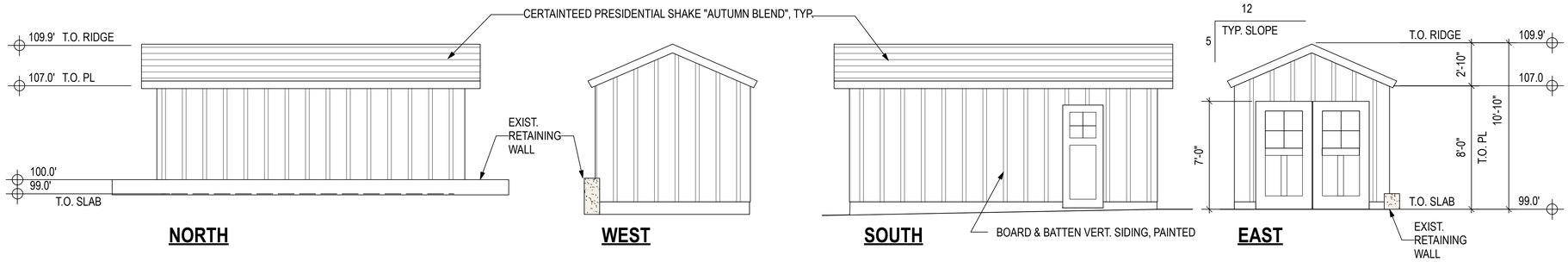
REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

ROOF PLAN

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

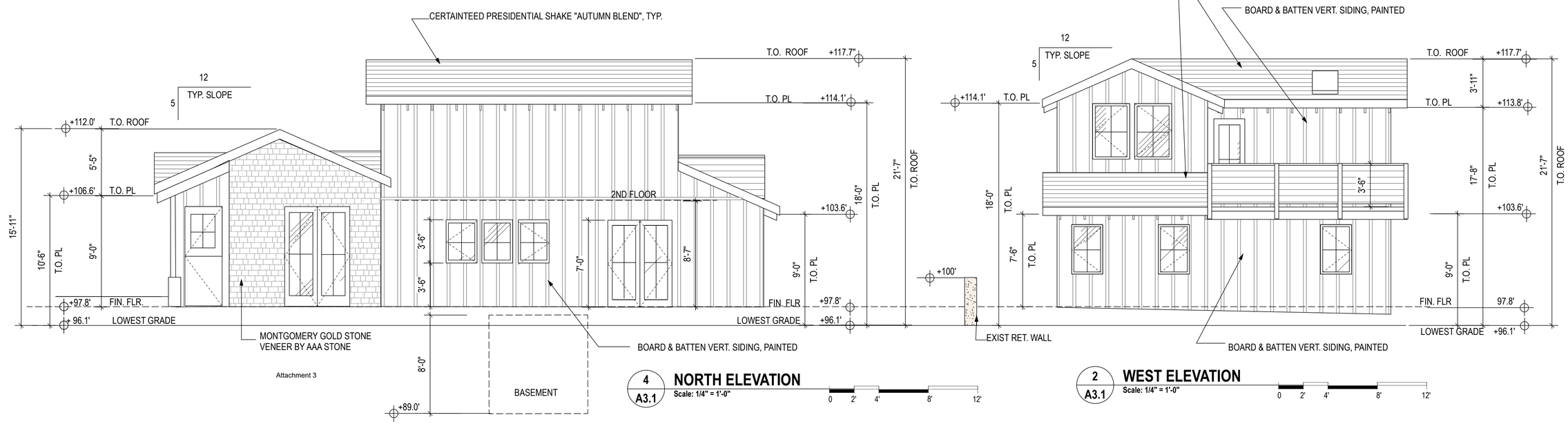
OWNER: **P & T 2024, LLC**
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

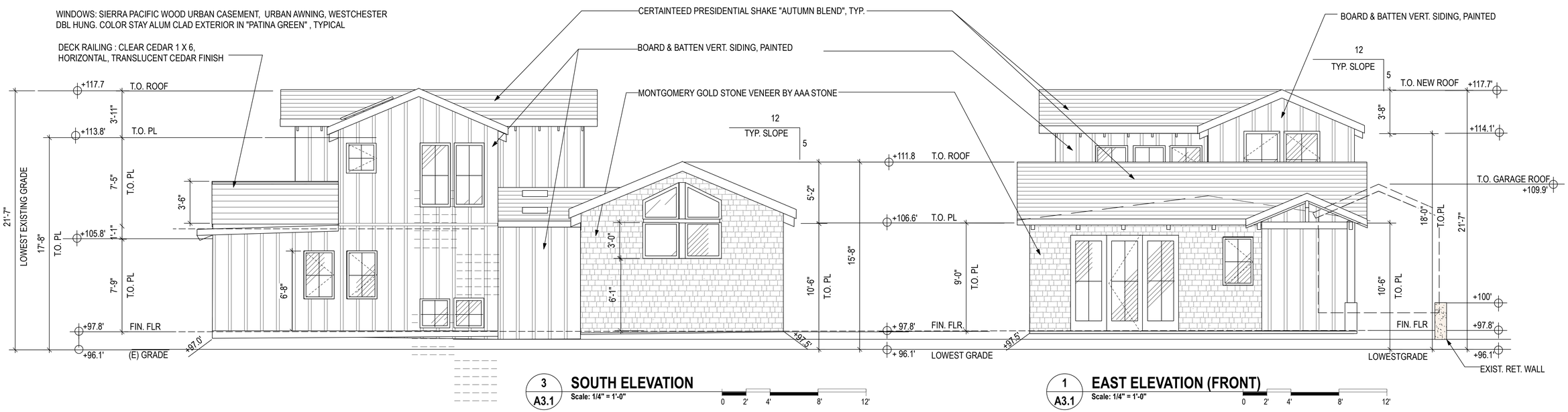
A2.4



5 A3.1 GARAGE ELEVATIONS

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





LICENSED ARCHITECT KAREN CULLEN C-24982 11/6/2025 RENEWAL DATE STATE OF CALIFORNIA

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

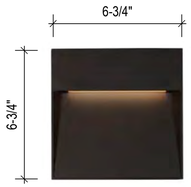
REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

NEW ELEVATIONS

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

OWNER: P & T 2024, LLC
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

A3.1



EXTERIOR LIGHTING

KUZCO "CASA" DOWNLIGHT

LED, 3000K, 90 CRI, 274 LUMENS

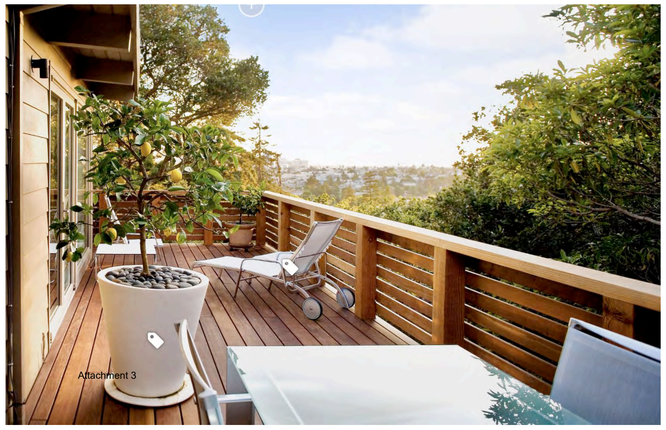
FCM - Fixed Skylight

VELUX SKYLT. FCM 2246
CURB MOUNTED, 25" x 49" OUTSIDE OF CURB, BRONZE EXT. W/ INTERNAL BLIND. EXT. GLASS W/ NEAT® COATING ON EXT. AND 3 LAYERS LO-E COATING ON INT. TO PREVENT GLARE.

CERTAINTEED PRESIDENTIAL SHAKE "AUTUMN BLEND", TYP.

BENJAMIN MOORE "BENNINGTON GRAY" EXTERIOR PAINT

16 / 3 BOARD AND BATTEN VERTICAL SIDING, PAINTED



DECK RAILING : CLEAR CEDAR 1 X 6,
HORIZONTAL, TRANSLUCENT CEDAR FINISH

SIERRA PACIFIC PATINA COLOR EXTERIOR CLADDING WITH PINE INTERIOR.

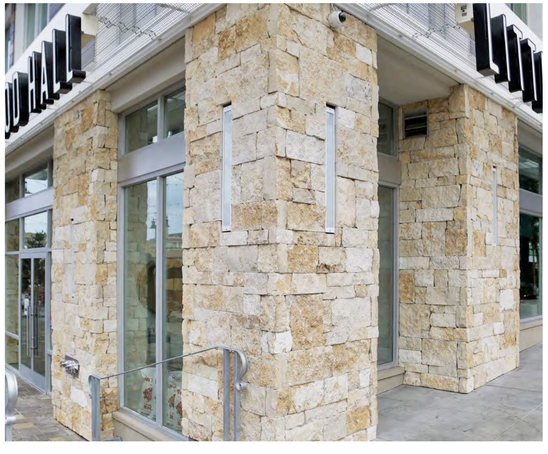
SIERRA PACIFIC WESTCHESTER DOUBLE HUNG WINDOWS, STANDARD CASEMENTS, INSWING PATIO DOORS AND A MULTI-SLIDE STACKING DOOR. ALL IN EXTERIOR CLAD COLOR. SIMULATED DIVIDED LITE IS A PUTTY PROFILE WITH 5/8" BARS.

GARAGE CARRIAGE DOOR STYLE
REALCRAFT BELLINGHAM, DOUG. FIR

GARAGE PERSON DOOR
SIMPSON 1/4 LITE , DOUG. FIR.

DUTCH ENTRY DOOR,
SIMPSON 1/2 LITE, DOUG. FIR

CARMEL STONE PAVERS SET IN SAND, TYP. FOR EXTERIOR WALKWAYS AND LANDINGS



AAA STONE "MONTGOMERY GOLD"

LICENSED ARCHITECT
KAREN CULLEN
C-24982
11/23
RENEWAL DATE
STATE OF CALIFORNIA

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

REVISIONS	SUBMITTAL	DATE
	ARCHITECTURAL REVIEW	11/4/2024
		1/17/2025

EXTERIOR FINISHES

SCOPE OF WORK: TWO STORY ADDITION AT REAR.
SINGLE STORY ADDITION AT KITCHEN

OWNER: PIERRE LECOMTE

SANTA RITA 5 SW OF 3RD
CARMEL, CA

F1.1

ELECTRICAL NOTES

ALL SWITCHES/RECEPTACLES SHALL MATCH EXISTING IN MAIN HOUSE.

RECEPTACLE MOUNTING HEIGHT: 12" ABOVE FINISH FLOOR, OR MATCH EXISTING, U.N.O.

SWITCH MOUNTING HEIGHT: 48" ABOVE FINISH FLOOR, OR MATCH EXISTING, U. N. O.

PROVIDE SMOKE DETECTORS IN EACH BEDROOM AND IN HALL OUTSIDE BEDROOMS AND AS PER 2019 CBC. SMOKE DETECTORS OUTSIDE SLEEPING AREAS SHALL BE APPROVED COMBINATION TYPE TO ALSO DETECT CARBON MONOXIDE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION. CARBON MONOXIDE ALARMS MUST ALSO RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING.

COORDINATE WITH OWNER WHEN LOCATING RECEPTACLES, SWITCHES, LIGHTING AND TRANSFORMERS.

RECEPTACLES IN NEW BATHROOM SHALL HAVE GROUND FAULT CIRCUIT PROTECTION, AND SHALL BE ON A DEDICATED 20 AMP CIRCUIT NOT SERVING ANY OTHER RECEPTACLES, LIGHTS OR FANS. LAUNDRY ROOM CONVENIENCE RECEPTACLES SHALL BE ON A DEDICATED 20 AMP CIRCUIT NOT SERVING ANY OTHER RECEPTACLES, LIGHTS OR FANS.

RECEPTACLES IN BEDROOMS, FAMILY RMS, LIVING RMS, DINING RMS, PARLORS, LIBRARIES, DENS, SUNROOMS, REC RMS, HALLWAYS, CLOSETS, **LAUNDRY AREAS, KITCHENS** AND SIMILAR SPACES SHALL HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER CEC 210.12(B).

RECEPTACLE SPACING 12'-0' O.C. MAX., AND 6'-0" MAX. FROM CORNERS.

ALL EXTERIOR RECEPTACLES SHALL BE GROUND FAULT PROTECTED AND WATER PROOF.

PROVIDE GROUNDED RECEPTACLES AT ALL EXISTING NON- GROUNDED LOCATIONS.

RECEPTACLES IN KITCHEN AND BATHROOMS AND WITHIN 6' OF SINKS TO HAVE GROUND FAULT CIRCUIT PROTECTION. 20 AMP SMALL-APPLIANCE BRANCH CIRCUITS WHICH DO NOT SERVE ANY: OUTSIDE PLUGS, RANGE HOOD, DISPOSAL, DISHWASHER OR MICROWAVE SHALL BE NOT MORE THAN 4'-0" O.C. AND 2'-0" FROM COUNTER EDGE AND NOT MORE THAN 20" ABOVE COUNTER SURFACES PER CEC 210.52

ALL 125-VOLT, 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11

ALL LIGHT FIXTURES INSTALLED IN CLOTHES CLOSETS SHALL BE LED WITH COMPLETELY ENCLOSED LIGHT SOURCE, AND SHALL MAINTAIN 12" MIN. CLEARANCE TO NEAREST POINT OF STORAGE SPACE

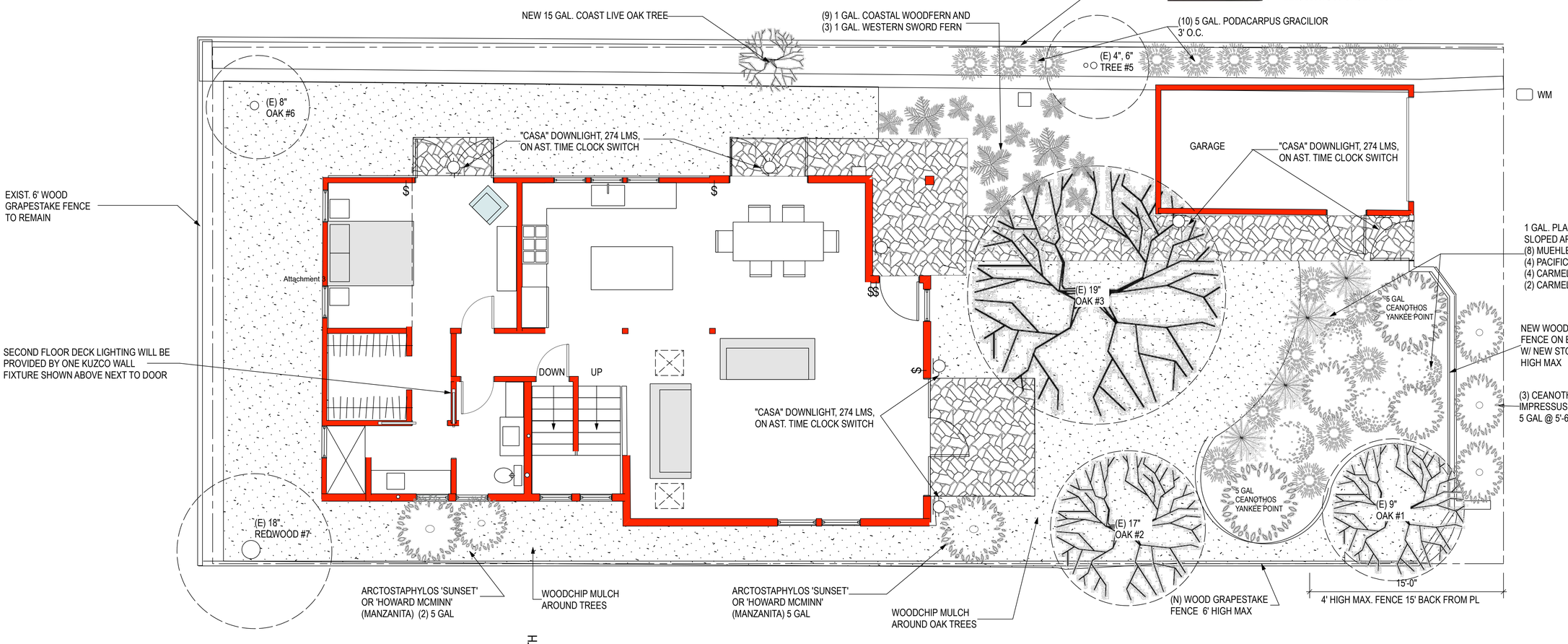
HANGING LIGHTS FIXTURES ABOVE TUB ARE REQUIRED TO BE 3 FEET HORIZONTAL AND 8 FEET VERTICAL FOR THE TOP OF TUB RIM PER CEC 410.10(D)

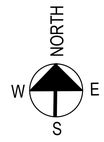
ALL NEW LIGHT FIXTURES SHALL BE HIGH EFFICACY.

ALL RECESSED LIGHTS WILL BE ON A DIMMER OR VACANCY SENSOR AND COMPLY WITH JA-2016-E.

KUZCO "CASA" DOWNLIGHT ON ASTRONOMICAL TIME CLOCK SWITCH TYP. AT NEW EXTERIOR LIGHTS:

LED, 3000K, 90 CRI, 274 LUMENS





1 / L1.1 **LANDSCAPE LIGHTING PLAN**

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

0 2' 4' 8' 12'

LICENSED ARCHITECT KAREN CULLEN C-24982 11/6/2025 RENEWAL DATE STATE OF CALIFORNIA

ARCHITECT: **KAREN CULLEN DESIGN FOR LIVING**
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

PRELIMINARY LANDSCAPE LIGHTING PLAN

SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

OWNER: **P & T 2024, LLC**
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

L1.1

Subject site, view looking west, with the prior garage proposal storypoled.

Subject site, looking west, with the current garage proposal storypoled (moved up 8’ closer to the street, located 7’ off the front property line).

View looking northwest, at the current garage location proposal.

View from south neighboring property, looking northwest. Note this photo shows the prior garage proposal.

Image left: View looking west from north side yard. Image right: View looking east from north side yard.

Left: View of south elevation, looking northeast. Right: View of south elevation, looking northwest.

View of south elevation, looking northwest.

View of west elevation, looking east.

View from Santa Rita looking northwest. Note the current garage location is not storypoled in this photo.

View from Santa Rita, north of subject property, looking southwest at the current garage storypoles.

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

DS 24346 (LeComte) - Revised Design

Michelle Greene-Olsen <[redacted]> Mon, Mar 31, 2025 at 10:12 AM
To: Katherine Wallace <kwallace@ci.carmel.ca.us>

Thank you for your response.
I am satisfied with the new plan, as long as it moves the garage 8' towards the street, and the 2 upstairs north facing windows are removed from the plan.
No changes need to be made regarding the landscaping plan.
Michelle Olsen
Sent from my iPad

> On Mar 31, 2025, at 9:27 AM, Katherine Wallace <kwallace@ci.carmel.ca.us> wrote:
>
> [Quoted text hidden]

From: Michelle Greene-Olsen <[redacted]>
Sent: Friday, March 21, 2025 4:42:06 PM
To: pierre lecomte <[redacted]>
Subject: Re: Santa Rita - Lecomte House

This all sounds reasonable. I'm in Carmel this weekend and while tidying up the yard I was able to assess the plans again. I think moving the garage will make a big difference.

I really appreciate your efforts.

Michelle

Sent from my iPad

From: Michelle Greene-Olsen <[redacted]>

Sent: Monday, March 31, 2025 11:07:27 AM
To: pierre lecomte <[redacted]>
Subject: Re: Santa Rita - Lecomte House

The podocarpus sounds great! I'd ask the town arborist about the oak. It may grow big enough to be an issue for you down the road, but it's fine with me :)

Sent from my iPhone

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

April 9, 2025
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DR 16-384 (Fountain):** Reconsideration of the granting of a Time Extension for Design Review DR 16-384 (Fountain), associated Use Permits, and Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a 2,000-square-foot vacant lot, and associated site improvements, located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) District. The applicant is formally withdrawing the application that is the subject of the Time Extension.

Application: DR 16-384 (Fountain) **APN:** 010-087-020-000
Block: 89 **Lot:** 26
Location: 8th Avenue 2, northwest of Junipero Avenue
Applicant: Anthony Lombardo & Associates **Property Owner:** Thomas Dean Fountain

Executive Summary:

On February 8, 2023, the Planning Commission approved a 1,600-square-foot mixed-use building on a vacant 2,000-square-foot lot in the Residential and Limited Commercial District. The approval was valid for 18 months and was set to expire on August 8, 2024. On April 14, 2024, the applicant submitted a request for a time extension, which the Planning Commission granted on September 11, 2024. Subsequently, a Planning Commissioner requested reconsideration of the time extension, and it was placed on the October 9, 2024, agenda. The Commission voted 5-0 to reconsider the request for a time extension. On March 13, 2025, the applicant submitted a formal letter withdrawing their request for a time extension, resulting in the design review approval for DR 16-384 expiring.

Recommendation:

Receive report.

Background and Project Description:

Design Review application DR 16-384 proposed the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot. The main level was proposed for office use, and the upper level was proposed for one residential unit. Two underground levels would have provided four off-street parking spaces and a mechanical and elevator equipment room. One 4-inch Coast live oak tree in the public right-of-way would have been relocated to accommodate the new driveway.

The project site is a vacant 2,000-square-foot lot located between the City-owned Scout House and the applicant's single-family dwelling on the north side of 8th Avenue, between Mission Street and Junipero Avenue.

In 2016, the applicant submitted the Design Review application DR 16-384 (Fountain) to develop the vacant lot with two apartments and a subterranean 3-car garage. On January 11, 2017, the Planning Commission reviewed the project and directed the applicant to do the following:

1) Revise the south elevation to comply with the building height requirement;
2) Provide an affordable housing unit;
3) Differentiate the stone cladding from the adjacent residence (to the east); and,
4) Consider installing a pathway along the property frontage.

On April 12, 2017, the applicant returned to the Planning Commission with a 1,600-square-foot mixed-use project consisting of 760 square feet of office space on the first floor and an 840-square-foot residential unit on the second floor. Additionally, the project included a 1,765-square-foot subgrade parking garage. The Planning Commission directed the applicant to obtain an encroachment permit for the proposed driveway retaining walls.

On April 18, 2017, the applicant submitted a Permanent Encroachment application EN 17-043 (Fountain), which included a request for a right-of-way abandonment of 1,103 square feet of right-of-way on the north side of 8th Avenue. On February 6, 2018, the City Council reviewed the request and supported the proposal, subject to certain conditions, including the construction of a new public sidewalk on the north side of 8th Avenue, from Junipero Avenue to Mission Street.

On May 10, 2018, the applicant went before the Forest and Beach Commission to obtain approval for removing 13 public trees to facilitate the construction of a sidewalk on the north side of 8th Avenue. The Forest and Beach Commission denied the tree removal request, and the applicant appealed the denial to the City Council.

On April 2, 2019, the City Council considered the appeal of the Forest & Beach Commission's denial of the tree removal request and the Permanent Encroachment application for driveway retaining walls and directed staff to work with the applicant on an at-grade design for the driveway that did not require retaining walls that encroach into the public right-of-way. The item was continued to a date uncertain.

Based on the direction provided by the City Council, the applicant redesigned the project to eliminate the need for driveway retaining walls that encroach into the public right-of-way. The applicant also replaced one of the two residential units with offices and was no longer required to provide an affordable housing unit. Additionally, the applicant was no longer requesting a right-of-way abandonment. Lastly, the applicant was no longer requesting the removal of any public trees. One 4-inch Coast live oak was proposed for relocation to accommodate the new driveway.

On February 8, 2023, the Planning Commission adopted Resolution 2023-008-PC, approving the project

subject to certain conditions. The approval was valid for 18 months, during which time the applicant was required to apply for a building permit to prevent the approval from expiring. The Carmel Municipal Code allows applicants to request one time extension equal to the original term of approval. On April 14, 2024, Anthony Lombardo & Associates, the representative of the property owner, Mr. Thomas Dean Fountain, submitted a request for a time extension. The Planning Commission granted the time extension on September 11, 2024. Shortly after the meeting, the time extension was called back for reconsideration. On October 9, 2024, the Planning Commission voted 5-0 to reconsider the time extension request. Before the reconsideration request could be brought back to the Planning Commission for further discussion, the applicant decided to withdraw the request for a time extension, allowing the approval to expire.

Staff Analysis:

Not applicable.

Other Project Components:

Not applicable.

Attachment 1 - Letter of Withdrawal

Attachment 1

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS
SHERYL A. FOX
DEBORAH M. CASTLES

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

March 13, 2025

Our File No: 4822.000

Marnie Waffle, Principal Planner
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: Fountain/DR 16-384

Dear Marnie:

Please accept this letter as the Fountains withdrawal of their application to extend permit number DR 16-384 for a mixed-use building on the vacant lot, which they own adjacent to their home on 8th Avenue.

They are withdrawing this application because it is no longer necessary as the City has recognized the fact that the original approval for the structure on this parcel is vested and the approved structure can be built at any time in compliance with current City and State building codes.

Sincerely,

Anthony L. Lombardo

cc: Clients

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

April 9, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Justin Ono, City Forester & Evan Kort, Senior Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	**DS 25089 (Hunter):** Consideration of a Track 1 Referral for an amendment to a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey Pine previously proposed to remain. The project is located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000

Application: DS 25089 (Hunter) **APN:** 010-281-025-000
Block: AA **Lot:** 21
Location: Casanova Street 2 northwest of 13th Avenue
Applicant: JR Hunter **Property Owner:** JR Hunter

Executive Summary:

Consideration of a Track 1 Referral for an amendment to a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey Pine previously proposed to remain. The project is located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District.

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1):

1. Finding the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction and Conversion of Small Structures, and Section 15304 (Class 4) – Minor Alterations to Land and no exceptions to the exemptions contained in Section 15300.2 can be made; and

2. Amending a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey Pine previously proposed to remain. The project is located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000.

Background and Project Description:

In May of 2023 the City's Forestry Division received an application for tree removal by Samual Pitnick Architects on behalf of the property owner, Mr. J.R. Hunter, for a tree on his property located at Casanova Street 2 northwest of 13th Avenue (Attachment 2). At the time the city did not have a full-time City Forester and contract staff could not make approval for tree removal based on the tree's size, health, and likelihood to be involved in development. The design study for the project (DS 23-208) continued through the planning process eventually was approved by the Planning Commission on May 8, 2024.
Prior to the meeting the City Forester provided a letter with his professional opinion that the tree was in decline and would not survive construction (Attachment 3). At the Planning Commission Meeting the commission ruled that the tree was to be retained, and the building moved. With the caveat of the tree remaining and the building being redesigned, building permits BP #240382 - #240384 were issued.

Staff Analysis:

In March 2025 Mr. Hunter Requested the City Forester asses the site for potential root pruning to accommodate the foundation of the home. During the site visit a large >8-inch root was found extruding into the footprint of the planned foundation. The Forester's opinion was that the tree has further declined and staff still holds the opinion that the tree will likely not survive the duration of construction. Furthermore it was the opinion of the Forester that while a bridged footing may save the larger roots in the footprint of the foundation, committing resources and altering the design for a tree with a limited lifespan would not be prudent at this time. This prompted City Staff to refer the tree back to the Planning Commission for removal as they were the source of the decision to protect and retain the tree. The owner subsequently submitted an engineer's report (Attachment 4) stating that to achieve proper compaction for the planned foundation the roots will need to be removed. With the information from the engineer and the recommendation of the City Forester Staff is requesting the Commission grant removal of the tree with a 2 to 1 replanting ratio to bring the property up to recommended tree density.

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 and Conversion of Small Structures, and Section 15304 (Class 4) – Minor Alterations to Land.
Class 3 is consists of construction and location of limited numbers of new, small facilities or structures including, but are not limited to: one single-family residence, or a second dwelling unit in a residential zone. This approval amends the previously approved tree protection and planting plan directly associated with the previous approval (DS 23-208, Hunter) to construct a new single-family residence.
Class 4 consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes including new gardening or landscaping. The requested amendment includes the removal of one pine tree the City Forester has evaluated and determined is in decline and the replacement of with two new trees consistent with the requirements of CMC sections 17.34 (Landscaping) and 17.48 (Trees and Shrubs). The purpose of the city's landscape ordinance is to protect and enhance Carmel-by-the-Sea's dominant Monterey Pine urbanized forest and landscaped amenities. It is also the purpose of this chapter to provide for water conservation, and to protect environmentally sensitive habitat areas from degradation by providing for the restoration of native vegetation in and around these areas.

Attachment 1 - Resolution
Attachment 2 - Tree Removal Permit TR 23-165 (Hunter)

Attachment 3 - City Forester’s Letter
Attachment 4 - Engineers Report
Attachment 5 - Photos from Applicant

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), STATE CEQA GUIDELINES AND LOCAL ENVIRONMENTAL REGULATIONS, PURSUANT TO SECTION 15303 (CLASS 3) – NEW CONSTRUCTION AND CONVERSION OF SMALL STRUCTURES, AND SECTION 15304 (CLASS 4) – MINOR ALTERATIONS TO LAND AND NO EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE, AND AMENDING A PREVIOUSLY APPROVED DESIGN STUDY (DS 23-208) FOR AMENDMENTS TO THE TREE PROTECTION AND PLANTING PLAN INCLUDING THE REMOVAL OF ONE MONTEREY PINE PREVIOUSLY PROPOSED TO REMAIN. THE PROJECT IS LOCATED AT CASANOVA STREET 2 NORTHWEST OF 13TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-281-025-000.

WHEREAS, on March 25, 2025, JR Hunter ("Applicant" and "Owner") submitted an application requesting approval of Track 1 Design Study application (DS 25085, Hunter) described herein as ("Application"); and

WHEREAS, the Applicant is proposing to amending a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey Pine previously proposed to remain;

WHEREAS, DS 23-208 was previously submitted on July 4, 2023, by Samuel Pitnick (Applicant for DS 23-208) on behalf of the owner requesting approval of Track 2 Design Study application for the construction of a new single-family dwelling on a vacant lot; and

WHEREAS, prior to approval, and through the review by the Planning Commission the commission ruled that the Monterey Pine located near northern property boundary toward the rear of the lot was to be retained, and the building moved; and

WHEREAS, DS 23-208 was approved by the Planning Commission on May 8, 2024 via adoption of Resolution 2024-035-PC with the subject tree proposed for retention and protection; and

WHEREAS, in March 2025 the owner requested the City Forester asses the site for potential root pruning to accommodate the foundation of the home. During the site visit a large >8-inch root was found extruding into the footprint of the planned foundation;

WHEREAS, Staff has refer the project back to the Planning Commission for removal as they were the source of the decision to protect and retain the tree; and

WHEREAS, the project has been referred to the Planning Commission in accordance with CMC section 17.52.030.L, duties and powers of the director; and

WHEREAS, on March 30, 2025, a notice of the public hearing scheduled for April 9, 2025, 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 March 30, 2025, 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 6, 2025, 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 9, 2025, 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 application; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require 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 and Conversion of Small Structures, and Class 15304 (Class 4) - Minor Alterations to Land, and no exceptions to the exemptions exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

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

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS

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

CMC 17.58.060.B. Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:	**YES**	**NO**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

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

FINDINGS REQUIRED FOR FINAL DETAIL APPROVAL

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

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

a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.		
Finding. The application is for an amendment to a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan. The project shall be carried out consistent with the requirements of CMC sections 17.34 and 17.48 and the associated Conditions of Approval. The previous approval of DS 23-208 remains in full force and effect except for the modification to this tree protection and planting plan.		

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction and Conversion of Small Structures, and Section 15304 (Class 4) – Minor Alterations to Land and no exceptions to the exemptions contained in Section 15300.2 can be made, and **APPROVE** an amendment to a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey Pine previously proposed to remain. The project is located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study DS 23-208 (Hunter) an amendment to a previously approved Design Study (DS 23-208) for amendments to the tree protection and planting plan including the removal of one Monterey Pine previously proposed to remain. The project is located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000 as depicted in the application materials and representations presented to the City of Carmel-by-the-Sea Planning Commission on April 4, 2025, 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.	**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 with the approved plans prior to final inspection.
5.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that are not listed on this form, shall not be deemed approved upon issuance of a building permit.
6.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by 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.
7.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and 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.
8.	**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.
Special Condition	
9.	**Building Permit Revision.** The applicant shall apply for and obtain a building permit revision to building permit BP 24382 (Hunter) prior to commencing work on the approved Design Study Amendment (DS 25089).
10.	**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 on site, or in the right-of-way immediately adjacent to the site shall be protected during construction by methods approved by the City Forester.
11.	**Tree Planting.** The removal of the Monterey pines shall require at least two (2) upper canopy trees be planted on site, including at least one replacement (1) Monterey pines. Replacement trees shall be a minimum 24-inch box size except for Monterey pines, which shall be a minimum 15-gallon size. Replacement Monterey pine trees shall be of local genetic stock. Prior to building permit issuance, the plans shall be revised to reflect the size requirement for the upper canopy trees required to be planted on-site.
12.	**Prior Conditions of Approval.** All conditions of approval of the previous Design Study approvals, DS 22-077, Junipero Investors, shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action.

Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

_____ _____ _____

Applicant Signature Printed Name Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of April 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

City of Carmel-by-the-Sea
City Hall
PO Box CC
Carmel, CA 93921 Phone:
(831) 620-2010

Date Received: _____
FEE: $ _____
RECEIPT #: _____
Permit #: _____

APPLICATION FOR PERMIT TO REMOVE OR PRUNE TREE NO CONSTRUCTION

Location of property: Casanova Street 2 NW of 13th Avenue

BLOCK: AA LOT: 21 APN: 010-281-025

Name of Property Owner: Cindy & J.R. Hunter Name of Applicant/Contractor: Samuel Pitnick Architects

Mailing Address: PO Box 4064, Carmel, CA 93921 Mailing Address: PO Box 22412, Carmel, CA 93922

Email: cindy@sugarcreekint.com, jrh48@aol.com Email: samuelpitnick@gmail.com

Phone #: (713) 858-4061, (713) 858-6757 Phone #: (831) 241-1895

WHO WILL REMOVE/PRUNE TREE(S): Urban Lumberjacks

PLEASE NOTE IF TREE(S) ARE ON CITY OR PRIVATE PROPERTY

Number, size and species of **tree(s)** to be removed: (1) 30" Pine Tree

Number, size and species of **limb(s)** to be removed: _____

Number, size and species of **root(s)** to be removed: _____

Reason for removal or pruning: Tree is dying & poses risk to adjacent properties and structures

You will be notified in writing the date and time that your request is scheduled for a hearing. If you or your representative unable to attend the hearing your application will be tabled. You may reschedule by contacting the Secretary to the Forest ar Beach Commission at (831) 620-2070. You may waive your right to speak at the hearing and authorize the Forest Bea Commission to act on your absence by signing on the following line: _____ Date: _____

A SITE PLAN MUST ACCOMPANY THIS APPLICATION AND **SHOW** THE FOLLOWING:

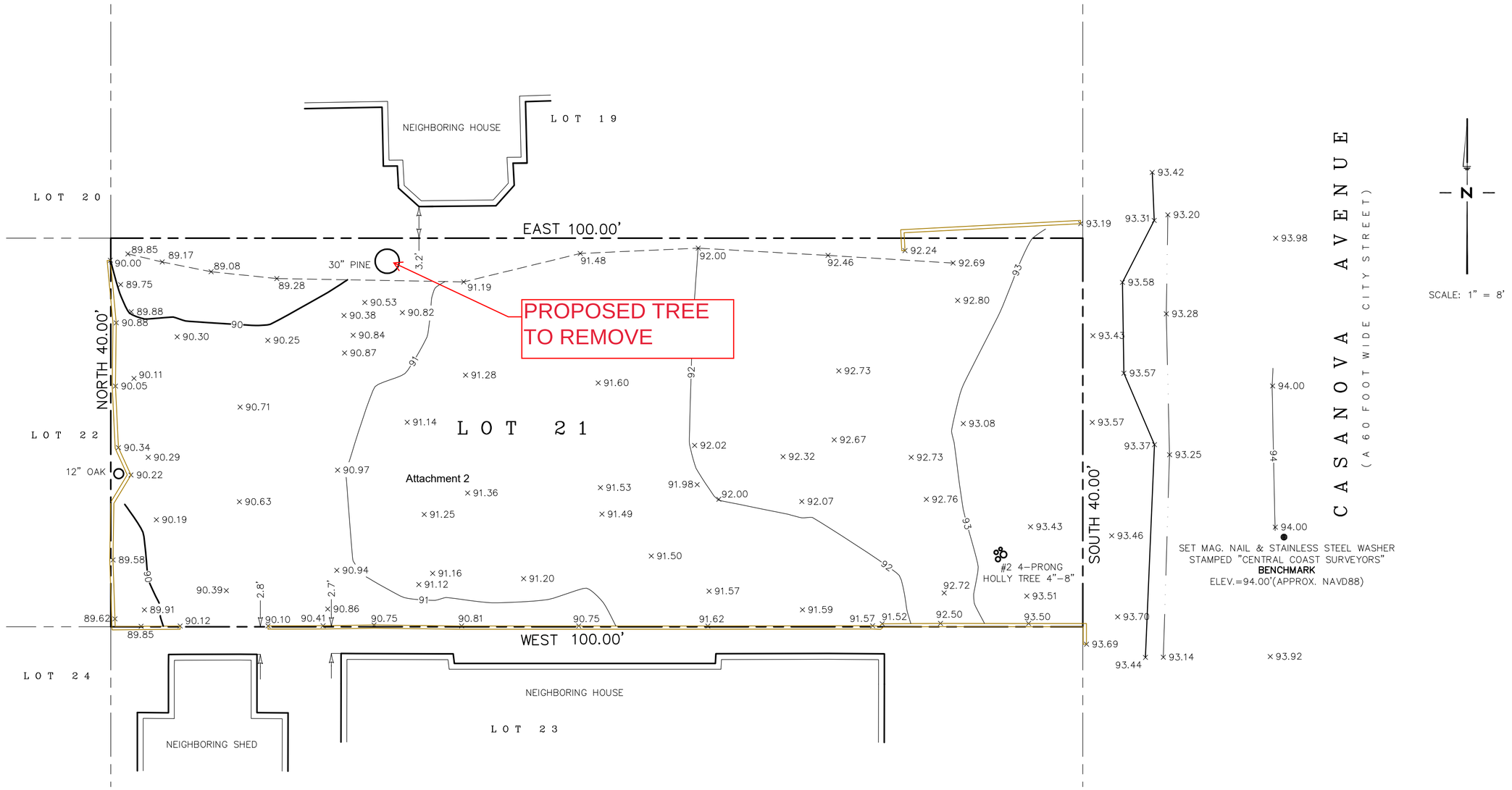
1. Location, size and species of ALL trees on the lot.
2. Location and species of tree(s) /limb(s) to be removed or pruned
3. Footprint of the structure
4. Location of areas for tree replanting- The City has adopted Design Review Guidelines which include a minimu tree density per lot. Please review the attached Policy and indicate on the site plan where you intend to pla trees necessary to comply with which guideline.

- Any decision of the Forest and Beach Commission is based on information submitted with this application.
- **PLEASE BE ACCURATE.**
- **NO WORK IS PERMITTED** until your permit has been issued to you. The permit must be posted on the job site wh work is being performed.

Owner's Signature: J.R. Hunter Date: 5/2/2023

Agent for Owners: Samuel Pitnick Date: 5/2/2023

INCOMPLETE APPLICATIONS WILL BE RETURNED



NOTES:

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

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

LEGEND

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

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

TOPOGRAPHIC MAP

OF

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

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Cindy & J.R. Hunter

BY

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

SCALE: 1" = 8' JOB No. 21-89 JULY 2021

PREPARER: JI

APN 010-281-025

Po Box CC Carmel-by-the-Sea, CA 93921
(831) 620-2000 Fax (831) 620-2004

March 13, 2024

Evan Kort
Planning Department
City of Carmel-by-the-Sea

Mr. Kort,

You asked me for more information regarding a Monterey pine tree located at Casanova 2 NW of 13th. The tree is currently proposed to be removed to facilitate the construction of a new single family home on a vacant lot. I had viewed the tree in mid-2023 to assess its health and long term viability in the landscape. During this inspection the tree appeared to be infested with bark beetles as indicated by dieback in the upper crown. At the time the tree did not appear to be viable in the long term landscape and the architect of the proposed home went forward with a design not taking the tree into account. I assessed the tree again on March 12, 2023 and the tree still is in decline but shows some signs of new growth. With the tree's declining health, dying branches, and slightly yellowing color significant excavation around the tree would likely lead it to decline further, ultimately beyond saving. Removal of the tree would also be safer for all the properties adjacent to the site if performed before a house was built on the parcel. Ultimately the tree's fate should lie in either the Planning Commission or Forest and Beach Commission's hands. The tree was rated as significant with a score of 6 on the Pre Site Assessment.

Thank you and please let me know if you have any questions.

Sincerely,

Justin Ono
City Forester
ASCA Registered Consulting Arborist #744
ISA Certified Arborist Municipal Specialist
ISA Board Certified Master Arborist #WE-9388BM

PHOTOGRAPHS

Dead branches in the upper crown of the tree. (Notice the amount of sky able to be viewed through tree crown)

Pertinent information re: tree @ Hunter Construction @ 2 NW Casanova & 13th Street

-Tree was originally recommended for removal by Arborist and Planning Commission Staff. Planning Commission (Mr. LePage, in particular) denied the recommendation in late 2024.

-In March of 2025, we contacted tree services to get bids to trim the tree. Both Ley Tree Services and Urban Lumberjacks suggested that we approach the City again for removal. I contacted the City and Justin Ono confirmed his original recommendation that the tree should be removed

-Landset Engineering provided a soil test report (as required) on 3/26/25. The report stated that the tree and roots should be removed. Report is attached.

I have provided this info. To Evan Cort and Justin Ono.

J.R. Hunter

From: Greg Whicker greg@csbuild.com
Subject: Landset Report
Date: March 26, 2025 at 11:51 AM
To: JR - MOBILE jrh48@aol.com
Cc: Sonia Magana sonia@csbuild.com

JR,

Attached is report by Landset dated 3-20-25 for your records.

--
Greg Whicker
Project Superintendent
(831) 588-2597

LANDSET ENGINEERS, INC.
www.landseteng.com

DAILY FIELD REPORT

JOB No. or P.O. No. 2354-01
PAGE 1 of 1

PROJECT NAME: Hunter Residence	CLIENT OR OWNER: Mr. + Mrs. Hunter	DAILY FIELD REPORT SEQUENCE NO.: 1	
GENERAL LOCATION OR WORK: Carmel-by-the-Sea	OWNER OR CLIENT'S REPRESENTATIVE: Greg	DATE: 3/20/25	DAY OF WEEK: Thursday
GENERAL CONTRACTOR: Carroll + Stowe	GRADING CONTRACTOR: Stowe Contracting	PROJECT MANAGER: G. Giraudo	
TYPE OF WORK: Pre-Con Meeting	GRADING CONTRACTORS SUPERINTENDENT OR FOREMAN: Karl Stowe	SUPERVISOR: G. Giraudo	
☒ REPORT ☐ ADDITIONAL TESTING		WEATHER: Clear	TECHNICIAN: J. Holdenhouse
☐ TESTING COMPLETE ☐ RETESTING REQUIRED		KEY PERSONS CONTACTED (Civil Engr. Architect, Developer, Etc.): Karl Stowe	

On site as requested for a site visit and Pre-Construction Meeting for the new residence at Carmel-by-the-Sea. Spoke with Greg of Carroll + Stowe and Karl Stowe of Stowe Contracting. Contractor will have a 3-5' setback for their perimeter building area (limit of building) due to limited access from neighboring sites. Contractor will subexcavate to ~2.5' from original ground for the northern side of the new house pad, then scarify 12" and start to recompact to a minimum of 90% of maximum dry density. We will obtain a representative sample of the native material for testing, once contractor has mixed the native materials (spoils) homogeneously. A representative of this firm will inspect and verify subex bottom before scarification. Also, there are currently tree roots running in a westerly direction and through the new house's foundation starting from the eastern perimeter. In order to get compaction correctly for the new foundation at these areas, we recommend to remove the roots currently in the layout of the proposed foundation, or the tree in it's entirety.
We will return to obtain and/or verify the bottom subex for the

northern side. a native example

WHITE – PROJECT MANAGER CANARY – FIELD FOLDER PINK – CLIENT	COPY GIVEN TO: 2 - Cara (C+S) SIGNATURE TIME _____ DATE: 2,20,25	REPORT BY

LNST 03 Rev

Attachment 5

Attachment 5

Attachment 5

Attachment 5

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

April 9, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, AICP, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Director of Planning & Building
SUBJECT:	**DS 24167/VA 25056 (Bennett):** Consideration of a Combined Concept and Final Design Study (DS 24167), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 25056) for modifications to maximum site coverage regulations located at the northeast corner of Scenic Road and 10th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-302-006-000

Application: DS 24167/VA 25056 (Bennett)
APN: 010-302-006-000
Block: A2
Lot: 11
Location: NEC Scenic Road and 10th Avenue
Applicant: Eric Miller Architects, Inc
Property Owner: Lee and Shelbi Bennett

Executive Summary:

The applicant is requesting approval of a Track 2 Design Study and Coastal Development Permit for a substantial alteration to an existing single-family residence that is currently non-conforming to floor area and site coverage. While there is no increase in height or floor area, the exterior appearance of the residence is substantially changing, and therefore the project qualifies as a Track 2 Design Study. The subject property is located within the Carmel Beach and Riparian overlay district and therefore requires approval of a Coastal Development Permit. The proposed project also requires the Planning Commission to consider a Variance for site coverage. No trees are proposed to be removed.

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1):
1) Finding the project categorically exempt pursuant to CEQA Guidelines Section 15301 and that no exceptions to the exemptions found in Section 15300.2 apply;
2) Approving a Combined Concept and Final Design Study (DS 24167), as conditioned;
3) Approving a Coastal Development Permit for substantial alterations to an existing single-family

residence; and
4) Denying a Variance (VA 24056) to increase the maximum site coverage allowed from 734 square feet to 984 square feet.

Background and Project Description:

The project site is a 5,553.6 square-foot lot developed with a 2,363 square-foot single-family residence, inclusive of a 358 square-foot attached garage. The site is non-conforming in respect to floor area as it exceeds the maximum allowable for the building site (2,327 square feet allowed) and height as the existing building exceeds the 18ft height limit required in the Beach Overlay district (the current building is 18ft, 9½ inches tall).

The existing structure is finished with narrow, horizontal, painted wood siding. The applicant is proposing to substantially alter the residence by replacing the existing exterior wood siding with new wood and stone veneer siding; rebuilding and recladding the exterior chimney; infilling a window opening; installing new windows and doors throughout; installing a new replacement standing seam metal roof; and site coverage modifications throughout (new stairs, pathways, patio, driveway, firepit, etc.).

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 significant visual change to the exterior design that results in a change in architectural style, the project is considered to be a substantial alteration.

The scope of work does not propose any increase in floor area or height (as is typical with most Track 2 projects reviewed by the Planning Commission). However, as described above, the project is considered a substantial alteration which qualifies for Track 2 processing in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040.B.1. The subject property is within 50ft of the edge of a coastal bluff (approximately 35ft.) and pursuant to CMC Section 17.52.100.D.1, the project is not exempt from a Coastal Development Permit. Pursuant to CMC Section 17.52.090.B, review and approval of said permit has been combined with the Track 2 Design Study. An associated requested Variance for excess site coverage (discussed in the Staff Analysis to follow) also requires approval by the Planning Commission.

Staff Analysis:

Forest Character: Land Use & Community Character Policies P1-38, P1-39, and P1-44 as well as 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.

The site contains two large cypress trees in the front yard. A Preliminary Site Assessment was not required for the project based on the scope of work (CMC Section 17.58.040.B.2.a), however, the City Forester did conduct a limited evaluation on April 2, 2025, and determined both trees in the front yard to be significant. The smaller cypress was approved for removal under permit TR 23026; however, the permit has expired and per the Forester, the tree has recovered and as evaluated today is significant. No trees are proposed for removal as part of the project. Standard conditions of approval prohibiting tree removal and requiring implementation of tree protection measures have been incorporated to ensure protection of the cypress trees.

CMC Section 17.48.110.A.3 requires that *"All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone... Cutting and filling around the base of trees shall be done only after consultation with the City Forester, and then only to the extent authorized by the City Forester..."*.

The City Forester has determined that the proposed new retaining wall work is inappropriate within the structural root zone of significant trees. As such, the proposed site plan will need to be modified to omit the proposed new retaining wall design to ensure protection of the significant cypress trees. Draft Conditions of Approval #33 and 38 have been included, requiring a Tree Protection Plan and for areas of work to be located outside of the structural root zone of the significant cypress trees.

The landscape plan has yet to be reviewed by the City Forester (discussion provided in landscape section). Therefore, Condition of Approval #21 has been incorporated requiring Forester review for consistency with CMC Section 17.34.090 and approval of the plan prior to Building Permit issuance. As conditioned, the project meets the Residential Design Guidelines pertaining to Forest Character.

Privacy and Views: Land Use & Community Character Policy P1-51 and Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Based on the project plans and an on-site evaluation, staff did not identify the potential for adverse view impacts associated with the project. There is no change to the building's massing, no new window or door openings, and no change to the size/placement of the existing front deck, and therefore there is no change or impact to views or privacy as a result of the proposed project. At the time of writing this report, staff has not received any written correspondence regarding any element of the project.

Mass/Bulk and Building/Roof Form: Land Use & Community Character Policies P1-37, P1-38, P1-40, P1-41, P1-45, P1-48 and P1-49 as well as 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. Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

No changes are proposed to the building size or roof form and therefore the mass, bulk and roof form would remain consistent with the existing condition.

***Finish Details*:** The existing building materials are proposed to be removed completely and the building will be re-sided throughout. The building presently features narrow, horizontal, painted wood siding; a standing seam metal roof; a metal roll-up garage door; fully glazed entry and secondary doors; large expanses of glazing within metal frames, with minimal divided lites (limited to lower awning lites); a painted stucco chimney; and a front (west) upper-level deck with wood flooring and a cable railing.

The proposed siding includes horizontal wood siding (wider boards than existing); wood veneer; smooth limestone veneer siding; and splitface limestone veneer siding. The proposed roof is manufactured by Sheffield Metals, in color "Dark Bronze" with an SRI of 22. The proposed metal-frame teak garage door with horizontal glazed panels is manufactured by Carriage House Door. The new front door (located on the

south side elevation) is proposed to be a teak door with thin, horizontal metal accent strips. The new windows and the secondary entry doors are proposed to be bronze-finish aluminum windows by Arcadia. The stucco chimney will be demolished and reconstructed to a new profile, with splitface stone veneer cladding and a new copper chimney cap. The copper chimney cap is permitted because it is not a water-conveying feature, like gutters. The new front deck will feature polymer flooring (a Trex-like product in color "golden oak" by Millboard) and a new glass railing with bronze colored metal balusters. New skylights will be inserted within existing skylight openings.

Staff recommends the Planning Commission consider the following:

Mixed Materials:

Residential Design Guideline 9.2 states: "Keep building forms, materials, and details simple and visually restrained" and "Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified."

Staff has included a Draft Condition of Approval #37 requiring the reduction of the proposed four (4) siding materials per Planning Commission direction.

Roof color/material:

Residential Design Guidelines 9.8 states: "Metal, plastic, and glass roofs are inappropriate in all neighborhoods."

Due to it's form, the roof is not highly visible from the public right of way. Because the replacement roof closely mirrors the existing roof, is a dark and matte color, and is minimally visible, Staff supports the selection of the proposed metal roof.

Windows/Doors:

Residential Design Guideline 9.11 states:

Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building

- *Divided light windows are encouraged. Divided light windows should appear to be true divided light, including use of internal and external mullion and muntin bars on insulated windows. Removable or "snap-in", or internal-only mullion and muntin bars, are unacceptable.*
- *Materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture.*
- *High gloss finishes should be avoided.*
- *Fenestration on historic buildings should retain the historic integrity of the resource. When feasible, original windows should be restored rather than replaced.*

The proposed windows do not feature any divisions, whereas some of the existing windows feature lower awning lites. Additionally, the proposed window and door frames are narrower in appearance than the existing, which will emphasize the appearance of uninterupted glazing. Staff has not included any additional Conditions of Approval in respect to windows, as the fenestration design is not substantially changing from the existing. However, staff recommends the Commission have a discussion regarding the appropriateness of the windows, specifically the narrower frames, elimination of any divisions, and the proposed glass deck railing (in place of the existing cable railing),

as it contributes to the visual impact of uninterupted glazing at the façade.

Landscaping/Fencing/Walls:
The applicant has included a preliminary landscape plan (Sheet 10a), which has not yet been reviewed for approval by the City Forester.

CMC Section 17.20.160, Permit Standards, states: "*The following standards shall be used by decision-making bodies in approving or denying a coastal development permit in the beach and riparian overlay district... No building permit for any development, as defined in Chapter 17.70, including but not limited to new construction, additions, exterior alterations or change in land use shall be approved unless a coastal development permit is approved taking into consideration all of the following as may be appropriate to the scope of the project."* Specifically, subsection B.5 states: *"When any construction activity is proposed on a site in the beach and riparian overlay district, the site design shall include a landscaping plan in accordance with Chapter 17.34 CMC, Landscaping."*

CMC Section 17.34.090, Landscape Standards for Overlay Districts, requires the following for properties located within the Beach Overlay as well as the Park Overlay:

1. New native trees or other significant native vegetation shall be planted between the buildings on the site and the adjoining parklands when such vegetation would enhance the visual resources of the park by screening the buildings from public view, and when there is adequate space available to make such landscaping practical.

2. At least 75 percent of all landscaped areas on the property visible from the park shall be planted with drought-tolerant and/or native species. Areas of the site adjacent to parklands shall be landscaped and designed to establish a natural transition to the parkland vegetation. Trees approved for removal shall be replaced by two or more native specimen trees listed in the forest management plan preferably on-site or, if necessary, in the adjoining park as determined by the City Forester. Invasive species shall be removed if currently established.

The "park" as described above, refers to Carmel Beach and the adjacent Scenic Pathway, both of which are zoned P-2, Improved Parklands.

Condition of Approval #21 has been incorporated requiring the City Forester review the landscape plan for consistency with the standards of CMC Section 17.34.090 and approve the plan prior to building permit issuance.

The wood fence atop a concrete site wall along the south property line will be demolished and replaced with a new wood fence; the concrete site wall will be clad in stone veneer. The fence will not exceed 6' from grade. The existing wood fence along the north and east sides of property (located on neighboring properties) will be maintained. Nonconforming retaining walls in the front setback are proposed to be removed and replaced with conforming retaining walls, not to exceed 3' in the front setback. Compliance with Condition of Approval #36 requires correction of the non-conforming walls if removed or altered.

Site Coverage and Variance: The applicant is proposing to remove all of the existing site coverage (2,555 square feet which exceeds the maximum allowed) and is proposing to replace the site coverage with an amount of 984 square feet, inclusive of 250 requested under a variance. Without a variance, a property of this size is permitted 512 square feet, and up to 734 square feet with permeability bonus. Because the proposed site coverage meets the permeability bonus, Staff supports approval of 734 square feet of coverage as outlined in the "Proposed Site Coverage" table on Sheet 1. The Proposed Site Coverage

table includes 353 square feet of impermeable coverage (asphalt portion of the driveway; firepit; generator; and mortared stone paving) and 381 square feet of semi-permeable coverage (west deck; driveway stepstones; and driveway pavers).

Variance: The separate "Variance" table on Sheet 1 proposes an additional 250 square feet of site coverage over and above the 734 square feet permitted under CMC Section 17.10.030.C. In accordance with CMC Section 17.52.070.A, the Planning Commission may grant a variance for maximum site coverage and minimum open space regulations only when the findings listed in CMC Section 17.64.210 can be supported. The applicant has prepared a response to these findings (refer to Attachment 2) which are provided below, along with an accompanying staff response. Staff does not support granting a site coverage variance, as alternative solutions are available to achieve site coverage compliance (see Staff recommendations following the variance analysis below).

The following special findings are required for approval of a variance.

A. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance;

Applicant's Response: The topography of this site slopes up from Scenic Road, with a starting elevation height of approximately 34.91 and ending at a rear elevation height of approximately 46.24. In response to an over eleven-foot difference in elevation, the existing house has two levels comprising of a garage accessed at street level and the living space accessed at the upper level. Because the side yards and back of the house are at a higher topographic elevation than the street, a reasonable design strategy would be to utilize a reverse floor plan containing living space above a garage. With a large and well-established cypress cluster located to the south-west of the property, the remaining space fronting Scenic is required for approaching vehicles. Accessibility to the main entrance of the house will then require a much longer than typical pathway comprised of stairs, landings, stepping stones, and retaining walls along the side of the house to reach a designated side entrance. This side entrance approach is a feature shared by multiple properties along Scenic Road because of the established topography sloping down towards the Pacific Ocean. For people of all ages to comfortably access this property, a paved and well-maintained pathway will be required. To not allow additional site coverage to safely access the main entrance would be a hardship for the current and future property owners.

Staff Response: The topography of the site is not unique, rather, it is a standard topographical condition found across the City. The zoning code considers steep slope to be "continuous portions of the site, occupying at least 10 percent of the site area, with a slope greater than 30 percent." The subject property does not feature steep slopes.

B. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;

Applicant's Response: The granting of a safe pathway to the main entrance at the side of the house is a necessity, not a special privilege. A safe accessible means of entry is required for every residence, and a side entrance is a reasonable solution to meet this requirement due to the topographic elevation at the front property line.

Staff Response: Granting the variance will constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone. Various options are available to the applicant to achieve a safe pathway to the main entrance (recommendations to follow).

C. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;

Applicant's Response: This request for a variance will maintain the existing topography which safely transitions to the adjacent property. The new stairs, landings and pathways will continue the natural

slope of the topography along the side of the building to provide a safe means of ingress and egress for the residence.

Staff Response: Granting the variance will not be detrimental to adjacent properties, or injurious to public health, safety or welfare. In addition, requiring the site to comply with the applicable requirements of the underlying zoning district, overlays, and standard conditions of approval including but not limited to site drainage and storm water retention, landscaping, and tree planting/forest enhancement would not be detrimental to adjacent properties, or injurious to public health, safety or welfare.

D. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;

Applicant's Response: The change in topography in the side yard setbacks deems it necessary to have stairs and pathways for safe access. This condition coupled with an oddly shaped front property line, a narrow property width required to accommodate garage and off street parking, and an existing cypress cluster are all specific hardships to this property in particular.

Staff Response: The condition or situation of the property for which the variance is sought is general and recurrent in nature. However, no new general regulation is needed to address such conditions or situations. 7 of 7 homes On the subject block (the east side of Scenic Road between 9th and 10th) feature lower-level garages; approximately half feature main entries at the façade and half feature main entries at the side elevation. The subject property cannot be considered to have a narrow property width, as 40' is the typical lot width in Carmel. Required onsite parking and the presence of protected trees are also typical conditions in the City.

E. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and

Applicant's Response: The request for a variance is the result of a drastic change in topography from the front property line to the rear property line, the narrow property width and existing large cypress tree cluster. These preexisting features clearly dictate the location for garage accessibility and require one to ascend the sloping topography via a pathway at the side of the property.

Staff Response: The placement of the main entry door on the side elevation *is* an action of a prior property owner. As previously explained, the subject site does not feature a drastic change in topography, nor a narrow property width or unusual tree condition. A safe path of pedestrian travel along the side of the property to the existing front door can be achieved under the standard site coverage allowances (recommendations to follow).

F. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.

Applicant's Response: The granting of this variance is in response to an unusual condition due to the grade change naturally occurring on this property. For safety of owner and public access, the elevation change requires appropriate stairs and pathways. The side entrance and access to the entry are compliant with the general zoning objectives for not having a grand entry.

Staff Response: Granting of the variance would not result in a conflict as the proposed project is an appropriate and consistent land use identified by the site's residential zoning designation. However, the purpose and objective for the maximum site coverage allowance is to ensure the preservation and maintenance of open space as well as support onsite percolation and infiltration of stormwater.

- Page 1-27 of the General Plan/Coastal Land Use Plan states that *"the amount of site coverage and impermeable surfaces proposed in new development has been limited to protect some percolation and infiltration capability on each site."* One intention behind the established site coverage maximum is to protect percolation and infiltration capacity, and granting a site coverage variance reduces that capacity.

- P1-48: *"Establish maximum limits on site coverage and floor area in order to preserve open space and avoid excess mass and bulk."* One intention of the established site coverage maximum is to protect open space within individual lots. Granting a site coverage variance can reduce the amount of open space, particularly when coverage includes features like elevated decks.
- P1-49: "Total site coverage (structural and other impermeable site coverage) on 4,000 square foot lots shall not exceed 55% of the site." The proposed project inclusive of the variance would result in 60% coverage of the subject property (5,554 square feet).

Staff Recommendations to Achieve Site Coverage Compliance Without a Variance: The Applicant has suggested that without the variance, the property owner would instead opt to retain the existing 2,523 square feet of site coverage, rather than bring the property into compliance with the 734 square feet of coverage permitted by the zoning code. Nonetheless, Staff encourages the Applicant to consider alternative solutions for this property to come into site coverage compliance, without the need for a variance. The options provided below, in no particular order, may considered individually or combined as needed to achieve compliance.

· Modify the proposed new hardscape patio with the firepit (located mid-lot) to mulch or plantings.
· Modify the proposed mortared steps to the north and/or south of the driveway to a design that does not count as site coverage, i.e., railroad ties or narrow steel risers with mulched treads.
· Modify the proposed mortared steps to reduce the width to the minimum size allowed per the California Building Code.
· Reduce the size of the proposed stepping stones to reduce coverage.
· Convert the flat portion of the proposed stepping stone entry walkway to mulch.
· Modify two of the three proposed replacement doors on the rear (east) elevation to windows, thus eliminating the need for two landings (which count as site coverage), while retaining egress to the back yard via the hallway exit door.
· Relocate the main entry door either westward on the south elevation, or relocate it from the south elevation to the west façade (either the lower level or the upper level).

Alteration of Non-Conforming Buildings: As previously described, the existing residence is non-conforming. CMC Chapter 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 Section 17.36.010).

In accordance with CMC Section 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 Section 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 and height, it may be maintained, altered, and repaired, provided, there is no additional floor area or height added to the site. Additionally, if any floor area is removed as a result of any of the alterations, or the building is reduced in height, those elements cannot be re-built in the same location or elsewhere on the site and the building will be required to be brought into compliance with the underlying zoning.

The applicant has provided a demolition plan (refer to Attachment 3, Sheet 5a) illustrating the extent of the demolition work, thus maintaining the nonconformities in accordance with the zoning code. The applicant has also included a note on the cover sheet of the plans indicating an acknowledgement that the removal of any non-conformity shall require the correction of the nonconformity.

Draft Condition of Approval #34 has been incorporated stating, "All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet 5a of the Design Study Plans Approved by the Planning Commission on April 9, 2025. 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."

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include, alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of interior and exterior alterations to an existing single-family residence. 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 – Applicant's Variance Letter
Attachment 3 - Project Plans
Attachment 4 - Site Photos

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING APPROVAL OF THE PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS LISTED IN SECTION 15300.2 APPLY IN THIS CASE; APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 24167); APPROVING A COASTAL DEVELOPMENT PERMIT FOR SUBSTANTIAL ALTERATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE; AND DENYING A VARIANCE (VA 25056) FOR MODIFICATIONS TO MAXIMUM SITE COVERAGE REGULATIONS. THE PROJECT IS LOCATED AT THE NORTHEAST CORNER OF SCENIC ROAD AND OF 10th AVENUE LOCATED IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, BEACH AND RIPARIAN (BR) OVERLAY, AND PARK (P) OVERLAY. APN: 010-302-006-000

WHEREAS, on June 14, 2024, and February 21, 2025, respectively, Eric Miller Architects ("Applicant") submitted an application on behalf of BENNETT LEE & SHELBI TRS ("Owner") requesting approval of Track 2 Design Study application (DS 24167, Bennett), Coastal Development Permit, and Variance (VA 25056, Bennett) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 5,554 square-foot lot located at the northeast corner of Scenic Road and 10th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay, APN 010-302-006-000; and

WHEREAS, the Applicant is requesting a substantial alteration to an existing split-level single family residence; 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 requires a Coastal Development Permit in accordance with CMC Section 17.52.100.D (Limits on Exemptions for Single-Family Residences and other Improvements) as the project is located within the Beach and Riparian Overlay District and the proposed development is within 50 feet of a coastal bluff; and

WHEREAS, the project includes a variance request to increase the maximum allowed site coverage for the site from 734 square feet to 984 square feet. Pursuant to CMC Section 17.52.070, all variances require approval by the Planning Commission; and

WHEREAS, in accordance with CMC Section 17.58.040.B.2, the Director may authorize concept review and final details review and review of the variance to occur at the same meeting; and

WHEREAS, in accordance with CMC Section 17.52.090.B, the review of a Coastal Development Permit may be combined with any other required discretionary permit(s); and

WHEREAS, the project was scheduled by the Director for a combined review of the discretionary permits at a public hearing taking place at the April 9, 2025 Planning Commission meeting; and

WHEREAS, on March 28, 2025, a notice of the public hearing scheduled for April 9, 2025, 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 March 28, 2025, 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 4, 2025, 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 9, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined Concept and Final Design Study, Coastal Development Permit, and Variance, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the hearing date including, without limitation, the staff report 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 Section 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel -By-The-Sea does hereby make the following findings and determinations regarding the **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, either as proposed or with conditions, 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 Section 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 **Variance**:

FINDINGS REQUIRED FOR A VARIANCE (CMC Section 17.64.210):	**YES**	**NO**
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.		✓
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone.		✓
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety, or welfare.	✓	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation.		✓
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property.		✓
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.		✓

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 Section 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).	N/A	N/A
#2 Finding: The proposed development is not located between the first public road and the sea.		

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby FIND the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; APPROVE a Combined Concept and Final Design Study (DS 24167, Bennett) and Coastal Development Permit, as conditioned, for substantial alterations to an existing single-family residence, and DENY Variance (VA 25056, Bennett) for modifications to maximum site coverage regulations. The property is located at the northeast corner of Scenic Road and 10th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay, APN: 010-302-006-000. The project, as approved, is subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 24167, Bennett) and Coastal Development Permit for substantial alterations to an existing single-family residence located at the northeast corner of Scenic Road and 10th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay as depicted in the plans prepared by Eric Miller Architects approved by the Planning Commission on April 9, 2025, 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 and all applicable overlay districts. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** If requested by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC Section 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 Section 15.08.135).
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be

	required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
13.	**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.
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 regarding 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) Meeting the landscape requirements for the Beach Overlay (CMC Section 17.20.160.B.5); 2) All new landscaping shall be 75% drought-tolerant; 3) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 4) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
22.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings, if applicable. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
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 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 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 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	
30.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
31.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying the material for the gutters and downspouts. Copper gutters and downspouts shall not be permitted.
32.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director and Director of Public Works.
33.	**Plan Modification for Tree Protection.** A Tree Protection Plan shall be included in the plan showing a six (6) foot tree protection zone as well as the structural root zone (SRZ), described in Condition of Approval (CoA) #38. A note shall be included on the cover page, site plan, and Tree Protection Plan stating: "*All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading, ruts, and fills around*

	significant trees shall be limited to areas outside the structural root zone. Cutting and filling around the base of trees shall be done only after consultation with the City Forester, and then only to the extent authorized by the City Forester. City Forester: (831)620-2073"
34.	**Demolition and Nonconformities**. All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet 5a of the Design Study Plans Approved by the Planning Commission on April 9, 2025. 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 and building height.
35.	**Site Coverage Compliance.** Approval of the project does not include approval of the requested variance. Prior to the issuance of a building permit, the applicant shall submit a revised plan that excludes the excess site coverage requested under Variance 25056 (Bennett) and complies with the maximum site coverage square footage allowed: 512 square feet, or up to 734 square feet if the permeability bonus is met. Prior to final of the building permit, the site shall be inspected by Community Planning and Building staff to ensure installation of impervious and pervious materials are consistent with the approved plan. Alternatively, the applicant shall revise the plans to omit all site coverage work from the project scope, and to specify that the non-conforming site coverage shall not be altered.
36.	**Non-conforming Walls**. If the non-conforming walls located within the front setback (walls exceeding 3' tall) are removed as proposed, new walls within the front setback shall comply with the 3' height limit outlined in Table 17.10-G.
37.	**Exterior Cladding Materials.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division that reflects a reduction of the proposed four (4) siding materials per Planning Commission direction.
38.	**Protection of Cypress Trees.** Per City Forester direction, prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division that omits the proposed retaining wall work within the structural root zone of the two significant Cypress trees in the front (west) yard. The structural root zone is 7' for the 14" Cypress, and is 14' for the 28" Cypress.

Acknowledgement and acceptance of conditions of approval.

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of April, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Shelby Gorman
Planning Commission Secretary

Attachment 1

ERIC MILLER
ARCHITECTS

January 9, 2025

Mrs. Katherine Wallace, Associate Planner
City of Carmel-by-the-Sea Community Planning and Building Department
PO Drawer CC, Carmel-by-the-Sea, CA 93921

re: DS 24167 (Bennett)

Dear Mrs. Wallace,

This is a request for variance on the Bennett application DS 24167, Scenic 1 NW of 10th Avenue, APN 010-302-006.

The project is requesting the construction of a driveway, retaining walls to better accommodate an entrance, a path to the existing front door location, an entry courtyard, and a rear patio space that doubles as landings for existing doors. The findings requested for approval of the variance (CMC 17.64.210) are:

A. *That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.*

   The topography of this site slopes up from Scenic Road, with a starting elevation height of approximately 34.91 and ending at a rear elevation height of approximately 46.24. In response to an over eleven-foot difference in elevation, the existing house has two levels comprising of a garage accessed at street level and the living space accessed at the upper level. Because the side yards and back of the house are at a higher topographic elevation than the street, a reasonable design strategy would be to utilize a reverse floor plan containing living space above a garage. With a large and well-established cypress cluster located to the south-west of the property, the remaining space fronting Scenic is required for approaching vehicles. Accessibility to the main entrance of the house will then require a much longer than typical pathway comprised of stairs, landings, steppingstones, and retaining walls along the side of the house to reach a designated side entrance. This side entrance approach is a feature shared by multiple properties along Scenic Road because of the established topography sloping down towards the Pacific Ocean. For people of all ages to comfortably access this property, a paved and well-maintained pathway will be required. To not allow additional site coverage to safely access the main entrance would be a hardship for the current and future property owners.

B. *That the variance will not constitute a grant of special privilege inconsistent with limitations of other property in the vicinity and within the same zone.*

The granting of a safe pathway to the main entrance at the site of the house is a necessity, not a special privilege. A safe accessible means of entry is required for every residence, and a side entrance is a reasonable solution to meet this requirement due to the topographic elevation at the front property line.

C. *That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare.*

This request for a variance will maintain the existing topography which safely transitions to the adjacent property. The new stairs, landings and pathways will continue the natural slope of the topography along the side of the building to provide a safe means of ingress and egress for the residence.

D. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation.

The change in topography in the side yard setbacks deems it necessary to have stairs and pathways for safe access. This condition coupled with an oddly shaped front property line, a narrow property width required to accommodate garage and off street parking, and an existing cypress cluster are all specific hardships to this property in particular.

E. *That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property.*

The request for a variance is the result of a drastic change in topography from the front property line to the rear property line, the narrow property width and existing large cypress tree cluster. These preexisting features clearly dictate the location for garage accessibility and require one to ascend the sloping topography via a pathway at the side of the property.

F. *That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.*

The granting of this variance is in response to an unusual condition due to the grade change naturally occurring on this property. For safety of owner and public access, the elevation change requires appropriate stairs and pathways. The side entrance and access to the entry are compliant with the general zoning objectives for not having a grand entry.

With these property improvements having minimal or no impact on the neighborhood in response to the sloping property, we request consideration for approval of requested variances.

Sincerely,

Eric Miller
Eric Miller Architects, Inc.

157 Grand Avenue, Suite 106 ■ Pacific Grove, California 93950 ■ Ph: 831.372.0410 ■ Fax: 831.372.7840 ■ Eric Miller Architects, Inc. ■ www.ericmillerarchitects.com

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BENNETT RESIDENCE

NE Corner of Scenic & 10th
Carmel-By-The-Sea, CA 93923

REVISION	No.

CONSULTANT:

PROJECT DATA

ADDRESS: NE CORNER OF SCENIC & 10TH
CARMEL-BY-THE-SEA, CA 93923

ZONING: RI

A.P.N.: 010-302-006-000

OCCUPANCY GROUP: (R) FOR HOUSE / (U) FOR GARAGE

TYPE OF CONSTRUCTION: (V-B)

LOT AREA	5,553.6

SETBACK

	ALLOWED / REQUIRED	EXISTING	PROPOSED
FRONT	15'-0" MINIMUM	43'-4 3/4"	43'-4 3/4"
REAR	3'-0" I STORY / 15'-0" 2 STORY	30-3 3/4"'	30-3 3/4"'
SIDE	3'-0" MINIMUM	3'-0 3/4"	3'-0 3/4"
SIDE	3'-0" MINIMUM	3'-11 3/4"	3'-11 3/4"

BUILDING HEIGHT

	ALLOWED / REQUIRED	EXISTING	PROPOSED
ONE STORY PLATE HT.	12'	8'-8 1/2"	8'-8 1/2"
2ND STORY PLATE HT.	18'	9'-0"	9'-0"
MAX ROOF HT.	18'	18'-9 1/2"	18'-9 1/2"

EXISTING FLOOR AREA

	MAIN HOUSE	GARAGE & MECH.	TOTAL
LOWER FLOOR	364 S.F.	358 S.F.	722 S.F.
UPPER FLOOR	1,641 S.F.		1,641 S.F.
ALLOWED/REQUIRED: 2,327		EXISTING FLOOR AREA:	2,363 S.F.

Attachment 3

PROPOSED FLOOR AREA

	MAIN HOUSE	GARAGE & MECH.	TOTAL
LOWER FLOOR	364 S.F.	358 S.F.	722 S.F.
UPPER FLOOR	1,641 S.F.		1,641 S.F.
ALLOWED/REQUIRED: 2,327		PROPOSED FLOOR AREA:	2,363 S.F.

EXISTING SITE COVERAGE

ALLOWED	512.0 S.F.
EXISTING IMPERVIOUS COVERAGE	
DRIVEWAY	525 S.F.
DRIVEWAY - ASPHALT	150 S.F.
SITE WALLS	303 S.F.
STONE STEPS	180 S.F.
STONE PAVING	723.8 S.F.
SPA	40 S.F.
OUTDOOR FIREPLACE	32 S.F.
GENERATOR PAD	32 S.F.
TOTAL IMPERVIOUS COVERAGE	1,985.8 S.F.
EXISTING PERVIOUS COVERAGE	
CRUSHED GRAVEL	480.2 S.F.
ARCHITECTURAL DECK - ABOVE	89 S.F.
TOTAL PERVIOUS COVERAGE	569.2 S.F.
TOTAL EXISTING SITE COVERAGE	2,555 S.F.

NOTE:

1. THE EXISTING STRUCTURE IS NON-CONFORMING. THE REMOVAL OF ANY NON-CONFORMITY SHALL REQUIRE THE CORRECTION OF THE NON-CONFORMITY AND THAT SPECIFIC NON-CONFORMITY MAY NOT BE REBUILT IN THE SAME LOCATION OR ELSEWHERE SITE. (CMC 17.36.040.D; CMC 17.36.040.E; CMC 17.70.020 - DEMOLITION).

PROPOSED SITE COVERAGE

ALLOWED	734.0 S.F.
IMPERMEABLE	
DRIVEWAY - ASPHALT	35.4 S.F.
FIREPIT	15 S.F.
GENERATOR & AC PADS	30.5 S.F.
STONE PAVING	271.6 S.F.
TOTAL IMPERMEABLE SITE COVERAGE:	352.5 S.F. 35.8%
PERMEABLE	
ARCHITECTURAL DECK - ABOVE	261 S.F.
STEPSTONES AT DRIVE	24.6 S.F.
DRIVE - PERMEABLE PAVERS	95.5 S.F.
TOTAL PERVIOUS SITE COVERAGE:	381.1 S.F. 38.8%
TOTAL:	733.6 S.F.

VARIANCE

ZONE	PROPOSED COVERAGE	%
PERMEABLE		
ENTRY WALK STONE STEPPING PADS	174.3 S.F.	
ENTRY STONE STEPS	70.6 S.F.	
TOTAL	244.9 S.F.	25.4%

TOTAL COMBINED LOT COVERAGE:	983.5 S.F.
% PERMEABLE	74.6 %
% IMPERMEABLE	25.4 %

PROJECT TEAM

OWNER: LEE AND SHELBI BENNETT
3744 GREENVIEW DRIVE
EL DORADO HILLS, CA 95762

PROJECT ADDRESS: SCENIC RD. I NN OF 10TH AVE.
CARMEL-BY-THE-SEA, CA 93923

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: CARLA HASHIMOTO
CARLA@ERICMILLERARCHITECTS.COM

LAND SURVEYOR: CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
PH: 831-394-4930

LANDSCAPE ARCHITECT: SEVEN SPRINGS STUDIO
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
PH: 831-466-9617
CONTACT: SIMON PHILLIPS
SIMON.SEVENSPRINGS@GMAIL.COM

SHEET INDEX

ARCHITECTURAL

1	TITLE SHEET
2	TOPOGRAPHIC MAP
3a	EXISTING SITE PLAN
3b	PROPOSED SITE PLAN
4	GRADING PLAN
5a	DEMO & EXISTING FLOOR PLANS
5b	PROPOSED FLOOR PLANS
5c	DOOR SCHEDULE
5d	WINDOW SCHEDULE
6	EXISTING & PROPOSED FRONT & REAR ELEVATIONS
7a	EXISTING & PROPOSED SIDE ELEVATIONS
7b	EXISTING & PROPOSED SIDE ELEVATIONS
8	STREETSCAPE ELEVATIONS
9	EXISTING & PROPOSED ROOF PLANS
10a	PLANTING PLAN
10b	LIGHTING PLAN
10c	LIGHTING SPECS
11	MATERIAL SAMPLES
12	RENDERING

OWNERSHIP NOTES

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PROJECT INFORMATION

PROJECT DESCRIPTION:

EXTERIOR REMODEL OF EXISTING RESIDENCE INCLUDING REPLACING DOORS AND WINDOWS, REMOVING 1 WINDOW AND INFILL OPENING WITH WALL, REPLACING EXTERIOR MATERIALS WITH HORIZONTAL SIDING AND STONE VENEER, REBUILDING CHIMNEY, REPLACING METAL STANDING SEAM ROOF, AND CONSTRUCTION OF NEW SITE WALLS, STAIRS, PATHWAYS, PATIOS, & DRIVEWAY.

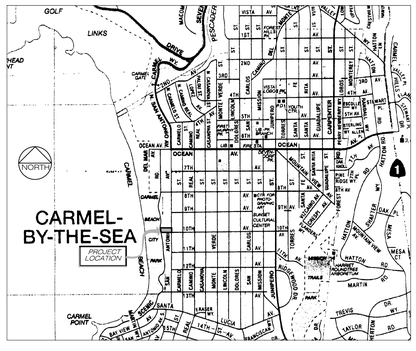
UTILITIES:

1. WATER: CALIFORNIA AMERICAN WATER CO.
2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM: CARMEL WASTE WATER

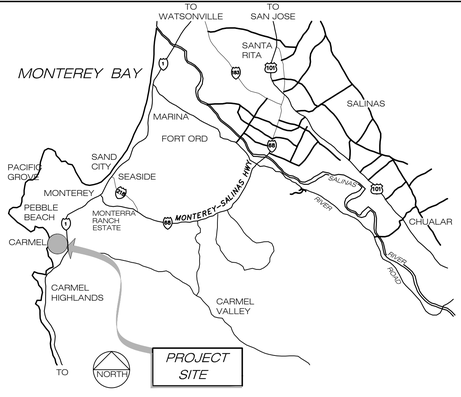
TREE REMOVAL:

NO TREES TO BE REMOVED

VICINITY MAP



LOCATION MAP



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

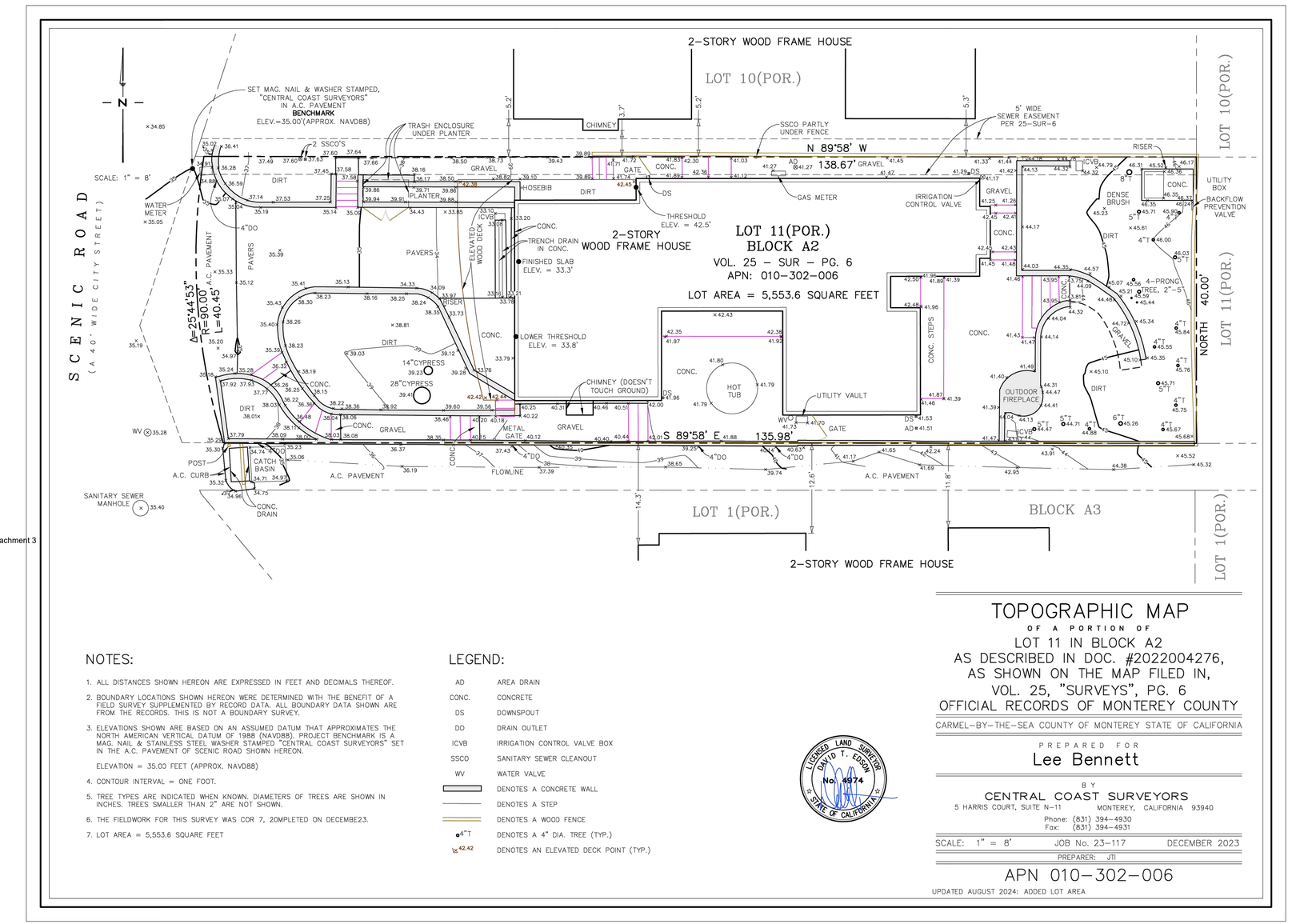
TITLE SHEET

JOB NAME: BENNETT REMODEL
NE Corner of Scenic & 10th Ave.
Carmel, California 93921
A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	NTS
DRAWN	SSH
JOB N	23.14

1

SHEET OF



Attachment 3

NOTES:

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

   ELEVATION = 35.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 2" ARE NOT SHOWN.
6. THE FIELDWORK FOR THIS SURVEY WAS COR 7, 20MPLETED ON DECEMBE23.
7. LOT AREA = 5,553.6 SQUARE FEET

LEGEND:

AD	AREA DRAIN
CONC.	CONCRETE
DS	DOWNSPOUT
DO	DRAIN OUTLET
ICVB	IRRIGATION CONTROL VALVE BOX
SSCO	SANITARY SEWER CLEANOUT
WV	WATER VALVE
	DENOTES A CONCRETE WALL
	DENOTES A STEP
	DENOTES A WOOD FENCE
o4"T	DENOTES A 4" DIA. TREE (TYP.)
×42.42	DENOTES AN ELEVATED DECK POINT (TYP.)

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

TOPOGRAPHIC MAP

OF A PORTION OF

LOT 11 IN BLOCK A2
AS DESCRIBED IN DOC. #2022004276,
AS SHOWN ON THE MAP FILED IN,
VOL. 25, "SURVEYS", PG. 6
OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Lee Bennett

BY

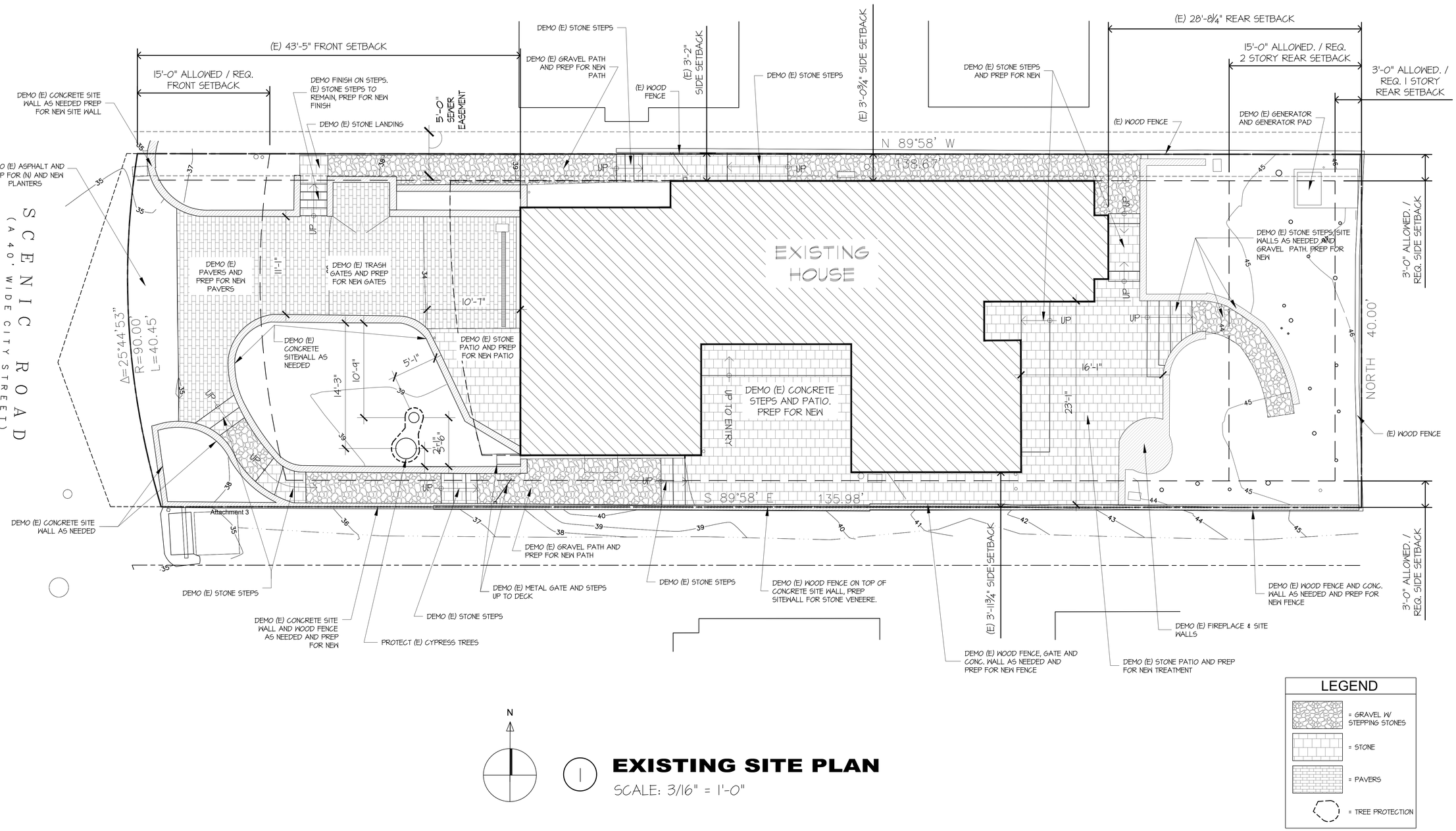
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 23-117 DECEMBER 2023

PREPARER: JTI

APN 010-302-006

UPDATED AUGUST 2024: ADDED LOT AREA



N

1 EXISTING SITE PLAN

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

LEGEND

- = GRAVEL W/ STEPPING STONES
- = STONE
- = PAVERS
- = TREE PROTECTION

NOTE:
ALL SETBACKS TO REMAIN UNCHANGED.

REVISION	No.

CONSULTANT:

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING SITE PLAN

JOB NAME:
BENNETT REMODEL
NE Corner of Scenic & 10th Ave.
Carmel, California 93921
A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	3/16" = 1'-0"
DRAWN	SSH
JOB N	23.14

3a
SHEET OF

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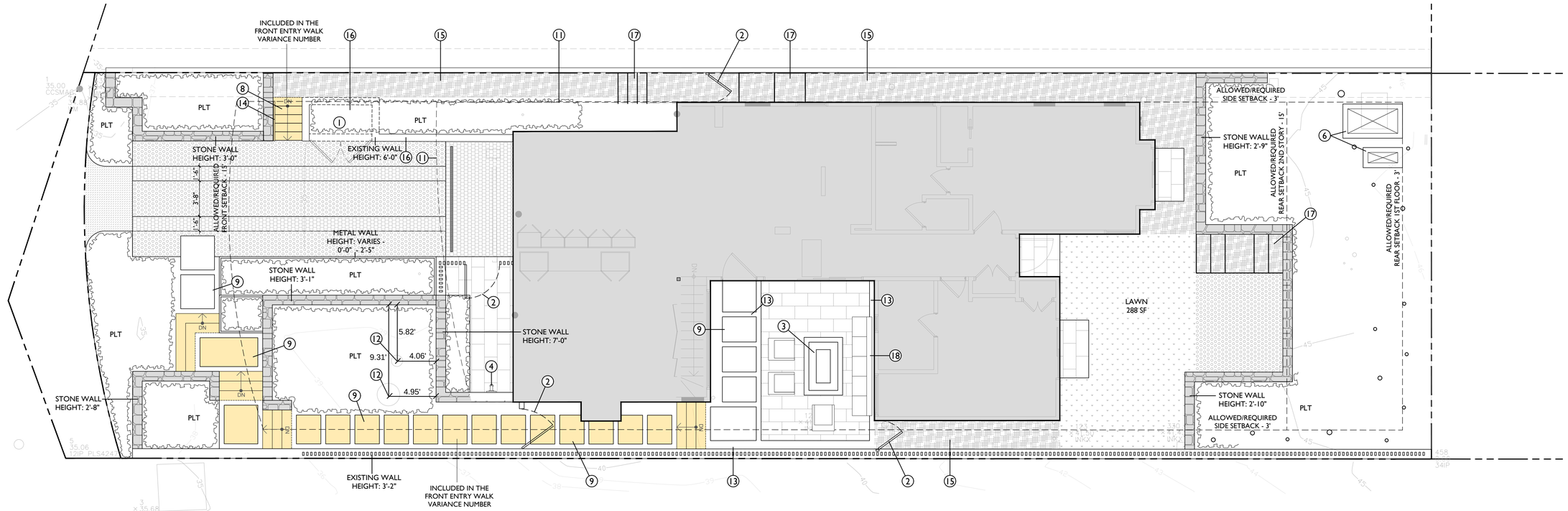
_CD



Attachment 3

REFERENCE NOTES

1. EXISTING TRASH ENCLOSURE: TO REMAIN
2. WOOD PEDESTRIAN GATE: 6' HIGH WOOD GATE WITH METAL FRAME. SIM TO FENCE TYPE 1
3. FIRE PIT
4. OUTDOOR SHOWER WITH FOOT WASH STATION
5. LEFT BLANK
6. GENERATOR AND AC UNITS
7. LEFT BLANK
8. EXISTING STONE STEPS TO REMAIN - REPLACE STONE TO MATCH NEW ARCHITECTURAL STONE
9. STONE STEPPING PADS, WET SET WITH PLANTED JOINTS
10. LEFT BLANK
11. LINE OF DECK ABOVE: SEE ARCHITECTURAL DRAWINGS.
12. EXISTING TREE: TO REMAIN
13. 6" WIDE PLANTING STRIP
14. ORNAMENTAL HANDRAIL AT STAIRS
15. EXISTING CRUSHED GRAVEL TO BE REMOVED AND REPLACED WITH MULCH
16. EXISTING WALL TO REMAIN: INSTALL NEW STONE VENEER TO MATCH ARCHITECTURAL STONE
17. METAL RISERS WITH MULCH TREADS
18. BUILT-IN BENCH

LEGEND

- ASPHALT PAVING: SECTION TO MATCH EXISTING ROAD SECTION.
- PERMEABLE PAVERS: SAND SET OVER 8" COMPACTED CLASS II PERMEABLE BASE
- NDS TUFFTRACK GRASS PAVERS: SEE PLANTING PLAN
- STONE PAVING: WET SET OVER CONCRETE SUB-SLAB WITH ANTI-FRACTURE MEMBRANE. SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 4" COMPACTED CLASS II BASE.
- DN — STONE STEPS: WET SET OVER CONCRETE SUBSTAIRS
- STONE VENEER WALL: SEE PLAN FOR HEIGHTS. STONE TYPE TO BE FONJONE WITH A NATURAL CLEFT FACE.
- MULCH
- LAWN: SEE PLANTING PLAN
- METAL WALL
- FENCE TYPE 1: 6' HIGH FROM GRADE VERTICAL WOOD BOARD FENCE. SEE ARCHITECTURAL DRAWINGS.
- TRENCH DRAIN: WITH ORNAMENTAL GRATE - SEE GRADING AND DRAINAGE PLANS.
- PLT — PLANTING AREA

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

0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6932
Signature
11-30-25
Renewal Date
05-24-24
Date
STATE OF CALIFORNIA

PROJECT NAME:

BENNETT RESIDENCE

PROJECT ADDRESS:

SCENIC 1 NE OF 10TH AVE.
CARMEL, CA 93923

APN: 010-302-006

ISSUANCE:

BUILDING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-03
DATE: 05/29/2024

REVISIONS:

DATE	DESCRIPTION
10/16/2024	CITY RESUBMITTAL
01/02/2025	CITY RESUBMITTAL
02/20/2025	CITY RESUBMITTAL

SHEET NAME:

SITE PLAN

SHEET NO:

3b

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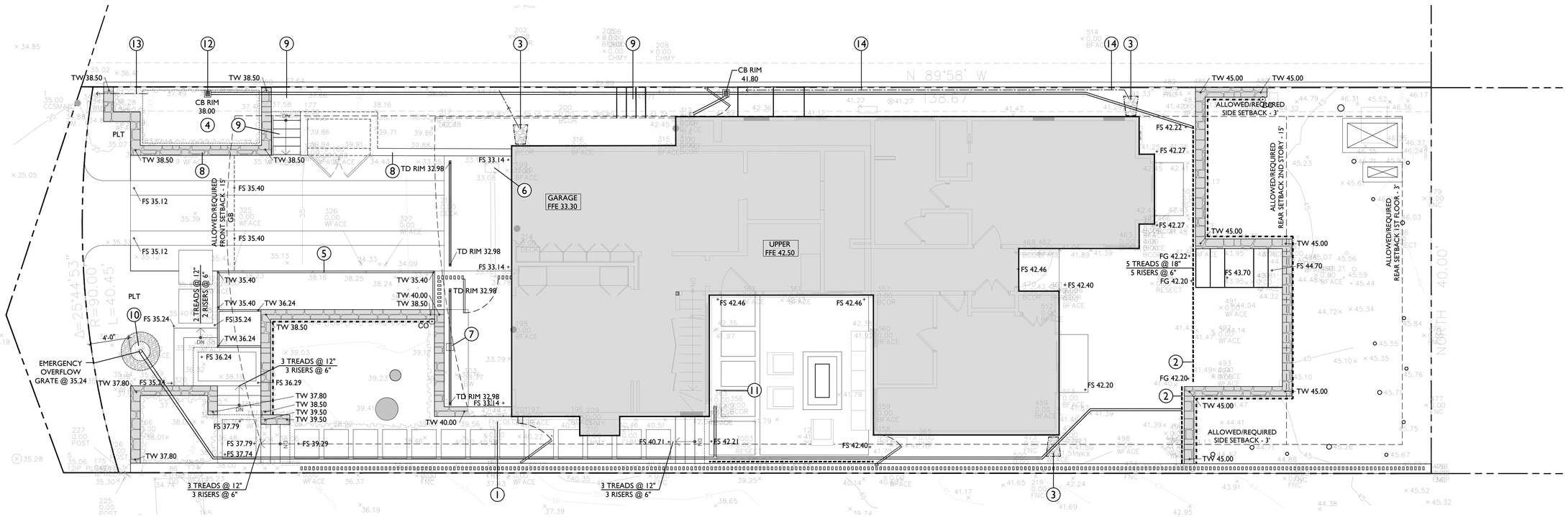


GENERAL NOTES

1. VERIFY ALL EXISTING AREA DRAIN INVERTS AND DRAIN LINE SIZES ARE CONSISTENT WITH THOSE SHOWN ON PLAN, PRIOR TO CONSTRUCTION. DETERMINE OPTIMUM ROUTING OF NEW DRAIN LINES IN FIELD.
2. CAP DRAIN LINES AT HIGH POINTS.
3. DRAIN LINES ARE SHOWN SCHEMATICALLY - CONTRACTOR TO ENSURE DRAIN LINES ARE INSTALLED TO ALLOW FOR BOXED TREES TO BE INSTALLED AS SHOWN WITHOUT CONFLICTS TO ROOT BALLS AND OTHER UTILITIES.
4. CONNECT NEW DRAIN LINES TO EXISTING SITE DRAINAGE SYSTEM.
5. CONTRACTOR TO VERIFY EXISTING WALL HEIGHTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES BETWEEN PROPOSED HEIGHTS SHOWN ON PLAN.
6. DRAIN LINE INVERT ELEVATIONS TO BE DETERMINED IN FIELD ONCE EXISTING DRAIN LINE INVERTS ARE VERIFIED.
7. CONNECT DRAIN LINES TO ALL EXISTING BUILDING DOWN SPOUTS

REFERENCE NOTES

1. MAINTAIN CONNECTION TO DECK FROM ENTRY WALK
2. SLOT DRAIN
3. ROCK SPLASH PAD AT DOWN SPOUT: SEE 2/4
4. RAIN GARDEN: ONCE SOIL IS SATURATED AND RAIN GARDEN IS FULL OVERFLOW IS INTENDED TO RUN THROUGH WALL AND TOWARD SCENIC ROAD. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TOWARDS PROPERTY LINE - SEE 1/4
5. METAL EDGE TO BE 6" ABOVE DRIVE SURFACE AND TO SLOPE WITH DRIVE.
6. EXISTING SUMP PUMP TO REMAIN - DRAIN LINE FROM TRENCH DRAIN TO TIE INTO SUMP PUMP
7. INSTALL CATCH BASIN WITH FILTER BASKET AT SHOWER TO COLLECT SAND
8. EXISTING WALL HEIGHTS TO REMAIN
9. MATCH EXISTING STEP AND WALK ELEVATIONS
10. NDS FLO-WELL 2 UNDERGROUND INFILTRATION SYSTEM WITH EMERGENCY OVERFLOW AND 100GAL STORAGE. SEE 4/4
11. INSTALL DRAIN IN BOTTOM OF RAISED PLANTERS
12. DRAINAGE BOX CATCH BASIN: 12" X 12". SEE 3/4
13. INSTALL RISER IN RAIN GARDEN TO COLLECT OVERFLOW ONCE SOIL IS SATURATED WITH DAYLIGHT THROUGH WALL TO STREET. INSTALL WITH DECORATIVE LAMBS TONGUE AT OUTLET.
14. CREATE SLOPED DRAINAGE SWALE ALONG PROPERTY LINE

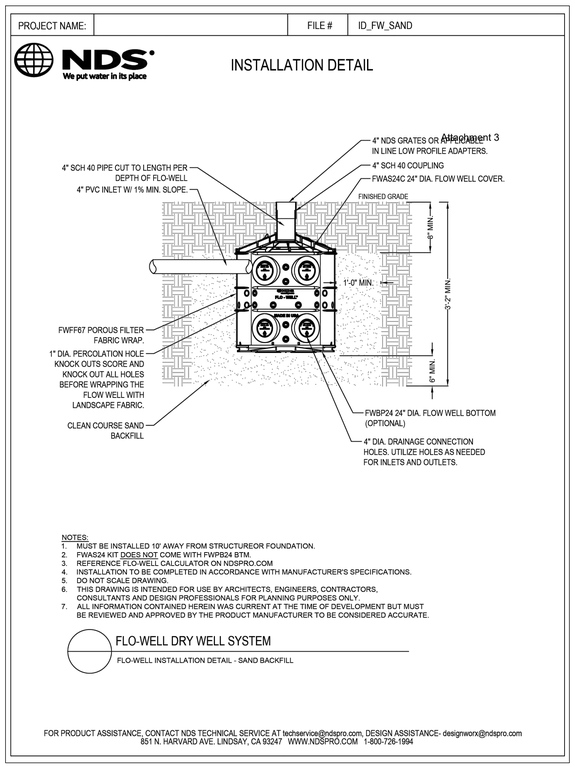
LEGEND

— — —	LIMIT OF WORK LINE
146.05 + FS EX (146.18)	EXISTING ELEVATION
+ FS 0.00	PROPOSED SPOT ELEVATION
FS	FINISH SURFACE (PAVING OR DG)
FG	FINISH GRADE
PC	POOL/SPA COPING
TC	TOP OF CURB
C	TOP OF WATER FEATURE BASIN COPING
TD	TRENCH DRAIN RIM
TW	TOP OF WALL
HP / LP	HIGH POINT / LOW POINT
VIF	VERIFY IN FIELD
5.00% →	SLOPE
GB	GRADE BREAK
	FLUSH
CB	CATCH BASIN
	TRENCH DRAIN
S=0.1 6" DIA	SOLID DRAIN LINE: SIZE AS SHOWN
	PERFORATED DRAIN LINE: 4" DIAMETER INSTALL IN 12" WIDE TRENCH FILLED WITH 3/4" DRAIN ROCK - WRAP TRENCH IN FILTER FABRIC - INSTALL DRAIN LINE AT BOTTOM OF TRENCH WITH NEEDED SLOPE TO DRAIN
	PERFORATED WALL DRAIN LINE: 4" DIAMETER WRAP IN DRAIN ROCK AND FILTER FABRIC
CO	CLEAN OUT
	JUNCTION BOX
AD	AREA DRAIN: WITH 4" BRASS ROUND GRATE WITH COLLAR

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

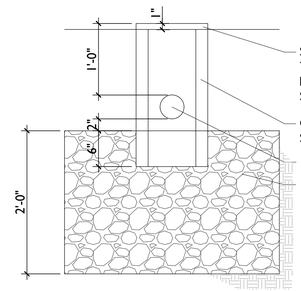
0 4 8 16

N

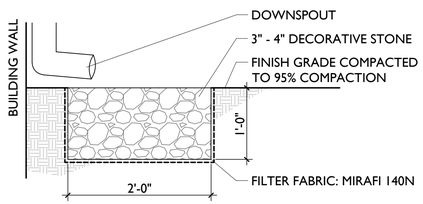


Attachment 3

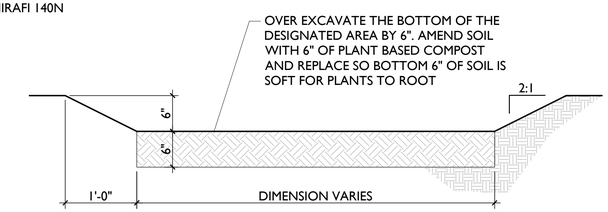
4 NDS FLOW WELL
1" = 1'-0"



3 DRAINAGE BOX
1" = 1'-0"



2 ROCK SPLASH PAD
1" = 1'-0"



1 RAIN GARDEN - SECTION
1" = 1'-0"

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617
LICENSED LANDSCAPE ARCHITECT
SPENCER PHILLIPS NO. 6521
Signature
11-30-25
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REVISIONS:

DATE	DESCRIPTION
10/16/2024	CITY RESUBMITTAL
01/02/2025	CITY RESUBMITTAL
02/20/2025	CITY RESUBMITTAL

SHEET NAME:

GRADING PLAN

SHEET NO:

4

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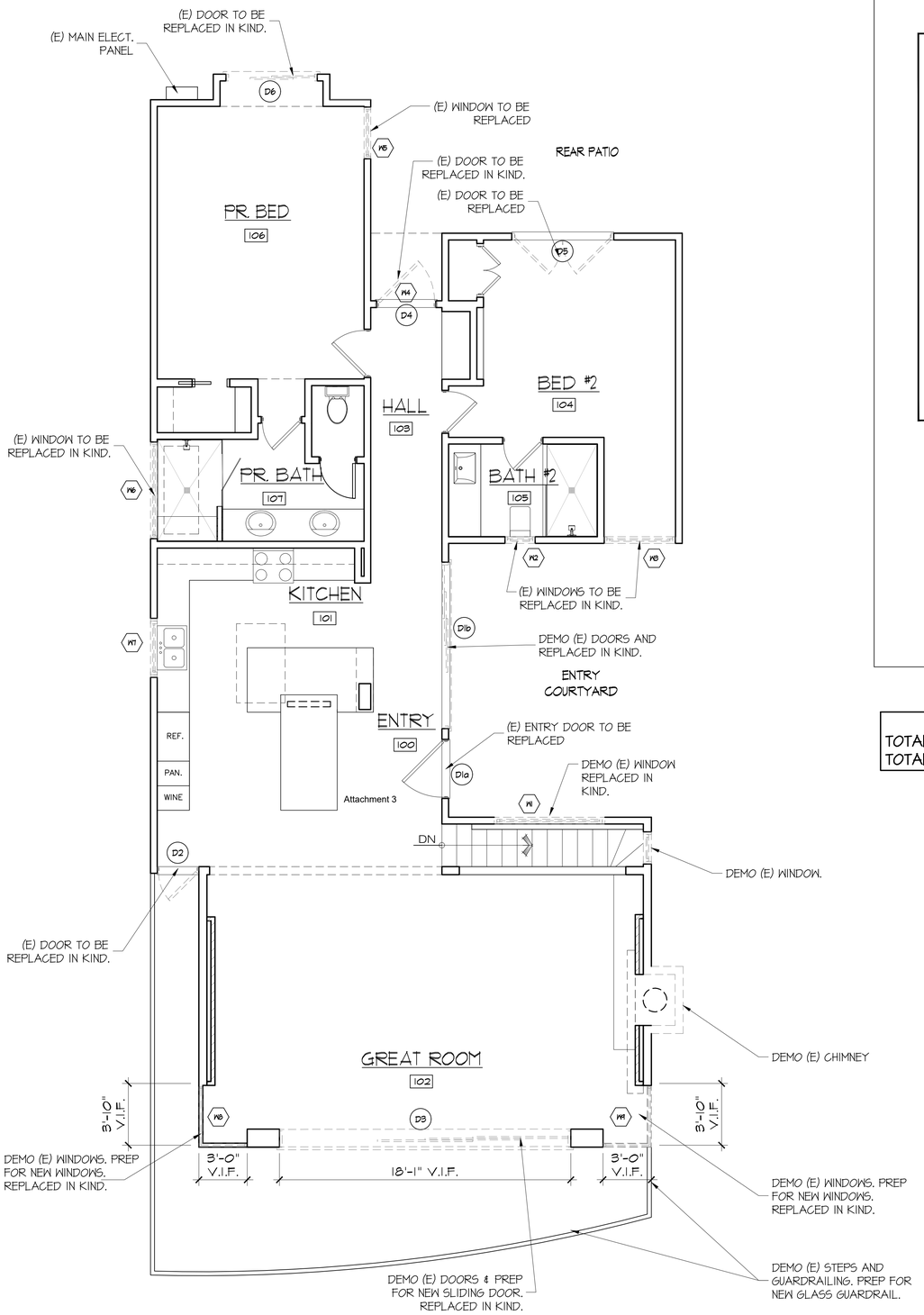
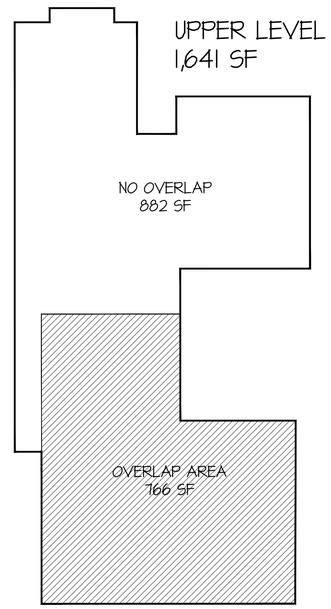


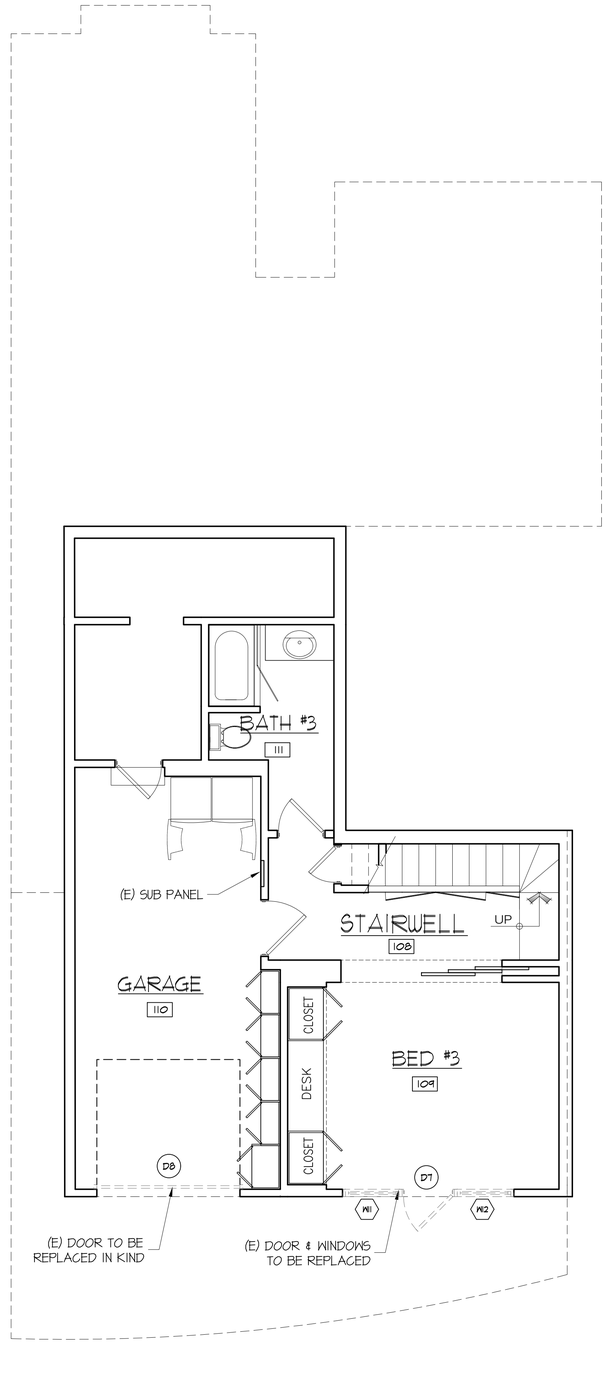
1 EXISTING UPPER LEVEL (PLAN AND DEMO)

FLOOR AREA TABLE



DEMO 4% EXTERIOR WALLS
TOTAL LENGTH OF ALL WALLS = 237'-8"
TOTAL LENGTH OF ALL DEMO'D WALLS = 9'-8"

LEGEND
= DEMO
= EXISTING



2 EXISTING LOWER LEVEL (NO CHANGE)

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

REVISION	No.

CONSULTANT:

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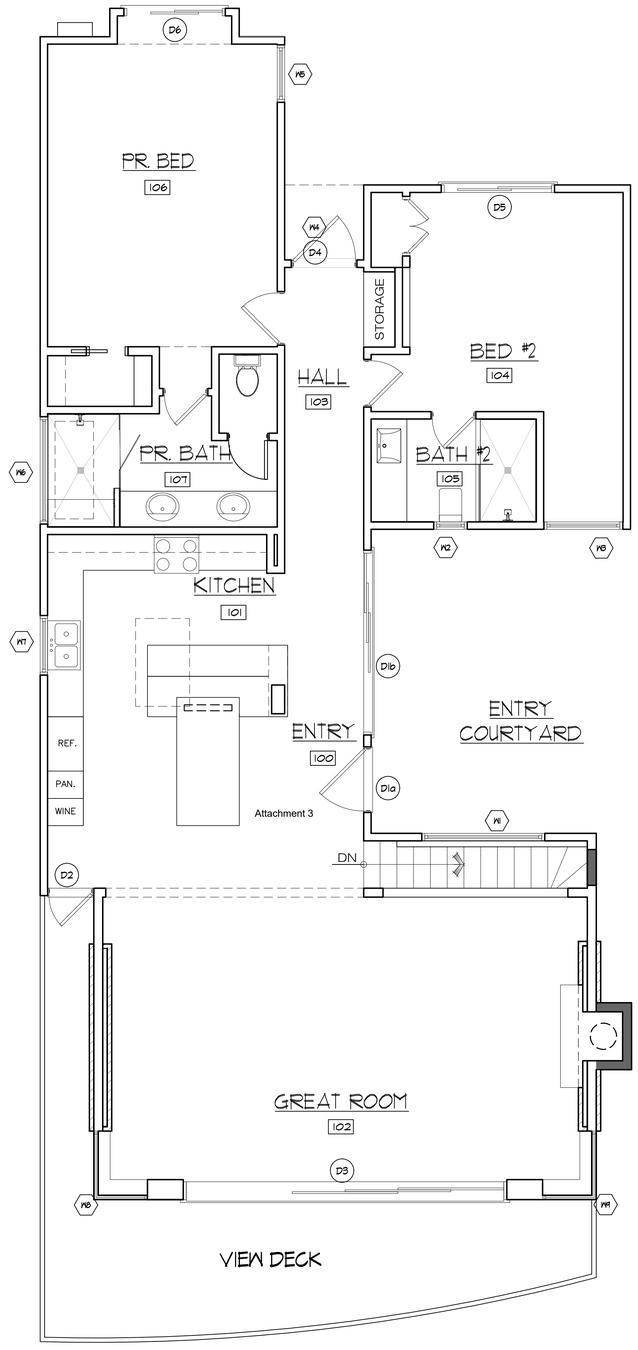
DEMO FLOOR PLANS

JOB NAME: BENNETT REMODEL
NE Corner of Scenic & 10th Ave.
Carmel, California 93921
A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	1/4" = 1'-0"
DRAWN	SSH
JOB N	23.14

5a
SHEET OF

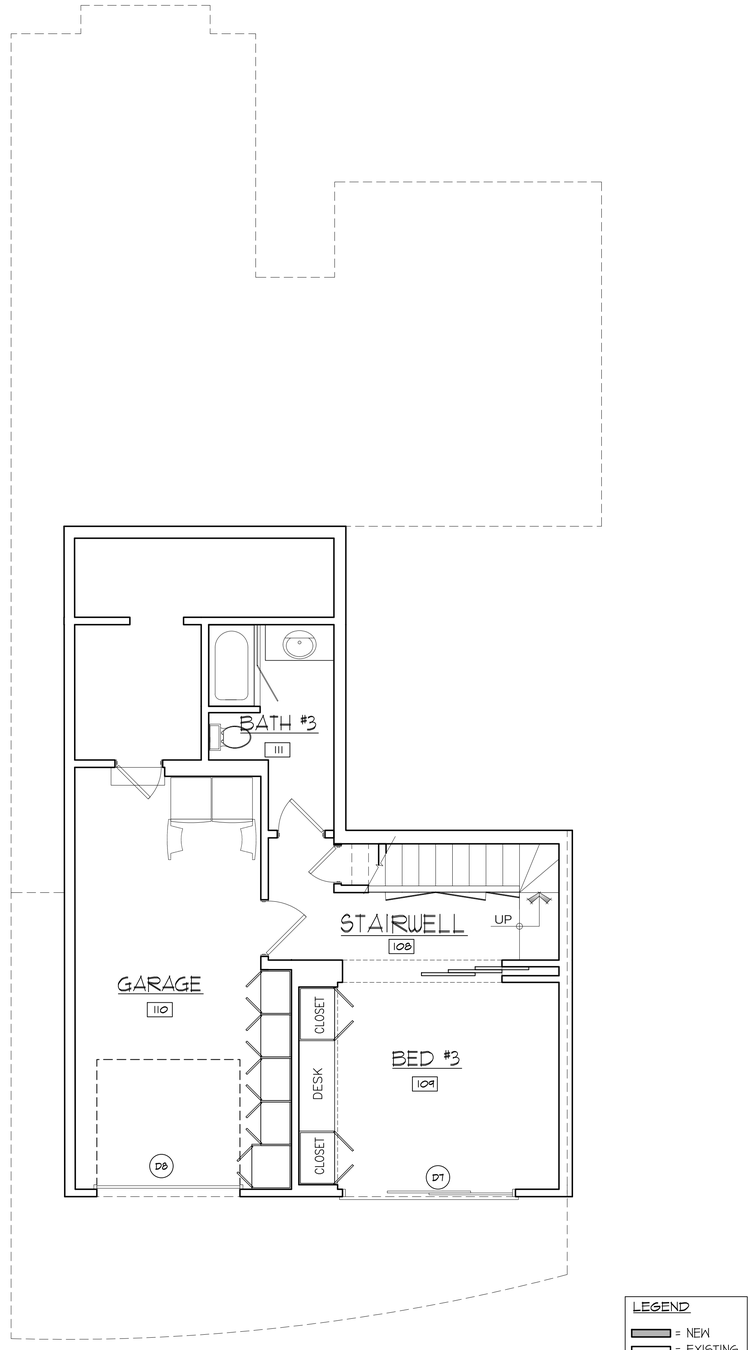


1 PROPOSED UPPER LEVEL

N

0 4' 8' 16'

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



S C E N I C R O A D

2 PROPOSED LOWER LEVEL

N

0 4' 8' 16'

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

REVISION	No.

CONSULTANT:

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PROPOSED FLOOR PLANS

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DRAWN SSH
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5b
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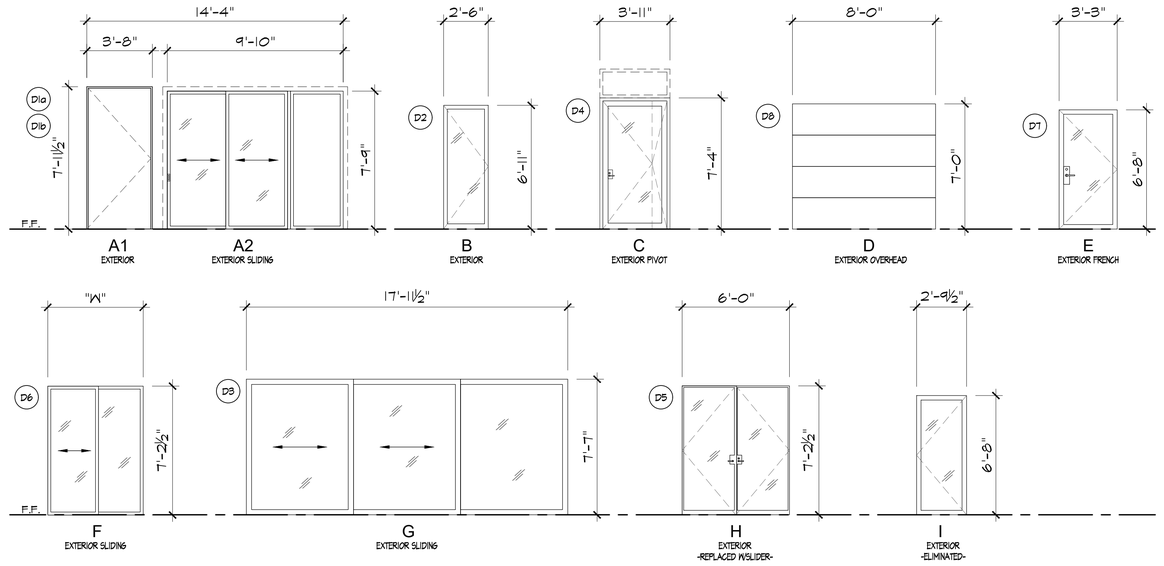
_CD

EXISTING DOOR SCHEDULE

DOOR NO.	TYPE	SIZE WIDTH x HEIGHT	ROOM NO.	ROOM NAME	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
D1a	A1	3'-8" x 7'-11 1/2"	100	ENTRY	1-1/2"	METAL	ALUM.	--/--	--/--	--/--	ENTRY LOCKSET
D1b	A2	9'-10" x 7'-9"	100	ENTRY	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	TEMPERED FULL GLASS SLIDING DOOR
D2	B	2'-6" x 6'-11"	101	KITCHEN	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D3	G	17'-11 1/2" x 7'-7"	102	GREAT ROOM	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D4	C	3'-11" x 7'-4"	103	HALL	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D5	H	6'-0" x 7'-2 1/2"	104	BED #2	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D6	F	5'-4" x 7'-2 1/2"	106	P.R. BED	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D7	E	3'-3" x 6'-8"	109	BED #3	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D8	D	8'-0" x 7'-0"	110	GARAGE	2-1/2"	WOOD	METAL	--/--	--/--	--/--	OVERHEAD GARAGE DOOR

EXISTING DOOR TYPES



PROPOSED DOOR SCHEDULE

DOOR NO.	TYPE	SIZE WIDTH x HEIGHT	ROOM NO.	ROOM NAME	THICKNESS	DOOR MATERIAL	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
D1a	A1	3'-8" x 7'-11 1/2"	100	ENTRY	1-1/2"	WOOD	ALUM.	--/--	--/--	--/--	ENTRY LOCKSET
D1b	A2	9'-10" x 7'-9"	100	ENTRY	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	TEMPERED FULL GLASS SLIDING DOOR
D2	B	2'-6" x 6'-11"	101	KITCHEN	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D3	G	17'-11 1/2" x 7'-7"	102	GREAT ROOM	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D4	C	3'-11" x 7'-4"	103	HALL	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D5	F	6'-0" x 7'-2 1/2"	104	BED #2	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D6	F	5'-4" x 7'-2 1/2"	106	P.R. BED	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D7	E	9'-4" x 6'-8"	109	BED #3	1-1/2"	MTL/GLASS	ALUM.	--/--	--/--	--/--	EXTERIOR DOOR LOCKSET / TEMPERED GLASS
D8	D	8'-0" x 7'-0"	110	GARAGE	2-1/2"	WD/GLASS	METAL	--/--	--/--	--/--	OVERHEAD GARAGE DOOR

Attachment 3

DOOR NOTES

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

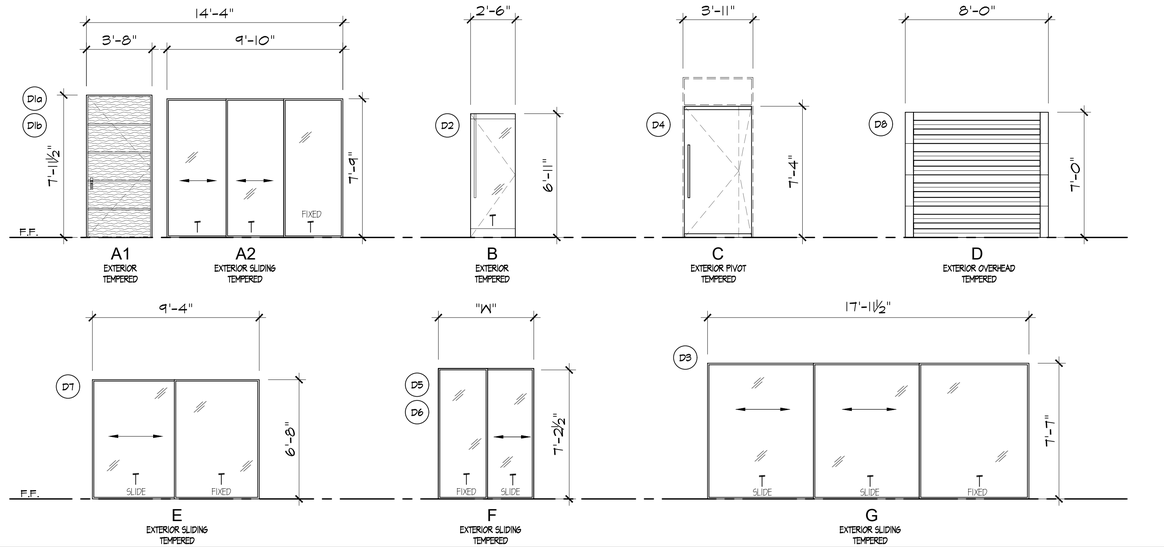
1. ALL DOORS SHALL BE 2'-0" X 6'-8" MINIMUM.
2. ALL DOORS SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. ALL THRESHOLDS SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE (2) PAIR- 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE OIL RUBBED BRONZE FINISH.

   ENTRY DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL

   EXTERIOR DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL

   INTERIOR DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL
6. ALL FIRE RATED DOORS SHALL HAVE 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 DOORS SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC, SECTION 2407.
11. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS. UNITS SHALL BE INSULATING GLASS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 20 MINUTES.
12. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
13. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
14. 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 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]

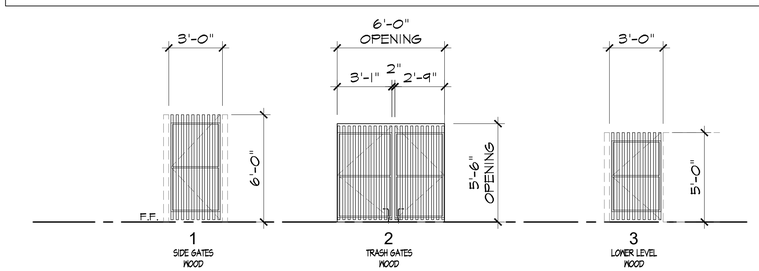
DOOR TYPES



PROPOSED GATE SCHEDULE

TYPE	SIZE WIDTH x HEIGHT	GATE MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
3	3'-0" x 5'-0"	WOOD	--/--	--/--	--/--	LOCKING GATE LATCH, - GATE AT GARAGE LEVEL BED #3
2	6'-0" x 5'-6"	WOOD	--/--	--/--	--/--	ASTRIGAL GATE LATCH @ EA. LEAF, - TRASH GATES
1	3'-0" x 6'-0"	WOOD	--/--	--/--	--/--	LOCKING GATE LATCH, - SIDE GATE
1	3'-0" x 6'-0"	WOOD	--/--	--/--	--/--	LOCKING GATE LATCH, - SIDE GATE
1	3'-0" x 6'-0"	WOOD	--/--	--/--	--/--	LOCKING GATE LATCH, - SIDE GATE

PROPOSED GATE TYPES



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DOOR SCHEDULE

JOB NAME: BENNETT REMODEL
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Carmel, California 93921
A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	AS NOTED
DRAWN	SSH
JOB N	23.14

5c
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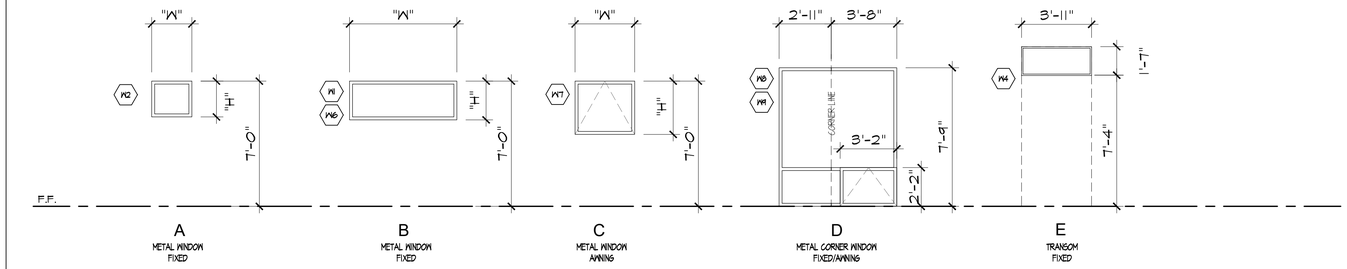
EXISTING WINDOW SCHEDULE

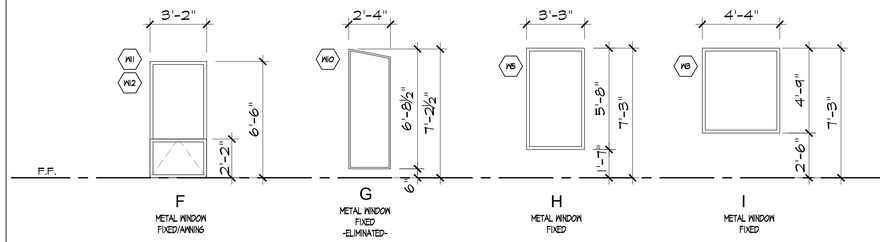
WIN. NO.	TYPE	SIZE WIDTH x HEIGHT	GLAZING	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	LOCATION / ROOM NUMBER	REMARKS
W1	B	7'-2" x 1'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	ENTRY - 100	TEMPERED GLASS
W2	A	1'-10" x 1'-10"	DOUBLE	ALUM.	-/--	-/--	-/--	BATH #2 - 105	TEMPERED GLASS
W3	I	4'-4" x 4'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	BED #2 - 104	---
W4	E	3'-11" x 1'-7"	DOUBLE	ALUM.	-/--	-/--	-/--	HALL - 103	TEMPERED GLASS
W5	H	3'-3" x 5'-8"	DOUBLE	ALUM.	-/--	-/--	-/--	PR BED - 106	---
W6	B	6'-0" x 2'-2"	DOUBLE	ALUM.	-/--	-/--	-/--	PR BATH - 107	TEMPERED GLASS
W7	C	3'-0" x 3'-0"	DOUBLE	ALUM.	-/--	-/--	-/--	KITCHEN - 101	TEMPERED GLASS
W8	D	VARIES x 7'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	GREAT ROOM - 102	TEMPERED GLASS
W9	D	VARIES x 7'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	GREAT ROOM - 102	TEMPERED GLASS
W10	G	2'-4" x 6'-8 1/2"	DOUBLE	ALUM.	-/--	-/--	-/--	STAIRWELL - 108	TEMPERED GLASS
W11	F	3'-2" x 6'-6"	DOUBLE	ALUM.	-/--	-/--	-/--	BED #3	TEMPERED GLASS
W12	F	3'-2" x 6'-6"	DOUBLE	ALUM.	-/--	-/--	-/--	BED #3	TEMPERED GLASS

EXISTING SKYLIGHT SCHEDULE

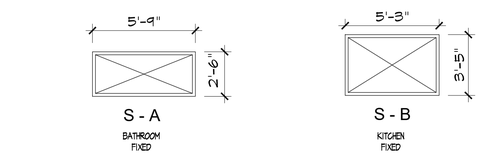
TYPE	SIZE WIDTH x HEIGHT	GLAZING	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	LOCATION / ROOM NUMBER	REMARKS
S-A	2'-6" X 5'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	PRIMARY BATH - 107	TEMPERED GLASS
S-B	3'-5" X 5'-3"	DOUBLE	ALUM.	-/--	-/--	-/--	KITCHEN - 101	TEMPERED GLASS

EXISTING WINDOW TYPES





EXISTING SKYLIGHTS



PROPOSED WINDOW SCHEDULE

WIN. NO.	TYPE	SIZE WIDTH x HEIGHT	GLAZING	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	LOCATION / ROOM NUMBER	REMARKS
W1	B	7'-2" x 1'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	ENTRY - 100	TEMPERED GLASS
W2	A	1'-10" x 1'-10"	DOUBLE	ALUM.	-/--	-/--	-/--	BATH #2 - 105	TEMPERED GLASS
W3	I	4'-4" x 4'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	BED #2 - 104	---
W4	E	3'-11" x 1'-7"	DOUBLE	ALUM.	-/--	-/--	-/--	HALL - 103	TEMPERED GLASS
W5	H	3'-3" x 5'-8"	DOUBLE	ALUM.	-/--	-/--	-/--	PR BED - 106	---
W6	B	6'-0" x 2'-2"	DOUBLE	ALUM.	-/--	-/--	-/--	PR BATH - 107	TEMPERED GLASS
W7	C	3'-0" x 3'-0"	DOUBLE	ALUM.	-/--	-/--	-/--	KITCHEN - 101	TEMPERED GLASS
W8	D	VARIES x 7'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	GREAT ROOM - 102	TEMPERED GLASS, SIM.
W9	D	VARIES x 7'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	GREAT ROOM - 102	TEMPERED GLASS

PROPOSED SKYLIGHT SCHEDULE

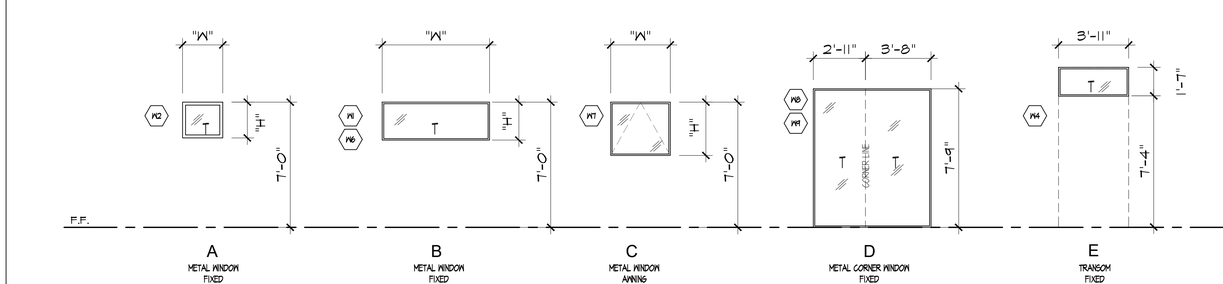
TYPE	SIZE WIDTH x HEIGHT	GLAZING	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	LOCATION / ROOM NUMBER	REMARKS
S-A	2'-6" X 5'-9"	DOUBLE	ALUM.	-/--	-/--	-/--	PRIMARY BATH - 107	TEMPERED GLASS
S-B	3'-5" X 5'-3"	DOUBLE	ALUM.	-/--	-/--	-/--	KITCHEN - 101	TEMPERED GLASS

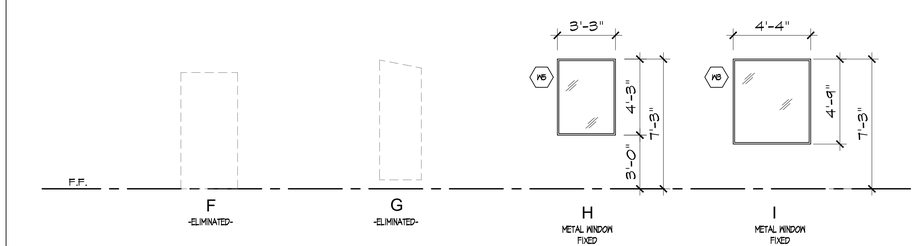
WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, U.O.N.

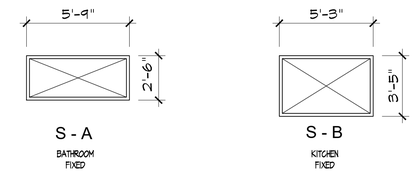
1. EGRESS WINDOWS SHALL HAVE SILL HEIGHT NOT MORE THAN 44" A.F.F., 5.7 S.F. PER CRC, SECTION R310.2.1
2. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC, SECTION R308.3. ALL SAFETYGLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC, SECTION R308.4.
3. ALL SLOPED GLAZING SHALL COMPLY WITH 2022 CRC, SECTION R308.6 FOR INSTALLATION AND MATERIALS.
4. SEE WINDOW TYPES, THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
5. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZING.
6. 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.
7. 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.
   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) GLAZING IS IN WILDLAND URBAN INTERFACE AREA.
8. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§ R327.8.2.1]

PROPOSED WINDOW TYPES





PROPOSED SKYLIGHTS



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WINDOW & FINISH SCHEDULE

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A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	N.T.S.
DRAWN	SSH
JOB N	23.14

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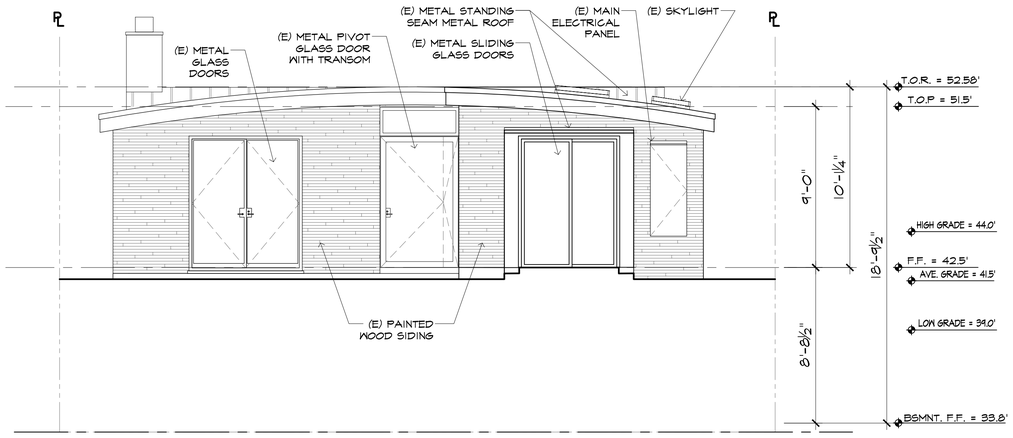
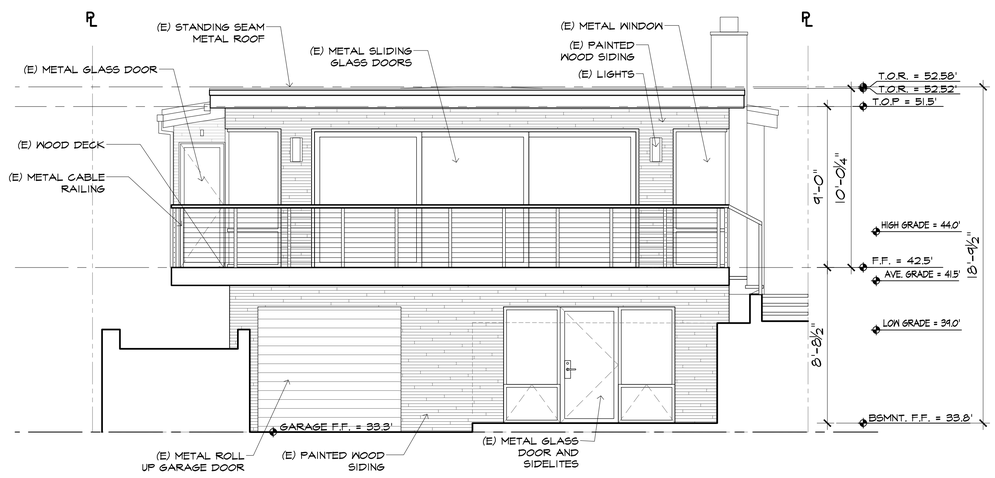
Attachment 3

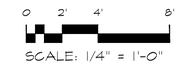


EXISTING EAST ELEVATION

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



EXISTING WEST ELEVATION



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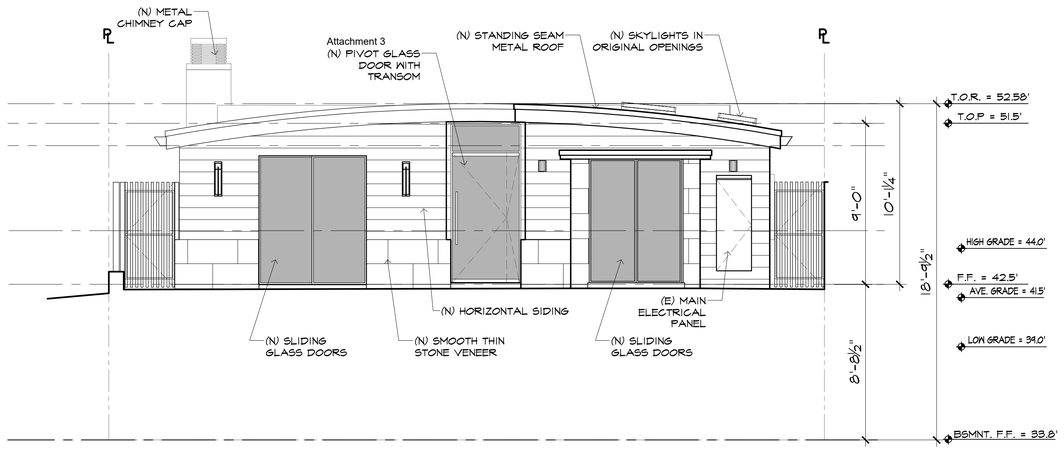
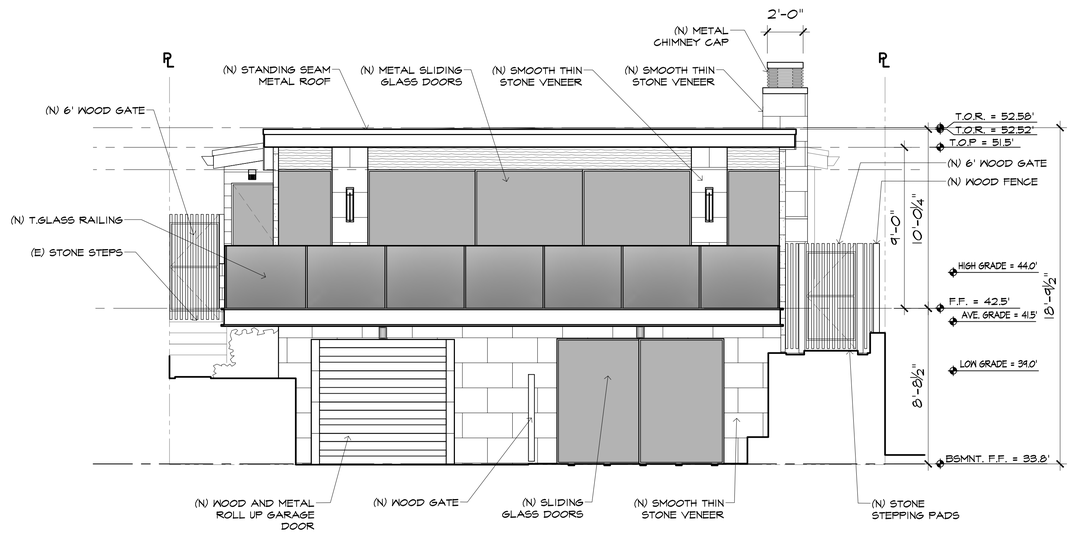


PROPOSED EAST ELEVATION

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

MATERIAL INDEX

- HORIZONTAL SIDING
- WOOD VENEER
- SMOOTH FONJONE STONE VENEER
- SPLIT FACE FONJONE STONE VENEER



PROPOSED WEST ELEVATION

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

MATERIAL INDEX

- HORIZONTAL SIDING
- WOOD VENEER
- SMOOTH FONJONE STONE VENEER
- SPLIT FACE FONJONE STONE VENEER

REVISION	No.

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EXTERIOR FRONT & REAR ELEVATIONS

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Carmel, California 93921
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DATE:	2/21/2025
SCALE:	1/4" = 1'-0"
DRAWN	SSH
JOB N	23.14

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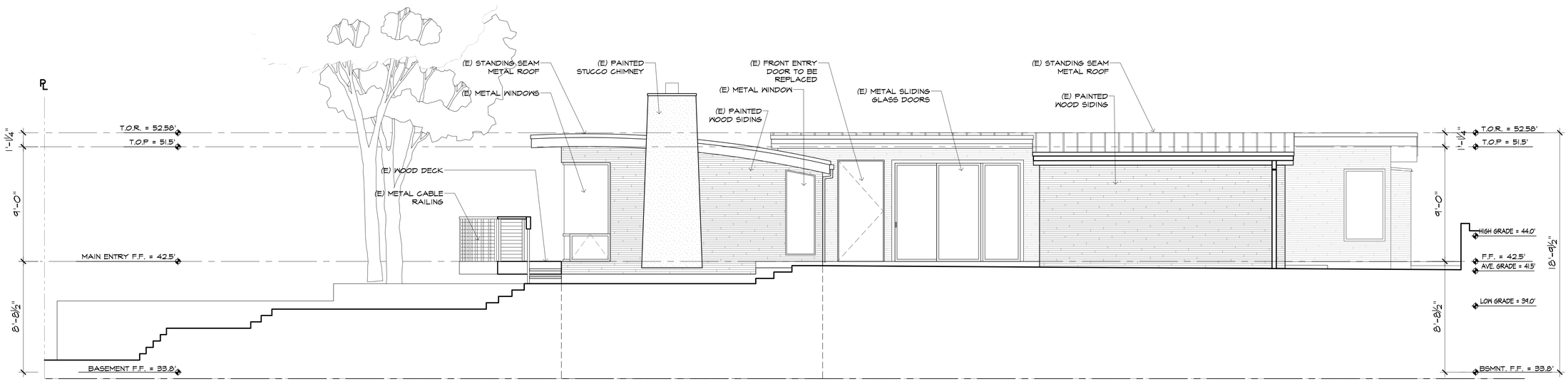
_CD

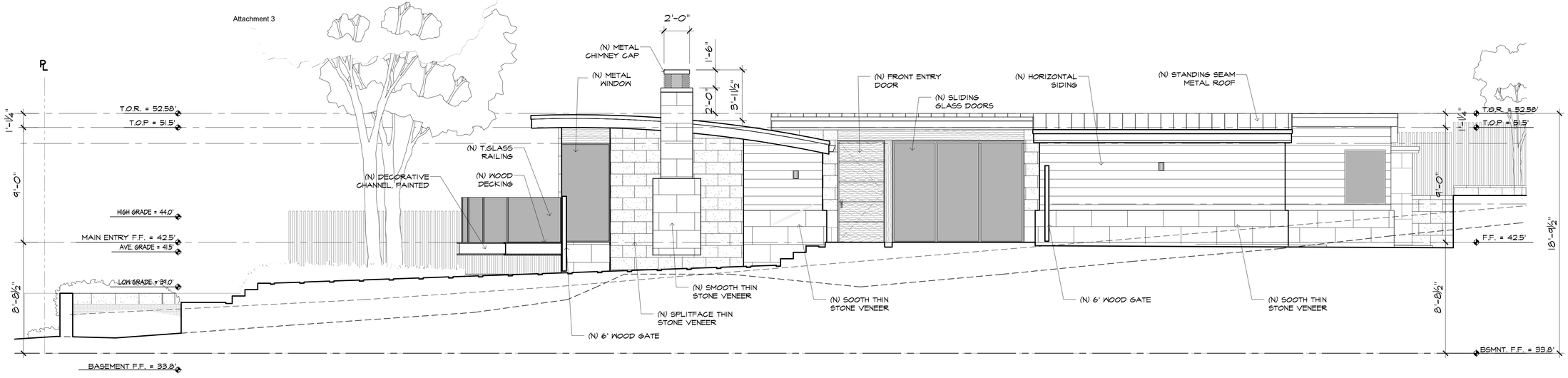


EXISTING SOUTH ELEVATION

0 2' 4' 8'

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

Attachment 3



PROPOSED SOUTH ELEVATION

MATERIAL INDEX

- HORIZONTAL SIDING
- WOOD VENEER
- SMOOTH STONE VENEER
- SPLIT FACE STONE VENEER

0 2' 4' 8'

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

REVISION	No.

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EXTERIOR SIDE ELEVATIONS

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Carmel, California 93921
A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	1/8" = 1'-0"
DRAWN	SSH
JOB N	23.14

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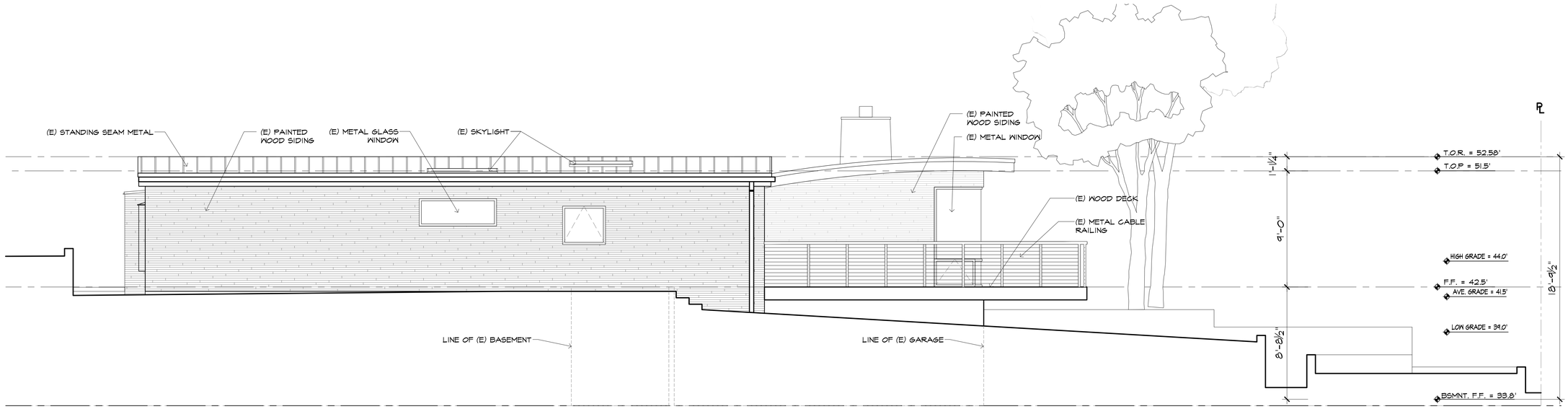
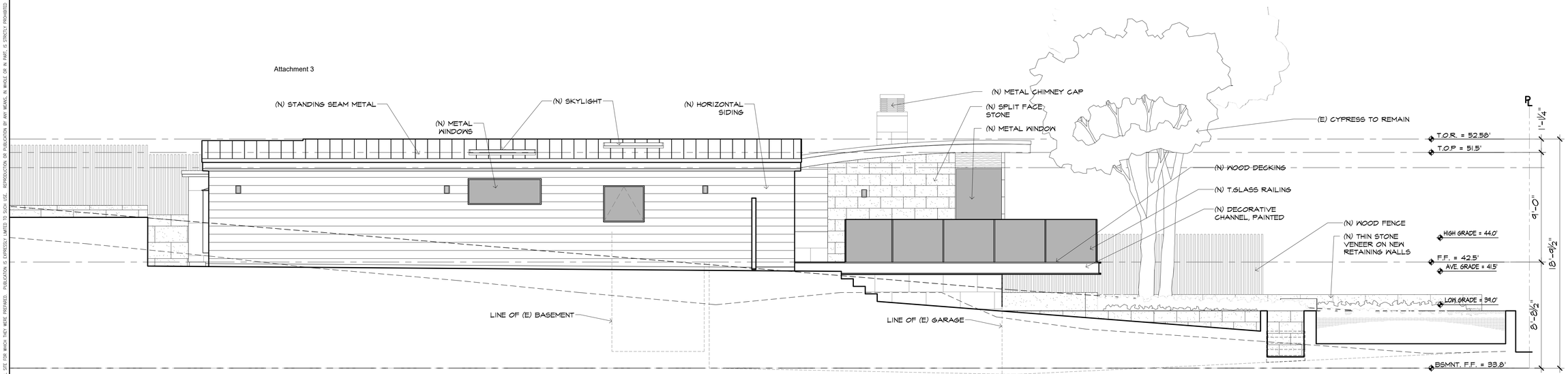


EXISTING NORTH ELEVATION

0 2' 4' 8'

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

Attachment 3



PROPOSED NORTH ELEVATION

MATERIAL INDEX

- HORIZONTAL SIDING
- WOOD VENEER
- SMOOTH STONE VENEER
- SPLIT FACE STONE VENEER

0 2' 4' 8'

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: www.ericmillerarchitects.com

EXTERIOR SIDE ELEVATIONS

JOB NAME: BENNETT REMODEL
NE Corner of Scenic & 10th Ave.
Carmel, California 93921
A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	1/4" = 1'-0"
DRAWN	SSH
JOB N	23.14

7b
SHEET OF

EXISTING STREET ELEVATION

PROPOSED STREET ELEVATION

REVISION	No.

CONSULTANT:

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

EXTERIOR SIDE ELEVATIONS

JOB NAME: BENNETT REMODEL
NE Corner of Scenic & 10th Ave.
Carmel, California 93921
A.P.N. 009-412-025-000

DATE: 2/21/2025
SCALE: 1/8" = 1'-0"
DRAWN SSH
JOB N 23.14

SHEET 8 OF

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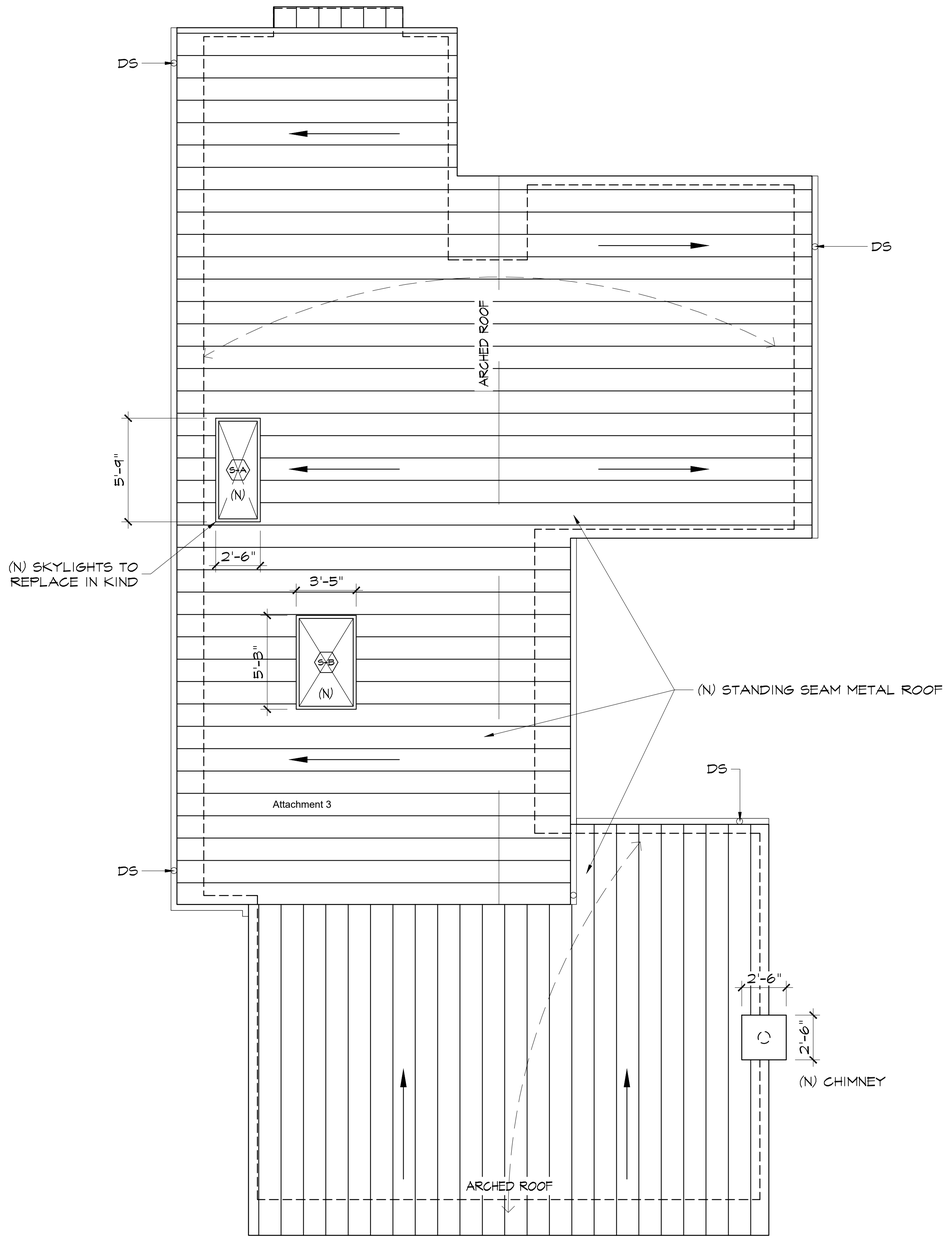
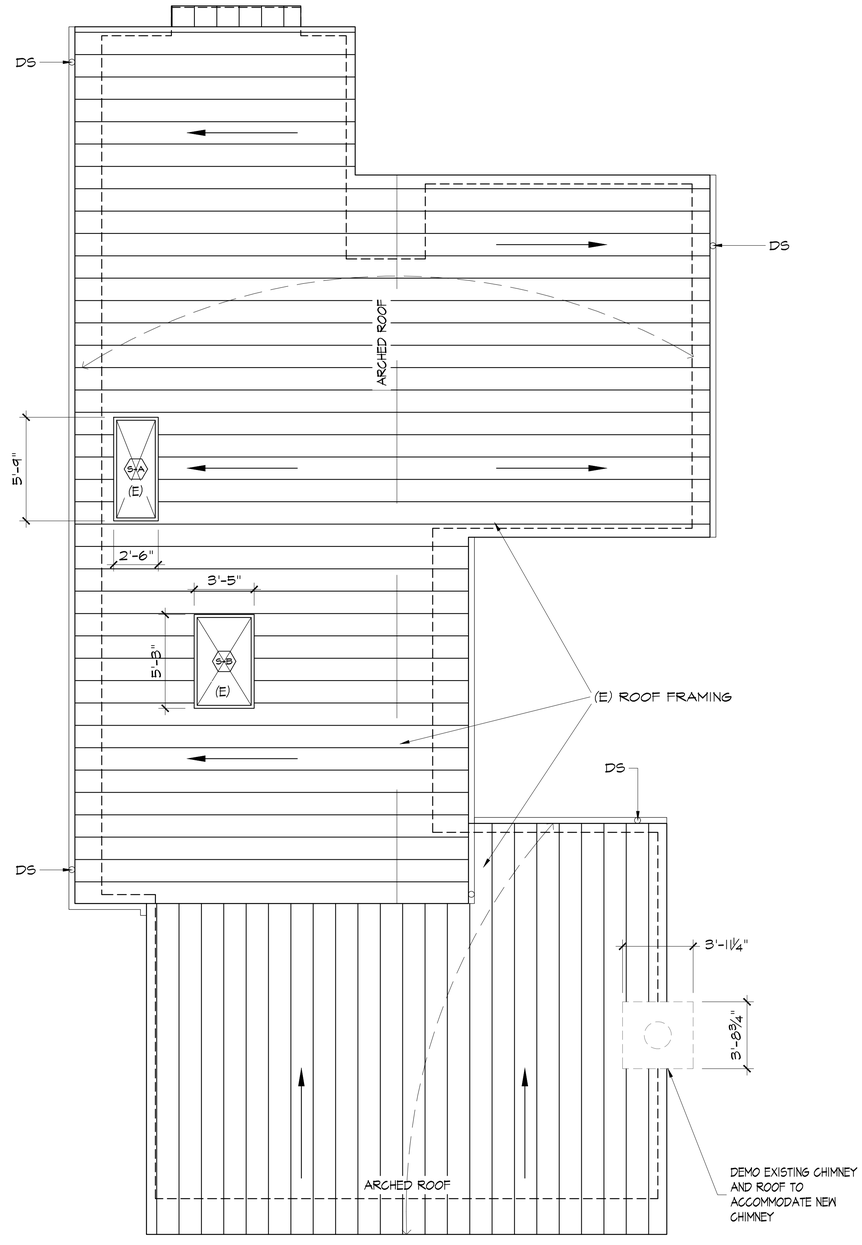


2 PROPOSED ROOF PLAN



1 EXISTING ROOF PLAN

N

0 4' 8' 16'

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: www.ericmillerarchitects.com

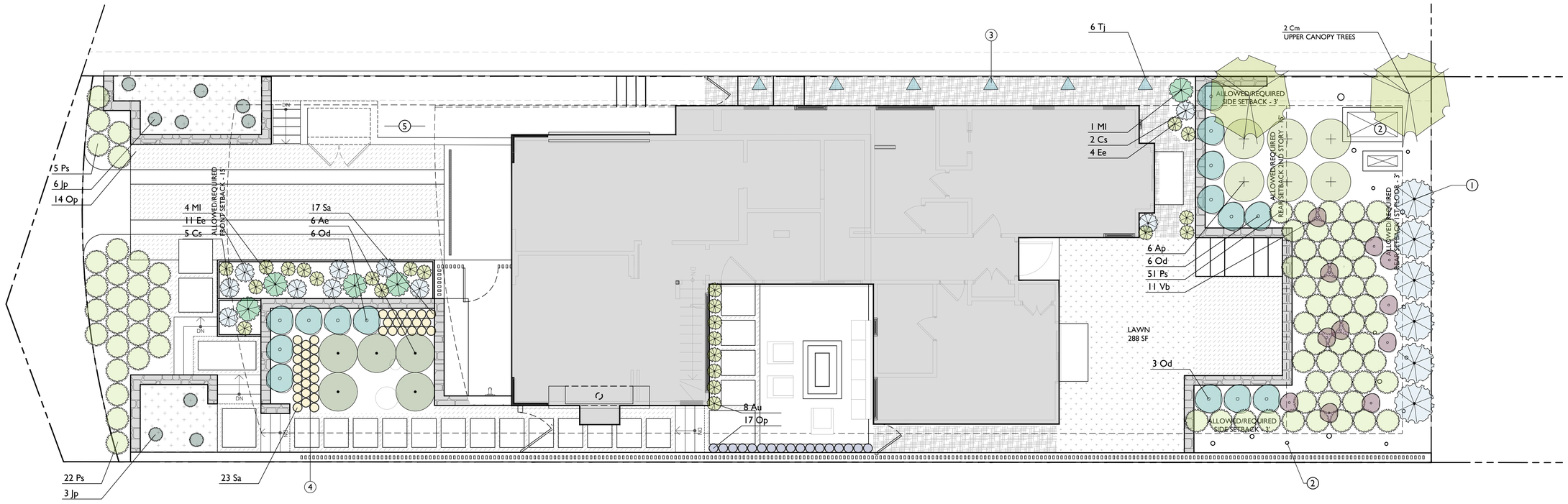
EXISTING & PROPOSED ROOF PLAN

JOB NAME: BENNETT REMODEL
NE Corner of Scenic & 10th Ave.
Carmel, California 93921
A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	1/4" = 1'-0"
DRAWN	SSH
JOB N	23.14

9
SHEET OF

Attachment 3



WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name Bennett Residence
Project Number 24-03

Reference Evapotranspiration (ETo) 32.00

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Entry Drive - Grasses	0.5	drip	0.81	0.62	203	125.31	2486.12
2. Entry Garden - Shrub	0.2	drip	0.81	0.25	244	60.25	1195.30
3. Stepstones	0.2	drip	0.81	0.25	373.5	92.22	1829.69
4. Inner Courtyard	0.5	drip	0.81	0.62	47.8	29.51	585.40
5. Back Garden - Shrubs	0.2	drip	0.81	0.25	418.1	103.23	2048.17
6. Back Garden - Grasses	0.5	drip	0.81	0.62	380	234.57	4653.83
7. Lawn	0.8	spray	0.75	1.07	288	307.20	6094.85
				Totals	(A) 1954.4	(B) 952.29	18893.36
Special Landscape Areas							
8. Rain Garden				1.00	137	137.00	2718.08
				Totals	(C) 137	(D) 137.00	2718.08
						ETWU Total (Gallons)	21611.44
					Maximum Allowed Water Allowance (MAWA)[e] (Gallons)		22549.55
						ETWU (Acre Feet)	0.07
						MAWA (Acre Feet)	0.07

[a] *Hydrozone #/Planting Description* E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b] *Irrigation Method* overhead spray or drip

[c] *Irrigation Efficiency* 0.75 for spray head 0.81 for drip

[d] *ETWU* (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	952.29
Total Area	(A)	1954.40
Average ETAF	**B ÷ A**	0.49

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	1089.29
Total Area	(A+C)	2091.40
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.52

GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON-NITROGEN RATIO: BELOW 25
   5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
9. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
10. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
11. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
12. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
13. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
14. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
15. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
16. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
17. NO PLANTING OR MULCH TO BE INSTALLED WITHIN 5' OF ANY STRUCTURES.
18. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
19. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND FLOW SENSOR AND MASTER VALVE AT THE POINT OF CONNECTION.
20. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
21. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT
22. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
23. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
24. CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

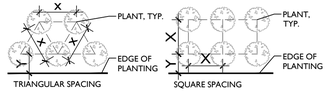
REFERENCE NOTES

1. EXISTING ROSES TO BE TRANSPLANTED TO ROW ALONG FENCE LINE - FINAL SELECTION DETERMINED IN FIELD DURING CONSTRUCTION
2. EXISTING LOWER CANOPY TREES TO REMAIN
3. INSTALL WIRES ON FENCE SUITABLE FOR TRAINING STAR JASMINE
4. EXISTING BOULDERS TO BE REMOVED
5. EXISTING PLANTING TO REMAIN

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Signed	Name	CLA#	Date
	Simon Phillips	4532	05-29-2024

PLANT LEGEND

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		TREES			
L	Cm	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	5 GAL.	
		SHRUBS			
L	Au	AEONIUM UBRICUM	DINNERPLATE AEONIUM	1 GAL.	
L	Ae	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	
L	Ap	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	
L	Cs	CALANDRINA SPECTABILIS	ROCK PUSLANE	1 GAL.	
L	Ee	ECHEVERIA ELEGANS	HENS AND CHICKS	4 GAL.	
L	Jp	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL.	
M	Op	OPHIOPOGON JAPONICUS 'NANUS'	DWARF MONDO GRASS	4" POT	
M	Od	OSCULARIA DELTOIDES	PINK ICEPLANT	1 GAL.	
L	Ml	MANAGVE 'LAVENDER LADY'	LAVENDER LADY MANGAVE	1 GAL.	
M	Ps	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL.	
L	Ss	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL.	
L	Vb	VERBENA BONARIENSIS	TALL VERBENA	1 GAL.	
		GROUNDCOVERS			
L		CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	@ 12" O.C.
L		DYMONDIA MARGARETAE	SILVER CARPET	4" POT	@ 6" O.C.
H		LAWN		SOD	
		VINES			
M	Tj	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.	
		MISCELLANEOUS			
		MULCH			

TREE REQUIREMENT

LOT SIZE 5,560 SF

	REQUIRED	EXISTING	PROPOSED	TOTAL
UPPER CANOPY TREES	4	2	2	4
LOWER CANOPY TREE	3	5	0	5

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

0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — NO. 4532 — Signature — 11-30-25 Renewal Date — 05-24-24 Date — STATE OF CALIFORNIA

PROJECT NAME:

BENNETT RESIDENCE

PROJECT ADDRESS:

SCENIC 1 NE OF 10TH AVE.
CARMEL, CA 93923

APN: 010-302-006

ISSUANCE:

BUILDING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-03
DATE: 05/29/2024

REVISIONS:

DATE	DESCRIPTION
10/16/2024	CITY RESUBMITTAL
01/02/2025	CITY RESUBMITTAL
02/20/2025	CITY RESUBMITTAL

SHEET NAME:

PLANTING PLAN

SHEET NO:

10a

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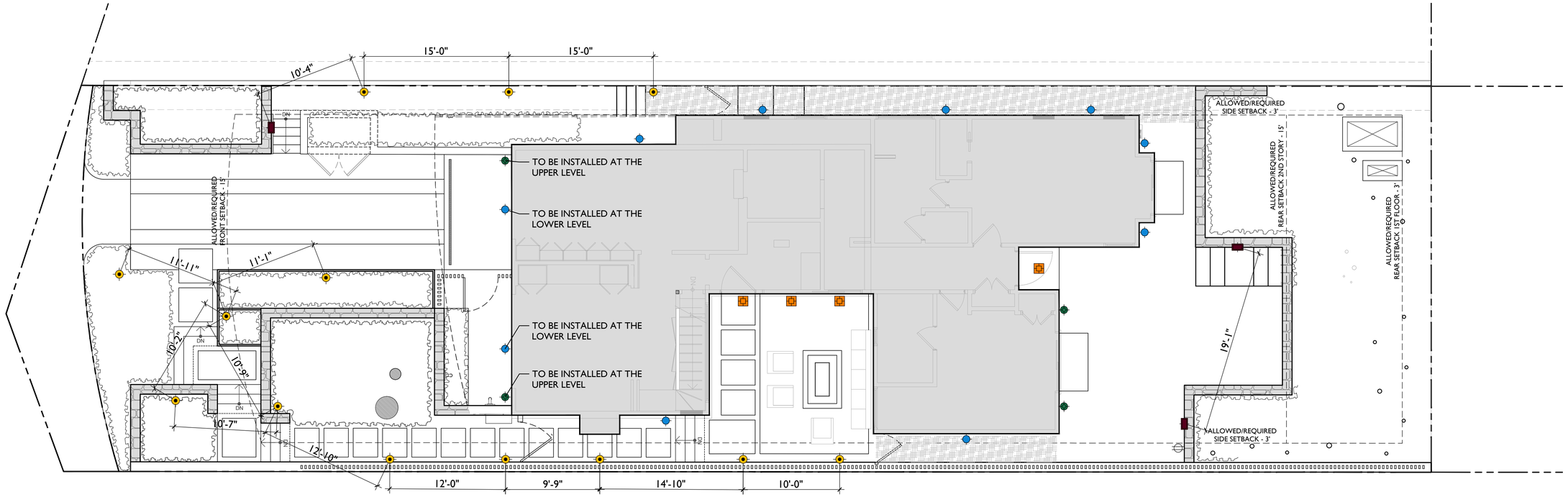
Attachment 1



FEIT ELECTRIC

35W Replacement Bright White (3000K) MR16 GU10 Dimmable LED Enhance Mini Reflector Light Bulb

Attachment 3

Features

- 90+ high CRI color rendering light bulbs allow colors to appear more realistic and vibrant
- Highest quality energy efficient light compliant with new California Energy Commission standards
- Dependable reflector for security or track lighting
- **Ideal usage:** Track Lighting,Recessed Lighting

Specifications

Item Number	Bulb Base	Bulb Finish	Technology
MR16/GU10/930CA/BR	GU10	White	LED - SMD
Brightness (LUMENS)	**Lumen Efficiency (LPW)**	**Beam Angle**	**Color Accuracy (CRI)**
300	75.0	40	90
Color Temperature (CCT)	**Life Hours**	**Life Years**	**Voltage**
3000	25000	22.8	120
Replacement	**Annual Energy Cost**	**Energy Efficiency**	**Energy Used (Wattage)**
35	0.48	88.6%	4
Battery Operated	**Pack Quantity**	**Smart**	**Portable**
NO	1	No	NO
Dimmable	**Hardwire**	**Enclosed Fixture Rated**	**CEC Compliant**
No	NO	No	Title 20
Warranty Years			
5			

Feit Electric Company | 4901 Gregg Road | Pico Rivera, CA 90660 | feit.com

LAMP FOR ARCHITECTURAL FIXTURES

GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES OR CONNECTION WITH HOME AUTOMATION SYSTEM WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS IN WEATHERPROOF BOXES AS SHOWN ON DRAWINGS FINALIZE HEIGHTS IN FIELD WITH LANDSCAPE ARCHITECT.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS TO BE DETERMINED IN FIELD AND REVIEWED WITH LANDSCAPE ARCHITECT.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	PATH LIGHT	BEACHSIDE LIGHTING MB1-06-3W-SP-GS2BC-STEM-12	3W LED 2700K	HEIGHT: 18" SEE 1/10c
	WALL PACK	BEACHSIDE LIGHTING E9-RCL-2W-A-FL	5W LED	SEE 2/10c
	ARCHITECTURAL WALL SCONCE 1	VISUAL COMFORT & CO OUTDOOR CYLINDERS SMALL WALL LANTERN SLO1141	4W LED 300 LUMEN	HEIGHT: 10' MAXIMUM - SEE ARCHITECTURAL ELEVATIONS. SEE 3/10c
	ARCHITECTURAL WALL SCONCE 2	HAMMERTON STUDIO OUTDOOR SQUARE GLASS SCONCE PRODUCT #ODB0055-23 L2	4W LED 300 LUMEN	HEIGHT: 10' MAXIMUM - SEE ARCHITECTURAL ELEVATIONS. SEE 4/10c
	RECESSED CAN LIGHT	BK LIGHTING SQUARE VERSA STAR LED B-CD-VQ-LED-e64-MFL-A9-BZP-12	4W LED 300 LUMEN	SEE 5/10c
	GFCI OUTLET	IN WEATHERPROOF HOUSING		

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

0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SPENCER PHILLIPS NO. 6525
Signature
11-30-25
Renewal Date
05-24-24
Date
STATE OF CALIFORNIA

PROJECT NAME:

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DATE	DESCRIPTION
10/16/2024	CITY RESUBMITTAL
01/02/2025	CITY RESUBMITTAL
02/20/2025	CITY RESUBMITTAL

SHEET NAME:

LIGHTING PLAN

SHEET NO:

10b

G:\shortcut-targets-by-id\1iil0gXe9W8dAeZB9MnxhXwR2XOi9KODB\20241\2024-03 Bennett Residence (EMA)\CAD\2403_L-4 0 Lighting.dwg 2/21/2025

G:\shortcut-targets-by-id\1ii0gXe9W8d4eZB9MnxhXwR2XQi9KODBj\2024\2024-03 Bennett Residence (EMA)\CAD\2403_L-4.0 Lighting.dwg 2/21/2025

SQUARE VERSA STAR LED (CORE DRILL) — IP65 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

*Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

CATALOG NUMBER LOGIC	
Example: CD - VQ - LED - e65- SP - A6 - VER - 13 - 11	
MATERIAL	
(Blank) - Aluminum	B - Brass S - Stainless Steel
INSTALLATION	
CD - Core Drill	
SERIES	
VQ - Square Versa Star	
SOURCE	
LED - with Integral Dimming Driver (25W min. load when dimmed)*	
LED TYPE	
e64 - 7W LED/2700K	e79 - 7W LED/2700K 90CRI
e65 - 7W LED/3000K	e80 - 7W LED/3000K 90CRI
e66 - 7W LED/4000K	e81 - 7W LED/3500K 80CRI
e74 - 7W LED/Amber	
OPTICS	
NSP - Narrow Spot (17°)	MFL - Medium Flood (28°)
SP - Spot (21°)	WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY**	
A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1	
FINISH (See page 2 for full-color swatches)	
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCR, WIR)	
Also available in RAL Finishes	
Brass Finishes (MAC, POL, MIT)	
Stainless Steel Finishes (MAC, POL)	
LENS TYPE	
12 - Soft Focus	13 - Rectilinear
SHIELDING	
11 - Honeycomb Baffle	
MOD OPTION	
25 - 25 Ft Leads	

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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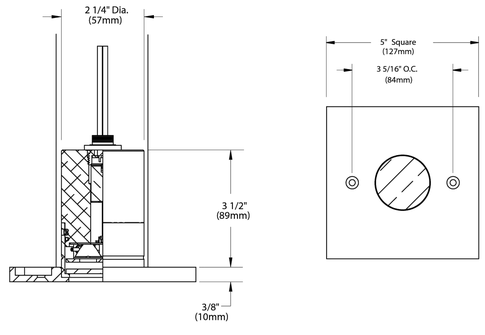
12/06/2022 SKU-590
SUB201029

Attachment 3

SQUARE VERSA STAR LED (CORE DRILL) — IP65 RATED

DATE: | PROJECT: | TYPE:



STANDARD FINISHES

Satin Black (BLP) · Satin Bronze (BZP) · Satin White (WHP) · Satin Aluminum (SAP)

Black Wrinkle (BLW) · Bronze Wrinkle (BZW) · White Wrinkle (WHW) · Verde (VER)

Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

Cascade Mtn. Granite (CMG) · Rocky Mtn. Granite (RMG) · Sierra Mtn Granite (SMG) · Aleutian Mtn Granite (AMG) · Textured Forest (TXF)

Black Chrome (BCM) · Beige (BGE) · Weathered Copper (WCP) · Old Copper (OCP) · Hunter Green (HUG)

Antique Brass Powder (ABP) · Brown Patina Powder (BPP) · Sonoran Desert Sandstone (SDS) · Weathered Iron (WIR) · Clear Anodized Powder (CAP)

Cream (CRM) · Antique White (AQW) · Natural Brass Powder (NBP)

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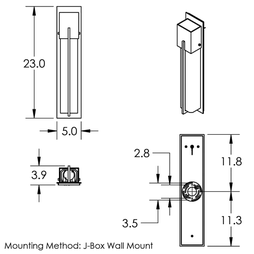
12/06/2022 SKU-590
SUB201029

5 RECESSED CAN LIGHT

NTS

HAMMERTONSTUDIO — OUTDOOR | SQUARE GLASS SCONCE 23" — PRODUCT #: ODB0055-23 L2

All dimensions are shown in inches unless otherwise stated.



Mounting Method: J-Box Wall Mount

PRODUCT DESCRIPTION

Slim design and a breadth of options make this versatile ADA compliant sconce a go-to solution for most outdoor applications. The Square Cover sconce features a textured kiln-fused glass lens and an optional metalwork accent. AC LED lamping minimizes energy consumption and fixture maintenance.

Choose from three AAMA 2604-rated all-climate finishes and three textured glass colors. For IDA Dark Sky compliance, choose either Bronze Granite or Smoke Granite glass.

SCAN FOR MORE INFORMATION

PRODUCT SPECIFICATION

Construction: Aluminum Body With Formed Glass
Finish Options: AG · SB · TB
Glass Types: BG · FG · SG
Suspension Method: Wall Mount
Weight(lbs.): 8
UL Rating: Wet
Top Diffuser: Closed Metal
Bottom Diffuser: Open
Light Source: LED
Electrical Qty: 1
Wattage (Watts): 4.5
Voltage (Volts): 120
Source Lumens: 400
Dimming: ELV to 1%
CCT: 3000K
Driver Quantity & Location: 1, in J-Box
CRI: 93+
Power Factor: >0.9

Notes:

GENERAL NOTES:
Visit studio.hammerton.com to read about or Lifetime Limited Warranty.
All Hammerton fixtures are handcrafted by artisans. Subtle imperfections reflect the mark of the artisan and should be expected in any handcrafted product. Dimensions may vary up to 7/8".

Rev Ⓑ 6/21/2021

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Hammerton Inc. 217 Wright Brothers Dr. Salt Lake City, Ut 84116 (801)973-8095 | studio.hammerton.com | info@hammerton.com

4 ARCHITECTURAL WALL SCONCE - 2

NTS

VISUAL COMFORT & CO.

SLO1141TXB: Small One Light Wall Lantern

Collection: Outdoor Cylinders

UPC #:785652139888

Finish: Textured Black (TXB)

Dimensions:

Width:	5.0"	**Extends:**	7.75'
Height:	7.25"	**Wire:**	6.5" (color:Black/White)
		Mounting Proc.:	Screw(s)
		Connection:	Mounted To Box

Bulbs:
1 - Medium BR30 9.0w Max. 120v Not included

Features:
- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.
- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - StoneStrong - Textured Black

Safety Listing:
Safety Listed for Wet Locations

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	4.5	4.5	0.75		2.75	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	SLO1141TXB	1	785652139888	11.0	8.0	10.5	0.54	3.5	0	Yes
Master Pack	SLO1141TXB	0	10785652139885							No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co.. In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.

3 ARCHITECTURAL WALL SCONCE - 1

NTS

E9-RCL

The E9-RCL is a rectangular, brass, recessed fixture with a louvered faceplate for mounting in floors, walls, or ceilings.

E9-RCL: Surface-mounted trim. 2.5"-diameter mounting hole required.
E9-RCL-CR: Adds CONCRETE RING and PVC HOUSING for flush-mounted, recessed trim.

Construction Solid brass faceplate, trim ring, and lamp compartment. Outer PVC Housing for "CR" versions features four 1/2" NPT taps for conduit: two in the side and two in the back/bottom. Secured with two #6-32 black stainless steel screws.

Lens Tempered frosted soda lime glass

Voltage 12 Volts AC / DC. Remote transformer required.

Lamps Integrated LED light engine
Triac dimmable: MLV >6% typ, ELV >16% typ

Cree XPE2 LED 2 Watt **AMBER** (1500K) ***TURTLE FRIENDLY***	__ **2W-A-SP**	spot	
	__ **2W-A-NFL**	narrow flood	
	__ **2W-A-FL**	flood	
	__ **2W-A-NO**	no optic (wide flood)	
Cree XPE2 LED 2 Watt **RED-ORANGE** (1000K) ***TURTLE FRIENDLY***	__ **2W-RO-SP**	spot	
	__ **2W-RO-NFL**	narrow flood	
	__ **2W-RO-FL**	flood	
	__ **2W-RO-NO**	no optic (wide flood)	
Cree XPG2 LED 3 Watt Warm White (3000K)*	__ **3W-SP**	spot	
	__ **3W-NFL**	narrow flood	
	__ **3W-FL**	flood	
	__ **3W-NO**	no optic (wide flood)	

* Also available in 2700K. Add color suffix to lamp specification, e.g. *"3W-NFL-2700K"*

MR16 LED • GU5.3 • Amber, Warm White (2700K/3000K)

5 Watt Cree chipset ***TURTLE FRIENDLY***	__ **5W-A-NFL**	**AMBER** (1300K)	25° narrow flood	23 lm
	2700K	**3000K**		
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**	15° spot	85+ CRI
	__ **5W-NFL-27**	__ **5W-NFL-30**	25° narrow flood	85+ CRI
	__ **5W-FL-27**	__ **5W-FL-30**	40° flood	85+ CRI
	__ **5W-FL/60-27**	__ **5W-FL/60-30**	60° flood	85+ CRI
	__ **5W-WFL-27**	__ **5W-WFL-30**	100° wide flood	85+ CRI
Lumiled chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**	60° flood	90+ CRI
Soraa chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**	10° spot	90 CRI
	__ **8W-NFL-27**	__ **8W-NFL-30**	25° narrow flood	90 CRI
	__ **8W-FL-27**	__ **8W-FL-30**	36° flood	90 CRI

Optical Accessories**
__ **HL1** Honeycomb louver, 1/8" [3mm] thick
__ **PR** Prismatic spread lens
__ **RT** Rectilinear spread lens

**Maximum (2) accessories. HL2 cannot be used with any other accessory.

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

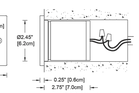
Weight: 4.4 lbs [2.0 kg]

IP 67
CSA Listed, file #190030
10 year fixture warranty
3 year warranty on MR16 LED lamps
Drive-over static load rating: 10,500 lbs (CR version only)

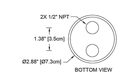
SUITABLE FOR INDOOR (with LED module) & OUTDOOR USE

Certified by DarkSky.org

E9-RCL



E9-RCL-CR



PVC Housing and Concrete Ring shown on E9-R-CR

Project | By | Date

For ordering purposes, please specify (example: **E9-RCL-CR—5W-NFL-27—RT**)

E9-RCL- Fixture — Lamp — Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

2 WALL PACK

NTS

MB1

The MB1 is an unobtrusive, contemporary pathlight/bollard hybrid. It features 180° illumination via the field-rotatable top assembly. Its 1/2" male thread allows mounting onto a heavy-duty ground spike or brass junction box that can be recessed in concrete. The MB1 can also have a stem added to its 6" high top for greater mounting heights and a telescoping option (illustration on right).

Construction All brass components. 1.6" diameter x 0.125" wall (41 mm x 3.2 mm) brass cylindrical housing.

Lens Clear cylindrical Borosilicate glass, 3mm wall. Additional 3mm thick flat tempered soda lime glass permanently seals lamp compartment.

Height 16.9" (nominally 17") is standard. Custom heights available. Measuring 1.6" diameter portion only. Does not include any additional stem height.

__ **06**	6" [15.2 cm] Commonly used with **STEM-xx** Mounting Accessory below	
__ **10**	10" [25.4 cm]	
__ **17**	16.9" [42.8 cm] Standard	
__ ___	Custom height, in inches (**10" minimum for 120-277V**, 6" minimum for 12V)	

Voltage

__ **12V**	12 Volts AC, remote transformer required
__ **120V**	120 Volts with integral transformer (10" min height)
__ **230V**	230 Volts with integral transformer (10" min height)
__ **277V**	277 Volts with integral transformer (10" min height)

Lamps Integrated LED light engine
Triac dimmable: MLV >6% typ, ELV >16% typ

Cree XPE2 ***TURTLE FRIENDLY***	__ **2W-A-SP**	2 Watt **AMBER** (1500K)	5.9 cd 4.6 lm
	__ **2W-RO-SP**	2 Watt **RED-ORANGE** (1000K)	
Cree XPG2	__ **3W-SP**	3 Watt Warm White (3000K)**	231 cd 172 lm

** Also available in 2700K. Add color suffix to lamp specification, e.g. *"3W-SP--2700K"* Photometric results obtained with standard 17-inch height.

MR11 LED

__ **2W-MR11-SP-27**	2 Watt Warm White (2700K)
__ **2W-MR11-SP-30**	2 Watt Warm White (3000K)

Mounting Accessories 1/2" male threads. Mounts into any standard j-box or:

__ **BSB**	Brass Surface Box for surface-mount applications on concrete or wood. Includes internal brass collar and stainless steel lag screws. 4.25" dia. x 2.0" tall (11 x 5 cm)
__ **GS2BC**	Heavy-duty ground spike with cast brass cap
__ **GS3R**	Heavy-duty ground spike with brass cap for telescoping fixture riser
__ **JB**	Cast brass junction box (to be set in concrete)

STEMS: For use with MB1-06 (6" height)
1/2" brass pipe stem (right illustration — required for **GS3R**). No Stem is standard and does not need to be specified (shown in left and middle illustrations).

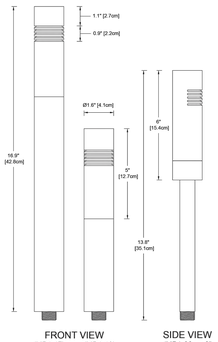
__ **STEM-8**	8" [20cm]
__ **STEM-12**	12" [30cm]
__ **STEM-16**	16" [40cm]
__ **STEM-20**	20" [51cm]
__ **STEM-24**	24" [61cm]

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

CSA Listed, file #190030
Warranty: 10 years on fixture, 5 years on MR11 LED lamps, 5 years on Cree LED module

SUITABLE FOR INDOOR USE (12V with light engine only)

Certified by DarkSky.org



FRONT VIEW (MB1-17) (MB1-10) SIDE VIEW (MB1-06 on 8" stem)

Project | By | Date

For ordering purposes, please specify (example: **MB1—17—120V—3W-SP—GS3R—STEM-16**)

MB1 Fixture — Height — Voltage — Lamp — Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

1 PATH LIGHT

NTS

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SARAH PHILLIPS — NO. 6432 — Signature — 11-30-25 Renewal Date — 05-24-24 Date — STATE OF CALIFORNIA

PROJECT NAME:

BENNETT RESIDENCE

PROJECT ADDRESS:

SCENIC 1 NE OF 10TH AVE.
CARMEL, CA 93923

APN: 010-302-006

ISSUANCE:

BUILDING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-03
DATE: 05/29/2024

REVISIONS:

DATE	DESCRIPTION
10/16/2024	CITY RESUBMITTAL
01/02/2025	CITY RESUBMITTAL
02/20/2025	CITY RESUBMITTAL

SHEET NAME:

LIGHTING SPECS

SHEET NO:

10c

_CD

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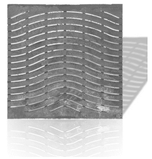
TRENCH GRATES - URBAN ACCESSORIES
"WAVE" IN BRONZE



DRAIN COVER - URBAN ACCESSORIES
"TIDAL WAVE" IN BRONZE

10 DRAIN COVERS

STEEL PLANTERS

Attachment 3

TYPE: SILVER CARPET;
DYMONDIA MARGARETAE
W/ GRASS ROAD PAVER
MANU.: NDS TUFFTRACK

11 SITE IMPROVEMENTS

PATIO
COLOR: SILVERDALE
MANUFACTURER: US STONE

PAVER
COLOR: VERONA
MANUFACTURER: BASALITE - ITALIAN RENAISSANCE

12 PATIO PAVING

SOLID WOOD W/ METAL STRIPS

STAINED TEAK WOOD PANEL

STAINLESS STEEL STRIPS

CUSTOM FRONT DOOR

8 FRONT DOOR

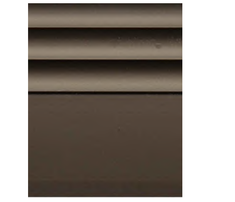
GLASS W/ DARK
BRONZE BALUSTERS
MANUF.: E GLASS RAILING

VERTICAL WOOD FENCE
STAINED TO MATCH SIDING

8 GUARDRAIL & FENCE / GATE

STYLE: FIXED FLAT ROOF
MANUFACTURER: VELUX

9 SKYLIGHT



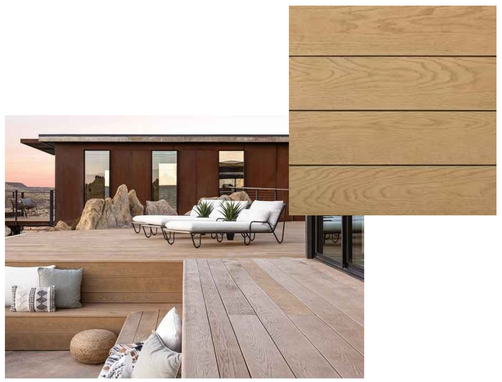
COLOR: AB5 MEDIUM-DARK BRONZE FINISH
STYLE: MARINE GRADE ALUMINUM W/ LOW IRON GLASS
MANUFACTURER: ARCADIA

4 WINDOWS & DOORS

STAINED

STYLE: CONGO
MANUFACTURER: CARRIAGE HOUSE DOOR

METAL ACCENTS
COLOR: MEDIUM-DARK BRONZE FINISH



COLOR: GOLDEN OAK
MANUFACTURER: MILLBOARD

6 BALCONY DECKING

DARK BRONZE

COLOR: DARK BRONZE, SRI = 22
STYLE: STANDING SEAM
MANUFACTURER: SHEFFIELD METALS

1 METAL ROOF

SPLIT FACE FONJONE

SMOOTH FONJONE

2 STONE VENEER

COLOR: GOLDEN OAK
MANUFACTURER: MILLBOARD

3 HORIZONTAL SIDING

REVISION	No.

CONSULTANT:

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

MATERIAL SAMPLES

JOB NAME: BENNETT REMODEL
NE Corner of Scenic & 10th Ave.
Carmel, California 93921
A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	N.T.S.
DRAWN	SSH
JOB N	23.14

11
SHEET OF

VIEW DECK PERSPECTIVE

Attachment 3

SCENIC ELEVATION WITH DRIVEWAY AND SIDE ENTRY

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_CD

REVISION	No.

CONSULTANT:

ARCHITECT
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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERING

JOB NAME: BENNETT REMODEL
NE Corner of Scenic & 10th Ave.
Carmel, California 93921
A.P.N. 009-412-025-000

DATE:	2/21/2025
SCALE:	N.T.S.
DRAWN	SSH
JOB N	23.14

12
SHEET OF

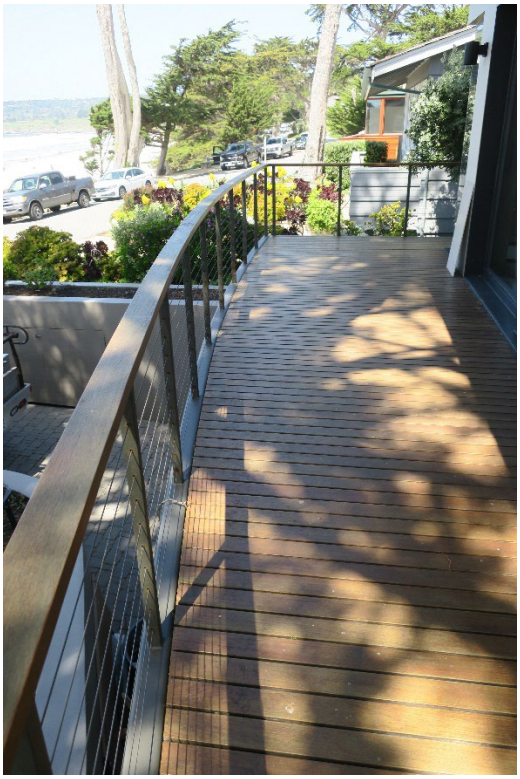
Subject property. Source: Google Street View, Sept. 2024.

Façade, looking southeast.

Cypress in the front yard (image left) and steps and walkway along the south property line, looking east (image right).

Steps and walkway from driveway to south property line, looking south (image left) and retaining wall around the front Cypress (image right).

South walkway, looking west.



Front deck, looking north (image left); detail of existing windows with lower awning-style lites (image right).

Existing chimney at south elevation, looking west.

Middle patio area at south elevation, containing the primary entry door (images left and right).

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

April 9, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	**DS 24014 & VA 24364 (Lewis & McClellan Trust):** Consideration of a Track 1 Design Study referral and associated Variance for the construction of a 39-square-foot addition to the existing residence and a 200-square-foot parking pad in the front setback located on San Carlos Street 3 southwest of Vista Avenue in the Single-Family Residential (R-1) District. APN: 010-116-019-000

Application: DS 24014 & VA 24364 (Lewis & McClellan Trust)

APN: 010-116-019-000

Block:6.5

Lot:7

Location: San Carlos Street 3 southwest of Vista Avenue

Applicant: Adam Jeselnick, Architect

Property Owner: Michael Lewis and Rene McClellan Trust

Executive Summary:

The project involves construction of a 39-square-foot addition, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback on a 4,000-square-foot parcel. The applicant is requesting a Variance to construct a parking pad in the front setback because there is no other place to put parking after removing the garage. No trees on the property or right-of-way are proposed to be removed. Staff recommended denying the Design Study and Variance as it does not meet **all of the required findings.** On March 25, 2024, the property was determined to be ineligible for the Carmel Historic Inventory.

Recommendation:

Staff recommends the Planning Commission adopt a resolution (Attachment 1):

1) Finding the project statutorily exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved), which states that, "CEQA does not apply to projects which a public agency rejects or disapproves; and

2) Denying a Track 1 Design Study Referral and associated Variance for the construction of a 39-

square-foot addition to a two-story single-family residence, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback. The subject site is located on San Carlos 3 Southwest of Vista in the Single-Family Residential (R-1) District. APN: 010-116-019-000.

Background and Project Description:

The residence was constructed in 1924 and there is no original building permit on file. On October 7, 2003, Historian Kent Seavey determined that the house had been moved and altered, and therefore no longer retains integrity. It was reevaluated in March of 2024 and was again determined to be ineligible for the Carmel Historic Inventory due to a lack of association with important events, people, builders, designers, or architects in the Historic Context Statement and the loss of integrity due to alterations/relocation. The property is comprised of a 4,000-square-foot lot on San Carlos 3 Southwest of Vista.

The applicant is proposing the construction of a 39-square-foot addition, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback. The applicant originally proposed the parking pad further from the front property line (still in the front setback) but had to move it due to the proximity to significant trees. The existing residence has a garage that the applicant is proposing to convert to a bedroom, walk in closet, and half bathroom. The applicant is proposing to demolish the existing second bathroom and replace it with a master bathroom and two half bathrooms. The applicant submitted the findings and application for the Variance upon being informed that a Variance was needed in November of 2024.

The Planning Commission continued the hearing on the application to a date certain at the February 11, 2025 meeting. The agenda for the March Planning Commission meeting was full at the time that the Planning Commission continued the application, so the project was continued to the April meeting.

Staff Analysis:

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

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

Staff Response: To accommodate the required parking, the applicant is proposing to construct a 10-foot by 20-foot parking pad at the front of the property. The parking pad will go on the existing paver driveway, parallel to the direction of the street. Per Carmel Municipal Code (CMC) Section 17.10.030.F, "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." The applicant has diagramed how they believe a car could have practical ingress and egress into the parking pad. It would require a car to make a sharp turn as it is crossing the property line in order to park. Staff does not believe that cars will be able to practically access the parking pad due to the sharp turn and the presence of a large tree with limbs encroaching into the path of ingress and egress.

Variance Findings: Variance (CMC Section 17.64.210) states, "special findings are required for approval of a variance."

Staff Response: A parking pad in the front setback requires a Variance. Per CMC Section 17.10.030.A.1, "Detached Garages and Carports. To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the rear yard setback or front or side yard setbacks facing a street." Parking Pads are not listed as approvable in the setbacks under this

section and instead require a setback Variance. The applicant has provided their findings for the Variance. Below lists the special findings required for a Variance (CMC Section 17.64.210), the applicant's findings, and staff's findings.

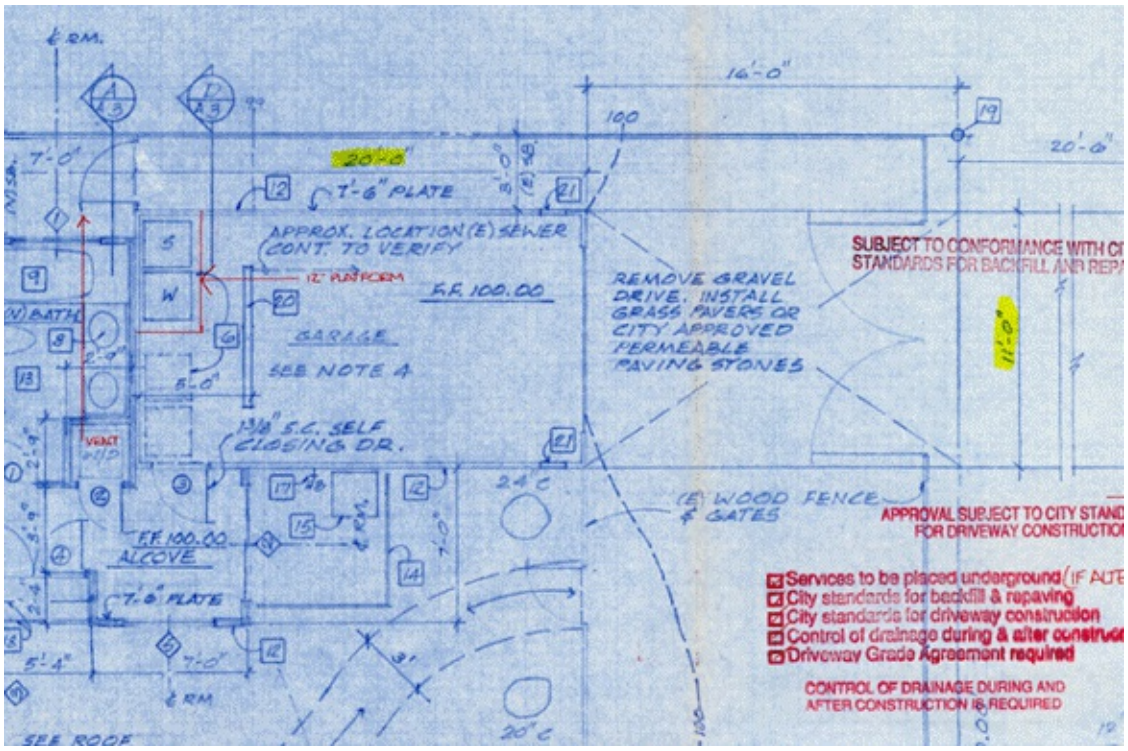
FINDINGS REQUIRED FOR A VARIANCE (CMC section 17.64.210):	YES	NO
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.		?
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone.		?
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety, or welfare.		?
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation.		?
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property.		?
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.		?

Findings Analysis:

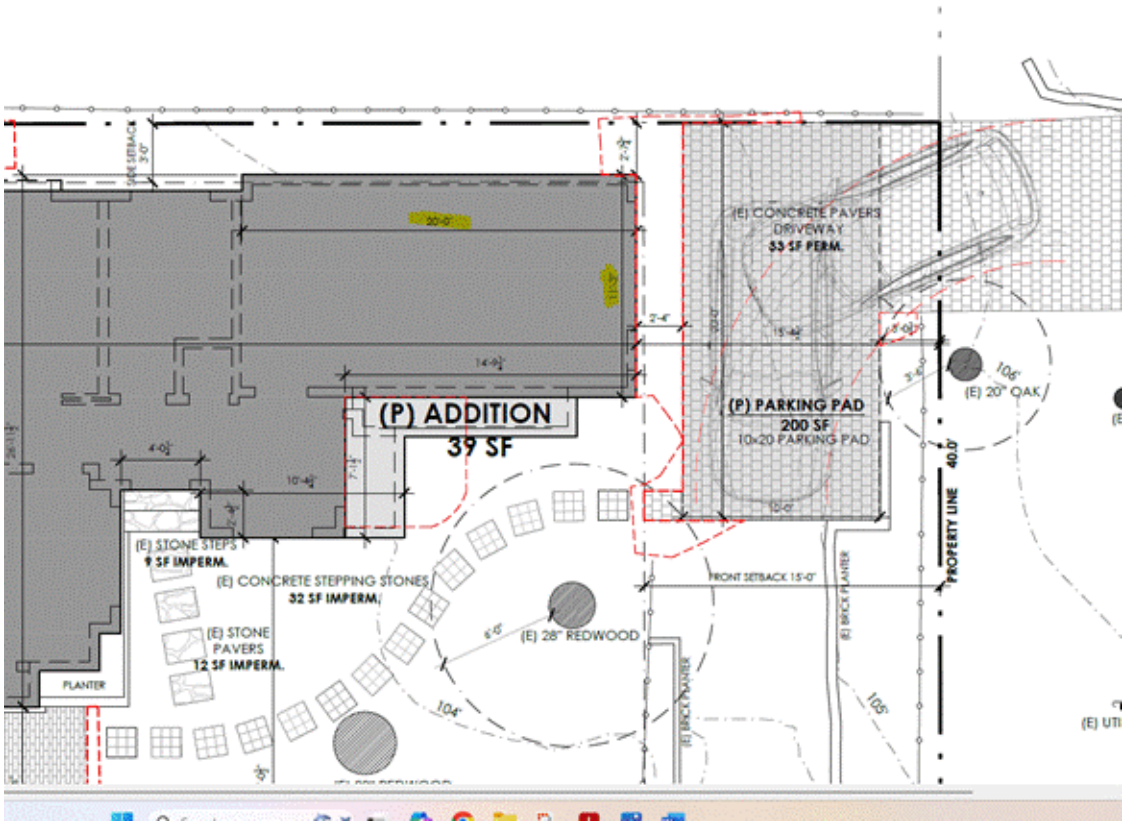
A. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance;

Applicant Response: *The existing residence and attached garage are situated on a typical Carmel residential lot measuring 40' x 100' (4000 sf). The house was built in several phases over time, with the non-conforming garage located at the northeast corner of the house facing San Carlos Street. To the southeast corner of the property, there are two significant redwood trees (38" diameter and 28" diameter), which obstruct any possible development behind the 15' front yard setback. The front property line is more than 20' from the edge of the roadway, and the existing driveway allows for two vehicles to be parked in front of the garage. The current square footage of the property, inclusive of the garage, is 1,444 sf, or more than 356 sf below the allowed floor area for the lot. The site topography and*
significant trees deprive this property of the allowed floor area, and garage, enjoyed by most other properties in the neighborhood and throughout the city.

Staff Response: The surrounding homes have detached and attached garages. There is no indication that any surrounding properties have been granted front setback variances. The subject site currently has a garage dimension of 20' by 11' (see below screenshots of approved construction plans on file with the Community Planning and Building Department). The property file and the project plans both show that the garage is a conforming garage. CMC Section 17.10.030.D.2.d states, "Required Parking. On each site, a minimum of 200 square feet of base floor area". Parking dimensions are measured at the exterior of the parking structure. The lack of room to sufficiently park a standard vehicle is due to a washer, dryer, and sink in the garage. However, the interior garage parking could achieve conformance by removing the washer, dryer, and sink. This is a potential solution as applicant proposes to remove the fixtures within the interior of the residence in order to construct their proposed additional bedroom.



Property File



Project Plans

The neighborhood is densely wooded with trees at the front of many of the surrounding parcels, similar to all neighborhoods in Carmel-by-the-Sea. The sloping topography is also similar to many of the parcels in Carmel-by-the-Sea. Carmel-by-the-Sea is located on a hill that slopes from Highway 1 to the beach relatively continuously. Many proposed additions and new homes are forced to terrace their houses to build down with the slope. Due to the topography and trees, many of the surrounding houses have built second

stories to increase their livable area.

B. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;

Applicant Response: *A variance to allow an on-site parking space, on a gravel parking pad, located within the front yard setback, does not constitute a grant of special privilege. Many other homes in the vicinity, with or without conforming garage parking, feature front-facing driveways that allow for the regular parking of vehicles between the building and street, and within the front yard setback. Moreover, many homes allow for regular street-side parking for owners and their guests.*

Staff Response: The subject property has existing parking that is similar to the surrounding homes. There are other locations the applicant could propose to construct an addition that would not require them to remove their existing parking (garage) and install a parking pad in the front setback. The applicant could build their addition at the rear of the property with the slope without any issue with trees or utility poles. The addition of a bedroom in place of the rear deck or in place of the existing basement would be feasible. Allowing for a Variance in the front setback would be a special privilege inconsistent with the limitations on other property in the vicinity.

C. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;

Applicant Response: *The proposed variance is not detrimental to adjacent property or injurious to public health, safety, or welfare. As described above, vehicles are regularly parked in residential driveways, or along the street, with no harm caused to neighbors. The Carmel zoning code and ordinance supports a single-lane driveway and garage for each residential lot, most homeowners have two vehicles, and one of those vehicles is typically parked in the front yard setback.*

Staff Response: Staff disagrees that the proposed Variance is not detrimental to the adjacent properties or injurious to public health, safety, or welfare. When backing out of the parking pad, the driver will have very limited visibility and will have to reverse at a sharp angle. This could potentially be dangerous for any passing pedestrian who may not be seen until the car evens out. Additionally, there is a tree that leans into the path to get to the parking pad that could pose egress and ingress issues.

D. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;

Applicant Response: *The unique circumstances of this property include the topography, existing utility pole, and significant trees, and siting of the existing house on the lot, all of which are entirely specific to this lot and proposal.*

Staff Response: This topography, existence of utility poles, existence of significant trees, and siting of the existing house on the house is not unique to the subject site or the neighborhood. No new general regulation is needed to address such conditions or situations.

E. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and

Applicant Response: *The two significant redwood trees, to the best of my knowledge, pre-date any residential construction on this site. All development on this site, including the existing garage, was constrained by the existing trees, natural topography, and location of the paved public street (San Carlos).*

Staff Response: The Variance is the direct result of the proposed work by the current owner and applicant as it is being sought based on the proposal to convert the existing garage into a primary bedroom, walk in closet, and half bathroom. The existing nonconforming parking is the direct result of the previous owner installing a washer, dryer, and sink in the garage. .

F. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.

Applicant Response: *Granting this variance will not conflict with the General Plan or the zoning objectives, which support the requirement to provide conforming on-site parking for every single family residence. The existing non-conforming garage is 10'-3" wide by 19'-0" deep, and with the increased sizes of most modern vehicles, is not currently suitable for use as a parking space. A 20' x 1 0' gravel parking pad, located at the end of a re-constructed 1 0' wide driveway, is fully supported by the design guidelines and zoning requirements for the R-1 district, including:*

17.10.030.D.

d. Other Provisions.
i. 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.

17.10.030.F.

On-Site Parking Requirements. 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.

Staff Response: Granting the Variance for the subject site would conflict with the zoning objectives for the R-1 District because the new parking pad would not meet the On-Site Parking Requirements outlined in CMC Section 17.10.030.F. The parking pad as proposed would not have practical ingress and egress because the pad is at a right angle from the driveway, which would force cars to turn sharply to fit on it and because the applicant's driveway gate blocks the parking pad.

Additionally, the existing garage measures 11' by 20'. As discussed above, the interior of the garage could have sufficient parking space with the removal of the washer, dryer, and sink.

Variance Examples: The applicant has provided two previous Variance applications for parking pads that have been approved as examples of similar situations. The suggested Variance examples are DS 21-082 (Torru) and DS 20-046 (Dal Bello).

Staff Response: DS 21-082 (Torru) included a Variance request to legalize an existing parking pad within the side setback. In this case, the parking pad had a front set back of 20'. The Variance was requested to maintain the compact spot parking pad in the side setback and to maintain the existing nonconforming

parking while adding floor area. This differs from the DS 24014 & VA 24364 (Lewis & McClellan Trust) proposal as approval of the variance would result in removing conforming parking and replacing it with a parking pad within the front setback, approximately 3' from the property with ingress and egress to the pad at a right angle.

DS 20-046 (Dal Bello) included a Variance to allow a parking pad in the front setback to provide an onsite parking space. In this case, there was no onsite parking as the Dal Bello property was built in 1948 without parking. In that situation, the only way to provide parking would have been to demolish the house or remove a significant tree in order to create space for a driveway and garage out of the setback. For the same reasons discussed above, the Dal Bello Variance is different than what is being proposed in the DS 24014 & VA 24364 (Lewis & McClellan Trust) applications.

Recommendations: There are other, practical ways to add a bedroom to the subject site without requiring a variance and sufficient space to provide vehicle parking within the interior of the garage is possible, as described above.

Other Project Components:

Staff recommends this project be found Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves.

Attachment 1 - Resolution
Attachment 2 - Project Plans
Attachment 3 - DS 21-082 (Torru) - Resolution
Attachment 4 - DS 20-046 & VA 20-109 (Dal Bello) - Resolution

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING DENIAL OF THE PROJECT STATUTORIALLY EXEMPT FROM CEQA PURSUANT TO CEQA GUIDELINES SECTION 15270(a); AND DENYING A TRACK 1 DESIGN STUDY REFERRAL AND VARIANCE FOR THE CONSTRUCTION OF A 39-SQUARE-FOOT ADDITION TO AN EXISTING RESIDENCE, THE CONVERSTION OF THE EXISTING GARAGE INTO LIVING SPACE, AND THE CONSTRUCTION OF A PARKING PAD IN THE FRONT SETBACK. THE PROPERTY LOCATED ON SAN CARLOS 3 SOUTHWEST OF VISTA WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-116-019-000.

WHEREAS, on January 16, 2024, Adam Jeselnick ("Applicant") submitted an application on behalf of Michael Lewis and Rene McClellan Trust ("Owners") requesting approval of Track 1 Design Study application DS 24014 (Lewis & McClellan Trust) described herein as ("Application"); and

WHEREAS, on November 26, 2024, Adam Jeselnick ("Applicant") submitted an application on behalf of Michael Lewis and Rene McClellan Trust ("Owners") requesting approval of Variance application VA 24364 (Lewis & McClellan Trust) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot located San Carlos 3 Southwest of Vista in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Design Study and associated Variance for the construction of a 39-square-foot addition, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in exterior materials of structures are subject to a Track 1 Design Review and may be approved by the Director if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, in accordance with CMC section 17.52.070.D a Variance is required for a modification to the minimum required front setback; and

WHEREAS, on January 31, 2025, a notice of public hearing was published in the Carmel Pine Cone for the February 11, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 2, 2025, 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 7, 2025, 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 February 11, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on February 11, 2025, the Planning Commission continued the hearing on project to a date certain due to a failed motion resulting from a split vote; and

WHEREAS, on March 12, 2025, the Planning Commission continued the hearing on the project to a date uncertain due to the agenda for the March 12, 2025 meeting being full when previously continued to a date certain at the February 11, 2025 Planning Commission meeting; and

WHEREAS, on March 28, 2025, a notice of public hearing was published in the Carmel Pine Cone for the April 9, 2025, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 30, 2025, 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 4, 2025, 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 9, 2025, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and 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 section 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 Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

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

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

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

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 **Variance**:

FINDINGS REQUIRED FOR A VARIANCE (CMC section 17.64.210):	**YES**	**NO**
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.		✓
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone.		✓
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety, or welfare.	✓	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation.		✓
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property.		✓
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.		✓

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby FIND the project statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15270(a); and **DENY** the Design Study (DS 24014, Lewis & McClellan Trust) and associated Variance (VA 24364, Lewis & McClellan Trust) for the construction of a 39-square-foot addition, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback on San Carlos 3 Southwest of Vista in the Single-Family Residential (R-1) Zoning District, APN 010-116-019-000.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of April, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Shelby Gorman
Chair	Planning Commission Secretary

GENERAL NOTES

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

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

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

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

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

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

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

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

SHEET INDEX

Attachment 2

A0	TITLE (PROJECT DATA AND SITE LOCATION)	A10	PROPOSED ROOF PLAN
A1	TOPOGRAPHIC SURVEY	A11	EXISTING ELEVATIONS
A2	EXISTING SITE PLAN	A12	EXISTING ELEVATIONS
A2.1	SITE DEMOLITION PLAN	A13	DEMOLITION ELEVATIONS
A3	PROPOSED SITE PLAN	A14	DEMOLITION ELEVATIONS
A4	EXISTING FOUNDATION/ BASEMENT PLAN	A15	PROPOSED ELEVATIONS
A5	EXISTING FLOOR PLAN	A16	PROPOSED ELEVATIONS
A6	DEMOLITION PLAN	A17	STREETSCAPE ELEVATIONS
A7	PROPOSED FOUNDATION/BASEMENT PLAN	A18	WINDOW AND DOOR SCHEDULES
A8	PROPOSED FLOOR PLAN	A19	PROPOSED MATERIALS
A9	EXISTING ROOF PLAN	A20	PROPOSED RENDERINGS
		A21	PROPOSED RENDERINGS

EXISTING SITE PHOTOGRAPHS

EXTERIOR - EXISTING GARAGE

EXTERIOR - EXISTING OFFICE

PROJECT DATA

SCOPE OF WORK:
EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. CONVERT EXISTING GARAGE TO A NEW MASTER BEDROOM WITH EN SUITE MASTER BATHROOM. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW POWDER AND LAUNDRY ROOM. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS WHERE SHOWN. REPLACE DOORS AND WINDOWS AS NOTED. MATCH EXISTING EXTERIOR COLORS AND MATERIALS.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	YES
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT
TREE REMOVAL:	NONE
GRADING:	0 CUBIC YARDS **CUT**/ 0 CUBIC YARDS **FILL**

SITE COVERAGE CALCULATIONS:

LOT SIZE **4,000 SF**

MAX. ALLOWABLE FLOOR AREA = 1,800 SF
(45% OUT OF TOTAL LOT AREA)

MAX. ALLOWABLE SITE COVERAGE = 396 SF / 556 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) RESIDENCE	1,284 SF
(E) BASEMENT	160 SF
TOTAL, (E)	**1,444 SF**
(36.10% OUT OF TOTAL LOT AREA)	
PROPOSED	
(E) RESIDENCE	1,284 SF
(E) BASEMENT	160 SF
(P) ADDITION	39 SF
(P) PARKING PAD	200 SF
TOTAL, (P)	**1,683 SF**
(42.08% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING

(E) CONCRETE PAVERS DRIVEWAY	262 SF	PERM.
(E) WOOD PATIO	40 SF	PERM.
(E) CONCRETE STEPPING STONES	32 SF	IMPERM.
(E) STONE PAVERS	12 SF	IMPERM.
(E) FRONT STONE STEPS	9 SF	IMPERM.
(E) BRICK PATIO	329 SF	IMPERM.
(E) BACK WOOD STEPS	12 SF	PERM.
(E) STONE LANDING	23 SF	IMPERM.
(E) WOOD DECK	398 SF	PERM.
(E) CONCRETE WALKWAY AND STEPS	70 SF	IMPERM.
TOTAL, (E)	**1,187 SF**	**(NON CONFORMING)**

PROPOSED

(E) CONCRETE STEPPING STONES	32 SF	IMPERM.
(E) CONCRETE PAVERS DRIVEWAY	33 SF	PERM.
(E) FRONT STONE STEPS	9 SF	IMPERM.
(E) BRICK PATIO	198 SF	IMPERM.
(E) BACK WOOD STEPS	12 SF	PERM.
(E) STONE LANDING	23 SF	IMPERM.
(E) WOOD DECK	398 SF	PERM.
TOTAL, (E)	**705 SF**	**(NON CONFORMING)**
	REDUCED BY 482 SF	
	(482 SF > 2x239 SF ADDED)	

PROJECT DATA

ADDRESS:	SAN CARLOS ST 3 S/W OF VISTA CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-116-019
ZONING:	**R-1** SINGLE FAMILY
OWNER:	**MICHAEL LEWIS AND RENE MCCLELLAN** SAN CARLOS ST 3 S/W OF VISTA CARMEL-BY-THE-SEA, CALIFORNIA 93921
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com

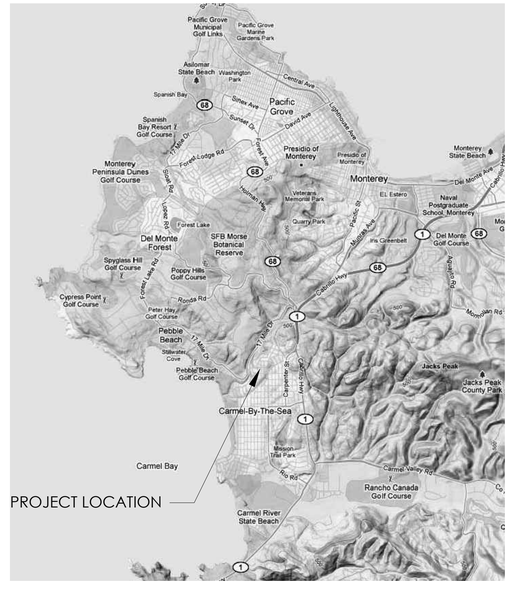
SETBACKS

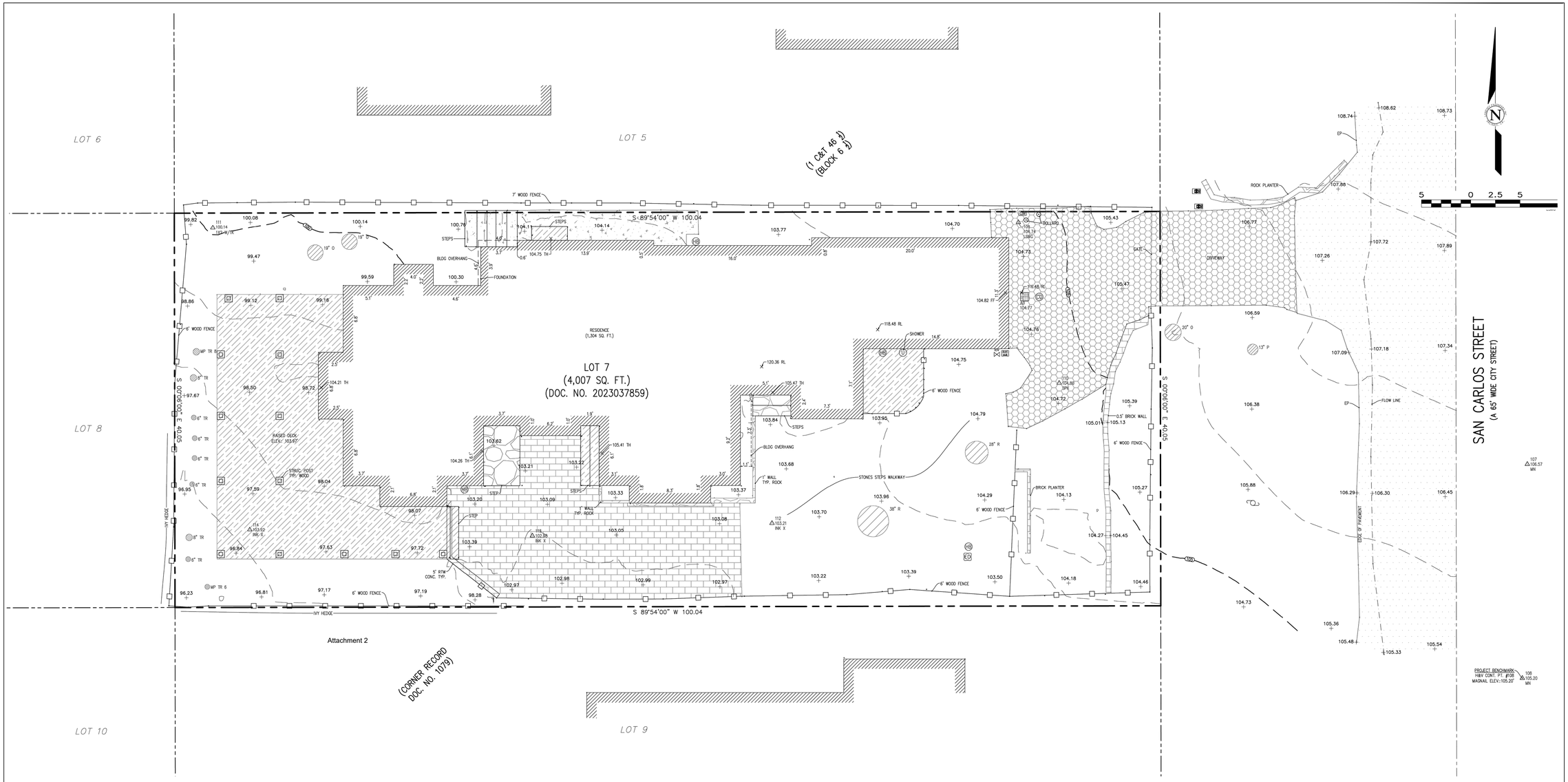
LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - EAST	15'-4 1/2"	15'-4 1/2"	15'-0"
SIDE - NORTH	2'-7 3/4" (NON-CONF)	2'-7 3/4" (NON CONF.)	3'-0"
BACK- WEST	14'-7"	14'-7"	3'-0"
SIDE - SOUTH	10'-2 1/2"	10'-2 1/2"	3'-0"

HEIGHTS

EXISTING	14' - 10 1/4 " ABOVE F.F.
PROPOSED	14' - 10 1/4 " ABOVE F.F.

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT
MIN. COMPOSITE SETBACK: 13'-4 1/4" (33.20% OF 40'-0")


PROJECT LOCATION
Pacific Grove
Monterey
Presidio of Monterey
Carmel-By-The-Sea
Carmel Bay
Jacks Peak
Rancho Canada Golf Course
Carmel River State Beach
Pebble Beach
Del Monte Forest
Monterey Peninsula Dunes Golf Course
Spanish Bay Resort / Golf Course
Asilomar State Beach
Pacific Grove Municipal Golf Links
Pacific Grove Marine Gardens Park
Veterans Memorial Park
Quarry Park
Naval Postgraduate School, Monterey
Monterey State Beach
Del Monte Golf Course
SFB Morse Botanical Reserve
Poppy Hills Golf Course
Spyglass Hill Golf Course
Cypress Point Golf Course
Peter Hay Golf Course
Pebble Beach Golf Course
Jacks Peak County Park
Mescal Trail Park
Carmel Valley Rd
Forest Lake
El Estero
Ocean View Blvd
Sunset Ave
Lighthouse Ave
Central Ave
David Ave
Forest Lodge Rd
Monterey Rd
Del Monte Ave
Casa Verde Way
Pacific St
Munras Ave
Alta Gateen
Aguajito Rd
Carmel Valley Rd
Rio Rd
Carpenter St
Lincoln St
Mission St
Scenic Rd
Ocean Ave
Santa Lucia Ave
Rancho Rd
Carmel Hill Rd
Forest Lake Rd
Spanish Bay Rd
Sloat Rd
17 Mile Dr
Stevenson Cove
Seal Rock
Cypress Ln
Sunset Dr
Viscaino Rd
Crespi Ct
Tioga Ct
Portola Rd
Isabella Ave
Fremont Blvd
Casa Verde Way
Del Monte Blvd
Casa Verde Way
Aguajito Rd
Mission St
Ocean View Blvd
Lighthouse Ave
Central Ave
Sunset Ave
David Ave
Forest Lodge Rd
Monterey Rd
Del Monte Ave
Pacific St
Munras Ave
Alta Gateen



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ASPHALT CONCRETE
- BRICK
- PAVERS
- STONE
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC MANHOLE
- FUSEBOX
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION BOX
- LANDSCAPE LIGHT
- STREETLIGHT
- PG&E BOX
- PG&E GAS MANHOLE
- PIPE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- UNKNOWN UTILITY
- UTILITY HUB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE

- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00± SPOT ELEVATION
- X100.00 RC RIDGELINE
- X100.00 FF FINISHED FLOOR
- X100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #108, A MAGNETIC NAIL LOCATED 7' SOUTHERLY AND 37' EASTERLY FROM THE SOUTHEASTERLY PROPERTY CORNER , ELEVATION = 105.20' 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 (11/30/23) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

ADAM JESELNICK
ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

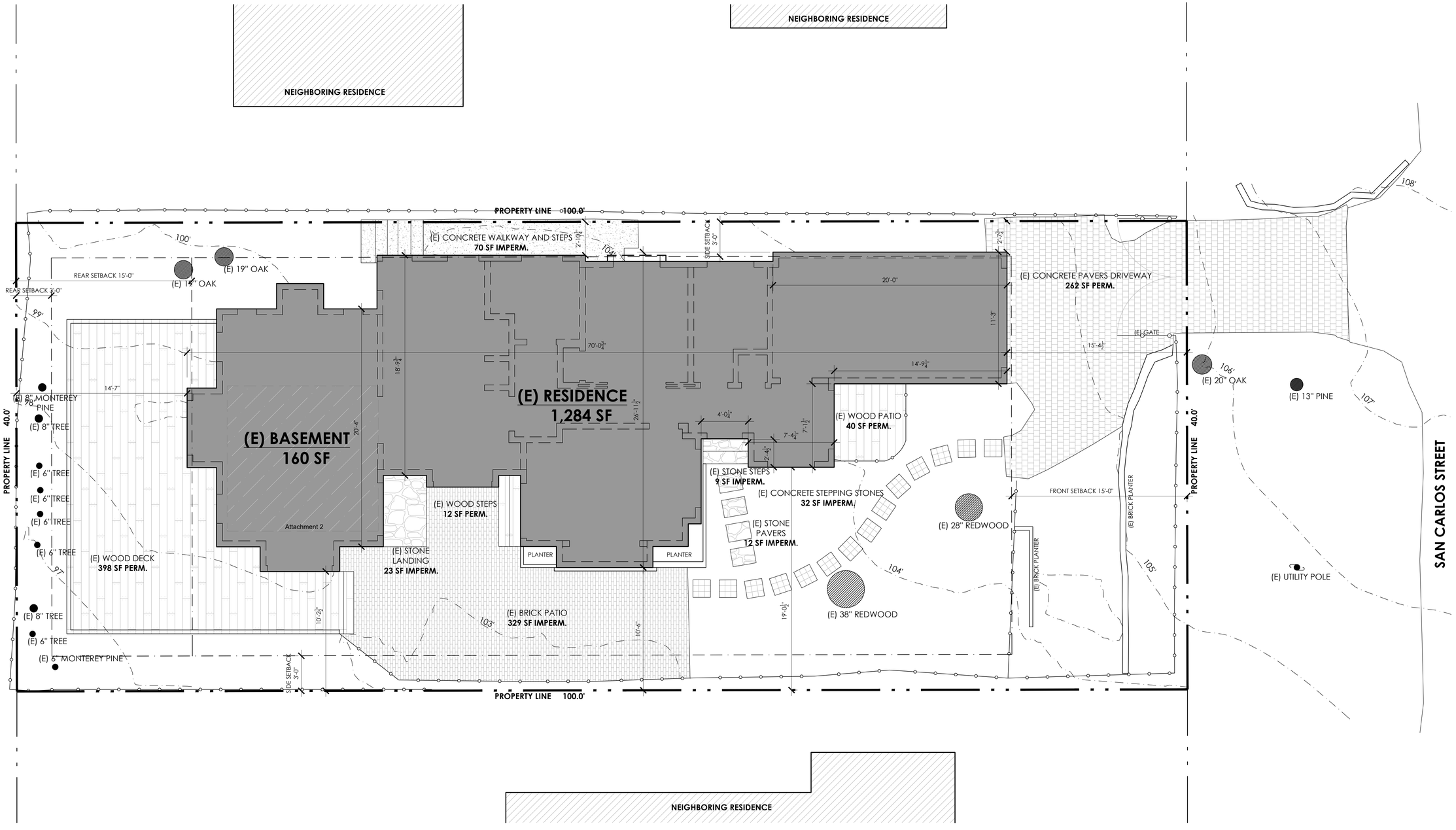
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

TOPOGRAPHIC SURVEY

3/26/2025

AS NOTED

A1



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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

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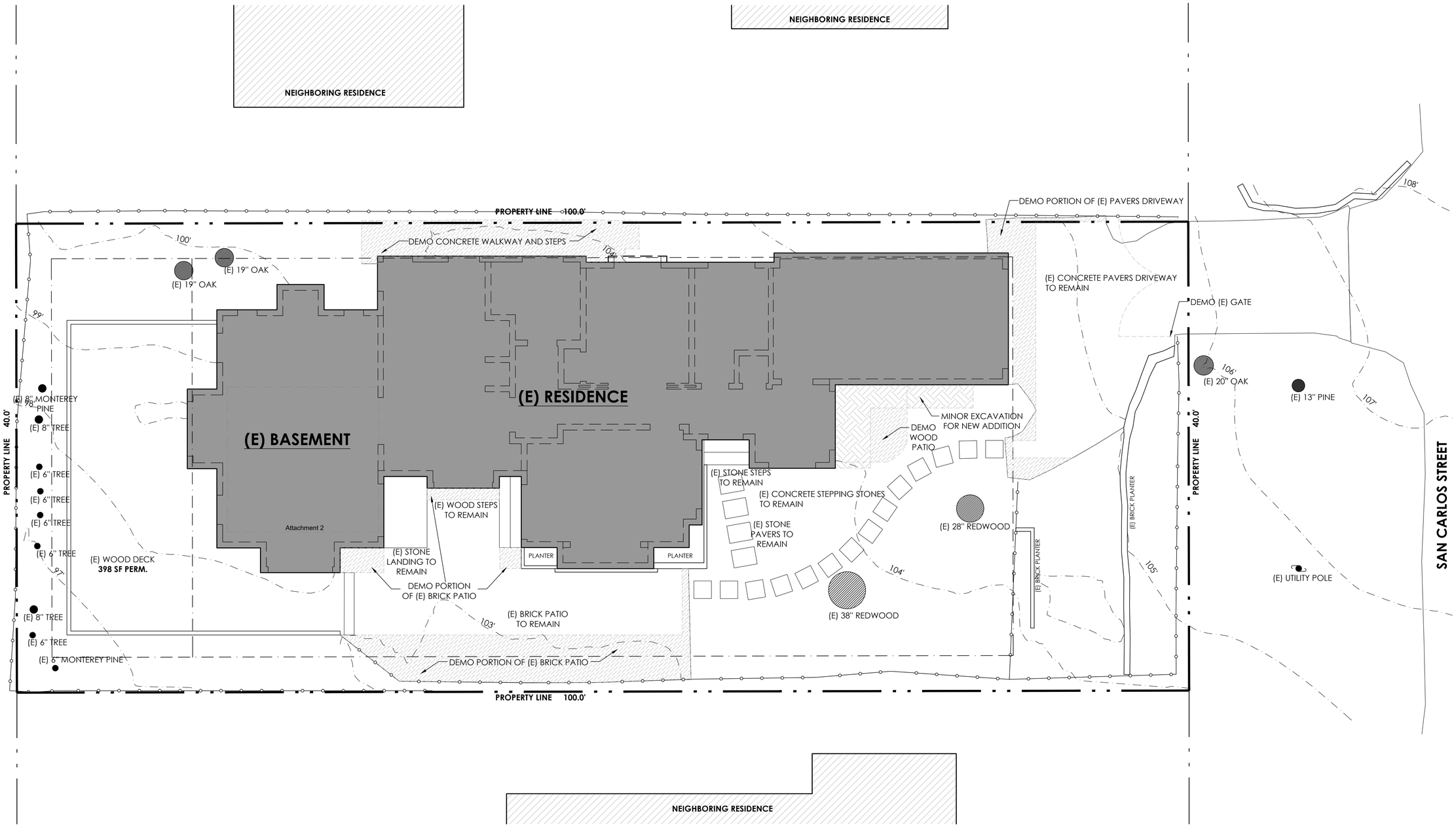
EXISTING SITE PLAN

3/26/2025

1/4" = 1'-0"

A2

TRACK 1 DESIGN APPROVAL SET



1 SITE DEMOLITION PLAN

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

N

1' 2' 4' 8'

Attachment 2

ADAM JESELNICK ARCHITECT

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

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

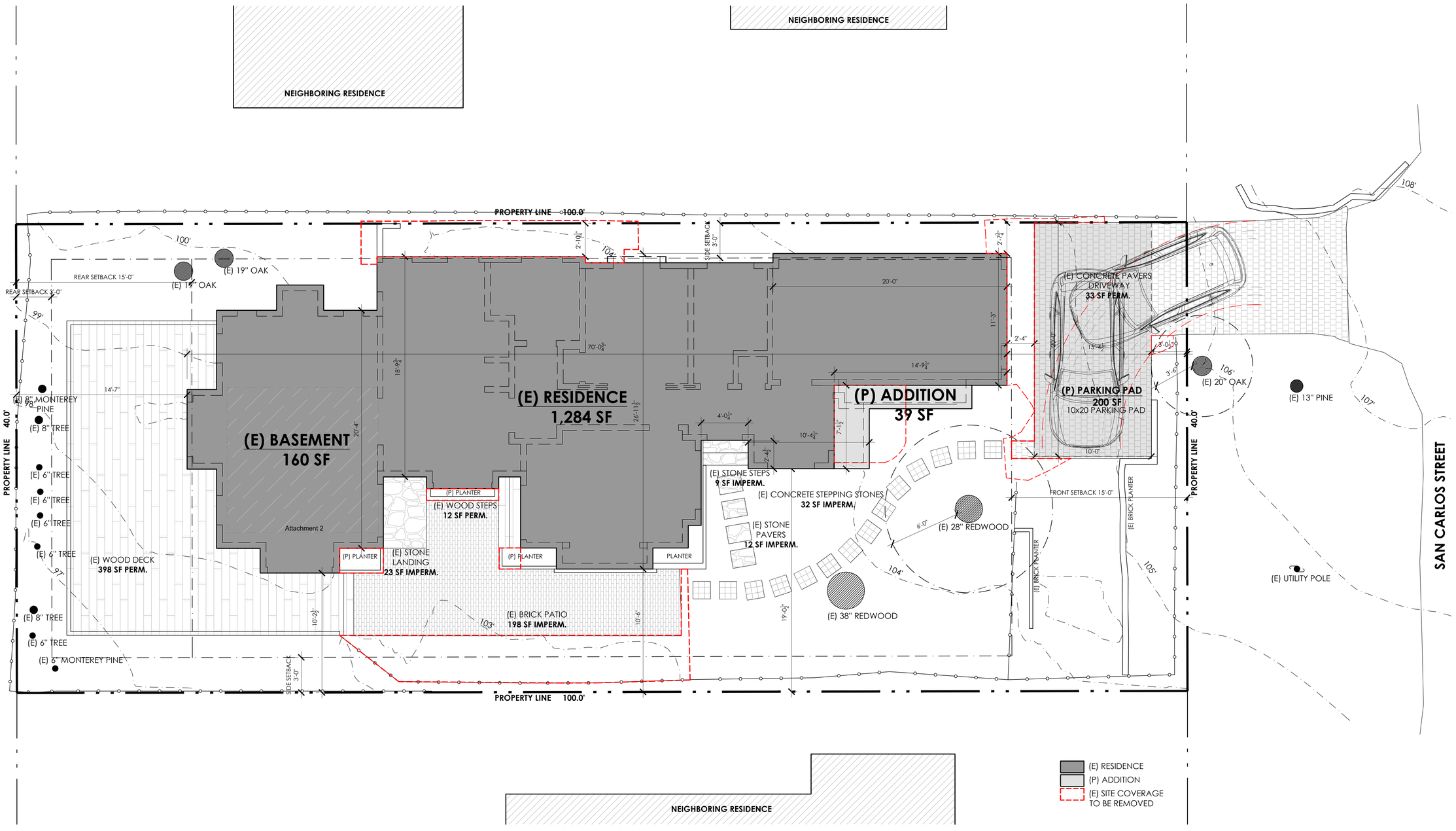
SITE DEMOLITION PLAN

3/26/2025

1/4" = 1'-0"

A2.1

TRACK 1 DESIGN APPROVAL SET



1 PROPOSED SITE PLAN

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

N

1' 2' 4' 8'

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TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

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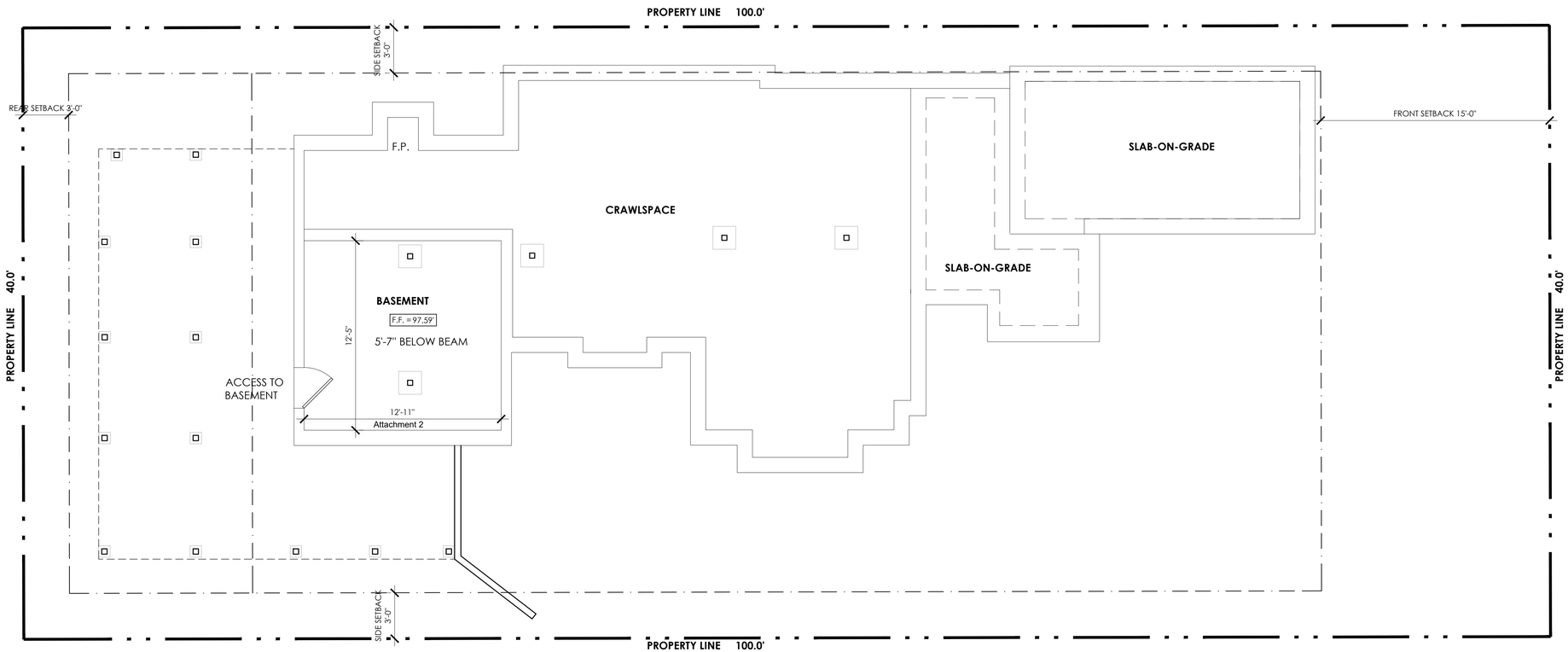
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED SITE PLAN

3/26/2025

1/4" = 1'-0"

A3



1 FOUNDATION AND BASEMENT PLAN

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

1' 2' 4' 8'

N

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TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

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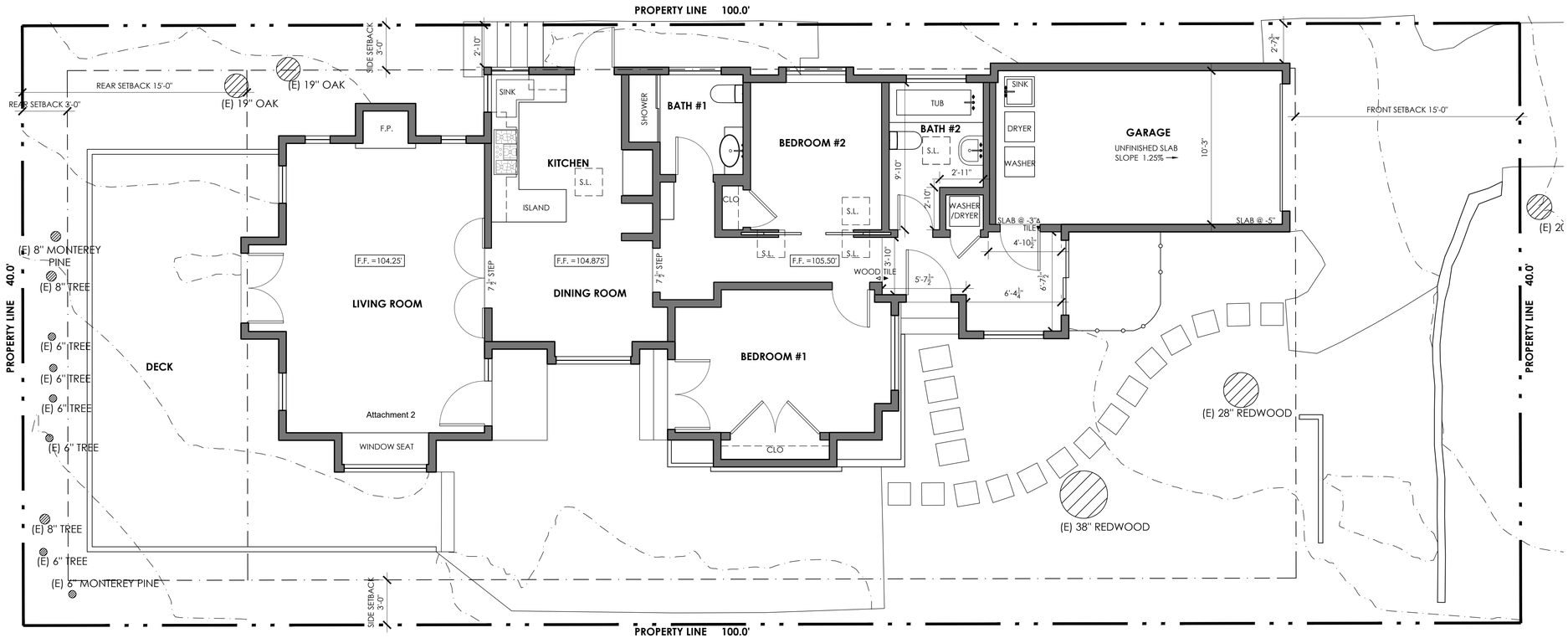
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FOUNDATION/ BASEMENT PLAN

3/26/2025

1/4" = 1'-0"

A4



1 EXISTING FLOOR PLAN

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

1' 2' 4' 8'

N

TRACK 1 DESIGN APPROVAL SET

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Renew 3/31/25
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LEWIS RESIDENCE

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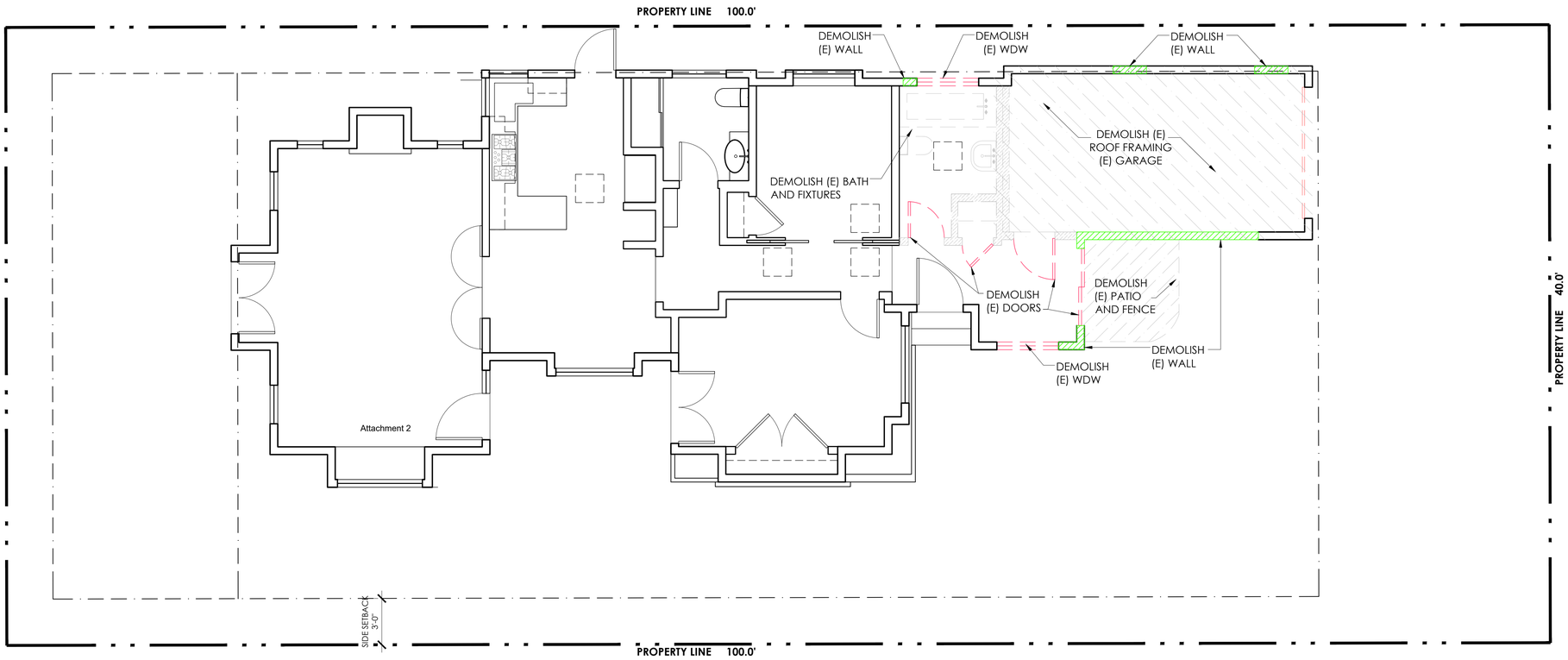
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FLOOR PLAN

3/26/2025

1/4" = 1'-0"

A5



LEGEND

- EXISTING WALL TO REMAIN
- EXTERIOR WALL TO BE DEMOLISHED
- INTERIOR WALL TO BE DEMOLISHED
- WINDOW TO BE DEMOLISHED

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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

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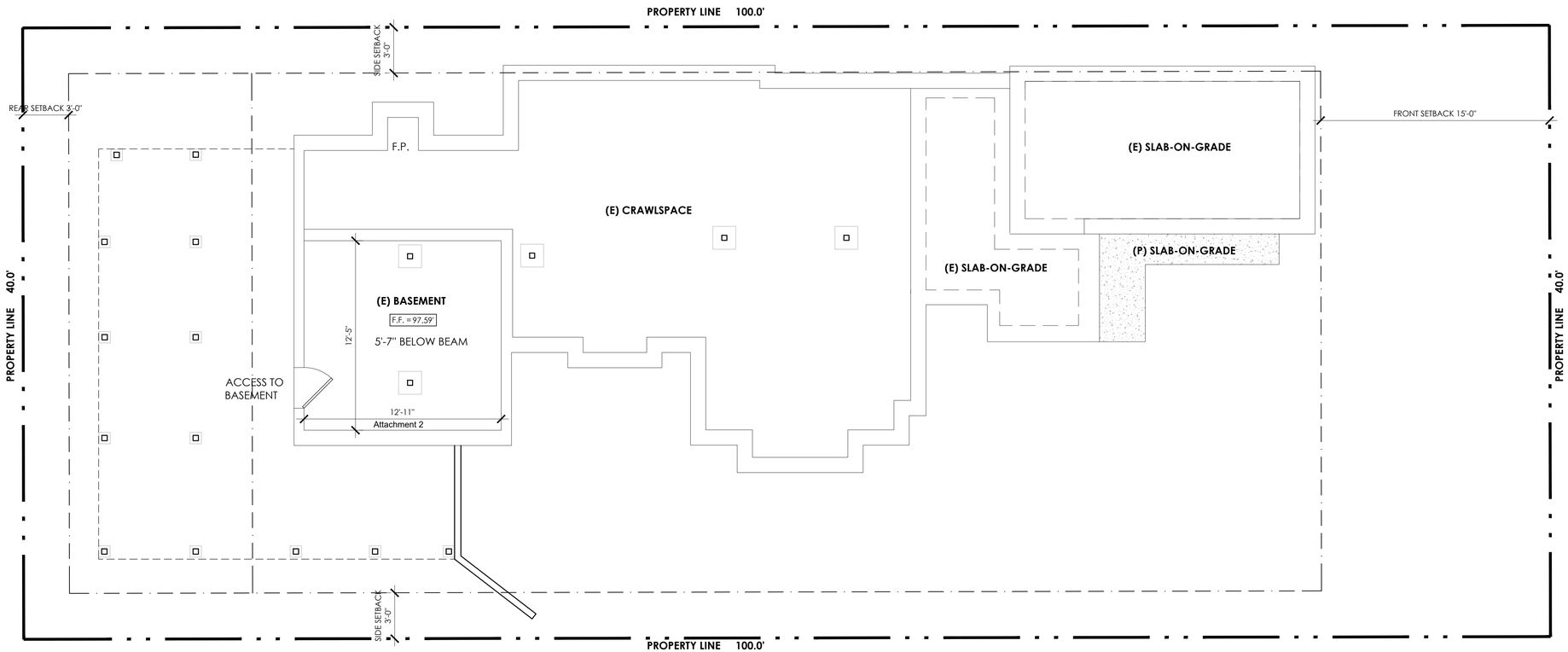
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION PLAN

3/26/2025

1/4" = 1'-0"

A6



1 PROPOSED FOUNDATION/BASEMENT PLAN

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

1' 2' 4' 8'

N

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TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

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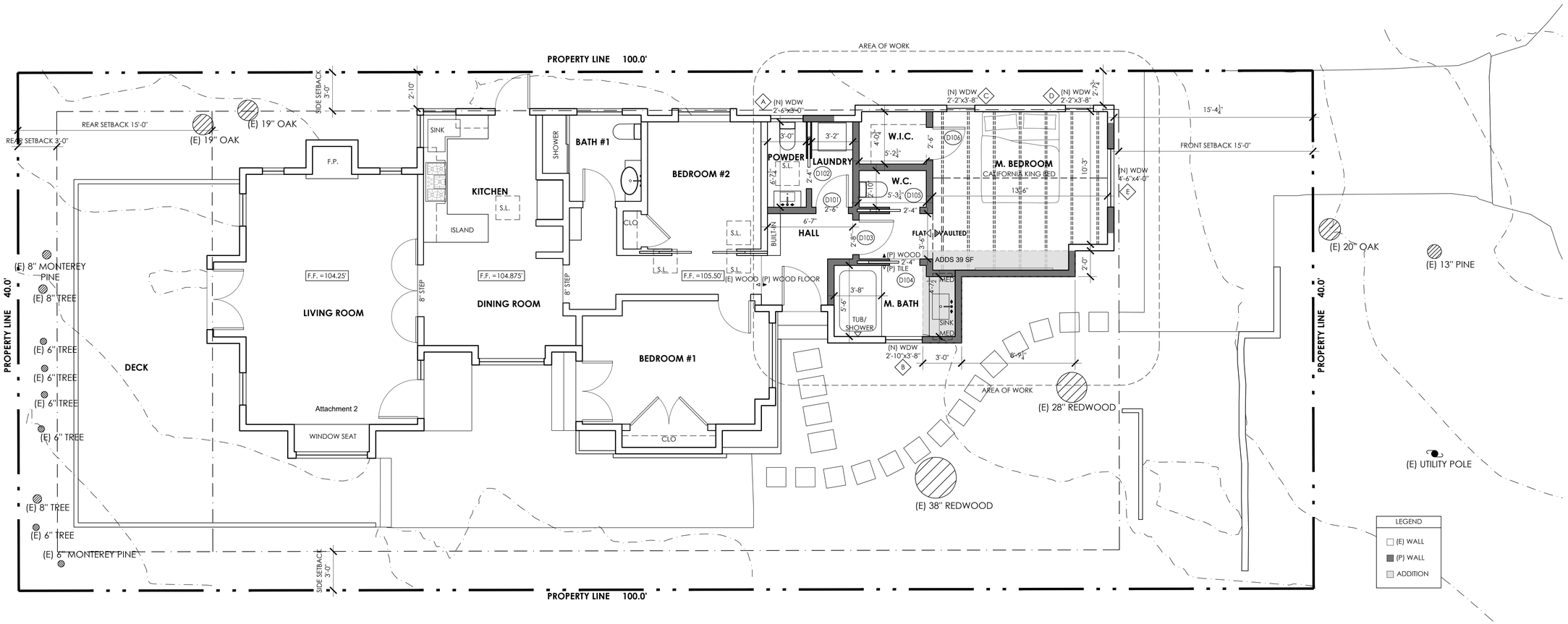
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED FOUNDATION/ BASEMENT PLAN

3/26/2025

1/4" = 1'-0"

A7



1 PROPOSED FLOOR PLAN

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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

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TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

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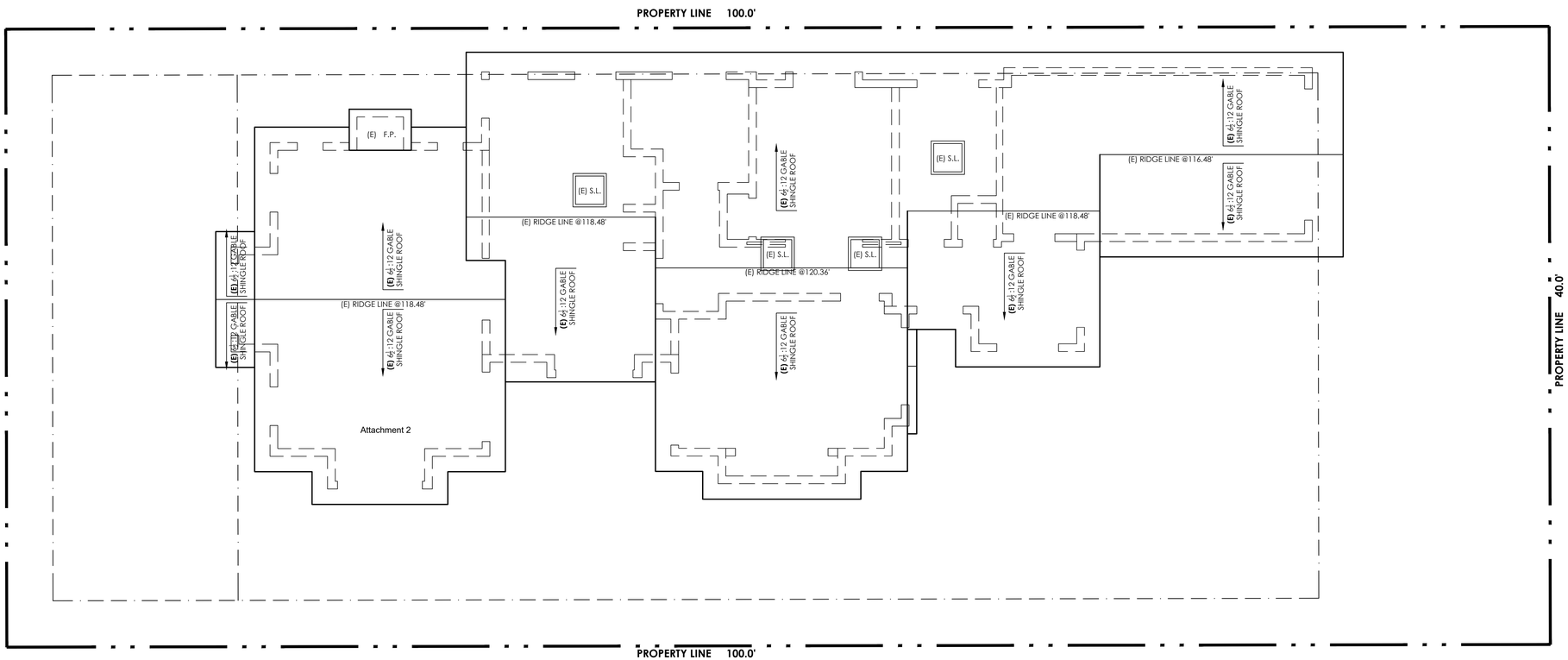
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED FLOOR PLAN

3/26/2025

1/4" = 1'-0"

A8



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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

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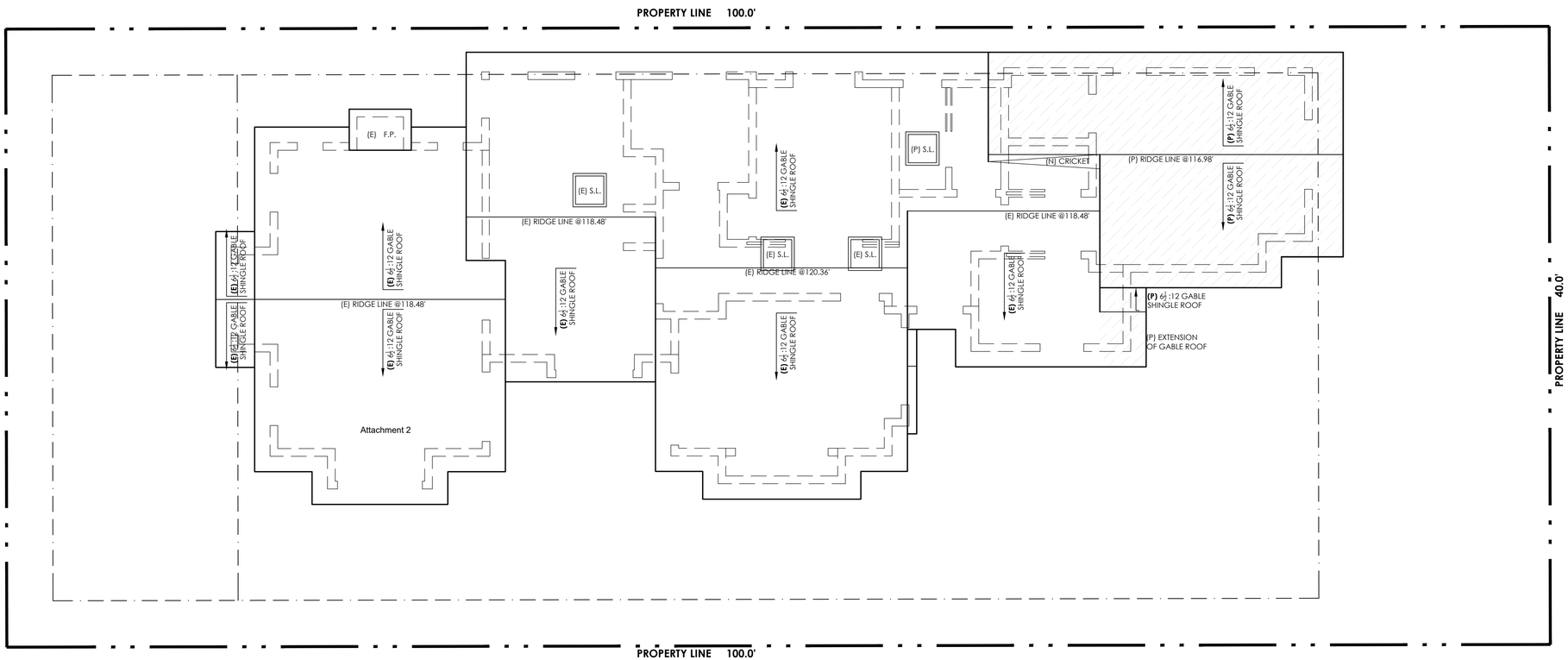
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ROOF PLAN

3/26/2025

1/4" = 1'-0"

A9



1 PROPOSED ROOF PLAN

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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED ROOF PLAN

3/26/2025

1/4" = 1'-0"

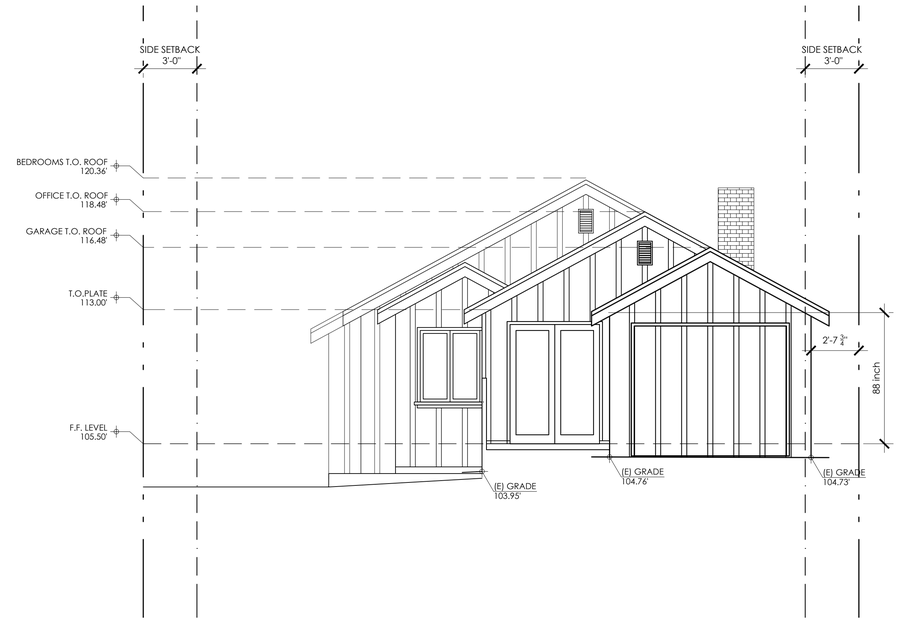
A10

1 EXISTING SOUTH ELEVATION

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

1' 2' 4' 8'

Attachment 2



2 EXISTING EAST ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

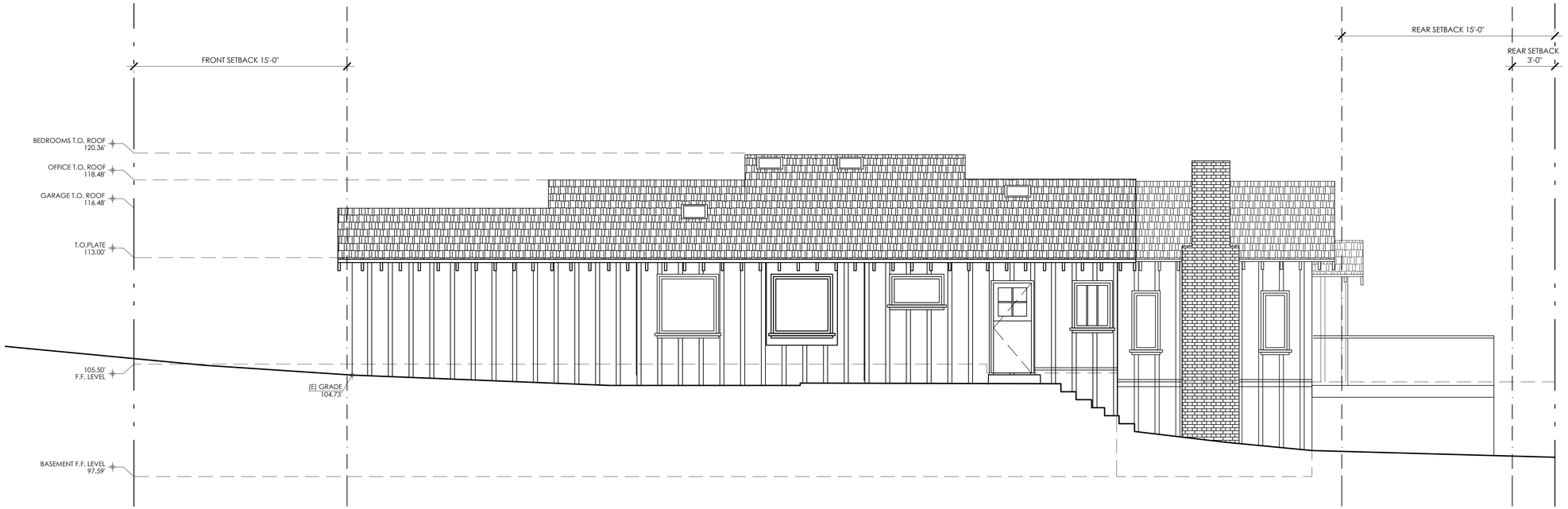
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ELEVATIONS

3/26/2025

1/4" = 1'-0"

A11

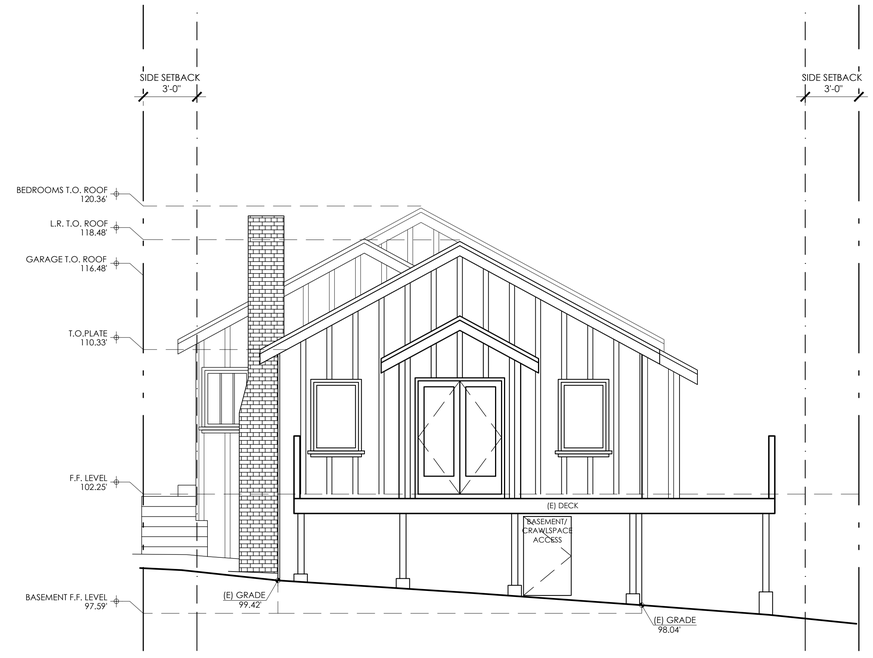


1 EXISTING NORTH ELEVATION

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

1' 2' 4' 8'

Attachment 2



2 EXISTING WEST ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,

CARMEL-BY-THE-SEA CALIFORNIA 93921

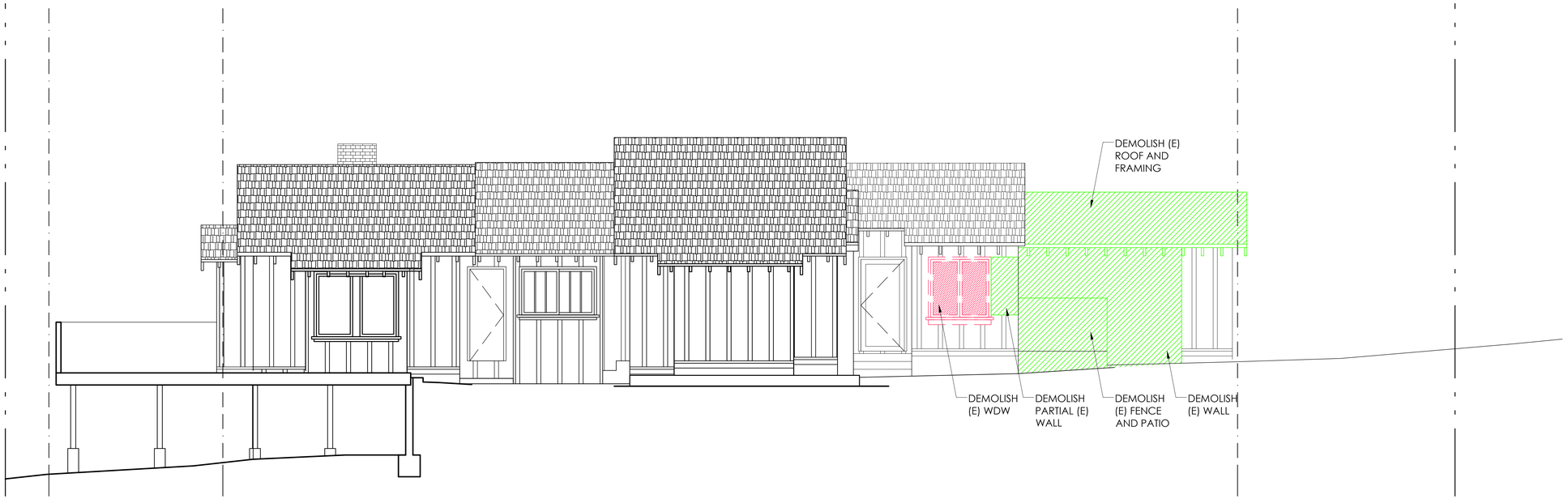
EXISTING ELEVATIONS

3/26/2025

1/4" = 1'-0"

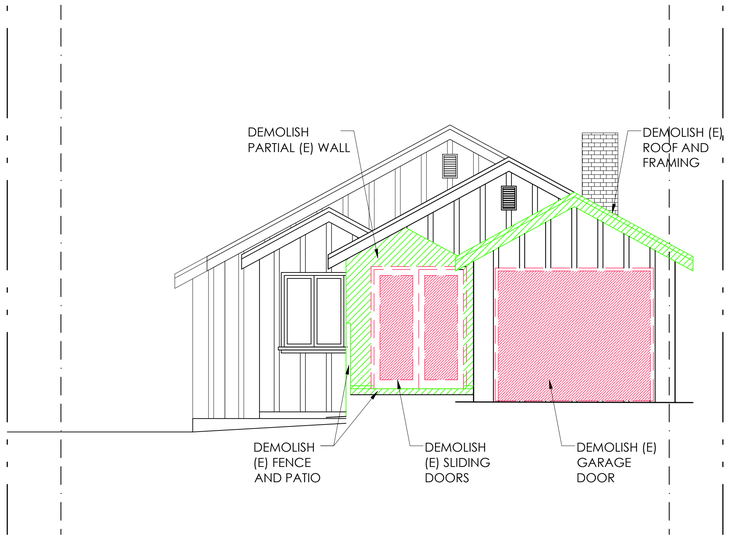
A12

Attachment 2



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

1' 2' 4' 8'



2 DEMOLITION EAST ELEVATION
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

LEGEND

EXTERIOR WALL/ROOF TO BE DEMOLISHED

WINDOW/DOOR TO BE DEMOLISHED

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

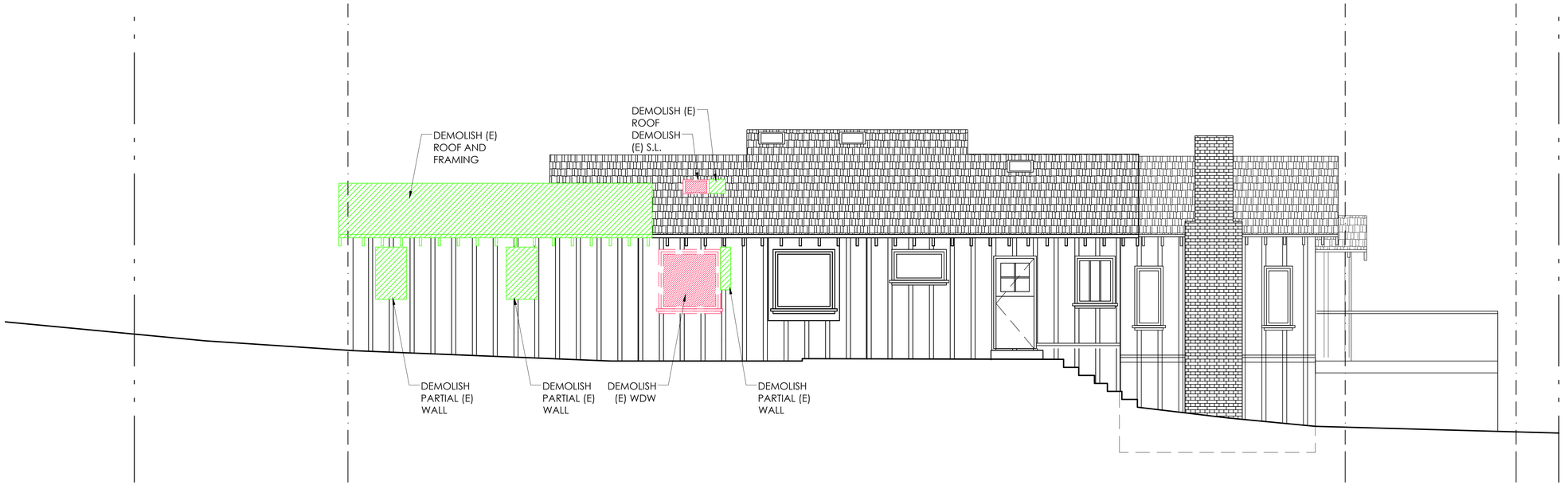
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION ELEVATIONS

3/26/2025

1/4" = 1'-0"

A13

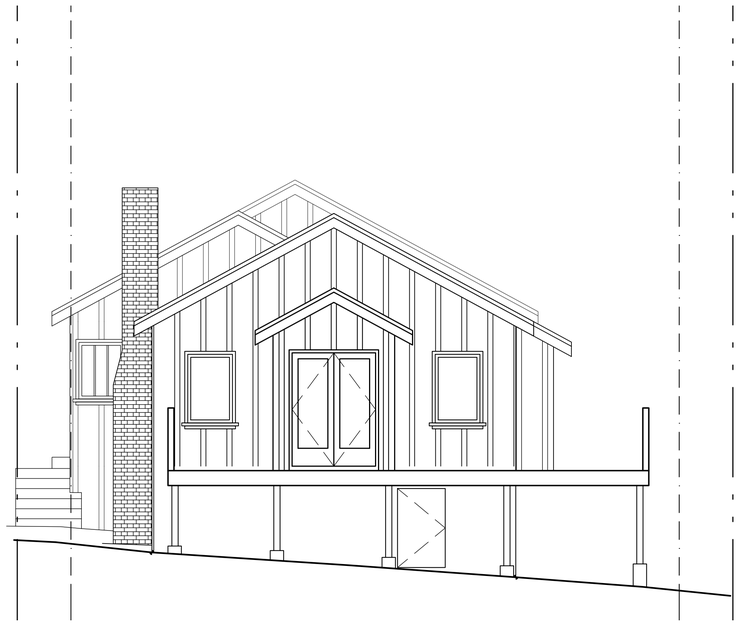


1 DEMOLITION NORTH ELEVATION

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

1' 2' 4' 8'

Attachment 2



2 DEMOLITION WEST ELEVATION

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

1' 2' 4' 8'

LEGEND

EXTERIOR WALL/ROOF TO BE DEMOLISHED

WINDOW/DOOR TO BE DEMOLISHED

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION ELEVATIONS

3/26/2025

1/4" = 1'-0"

A14

1 PROPOSED SOUTH ELEVATION

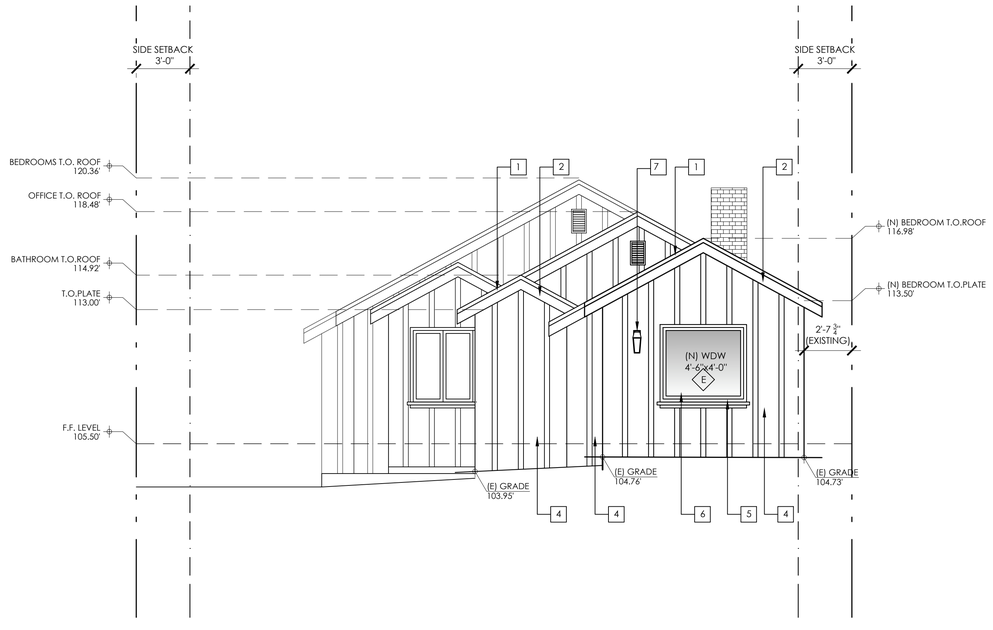
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

Attachment 2

KEYNOTES

1	**ROOF:** COMPOSITE ASPHALT SHINGLE CERTAINTEED PRESIDENTIAL SHAKE - COLOR: COUNTRY GRAY
2	**FASCIA:** WOOD PAINTED WHITE
3	**RAFTERS:** WOOD PAINTED TO MATCH FASCIA, EXPOSED HEAD
4	**WALL:** BOARD AND BATTEN PAINTED; MINDFUL GRAY SHERWIN WILLIAMS SW7016
5	**WINDOW TRIM:** WOOD. 2 1/2" WIDE PAINTED WHITE
6	**WINDOWS:** WOOD FRAMED PAINTED WHITE
7	**EXTERIOR LIGHT FIXTURE:** BROOKLINE OUTDOOR WALL SCONCE BY SAVOY HOUSE



2 PROPOSED EAST ELEVATION

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

1' 2' 4' 8'

NOTES

1. MATCH EXISTING COLORS AND MATERIALS.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C30090 Renew 3/31/25 STATE OF CALIFORNIA

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

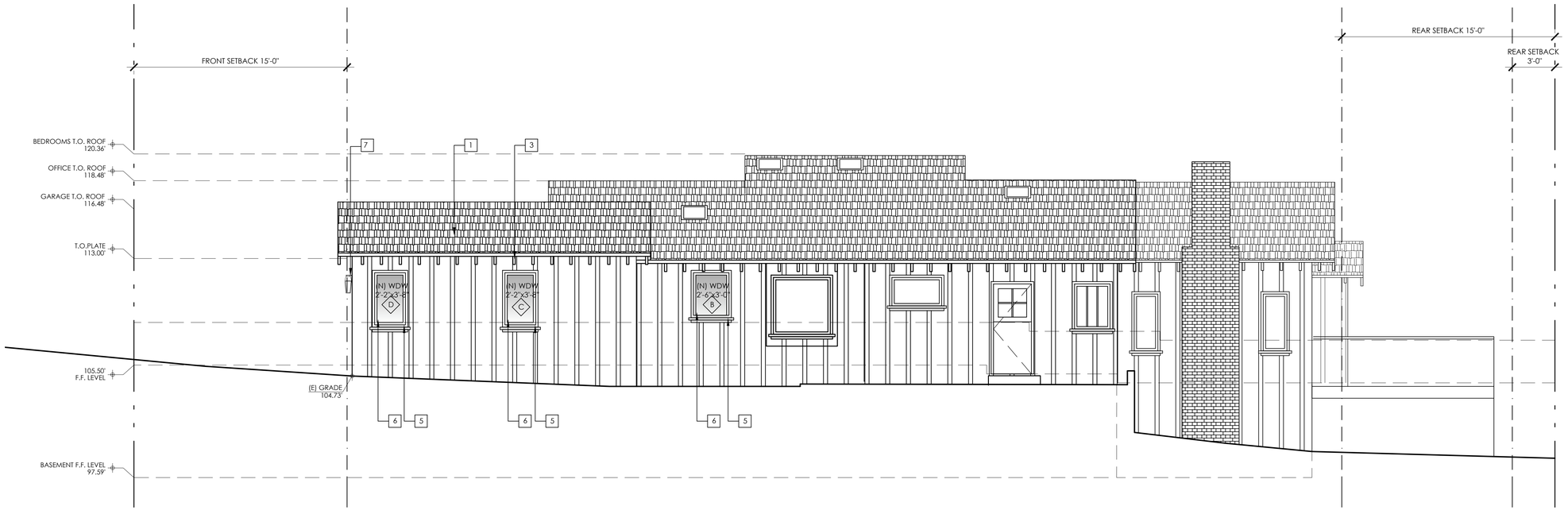
PROPOSED ELEVATIONS

1/16/25

1/4" = 1'-0"

A15

TRACK 1 DESIGN APPROVAL SET



1 PROPOSED NORTH ELEVATION

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

1' 2' 4' 8'

Attachment 2

KEYNOTES

1	**ROOF:** COMPOSITE ASPHALT SHINGLE CERTAINTEED PRESIDENTIAL SHAKE - COLOR: COUNTRY GRAY
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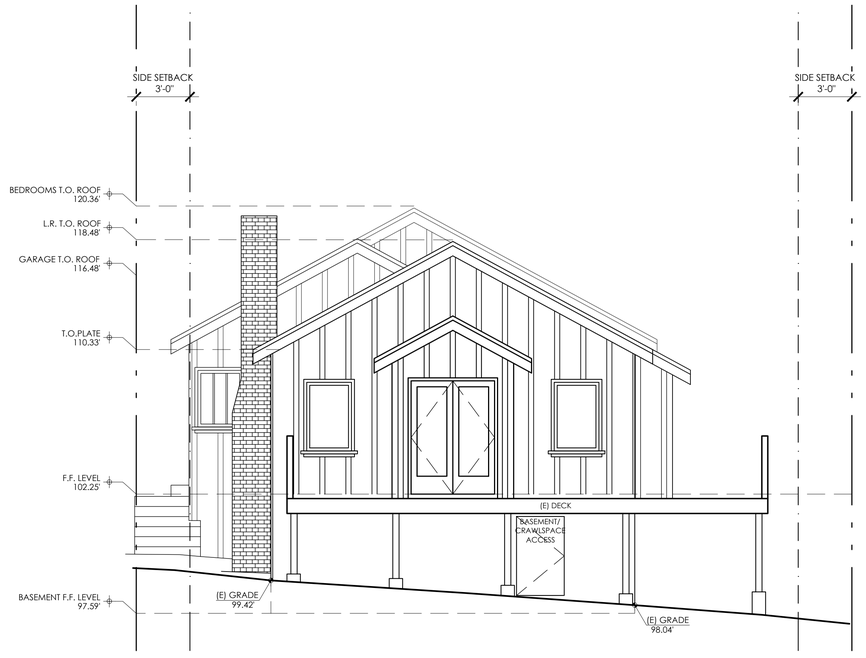


2 PROPOSED WEST ELEVATION

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

1' 2' 4' 8'

NOTES

1. MATCH EXISTING COLORS AND MATERIALS.

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

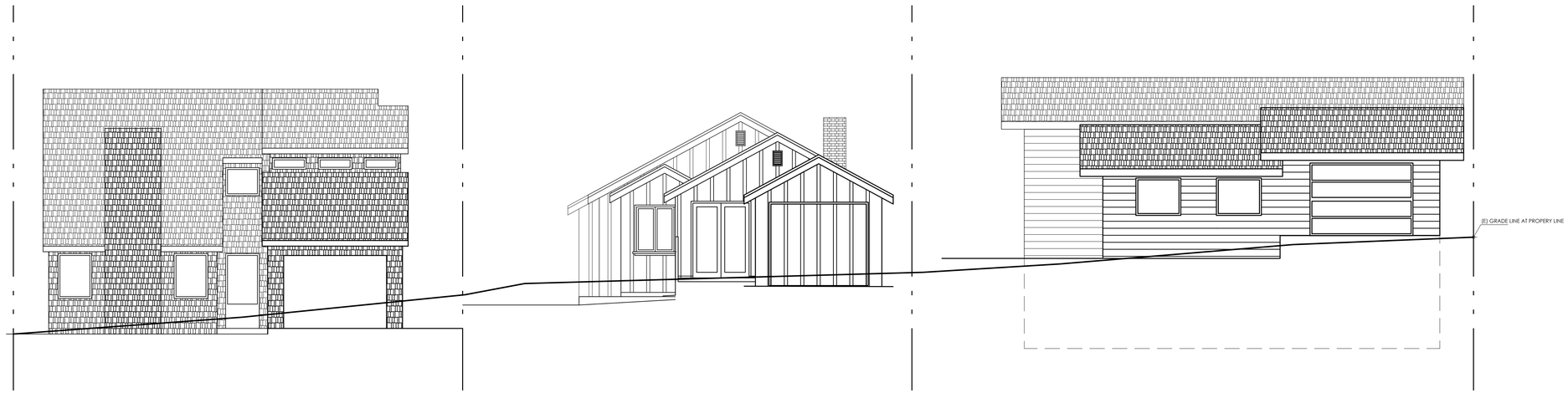
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED ELEVATIONS

1/16/25

1/4" = 1'-0"

A16

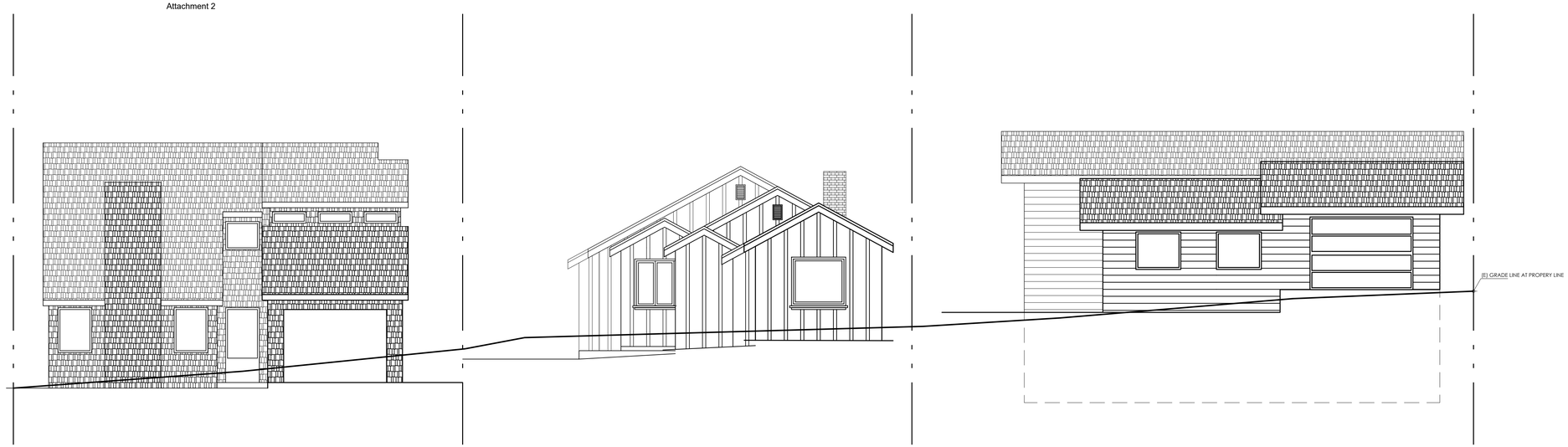


1 EXISTING STREETSCAPE ELEVATION

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

1' 2' 4' 8'

Attachment 2



2 PROPOSED STREETSCAPE ELEVATION

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

1' 2' 4' 8'

NOTES

1. MATCH EXISTING COLORS AND MATERIALS.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C30090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

STREETSCAPE ELEVATIONS

3/26/2025

3/8" = 1'-0"

A17

NOTES

1. ALL EXISTING WINDOWS TO REMAIN UNLESS NOTED ON PLANS AND ELEVATIONS.

2. NEW WINDOWS TO MATCH COLOR AND MATERIAL OF EXISTING DOORS AND WINDOWS.

LEWIS RESIDENCE WINDOW SCHEDULE

REVISION	LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		FIRST FLOOR				
	A	2'-6" x 3'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	B	2'-10" x 3'-8"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	C	2'-2" x 3'-8"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	D	2'-2" x 3'-8"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	E	4'-6" x 4'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	SL1	1'-10" x 1'-10"		UN-CLAD WOOD	FIXED SKYLIGHT	DUAL GLAZED

1 WINDOW SCHEDULE
N.T.S.

LEWIS RESIDENCE DOOR SCHEDULE

			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
1ST FLOOR							
	101	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	102	2'-4" X 7'-0"	7	1 3/4"	LH		POCKET DOOR
	103	2'-8" X 7'-0"	6	1 3/4"	LH		INTERIOR WOOD DOOR
	104	2'-4" X 7'-0"	7	1 3/4"	RH		POCKET DOOR
	105	2'-4" X 7'-0"	7	1 3/4"	LH		POCKET DOOR
	106	2'-6" X 7'-0"	6	1 3/4"	LH		CLOSET WOOD DOOR
		DOOR TYPE LEGEND					**HARDWARE TYPE LEGEND**
	TYPE 1	ENTRY DOOR, FULL LITE GLASS. WOOD					
	TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD					
	TYPE 3	EXTERIOR SLIDING DOORS.WOOD.					
	TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.					
	TYPE 5	FRENCH DOORS. FULL LITE GLASS. WOOD.					
	TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED					
	TYPE 7	POCKET DOOR, MDF, PRIMED					
	TYPE 8	GLASS INTERIOR DOOR					
	TYPE 9	INTERIOR BARN DOOR					
	TYPE 10	GARAGE DOOR					
	TYPE 11	INTERIOR SLIDING DOORS					
	TYPE 12	ENTRY DOOR, HALF LITE GLASS. WOOD					
	TYPE 13	PARTITION DOOR					

3 DOOR SCHEDULE
N.T.S.

Attachment 2

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

WINDOW AND DOOR SCHEDULES AND ELEVATIONS

3/26/2025

N.T.S.

A18

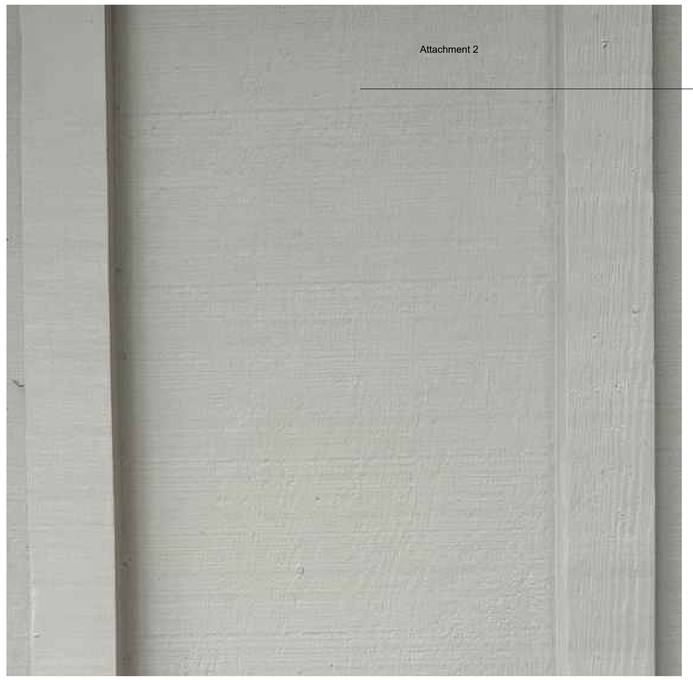
1 **ROOF**
COMPOSITE ASPHALT SHINGLE
CERTAINTEED PRESIDENTIAL SHAKE
COLOR:COUNTRY GRAY

2 **FASCIA**
WOOD
PAINTED WHITE

3 **RAFTERS**
WOOD
PAINTED TO MATCH FASCIA
EXPOSED HEAD

5 **WINDOW TRIM**
WOOD, 2 1/2" WIDE
PAINTED WHITE

6 **WINDOW**
WOOD FRAMED
PAINTED WHITE



Attachment 2

4 **WALL**
WOOD, BOARD AND BATTEN
PAINTED MINDFUL GRAY
SHERWIN WILLIAMS SW7016

7 **EXT LIGHT FIXTURE**
BROOKLINE OUTDOOR WALL SCONCE
BY SAVOY HOUSE

Specifications

COLOR	Clear Seeded
BODY FINISH	Matte Black
WATTAGE	6W
DIMMER	Low Voltage Electronic
DIMENSIONS	5.5"W x 15"H x 6.75"D
INTEGRATED LED MODULE.	1 x LED/6W/120V LED

Technical Information

COLOR RENDERING	90 CRI
LAMP COLOR	3000K
LUMENS/WATT	15.00
LUMINOUS FLUX	90 lumens

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

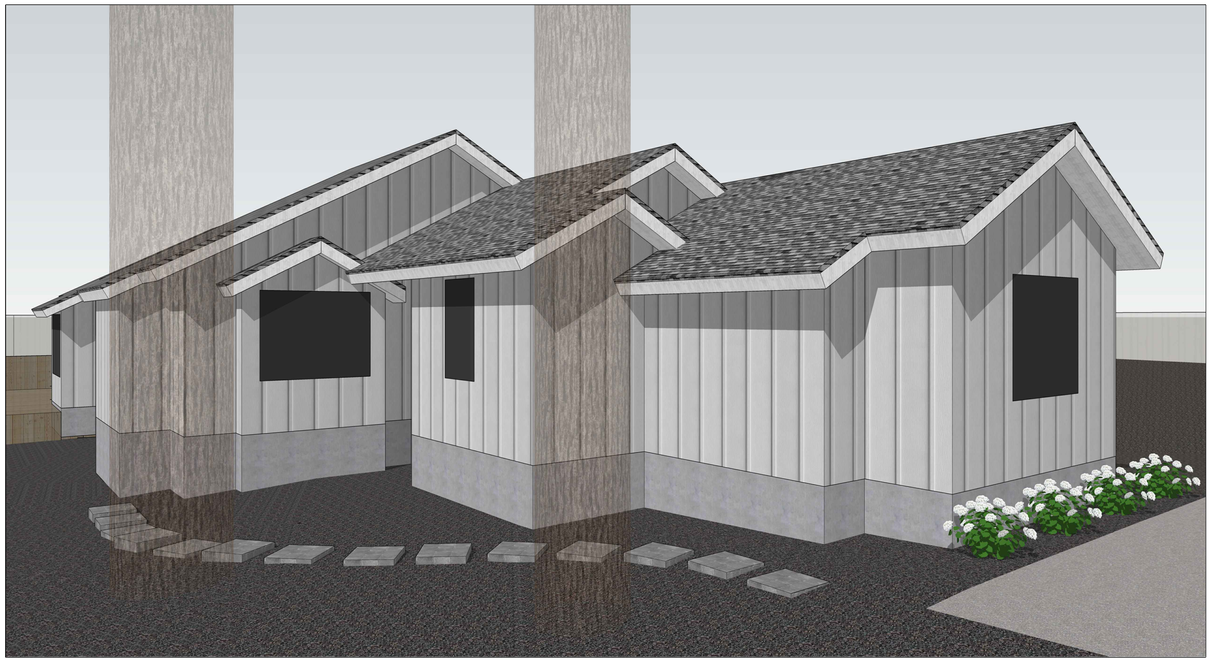
LEWIS RESIDENCE
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

MATERIALS

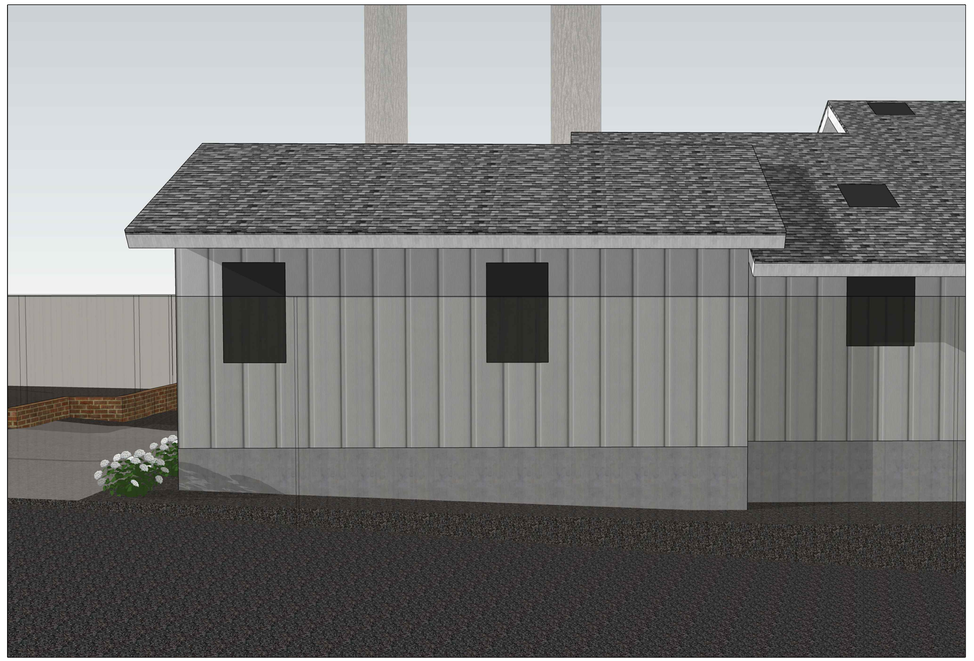
3/26/2025

N.T.S.

A19



1 FRONT VIEW FROM THE SOUTH



2 SIDE VIEW FROM THE NORTH

Attachment 2

3 OVERVIEW

ADAM JESELNICK
ARCHITECT

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

LEWIS RESIDENCE
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED RENDERINGS

3/26/2025

N.T.S.

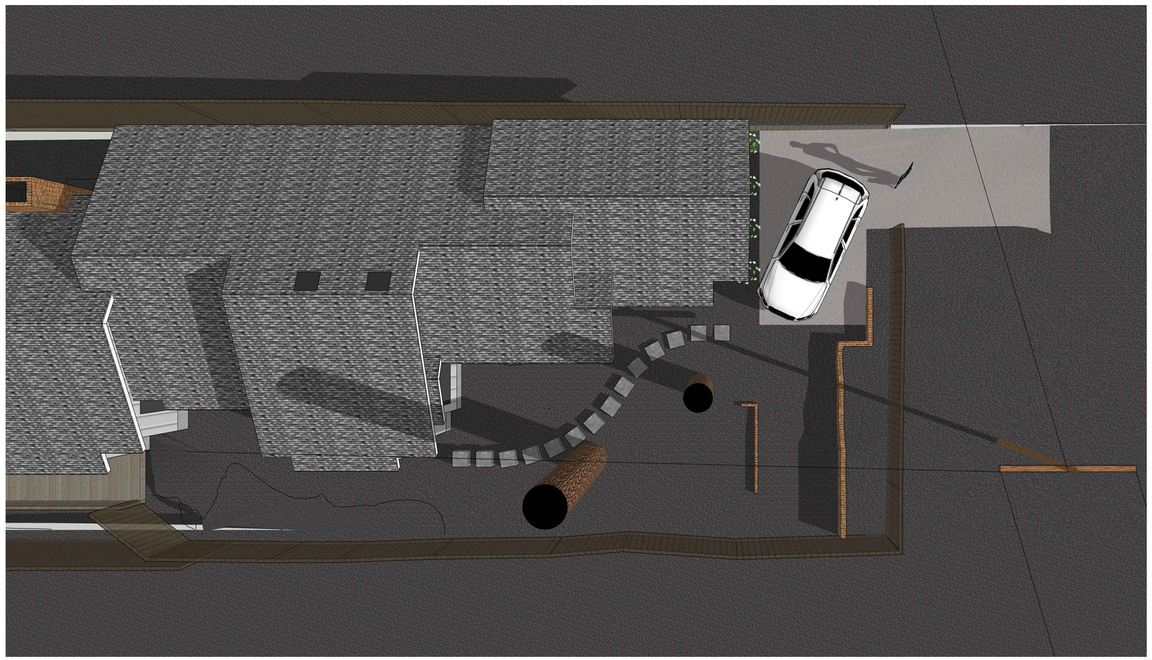
A20

TRACK 1 DESIGN APPROVAL SET

Attachment 2

1 FRONT VIEW FROM THE NORTH

2 FRONT VIEW FROM THE SOUTH



3 OVERVIEW

ADAM JESELNICK ARCHITECT

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

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED RENDERINGS

3/26/2025

N.T.S.

A21

TRACK 1 DESIGN APPROVAL SET

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2021-036-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY (DS 21-082, TORRU), VARIANCE (VA 21-150), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 270 SQUARE-FOOT SINGLE-STORY ADDITION TO AN EXISTING 1,300 SQUARE-FOOT SINGLE-STORY RESIDENCE LOCATED ON 11TH AVENUE 2 NORTHWEST OF DOLORES STREET
APN 010-158-010

WHEREAS, Adam Jeselnick, Architect ("Applicant") submitted an application on behalf of property owners Katharine & John Torru requesting approval of a Design Study (DS 21-082, Torru), Variance (VA 21-150), and associated Coastal Development Permit described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on 11th Avenue 2 northwest of Dolores Street in the Single-Family Residential Zoning District (Block 115, Lot W. ½ of 17 & 19); and

WHEREAS, the Applicant is requesting to construct additions totaling 270 square feet and in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), requires approval of a Design Study by the Planning Commission; and

WHEREAS, the Applicant is requesting a Variance to modify minimum parking requirements including waiving the front and side yard setbacks and reducing the required parking space width from 10' to 8'-6"; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); 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, Staff is recommending that the Application be found categorically exempt under Section 15301 (Existing Facilities) and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, notice of the public hearing was published May 27, 2021 in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on May 12, 2021, the Planning Commission held a public hearing to receive public testimony regarding the Concept Design Study, including without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, the Planning Commission adopted Resolution 2021-028-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, on June 9, 2021, the Planning Commission held a public hearing to receive public testimony regarding the Final Design Study, Variance, and associated Coastal Development Permit, including without limitation, the information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, 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 hereinabove set forth and used their independent judgment to evaluate the project; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45) For each of the required design study findings listed below, staff has indicated whether the submitted plans support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code 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 restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

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

VARIANCE FINDINGS (CMC 17.64.210):	YES	NO
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.	✓	
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone.	✓	
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare.	✓	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation.	✓	
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property.	✓	
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.	✓	

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

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 Design Study (DS 21-082, Torru), Variance (VA 21-150), and associated Coastal Development Permit for the construction of additions totaling 270 square feet located on 11th Avenue 2 northwest of Dolores Street (APN 010-158-010), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** Approval of Design Study (DS 21-082, Torru), Variance (VA 21-150),	✓

	and associated Coastal Development Permit authorize the construction of additions totaling 270 square feet located on 11th Avenue 2 northwest of Dolores Street in the Single-Family Residential (R-1) District as depicted in the plans prepared by Adam Jeselnick Architect as presented to the Planning Commission on June 9, 2021, 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.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be included in the construction plans submitted to the Building Division. The landscape plan shall be reviewed and approved by the Monterey Peninsula Water Management District, City Forester, and Planning Division prior to the issuance of a building permit. The landscape plan shall include both on-site landscaping and any landscaping proposed in the public right-of-way. The landscape plan shall comply 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. The landscape plan shall show where new trees will be planted when required by the Forest and Beach Commission or the Planning Commission.	✓
5.	**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 and in accordance with Special Condition of Approval No. 28 of this permit.	✓
6.	**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.	
7.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
8.	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 with the approved plans prior to final inspection.	✓
9.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations for conformance with the approved plans prior to footing/foundation inspection; • The roof height for 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.	✓
10.	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).	✓
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 the 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 downward 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.** All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install low-profile skylights with automatic shades in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color. The manufacturer's specifications for the skylights and skylight shades shall be included in the construction drawings submitted with the building permit application.	✓
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.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
15.	**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.	✓
16.	**Volume Study.** This project is subject to a volume study.	✓
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 the 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 and 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.	
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 Works 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.	✓
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
22.	**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.	✓
23.	**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.	✓
24.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
25.	**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	
26.	**Pre-Construction Meeting.** The contractor overseeing the project shall schedule a pre-construction meeting with the project Planner prior to issuance of the building permit for the purpose of reviewing the conditions of approval and expectations	✓

	during construction.	
27.	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 three, upper-canopy trees and the location, size and species of the recently planted Coast live oak in the backyard. 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.	✓
28.	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	✓

	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.	

Acknowledgement and acceptance of conditions of approval:

Katharine Torru _____ Katharine Torru _____ 6/11/21 _____

Property Owner Signature | Printed Name | Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of June, 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Margi Perotti
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2020-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING CCEPTING A PARKING VARIANCE, DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A PARKING PAD IN THE FRONT SETBACK AND A FLOOR AREA ADDITION TO A SINGLE-FAMILY RESIDENCE LOCATED AT NORTH CAMINO REAL, 3 SW OF 2ND AVENUE (APN 010-241-003)

WHEREAS, Justin Pauly ("Applicant") submitted an application requesting approval of a Parking Variance and Design Study applications "(VA 20-109 and DS 20-046, Dal Bello)" described herein ("Application"); and

WHEREAS, the applications have been submitted for the property located on North Camino Real, 3 SW of 2nd Avenue in the Single-Family Residential Zoning District (Block MM, Lot 31); and

WHEREAS, the Application was deemed complete on June 15, 2020; and

WHEREAS, the Applicant is requesting to construct a 940-square-foot, one- and two-story addition to the residence (1,650 square feet total, including 200 square feet reserved for on-site parking), a 284-square-foot deck on the south elevation, and approval of a variance to allow the construction of an uncovered parking pad in the front setback in accordance with Chapter(s) 17.52.070, 17.64.210 and 17.58.040 of the Carmel Municipal Code, which requires approval of a Parking Variance and Design Study by the Planning Commission; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090.

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

WHEREAS, pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures); and

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

WHEREAS, on July 8, 2020, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the conceptual design of the project in accordance with CMC 17.52.070, CMC 17.64.210 and CMC 17.10.030; and

WHEREAS, on August 12, 2020, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the final details review of the project in accordance with CMC 17.52.070, CMC 17.64.210 and CMC 17.10.030; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at the August 12, 2020 hearing date including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

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

NOW THEREFORE, BE IT RESOLVED, that the 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 design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	**YES**	**NO**
1. The project conforms 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.	✓	

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 Parking Variance:

CMC 17.64.210 - Variance Findings	**YES**	**NO**
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by	✓	

other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.		
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;	✓	
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;	✓	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;	✓	
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and	✓	
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.	✓	

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:

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

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 conceptual design of the Parking Variance (VA 20-109), Design Study (DS 20-046) and associated Coastal Development Permit for the construction of a parking pad in the front setback and a floor area addition to a single-family residence located at North Camino Real, 3 SW of 2nd Avenue (APN 010-241-003), subject to the following Draft Recommendations/ Conditions of Approval:

CONDITIONS OF APPROVAL **AMENDED BY PC 8/12/2020**		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 20-046) authorizes 1) The construction of a 940-square-foot, one- and two-story addition to the rear west elevation of the residence (the total square footage of the residence will be 1,650 square feet, including 200 square feet reserved for on-site parking). 2) The installation of Sierra Pacific wood painted windows on the addition. 3) The siding of the proposed addition will match the existing residence's horizontal wood lap siding. The body and trim color will be white. Beneath the upper- and lower-floor windows on the south elevation will be a panel of vertical tongue and groove	✓

	cedar siding with a wood stain. 4) The installation of a standing seam metal roof in the 'Metalic Plus' unpainted matte finish metal color. 5) The issuance of a variance to allow the construction of a 160-square-foot (10'x16') parking pad in the front setback of the property. A new 2' tall board-formed concrete retaining wall will be constructed 2'-6" from the front of the residence to retain added soil to form a level parking area. 6) A new 294-square-foot, ground floor entry deck at the south side yard. 7) A 69-square-foot, accessible turfblock walkway leading from the parking pad to the residence's south side entry. 8) Grading in the front side and rear yard to level the walking surface of the lot. 9) A new 10' wide asphalt driveway is proposed to be constructed through the right-of-way to connect to the parking pad. 10) The parking area will have two colored concrete tire strips with "Silver Carpet," a type of grass/ground cover planted between the strips. 11) New concrete landscape steps are proposed in the front and rear yard. 12) New light fixtures. 13) New trees and landscaping. This project scope is proposed for a residence located on Camino Real, 3 SW of 2nd Avenue in the R-1 Single Family Residential and Archaeological Overlay Zoning Districts as depicted in the plans prepared by Justin Pauly and dated received by Community Planning & Building on July 20, 2020 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.	**Landscape Plan.** All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building 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.	✓
5.	**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.	✓

6.	**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.	✓
7.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
8.	**Modifications.** The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations for conformance with the approved plans prior to footing/foundation inspection; • The roof height for conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be provided to the building inspector at the time of the specified inspections.	✓
10.	**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).	✓
11.	**Fire Sprinklers - Residential.** Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135.	✓

12.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
13.	**Unclad Wood Frame Windows.** The applicant shall install unclad wood windows. Windows that have been approved with divided lights shall be constructed with true divided lights. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted. The manufacturer's specifications for the windows shall be included in the construction drawings submitted with the building permit application.	✓
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 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.	✓
15.	**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.	✓
16.	**Volume Study.** This project is subject to a volume study.	✓
17.	**Variance.** Approval of this Design Study shall be valid only with approval of a Variance.	✓

18.	**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.	✓
19.	**Archaeological Report.** An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	✓
20.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and 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.	✓
21.	**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.	✓
22.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
23.	**Conditions of Approval.** 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.	✓
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
24.	**Drainage Plan.** 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.	
25.	**BMP Tracking Form.** A completed BMP Tracking form will need to be submitted with the Building Permit Application.	✓
26.	**Semi-Permeable Surfaces.** Provide cross-section details for semi-permeable surfaces.	✓
27.	**Erosion and Sediment Control Plan.** 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 with Building Permit application.	✓
	SPECIAL CONDITIONS	
28.	**Variance Validity**. The variance shall only be valid for the life of the cottage and addition as approve by the Planning Commission on August 12, 2020. If in the future, the proposed cottage is demolished or substantially altered, the variance shall expire and the residence shall meet all parking requirements in association with the new proposal.	✓
29.	**Removal of Creeping Figs.** The City Forester is requiring the removal of all proposed creeping figs because they are an invasive vine.	✓
30.	**Muted Paint Color.** Work with staff to choose a paint color for the body of the residence that is a more muted white that is not too bright.	✓
31.	**Tire Strips at Parking Pad.** The color of the concrete parking strips at the parking pad at the front of the property shall be a muted earth tone or a natural concrete grey.	✓

PASSED, ACCEPTED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12TH day of August, 2020, by the following vote:

AYES: Commissioners Lehman, Wendt, Bolton, Locke and LePage,

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Margi Perotti
Administrative Coordinator

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

April 9, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	**UP 24288 (The Big Squeezy):** Consideration of a Use Permit, UP 24288 (The Big Squeezy), for the establishment of a new Specialty Restaurant serving juice and smoothies located on Lincoln Street 3 southwest of Ocean in Unit #1 in the Central Commercial (CC) District. APN: 010-191-001-000

Application: UP 24288 (The Big Squeezy) **APN:** 010-191-001-000
Block: 74 **Lot:** 11 & 13
Location: Lincoln Street 3 southwest of Ocean Avenue, Unit #1
Applicant: Sally Larsen **Property Owner:** Esperanza Carmel Commercial LLC

Executive Summary:

The applicant is seeking approval of a Use Permit to allow for the establishment of a Specialty Restaurant, "The Big Squeezy by the Sea". The restaurant would specialize in the preparation and sale of smoothies, smoothie bowls, and cold pressed juices.

Recommendation:

Staff recommends the Planning Commission adopt a resolution (attachment 1):
1) Finding the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to CEQA Guidelines Section 15301 and no exceptions to the exemption listed in Section 15300.2 can be made; and
2) Approving a Use Permit for the Establishment of a new specialty restaurant, "The Big Squeezy by the Sea", with 14 indoor seats.

Background and Project Description:

The subject tenant space, Unit #2 of Building A, located on Lincoln Street 3 southwest of Ocean Avenue, is approximately 725 square feet. The space was most recently used as a retail space by the Kevin Milligan Gallery. The applicant is proposing to open a specialty restaurant specializing in the preparation and sale of

smoothies, smoothie bowls, and cold pressed juices. The back of house is proposed to be used primarily for food storage and sanitation while the front of house area is used for storage, food preparation, serving, ordering, and seating area designed to accommodate 14 seats. The proposed hours of operation are from 9:00 am to 5:00 pm, 7 days a week.

Use Permit 24288 (The Big Squeezy) was heard at the December 11, 2024 Planning Commission meeting and continued to a date uncertain. The Planning Commission had questions for the applicant (Sally Larsen) and business owner (Ash Shoukry) regarding the other stores with the name the Big Squeezy in New Orleans and in unincorporated Monterey County, at the mouth of Carmel Valley. The Commission expressed concerns about the Big Squeezy being a "formula food" restaurant. The applicant has informed staff that the locations in New Orleans were created by Mr. Shoukry but have been sold to new owners and are not a franchise. The location in Carmel Valley is owned by Mr. Shoukry, but he has stated that the store is to be closed pending the approval of UP 24288. However, the store is currently in operation and there is no legal nexus that would allow the Commission to condition the Use Permit to require closing of the business. Subsequent to the December hearing, the applicant resubmitted a business proposal with changes based on the Planning Commission's feedback. The permit was rescheduled for the March Planning Commission but was continued to the April meeting due to the public notice of the hearing not meeting the requirements set forth in the Carmel-by-the-Sea Municipal Code (CMC).

Staff Analysis:

Conditional Use Permit Required: The proposed business requires a Conditional Use Permit as the primary use is a Specialty Restaurant. The criteria for a Specialty Restaurant is listed below. Also discussed below is staff's analysis of project compliance with the applicable requirements.

Specialty Restaurant: CMC Section 17.68.050 defines Specialty Restaurants as: *"Restaurants providing a limited range of food products for immediate consumption on the site. These restaurants provide seating but are not required to provide table service or menus. Specialty restaurants provide, as a primary use, two or fewer of the following lines of foods: pastries and doughnuts, frozen desserts, candy and nuts, juices, and coffee and tea.*"

In accordance with CMC Section 17.14.030, use classifications, defined in Chapter 17.68, are based on the use classifications listed in the current edition of the North American Industry Classification System (NAICS). As such, the determination of inclusion or exclusion of a particular use in a particular category shall be made according to the characteristics of the use and upon the Director's interpretation of the land use code, the NAICS Use Categories List and the current edition of the NAICS.
The 2022 Edition of NAICS (most recent year available) describes "Snack and Nonalcoholic Beverage Bars" (NAICS Code: 722515) as:

> *This U.S. industry comprises establishments primarily engaged in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, cookies, or popcorn, or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but generally promote and sell a unique snack or nonalcoholic beverage.*

Index entries in the NAICS classification (722515), which serve as detailed descriptors to assist users in locating the correct industry classification directly applicable to the proposed use include juice bars, fixed location refreshment stands, and smoothie shops.

As such the NAICS classification a "Snack and Nonalcoholic Beverage Bar" (NAICS 722515) is consistent with the city's land use classification of a specialty restaurant as the business primarily sells juices, smoothies, and smoothie bowls.

CMC Section *17.14.040.I.4* - Specialty Food Store Standards

1. Minimum size: 400 square feet.

Staff Analysis: Consistent. The subject business space is approximately 725 square feet.

2. The minimum number of customer seats on-site: is 14 seats. The customer seating area must be open to patron use during all hours of operation, and the use must be managed to encourage on-premises consumption of food products.

Staff Analysis: Consistent. A minimum of 14 seats are proposed (and conditioned) to be located at the front of the business between the business entry and the point of sale. The seating will be provided through a combination of bench seating, chairs, and bar seating. Condition of Approval #18 requires a minimum of 14 seats be maintained at all times and open to patron use during all hours of operation, and the use must be managed to encourage on-premises consumption of food products

3. Sales of soup, salads, and sandwiches may be allowed in up to 10 percent of sales.

Staff Analysis: Consistent. The sales of soup, salads, and sandwiches are not currently being proposed.

4. The sale of alcohol is prohibited.

Staff Analysis: Consistent. The sale of alcohol is not proposed.

5. Drive-in, fast food, take-out, or formula establishments are prohibited.

Staff Analysis: Consistent. The proposed use, as represented by the applicant, does not exhibit the characteristics of a Drive-In Establishment, fast food establishment, or take-out establishment. With respect to whether the business is a formula establishment, "The Big Squeezy by the Sea" will be the fourth restaurant location for business owners and will be differentiated the existing "The Big Squeezy" establishments located in Monterey County and Louisiana. As discussed above, the owner started all the Big Squeezy stores, but subsequently sold the New Orleans locations when he moved to California. The New Orleans stores are not franchises and are not affiliated with the location in Monterey County or the proposed location in Carmel-by-the-Sea. The business name, menu, and branding are unique to this Carmel location as is consistent with past practice for differentiation of existing businesses when locating a similar established brand or business to Carmel. The changes include a change of color scheme from bright primary colors to muted earth tones, a new menu, and the change in business name. This is similar to what the Planning Commission has approved in the past for businesses like Alvarado Street Brewery and Olivier Napa Valley. Alvarado Street Brewery chose the name Alvarado Street Brewery and Bistro and Olivier Napa Valley chose the name Olivier by the Sea to differentiate.

Compliance with incorporated Condition of Approval #22 requires all products bearing the name of the Business feature the full name approved on the Business License Application, "The Big Squeezy by the Sea" as a means to differentiate the location from other locations and to maintain a consistent branding and unique appearance for this Carmel location. The applicant/business owner have updated the color scheme and menu as described above. The Big Squeezy by the Sea will be unique to Carmel-by-the-Sea.

6. The service counter must be located within the interior of the business premises and arranged so that customers must first pass by or through the seating area to reach the counter and patron queues will be contained within the building.

Staff Analysis: Consistent. The service counter is located in the rear part of the building allowing the queue to be contained within the building. As a patron enters the business, they would first enter the seating area. After passing the seating area, the customer would reach the service counter and cash register to place their order.

7. Outside seating may be allowed, subject to CMC Chapter 17.58, Design Review.

Staff Analysis: Not applicable. The applicant is not proposing outside seating.

8. All products sold for consumption off the premises, other than frozen desserts, must be placed in covered containers or wrappings.

Staff Analysis: Consistent. All restaurants within the City utilizing disposable food packaging shall exclusively use biodegradable/compostable or recyclable products and maintain written records as detailed in CMC Chapter 8.68. Condition of Approval #9 has been incorporated requiring food sold

for consumption off-premises shall be placed in covered containers or wrapping in accordance with these code requirements.

9. Cooking equipment is limited to indoor stoves and ovens.

Staff Analysis: Consistent. The only proposed cooking equipment is a toast oven. Food preparation equipment will utilize refrigerators, freezers, a smoothie machine, blenders, and similar equipment that does not involve cooking.

10. The maximum number of food stores and/or restaurants located within structures fronting Ocean Avenue allowed: 15.

Staff Analysis: Not applicable. The proposed business does not front Ocean Avenue.

11. The operator of the use shall be responsible for the clean-up of all on-site and off-site litter generated by the use, including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area. A practical plan for monitoring and implementing this standard shall be submitted for review with the application for a use permit and will be adopted as a condition of approval of the use.

Staff Analysis: Consistent. Condition of Approval #20 has been incorporated stating the business operator shall be responsible for clean-up, including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area.

12. See subsection (I)(1) of this section, All Eating and Drinking Establishments.

a. The sale of nonfood merchandise that is directly related to the use may be allowed when determined to be incidental to the primary use. The display of nonfood merchandise shall be ancillary to the primary use.

Staff Analysis: Consistent. The applicant is proposing to sell limited merchandise with the Big Squeezy by the Sea brand. The proposed merchandise is shirts, hoodies, hats, water bottles, and tote bags. Any retail display will be required to occupy less than 10% of the floor area of the primary use and will be considered ancillary. To ensure this occurs, incorporated Condition of Approval #3 requires all nonfood merchandise be directly related to the primary use.

b. Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.

Staff Analysis: Consistent. The business will utilize the enclosed trash and recycle bin as outlined on the plans. The existing trash enclosure is located at the rear of Building A. The proposed use is not anticipated to generate hot ashes.

c. At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location, and accessibility standards, and shall be available for use by both the employees and patrons of the business.

Staff Analysis: Consistent. Customer restrooms will be provided by the existing common area restrooms located at the rear of Building A. The existing business space will utilize the same restroom for employees.

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

1. That the proposed use will not be in conflict with the City's General Plan.
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.
3. That granting the use permit will not set a precedent for the approval of similar uses whose

incremental effect will be detrimental to the City, or will be in conflict with the General Plan.
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use will not be injurious to public health, safety or welfare.
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.
7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

Staff Analysis: As proposed and conditioned, the use meets the required findings outlined in CMC Section 17.64.010. The use contributes to the unique, quality commercial uses that serve the intellectual, social, material, and day-to-day needs of both the local community and visitors. As proposed and conditioned, the project (use) complies with all applicable zoning standards and approval of the use is not precedent setting for the approval of similar uses. The site has adequate water available for the use, as determined by Monterey Peninsula Water Management District (MPWMD), and the use will not result in excessive demands on public services. The proposed use is compatible with surrounding land uses and is consistent with the purpose of the Central Commercial (CC) zoning district. Some noise may be heard from the internment and short term running of equipment such as blenders.

According to the California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol (September 2013), a blender at 3-feet away produces approximately 85-decebels. Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB for each doubling of distance from a stationary or point source. At 6-feet away, a blender may produce approximately 79-decebels, and at 12-feet, 73-decebels, for example. While the city's noise ordinance (CMC Chapter 8.56) nor Noise Element of the General Plan expressly address impacts that would preclude the proposed use, the Noise Element does include general objectives and policies including:

> ***O9-2*** *Consider the compatibility of proposed land uses with noise environment when preparing community plans or reviewing specific development proposals.*
>
> ***P9-11*** *The standard noise mitigation measures shall not preclude creative solutions addressing unique situations when there are conflicts between noise levels and land use.*
>
> ***O9-3*** *Control unnecessary, excessive and annoying noises within the City where not preempted by Federal or State control.*

CMC Section 17.28.020 states, in part:

> *The fixed installation of any electrical or mechanical equipment such as generators for electrical power, pumps for hot tubs, swimming pools, fountains or wells, heating or air conditioning systems and similar equipment shall be located, shrouded, muffled or otherwise treated to control noise to protect the use and enjoyment of neighboring properties and the public. All such installations shall be limited to a noise emission standard of 60 db or three db above ambient whichever is greater, as measured at the property boundary… Excessive noise from such installations shall be treated as a Class D noise per Chapter 8.56*

While the use of blenders would likely not conflict with CMC Section 17.28.020 as the sound measurement for electrical equipment (including blenders) described in this section is taken at the property boundary, there is the potential for noise impacts to surrounding businesses and/or the public right-of-way. To further address the objectives and policies noted above, Condition of Approval #23 has been incorporated requiring all noise from all stationary noise sources shall be contained within the subject business space and requires an acoustical analysis prepared by a qualified professional at the property owner's expense if

complaints of excessive noise are received.

Commercial Use Permit findings. In accordance with CMC Section 17.64.020, in addition to the general findings required for all use permits listed above (CMC Section 17.64.010.A), no use permit shall be granted for commercial or business uses unless all of these general findings can be made:

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

Staff Analysis: The proposed use meets the findings outlined in CMC Section 17.64.010. The proposed use is a conditionally permitted use in the Central Commercial (CC) zoning district and the additional zoning requirements for the use have been made in the affirmative. The use will be located within an existing business space and shall be required to comply with all applicable building and fire codes related to building occupancy. The surrounding streets have adequate capacity for automobile and delivery truck traffic generated by the proposed use.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include the operation, maintenance, permitting, and minor alterations to existing private structures involving negligible or no expansion of an existing or former use. The project consists of the conversion of an existing retail establishment to a specialty restaurant (primarily selling juices and smoothies). 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 - Business Proposal

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAM BE MADE IN THIS CASE; AND APPROVING A USE PERMIT FOR THE ESTABLISHMENT OF A NEW SPECIALTY RESTAURANT , "THE BIG SQUEEZY BY THE SEA", WITH 14 INDOOR SEATS. THE PROPERTY IS LOCATED ON LINCOLN STREET 3 SOUTHWEST OF OCEAN AVENUE (BUILDING A; SUITE #2) IN THE CENTRAL COMMERCIAL (CC) DISTRICT. APN: 010-191-001-000

WHEREAS, Sally Larsen ("Applicant"), on behalf of the property owner, Esperanza Carmel Commercial LLC ("Owner"), submitted an application requesting approval of a Use Permit application ("UP 24288, The Big Squeezy") described herein ("Application"); and

WHEREAS, the applicant is proposing to establish a new Specialty Restaurant, called the "The Big Squeezy by the Sea" to be located in a 725 square foot commercial space located in unit #2 of building A located at the Lincoln Street 3 southwest of Ocean Avenue in the Central Commercial (CC) Zoning District; and

WHEREAS, Specialty Restaurant are permitted in the Central Commercial CC zoning district upon issuance of a Conditional Use Permit by the Planning Commission (CMC Section 17.14.030); and,

WHEREAS, notice of the public hearing was published on November 29, 2024, in the Carmel Pine Cone in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before the notice by date of December 1, 2024; and

WHEREAS, on December 11, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on December 11, 2024, the Planning Commission continued the hearing on the item to a date uncertain; and

WHEREAS, on March 12, 2025, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on March 12, 2025, the Planning Commission continued the project to a date uncertain due to the applicant's inability to hand-deliver the public notice to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing by the notice by date of March 2, 2025; and

WHEREAS, notice of the public hearing was published on March 28, 2025, in the Carmel Pine Cone

in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before March 30, 2025; and

WHEREAS, on April 9, 2025, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and 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, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

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

WHEREAS, the project proposes the establishment of a Specialty Restaurant within an existing commercial space. Therefore, pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Existing Facilities). Class 1 exemptions include the operation, maintenance, permitting, and minor alterations to existing private structures involving negligible or no expansion of an existing or former use. The project consists of establishing a specialty food store within an existing commercial space; and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the proposed use 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 Conditional Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC Chapter 17.64) For each of the required findings listed below, staff has indicated whether the submitted plans support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC Section 17.64.010 General Findings Required for All Use Permits	**YES**	**NO**
1. The proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses	✓	

whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.		
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits		
1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby FIND the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and not exceptions to the exemptions contained in Section 15300.2 can be made in this case, and APPROVE the Use Permit UP 24288 (The Big Squeezy) for the establishment of a new Specialty Restaurant. The property is located on Lincoln Street 3 southwest of Ocean Avenue (Building A; Unit 2) in the Central Commercial (CC) District, APN: 010-191-001-000. Approval of the use permit is subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.		
1.	**Authorization.** This approval Use Permit (UP 24288) authorizes: a new Specialty Restaurant, "The Big Squeezy by the Sea", with 14 indoor seats to operate from 9 AM to 5 PM daily located on Lincoln Street 3 southwest of Ocean Avenue (Building A; Unit 2) in the Central Commercial (CC) District. APN: 010-191-001-000. The business shall operate consistent with the plans and business description approved by the Planning Commission on December 11, 2024.	✓
2.	**Codes and Ordinances.** The business shall operate consistent with the requirements for a Specialty Restaurants as established in CMC 17.14.040.I.4	✓
3.	**Sale of Nonfood Merchandise.** The sale of nonfood merchandise directly related to the use may be allowed if it is determined to be incidental to the specialty restaurant. The display of nonfood merchandise shall be ancillary to the specialty restaurant.	✓

4.	**Closed Storage of Trash.** Adequate facilities shall be provided on-site for the closed storage of trash and garbage generated by the full-line restaurant. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department. a. The trash storage area shall be designed and maintained to prevent storm water contamination by loose trash and debris. b. All drainage from adjoining roofs and pavement shall be diverted around the trash area to minimize water flow through the storage area. c. The trash storage area shall be maintained in a screened or walled area to prevent off-site transport of trash.	✓
5.	**Public Restroom.** At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the full-line restaurant is located. The restroom shall comply with all provisions of the California Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.	✓
6.	**Alcoholic Beverage Sales.** Alcoholic beverage sales are prohibited.	✓
7.	**Formula and Fast Food Establishments Not Permitted.** The restaurant shall not operate as a "Drive-in, Formula Food or Fast Food" establishment as defined in CMC Section 17.70.	✓
8.	**Seating Capacity.** The seating capacity for the use approved as part of this use permit is fourteen (14) indoor seats. No exterior seating is authorized as part of this approval. The actual maximum seating capacity shall not exceed the standards in the California Building and Fire Codes or the number of seats approved by this Use Permit, whichever is less.	✓
9.	**Food Sold for Consumption off Premise.** Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrapping. Except as provided in CMC Sections 8.68.070 and 8.68.080, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene foam food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers or otherwise use in its business any CFC-processed food packaging or polystyrene foam food packaging. The restaurant shall comply with all other requirements in CMC Chapter 8.68.	✓

10.	**Indemnification.** The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
11.	**Water Units.** 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.	✓
12.	**Monterey County Health Department Permits.** The applicant shall obtain all necessary permits from the Monterey County Health Department prior to building permit issuance.	✓
13.	**Consistency with Approved Application and Seating Plan.** The use shall be conducted in a manner consistent with the plans, and application materials submitted with the project, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new or amended Use Permit by the City.	✓
14.	**Use Permit Must be Initiated within 12 Months.** This Use Permit shall become void and in no further force or effect if the use is not initiated within twelve (12) months of the issuance of the Certificate of Occupancy from the Building Official.	✓
15.	**Violation of the Terms of this Use Permit.** Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.	✓
16.	**Summary Sheet of Use Permit Must be Posted on the Premises.** A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special conditions) shall be posted on the premises or shall be available upon request by any enforcement officer of the City.	✓
	Use Permit Special Conditions	
17.	**Permitted Hours of Operation.** Permitted hours of operation are from 7:00 am to 7:00 pm, 7 days a week.	✓
18.	**Permitted Interior Seating.** The restaurant is permitted a maximum fourteen (14) interior seats. A minimum of fourteen (14) interior seats shall be maintained at all times.	✓

19.	**Exterior Seating.** Outside seating may be allowed, subject to CMC Chapter 17.58, Design Review. Prior to the establishment any outdoor seating, the applicant shall apply for and obtain approval of a Design Review Application for any associated outdoor seating.	✓
20.	**Exterior cleaning.** The business operator shall be responsible for the clean-up of all on-site and off-site litter generated by the use, including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area.	✓
21.	**Business License.** A business license shall be obtained prior to the commencement of business operation.	✓
22.	**Formula Food – Differentiation.** All products bearing the name of the Business feature the full name, The Big Squeezy by the Sea, approved on this Use Permit as a means to differentiate the location from other locations and to maintain a consistent branding and unique appearance for this Carmel location.	✓
23.	**Noise.** All noise from all mechanical, electrical, and broadcasting equipment shall be contained within the subject business space. The City reserves the right to require an acoustical analysis prepared by a qualified professional at the property owner's expense if complaints of excessive noise are received. Should the use be found to be not in compliance with this condition, the property owner agrees to seek immediate compliance and all business activity shall be ceased until it is demonstrated compliance with this condition has been achieved. Failure to comply and/or repeated violations shall be cause for the City to schedule a revocation hearing with the Planning Commission. At such hearings, the Commission may: a. Require changes in the noise mitigation plan; b. Establish new permit conditions; or c. Revoke the permit.	✓

_____ _____ _____

Applicant Signature Printed Name Date

_____ _____ _____

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 9th day of April 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

The Big Squeezy by the sea

I'm Ash Shoukry,

CEO of The Big Squeezy and a generational farmer of 30 years, here in the Salinas Valley. I'm here with a product and a brand that is a healthy option for anyone looking for a cleaner lifestyle. Friends, health enthusiasts, fellow juice lovers! I stand before you today to talk about more than just juice. I'm here to talk about a lifestyle, a commitment to your well-being, and a path towards cleaner living. We, at The Big Squeezy, believe that vibrant health is within everyone's reach, and it often starts with the simplest choices we make each day. In a world filled with processed foods and fleeting trends, we offer something real: pure, unadulterated juice packed with nature's goodness.

We carefully source the freshest fruits and vegetables, pressing them into delicious and nutritious concoctions that fuel your body and nourish your soul. We're not just another juice company. We're a movement. A movement towards taking control of your health, embracing natural energy, and living a life full of vitality. Every sip of our juice is a step towards a healthier you, a cleaner planet, and a brighter future. So, join us! Explore our range of delicious and revitalizing juices. Discover the power of clean living. Let The Big Squeezy be your partner on your journey to a healthier, happier you. Because when you choose The Big Squeezy, you're choosing more than just a juice – you're choosing a better life. Thank you.

OUR MISSION

We offer an elevated, unconventional, all-organic juice and smoothie experience for both residents and visitors of Carmel. Our focus is on incorporating the latest wellness ingredients along with the finest quality produce.

At the core of our mission is the selection of highly qualified management and dedicated associates who ensure that our products consistently meet the standards outlined in our menu and act with integrity. We aspire to be a valuable addition to the Carmel legacy and contribute to its history of excellence.

AUGMENTED LOGO

APPLIED LOGO

MENU

Superfood smoothies

Oceanside - brown rice protein, banana, strawberry, blueberry, agave, coconut water **344cal.**

tropic-colada- spinach, pineapple, banana, coconut water, almond butter, chia seed **287cal.**

muscle up- brown rice protein, almond butter, peanut butter, agave, coconut sugar, coffee, almond milk, banana **349cal.**

awesomeness- raw cacao, almond butter, coconut sugar, agave, cinnamon, banana, almond milk **305 cal.**

Carmel super hero- spinach, brown rice protein, hemp seed, agave, blueberry, banana, coconut water **473 cal.**

jazz hands- banana, brown rice protein, coconut sugar, cinnamon, agave, almond milk, coffee **300 cal.**

banana berry blast- strawberry, pineapple, banana, agave, coconut water **290 cal.**

golden state- pineapple, banana, agave, coconut water, **290 cal.**

pebble beach- granola, peanut butter, coconut sugar, agave, vanilla, cinnamon, banana, almond butter **329 cal.**

MENU

Cold brew

morning glory
Almond milk, organic coldbrew, pink salt, honey, vanilla, filtered water

Nut milks

chocolate almond milk
raw cacao, almonds, pink salt, honey,vanilla, filtered water

vanilla almond milk
almonds, pink salt, honey, vanilla, filtered water

granola bites
oats, honey, maple syrup, almond flour, almonds, peanut butter, chocolate chips, pink salt, cinnamon

MENU

smoothie bowls

classic bowl- strawberry, blueberry, acai berry, banana, granola, coconut, chocolate chips agave nectar **510 cal.** $10.29

protein bowl-the classic bowl with peanut butter blended in **680 cal.** $11.32

amazon bowl- pineapple, mango, banana, strawberry, blueberry, granola, coconut, chocolate chips, agave nectar **390 cal.** $11.32

pitaya bowl- pineapple dragon fruit, banana, strawberry, blueberry, granola, coconut, chocolate chips, agave nectar **390 cal**. $11.32

cold pressed juices

Cold pressed raw fruits and vegetables- no sugar, nothing frozen, and no concentrates.

sweet greens- kale, apple, pineapple, lemon, cucumber **110 cal.**

skinny greens- kale, apple, celery, cucumber, spinach, lemon **60 cal.**

super greens- kale, celery, cucumber, ginger, spinach, lemon **110cal**

root awakening- beet, carrot, apple, ginger, lemon **160 cal.**

24 karrots- carrot, apple, lemon **170cal.**

crazy 8- watermelon, pineapple, orange, lemon, carrot, beet, ginger, apple **170 cal.**

spicy lemon- lemon, orange, agave, cayenne, alkaline water **120 cal.**

sweet tart- apple, pineapple, lemon, mint **190 cal.**

daily detox- lemon, maple, cayenne, alkaline water **60 cal.**

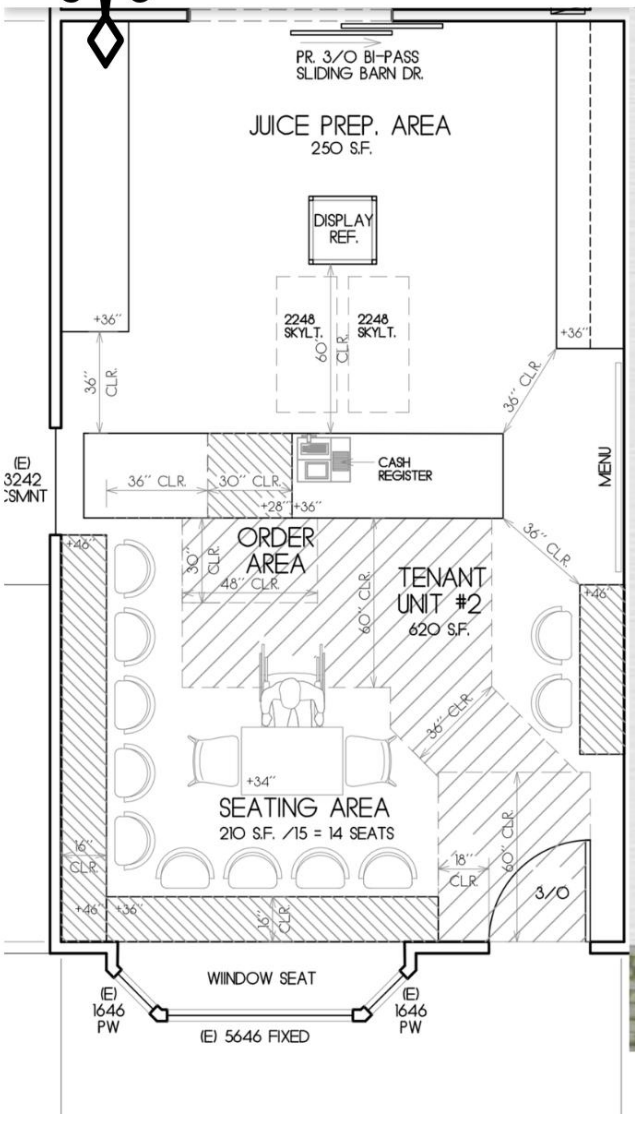
DESIGN

Our objective is to create a storefront and interior that seamlessly integrates into the surrounding environment while showcasing design elements that reflect the structure and integrity of our brand.

We accomplish this by incorporating the existing "Story Book" and Moorish Revival design features commonly found in the Carmel area. The colors and finishes will be neutral, high-quality, non-porous materials with a natural look that are easy to maintain.

Food Preparation Areas: Stainless steel, ultra-dense PVC glazed tile.
Customer Areas: Natural stone, unpainted glazed tile, stainless steel, and reclaimed wood.

RENDERING


PR. 3/O BI-PASS
SLIDING BARN DR.
JUICE PREP. AREA
250 S.F.
DISPLAY
REF.
2248
SKYLT.
2248
SKYLT.
60" CLR.
+36"
36" CLR.
CASH
REGISTER
30" CLR.
28"
MENU
ORDER
AREA
48" CLR.
TENANT
UNIT #2
620 S.F.
+46"
+34"
SEATING AREA
210 S.F. /15 = 14 SEATS
16"
CLR.
18"
CLR.
3/O
WIINDOW SEAT
(E)
1646
PW
(E) 5646 FIXED
(E)
1646
PW

the Big Squeezy

construction materials schedule

lumber:

- 2"x4" douglas fir
- osb 7/16 4'x8'sheathing panel
- rtd 1/2" 4'x8' sheathing panel

top finishing:

- 1/2" 4'x8' moisture and mold resistent drywall panel
- glazed vitrious tile
- frp wallboard (back room)
- cove base moulding (back room)

finish schedule

paint:
- interior latex acrylic paint semigloss (rendering/plan) sw6006, sw6126, sw7104

flooring:
- existing plank floor natural oak wood

countertops and cash wrap:

- quartzite
- cabinet grade 3/4 4'x8' plywood
- reclaimed 1/4" oak wood plank veneer

foundation equipment schedule

Equipment type	Price (range low to high)
JUICER	$1,500 $30,000
BLENDER	$500-$1,000
FOOD PROCESSOR	$500 - $2,000
ICE MACHINE	$1,200 - $2,000
MULTI-COMPARTMENT SINK WITH SPRAYER	$300 - $800 (Sink) $150-$300 (Faucet)
PREP SINK FOR PRODUCE	$200-$300
HAND SINKS	$80-$250
DRYING RACKS	$20-$200
DISHWASHER	$600 - $800
PREPARATION TABLES/COUNTERS	$100 - $400
PREP TOOLS	$100-$200
REFRIGERATION	$1,000 - $6,000 depending per unit
STORAGE RACKS	$150-$300
POS	$1,000 - $3,000
Toaster	$80-$400
Coffee Machine	$2000 - $4000
Total (range low to high)	$9,280 - $51,950

UNIFORM & MERCHANDISE

SW 6006
Black Bean

RGB hex code
#403433

SW 6126
Navajo White

RGB hex code
#e9dcc6

SW 7104
Cotton White

RGB hex code
#f7f0e4

The Big by the sea
Squeezy

DETOX
IMMUNITY
BOOST
REMEDY
SHOT
MORNING
GLORY

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

April 9, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Senior Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning and Building Director
SUBJECT:	**DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building):** Consideration of a Design Review, DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial - JB Pastor Building), and Coastal Development Permit for the construction of a new 12,971-square-foot, two-story mixed-use development with 8 apartment units and approximately 5,100 square feet of new commercial floor area, with a new 852-square-foot basement and a new surface parking area at the rear of the property with a total of 12 parking spaces with 10 of the 12 spaces sharing a parking a parking lift system and the remaining required parking being provided through the city's in-lieu parking program. The existing community room and ornamented concrete wall (part of the Northern California Savings and Loan Complex) are proposed to remain on the project site as part of the project. The total project floor area including that of the existing community room (existing and proposed structures) is 13,663 square feet. The project is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) District at Lots 6, 8, and 10 of Block 91. APNs: 010-145-023-000, 010-145-024-000, and 010-145-012-000.

Application: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building)

APN: 010-145-023-000, 010-145-024-000, and 010-145-012-000

Block:91

Lot:6, 8, 10

Location: Dolores Street 2 southeast of 7th Avenue

Applicant: International Design Group, INC

Property Owner: Esperanza Carmel LLC

Executive Summary:

The applicant is proposing the construction of a new approximately 12,900 square foot mixed-use development spread across 2 new buildings, with an approximately 850 square foot utility basement. The new development is proposed to have 8 apartments, approximately 5,100 square feet of new commercial square footage split between 6 commercial units, and will have 12 on-site parking spaces utilizing 5 parking lifts (5 lift spaces = 10 parking space + 2 non-lift spaces).

The project is also partially located on the Northern California Savings & Loan Complex site, a site listed in the Carmel Inventory of Historic Resources. The Northern California Saving & Loan Community Room is located on Lot 6 of the project site and is proposed to remain with no alterations proposed to the building or ornamented concrete wall surrounding the building. The project was previously determined to be consistent with the Secretary of Interior's Standards by the City Council, Carmel-by-the-Sea Municipal Code (CMC) section 2.04.160, provided certain conditions of approval are met.

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1):

1. Finding the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15332 (Class 32) – In-Fill Development and no exceptions to the exemption contained in Section 15300.2 can be made;

2. Approving a Lot Merger, LM 20-394 (Esperanza Carmel Commercial – JB Pastor Building) to combine Lot 6 (APN 010-145-023-000), Lot 8 (APN 010-145-024-000), and Lot 10 (APN 010-145-012-000) resulting in one 12,000 square foot legal lot of record;

3. Approving a Design Review, DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building) and Coastal Development Permit for the construction of a new 12,971-square-foot, two-story mixed-use development with 8 apartment units and approximately 5,100 square feet of new commercial floor area, with a new 852-square-foot basement and a new surface parking area at the rear of the property with a total of 12 parking spaces with 10 of the 12 spaces sharing a parking a parking lift system and the remaining required

property with a total of 12 parking spaces with 10 of the 12 spaces sharing a parking a parking lift system and the remaining required parking being provided through the city's in-lieu parking program. The existing community room and ornamented concrete wall (part of the Northern California Savings and Loan Complex) are proposed to remain on the project site as part of the project. The total project floor area including that of the existing community room (existing and proposed structures) is 13,663 square feet; and

4. Approving Use Permits, UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building), to allow:
    a. Construction resulting in a net increase of commercial floor area;
    b. Residential density of 29 dwelling units per acre;
    c. Construction of 852 square feet of an underground floor; and
    d. Payment of in-lieu parking fees.

Background and Project Description:

The project site is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District. The site consists of Lots 6, 8, and 10 of Block 91, which are proposed to be merged as part of this application.

The project site is also partially located on the site of the Northern California Savings & Loan Complex ("Complex"), a site listed on the Carmel Inventory of Historic Resources. The Complex is located at the Southeast corner of 7th Avenue and Dolores Street and is comprised of Lots 2, 4, 6, and 8 of Block 91 (refer to Figure 1, below). As part of the project, no changes are proposed to Lots 2 and 4 (under separate ownership). All improvements on Lots 8 and 10 are proposed to be demolished, and the majority site improvements on Lot 6 will be removed. However, the Community Room Structure and historic concrete walls fronting Dolores Street and along the existing driveway will be maintained and protected (see Secretary's Standards discussion below).

Figure 1. Site Composition. Subject development is comprised of lots 6, 8, and 10.

The applicant is proposing to demolish the existing improvements, as described above, and construct a 12,971 square foot mixed-use development with an 852-square-foot utility basement. The proposed project is proposed to maintain a total of 8 rental apartments, approximately 5,100 square feet of commercial floor area split between 6 commercial units, and is a surface parking area at the rear of the property with a total of 12 parking spaces utilizing 5 parking lifts. Public right of way improvements are also proposed for the areas immediately fronting the project site as well as new landscaping in the right-of-way as well as throughout the project site. With the retention of the existing the Northern California Saving & Loan Community Room and ornamented concrete wall surrounding the building, implementation of the project would result in 13,663 square feet of floor area spread across 3 separate buildings.

The City Council has reviewed an initial version of the project on October 3, 2023, by way of a Council Right of Review (CMC section 2.04.160) following the Historic Resources Board's (HRB) July 17, 2023 decision to issue a Determination of Consistency with the Secretary of the Interior's Standards for the Project (Resolution 2023-009-HRB). The Council overturned the HRB's decision and issued an alternate Determination of Consistency with additional Conditions of Approval to be implemented as part of the final action for the project (Resolution 2023-099).

On July 10, 2024, the Planning Commission considered the Design Review Application continued the project to a date uncertain with direction to the applicant.

As part of the latest resubmittal, the applicant has included a response letter addressing the changes made to the plans between hearings based on the direction from the Planning Commission, a summary of the conditions included in the resolution approved by the City Council at the October 3, 2023 City Council meeting and how the project has been redesigned to address these conditions, a shade study, a building height study of the surrounding buildings in the vicinity, and has prepared a 3-D printed model of the project site in the context of the surrounding block (refer to Attachments 3, 6, 9, 12).

The 3-D model is currently on display at the Esperanza Carmel office located in the Eastwood Building located on the west side of San Carlos Street between 5th and 6th Avenues and will be on display at City Hall for the public hearing. The applicant has also prepared a 3-D video fly through of the project which the applicant intends to present at the public hearing.

Project Timeline Summary:

- DR 19-156/ DR 19-427

- June 12, 2019: Concept Review by Planning Commission – Lot 10 only
- Response to Concept Review submitted under DR 19-427
- Application withdrawn and revised project submitted under DR 20-395

- DR 20-395
  - 16,898 square foot mixed use project
  - Proposed demolition of Community Room
  - May 17, 2021: HRB adopted a resolution issuing a Finding of Noncompliance for the project (Resolution 2021-03-HRB)
- APP 21-197
  - HRB Decision (Reso. 2021-03-HRB) appealed by property owner
  - August 3, 2021: City Council upheld decision of the HRB (Reso. 2021-043)
- DR 22-157
  - 16,891 square foot mixed use project
  - Relocation of Community Room proposed to 7th & Dolores site
  - January 23, 2023: HRB listed Complex on local inventory and register and adopted a finding of non-compliance for proposed relocation (Reso's. 2023-01-HRB and 2023-02-HRB)
- APP 23-031
  - HRB decision (Reso's. 2023-01-HRB and 2023-02-HRB) appealed by applicant
  - May 2, 2023: City Council upheld decision of the HRB (Reso's 2023-051 & 2023-052)
- DR 23-140
  - Revised application submitted retaining Community Room
  - July 17, 2023: HRB adopted a determination of Consistency (Reso. 2023-09-HRB)
  - City Council enacted Council Right-of-Review (CMC section 2.04.160)
  - October 3, 2023: City Council overturned the July 2023 decision of the Historic Resources Board (Reso. 2023-009-HRB) and Issued a Determination of Consistency with the Secretary of the Interior's Standards, with new findings and conditions (Resolution 2023-099)
  - July 10, 2024: Revised project considered by the Planning Commission. Continued with direction to revise project
  - April 9, 2025: Subject Hearing – Applicant has returned with revised plans following continuation of July 10, 2024 hearing

Refer to Attachment 4 for associated Resolutions referenced in timeline, above.

Staff Analysis:

The applicant has revised the project based on direction from the Planning Commission. A detailed narrative has been prepared by the applicant and has been included as Attachment 3a. A general summary of the changes are itemized below:

- **Basement**: No changes have been proposed to the basement level.

- **Ground Floor**: Changes to the unit sizes of commercial spaces 102, 106, and 107 have been proposed. These changes are de minimis and do not change the visual character or use of the building from the previous hearing.

  Unit 105 is proposed to be expanded by approximately 53 square feet and the occupancy is proposed to be changed from (A-2, assembly uses intended for food and/or drink consumption, to M, mercantile, used for the display and sales of merchandise). The tenant space is proposed to be shifted to the west and the expansion of the space will enclose an area previously proposed as an "outdoor space" associated with the unit.

  Unit 104 is proposed to be expanded by approximately 82 square feet which is created by expanding a wall westward in the courtyard opposite of unit 105.

- **Second Floor:** The applicant has revised the project such that building massing has been removed from the 2nd floor at along Dolores Street. The cantilevered 2nd story building element which extended above the driveway has not entirely been eliminated, however, has been pushed away from the street. This element, which bridges the driveway, is now located entirely beyond the historic concrete wall (toward the interior of the site) allowing for additional clearance, separation, and views between the new development and the existing historic site elements when viewed from Dolores Street. The 2nd floor level of the building itself (the building closest to the Community Room fronting Dolores Street -Building 2) has also been stepped back away from the street frontage. The 2nd floor balconies in Building 1 (Apartment 2a) have also included additional recesses which have added elements of articulation to the façade.

  To the rear, the apartment units immediately adjacent from the property to the rear (Units 2E, 2F, 2G) have been setback away from the property line an additional 4-feet. The rear 2nd floor building wall located across from the building to the rear is setback 8-feet whereas it was previously located 3-feet from the rear property line.

  The interior floor plans of the proposed units have also been modified throughout, however, the total number of proposed units on the

site has not been changed (8 units proposed). The proposed units range in size from 477 square feet to 1,661 square feet.

- **Roof Plan:** The roof plan has been revised and simplified throughout. The new roof plan includes no common connections between Buildings 1, 2, or 3 (discussed in detail in "floor area" section, below) resulting in less complex forms throughout the site.

  The proposed roof top terraces previously associated with Unit 2G have also been eliminated and relocated to Unit 2B in an effort to maximize privacy for the surrounding neighbors.

- **Elevations**: The applicant has lowered the building elevation (by various heights) throughout the project site. While the two facades of the two buildings fronting Dolores Street are both proposed to be lowered by 0.7 feet, toward the rear of the site (between the Community Room and rear property line), the various buildings will be lowered up to 3.95 feet. The building elevations (Attachment 10, Sheet A6.0) show the former proposal outlined in red overlaid with the new building.

Consistency with the Secretary's Standards: The project is located on Lots 6, 8, and 10 of block 91. The Northern California Savings and Loan Complex ("complex"), consisting of Lots 2, 4, 6, and 8 of Block 91, was listed on the Carmel Inventory and Register on April 4, 2023 by the City Council. Lot 10 is a separate lot of record not associated with the complex and is not a historic resource.

In accordance with the city's Historic Preservation Ordinance (CMC Chapter 17.32), the City contracted with qualified professional historian Seth Bergstein from PAST Consultants to prepare the Determination of Consistency (Phase II Evaluation; refer to Attachment 5). The evaluation concluded the project is consistent with the Secretary's Standards. The Historic Resources Board considered the project at their July 17, 2023 meeting and adopted Resolution 2023-009-HRB issuing a Determination of Consistency. During the 10-day appeal period for the decision, the City Council enacted the City Council Right of Review (CMC Section 2.04.160) to review the decision made by the Historic Resources Board.

The City Council considered the project at their September 12, 2023 and October 3, 2023 hearings. The final action by the council was to adopt a resolution overturning the July 2023 decision of the Historic Resources Board (Reso. 2023-009-HRB) and issue an alternative Determination of Consistency with the Secretary of the Interior's Standards, with new findings and conditions (Resolution 2023-099).

The applicant has included a response letter addressing the changes made to the plans in response to the City Council October 3, 2023 resolution/conditions of approval (Attachment 4; Resolution 2023-099) describing how the project has been redesigned to address these conditions (see below) based on the direction from the Planning Commission at the July 10, 2024 hearing (refer to Attachment 3a):

1. **Ornamented Concrete Wall.** Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, so that the original ornamented concrete walls located adjacent to the Community Room are shown to remain in their original locations and configuration.

2. **Preservation of Spatial Relationships.** Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the existing spatial relationship of the Northern California Savings and Loan Complex. At a minimum, all proposed structural elements shall be located outside of the Preservation Buffer as depicted in Exhibit A of this resolution. Walkways, at grade stairways, landscaping, paving, and similar features may be allowed within the Preservation Buffer, however, building elements that are defined as building coverage (CMC 17.14.130) shall not be permitted to encroach. Building eaves shall be limited to an encroachment of 18 inches or less.

3. **Preservation of Site Context.** To ensure the Northern California Savings and Loan Complex is not subordinated by the proposed development, prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the context of the site so that the Saving and Loan Complex remains a prominent feature as viewed from 7th Avenue and Dolores Street. Changes to be considered include but are not limited to: articulation of the front elevation to preserve and open the view from Dolores Street looking north, reducing and minimizing the mass of the structure(s) to maintain to not diminish the character of the complex, and further enhancing the open space around the Northern California Savings and Loan Complex.

   Staff Analysis: The project has been revised as described by the applicant (refer to Attachment 3a and 3b). Staff has prepared a matrix of images comparing the various coverage plans, and floor area diagrams to illustrate how the site has been revised to respond to the preservation buffer and adjacent historic structures. These diagrams have been included as Attachment 11.

   Condition 1:
   The project includes preservation and protection of the original ornamented concrete walls located adjacent to the Community Room.

   Condition 2:
   The project generally complies with the requirement for adherence with the Preservation Buffer. While the primary building massing complies with the requirements of the buffer, there are 3 balconies that project 18-inches from the building face which do not comply with the preservation buffer -two located in Apartment 2H and one located in Apartment 2G (refer to Figure 2, below).

   Condition #2 associated with Resolution 2023-099 states, in part: *"Walkways, at grade stairways, landscaping, paving, and similar features may be allowed within the Preservation Buffer, however building elements that are defined as*

and similar features may be allowed within the Preservation Buffer, however, building elements that are defined as building coverage (CMC section 17.14.130) shall not be permitted to encroach. Building eaves shall be limited to an encroachment of 18 inches or less."

Balconies, regardless of their size, are expressly included in building coverage: *"Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as* ***overhanging balconies****, oriel windows, stories which overhang a ground level story, and covered carports.*

Excluded from building coverage are ***roof eaves*** *extending less than 30 inches from the face of the building,* ***awnings*** *or covered entryways and masonry walls not greater than six feet in height such as wing-walls, planter walls or grade-separation retaining walls. All site area not counted as building coverage shall be considered open space"* (CMC section 17.14.130; emphasis added in **bold**).

However, the subject balconies are located directly under/below existing features including awnings/eaves which project from the building 18-inches or less, or are excluded from building coverage which are expressly permitted to encroach into the preservation buffer in accordance with Reso. 2023-099.

Staff is requesting feedback from the Commission as to whether these balconies are an acceptable encroachment into the preservation buffer.

A strict application of Resolution 2023-099 would find that the balconies, as a defined element of building coverage, shall be eliminated from the project or revised such that they are removed from the preservation buffer.

An alternative interpretation is that the balconies, being less than 18-inches deep and located under an eave and/or awning that is permitted to encroach into the preservation buffer, do not detract from or minimize the existing spatial relationship of the Northern California Savings and Loan Complex. Further, installation of the balconies provide safter egress from the units in emergency situations.

The Commission could either 1) accept the design as proposed, 2) include a condition to revise plans such that the balcony does not encroach into the preservation buffer, or 3) continue the project with direction to the applicant to eliminate the projection for the Commission to re-consider the revised plans.

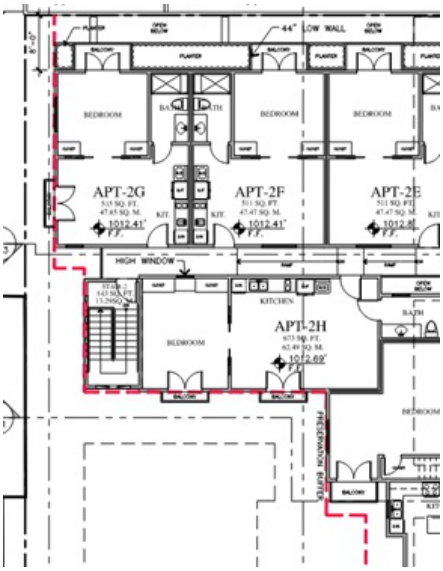


Figure 2. Balconies in Apt-2H and 2G projecting into preservation buffer (red dashed line)

Condition 3:
The figures in Attachment 11 show the 2nd floor of the building has been pushed away from Dolores Street and the Community Room at the street frontage (refer to Attachment 11, Figures 2C and 3C). Staff notes that the Condition #3 (Resolution 2023-099) requires:

The Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the context of the site so that the Saving and Loan Complex remains a prominent feature as viewed from 7th Avenue and Dolores Street. Changes to be considered include but are not limited to: articulation of the front elevation to preserve and open the view from Dolores Street looking north, reducing and minimizing the mass of the structure(s) to maintain to not diminish the character of the complex, and further enhancing the open space around the Northern California Savings and Loan Complex.

The determination that the Planning Commission should be considering is: does the Savings and Loan Complex "[remain] a prominent feature as viewed from 7th Avenue and Dolores Street?"

The remaining portion of the condition provides examples of how the applicant could achieve this condition, however, the Commission is directly considering whether the Complex remains a prominent feature from both 7th Avenue and Dolores Street.

Land Use, Zoning, and Development Standards: This site is zoned Service Commercial (SC). CMC section 17.14.010.B states that the purpose of the SC Zoning District is: *"To provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district."*

Staff notes that the reference regarding the SC zone district being a "transition" area specifically refers to land use (i.e. the type of businesses or uses which can occupy the site) and not the development standards for which the building can be constructed (i.e. how the building is constructed).

Building Sites in the Central Commercial and Service Commercial follow the same set of development standards (e.g. building can have the same FAR, height, setbacks, etc.), though the allowable uses differ between the two zone districts with the Service Commercial having less intense uses than the Central Commercial. As building sites move farther from the Central Commercial District (CC -> SC -> RC), they become less intense in their use.

The permitted and conditionally permitted uses for the SC zone district are established CMC section 17.14.030 Schedule II-B.

The General Plan indicates the Land Use Designation for the site as "Core Commercial." As stated in the General Plan:

> *This area is intended to provide for a wide range of retail and service uses in scale with the overall residential character of the community. More intense commercial activities such as retail, restaurant and visitor commercial uses are appropriate in this area. Less intensive development may be appropriate to preserve the unique character and ambiance along Ocean Avenue. Mixed-use developments of commercial and multi-family residential uses at a maximum density of thirty-three (33) units per acre are allowed. This area is also appropriate for public service uses. Assuming an average population of 1.0 to 2.0 persons per unit, this allows a population density of 33 to 66 persons per acre.*
>
> *Maximum building intensity in the core commercial area is limited to 95 percent and 135 percent floor area ratio for one and two story buildings, respectively. More open space and less floor area is required on larger sites. Throughout the Core Commercial area, floor area bonuses (up to 15 percent) and density bonuses (up to 35 percent) are allowed as incentives for affordable or senior housing and for special design amenities.*

Building Site Area – CMC section 17.14.120:
There are no substantive changes from previous staff report or project. Refer to Planning Commission Staff Report from July 10, 2024 for discussion and analysis.

Conditions of Approval #62LM and #63LM have been included requiring the recordation of the lot merger prior to building permit issuance.

Building Coverage – CMC section 17.14.130:
Building coverage is defined as the total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories which overhang a ground level story, and covered carports.

Between the July 2024 hearing and the present hearing, the project has been revised such that the building coverage has increased, however, the proposed building coverage is still below the maximum allowable building coverage limits for the site (refer to Table 2, below). Additionally, the required landscaping for the site has also increased between revisions.

Table 2. Building Coverage and Landscape Data

	Previous Proposal	Proposed Project	Min/Max Allowed
Building Coverage	9,242 sf (77%)	9,433 sf (78.6%)	9,600 sf (80%)
Landscape	+1,410 sf (11.8%)	+1,466 sf (+12.2%)	1,200 sf (10%)

As discussed at the July 2024 hearing, there is no required setback within the CC and SC zoning districts, and buildings are permitted to be constructed up to the property lines on all sides of the property. In fact, the street-facing, ground-level facade of each building is required by the code to be established on the property line or within two feet of this line for at least 70 percent of each street frontage of the building (exceptions to this requirement are allowed for entrances to intra-block walkways or courtyards) with the remaining 30 percent or less of the building not constructed at the build-to line used for recessed shop entries, landscaping, building articulation or driveways.

At their October 3, 2023 meeting, the City Council adopted a Determination of Consistency with the Secretary of the Interior's Standards (Reso. 2023-099), for the project with new findings and conditions. Of the adopted findings, the Council found that a waiver from the "build-to-line" requirement (CMC section 17.14.130) may be granted by the Planning Commission for portions of the proposed building located on Lot 8, for up to 5-feet from the property line. This waiver and creation of a Design Non-Conformity is granted in accordance with CMC section 17.32.100.D, Benefits Available to Historic Resources on the Register and is intended to be a benefit to the applicant and not a mandated requirement (refer to Attachment 4). This waiver was granted in an effort to protect from the new project obscuring views of the historic resource on the adjacent parcel.

The applicant has maintained the previously proposed build-to-line along the street-facing, ground-level facade of each building which was presented at the previous hearing (i.e. no change to build-to-line between hearings). The project meets the prescribed zoning code requirements pertaining to building coverage (CMC section 17.14.130) and build-to-line waiver requirements outlined in Resolution 2023-099.

Floor Area Ratio – CMC section 17.14.140:
Floor area (FAR) is defined as the total combined area included within the surrounding exterior walls of all floor levels. Floor area includes all floor spaces used for commercial, manufacturing, residential and miscellaneous land uses including space occupied by mezzanine floors, interior walkways, storage areas above ground, hallways, restrooms, and both interior and exterior wall thicknesses.

Staff generally agrees with the applicant's floor area calculations except that the project data table reflects the commercial floor area being calculated based on the interior square footage of the space, and not the exterior, as described above:

> ***Floor area includes*** *all floor spaces used for* ***commercial****, manufacturing, residential and miscellaneous land uses including space occupied by mezzanine floors, interior walkways, storage areas above ground, hallways, restrooms, and* ***both interior and exterior wall thicknesses*** *(emphasis added in* ***bold****).*

The applicant's calculations primarily impacted the parking calculations, which have been modified and corrected by staff throughout, and does not impact or change the total square footage of the project (the total project square footage was calculated correctly).

The project is proposed to be less than the allowable square footage and is stated to be 13,663 square feet (including the existing 692 square foot Community Room), or 113.8% of the site area. An 852 square foot utility basement containing mechanical equipment, a janitor's closet and restroom facilities for the building is also proposed. However, in accordance with CMC section 17.14.140, the basement is excluded from the FAR for the building site.

Table 3. Floor Area Ratio Data

	Previous Proposal	Proposed Project	Max Allowed
Floor Area Ratio	13,428 sf (111.9%)	13,663 sf (113.9%)	16,200 (135%)

In accordance with CMC section 17.14.140.C, *No single structure shall contain more than 10,000 square feet of floor area. Interaccessibility between adjacent structures on one or more building sites by any means that allows passage between structures without first exiting to an open space area shall not be allowed if the resulting floor area contained within the combined structures would exceed 10,000 square feet of area*.

The project applicant has described the project as having three individual buildings, each less than 10,000 square feet as follows:

- Building 1: 9,544 sf
- Building 2: 3,427 sf
- Building 3: 692 sf (Community Room – Existing Structure)

At the previous hearing (July 2024), staff did not concur that the project, as illustrated in the plans, consisted of five separate structures, as represented by the applicant, primarily due to a shared roof connection between buildings (the applicant has since revised the project from 5 proposed buildings to 3). As such, staff recommended a Condition of Approval which required modification to the plans such that there is no shared roof connection between buildings over, or across, the second floor egress balcony to ensure there are multiple individual buildings no greater than 10,000 sf.

The applicant has revised the project such that there is no common roof or wall connection between buildings 1, 2, or 3, and the only physical connection between neighboring structures is a second floor egress balcony.

The Commission has previously interpreted that separate buildings could be connected with a second floor egress balcony. This interpretation is consistent with not only past approvals of other projects, but also the city's zoning code which expressly defines interaccessability as well as open space types:

CMC section 17.70, Definitions – "Interaccessability":

> *For Commercial Districts.* The ability to move between structures on the same or an adjacent building site without first exiting to an open space.

CMC section 17.70, Definitions – "Open Space Types":

> ***Private Open Space.*** An open area outside a building adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.
>
> ***Usable Open Space.*** An outdoor or fenced area on the ground or on a roof, balcony, deck, porch, or terrace designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or corner side yard, and excluding any space with a dimension of less than six feet in any direction or an area of less than 36 square feet.
>
> ***Common Open Space.*** Land not individually owned or dedicated for public use that is designed and intended for the common use or enjoyment of the residents or occupants of a development.

The ground floor area between buildings 1 and 2 are greater than 6-feet apart and specifically designed for pedestrian access, which would qualify for as "Usable Open Space," as defined above. The egress balcony on the second floor, intended to be used for the residential occupants of the buildings, would qualify as "Common Open Space," as defined above. Interaccessability between buildings 1 and 2 (or 3) would require an individual to enter into an area of either usable open space or common open space before moving from one building to another.

Furthermore, the illustrative examples of open space types, such as balconies, decks, porches, would be included in building coverage provided it is outside the exterior walls of the building (i.e. not part of the floor area). In accordance with CMC section 17.14.130, "Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as overhanging balconies…". These elements could qualify as both building coverage and open space as they are not part of the structure which encloses floor area.

An argument was previously made at the July public hearing during public comment and written correspondence asserting that Buildings 1, 2 and the egress walkway are all connected, and therefore constitute single structure (based on the definition of a structure: CMC section 17.70 – Structure: *A stable assembly of parts. The term "structure" includes, but is not limited to, any building, deck, garage, carport, arbor, fence, wall, stairway, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line)*. Within this context, the code defines "structure" individually and not cumulatively. That is: a structure is a building, as well as, a fence, or a stairway, or a road, or a pipe. A structure is not comprised of a building, and the fence connected to the building, and the pipe connected to the building, and the telephone line connected to the building, and the driveway, and the road connected to the driveway, etc.

As defined in the zoning code, a "structure" includes an individual building. CMC section 17.70 defines building as "A permanent structure providing shelter occupying an area of land and enclosing volume. This implies a roof supported by walls, posts, or columns. If walls entirely enclose the space within, there usually are doorways for access and windows for light. Roofs, walls, doors, and windows are essential features of buildings." The egress walkway does not provide shelter just as a staircase, fence, nor deck provide shelter with a roof supported by walls posts, or columns.

In summary, the project consists of 3 separate buildings or "structures." Building 1 encloses 9,544 square feet of floor area total. Building 2 encloses 3,427 square feet of floor area total. The connecting egress balcony between building 1 and 2 is an entirely separate structure

enclosed 3,127 square feet of floor area total. The connecting egress balcony between building 1 and 2 is an entirely separate structure, not defined as a building, that functions as an area of open space, as discussed above. Building 3 is completely detached from all other improvements on the site.

In the staff's opinion the project is consistent with the requirements of CMC section 17.14.140.C as proposed, and a draft resolution for approval for approval has been prepared based on this analysis.

The Commission may wish to consider an alternative interpretation in which the definition cited above are not used, and rather, uses the code citation referenced in CMC section 17.14.170, which states: "Open space is an open area that is free of structures and is visually accessible from public ways or walkways." This section (CMC section 17.14.170), which relates to courtyards and intra-block walkways.

While the citation provided in CMC section 17.14.170 states open space is an area "free of structures," only courtyards are required to be entirely open to the sky above:

> *A courtyard is an open space on private property that is linked to an adjoining sidewalk or walkway in such a manner as to encourage public access. It must be enclosed on at least two sides by buildings and must remain open to the sky. To qualify for floor area bonus provisions the minimum width of a courtyard shall be 20 feet and the minimum area shall be 400 square feet* (CMC section 17.14.170.B).

Intra-block walkways, on the other hand, do not have an explicit requirement regarding being open to the sky which implies they could circulate through and under various structural elements:

> *An intra-block walkway is a publicly accessible ground level pedestrian path providing a connecting route between two or more different streets around a block. Such walkways are often coordinated with courtyards and may involve more than one property ownership to complete. To qualify for floor area bonus provisions the minimum width of an intra-block walkway shall be four feet* (CMC section 17.14.170).

While a courtyard nor intra-block walkway is proposed as part of the project (the applicant is proposing to establish a connection to the 7th & Dolores site by means of a staircase on the adjacent property which could provide circulation from Dolores Street to 7th Avenue, however, a true intra-block walkway is not proposed), the Commission may make the determination that the open space requirement previously described needs to be open to completely free of structures and open to the sky above based on the intent of the code. Should the Commission elect to pursue this route, staff recommends the Commission substantiate their finding with additional evidence for the record.

Building Height – CMC section 17.14.150:
Per CMC section 17.14.150, the maximum allowable building height shall be determined primarily by the design context established by the prevailing heights of nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure). In the CC and SC districts the main building and roof form of all structures shall be limited to a maximum of 30 feet.

When measured from the adjacent sidewalk elevation, the building is proposed to 26.93-feet tall (measured from sidewalk elevation of 1,000.12 feet) with a maximum ridge elevation of 1,027.05 feet. The sidewalk elevation point correlated to an elevation point in the sidewalk located approximately between retail Units 101 and 106. The most restrictive singular point on the project site, as noted on the survey, is located at the southwest corner of the site at the property corner with an existing elevation of 998.53 feet. The building ridge is setback from this point, however, even when measured from the most restrictive point, the building is 28.5-feet tall, less than the maximum allowed.

The applicant has surveyed 23 of the surrounding buildings on Dolores Street, San Carlos Street, 7th Avenue, and 8th Avenue (refer to Attachment 6). Staff has also included simplified samples from the applicant's table and included this in Tables 4 & 5, below. Using the adjacent sidewalk as reference, the applicant has noted that the tallest of the surveyed buildings is 34.67-feet tall (#19 – neighboring building to the south) and the shortest building is 12.83-feet tall (#16 – Carmel Realty Building at NEC Dolores & 8th Ave.).

The code establishes a maximum height of 30 feet, however, the actual height of the building shall be determined primarily by the design context established by the prevailing heights of nearby structures. Measures building heights using the adjacent sidewalk heights, as discussed above, may not be the best metric for determining the contextual height as suggested in CMC section 17.14.030 due to the surrounding streets slopes which will change how tall a building appears from the pedestrian field of view.

To establish a consistent contextual staff has re-ordered the list based on the ridge elevations (refer to Table 5, below). This table shows the highest ridge elevation (the tallest point of the building) as opposed to the overall height of the building. The intent of this table is to illustrate where the tallest point(s) of the subject project will align with the tallest point(s) of the surrounding properties -that being the ridges of the alignment of the roof lines.

For example, the ridge of the adjacent Saving's and Loan Bank Building will sit approximately 7 feet above the ridge line of the subject project, although the bank building is only about 3-feet taller when measured from the adjacent sidewalk due to the sloping sidewalk along Dolores Street (refer to Tables 4, and 5, below).

Put simply:

- Table 4 displays the vertical height of the building from the sidewalk to the ridge. This best illustrates the total height and overall

- Table 4 displays the vertical height of the building from the sidewalk to the ridge. This best illustrates the total height and overall massing of the building when viewed from ground level.
- Table 5 displays the height of the ridge of the building from a benchmark elevation. This best illustrates the location of the how the ridges align or vary when viewing the composition of the street.

To quantify the context, staff has calculated the mean and standard deviation of the building heights and ridge heights for both buildings within 100-feet of the project site as well as the full sample of surveyed buildings.

The mean represents the average ridge elevation point of the buildings in the selected group. It's the central point around which the other elevation points tend to cluster. If you were to consider a "typical" or "representative" building from the buildings within 100 feet, its height would be 28.29 feet tall and its ridge elevation would be around 1026.86 feet. It gives you a sense of the overall elevation level of the buildings in this set. The subject development has a proposed height of 26.93 feet and an elevation of 1027.05 feet. Which the ridge elevation is above the mean, the overall building height is below the mean.

The standard deviation measures the spread or variability of the building height or ridge elevation points around the mean. It tells you how much the individual elevation points deviate, on average, from the mean elevation. If a data point is within one standard deviation of the mean, its value would not be too far from the average. Data points that fall outside of one standard deviation might be considered outliers.

Both the subject ridge and building height are within one standard deviation of the mean building and ridge heights for buildings within 100 feet of the site as well as the full data set. When reviewed quantitively, the data suggests the subject development is within context established by the prevailing heights of nearby structures facing the same street or intersection and within the same pedestrian field of view.

The applicant has also prepared physical models, renderings/photo simulations, and a video flythrough to further assist in making a determination in the appropriateness of the context of the building site.

Table 4 – Building Height Comparison; Refer to Attachment 6

Order (shortest to tallest)	Building # (see attachment 6)	Building Height (feet)	Height Difference (feet)
1	16	12.83	-14.1
2	23	20.92	-6.01
3	21 (Community Room)*	21.99	-4.94
(4)	20 (Proposed for Demo)	(23.22)	(-3.71)
5	12	23.29	-3.64
6	14	23.57	-3.36
7	24	26.45	-0.48
8	17*†	26.74	-0.19
9	JB Pastor†	26.93	0
10	3*†	26.96	0.03
11	15	27.04	0.11
12	13	27.24	0.31
13	2*†	27.39	0.46
14	18*†	27.54	0.61
15	8	28.77	1.84
16	10	29.24	2.31
17	9	29.6	2.67
18	4*†	30.12	3.19
19	22 (Savings & Loan Bld.)*†	30.52	3.59
20	7	30.64	3.71
21	1*†	30.96	4.03
22	5*†	31.13	4.2
23	11	31.9	4.97
24	6	34.44	7.51
25	19*	34.67	7.74
Mean (sites within 100 feet)*		**28.29***	-
Standard Deviation (sites within 100 feet)*†		**4.53*†**	-
Mean (all sites less proposed building)		**27.56**	-
Standard Deviation (all sites less proposed bldg.)		**4.78**	-

Key: Building #'s in **Blue** or labeled with a "*" are those sites located within 100 feet to either side of, or across the street from the *proposed* structure (CMC section 17.14.150). Building #'s/names **underlined** refer to existing and proposed buildings on project site. Building #'s labeled with a "†" are those sites

refer to existing and proposed buildings on project site. Building #'s labeled with a * are those sites within 100 feet of the project site and within one standard deviation above or below the mean building height. Note: all heights refer to maximum building/ridge height.

Table 5 – Ridge Elevation Points of Nearby Structures; Refer to Attachment 6			
Order (shortest to tallest)	Building # (see attachment 6)	Ridge Elevation Point (feet);	Ridge Elevation Difference (feet)
1	16	1004.89	-22.16
2	14	1015.20	-11.85
3	12	1017.55	-9.50
4	15	1017.90	-9.15
5	**17***	**1020.25**	**-6.80**
6	**2***	**1020.38**	**-6.67**
7	**1***	**1020.95**	**-6.10**
8	13	1020.95	-6.10
(9)	***20 (proposed for Demo)***	***(1023.18)***	***(-3.87)***
10	23	1023.50	-3.55
11	**18*†**	**1023.95**	**-3.10**
12	**21 (Community Room)*†**	**1024.20**	**-2.85**
13	***JB Pastor†***	***1027.05***	***0.00***
14	**3*†**	**1027.25**	**0.20**
15	**19*†**	**1027.66**	**0.61**
16	10	1027.95	0.90
17	**24*†**	**1028.80**	**1.75**
18	11	1029.30	2.25
19	**4*†**	**1031.40**	**4.35**
20	9	1031.44	4.39
21	6	1032.10	5.05
22	8	1032.18	5.13
23	**5***	**1033.75**	**6.70**
24	7	1034.06	7.01
25	**22* (Savings & Loan Bld.)**	**1034.19**	**7.14**
Mean (sites within 100 feet)*		**1026.86***	-
Standard Deviation (sites within 100 feet)*		**5.33***	-
Mean (all sites less proposed building)		**1025.21**	-
Standard Deviation (all sites less proposed bldg.)		**7.28**	-

Key: Building #'s in **Blue** or labeled with a "*" are those sites located within 100 feet to either side of, or across the street from the *proposed* structure (CMC section 17.14.150). Building #'s/names **underlined** refer to existing and proposed buildings on project site. Building #'s labeled with a "†" are those sites within 100 feet of the project site within one standard deviation above or below the mean building height. Note: all heights refer to maximum building/ridge height.

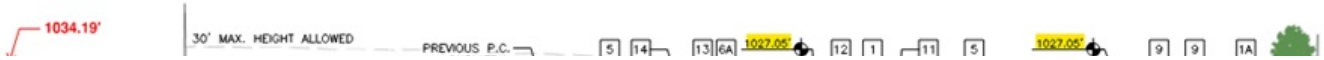


Figure 3. West (Front) Elevation. View from Dolores Street. **Red** dashed line indicates previous building outline reviewed at previous Planning Commission hearing.

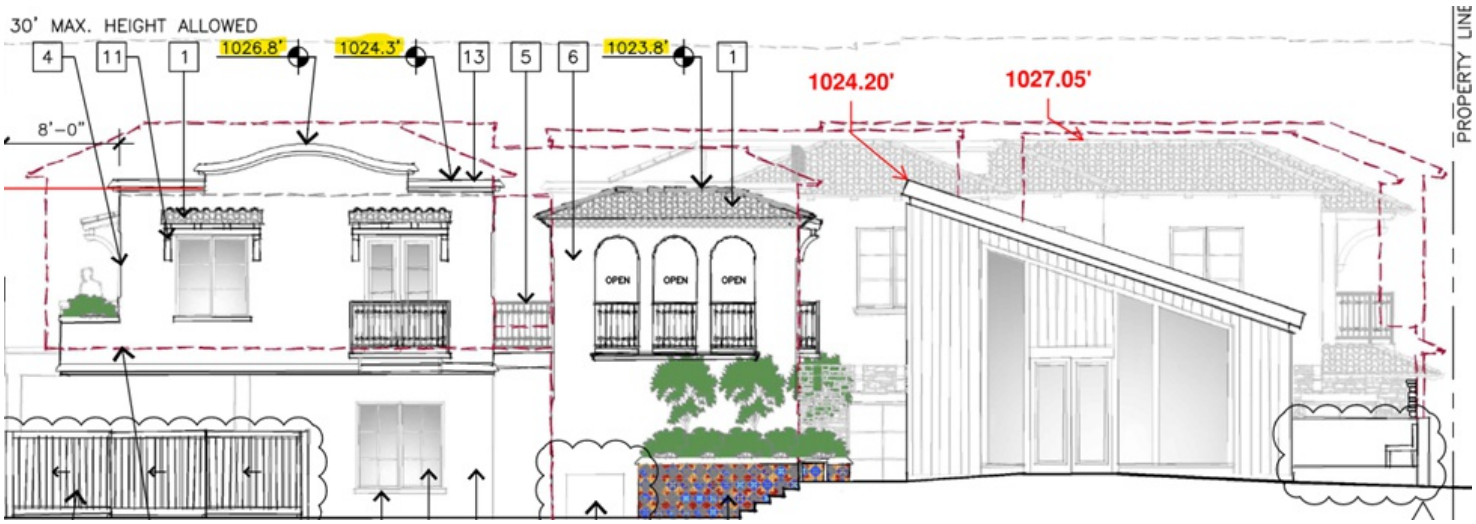


Figure 4. North Elevation. View from 7th Avenue through adjacent property. **Red** dashed line indicates previous building outline reviewed at previous Planning Commission hearing.

In accordance with CMC section 17.14.150.B, "*Small areas not exceeding 10 percent of the proposed building coverage and occupied by special design features such as towers, steeples and ornamentation may exceed these heights if approved by the Planning Commission."* The applicant has included two chimneys that would project above the 30-foot height limit (refer to Figure 3, above). Three chimneys are proposed for the project, however, only two would exceed the height limit. The Commission should consider whether these projections should be permitted. As conditioned, staff has not required the omission of the proposed chimneys as these chimneys would be considered special design features, such as ornamentation, while also serving the purpose of providing the required exhaust clearances for fireplaces.

Lastly, the applicant has also prepared a shade study to determine the effect of the proposed project may have on the sunlight path on the east boundary towards Stone House Terrace (adjacent property to the rear) -refer to Attachment 9. The applicant concludes, "*With data gathered from the study, Stone House Terrace from the hours of 9AM to 2PM will not be impacted by the proposed project year round. Concerning late afternoon, there is a slight impact on sunlight cast on the terrace in March, April, May, August, September, & October. For the months of June & July, there is no impact on existing sunlight. For the months of January, November, & December the proposed project impacts existing sunlight after 4PM."*

Staff concurs with the applicant's analysis generally (pertaining to which months and general times of days impacts may/may not occur based on photo simulations), however, it is unclear at which times impacts are anticipated to begin. For example, the neighboring deck is shown in full shade at 4:00 PM in November, however, the applicant concludes "*the proposed project impacts existing sunlight after 4PM."* As the deck is in full shade at 4:00 PM, it is likely impacts began sooner than 4:00 PM. However, solar impacts surrounding new development are typical during winter months when the sun is lower in the sky. The Commission should consider whether the applicant has adequately demonstrated that light will be preserved or if additional modification is necessary to preserve light to the neighbor to the rear.

Landscaping – CMC section 17.14.180:
As stated in CMC section 17.14.180, *Landscaping shall be provided in conjunction with development in commercial zoning districts in accordance with CMC 17.34, Landscaping.*

As provided in CMC section 17.34.080, A minimum of 50% of the required open space on each site shall be landscaped which may include nonliving materials such as garden benches, water features and patterned paving treatments as long as the combined total area of such plant alternatives is not used as more than 25% of the required landscaping on any site (for this site, 300 square feet (25%) may be non-

living with 900 square feet (75%) being required to be living landscaping).

The project includes approximately 1,166 square feet of proposed living plant material within the project site with more than 300 square feet of non-living landscape improvements throughout the site.

Table 6. Landscape Data			
	Previous Proposal	**Proposed Project**	**Min Required**
Landscape	+1,410 sf (11.8%)	+1,466 sf (+12.2%)	1,200 sf (10%)

A comprehensive landscape plan has been provided on sheets L1.0-L1.3 (refer to Attachment 10) for the landscaped areas described in the "Building Coverage" section, above. The City Forester has reviewed the preliminary landscape plan and found the planting palate to be acceptable based on the city's landscape standards. The final landscape plan shall also be reviewed and approved by the forester prior to issuance of a building permit.

Public Improvements – CMC section 17.14.190:
No substantive change from previous staff report or project. Refer to Staff Report from July 10, 2024 for discussion and analysis.

Conditions of Approval #43DR-#44DR have been included pertaining to the associated improvement of the right-of-way including consistency with the Public Way Design Standards and repair of the adjacent right-of-way as a result of the construction.

Parking Requirements – CMC section 17.14.200:
As outlined in CMC section 17.14.200, Surface parking, parking structures and driveways design shall be consistent with the provisions of CMC Chapter 17.38, Off-Street Parking Requirements. Additionally, one of the required findings for the Use Permit Approval for increase in commercial floor area (analysis below), requires consistency with the provisions of CMC Chapter 17.38.

Minimum Parking:
The General Plans states (Circulation Element; Page 2-15):

> *Existing developments are exempt from [meeting parking requirements]. However, if a development proposes remodeling or expansion, the new development would be required to comply with the above defined parking standards. In cases when unique circumstances such as site topography, shape or size, prevent a development from meeting the parking standard, City regulations allow for some flexibility, such as parking at another location.*
>
> *The City also allows for payment of in-lieu of parking fees, as long as a development is not a hotel or a motel. The money goes into the City's In-Lieu Parking Fund and is used only for the acquisition and development of off-street parking in or near the commercial district. The amount of the fee is determined based on current construction costs of a 400 square foot parking space, plus 50 percent to reflect the cost of land. This fee is required for each full in-lieu parking space.*

As established in Urgency Ordinance 2020-003 and Resolution 2003-72, the current in lieu fee is $54,080 per parking space.

The table below (Table 1) sets forth the required parking for the proposed land uses in the subject zoning district, and is an abridged table that outlines all land uses and all zone districts (full table located in CMC section 17.38.020.C).

As described in the floor area section of this report, Commercial Floor Area is determined using both interior and exterior wall thickness, not only the interior floor space as depicted in the applicant's plans. The staff analysis is based on the interior and exterior wall thickness.

Table 7. Minimum Parking Requirements		
Land Use	**Basis for Requirement**	**Land Use Parking Factor**
		SC District
Permanent Residential Use	Spaces per Unit	1
Commercial Retail or Service Uses Not Otherwise Specified in This Table	Spaces per 600 Square Feet of Commercial Floor Area or per Business/Shop Space, Whichever is Greater	1

Based on the parking factors for the SC District and proposed land uses, the site is required 17.6 (or 18) on-site parking spaces (8 residential parking spaces; 9.6 commercial parking spaces). The applicant has proposed 12 on-site parking spaces, which are proposed to be located in an at-grade covered parking area at the rear of the property. The applicant has indicated they will pursue

proposed to be located in an at grade covered parking area at the rear of the property. The applicant has indicated they will pursue the remaining 5.6 parking spaces through the City's in lieu parking program (CMC section 17.38.040).

The proposed 12 on-site parking spaces will be provided across one (1) ADA accessible van space, one (1) standard parking space, and ten (10) compact spaces that utilize a parking lift system split between five (5) lifts.

Of important note, the commercial parking ratio has been determined using the square footage (1 space per 600 sf of commercial floor area) as this results in a greater number of parking spaces than the proposed number of commercial business spaces.

- 5,794.05 sf of commercial space / 1 parking space per 600 sf of commercial floor area = **9.6 parking spaces required => 10 spaces**
- 7 proposed commercial spaces = **7 parking spaces required**

At the previous Planning Commission hearing, the Commission gave direction that they were not supportive of the parking lifts or in lieu parking, and that all parking for the project should be provided on-site. The applicant has continued to pursue the participation in the in lieu parking program despite the previous direction of the Planning Commission. The Applicant has engaged with EMC Planning Group ("EMC"), land-use and environmental planning firm, to assist in preparing justification for participation in the in-lieu parking program (refer to Attachment 7).

The letter submitted by the applicant prepared by EMC states the primary need for participation in the in-lieu program is due to the development restrictions placed on the site for the protection of the Community Room and ornamented concrete wall. The letter states, in part (refer to Attachment 7):

> *City of Carmel Municipal Code (CMC) allows for exceptions to parking requirements for properties facing challenges such as limited space, irregular shape, topography, or existing buildings, enabling more flexible solutions like reduced parking, shared parking, or alternative methods while maintaining accessibility and functionality.*
>
> *Protection of the historically ornamented wall requires the imposition of a 'preservation buffer,' and excavation of underground parking would subject the structure to damage as noted in the report by ESA Structural Engineering. This restriction limits the applicant's ability to construct all of the required short-term parking on-site. The Planning Commission may allow the use of in-lieu fees to fulfill parking requirements through a use permit when on-site parking is impractical or prohibited by City policies (CMC 17.38.030C).*

The letter referenced above (*report by ESA Structural Engineering -attachment 7*) found that excavation of a basement near or adjacent to the existing structure causes that structure to be susceptible to damage by ground disturbance.

The EMC letter also finds that "the applicant has diligently pursued meeting parking requirements on site and is restricted by the preservation buffer of the historic resources."

An earlier iteration of the project included a fully excavated basement that would accommodate all parking on the site, however, this was proposed when the applicant was pursing the demolition and then subsequent relocation of the Community Room. Following the adoption of the Determination of Consistency that demolition and subsequent relocation of the Community Room was inconsistent with the Secretary's Standards (Resolutions: Reso. 2021-03-HRB, Reso. 2021-043, Reso. 2023-02-HRB, Reso. 2023-052; Attachment 4), the applicant abandoned the basement (which included parking for the full project) and began to purse providing parking via the in-lieu program which is consistent with the provisions of the municipal code:

- *The applicant has diligently pursued meeting parking requirements on site* (CMC section 17.38.030.C.2);
- *The parking for which the adjustment is sought is not required for serving hotel or motel uses (CMC section 17.38.030.C.1).*

Though the Commission was previously not supportive of the in-lieu parking program, in lieu parking program is supported through the zoning code and the General Plan/Land Use Plan.

The Circulation Element of the General Plan/Land Use Plan provides the following Goals, Objectives, and Policies directly related to the in lieu parking program:

G2-1 Provide and maintain a transportation system and facilities that promotes the orderly and safe transportation of people and goods while preserving the residential character and village atmosphere of Carmel. (LUP)

> **O2-4** Recognize that it is not practical to provide sufficient parking that meets total demand at every location; but that it is desirable to provide, where practical, alternate parking where it could be removed from public view and in a scale appropriate to Carmel. (LUP)
>
> **O2-5** Require that all new developments provide sufficient off-street parking facilities. (LUP)

P2-28 Use off-site parking and fees in-lieu of parking to meet parking demand generated by downtown commercial land uses. (LUP)

Municipal Code Section 17.38.030 also states:

"It is recognized that some sites, due to size, shape, topography, existing buildings, the availability of land suitable for parking purposes or location within specific land use districts, may have difficulty meeting all parking requirements. Therefore, the following exceptions are provided to increase the flexibility in meeting parking requirements:

...

C. Parking Adjustment In-Lieu Fees. The Planning Commission may authorize the satisfaction of parking requirements through the granting of a use permit and the payment of in-lieu fees when on-site parking is not practical or when on-site parking is prohibited by City policies."

In considering the Use Permit for in-lieu parking, the Commission should consider the following:

- Has the applicant diligently pursued meeting parking requirements on site to participate in the in-lieu program?
- Are parking lifts an appropriate use for the site? Are parking lifts an appropriate design for the site?

The Commission should consider that if parking lifts, as proposed, do provide additional on-site parking, than if they were to be eliminated from the scope of the project. For example, 12 parking space are able to be provided through in parking lift system and 5 through the in-lieu program.

If the parking lift system were to be eliminated, 7 spaces could still be provided in their same on-site and 10 spaces could be provided through the in-lieu program.

In staff's opinion the applicant has adequately demonstrated they have diligently pursued meeting on-site parking requirements as on-site parking was previously proposed for the project and the in-lieu program was not pursued until the preservation buffer was established. Furthermore, the applicant has provided a letter from a structural engineer attesting that a basement near the Community Room could result in the building being susceptible to damage and could compromise the historic structure.

As such, staff has maintained Condition of Approval #61UP stating, prior to Building Permit issuance, the applicant shall remit payment to the Community Planning and Building Department and Finance Department, as appropriate, for all fees related to the 5.6 parking spaces provided through payment into the city's in-lieu fee program.

Should the Commission pursue alternative direction than prepared in the resolution (no parking lifts, or not supportive of the in-lieu program, for example), findings and direction should be provided to staff.

Use Permits
The proposal requires four use permits associated with the project. An analysis of each of the required use permits is provided below:

Use Permit #1 - Increase in Commercial Floor Area, Commercial Spaces or Business – CMC section 17.14.050
In accordance with CMC section 17.14.050.E*, Any construction resulting in a net increase in the amount of commercial floor area shall require a conditional use permit and coastal development permit authorizing such increase. Prior to authorizing such increase, the Planning Commission shall make all findings listed in CMC section 17.64.100, Increase in Commercial Floor Area, Commercial Spaces or Business. The decision-making body may approve plans submitted or may approve such plans subject to specified changes or conditions.*

As outlined in CMC section 17.64.100, *The following findings are required for approval of an activity resulting in an increase in commercial floor area, commercial spaces or businesses:*

1. *That the proposed development has been found consistent with Chapter 17.30 CMC related to the demolition of structures;*

17.30.010 Demolition or Rebuilding of Buildings.

Staff Analysis: The demolition of the non-historic structure (Lot 10) includes the concurrent review and approval of replacement construction for the site (this subject application). No structure is proposed to be demolished on the historic Complex site. The project meets this standard.

17.30.020 Conversion or Demolition of Affordable Housing.

Staff Analysis: Affordable housing is not converted or demolished as part of this project. Refer to section 2A, below.

17.30.030 Minimum Standards.

Staff Analysis: The project includes the proposed merger of all underlying lots and therefore is exempt from this requirement.

1. *That the proposed development has been found consistent with CMC 17.14.050(A), (E) and (F), related to the demolition and conversion of residential uses;*

A) No existing residential dwelling unit shall be converted or demolished unless replacement housing is provided in accordance with findings established in CMC 17.64.070, Demolition and Conversion of Residential Structures.

The city maintains record of one market rate unit located on the second floor of the building located at the rear of Lot 10. There are eight new apartment units proposed with the project resulting in a net increase of 7 market rate apartment units.

CMC 17.64.070 Demolition and Conversion of Residential Structures. The following special findings are required for demolition, or conversion of residential structures:

i. That the proposed action will not result in the conversion of any floor space occupied by residential dwelling units to nonresidential use located at any level above the first story in any commercial or R-4 zone; and

Staff Analysis: No new commercial uses are proposed for the second floor. All second floor uses are proposed to be residential apartments.

ii. That the proposed action meets all requirements of the Government Code of the State of California related to affordable housing including Government Code Section 65590.

Staff Analysis: The one (1) subject unit to be demolished and replaced is a market rate unit and therefore not subject to the requirements of Government Code Section 65590.

E) *Any construction resulting in a net increase in the amount of commercial floor area shall require a conditional use permit and coastal development permit authorizing such increase. Prior to authorizing such increase, the Planning Commission shall make all findings listed in CMC 17.64.100, Increase in Commercial Floor Area, Commercial Spaces or Business. The decision-making body may approve plans submitted or may approve such plans subject to specified changes or conditions.*

A Conditional Use Permit and Coastal Development Permit has been applied for and findings for approval have been made herein.

F) Except as provided for legally established motel units in CMC 17.14.040(M), Hotels and Motels, all newly constructed second story floor area, including area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings, shall be occupied by residential dwellings only and shall not be used for any commercial land use.

The subject site is not a hotel/motel use and all second floor uses are proposed to be residential. A Condition of Approval has been included stating any area located above the ground level shall not be used as a commercial use. In staff's opinion, an acceptable exception is to allow for home occupation business for tenants of the apartments upon approval of a home occupation business, if permitted by the tenant's lease agreement. The apartment would still be classified as a residential unit, and not a commercial business. Home occupations do not involve visits by customers, vendors, attendees, salespeople or employees of the business, but allow a tenant to use their residence as a home office or similar place of business.

3. That the proposed development has been found consistent with CMC 17.50.040, Effects of Allocation, related to water consumption;

As outlined in Condition of Approval #4, "*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."*

4. That parking will be provided to serve all new development on the site consistent with the provisions of Chapter 17.38 CMC, Off-Street Parking Requirements;

As conditioned, the parking complies with the requirements outlined in CMC Chapter 17.38, as described above.

5. That all existing nonconformities on the property have been identified, that the proposal would not increase, expand or create any nonconformities, and that the proposal has been found consistent with Chapter 17.36 CMC, Nonconforming Uses and Buildings;

Buildings;

The project is for the construction of a new mixed-use development. All new construction is consistent with the underlying zoning or has received the appropriate waivers or adjustments (i.e. build-to-line waiver; parking in-lieu payment). The existing non-conformities exist in the form on the build-to line along Dolores Street where the Community Room is located, however, this nonconformity is required to be maintained consistent with the City's Historic Preservation Ordinance as correction of the non-conformity may have an adverse impact to a historic resource.

6. That the approximate square foot areas devoted to residential space, commercial space, landscaping and parking have been designated for guidance in reviewing any design plans that may be necessary and that such areas have been found consistent with Chapter 17.14 CMC, Commercial Zoning Districts.

The applicant has provided the appropriate information in respect to residential space, commercial space, landscaping, and parking in the project plans for review of the project. The project is consistent with the requirements of CMC Chapter 17.14, as described in the "Zoning District and Development Standards" section, above.

Use Permit #2 - Residential Density 22 du/ac –33 du/ac – CMC section 17.14.030
CMC Chapter 17.14 establishes the range of permitted and conditional uses that are allowed in the SC Zoning District. Multi-family projects between 0 and 22 dwelling units per acre (du/acre) are a permitted use. Projects between 22-33 du/acre require a conditional use permit and projects with densities between 34-44 du/acre require a conditional use permit with a finding that the project complies with State Density Bonus Law (Gov. Code Section 65915).

The applicant is proposing 8 residential (apartment) units on a 12,000 square foot site, which is a density of 29 du/acre and is therefore requires issuance of a Conditional Use Permit by the Planning Commission. In the Core Commercial, this is the maximum allowable density allowed without the need for a density bonus. Due to the number of units proposed, there is no required affordable housing requirement associated with the proposed residential density and requiring affordable units cannot be imposed. All 8 units are proposed to be long-term rental apartments with none being used as transient (short-term) rental units. CMC section 17.14.040.N requires 25% of the units shall be 400 to 650 square feet in size –with 8 units proposed, 2 units would need to be between 400 and 650 square feet. The proposed rental units range in size with 5 of the units being a one bedroom units that are 650 square feet or less and the largest being a 1,661 square foot two-bedroom unit.

The 3 larger (1,000+ sf) units are proposed to have two-bedrooms each and will are also proposed to have their own roof top decks accessed via a private stairway and roof top hatch.

While a Conditional Use Permit is required for the proposed density, there are no specific findings required for the subject Use Permit aside from the findings required for all use permits (CMC section 17.64.010), described below.

Use Permit #3 - Underground floors – CMC 17.14.150.A:
CMC section 17.14.150.A states, *No building shall have more than two stories above grade. Additional underground floors, not defined as a story, may be authorized by a use permit approved by the Planning Commission when the use of these floors is expressly limited to the parking of vehicles, noncommercial storage and mechanical equipment serving the building.*

The applicant has proposed an 852 square foot basement that includes an electrical room, janitor's closet, and restroom facilities for the building. The electrical and restrooms are all considered as part of the mechanical equipment that service the buildings. It has not been confirmed if the restrooms would be open to the public or just tenants of the buildings.

Like with the residential density, while a Conditional Use Permit is required for the proposed density, there are no specific findings required for the subject Use Permit aside from the findings required for all use permits (CMC section 17.64.010), described below.

Use Permit #4 – In Lieu Parking – CMC section 17.38.030.C:
CMC section17.38.030.C states, *The Planning Commission may authorize the satisfaction of parking requirements through the granting of a use permit and the payment of in-lieu fees when on-site parking is not practical or when on-site parking is prohibited by City policies. Parking adjustments shall not decrease the number of parking spaces required by this chapter. The practicality of providing parking on-site shall be evaluated by using the criteria set forth in subsection (B)(2) through (B)(4) of this section. Standards for participation in the in-lieu fee program are established in CMC 17.38.040, Parking In-Lieu Fee Program. Applicants for use permits authorizing the use of in-lieu fees to adjust on-site parking shall also demonstrate both of the following:*

1. *The parking for which the adjustment is sought is not required for serving hotel or motel uses.*

2. *The applicant has diligently pursued meeting the parking requirements both on-site and off-site, but has been unsuccessful in meeting the requirement, or that the site is located within the central commercial (CC) land use district where on-site parking is prohibited.*

The findings for this Use Permit have been previously made in the discussion regarding parking for the project.
General Use Permit Findings
In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:

1. *That the proposed use will not be in conflict with the City's General Plan.*

   The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program do not create any inconsistencies or conflicts with the City's General Plan as outlined in this report.

2. *That the proposed use will comply with all zoning standards applicable to the use and zoning district.*

   The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program comply with all applicable zoning standards as outlined in this report.

3. *That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.*

   The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program is not precedent setting. The use permits granted are all uses part of the established context and land use of the commercial districts and are consistent with exiting provisions established within the municipal code, General Plan, and Local Coastal Plan.

4. *That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.*

   The proposed project consists of 8 residential units, parking, and a commercial shell with up to 7 business spaces, which would be an increase in use at the site. However, these uses will not significantly adversely affect police or fire protection services. Utility services including wastewater, sewer, and landfill facilities have adequate capacity for the proposed project, or the project has been conditioned appropriately to verify adequate capacities or supply prior to building permit issuance.

5. *That the proposed use will not be injurious to public health, safety or welfare.*

   The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program will not be injurious to public health, safety or welfare. The use permits granted are all uses part of the established context and land use of the commercial districts.

6. *That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.*

   The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program will are all uses part of the established context and land use of the commercial districts and their inclusion are supported by the zoning code and General Plan.

7. *That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.*

   The proposed increase of commercial floor area, residential density, use of the basement level, and participation into the in-lieu parking program will not generate adverse impacts affecting neighboring properties or uses as the zoning code has been written to ensure that impacts of these features to neighboring properties and uses are minimized.

Design Review

In accordance with CMC 17.14.110, Standard of Review and Design Guidelines, "*To assist in the design and review process, the City Council has adopted commercial design guidelines. Proposed projects need not strictly comply with every guideline to be approved but deviations should be minor and reasonably related to good design principles and site conditions. When a proposed project involves construction of a new building or the replacement, significant enlargement, or modification of an existing building, applicants are encouraged, first, to consult the design guidelines and then to prepare and submit conceptual or preliminary drawings for review by the Planning Commission. This preliminary review can promote communication between project applicants and the City's staff and decision-makers, facilitating an understanding of applicable design regulations and avoiding unnecessary expenditures in detailed plans.*"

In 2019, the Planning Commission considered a preliminary review of a smaller project by the applicant, in conjunction with the property owner, proposed for Lot 10. The feedback received by the Applicant at this hearing was general position reception from the Commission for the Mediterranean/Spanish style of the building, among other comments and direction.

While the project has grown in scale, the applicant has taken the theme from the 2019 plan and has continued the motif across the other two lots. The applicant has provided a Design Narrative describing the design intent of the project and has described how the project addresses the Commercial Design Guidelines (refer to Attachment 3c).

The applicant has also provided a response letter addressing the changes made to the plans between hearings based on the direction from

the Planning Commission as well as a response to the Commercial Design Guidelines (refer to Attachment 3a).

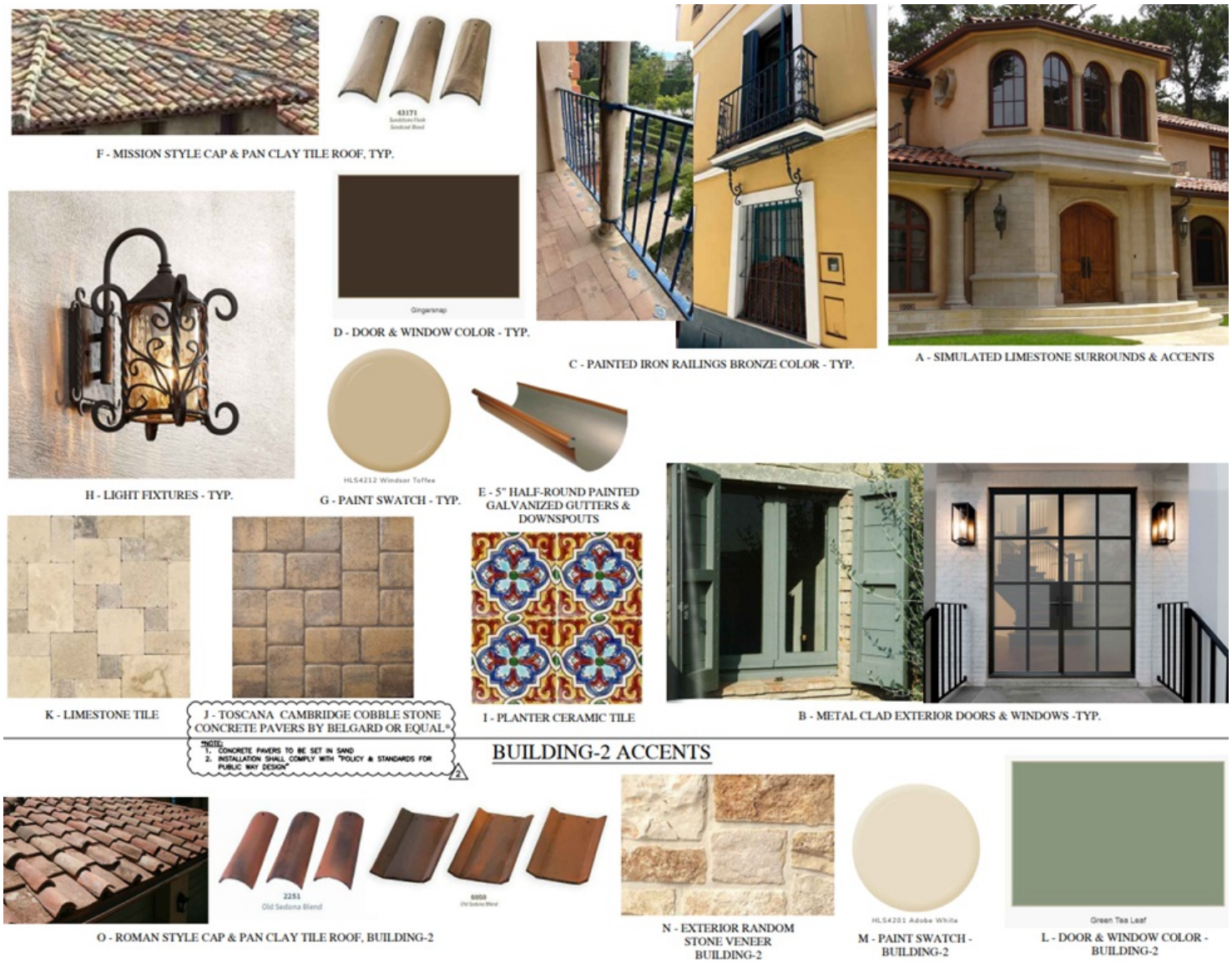


Figure 5. Material board. Refer to Attachment 10, Sheet A9.2.

Figure 6a. Inspiration Images. Refer to Attachment 10, Sheet A10.1.

Figure 6b. Inspiration Images. Refer to Attachment 10, Sheet A10.2.

In accordance with CMC 17.58.060.B, Findings for Design Review Approval, before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:

1. Conform to the applicable policies of the General Plan and the Local Coastal Program;
2. Comply with all applicable provisions of this code; and
3. Are consistent with applicable adopted design review guidelines.

Staff supports the applicant's response to how they have met the Commercial Design Guidelines and finds the project, as proposed and conditioned, consistent with applicable policies of the General Plan and Local Coastal Program and complies with the applicable provisions of the CMC, as previously described in this report. The Commission should consider whether the project is consistent with the Commercial Design Guidelines, as proposed, or with additional conditions of approval and/or direction to the applicant.

Response to Prior Correspondence: On July 9, 2024, staff received correspondence from California Housing Defense Fund ("CalHDF"). According to CalHDF, the purpose of the letter was to remind the Commission of its obligation to abide by all relevant state housing laws when evaluating the proposed housing development project including the Housing Accountability Act (Gov. Code,§65589.5; the"HAA), SB330 (Gov.Code,§65941.1), and CEQA Guidelines. At the July 10, 2024 hearing, the Commission requested staff review the letter and return with a response to the points raised.

- **Housing Accountability Act:** The Housing Accountability Act (Government Code Section 65589.5) limits a local government's ability to deny or reduce the density of housing projects that comply with objective zoning and general plan standards, aiming to combat California's housing shortage and encourage residential development.

  The city has not taken any measures to reduce the total density of the project. Through every iteration of the project, eight (8) market rate residential units have been proposed with no direction to reduce, limit, or deny the residential density.

  The HHA applies to projects where a housing development project is proposed. A "housing development project" means (emphasis added in **bold**): "*a use consisting of residential units only, mixed use developments consisting of residential and non-residential uses with at least **two-thirds of the square footage** designated for residential use, or transitional or supportive housing."*

  Staff notes there is an ambiguity as it is unclear as if the statute is intended to refer "square footage designed for residential use" or "floor area". Floor area means the enclosed spaces within a building, however, square footage, which is not defined in the zoning code nor expressly in the state statute, could be interpreted to mean square footage of land area dedicated for a specific use.

  If the project were to be based off of floor area alone (per the city's definition of floor area), the project would not qualify as a housing development project as less than 2/3 the floor area is dedicated to residential floor area:

  Total Floor Area: 13,663 sf
  2/3 Total Floor Area of project (threshold for housing project): 9,108.65 sf
  Residential (2nd Floor): 7,546 sf (55.2%) < 9,108.65 sf (66.67%)
  Commercial (1st Floor): 6,117 sf

  A similar finding can be made based on the plans presented at the July 10, 2024 Planning Commission hearing.

  Alternatively, when the total square footage (***not floor area***) of all uses on the site are considered, the amount of square footage dedicated to residential uses, such as the dwelling units, egress balcony, stairs, and roof top decks, are far below the 2/3 threshold to be considered a housing development project. This takes into account the commercial circulation areas, the basement, elevator, and other integral components of the project that otherwise are not captured in floor area ratio but are part of the "square footage of the project."

Table 8. Estimated Square Footages of Designated Uses.

	Residential	Misc. Residential	Commercial	Misc. Commercial	Utility/General	**Total**
Basement					852 sf	**852 sf**
Ground Floor	113 sf	1669 sf	6,804 sf	1,153 sf	1767 sf	**11506 sf**
Second Floor	4,718 sf	583 sf				**5301 sf**
Roof		2307 sf				**2307 sf**
Total:	**9,390 sf**		**10,576 sf**			**19,965 sf (2/3 = 13,308)**

Notwithstanding the finding above, local governments must still comply with the California Coastal Act of 1976 (Division 20

Notwithstanding the finding above, local governments must still comply with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code) (Gov. Code, § 65589.5, subd. (e).) The HAA does not relieve the City from complying with the Coastal Act (GC 65589.5(e)). As noted on CalHDF's website: *"The California Coastal Act [applies] to housing development projects… The Coastal Act applies only within the coastal zone, and may empower local governments to disapprove or impose conditions on applications for housing development projects that receive HAA protections."*

The City of Carmel-by-the-Sea is located entirely within the boundary of the coastal zone and has a Certified Local Coastal Program (LCP). The California Coastal Commission gave final certification of the LCP on October 14, 2004 which includes a policy document, Land Use Plan (LUP), and a set of ordinances and resolutions to implement those policies, Coastal Implementation Plan (CIP). This means that generally, a housing development project within the City of Carmel-by-the-Sea must comply with the City's Local Coastal Program and would be required to obtain a Coastal Development Permit.

In accordance with CMC section 17.64.010.B.1, approval of a Coastal Development Permit requires: *"that the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program."*

As described in the City's General Plan,"Carmel's General Plan has been combined with its Local Coastal Land Use Plan to ensure coordination of these two policy documents. The Coastal Land Use Plan sets forth goals, objectives, and policies that govern 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). Chapter 3 of the California Coastal Act contains coastal resources planning and management policies that address public access, recreation, marine environment, land resources, development, and industrial development."

The City's Land Use Plan describes the associated chapters in the following manner:

> **Community Character and Development.** This Chapter of the General Plan covers topics required in the Land Use Element. This heading 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 (30210-30214; 30220-30224) of the Coastal Act.
>
> **Coastal Resource Management**. This Chapter of the General Plan includes policies for topics in sections 30230 through 30243 (30230-30236; 30240-30243) and 30251 of the Coastal Act.

Appendices to the Land Use Plan include the:

- 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 Coastal Implementation Plan consists of the Carmel Zoning Code (Title 17 of the Municipal Code) including;

- Appendix A: Shoreline Management Plan;
- Appendix B: Significant Tree Evaluation Worksheet;
- Appendix C: Residential Design Guidelines – Concept Review;
- Appendix D: Residential Design Guidelines – Final Details Review;
- Appendix E: Commercial Design Guidelines – Commercial Design Guidelines;
- Appendix F: Public Way Design Guidelines;
- Appendix G: Archaeological Resource Management Reports (ARMR): Recommended Contents and Format;
- Appendix H: Storm Water Standards and Programs;
- Appendix I: Secretary of Interior's Standards for Rehabilitation of Historic Buildings;
- Appendix J: Del Mar Master Plan.

The City has complied with implementation of its Local Coastal Program through review of the project and associated Coastal Development Permit while not requiring a reduction in residential density nor denial of the project.

- **SB 330:** SB 330, also known as the Housing Crisis Act of 2019, streamlines housing development in California by limiting local governments' ability to downzone properties, imposing stricter timelines for project approvals, and strengthening the Housing Accountability Act to prevent unreasonable housing denials.

The provisions of SB 330 apply to Housing Development Projects, which maintain the same definition as the Housing Accountability Act. As demonstrated above, the project does not qualify as a Housing Development Project and therefore the project would not be subject to the requirements of SB 330.

.

- **CEQA:** CalHDF supported the use of a Categorical Exemption for the project. The associated environmental review has been prepared by staff and the analysis is provided below.

Public Correspondence: At the time of writing this report, staff has received two (2) correspondence letters regarding the proposed project. One letter was in support of the project and one raised concern regarding the project. Correspondence for the project received at the time of publication has been included as Attachment 12. Additional correspondence received after publication of the staff report will be forwarded to the Commission and attached to the agenda as late correspondence. Staff will be prepared discuss the points raised in all correspondence at the hearing.

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 15332 (Class 32) – In-Fill Developments. This exemption is intended to promote infill development within urbanized areas which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through (e) described in the analysis below and must not trigger exceptions to the exemption in Part 2. Findings for Parts 1 and 2 have been included in Attachment 2. Staff has included an attachment which goes into greater detail about the findings and evidence related to this project's qualification for a Class 32 Categorical Exemption.

Attachment 1 - Resolution
Attachment 2 - Supplemental Categorical Exemption Findings
Attachment 3a - Design Changes; Response to Planning Commission Comments
Attachment 3b - Council Response
Attachment 3c - Design Guideline Response
Attachment 4 - Prior Resolutions
Attachment 5 - Phase II Historic Eval
Attachment 6 - Height Survey
Attachement 7 - Parking In Lieu and Engineer Letter
Attachment 8 - Traffic Study
Attachment 9 - Shade Study
Attachment 10a - Project Plans (Sheets A1.0 - A10.2)
Attachment 10a - Project Plans (Sheets C1-E5.2)
Attachment 11 - Table 1: Plan Changes to Address Resolution 2023-099
Attachment 12 - Renderings
Attachment 13 - Public Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE SUBJECT PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), STATE CEQA GUIDELINES AND LOCAL ENVIRONMENTAL REGULATIONS, PURSUANT TO SECTION 15332 (CLASS 32) – IN-FILL DEVELOPMENT AND NO EXCEPTIONS TO THE EXEMPTION CONTAINED IN SECTION 15300.2 CAN BE MADE; AND APPROVING DESIGN REVIEW, DR 23-140 (ESPERANZA CARMEL COMMERCIAL - JB PASTOR BUILDING), USE PERMIT, UP 21-113 (ESPERANZA CARMEL COMMERCIAL - JB PASTOR BUILDING), LOT MERGER, LM 20-394 (ESPERANZA CARMEL COMMERCIAL - JB PASTOR BUILDING), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW 12,971-SQUARE-FOOT, TWO-STORY MIXED-USE DEVELOPMENT WITH 8 APARTMENT UNITS AND APPROXIMATELY 5,794 SQUARE FEET OF NEW COMMERCIAL FLOOR AREA, WITH A NEW 852-SQUARE-FOOT BASEMENT AND A NEW SURFACE PARKING AREA AT THE REAR OF THE PROPERTY WITH A TOTAL OF 12 PARKING SPACES WITH 10 OF THE 12 SPACES SHARING A PARKING A PARKING LIFT SYSTEM AND THE REMAINING REQUIRED PARKING BEING PROVIDED THROUGH THE CITY'S IN-LIEU PARKING PROGRAM. THE EXISTING COMMUNITY ROOM AND ORNAMENTED CONCRETE WALL (PART OF THE NORTHERN CALIFORNIA SAVINGS AND LOAN COMPLEX) ARE PROPOSED TO REMAIN ON THE PROJECT SITE AS PART OF THE PROJECT. THE TOTAL PROJECT FLOOR AREA INCLUDING THAT OF THE EXISTING COMMUNITY ROOM (EXISTING AND PROPOSED STRUCTURES) IS 13,663 SQUARE FEET. THE PROJECT IS LOCATED AT DOLORES STREET 2 SOUTHEAST OF 7TH AVENUE IN THE SERVICE COMMERCIAL (SC) DISTRICT AT LOTS 6, 8, AND 10 OF BLOCK 91. APNS: 010-145-023-000, 010-145-024-000, AND 010-145-012-000.

WHEREAS, on October 25, 2019, International Design Group ("Applicant") submitted an application on behalf of Esperanza Carmel Commercial LLC ("Owner") requesting approval of Track 2 Design Review application for the JB Pastor Building ("Design Review"); and

WHEREAS, overtime, subsequent revisions and modifications to the project have been taken place and have been submitted under various Design Review Permit number, each superseding the previous; and

WHEREAS, the various Design Review numbers, in sequential order, are as follows: DR 19-156, DR 19-427, DR 20-395, DR 22-157, DR 23-140; and

WHEREAS, the Design Review Application is accompanied by an associated Lot Merger Application (LM 20-394) and Use Permit application (UP 21-113); and

WHEREAS, the combination of the Use Permit, Lot Merger, and Design Review are described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 12,000-square-foot lot located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) Zoning District; and

WHEREAS, the Applicant is proposing the construction of a 12,971-square-foot, two-story mixed-use development with 8 apartment units and approximately 5,425 square feet of commercial space; and

WHEREAS, the total project floor area including all existing and proposed structures is 13,663 square feet; and

WHEREAS, parking is primarily proposed to provided on-site with the balance being provided through participation in the in-lieu parking program; and

WHEREAS, the project was considered by the City Council at the October 3, 2023 meeting where the Council overturned the July 2023 decision of the Historic Resources Board (Reso. 2023-009-HRB) and Issued a Determination of Consistency with the Secretary of the Interior's Standards, with new findings and conditions (Resolution 2023-099); and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), the construction of new buildings requires approval of a Commercial Track Two Design Review Approval by the Planning Commission when a Use Permit is also required; and

WHEREAS, a Use Permit approved by the Planning Commission is required for each of the following four entitlements: *Increase in Commercial Floor Area, Commercial Spaces or Business* (CMC 17.14.050), Residential Density 22 du/ac –33 du/ac (CMC 17.14.030), *In Lieu Fees* (CMC 17.38.030.C), and *Underground Floors* (CMC 17.14.150.A); and

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

WHEREAS, in accordance with CMC 17.52.090.B.2, *a track two design review approval shall constitute a coastal development permit for any project subject to review under this section* (CMC 17.52.090.B); and

WHEREAS, on July 10, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the application; and

WHEREAS, on July 10, 2024, the Planning Commission continued the hearing with direction to the applicant to make changes to the project; and

WHEREAS, the applicant has revised the plans based on the direction given at the July 10, 2024 hearing and is requesting reconsideration by the Planning Commission; and

WHEREAS, on March 30, 2025, a notice of the public hearing scheduled for April 9, 2025, 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 March 30, 2025, 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 6, 2025, 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 9, 2025, 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 application; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require 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 15332 (Class 32) – In-Fill Developments, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines as found in Attachment 2 of the April 9, 2025 Planning Commission staff report submitted by the Community Planning and Building Department; 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 find the following Resolutions are also associated the site and associated development history with the project: 2021-03-HRB, 2021-043, 2023-01-HRB, 2023-051, 2023-052, 2023-09-HRB, 2023-099, and the findings of the aforementioned resolutions shall be incorporated into this resolution by reference.

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

FINDINGS REQUIRED FOR DESIGN REVIEW 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 17.58.060, Findings for Design Review Approval *Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:*	**YES**	**NO**
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **USE PERMITS** for Increase in Commercial Floor Area, Commercial Spaces or Business (CMC 17.14.050), Residential Density 22 du/ac –33 du/ac (CMC 17.14.030), and Underground Floors (CMC 17.14.150.A):

FINDINGS REQUIRED FOR USE PERMIT 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 17.64.010, Use Permit Findings for Approval *In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. No use permit shall be granted unless all of these general findings can be made:*	**YES**	**NO**
1. That the proposed use will not be in conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓	
5. That the proposed use will not be injurious to public health, safety or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby authorize participation in the City's in lieu parking program (CMC section 17.38.040) for 5.6 parking spaces, which was determined based on the 5794.05 square feet of commercial floor area on the site and a parking ratio of 1 space per 600 square feet of commercial floor area. There shall be 12 spaces located on-site and 10 of the on-site parking spaces shall be split between a parking list system and 2 (including 1 ADA space) shall be surface parking. The fees for the 5.6 parking space authorized through the in lieu program shall be paid in accordance with CMC section 17.38.040.A.

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).	N/A	N/A
Finding 2. The project is not located between the first public road and the sea. This finding is not applicable.		

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15332 (Class 32) – In-Fill Development and no exceptions to the exemption contained in Section 15300.2 can be made; and **APPROVE** the Design Review, DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial - JB Pastor Building), and associated Coastal Development Permit for the construction of a new 12,971-square-foot, two-story mixed-use development with 8 apartment units and approximately 5,425 square feet of new commercial floor area, with a new 852-square-foot basement and a new surface parking area at the rear of the property with a total of 12 parking spaces with 10 of the 12 spaces sharing a parking a parking lift system and the remaining required parking being provided through the city's in-lieu parking program. The existing community room and ornamented concrete wall (part of the Northern California Savings and Loan Complex) are proposed to remain on the project site as part of the project. The total project floor area including that of the existing community room (existing and proposed structures) is 13,663 square feet. The project is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) District at Lots 6, 8, and 10 of Block 91. APNs: 010-145-012/022/023, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** Approval of this Design Review, DR 23-140 (Esperanza Carmel Commercial - JB Pastor Building), Use Permit, UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building), Lot Merger, LM 20-394 (Esperanza Carmel Commercial - JB Pastor Building), and associated Coastal Development Permit for the construction of a new 12,971-square-foot, two-story mixed-use development with 8 apartment units and approximately 5,794 square feet of new commercial floor area, with a new 852-square-foot basement and a new surface parking area at the rear of the property with a total of 12 parking spaces with 10 of the 12 spaces sharing a parking a parking

	lift system and the remaining required parking being provided through the city's in-lieu parking program. The existing community room and ornamented concrete wall (part of the Northern California Savings and Loan Complex) are proposed to remain on the project site as part of the project. The total project floor area including that of the existing community room (existing and proposed structures) is 13,663 square feet. The project is located at Dolores Street 2 southeast of 7th Avenue in the Service Commercial (SC) District at Lots 6, 8, and 10 of Block 91, APNs: 010-145-012/022/023. The project shall be constructed and uses carried out in substantial conformance with the plans, and application materials considered by the Planning Commission as part of the April 9, 2025 Planning Commission hearing, unless modified by the Conditions of Approval herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the Service Commercial (SC) 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 subsequent approval by the Planning Commission and additional environmental review.
3.	**Permit Validity.** This approval shall be valid for a period of eighteen (18) months from the date of action unless an active building permit has been applied for and maintained consistent with the requirements of the Building Division. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is 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.	**Fire Sprinklers.** Installation of an automatic fire sprinkler system in accordance with the California Building and Fire Codes shall be required.
6.	**Water Supply – Fire Protection**. Prior to the issuance of a building permit, documentation must be provided which verifies sufficient water supply for the fire sprinkler system and the proposed location of the underground fireline(s).
7.	**Electrical 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.
8.	**Sewer Laterals.** Sanitary sewer lateral connection shall be reviewed and approved by CAWD, an Encroachment Permit shall be obtained from the City of Carmel-by-the-Sea prior to installation.
9.	**Modifications Prior to Construction.** 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 into the project. Minor changes to the approved project, plans, or use (ex. change in locations of exterior light fixtures, or changes in landscape material) may be approved administratively by the Director of Community Planning and Building upon submittal of a Design Review Application. Major changes to the approved project, plans, or use (ex. changes in massing, roof forms, height, amendments to Conditions of Approval) shall be reviewed by the Planning Commission and/or

	Historic Resourced Board/City Council, as appropriate. All major changes shall require submittal of a Design Review Application. The determination of what constitutes a Major or Minor change shall be made by the Director of Community Planning and Building. All approved major and minor changes shall require a Building Permit Revision to incorporate the change into the approved building plan set.
10.	**Modifications During Construction.** 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, as outlined in Condition of Approval #9. 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.
11.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building, site elements, or associated Use Permits 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.
12.	**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.
13.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

14.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Air Resource District prior to the issuance of a demolition permit.
15.	**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.
16.	**Encroachment Permit Required.** Any construction, reconstruction, or closure of the right of way shall require approval of an encroachment permit.
17.	**Truck Haul Route.** Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
18.	**Noise from Electrical and Mechanical Equipment.** The fixed installation of any electrical or mechanical equipment shall be subject to the standards outlined in CMC 17.28.020.
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.	**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.
21.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.
22.	**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.
23.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
24.	**Construction Management Plan.** Prior to the issuance of the first construction-related permit, the applicant shall submit a Construction Management Plan (CMP) for review and approval by the Community Planning and Building Director and Director of Public Works, and other relevant

	City departments as found necessary during the review of the CMP. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management. The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project
25.	**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.
26.	**Landscape Inspection and Maintenance.** All approved landscaping shall be installed on-site prior to a final inspection. All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way consistent with the approved landscape plan. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.
27.	**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 on site, or in the right-of-way immediately adjacent to the site shall be protected during construction by methods approved by the City Forester.
28.	**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.
29.	**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.
30.	**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.
31.	**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.
32.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
Design Review (DR) Conditions of Approval	
33.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
34.	**Exterior Lighting.** All light fixtures shall not be directed toward the public right-of-way. Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface. 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.
35.	**Interior Storefront Lighting.** Lighting intensity within the interior of the store space shall not exceed 30-candlefoot power at any point visible from the public right-of-way as measured in a vertical or horizontal plane three feet above the floor or walking surface. 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.
36.	**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 their designee. The masonry pattern shall be clearly identified in the construction drawings submitted with the building permit application.
37.	**Aluminum-Clad Wood Frame Windows and Doors.** The Applicant shall submit product information for the aluminum-clad wood windows and doors prior to the issuance of a building permit. The window style shall be consistent with authentic wood windows and doors. When approved with divided lights, lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows may be used. The painted finish shall be matte or low gloss. Removable, snap-in, or internal only mullions and muntins are prohibited.
38.	**Street Trees – Structural Cells.** New street trees shall be planted in within structural cells that provide at least 100 cubic feet of un-compacted soil volume for the long term viability of new trees. Prior to issuance of a building permit, the plans shall be revised to include a note on the landscape plans to indicate structural cells shall be used, as well as details provided for the proposed structural cells.
39.	**Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure or located below the parapet level and shall not be visible from the ground at any distance from the building.
40.	**Exterior Duct Work.** Ducting, line sets, conduit and similar features associated with mechanical or electrical equipment shall be run through the interior of the structure. If not feasible, these elements shall be located on building faces that are not visible from publicly accessible areas and painted to match the color of the building wall upon which it is placed.
41.	**Exterior Lighting Location.** No exterior light fixtures shall be installed or relocated which overhangs the public right-of-way. All light fixtures shall be located on the project site. Modifications to the approved lighting plan shall require submission a photometric plan to ensure compliance with the requirements of Condition of Approval #34.
42.	**Exterior/Interior Lighting Intensity**. Prior to building permit issuance, the plans shall be revised so the exterior lighting intensity for the site complies with Condition of Approval #34 (see trash enclosure area, for example).
43.	**Public Way Improvements – Public Works.** Prior to building permit issuance, the following shall be adequately addressed and/or revised in the project plans: • The applicant shall be responsible for repair of any damage to the adjacent public right-of-way or improvements (including by not limited to the street, sidewalk, utilities) during construction.

	• All Public Way Improvements shall be constructed consistent with the requirements of the "Policy and Standards for Public Way Design".
44.	**Public Way Improvements – Planning.** Prior to Building Permit issuance, the following shall be adequately addressed, and/or revised in the project plans: • The sidewalk paver(s) shall be clearly identified in the project plans. The sidewalk paver(s) shall: o Be constructed from sand-set pavers that facilitate percolation using square, rectangular, hexagonal, cobble or creased-keystone shapes; o Use earthen, warm hues (tan, brown, warm grey); o Use a single hue or a mix of not more than two similar hues in paving areas; • Driveway colors and/or materials should match the adjacent sidewalk. All Public Way Improvements shall be constructed consistent with the requirements of the "Policy and Standards for Public Way Design".
45.	**Final Inspection.** A final certificate of occupancy for any individual building or structure shall only granted upon completion of the entire project. All landscaping shall be installed, inspected, and approved prior to issuance of a final certificate of occupancy for the project. Construction and installation of all public way improvements approved as part of the proposed project shall be completed, inspected, and approved prior to issuance of a final certificate of occupancy of the project.
46.	**Fire Department Connections.** All fire department connections (FDC) required for the project must be located on the exterior of buildings. They may not be covered or hidden, nor may they be located inside buildings. Fire risers, and other service equipment may be screened as required by Condition of Approval #47.
47.	**Utility Screening.** All utilities, including but not limited to, fire service equipment, gas meters, electrical meters, and associated equipment shall be screened from public view in a location and method approved by the Community Planning and Building Department and Fire Department.
48.	**Master Sign Program.** Prior to Final Inspection, the Applicant shall submit an application for a Master Sign Program. The purpose of the Master Sign Program shall be to coordinate the installation and location of signage on the subject site in an orderly and equitable manner among commercial tenants.
49.	**Exterior Business Uses.** This approval does not authorize or pre-approve any land use or business to operate exterior business uses, such as outdoor seating, in conjunction with a proposed business. Any use not proposed to be located within an enclosed business space shall be reviewed for consistency with CMC 17.14, as applicable.
50.	**Garage Enclosure Location.** The garbage enclosure shall remain located in an area outside of the "Preservation Buffer" as established in Resolution 2023-099. Relocation of, or expansion, the enclosure into the Preservation Buffer shall require an amendment of Resolution 2023-099 by the City Council.
51.	Unused – Condition of Approval #51 is intentionally retained for numerical consistency. There is no Condition of Approval #51 which is applicable to the project.
Use Permit (UP) Conditions of Approval	
52.	**Refuse Storage.** The Property Owner shall provide readily accessible areas that serve all occupants and tenants of all buildings on the site and are identified for the storage and collection of recyclable materials container and organic materials container materials, consistent with the three-container collection program offered by the City, or comply with provision of adequate

	space for recycling for multi-family residential dwelling premises and commercial business premises pursuant to the California Green Building Standards Code (CMC section 8.16.180).
53.	**Refuse Collection.** The property owner shall adhere to the requirements established in CMC sections 8.16.120-130, including but not limited to, subscribing to and paying for City's three-container collection services and comply with requirements of those services for all recyclable materials, organic materials, and solid waste generated by the commercial and residential uses at the project site. The city shall have the right to review the number and size containers and frequency of collection to evaluate adequacy of capacity provided for each type of collection service for proper separation of materials and containment of materials. The property owner shall adjust the service level for collection services as requested by the City or its designee to maintain an appropriate level of collection.
54.	**Transient Rentals Prohibited.** No residential unit shall be occupied on a transient rental basis. Any unit rented, leased, or offered for occupancy to any party for any form of remuneration shall be for a period of not less than 30-calendar days.
55.	**Second Floor Commercial Uses.** Commercial use may not take place or be occupied in any space above the ground floor except as allowed for home occupations within residential units as may be permitted by the Carmel Municipal Code.
56.	**Residential Unit Subdivision.** No residential unit shall be further subdivided into any additional unit or units without review and approval by the Planning Commission.
57.	**Timeshare Prohibition.** No apartment unit shall be sold, leased, rented, used, or occupied on any form of timeshare or interval basis.
58.	Unused – Condition of Approval #58 is intentionally retained for numerical consistency. There is no Condition of Approval #58 which is applicable to the project.
59.	**Future Commercial Tenants.** Future business will be reviewed through the standard Business License and/or Use Permit application process, as applicable. This approval does not approve or pre-authorize any land use or business to operate at the subject site. All future tenants shall also be required to comply with the Monterey Peninsula Water Management District requirements.
60.	**Commercial Signage.** Commercial tenants shall be subject to the provisions of the Master Sign Program, identified in Condition of Approval DR#48.
61.	**In Lieu Parking Fees.** Prior to Building Permit issuance, the applicant shall remit payment to the Community Planning and Building Department and Finance Department, as appropriate, for all fees related to the 5.6 parking spaces provided through payment into the city's in-lieu fee program in accordance with CMC section 17.38.040.A. The value of the fee is as established in Urgency Ordinance 2020-003 and Resolution 2003-72.
Lot Merger (LM) Conditions of Approval	
62.	**Nomenclature – Application Materials Revision.** Prior to recordation of the required lot merger, which shall be required prior to issuance of a building permit, the legal description (as indicated in Attachment A of the Lot Merger Application Materials) of the lot merged shall be revised to reflect the description of the merged site as "Merged Lot 6A" to be consistent with the city's naming convention for merged lots, as opposed to "Merged Lot A".
63.	**Legal Description – Application Materials Revision.** Prior to recordation of the required lot merger, which shall be required prior to issuance of a building permit, the legal description of the lot merged shall be revised include reference to a "Lot Merger Map – Exhibit B" and referenced within the legal description of for the merged property. The legal description and map shall be prepared by a licensed land surveyor or engineer as appropriate.
Historic Preservation (HP) Conditions – From Reso. 2023-099	

64.	**Ornamented Concrete Wall.** The original ornamented concrete wall located at the southwest corner of the Community Room shall remain in its existing location and configuration. It shall remain unaltered and protected through construction. Site improvements shall not significantly obstruct the wall from public view and the wall shall remain accessible to the public as a piece of public art as part of a courtyard, interblock-walkway, or other means.
65.	**Community Room Repairs.** If repairs or alteration of any nature are proposed for the Community Room, the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed work for review and approval prior to commencement of work. Any deteriorated exterior elements for the Community Room should be repaired, rather than replaced whenever possible.

Acknowledgment and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

_____	_____	_____
Applicant Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of April 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage	Shelby Gorman
Chair	Planning Commission Secretary

Attachment 2 – Supplemental Categorical Exemption Findings

Esperanza Carmel Commercial – JB Pastor Building – DR 23-140/UP 21-113/LM 20-394
Dolores Street 2 southeast of 7th Avenue
Planning Commission Agenda: April 9, 2025

This document provides supplemental information supporting the Categorical Exemption of the "JB Pastor" project (DR 23-140/UP 21-113/LM 20-394) from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15332 (Class 32) – In-Fill Developments. This exemption is intended to promote infill development within urbanized areas which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. Such projects must meet Part 1 conditions (a) through (e) described in the analysis below and must not trigger exceptions to the exemption in Part 2.

Part 1: Qualifications

The proposed project meets the following thresholds:

1. ***The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.***

   The subject property has a General Plan land use designation of Core Commercial and is zoned SC, Service Commercial, which allows mixed-use development. The residential density, underfloor areas, participation in the in-lieu parking program, and the proposed increase in commercial floor area for the project both require a Conditional Use Permit issued by the Planning Commission. A lot merger application is associated with the project to merge the three underlying lots into a single lot of record. The project also includes a Coastal Development Permit to allow construction of the mixed-use building. The project conforms to General Plan policies and zoning regulations.

2. ***The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.***

   The project site is located within the city limits, is 12,000 square feet (.275 acres) in size and is surrounded on all sides by urban uses, specifically commercial and residential development, including other mixed use developments.

3. ***The project site has no value as habitat for endangered, rare or threatened species.***

The project site is not located within one of the city's Environmentally Sensitive Habitat Area (ESHA) Overlays. The Coastal Resource Management Element of the General Plan/Local Coastal Program describes that a 1995 study of the City's ESHA areas, prepared by Jones & Stokes, identified the following endangered, rare or threatened species:

- Mission Trail Nature Preserve: Hickman's onion; Monterey ducky footed wood rat – state and/or federal species of concern; as well as potential habitats for other special-status species.
- Carmel Beach: Tidestom's lupine –state and federal listed endanged species; black legless lizard – state species of special concern; as well as potential habitat for other special-status species.
- Pescadero Canyon: Pescadero Canyon is described as providing watershed protection and an important wildlife corridor but is not expressly identified as a habitat for protected species.

Additionally, the project site is currently developed with a mix of a surface parking lot, and commercial and residential structures. The site does not contain trees, vegetation, wetlands/ waters/riparian habitat that can support other Special Status Species.

4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

a. Traffic

i. The applicant has provided a Traffic Analysis of the proposed project (refer to Attachment XX of the associated Staff Report). The Traffic Analysis was prepared ahead of the July 10, 2024 hearing for the same project, however, the findings, conclusions, and analysis remain unchanged based on the modifications to the project between the July 10, 2024 hearing and the April 9, 2025 hearing. The traffic analysis was prepared by Keith Higgins, PE, TE. The Traffic Analysis uses vehicle-miles-travelled (VMT) in the evaluation of environmental impacts under CEQA as required by SB 743. For the purposes of determining the significance of transportation impacts, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. The City has not adopted a VMT policy which would include a methodology for performing this analysis, therefore the analysis was based on the "Technical Advisory on Evaluating Transportation Impacts in CEQA," published by the State of California Governor's Office of Planning and Research, which provides implementation guidance for SB 743 for evaluating development proposals.

As suggested by the OPR Technical Advisory for mixed-use projects, the two main components of the project, residential and commercial (retail), are analyzed separately.

Traffic Report Summary:

Residential Significance Criterion - In accordance with the OPR Technical Advisory on Evaluation Transportation Impacts in CEQA, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.

Residential VMT Analysis - The 8 multi-family housing units are estimated to generate about 54 gross daily trips, which is below the 110 trips per day significance threshold. This component of the Project will not have a significant effect relative VMT impact.

Retail Significance Criterion - In accordance with the OPR Technical Advisory on Evaluation Transportation Impacts in CEQA, retail development including stores larger than 50,000 square feet might be considered regional serving, and so lead agencies should undertake an analysis to determine whether the project might increase or decrease VMT.

Retail VMT Analysis – The retail component of the Project will include a total 9,000 net square feet of floor area with up to 7 separate units, which corresponds with a gross floor area of about 5,882 square feet. The overall floor area is far below the 50,000 square-foot threshold considered to be regional serving that would potentially result in a significant VMT impact. The types of uses anticipated in the Project will serve local clientele and visitors. The retail component of the Project will not have a significant effect relative to VMT impact.

During construction of the project, there will be additional vehicles near the project site, including construction equipment vehicles, deliveries and contractor personal vehicles. This would be a temporary condition and would not be part of the operational component of the project. In addition, the city's Standard Conditions of Approval require implementation of a construction management plan to manage truck routes, construction vehicle circulation and parking, and potential sidewalk closures. With implementation of the construction management plan over the course of construction, traffic impacts during construction are anticipated to not have a significant effect on the environment.

b. Noise

i. Most of the Commercial neighborhoods experience a daily average of well below 65 dB which is the upper threshold for multi-family uses for being considered a "Normally Acceptable" range as described in the General Plan. The upper limit for commercial uses at a normally acceptable range is 70 dB. The additional 8 residential apartments nor the additional commercial spaces would substantially result in exceeding noise levels in the area and would be consistent with the normally acceptable noise levels, required by General Plan policies and the Carmel Noise Ordinance. The project does not result in the addition of any new stationary noise sources outside of associated mechanical equipment, all of which would be required to comply with the city's noise ordinance prescribed in CMC section 17.28.020.

Section 21085 of the CEQA Guidelines further finds that *"for residential projects, the effects of noise generated by project occupants and their guests on human beings is not a significant effect on the environment."*

Furthermore, all projects in the City are required to comply with General Plan Policy P9-4, which ensures that construction activities are managed to minimize overall noise impacts on surrounding land uses, and Policy P9-17, which enforces state laws regarding unmuffled or improperly muffled motor vehicles. Additionally, all projects must comply with Carmel Municipal Code Section 15.08.180, which sets forth hours of construction as follows:

For projects requiring a building permit, the permitted hours of construction shall be from 8:00 a.m. to 6:30 p.m. Monday through Saturday unless other specified hours are approved or required by the Building Official or the Director of the Department of Community Planning and Building. These hours apply in all land-use districts. For the purpose of this section, the term "hours of construction" is defined as all times when builders, contractors, work crews, or other persons associated with the project are present on the property and engaged in any Class B noise activities related to or including construction.

CMC Chapter 8.56 defines Class B noise as "noise created or generated within or adjacent to residential property which is necessary and normally associated with property maintenance and construction. Class B noise includes, but is not limited to, noise created by power equipment and tools, appliances, workshops, vehicle repairs, and testing and construction projects."

CMC section 8.56.040 states, "It shall be unlawful to create and emit Class B noise as defined in this chapter between the hours of 6:30 p.m. of one day and 8:00 a.m. of the following day."

Adherence to all applicable General Plan policies and regulations of the Carmel Municipal Code will ensure that the project will not have a significant effect resulting from temporary noise increases during construction.

c. Air Quality

i. The City of Carmel-by-the-Sea is located in the North Central Coast Air Basin, which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). The District has regulatory authority over stationary sources of air emissions, monitoring air quality within the air basin, providing guidelines for analysis of air quality impacts pursuant to CEQA, and preparing an air quality management plan to maintain or improve air quality in the air basin. The District has developed thresholds of significance for criteria air pollutants, which can be found in the District's CEQA Air Quality Guidelines (2008).

Emissions from construction activities represent temporary impacts that are typically short in duration. Per the Monterey Bay Air Resources District CEQA Air Quality Guidelines (https://www.mbard.org/ceqa), construction emissions could potentially impact local air quality if grading and excavation activities disturb more than 2.2 acres per day. Projects above this threshold may have a significant impact on air quality. The project site is approximately .275 acres and is below the 2.2-acres of grading per day threshold and would not result in a significant effect relative to air quality.

The City of Carmel-by-the-Sea requires all projects to adhere to Best Management Practices (BMPs) that include reducing emissions from construction equipment. Adherence to the BMPs has been maintained as part of the Standard Conditions of Approval.

A standard city requirement of all construction projects is the submission of a hazardous materials waste survey in conformance with Monterey Bay Air Resources District. Identification of any hazardous substances such as lead or asbestos are subject to State regulations for handling and disposal during construction.

d. Water Quality

i. CMC Chapter 17.43, Water Quality Protection Ordinance, intends to protect and enhance the coastal waters in accordance with policies in the City's Local Coastal Plan, the California Coastal Act, and the City's National Pollutant Discharge Elimination System (NPDES) Phase II Permit requirements. Section 17.43.030

requires that during the construction phase of a development project, an erosion and drainage control plan shall be prepared and submitted. The plan shall include a site-specific erosion control plan that includes controls on grading, best management practices (BMPs) for staging, storage, and disposal of construction materials, design specification of sedimentation basins and landscaping/revegetation of graded or disturbed areas. All new development and redevelopment within the City shall comply with the requirements in Chapter 17.43, Water Quality Protection Ordinance.

The applicant/project is required to comply with the NPDES water quality standards identified in the City's Municipal Code and implementation of the City's standard conditions of approval would ensure that applicable water quality standards are met. Therefore, construction activities associated with the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.

5. ***The site can be adequately served by all required utilities and public services.***

The project site is in a heavily developed urban area currently served by all required public utilities and services.

The proposed project consists of 8 residential units, parking, and a commercial shell with up to 7 business spaces, which would be a minor increase in utility and public service use at the site over what exists today. However, these uses will not significantly adversely affect police or fire protection services or result in the construction of new schools or parks and other public facilities and is allowable in the zoning ordinance and General Plan limits set forth for this building site. Utility services including wastewater, sewer, and landfill facilities have adequate capacity for the proposed project, or the project has been conditioned appropriately to verify adequate capacities or supply prior to building permit issuance.

Part 2: Exceptions

Application of this exemption, as all categorical exemptions, is limited by the factors described in CEQA Guidelines Section 15300.2. None of these exceptions apply, as described in the discussion below.

1. ***Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.***

a. This possible exception applies only to CEQA exemptions under Classes 3, 4, 5, 6 or 11. Since the project qualifies as a Class 32 Urban Infill exemption, this criterion is not applicable.

2. Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

a. No successive projects on the project site are proposed, known, or expected to occur over time that would result in cumulatively considerable impacts.

3. Unusual Circumstances. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

a. The proposed project would not result in any significant impacts due to unusual circumstances and remains in context and consistent with the existing conditions in the downtown area, General Plan policies, and zoning requirements, all of which supports mixed-use development.

4. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

a. The three officially designated (adopted) scenic highways in Monterey County are: Highway 1 from the San Luis Obispo county line to the Highway 68 interchange near the Naval Post Graduate School in Monterey, a distance of 78 miles; Highway 68 from Highway 1 to the Salinas River; and Highway 156 from 1 mile east of Castroville to Highway 101 near Prunedale.

The proposed project is not located within, immediately adjacent to, or visible from, a highway officially designated as a state scenic highway.

5. Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Government Code Section 65962.5 requires the Department of Toxic Substances Control to submit a list of (1) All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code. (2) All land designated as hazardous waste property or border zone property pursuant to former Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code. (3) All information received by the Department

of Toxic Substances Control pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land. (4) All sites listed pursuant to Article 5 (commencing with Section 78760) of Chapter 4 of Part 2 of Division 45 of the Health and Safety Code.

On June 21, 2024, City staff reviewed the California Environmental Protection Agency Cortese List of Data Sources (https://calepa.ca.gov/sitecleanup/corteselist/) and confirmed that the project site is not on any of the following lists:

- Hazardous Waste and Substances Site List (https://www.envirostor.dtsc.ca.gov/public/).
- State Water Resources Control Board GeoTracker for leaking underground storage tanks (https://geotracker.waterboards.ca.gov/search).
- State Water Resources Control Board list of solid waste disposal sites (https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf).
- State Water Resources Control Board list of solid waste disposal sites (https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CurrentList.pdf).
- State Water Resources Control Board list of active discharge of waste or hazardous materials (https://calepa.ca.gov/wp-content/uploads/sites/6/2016/10/SiteCleanup-CorteseList-CDOCAOList.xlsx).
- Additionally, the project site has not been identified as a hazardous waste facility under Health and Safety Code Section 25187.5 (https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5a/).

6. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

a. Section 15064.5(b)(1) of the CEQA Guidelines explains that a "substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Materially impaired is further defined in Section 15064.5(b)(2) and includes the following:

A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical

resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The Carmel Municipal Code further states that's that a *"Substantial adverse change" (also "significant adverse impact or effect") in the significance of an historical resources shall mean "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" per CEQA Guidelines (2003) Section 15064.5(4)(b)(1) and any subsequent amendments thereto.*

Within the immediate vicinity, the only historic resources are the Northern California Saving and Loan Complex, and the Williams Building. The Williams Building is located across the street from the project site on Dolores Steet. The subject project does not result in a substantial adverse change to the Williams Building as the site is located across the street from the project site and no alterations are proposed to the Williams Building.

Lots 6 and 8 of the project site are located on a Historic Resource ("Northern California Saving and Loan Complex", referred to herein as "Complex") and were subject to the Historic Evaluation Process for Major Alterations, as prescribed in CMC section 17.32.160. A qualified professional, PAST Consultants, found the project to be consistent with the Secretary of the Interior's Standards. October 3, 2023, the City Council adopted a resolution issuing a Determination of Consistency with the Secretary of the Interior's Standards (Resolution 2023-099) following a Council Right of Review (CMC section 2.04.160) of the Historic Resources Board issuance of a Determination of Consistency (Resolution 2023-09-HRB).

In accordance with the City's Historic Preservation Ordinance (CMC section 17.32), a *"Determination of consistency" shall mean a finding adopted by the City that the proposed new construction, addition, alteration, and/or relocation complies with all of the provisions of this chapter* (CMC section 17.32, Historic Preservation) *and the Secretary's Standards.*

CMC Chapter 17.32 further defines the Secretary's standards as: *""Secretary of the Interior's Standards for Rehabilitation" (also "Secretary's Standards") shall mean the Secretary of the Interior's Standards for Rehabilitation (1990, 36 CFR Section 67.7) and the*

publication of the National Park Service, Preservation Assistance Division, Guidelines for Rehabilitating Historic Buildings (1992, NPS) and the Secretary of the Interior's Standard for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995, NPS), and any subsequent publication of the Secretary's Standards by the NPS."

As stated in Section 15064.5(b)(3) of the CEQA Guidelines: "*Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.*"

As stated in CMC section 17.32.160.D, *If the Board issues a determination of consistency, the Director shall determine whether the project is eligible for a categorical exemption consistent with the CEQA Guidelines. Further environmental review may still be required to address other aspects of the project. The Department shall cause to be prepared the appropriate environmental documentation for the project and shall cause the processing of the permit application to continue pursuant to standard City practices.* As such, the project does not cause a substantial adverse change in the significance of a historical resource.

Lot 10 is not part of the Complex site and a Determination of Ineligibility was issued on June 27, 2019, and re-issued on June 27, 2024.

The project does not result in a substantial adverse change in the significance of a historical resource and has been reviewed consistent with the city's Historic Preservation Ordinance (CMC Chapter 17.32).

Conclusion

Based on the evidence provided above, the proposed project would not result in any significant environmental impacts. The proposed project qualifies for a Categorical Exemption under CEQA as it meets the conditions described in Article 19, Section 15332, Class 32, In-fill Development Projects, and none of the exceptions listed in CEQA Guidelines Section 15300.2 are applicable.

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

Response to July 10 Planning Commission Hearing Comments for the Proposed JB Pastor Building

The proposed JB Pastor development is a thoughtfully conceived project featuring two new mixed-use buildings designed in the vernacular of Spanish Revival and Mediterranean architecture. The proposed buildings, with areas of 9,544 square feet for Building 1 and 3,427 square feet Building 2 are complemented by a parking carport with seven parking stalls, enhanced by a scissor car lift that doubles the parking capacity. There is also an existing historic community building with 691 square feet. Overall, the project will have a total of 13,592 square feet where the allowable is 17,400 square feet. This development is strategically located on a portion of the Northern California Savings and Loan Complex site, specifically spanning lots 6, 8, and 10, at the corner of Dolores Street, just two blocks southeast of 7th Avenue.

The architectural re-design of this development embraces the key principles of Spanish Revival and Mediterranean architecture, incorporating elements that not only respect but enhance the historical character of the site and its immediate surroundings. Features such as low-pitched clay tile roofs, stucco exterior walls, natural stone walls, multi-pane windows, wrought iron Juliet balconies, exposed wood beams, simulated limestone and decorative ceramic tiles. Asymmetrical facades are thoughtfully integrated into the design to harmonize with the surrounding environment, adding a timeless elegance that complements the area's architectural legacy.

A central site plan design consideration is the preservation of the historic Community Room on lot 6. Our approach ensures that this space, a vital part of the site's history, remains structurally intact and undisturbed. Both the historic Bank Building and the Community Room will be preserved in their original forms, with no alterations proposed, maintaining their historical integrity and significance.

Moreover, the ornamented concrete wall, an important feature of the site's historical context, will be preserved in place, safeguarding its architectural value while integrating seamlessly into the new development. This approach underscores our commitment to honoring the historical character of the site while introducing traditional elements of Spanish Colonial and Mediterranean architecture, representing the architectural style of the immediate neighborhood.

By combining a reverence for the past with a forward-thinking design approach, this project seeks to foster a dynamic, modern urban environment that respects the site's cultural and historical fabric. The design reflects a careful balance between preservation and innovation, ensuring that both the community and the built environment are enriched for future generations.

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The following are specific considerations in the re-design of the proposed JB Pastor Building.

1. The façade along Dolores Avenue are layered, specifically unit 106 in the ground floor and apartment 2B in the second floor. To allow a better appreciation and visual openness of the community building and the ornamented wall from the southerly approach. The current driveway next to the ornamented wall is preserved. The second-floor cantilever next to the ornamented wall have been significantly reduced in mass and height allowing to maintain open space in this area. Overall building height have been reduced, ranging from 22'9" to 28'0" where the allowable is 30'0".

2. The re-design of the proposed project allows for three separate buildings. There will be two new buildings without any roof connection and will have egress balcony in the second-floor apartments. There is an existing historic building, the community room building, which will be preserved.

   Overall, the proposed project will have a total of 13,592 square feet. The allowable floor area is 17,400 square feet including intrablock access bonus. The proposed design also includes an intrablock access from the north property line through the restaurant.

3. A major consideration in the overall re-design are the placement of the apartment units. The proposed roof deck gardens, which are designed in the two-bedroom units, these accommodations were relocated along Dolores Avenue and the southeast corner of the property. This strategic placement minimizes impacts to neighboring properties, specially as it relates to the adjacent stone house terrace apartments. The overall massing have been reduced.

   In the one-bedroom units and their respective finish floor levels have been lowered below the finish level of the adjacent existing stone house terrace apartment. Furthermore, an 8'0" setback from the property line is in place and planters were incorporated creating additional buffer from the adjacent apartment building. A solar study is also being provided as it relates to any potential impacts to the stone house terrace apartments.

   All the proposed buildings have been significantly reduced in height specially the northeast portion of Building 1 and 2. Also the northeast portions of Building 1 and 2 will be subservient in massing to the existing community building, specially as viewed from Dolores Avenue

4. The re-designed project will have a fly through video and a massing study perspective, which will allow everyone to better understand and appreciate the proposed JB Pastor Building.

5. The proposed project will have on-site parking, with a total of 12 spaces including five parking lots. The additional six spaces requirement will be through the in lieu parking program which the city have approved on other projects. We will provide justification documents and narrative for our request.

6. Inspiration images are included in the re-submittal package providing historic reference for the architectural genre.

JB Pastor Project
October 3, 2023 City Council Resolution Analysis

We are pleased to submit our revised design for the proposed JB Pastor Project at Dolores 2 Southeast of 7th (APN's 010-145-012, 023, & 024. The revised design has been thoughtfully prepared in direct response to the October 3, 2023, City Council meeting where two members of the City Council enacted their Right of Review, overturning the July 17, 2023 decision of the Historic Resources Board. At this meeting the City Council issued a Determination of Consistency with the Secretary of the Interior's Standards predicated on Recommendations and Conditions of Approval being incorporated into the JB Pastor project and being accepted and approved by the City of Carmel-by-the-Sea Planning Commission. The intent of this analysis is to provide a summary of the conditions included in the resolution approved by the City Council at the October 3, 2023 City Council meeting and how the proposed JB Pastor project has been redesigned to address these conditions.

Condition for Consistence with Secretary's Standards

1. **Ornamented Concrete Wall.** Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, so that the original ornamented concrete walls located adjacent to the Community Room are shown to remain in their original locations and configuration.

   Applicant Analysis: *Our revised design proposes to retain the ornamented concrete wall in its original form, recognizing its historical and architectural significance as a defining element of the site. In alignment with best practices in historic preservation, we are committed to upholding the integrity of the City's Preservation Buffer, ensuring that no development will occur within this designated area. This approach is essential to preserving the site's character and maintaining its historic value, while also safeguarding its long-term cultural and aesthetic importance. Please refer to our latest Site Plan sheet A1.0, where we are keeping the existing driveway next to the ornamented wall.*

2. **Preservation of Spatial Relationships.** Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the existing spatial relationship of the Northern California Savings and Loan Complex. At a minimum, all proposed structural elements shall be located outside of the Preservation Buffer as depicted in Exhibit A of this resolution. Walkways, at grade stairways, landscaping, paving, and similar features may be allowed within the Preservation Buffer, however, building elements that are defined as building coverage (CMC 17.14.130) shall not be permitted to encroach. Building eaves shall be limited to an encroachment of 18 inches or less.

   Applicant Analysis: *Please refer to the revised plans. The updated design incorporates and respects the Preservation Buffer established by the City Council surrounding the existing the Northern California Savings and Loan Complex and more specifically the Community Room and historic concrete wall. This buffer is intentionally designed to further protect and preserve the historic spatial relationship of these two significant structures. In accordance with preservation guidelines, no new development will occur within this designated buffer, ensuring the continued integrity and visual prominence of the complex and its surrounding context.*

In revising our design, we have carefully ensured full compliance with the Preservation Buffer requirements. In certain areas, particularly along the frontage of Dolores Street, we have intentionally exceeded the minimum setback to enhance the preservation of the site's defining features. Specifically, we have strategically kept the existing driveway adjacent to the Ornamented Concrete Wall to prevent any structures from being built in this area, a decision that not only respects the historical integrity of the wall but also preserves its visibility from the street. This approach underscores our commitment to maintaining the architectural and historical character of the site while also integrating the project in a thoughtful and sensitive manner.

3. **Preservation of Site Context.** To ensure the Northern California Savings and Loan Complex is not subordinated by the proposed development, prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the context of the site so that the Saving and Loan Complex remains a prominent feature as viewed from 7th Avenue and Dolores Street. Changes to be considered include but are not limited to: articulation of the front elevation to preserve and open the view from Dolores Street looking north, reducing and minimizing the mass of the structure(s) to maintain to not diminish the character of the complex, and further enhancing the open space around the Northern California Savings and Loan Complex.

   Applicant Analysis: *The revised design strategically kept the existing driveway adjacent to the ornamented concrete wall, creating open space that enhances the visual connection to the Community Room while preserving the integrity of the historic ornamental wall. Additionally, the new front façade is recessed and set back to minimize the mass of the new building, allowing for an unobstructed view of the Community Room and the Ornamented Wall, thus ensuring the overall character of the complex is maintained. These features, combined with the preservation buffer, ensure that the Savings and Loan Complex continues to serve as a prominent architectural landmark at the corner of 7th Avenue and Dolores Street. Additionally, the height of the proposed building has been lowered so it is approximately 3.95 feet lower than the highest point of the Savings and Loan Complex (reference the Building Height Survey included with our application).*

Conditions of Approval

4. **Ornamented Concrete Wall.** The original ornamented concrete wall located at the southwest corner of the Community Room shall remain in its existing location and configuration. It shall remain unaltered and protected through construction. Site improvements shall not significantly obstruct the wall from public view and the wall shall remain accessible to the public as a piece of public art as part of a courtyard, interblock-walkway, or other means.

   Applicant Analysis: *The City has established a Preservation Buffer around the Northern California Savings and Loan Complex, including the Community Room and the Ornamented Concrete Wall. In the revised design, we are fully adhering to this buffer and, in certain areas, exceeding the minimum requirements to further protect the integrity of these historic elements. Specifically, we have kept the driveway adjacent to the Ornamented Concrete Wall, effectively expanding the buffer beyond the prescribed limit. This approach enhances the preservation of the open space surrounding the Community Room, ensuring that the historical significance of the complex is respected, and its visual prominence is maintained. Additionally, we have maintained the interblock-walkway through the proposed JB Pastor project and the Savings and Loan Complex.*

5. **Community Room Repairs.** If repairs or alteration of any nature are proposed for the Community Room, the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed work for review and approval prior to commencement of work. Any deteriorated exterior elements for the Community Room should be repaired, rather than replaced whenever possible.

Applicant Analysis: *We are keeping the Ornamental Concrete Wall and Community Room intact, no proposed changes to these existing structures are planned. Any deteriorated exterior elements of the community room building will be repaired, rather than replaced whenever possible. Any repairs to the exterior, if necessary, will adhere to historic structures rehabilitation standards.*

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

Proposed JB Pastor Building Commercial
Design Guidelines Compliance Analysis

A. Conservation of Design

1. New buildings should not imitate styles of the past but strive to achieve compatibility with the old.

The re-designed project takes on a creative or artistic approach to the Spanish Revival and Mediterranean architecture which features design elements like terra-cotta clay tile roofs, natural stone, white stucco walls, soft arches, wrought iron Juliet balconies ceramic tile feature, etc.

2. Building forms should complement the rhythms established by other buildings in the immediate vicinity. Such patterns as height, number of stories, width of storefronts, scale of building forms, eave heights, and sizes of doors and window should be used as guides to establish the context for new or remodeled buildings.

Lot 10 currently hosts two existing commercial structures, one of which features a two-story Mediterranean style. The adjacent properties maintain a cohesive two-story profile, creating a balanced urban context. In response to this architectural framework, we propose the development of two-story buildings that are thoughtfully designed to harmonize with their surroundings.

The zoning regulations permit a maximum height of 30 feet; however, our proposal features buildings ranging from 22'9: to 28'0" feet in height. This strategic choice ensures that our structures remain lower than the neighboring properties, thus reducing the structures' massing. By respecting the existing eave heights, we foster a sense of continuity and visual harmony within the streetscape.

Every design element—from doors and windows to balconies—will reflect the depth of dimensions and stylistic nuances of the adjacent buildings, creating a seamless integration with the urban fabric. This attention to detail ensures that our proposal not only compliments the existing surrounding architecture but also enriches the overall character of the area.

3. Adding a new design element in order to create a separate business identity is inappropriate if it breaks the basic lines, materials and concept of a building or imposes a hodgepodge of design elements.

The proposed buildings ares conceived as a cohesive architectural ensemble, unified by a stylistic architectural language. Each structure harmoniously contributes to the overall identity of the project, ensuring that no individual unit diverges from the collective vision. This

integration fosters a seamless vernacular, free from contrasting architectural style, resulting in a meticulously curated environment that embodies a holistic aesthetic.

4. Building walls facing public streets and walkways should provide visual interest to pedestrians. Variations such as display windows, changes in building form, and changes in material, texture, or color are appropriate.

The street-facing façade is methodically crafted to evoke visual intrigue through the strategic arrangement of openings, architectural elements, and materials. This design approach harmoniously balances form and function, inviting exploration and engagement while enhancing the overall character of the building.

5. Long blank walls should be avoided and building facades should be broken up visually to reflect the rhythm of typical storefronts, i.e. alterations, entrances or offsets every twenty to thirty feet.

Specifically, the street façade along Dolores Avenue, and all building façade, has been thoughtfully articulated through a series of layered design composition, incorporating strategically placed fenestrations, wall undulation and diverse architectural elements. This approach effectively will not have blank façades, fostering visual interest and enhancing the experience.

6. Roof forms should be complete and not present false fronts.

There are no false fronts in this project, the forms follow function in plan and elevation. Slope roof terminates into roof decks with landscaping. Special attention in re-designing the apartment adjacent to the stone house terrace apartments, low profile parapets to conceal solar panels, thus reducing mass and bulk adjacent to the stone house terrace apartment building.

7. Partial mansard roofs (typical of franchise architecture) and pitched roofs that do not reach a true peak or hip should be avoided.

This project avoids the use of superficial partial mansard roofs, opting instead for a continuous roofline that gracefully wraps around each building. Within the roof well, we have integrated either expansive roof deck terraces or essential rooftop equipment, such as solar panels and mechanical units, ensuring both functionality and aesthetic coherence while maximizing the usable space at the top of each structure.

B. Façade Proportions. Each building should be treated as a consistent whole.

This is certainly true of this project. As mentioned earlier, each building is designed as a consistent whole - as one project. This achieved will be with careful selection of architectural details coloration, fenestrations and materials selection.

1. Lines of construction, patterns of openings, and such details as trim, window style, door dimensions, wall color, and building and roof forms should be integrated throughout the building, even if more than one enterprise occupies it.

As previously articulated, this project has been carefully designed with a cohesive pattern that harmonizes the buildings within the ensemble. Every detail—windows, doors, color palettes, and architectural accents—has been carefully considered to create a unified aesthetic that enhances the overall architectural narrative. This thoughtful approach ensures a seamless integration of elements.

2. If one storefront is to be demarcated from another in the same building, the distinguishing features should be limited to subtle variations in the color or pattern of surfaces of doors, tiling, or entries.

We wholeheartedly embrace this methodology in our development approach. While there may be slight variations in color and materials to subtly differentiate individual units and tenants, these distinctions are intentionally designed to maintain a cohesive identity for the entire project. Each choice is made with careful consideration, ensuring that the overall aesthetic remains unified while still allowing for individual expression within the larger architectural context.

3. Buildings and storefronts in the core commercial area should establish a "pedestrian wall" close to the front property line (generally within 0" to 24")

This project creates a pedestrian wall at the property line with recesses, planters and "popouts" to create street façade interest. In addition, to further enhance the community building and ornamented wall public appreciation, the proposed building façade has been layered and setback to allow for this experience. Also, by layering unit 106 and apartment 2B, it allows for a better appreciation of the ornamented wall and community building from a southerly approach.

C. Façade Proportions.

1. The pedestrian wall should not be without relief; it should be punctuated by occasional offsets produced by entries, window projections, small planters, and entrances to courtyards and intra-block walkways.

With this project's planter wall set on the property line, the wall plane is broken up by wall recesses to windows and doors, as well as having entrances to the intrablock walkways and gallery.

2. The relation Purely decorative balustrades and balconies are discouraged.

There are no faux or decorative balustrades or balconies in this project. All balconies are usuable.

D. Window Patterns. Window design should be consistent with the original building concept or with its architecture. Wood framed windows with true divided lights (Tudor, Craftsman, Norman, arched windows (Spain, colonial Revival), or banded window (Craftsman) are typical.

Window design is consistent with the proposed architecture style. All windows are well proportioned and have true divided lights.

1. Large sheets of glass, unbroken by divisions, can appear too urban or modern and should be avoided.

There are no large sheets of glass in this project.

2. Such window treatments as mitered corners, etched glass, and glass block are to be avoided.

None of these window treatments are proposed for this project.

3. Transom windows above doors or extending the width of the façade should be preserved or restored as exemplary of traditional storefront design.

These are new buildings there is nothing to restore. However, we are not proposing transom windows in this development

E. Size, Shape, and Nature of Doors and Entries. Entrances to stores are typically recessed from the façade by creating a small alcove. This establishes a more definitive sense of entry and affords an alternative view of merchandise in display windows.

1. Conserve or create recessed entries. Should two business entries be close to one another in the same building, a single recess may be designed to accommodate both.

This project utilizes gallery entry, set back minimum of two feet from the property line, and also implements recessed facade with front facing planters to create interest along the sidewalk on Dolores St.

2. Business spaces located on a corner may substitute an angled or beveled entry instead of a recess to create variety and visual interest.

This property is not on a corner lot.

3. The floor of a recess should be differentiated from the adjoining sidewalk through contrasting stone, brick, or tile paving that does not extend beyond the property line.

This project proposes limestone paving in the new development gallery up to the property line. We will also redo the existing sidewalk and provide new concrete pavers

4. Entrances to stores should not be excessively wide, and single doors are strongly encouraged in preference to double doors. All PAR doors into retail areas are within the gallery area. The intent is to allow access for tenants goods and products that will require larger access opening.

All pair doors in the retail areas are within the interior gallery area. The intent is to allow access for tenants' goods and products that require larger access opening.

5. Simple wood doors that are adorned with carvings, moldings, color, hardware, or wood and glass combinations are appropriate. Dutch doors are a Carmel Tradition.

This project proposes combination steel windows and metal clad wood at the street level, in the front façade. Metal clad wood doors and windows at the second level.

F. Materials, Textures, and Colors. Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick, and stone as well as landscaping are encouraged.

The primary materials proposed for this project include stucco, natural stone, steel, and wood for the windows and doors, complemented by clay roof tiles and decorative ceramic tiles. These elements are thoughtfully integrated, reflecting the established character of the Commercial District while ensuring durability and aesthetic harmony.

1. Paint should be applied as a solid color, without texture or mottling. Antiqued and faux finishes are inappropriate.

Only solid paint colors are proposed for this project. No faux finish will be used

2. Muted paint colors, which blend with the natural surroundings are appropriate. Bright and primary colors should be avoided. Contrasting colors should be saturated and earthen.

The proposed color palette for this project embraces a sophisticated range of off-white and earth tones for the stucco, aligning with the established coloration of the Commercial District. This understated approach eschews vibrant hues in favor of a refined and cohesive look, enhancing the overall architectural integrity and complementing the surrounding context.

G. Courtyards and Intra-Block Walkways. Courtyards and intra-block walkways are important design features of the commercial districts. They provide pedestrians the anticipation of the unusual, swift and gratifying shifts in prospect, and often intriguing connecting routes between two or more streets defining a block.

This project proposes intra-block walkways, accessed through the existing restaurant/

H. Landscaping: Carmel is noted as "the village in a forest", and the forest should not end at the boundaries of the commercial district. Improvements to property that incorporate trees and other living plant materials attractively arranged and maintained are desirable.

In the absence of a central courtyard, the design incorporates wide galleries including the spaces between the ornamented wall and the community room building; and strategically integrates planters and benches throughout the property, enhancing the landscape and promoting a sense of connection to nature. Planters will be positioned along the street façade at the sidewalk, creating a welcoming entry. Additionally, planters will line the galleries, fostering a harmonious flow. On the second floor, we are thoughtfully placing planters on balconies near windows, ensuring that greenery is an integral part of the overall aesthetic and

experience of the space. Specially adjacent to the stone house terrace apartments. Providing an 8'0" setback buffer from the property line complimented by continuous planters.

Significant trees (as determined by the City Forester) need to be preserved, and site design should provide for additional trees. Healthy street trees are encouraged, as is the location of trees within the interior of blocks and away from street frontage in order to enhance the distribution of trees and to create a more effective canopy.

There are no significant trees on site. Given the current landscape of the property, our design approach will enhance the project with strategically placed planters to introduce greenery and soften the environment. This focus on planters allows for a dynamic integration of plants while maintaining a cohesive aesthetic, without the introduction of trees into the design.

1. Permanently installed planter boxes are encouraged.

The planters mentioned on 'F' are permanent planter boxes.

2. Street furniture—benches, trash containers, drinking fountains, etc.—can be a welcoming feature in the commercial area, but should be carefully selected for compatibility with the surrounding architecture and commercial activity. Benches should be carefully sited to avoid congestion and litter problems.

We are proposing benches and trash containers throughout the property.

3. Flower boxes under display windows, hanging baskets of floral displays in intra-block walkways, and formal flowerbeds are frequent and encouraged.

Please refer to 'F,' as there will be permanent planters throughout the development.

I. Lighting. Lighting should be the minimum required for public safety.

1. Harsh, unscreened, flashing, blinking and garish lights and entry lights on motion sensors are inappropriate, as are wall washing, landscape lighting and tree lighting.

As part of our commitment to preserving the unique character of Carmel, we will collaborate closely with a lighting engineer to emphasize the critical importance of safeguarding the integrity of the night sky. We are fully dedicated to adhering to the zoning code, ensuring that light intensity is carefully controlled and limited to what is strictly necessary for public safety. Our approach will prioritize minimizing atmospheric light pollution, achieving a harmonious balance in illumination that enhances the environment without compromising the natural beauty of the night sky. This strategy reflects both a respect for local regulations and a commitment to fostering a tranquil, welcoming atmosphere for the community.

2. Lighting fixtures should be discrete or compatible in design with the building and site.

We are providing a photometric plan complying with city requirements.

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2023-099

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA OVERTURNING THE JULY 2023 DECISION OF THE HISTORIC RESOURCES BOARD (RESO. 2023-009-HRB) AND ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS, WITH NEW FINDINGS AND CONDITIONS, FOR THE CONSTRUCTION OF A MIXED-USE BUILDING WITH SUBTERRANEAN GARAGE ON A PORTION OF THE NORTHERN CALIFORNIA SAVINGS & LOAN COMPLEX SITE LOCATED AT DOLORES STREET 2 SOUTHEAST OF 7TH AVENUE IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT. APNS 010-145-012, 010-145-023, 010-145-024

WHEREAS, on May 11, 2023, Jason Diaz of International Design Group (IDG), ("Applicant") submitted an application (DR 23-140) on behalf of Esperanza Carmel, on May 24, 2022 requesting the construction of a mixed use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the project is partially location on a historic property is known as the Northern California Savings and Loan Complex ("Complex") which is listed on the Carmel Inventory of Historic Resource and Carmel Register of Historic Resources; and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8 respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, the applicant is proposing to construct a portion of a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on lots 6 and 8 of the Northern California Savings & Loan Complex site; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.120.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Seth Bergstein of PAST Consultants, dated June 30, 2023, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, on July 17, 2023, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Determination of Consistency for the application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the application; and

WHEREAS, on July 17, 2023, the Historic Resources Board adopted Resolution 2023-009-HRB issuing a Determination of Consistency for the construction a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the Northern California Savings & Loan Complex site; and

WHEREAS, on August 3, 2023, during the 10-business day appeal period of the Historic Resources Board's decision, two City Council members requested the Council's Right of Review of the Historic Resources Board's decision consistent with CMC 2.04.160; and

WHEREAS, the Right of Review hearing was scheduled for the next available hearing date, September 12, 2023; and

WHEREAS, on September 1, 2023, a notice of the public hearing scheduled for September 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 September 1, 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 September 12, 2023, the City Council held a de novo public hearing to receive public testimony regarding the Determination of Consistency for the application, including without limitation, information provided to the City Council by City staff and through public testimony on the application; and

WHEREAS, as part of a Right of Review hearing, the City Council may uphold the decision of the board, commission, or committee, amend the decision and/or conditions attached to the decision, overturn the decision, or remand the matter to the board, commission or committee for further consideration (CMC 2.04.160.B); and

WHEREAS, on September 12, 2023 the City Council moved to continue the project with direction to staff to prepare specific findings and conditions based on the Council discussion overturning the previous Historic Resources Board Determination of Consistency (Resolution 2023-009-HRB), with new findings of Consistency and Conditions of Approval for the project to

be brought back for adoption at the October 3, 2023 hearing in accordance with CMC 17.32.160.B.1.a; and

WHEREAS, while the request for the Right of Review was initiated due to concerns surrounding the ornamented concrete wall ("Wall") at the southwest corner of the Community Room, additional concerns were raised regarding the proposed projects siting and spatial relationships to the Northern California Saving and Loan Complex ("Complex") as a whole; and

WHEREAS, on September 22, 2023, a notice of the public hearing scheduled for October 3, 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 September 22, 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 October 3, 2023, the City Council held a public hearing to receive public testimony regarding the Determination of Consistency for the application, including without limitation, information provided to the City Council by City staff and through public testimony on the application; and

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

WHEREAS, the City Council hereby finds that to allow the remaining original intact portion of the ornamented concrete wall to be visible from the public right-of-way, a waiver from the build-to-line requirement (CMC 17.14.130) may be granted by the Planning Commission for portions of the proposed building located on Lot 8, for up to 5-feet from the property line. This waiver and creation of a Design Non-Conformity is granted in accordance with CMC 17.32.100.D, Benefits Available to Historic Resources on the Register and is intended to be a benefit to the applicant and not a mandated requirement; and

WHEREAS, the City Council 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, adoption of a finding of consistency is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency 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, the City Council of the City of Carmel-by-the-Sea makes the following findings regarding the project:

City Council Findings	
No.	
1.	The use of the ornamented concrete method of construction was used on both the Bank Building and the site walls, and originally linked the building to its surroundings.
2.	The south portion of the ornamented concrete wall remains intact enough to reveal the original stone pattern design and retain its historical significance.
3.	The decision to move the concrete wall is a major alteration to a historic resource and affects the entire Northern California Savings and Loan Complex.
4.	Breaking apart or moving portions of a historic resource destroys the integrity of the resource.
5.	The subject concrete wall is considered a work done by a master craftsman, Brad Bowman, with careful and deliberate thought in the placement of the stones and sand finish.
6.	Moving the subject concrete wall, and in turn the project, would violate three of the Secretary of the Interior's Standards: 1. **Standard #2:** *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.* a. Council Finding: The ornamented concrete walls are an original landscape element from the 1972 design that still stands substantially intact today. Further, the spatial relationship between the Community Room and Bank Building are character defining features of the site. These spatial relationships extend beyond the building walls and include the ornamented concrete walls which were part of the original design concept and define the functional space of the complex from the parking lot. 2. **Standard #5:** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.* a. Council Finding: The wall exhibits distinctive materials, features, finishes and construction techniques and is an outstanding landscape feature of the 1972 design.

	3. **Standard #9:** *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* a. Council Finding: The proposed new construction will destroy historic materials if the wall is moved from its intended position. The spatial relationships that bring light and space to the entire complex, and are a character defining feature of the resource, will be forever dwarfed by the overly large and looming structure in the adjoining buildings. The Bank Building and Community Room were designed to be viewed from all four sides. Further, the complex exists on a corner in the downtown area and the environment that surrounds that building, including such landscape features, are also important. The ornamented concrete wall is significant for both its spatial significance on the site as well as the artistic value.
7.	The same reasons for not moving the Community Room, which were found by the City Council on May 2, 2023 (Resolution 2023-052), also apply to the relocation of the wall.
8.	The original intent of the architect's (Burde & Shaw, whom are listed in the City's Historic Context Statement) 1972 design must be respected which included the walls as an integral part of the design.
9.	The important spatial relationships of the Northern California Saving and Loan Complex will be altered. The proposed project will loom over the Community Room. Removal of the remaining original concrete wall that shelters the community room on the south side would leave the Community Room windows looking out at the site of a new building instead of the artistic interior of the pebble wall, and eliminate and diminish the character defining spatial relationships of the site.
10.	The ornamented concrete wall is a distinctive feature of the site and a piece of publicly viewed art on private property and is a character defining feature of the site.
11.	The size of the proposed project itself demeans the existing Savings and Loan complex not by changing it, but rather by minimizing it into less significance. The proposed project does not subordinate to the complex but actually overwhelms it and confuses the composition of the entire block.
12.	The proposed project does not respect the space of the environment and the project needs to be modified so that the Bank Building and Community Room maintain their spatial relationships and are not subordinated by the proposed development.
13.	The site is a Historic Resource in the heart of downtown Carmel By the Sea. It is important that the City preserves Historic Resources consistent with municipal code section 17.32.

BE IT FURTHER RESOLVED, that an application to repair the damage to the original ornamented concrete walls as a result of the nails being installed in the wall and used to support the story poles shall be submitted to the Community Planning and Building Department within 30-calendar days of the date of this action. Failure to submit an application within 30-calendar days may result in further enforcement pursuant with CMC 17.32.190.

BE IT FURTHER RESOLVED, based on the above findings and evidence, that the City Council of the City of Carmel-By-The-Sea does hereby **overturn the July 2023 decision of the Historic Resources Board** (Reso. 2023-009-HRB) and **issue a Determination of Consistency with the Secretary of the Interior's Standards** for the construction of a mixed-use building with subterranean garage on a portion of the Northern California Savings & Loan Complex site. This Determination of Consistency is further predicated on the following Recommendations and Draft Conditions of Approval being incorporated into the project, and accepted and approved by the City of Carmel-by-the-sea Planning Commission as part of the discretionary permit and approval for this project:

City Council Conditions	
No.	
	Conditions for Consistency with Secretary's Standards
1.	**Ornamented Concrete Wall.** Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, so that the original ornamented concrete walls located adjacent to the Community Room are shown to remain in their original locations and configuration.
2.	**Preservation of Spatial Relationships.** Prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the existing spatial relationship of the Northern California Savings and Loan Complex. At a minimum, all proposed structural elements shall be located outside of the Preservation Buffer as depicted in Exhibit A of this resolution. Walkways, at grade stairways, landscaping, paving, and similar features may be allowed within the Preservation Buffer, however, building elements that are defined as building coverage (CMC 17.14.130) shall not be permitted to encroach. Building eaves shall be limited to an encroachment of 18 inches or less.
3.	**Preservation of Site Context.** To ensure the Northern California Savings and Loan Complex is not subordinated by the proposed development, prior to review by the Planning Commission, the Design Review plans shall be revised and submitted to the Community Planning and Building Department, to preserve the context of the site so that the Saving and Loan Complex remains a prominent feature as viewed from 7th Avenue and Dolores Street. Changes to be considered should include but are not limited to: articulation of the front elevation to preserve and open the view from Dolores Street looking north, reducing and minimizing the mass of the structure(s) to maintain to not diminish the character of the complex, and further enhancing the open space around the Northern California Savings and Loan Complex.
	Conditions of Approval
4.	**Ornamented Concrete Wall.** The original ornamented concrete wall located at the southwest corner of the Community Room shall remain in its existing location and configuration. It shall remain unaltered and protected through construction. Site improvements shall not significantly obstruct the wall from public view and the wall shall remain accessible to the public as a piece of public art as part of a courtyard, interblock-walkway, or other means.
5.	**Community Room Repairs.** If repairs or alteration of any nature are proposed for the Community Room, the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed work for review and approval prior to commencement of work. Any deteriorated exterior elements for the Community Room should be repaired, rather than replaced whenever possible.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 3rd day of October, 2023, by the following vote:

AYES: Councilmembers Baron, Dramov, Ferlito, and Mayor Potter

NOES: None

ABSENT: None

ABSTAIN: Mayor Pro Tem Richards (recused)

APPROVED:

Dave Potter
Mayor

ATTEST:

Nova Romero, MMC
City Clerk

(Exhibit A attached)

Exhibit A
Preservation Buffer Area

Figure 1. Preservation Buffer from Condition #2 illustrated in red. Build-to-Line waiver area from recitals is shown in yellow.

The buffer includes:

- A minimum setback of 5' from the exterior of the original of the ornamented concrete wall;
- Maintaining the minimum separation around the community room on the south and east side as measured as the minimum distance from Community Room to the non-original (staff estimates 7'6" is the minimum distance from the Community Room to the non-original wall);
- Maintaining the minimum separation between the community room and the bank building (staff estimates this distance is 8'5"); and
- Keeping a 50% buffer of the minimum separation between the community room and the bank building from the northern property line adjacent to the Bank Building site (approximately 50% of the width of separation between the Bank Building and Community Room; staff estimates this distance is 4'3").

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Attachment 6

Amended July 17, 2023

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-009-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 ADOPT A RESOLUTION ISSUING A DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE CONSTRUCTION A 15,351-SQUARE-FOOT MIXED-USE BUILDING WITH A 9,805-SQUARE-FOOT SUBTERRANEAN GARAGE ON A PORTION OF THE NORTHERN CALIFORNIA SAVINGS & LOAN COMPLEX SITE LOCATED AT DOLORES STREET 2 SOUTHEAST OF 7TH AVENUE IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT. APNS 010-145-012, 010-145-023, 010-145-024

WHEREAS, on May 11, 2023, Jason Diaz of International Design Group (IDG), ("Applicant") submitted an application (DR 23-140) on behalf of Esperanza Carmel, on May 24, 2022 requesting the construction of a mixed use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the project is partially location on a historic property is known as the Northern California Savings and Loan Complex ("Complex"); and; and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8 respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, the applicant is proposing to construct a portion of a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on lots 6 and 8 of the Northern California Savings & Loan Complex site; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.120.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for

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Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Seth Bergstein of PAST Consultants, dated June 30, 2023, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

WHEREAS, on July 7, 2023, a notice of the public hearing scheduled for July 17, 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 July 7, 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 July 17, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Determination of Consistency for the application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the application; and

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

WHEREAS, the Historic Resources Board 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, adoption of a finding of consistency is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adoption of a finding of consistency 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.

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NOW THEREFORE, LET IT BE RESOLVED, based on the above findings and evidence, 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 construction a 15,351-square-foot mixed-use building with a 9,805-square-foot subterranean garage on a portion of the Northern California Savings & Loan Complex site being in general conformance with the attached sketches and plans, all being attached hereto and incorporated herein by reference. This Determination of Consistency is further predicated on the following Recommended Condition(s) of Approval being accepted and approved by the City of Carmel-by-the-sea Planning Commission as part of the discretionary permit for this project:

Recommended Conditions of Approval		
No.		
1.	**Community Room Repairs.** If repairs or alteration of any nature are proposed for the Community Room, the applicant shall submit in writing to the Community Planning and Building Department an application outlining the details of any proposed work for review and approval prior to commencement of work. Any deteriorated exterior elements for the Community Room should be repaired, rather than replaced.	✓
2.	**Concrete Wall.** Prior to issuance of a demolition permit, the applicant shall seek options to preserve the remaining original intact section of the concrete wall on the south end of the Community Room as detailed in the Historic Resources Board staff report dated July 17th, 2023 ("Wall"). Options for preservation shall be explored in the following order: 1) Make a good faith effort to work with the adjacent property owner (D&K Dolores, LLC, or owner at the time) to find an option for moving the Wall to the 7th & Dolores Restaurant site as detailed in the Historic Resources Board staff report dated July 17th, 2023. This relocation is subject to all separate required City approvals and permits. 2) Make a good faith effort to find an off-site location to place the Wall that is acceptable to the Community Planning and Building Department. This relocation is subject to all separate required City approvals and permits. Prior to exploring this option, the applicant will provide the Community Planning and Building Department with a signed written explanation of the efforts taken to satisfy Option 1, and the reason why an agreement could not be reached with the adjacent property owner. 3) If the applicant is unable to find a suitable location for placement of the Wall after the good faith efforts listed in options 1 and 2 above, the applicant will provide the Community Planning and Building Department with a signed written	✓

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	explanation of the efforts taken to satisfy both Options 1 and 2, and the reasons why the wall could not be relocated. The subject wall shall not be demolished or relocated prior to issuance of a demolition permit by the City.	
3.	**Conditions of Approval.** The Conditions of Approval listed above (HRB Conditions of Approval) shall be incorporated into the Design Review Conditions of Approval and any action taken by the Planning Department or Planning Commission, as necessary.	✓
4.	**Concrete Wall Fronting Dolores Street.** The portion of the concrete wall fronting (parallel to) Dolores Street is to be preserved up to the southernmost edge of the Community Room.	✓

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of July, 2023, by the following vote:

AYES: Dyar, Pomeroy, Hall

NOES: Goodhue

ABSENT: Chroman

ABSTAIN:

APPROVED:

DocuSigned by:
Karyl Hall
9D4944E1931B44A...

Karyl Hall
Vice Chair

ATTEST:

DocuSigned by:
Leah R. Young
2960DA9BEC1C495...

Leah Young
Historic Resources Board Secretary

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2023-052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL BY ESPERANZA CARMEL COMMERCIAL LLC (APP 23-031) AND UPHOLDING THE HISTORIC RESOURCES BOARD'S DECISION TO ISSUE A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE RELOCATION OF THE NORTHERN CALIFORNIA SAVINGS AND LOAN COMPLEX COMMUNITY ROOM FROM APN 010-145-023 TO APN 010-145-002

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex ("Complex"); and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8, respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, International Design Group (IDG), ("Applicant") submitted an application (DR 22-157) on behalf of Esperanza Carmel on May 24, 2022, requesting the construction of a mixed-use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, an intensive survey of the Complex dated December 2022, prepared by PAST Consultants, concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the survey concluded further that the subject property is eligible for listing in the Carmel Inventory because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #3, Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values for its intact Bay Region Modern-stylistic elements designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, on January 23, 2023, the Historic Resources Board adopted Resolution 2023-001-HRB, listing the Complex on the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; and

WHEREAS, notwithstanding the adoption of Resolution 2023-001-HRB, in accordance with the California Environmental Quality Act (CEQA), sites determined to be eligible for listing on

the CRHR are a historic resource for the purpose of CEQA and therefore subject to the requirements of the city's historic preservation ordinance (CMC 17.32); and

WHEREAS, the proposed relocation of the Community Room constitutes a major alteration to a historic resource; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination. If an evaluation concludes that a proposed alteration is not consistent with the Secretary's Standards, the report shall list aspects of the project that are not consistent, along with guidance for modifying the project to comply with the Secretary's Standards; and

WHEREAS, the City retained the services of PAST Consultants ("PAST"), a contracted qualified professional, to prepare a Phase II Evaluation ("Phase II") to determine whether the proposed relocation of the Community Room is consistent with the Secretary of the Interior's Standards; and

WHEREAS, PAST evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation in a Phase II dated January 12, 2023. PAST found that Standards #1, 2, 3, 5, 6, 7, 9, and 10 are applicable to the project. The evaluation concluded that the project, as proposed, is not consistent with Standards #2, 5, 9, and 10 and therefore is not consistent with the Secretary's Standards; and

WHEREAS, the Phase II recommends as part of the conclusion: *The project under consideration proposes the relocation of a primary character-defining feature of the building complex's original design: the spatial relationship between the bank building and the Community Room. To maintain the integrity of the subject historic site and its environment, this report respectfully recommends a new design approach that allows the original Burde/Shaw design and the building complex's corresponding character-defining features to remain in place; and*

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project in accordance with CMC 17.58.040.B; and

WHEREAS, on January 23, 2023, the Historic Resources Board adopted Resolution 2023-02-HRB, issuing a Finding of Noncompliance with the Secretary of the Interior's Standards for the relocation of the Northern California Savings and Loan Complex Community Room; and

WHEREAS, on February 6, 2023, a timely appeal (APP 23-031) of the decision to adopt a finding of non-compliance by Esperanza Carmel; and

WHEREAS, on April 21, 2023, notice of the public hearing was published in compliance with State law (California Government Code 65090) indicating the date and time of the public hearing; and

WHEREAS, on May 2, 2023, the City Council held a duly noticed de novo public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the proposed project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Council at the May 2, 2023 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Adopting a Finding of Noncompliance does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. However, CEQA requires environmental review for alterations to historic resources that are not consistent with the Secretary of the Interior's Standards. Consistent with CMC 17.32.160.C and CEQA, if the applicant does not choose to modify the project to comply with the Secretary's Standards, the Department shall require preparation of environmental review documents to further analyze and mitigate any impacts to the historic resource. These CEQA documents would be required prior to issuance of any discretionary permits for the project, and could include up to an Environmental Impact Report (EIR); and

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

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Carmel-by-the-Sea does hereby **DENY** the appeal by Esperanza Carmel (APP 23-031) and uphold the Historic Resources Board's decision to issue a Finding of Noncompliance with the Secretary of the Interior's Standards for the relocation of the Northern California Savings and Loan Complex Community Room, as found in Historic Resources Board Resolution: Resolution 2023-02-HRB adopted on January 23, 2023.

Findings for Denial of Appeal	
No.	
1.	The appeal filed by the Appellant (included as Attachment XX to the subject staff report) is without merit as it fails to address why the action taken by the Historic Resources Board is incorrect or should be overturned based on factual evidence that was applicable to the decisions made by the HRB at the subject hearing.
2.	The subject site is determined to be a historic resource. Historic resources are subject to review under the California Environmental Quality Act (CEQA). Generally, under CEQA, a project that follows the Standards for Rehabilitation contained within *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is considered to have mitigated impacts to a historical resource to a less-than-significant level (CEQA Guidelines §15064.5)

3.	The city's historic preservation ordinance (CMC 17.32) outlines the process for determining project consistency with the secretary's standards. Determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary's Standards are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination (CMC 17.32.160.B). The city contracted with PAST Consultant, LLC to prepare the Phase II Evaluation for the associated project. The evaluation concluded the subject project as proposed is not consistent with Standards #2, 5, 9, and 10, and therefore is not consistent with the Secretary's Standards. As outlined in CMC 17.32.160.C.1, an evaluation that concludes that a project is not consistent with the Secretary's Standards shall constitute evidence of substantial adverse impact to an historic resource.
4.	On August 3, 2021, the City Council adopted Resolution 2021-043 that included the following findings: • The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank. • The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA). • In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning. • A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects. • The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams. • The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource. • By removing the community room the south elevation of the resource is completely changed and is not the intended design from the public right-of-way on the south side.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 2nd day of May, 2023, by the following vote:

AYES: Councilmembers Baron, Dramov, Ferlito, Richards, and Mayor Potter

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:

Dave Potter, Mayor

ATTEST:

Nova Romero, MMC, City Clerk

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2023-051

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL BY ESPERANZA CARMEL COMMERCIAL LLC (APP 23-031) AND UPHOLDING THE HISTORIC RESOURCES BOARD'S DECISION TO LIST THE NORTHERN CALIFORNIA SAVINGS AND LOAN COMPLEX ON THE CARMEL INVENTORY OF HISTORIC RESOURCES AND CARMEL REGISTER OF HISTORIC RESOURCES LOCATED AT THE SOUTHEAST CORNER OF DOLORES STREET AND 7th AVENUE, IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT, APNS: 010-145-002, 010-145-023, 010-145-024

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex ("Complex"); and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8, respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, International Design Group (IDG), ("Applicant") submitted an application (DR 22-157) on behalf of Esperanza Carmel on May 24, 2022, requesting the construction of a mixed-use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, in accordance with the City's Historic Preservation Ordinance (CMC 17.32), *No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory*; and

WHEREAS, the Complex has previously been determined to be ineligible for the Carmel Inventory by the City Council on February 4, 2020, however, the previous determination of ineligibly expired on October 26, 2022, when the Complex reached 50-years old and was required to be re-evaluated for its eligibility for the local inventory; and,

WHEREAS, the City retained the services of PAST Consultants, a contracted qualified professional, to prepare an intensive review of the site to determine whether the Complex meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the intensive survey dated December 30, 2022 identified the Complex as having the following character-defining features: Building integrated with surrounding landscape; Horizontal or Vertical massing with shed roofs; Existing spatial relationship between the bank building and Community Room; Detached Community Room building connected by a wood-clad upper walkway; Projecting shed or boxy volumes; Exposed structural elements; Wide expanses of glass set within wood frames; Wood siding as exterior cladding; Copper sheet roof cladding; and

WHEREAS, in the intensive survey dated December 2022, prepared by PAST Consultants, it is concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the evaluation concluded further that the subject property is eligible for listing in the Carmel Inventory as a primary resource because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #3, *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values* for its intact Bay Region Modern-stylistic elements designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, in accordance with CMC 17.32.070.A, Properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

WHEREAS, on January 23, 2023, staff referred the decision to list property on the Inventory and Register to the Historic Resources Board consistent with CMC 17.52.030.L, due to the past involvement in the site by the board and as a matter of public interest; and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project in accordance with CMC 17.58.040.B; and

WHEREAS, on January 23, 2023, the Historic Resources Board adopted Resolution 2023-01-HRB, adding a property known as the "Northern California Savings And Loan Complex" located at the southeast corner of Dolores Street and 7th Avenue in the Service Commercial (SC) Zoning District to the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; and

WHEREAS, on February 6, 2023, a timely appeal (APP 23-031) of the Historic Resources Board's decision to list the property on the local inventory and register was filed with the City Clerk by Esperanza Carmel Commercial LLC; and

WHEREAS, on April 21, 2023, notice of the public hearing was published in compliance with State law (California Government Code 65090) indicating the date and time of the public hearing; and

WHEREAS, on May 2, 2023, the City Council held a duly noticed, de novo public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the proposed project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Council at the May 2, 2023 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the listing of the subject property on the Carmel Inventory is "not a project" pursuant to section 15378 of the CEQA Guidelines. Listing the Complex on the Carmel Inventory and Carmel Register does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Carmel-by-the-Sea does hereby **DENY** the appeal by Esperanza Carmel (APP 23-031) and uphold the Historic Resources Board's decision to list the Northern California Savings and Loan Complex on the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources, as found in Historic Resources Board Resolution: Resolution 2023-01-HRB adopted on January 23, 2023.

Findings for Denial of Appeal	
No.	
1.	The appeal filed by the Appellant (included as Attachment XX to the subject staff report) is without merit as it fails to address why the action taken by the Historic Resources Board is incorrect or should be overturned based on factual evidence that was applicable to the decisions made by the HRB at the subject hearing.
2.	The city's historic preservation ordinance (CMC 17.32) outlines the process for establishing eligibility for the Carmel inventory. The historic preservation ordinance states, "If the property appears to meet the criteria for the inventory, the Department shall order that an intensive survey of the property be conducted. All intensive surveys shall be performed by a qualified professional under contract to the City." The city contracted with PAST Consultant, LLC to prepare the intensive survey. The survey concluded the subject property meets the criteria for listing on the local inventory, as outlined in CMC 17.32.040: A. Should be representative of at least one theme included in the Historic Context Statement. a. The site is representative of Theme 5: Architectural Development in Carmel in the Context Statement. B. Shall retain substantial integrity.

	a. The site retains all of its original character-defining features and has retained a high degree of integrity. C. Should be a minimum of 50 years of age and shall meet at least one of the four criteria for listing in the California Register at a national or Statewide level of significance or at a regional or local level of significance per CEQA Guidelines Section 15064.5(a)(3) a. The site is 50 years old and meets Criteria 3 of the California Register as an intact Bay Region Modern style complex (style listed in the Historic Context Statement) designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates (both architects noted in Historic Context Statement) (Criteria 3 qualifiers #1 & 3).
3.	The intensive survey (described in Finding #2) also found the site to be eligible for listing in the California Register of Historic Resources (CRHR). Properties eligible for the CRHR are historic resources, as defined, in the city's historic preservation ordinance, as well as considered historic resources for the purpose of the California Environmental Quality Act (CEQA).
4.	While a previous determination of ineligibility had been issued for the site, which has since expired, General Plan Policy P1-93 states, in part, "....*Failure to include a property on the Carmel Inventory shall not preclude a future determination that it qualifies as an historic resource based on new evidence. (LUP)"* In the time since the previous Determination of Ineligibility has expired, the complex has turned 50-years old, and the city's Historic Context Statement has been updated through 1986.
5.	On August 3, 2021, the City Council adopted Resolution 2021-043 that included the following findings: • The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement. • Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history. • The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it. • The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank. • In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning. • The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).

	• Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment. • The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams. • The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 2nd day of May, 2023, by the following vote:

AYES: Councilmembers Baron, Dramov, Ferlito, Richards, and Mayor Potter

NOES: None

ABSENT: None

ABSTAIN: None

APPROVED:

Dave Potter, Mayor

ATTEST:

Nova Romero, MMC, City Clerk

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-002-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE RELOCATION OF THE NORTHERN CALIFORNIA SAVINGS AND LOAN COMPLEX COMMUNITY ROOM FROM APN 010-145-023 TO APN 010-145-002.

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex ("Complex"); and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8, respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, International Design Group (IDG), ("Applicant") submitted an application (DR 22-157) on behalf of Esperanza Carmel on May 24, 2022, requesting the construction of a mixed-use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, an intensive survey of the Complex dated December 2022, prepared by PAST Consultants, concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the survey concluded further that the subject property is eligible for listing in the Carmel Inventory as a primary resource because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #3, *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values* for its intact Bay Region Modern-stylistic elements designed by

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prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, on January 23, 2023, the Historic Resources Board adopted Resolution 2023-001-HRB, listing the Complex on the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; and

WHEREAS, notwithstanding the adoption of Resolution 2023-001-HRB, in accordance with the California Environmental Quality Act (CEQA), sites determined to be eligible for listing on the CRHR are a historic resource for the purpose of CEQA and therefore subject to the requirements of the city's historic preservation ordinance (CMC 17.32); and

WHEREAS, the relocation of the Community Room constitutes a major alteration to a historic resource; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination. If an evaluation concludes that a proposed alteration is not consistent with the Secretary's Standards, the report shall list aspects of the project that are not consistent, along with guidance for modifying the project to comply with the Secretary's Standards; and

WHEREAS, staff retained the services of PAST Consultants ("PAST"), a contracted qualified professional retained by the city, to prepare a Phase II Evaluation ("Phase II") to determine whether the proposed relocation of the Community Room is consistent with the Secretary of the Interior's Standards; and

WHEREAS, PAST evaluated the project for consistency with the Secretary of the Interior's Ten Standards for Rehabilitation in a Phase II dated January 12, 2023. PAST found that Standards #1, 2, 3, 5, 6, 7, 9, and 10 are applicable to the project. The evaluation concluded that the project, as proposed, is not consistent with Standards #2, 5, 9, and 10 and therefore is not consistent with the Secretary's Standards; and

WHEREAS, the Phase II recommends as part of the conclusion: *The project under consideration proposes the relocation of a primary character-defining feature of the building complex's original design: the spatial relationship between the bank building and the Community Room. To maintain the integrity of the subject historic site and its environment, this report respectfully recommends a new design approach that allows the original Burde/Shaw design and the building complex's corresponding character-defining features to remain in place; and*

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WHEREAS, notice of the public hearing was published on January 13, 2023, in compliance with State law (California Government Code 54956); and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Historic Resources Board by City staff and public testimony on 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 Historic Resources Board at its January 23, 2023, hearing, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board 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 Historic Resources Board of the City of Carmel-by-the-Sea does hereby find the project inconsistent with the Secretary's Standards as follows:

1. Relocating the Community Room from its original location would substantially alter the south elevation of the building complex and result in the removal of the elevated walkway, which is an important character-defining feature. (Standard 2)
2. Relocating the Community Room removes the spatial relationship between the bank building and the Community Room, which is a primary character-defining feature of the original design concept. (Standard 5)
3. Relocating the Community Room destroys historic materials of the covered walkway, removes the original landscape walls and raised pavement areas surrounding the Community Room, and alters the original design concept by relocating the Community Room elsewhere on the site. (Standard 9)
4. Relocating the Community Room is not reversible and will destroy the integrity of the setting of the historic resource. (Standard 10)

BE IT FURTHER RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea issues a Finding of Noncompliance with the Secretary of the Interior's Standards for the relocation of the Northern California Savings and Loan Complex Community Room located at the southeast corner of Dolores Street and 7th Avenue in the Service Commercial (SC) Zoning district; APNs: 010-145-002, 010-145-023, 010-145-024.

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PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA THIS 23rd DAY OF JANUARY 2023, BY THE FOLLOWING VOTE:

AYES: Goodhue, Hall, Pomeroy, Chroman

NOES:

ABSENT:

ABSTAIN:

APPROVED:

DocuSigned by:
Jordan Chroman
5C02DBB2C1BA41E...

Jordan Chroman
Chair

ATTEST:

DocuSigned by:
Leah R. Young
2960DA9BEC1C495...

Leah Young
Historic Resources Board Secretary

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-001-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ADDING A PROPERTY KNOWN AS THE "NORTHERN CALIFORNIA SAVINGS AND LOAN COMPLEX" LOCATED AT THE SOUTHEAST CORNER OF DOLORES STREET AND 7TH AVENUE IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT TO THE CARMEL INVENTORY OF HISTORIC RESOURCES AND CARMEL REGISTER OF HISTORIC RESOURCES; APNS: 010-145-002, 010-145-023, 010-145-024

WHEREAS, the subject site is known as the Northern California Savings and Loan Complex ("Complex"); and

WHEREAS, the Complex consists of Lots 2, 4, 6, and 8 located on Block 91 and is currently comprised of Assessor Parcel Numbers (APNs: 010-145-002, 010-145-023, 010-145-024); and

WHEREAS, APN 010-145-002 is comprised of lots 2 & 4 and is owned by D&K Dolores, LLC ("D&K Dolores"). APN 010-145-023 and 010-145-024 are comprised of lot 6 and 8, respectively. Both lots 6 & 8 are owned by Esperanza Carmel Commercial LLC ("Esperanza Carmel"); and

WHEREAS, International Design Group (IDG), ("Applicant") submitted an application (DR 22-157) on behalf of Esperanza Carmel on May 24, 2022, requesting the construction of a mixed-use building located on Lots 6, 8, and 10 of Block 91; and

WHEREAS, the Applicant submitted a second application (DR 22-310) on October 3, 2022, on behalf of D&K Dolores for the relocation of the Community Room to Lot 4 from Lot 6 of Block 91, associated with the proposed improvements shown as part of the application, DR 22-157; and

WHEREAS, in accordance with the City's Historic Preservation Ordinance (CMC 17.32), *No application for property development shall be deemed complete unless it includes a determination that the property is either eligible or ineligible for the Carmel Inventory*; and

WHEREAS, the Complex has previously been determined to be ineligible for the Carmel Inventory by the City Council on February 4, 2020, however, the previous determination of ineligibly expired on October 26, 2022, when the Complex reached 50-years old and was required to be re-evaluated for its eligibility for the local inventory; and,

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WHEREAS, staff retained the services of PAST Consultants, a contracted qualified professional retained by the city, to prepare an intensive review of the site to determine whether the Complex meets the criteria for listing on the Carmel Inventory; and

WHEREAS, the intensive survey identified the Complex as having the following character-defining features: Building integrated with surrounding landscape; Horizontal or Vertical massing with shed roofs; Existing spatial relationship between the bank building and Community Room; Detached Community Room building connected by a wood-clad upper walkway; Projecting shed or boxy volumes; Exposed structural elements; Wide expanses of glass set within wood frames; Wood siding as exterior cladding; Copper sheet roof cladding; and

WHEREAS, in the intensive survey dated December 2022, prepared by PAST Consultants, it is concluded that the Complex is eligible for listing on the Carmel Inventory of Historic Resources as the property is representative of the theme of Architectural Development in the Context Statement; retains all of its original character-defining features and has retained a high degree of integrity; is greater than 50 years old; and, meets the requirements of Criteria 3 for listing; and

WHEREAS, the evaluation concluded further that the subject property is eligible for listing in the Carmel Inventory as a primary resource because it is eligible for listing on the California Register of Historic Resources (CRHR) under Criteria #3, *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values* for its intact Bay Region Modern-stylistic elements designed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, in addition to meeting the criteria for listing on the local inventory as outlined in CMC 17.32.040; and

WHEREAS, the Complex is a Primary Historic Resource, as defined in CMC 17.32.230.N.6; and

WHEREAS, Primary Historic Resources shall mean a historic resource eligible for listing in the California Register due to its national or Statewide significance; and

WHEREAS, in accordance with CMC 17.32.230.N.6, all primary resources are included in the Carmel Inventory and the Carmel Register of Historic Resources;

WHEREAS, in accordance with CMC 17.32.070.A, Properties determined to be eligible by an administrative determination, or by the Historic Resources Board on appeal, shall become part of the inventory upon completion of an inventory form documenting the resource and issuance of an administrative determination finding by the Department or adoption of a finding by the Board that the property meets the criteria for historic resources; and

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WHEREAS, staff has referred decision to list property on the Inventory and Register to the Historic Resources Board consistent with CMC 17.52.030.L, due to the past involvement in the site by the board and as a matter of public interest; and

WHEREAS, notice of the public hearing was published on January 13, 2023 in compliance with State law (California Government Code 54956); and

WHEREAS, on January 23, 2023, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on 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 Historic Resources Board at its January 23, 2023, hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the listing of the subject property on the Carmel Inventory is “not a project” pursuant to section 15378 of the CEQA Guidelines. Listing the Complex on the Carmel Inventory and Carmel Register does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

NOW THEREFORE, BE IT RESOLVED, that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby add the property known as the “Northern California Savings and Loan Complex” located at the southeast corner of Dolores Street and 7th Avenue (Block 91, Lots 2, 4, 6, & 8) in the Service Commercial (SC) Zoning district to the Carmel Inventory of Historic Resources and Carmel Register of Historic Resources; APNs: 010-145-002, 010-145-023, 010-145-024.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF

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CARMEL-BY-THE-SEA THIS 23rd DAY OF JANUARY 2023, BY THE FOLLOWING VOTE:

AYES: Goodhue, Hall, Pomeroy, Chroman

NOES:

ABSENT:

ABSTAIN:

APPROVED:

DocuSigned by:
Jordan Chroman
5C02DBB2C1BA41E...

Jordan Chroman
Chair

ATTEST:

DocuSigned by:
Leah R. Young
2960DA9BEC1C495...

Leah Young
Historic Resources Board Secretary

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL

RESOLUTION NO. 2021-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DENYING THE APPEAL BY CHRISTOPHER MITCHELL (APP 21-197) AND UPHOLDING THE HISTORIC RESOURCES BOARD'S DECISION TO ISSUE A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM LOCATED AT DOLORES 2 SOUTHEAST OF 7TH AVENUE, IN THE SERVICE COMMERCIAL (SC) ZONING DISTRICT, APN: 010-101-017.

WHEREAS, the owner of the subject property is Esperanza Carmel Commercial, LLC ("Owner"); and

WHEREAS, Alem Dermicek of International Design Group, submitted an application on behalf of the owner requesting the approval of a Design Review "DR 20-395" ("project"); and

WHEREAS, the project is proposed to be located on a 12,000 square foot site located at Dolores 2 SE 7th , in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10); and

WHEREAS, the project consists of the demolition of all improvements across the three lots and construction of a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, on April 19, 2021, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project, including without limitation, information provided to the Historic Resources Board by City staff and through public testimony on the proposed use; and

WHEREAS, the complex is not eligible for listing on the nation or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) Guideline §15064.5(a)(1), a structure must be treated as a historic resource if it is listed in, or determined to be eligible for listing in, the California Register of Historic Resources; and

WHEREAS, the project qualifies as a Major Alteration to a Historic Resource pursuant to CMC 17.32.160; and

WHEREAS, pursuant to CMC 17.32.120 (Alteration of Historic Resources), a determination of consistency with the Secretary's Standards shall be obtained prior to altering, remodeling, demolishing, grading, relocating, reconstructing or restoring any historic resource; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, pursuant to CMC 17.32.160.B.1.b, if the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence; and

WHEREAS, the project was considered by the Historic Resources Board at the April 19, 2021 hearing and the board voted to continue the item with direction to Staff to prepare a resolution for adoption for the issuance of a Finding on Noncompliance; and

WHEREAS, on May 17, 2021, the Historic Resources Board adopted Resolution 2021-03-HRB, issuing a Finding of Noncompliance; and

WHEREAS, on May 19, 2021, a timley appeal (APP 21-179) of the Finding of Noncompliance of DR 20-395 was filed with the City Clerk by Christopher Mitchell ("Applicant"); and

WHEREAS, on August 3, 2021, the City Council held a duly noticed public hearing to receive public testimony regarding the appeal, including without limitation, information provided to the City Council by City staff and through public testimony on the proposed project; and

WHEREAS, on August 3, 2021, the City Council held a de novo hearing to consider the appeal; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Council at the August 3, 2021 hearing including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, notice of the public hearing was published on July 23, 2021, in compliance with State law (California Government Code 65090) indicating the date and time of the public hearing; and

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

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY:

Deny the appeal by Christopher Mitchell, on behalf of Esperanza Carmel Commercial, LLC, (APP 21-184) and uphold the Historic Resources Board's decision to issue a Finding of Noncompliance with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District, APN: 010-101-017, as found in Historic Resources Board Resolution: Resolution 2021-03-HRB adopted on May 17, 2021.

Findings for Denial of Appeal	
No.	
1.	The purposes of historic preservation and the city's historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered one of the most exceptional and significant buildings to be constructed in the commercial district of Carmel during the entire decade of the 1970's.
2.	The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement.
3.	The building is acknowledged as exceptionally significant and is 49 years old. In less than one year, it will only need to be of normal significance for inclusion on the inventory.
4.	Together, the bank building and community room creates a spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail, are built at the same time, designed and built by the same master architects.
5.	Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.
6.	Following the Bank president's mandate, bank staff in each city where a branch was to be located, were directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The view contained in the Phase II Report for this project that the Community Room was simply "a postscript to the architects' intentions" is false.
7.	The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.
8.	The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.
9.	In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning.
10.	Simply because an element of a building is smaller or "subordinate" to other parts does not make them less important to the whole as a piece of architecture.

11.	The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).
12.	Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.
13.	A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.
14.	The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams.
15.	The community room was constructed at the same time by the same builder. It's materials, detailing, composition are all at the same level of quality as the main bank building.
16.	The Community Room element of the building adds to the complexity and richness of the overall resource which, if taken away, would significantly negatively impact the quality of architecture of the bank building.
17.	The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.
18.	By removing the community room the south elevation of the resource is completely changed and is not the intended design from the public right-of-way on the south side.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 3rd day of August, 2021, by the following vote:

AYES: COUNCIL MEMBERS BARON, FERLITO, THEIS, MAYOR PRO TEM RICHARDS, MAYOR POTTER

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

APPROVED:

Dave Potter
Mayor

ATTEST:

Britt Avrit, MMC
City Clerk

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2021-03-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ISSUING A FINDING OF NONCOMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE DEMOLITION OF THE PALO ALTO SAVINGS AND LOAN BANK COMMUNITY ROOM. APN: 010-101-017

WHEREAS, Alem Dermicek, on behalf of International Design Group, ("Applicant") submitted an application requesting the approval of a Design Review "DR 20-395" described herein ("Application"); and

WHEREAS, the application has been submitted for the 12,000 square foot property located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000); and

WHEREAS, the applicant is proposing to demolish all improvements across the three lots and construct a 16,898 square foot two story mixed-use development with a 11,371 square foot basement garage. Two-thirds of the project site (lots 6 & 8) are located on part of the Palo Alto Savings and Loan Bank complex (comprised of a bank building and a community room) which currently occupies Lots 2, 4, 6, and 8 of Block 91; and

WHEREAS, the Historic Resources Board determined on November 18, 2019 the resource is eligible for listing on the City's Historic Inventory in accordance with CMC 17.32.040.H which states, "A resource less than 50 years old may be eligible if it is of exceptional importance to the City, State, or nation based on its unusually strong contribution to history, architecture, engineering or culture, or because it is an integral part of an historic district"; and

WHEREAS, the complex is not eligible for listing on the national or local inventory as it fails to meet the 50-year old age requirement, however, the complex is eligible for listing on the California Register of Historic Resources (CRHR); and

WHEREAS, in 2019, a Determination of Ineligibility for listing on the City's Historic Inventory was issued for the complex and will expire on October 26, 2022; and

WHEREAS, on April 19, 2021, the Historic Resources Board reviewed the project, DR 20-395, and considered the issuance a Determination of Consistency with the Secretary of the Interior's Standards for the demolition of the Palo Alto Savings and Loan Bank Community Room; and

WHEREAS, pursuant to CMC 17.32.160.B, determinations of consistency for major alterations shall be prepared by a qualified professional and shall be supported by written documentation that (1) identifies which of the Secretary of the Interior's Standards for Rehabilitation are applicable to the project, (2) reviews the proposed project, and (3) explains the basis of the determination; and

WHEREAS, a Phase II report was prepared by a qualified professional, Margaret Clovis, dated March 1, 2021, and found the proposed amendments to be consistent with the Secretary of the Interior's Standards for Rehabilitation provided the recommendations outlined in the report were carried out; and

Attachment 6

WHEREAS, pursuant to CMC 17.32.160.B.1.a, if the Board concurs with the evaluation, the Board shall issue a determination of consistency and adopt any appropriate conditions of approval. Any finding of compliance by the Board shall be supported by substantial evidence.; and

WHEREAS, pursuant to CMC 17.32.160.B.1.b, if the Board does not concur, the Board may request additional information prior to issuance of a determination of consistency, or may issue a finding of noncompliance with the Secretary's Standards. Any finding of noncompliance by the Board shall be supported by substantial evidence; and

WHEREAS, at the April 19, 2021 hearing, the Historic Resources Board voted 2-1 (2 board members absent) to continue the application with direction to staff to return with a resolution issuing a Finding of Noncompliance with the Secretary of the Interior's Standards; and

WHEREAS, notice of the public hearing was published in compliance with State law (California Government Code 54954.2.); and

WHEREAS, on May 17, 2021, the Historic Resources Board held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Historic Resources Board by City staff and public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Historic Resources Board at its May 17, 2021 hearing including but not limited to, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board 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 facts set forth in the recitals are true and correct and are incorporated herein by reference; and

NOW THEREFORE, BE IT RESOLVED, based on the findings and evidence contained in this resolution, that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby issue **a Finding of Noncompliance with the Secretary of the Interior's Standards** for the proposed demolition of the Palo Alto Savings and Loan Bank Community Room (Design Review DR 20-395) located at Dolores 2 southeast of 7th Avenue, in the Service Commercial (SC) Zoning District (Block 91, Lot 6, 8, 10, APN 010-101-017-000).

Findings of Noncompliance	
No.	
1.	The purposes of historic preservation and the city's historic preservation ordinance is to preserve the best pieces of the historic development of a place/city through its significant architecture to preserve these buildings which represent important periods in a City's heritage. The Palo Alto Savings and Loan building can be considered one of the most exceptional and significant buildings to be constructed in the commercial district of Carmel during the entire decade of the 1970's.

2.	The City's Historic Context Statement identifies the Bay Region style and/or Second Bay Region Style as important substyle within the larger theme of Modern architecture -the building is "representative of at least one theme" in the existing Historic Context Statement.
3.	The building is acknowledged as exceptionally significant and is 49 years old. In less than one year, it will only need to be of normal significance for inclusion on the inventory.
4.	Together, the bank building and community room creates a spatial relationships on the property which are in themselves character defining, uses the same character defining elements of construction and detail, are built at the same time, designed and built by the same master architects.
5.	Pertinent testimony from a number of respected architects who opined that the former Palo Alto Savings and Loan Bank was an exceptional example of its architectural style, the work of master architects, retained a high level of integrity and embodied the distinctive characteristics of its type and period. Their professional opinions confirmed that sufficient time had elapsed since the construction of the Bank complex to allow for a scholarly perspective on its significance and its place in Carmel's architectural history.
6.	Following the Bank president's mandate, bank staff in each city where a branch was to be located, were directed to become more involved in local improvement projects and to provide meeting space for the community as part of the Bank's public relations strategy. Burde and Shaw, the architects of the Bank complex, were tasked to design a small building separated from the Bank that would be used for this express purpose. The view contained in the Phase II Report for this project that the Community Room was simply "a postscript to the architects' intentions" is false.
7.	The Community Room is not required to become significant in its own right. There are no historic preservation rules that would force it to stand on its individual merit in order to qualify for historic status. The Community Room remains a vital part of the architects' original design. While it is subordinate to the former Bank building, it continues to have an important spatial relationship to it.
8.	The Bank building and the Community Room are a historically related unit. Though the room is subordinate to the Bank, it has retained its historic integrity and is an integral component of the original design as approved by the architects' client, the owners of the Palo Alto Savings and Loan Bank.
9.	In the case of the Community Room, despite being an auxiliary use it was still part of the original concept of the building from the beginning.
10.	Simply because an element of a building is smaller or "subordinate" to other parts does not make them less important to the whole as a piece of architecture.
11.	The Bank complex is eligible for listing on the California Register of Historic Resources for purposes of the California Environmental Quality Act (CEQA).
12.	Both buildings are the work of two master architects, Walter Burde and Will Shaw, who are listed in the Carmel Historic Context Statement, whose office was located in downtown Carmel, and whose other individual works include the Christian Science Church in Carmel, the original Monterey Airport Terminal and Tower, the Custom House renovation in Monterey and the Highlands Inn reconstruction. Shaw also collaborated with renowned photographer, Ansel Adams, to create the Foundation for Environmental Design, a group that supported worthy projects that blended into the natural environment.

Attachment 6

13.	A new construction project on the site of a demolished Community Room would constitute an adverse effect on the Bank complex and destroy the original concept as designed by two of Monterey County's most respected master architects.
14.	The community room section of the building was designed right along with the rest of the building and contains all the character defining features of the main bank building: shed roof and copper roofing, angular forms and irregular massing, plate glass window walls, traditional materials used within a Modern architecture vocabulary, Integration of the building with its setting, Integration of the outdoors with interior spaces, Redwood siding and beams.
15.	The community room was constructed at the same time by the same builder. It's materials, detailing, composition are all at the same level of quality as the main bank building.
16.	The Community Room element of the building adds to the complexity and richness of the overall resource which, if taken away, would significantly negatively impact the quality of architecture of the bank building.
17.	The structural connection in the design of this building was very intentional and strong, and is all part of one piece of significant architecture—one historic resource.
18.	By removing the community room the south elevation of the resource is completely changed and is not the intended design from the public right-of-way on the south side.

PASSED AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 17th day of May, 2021, by the following vote:

AYES: Board Member: Gualtieri, Dyar, Chroman

NOES: Board Member: Hall

ABSENT: Board Member: None

ABSTAIN: Board Member: None

APPROVED:

Erik Dyar
Vice-Chair

ATTEST:

Margi Perotti
Historic Resources Board Secretary

PAST
CONSULTANTS LLC

Seth A. Bergstein
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June 30, 2023

Evan Kort, Associate Planner
City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

Re: SE Corner Dolores St. and 7th Ave., Carmel-by-the-Sea, CA
APN 010-145-022/023/024; DR 23-140: Northern California Savings & Loan

Dear Mr. Kort:

This letter evaluates the proposed alterations to the property located at the SE corner of Dolores Street and 7th Avenue, in Carmel-by-the-Sea, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on June 20, 2023 to view the property's existing conditions and to evaluate project drawings for proposed alterations to the subject property.

The subject property contains the Northern California Savings & Loan Complex, constructed in 1972 in the Bay Region Modern style. Designed and executed by prominent local architects Walter Burde & Associates and Will Shaw & Associates, the building complex consists of a primary bank building located on the southeast corner of Dolores Street and 7th Avenue and a detached Community Room, whose shed-roofed design complements the larger bank building. An elevated walkway connects the bank building to the Community Room, creating a complex of two buildings integrated within the site. In 2023, the building was listed on the Carmel Historic Resources Inventory as an outstanding example of Modernist design by a prominent architectural team.

Previously, the Northern California Savings & Loan project has been featured in numerous publications, including:

- *Architecture of the Monterey Peninsula*, a book/exhibit at the Monterey Peninsula of Art, 1976;
- *Documentation and Conservation of the Modern Movement – Monterey*: A tour of the Monterey Region's iconic Modernist buildings conducted by DOCOMOMO, 2003;
- *Carmel, A History in Architecture,* Kent Seavey, 2007; and
- *Carmel Modernism:* A museum exhibit by the Monterey Area Architectural Resources Archive (MAARA) held at the Carl Cherry Center for the Arts, Carmel, 2016.

Proposed project

The property owner proposes the construction a mixed-use, commercial and residential project on the lot containing the Community Room (APN 010-145-023) and the adjacent lot to the south (APN 010-145-024). The proposed design does not include construction on the lot containing the Bank Building (APN 010-145-022). Design drawings by Jun A. Sillano, AIA, of International Design Group and dated 5/11/2023, were the documents reviewed for this historic assessment.

The project will allow retention of the Bank Complex, which includes the Bank Building, the Community Room and the Elevated Walkway connecting the two building masses. However, to facilitate the proposed project, the ornamented concrete wall to the south of the Community Room will be removed.

The following Historic Assessment Report provides a methodology, summarizes the historic status of the subject property, provides a property description and building chronology and an evaluation of the proposed alterations for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Project Methodology

PAST reviewed all relevant project files located at the City of Carmel-by-the-Sea planning and building departments as part of the project. A review of the relevant sections of the Carmel by-the-Sea Historic Context Statement (Carmel Historic Context Statement) was also conducted. A site visit was completed on June 20, 2023 to assess the building's existing conditions and to understand the proposed building alterations.

In addition, PAST performed research in local and regional repositories to determine the history of the ornamented concrete wall to the south and west of the Community Room.

Summary Property History

The subject property contains the Northern California Savings & Loan building complex. Completed in 1972 by Walter Burde and Associates and Will Shaw and Associates, the subject property was listed on the Carmel Historic Resources Inventory in 2023 under the Historic Context Statement's theme of Architectural Development in Carmel as a rare commercial example of the Bay Region Modern style. All relevant project data, property history and an evaluation of historic significance are presented on the DPR523 forms completed in January 2023.[1]

[1] PAST Consultants, LLC. *Northern California Savings and Loan* (DPR523 forms), 1/3/2023. These forms update and replace the DPR523 forms prepared by Richard N. Janick, architectural historian in 2001.

Property Description

The DPR523 forms provide a comprehensive set of photographs of the bank building and the Community Room. The following description focuses on the Community Room, and its surrounding ornamented concrete wall as the project proposes to remove one of the remaining site features dating to the building's period of significance.

The ornamented concrete wall frames the Community Room and runs in an El-shaped pattern along Dolores Street and turns to the east within the lot. Designed by Brad Bowman and completed in 1972 by Ornamented Concrete, Inc. of Carmel-by-the-Sea, the wall was commissioned by Burde and Shaw as part of the overall project. Originally, the south section of the wall returned toward the Community Room. In 2014, the Dolores Street section of the ornamented concrete wall was cut down and the portion of the southern wall that returned toward the building was removed. A small stucco wall was also constructed (**Figures 1 - 3**).

Figures 1 and 2. Left image looks north at the site. Constructed in 2014, the wall in the foreground is not a historic addition to the site. The original ornamented concrete wall is shown with an arrow. Right image details the Community Room looking northwest, with the 2014 stucco wall shown.

Figure 3. View of Community Room taken from Dolores Street, showing the wall cut down (arrow). The southern section retains its original height.

Community Room and Site Landscape: Building Chronology

1. Permit # 72-80, 10/26/1972: $250,000 for construction of bank and Community Room. Will Shaw and Associates and Walter Burde, architects; Carl Swenson, Inc., contractor. Landscape walls designed and constructed by Ornamental; Concrete, Inc. of Carmel
2. Permit # 78-132, 8/4/1978: $30,000 for interior remodel. Holowinski & Blevins, planning architect; Hampshire Construction, contractor.
3. Permit #13-170C, 9/5/2013: Interior remodel. Adam Jeselnick, architect; Hare Construction, contractor. Design review for this permit completed in 2014.
7. Permit #DR 14-23C. As built drawings submitted and design review approved for interior remodel of Community Room and site landscape modifications:
- Site: Install new asphalt overlay, install two freestanding trellises between Bank Building and Community Room. Remove original wall at southwest corner of site and install new concrete planter. Remove existing wood fence at south property line and install new stucco wall. Install small concrete wall and planter southeast of Community Room. Install new trash bin enclosure at southeast corner of site.
- Ornamented Concrete Wall: Modify original ornamented concrete wall: cut down section running along Dolores Street; removes section of ornamented concrete wall south of the Community Room where it returns to the building. Construct new stucco wall to the east (**Figure 4**).

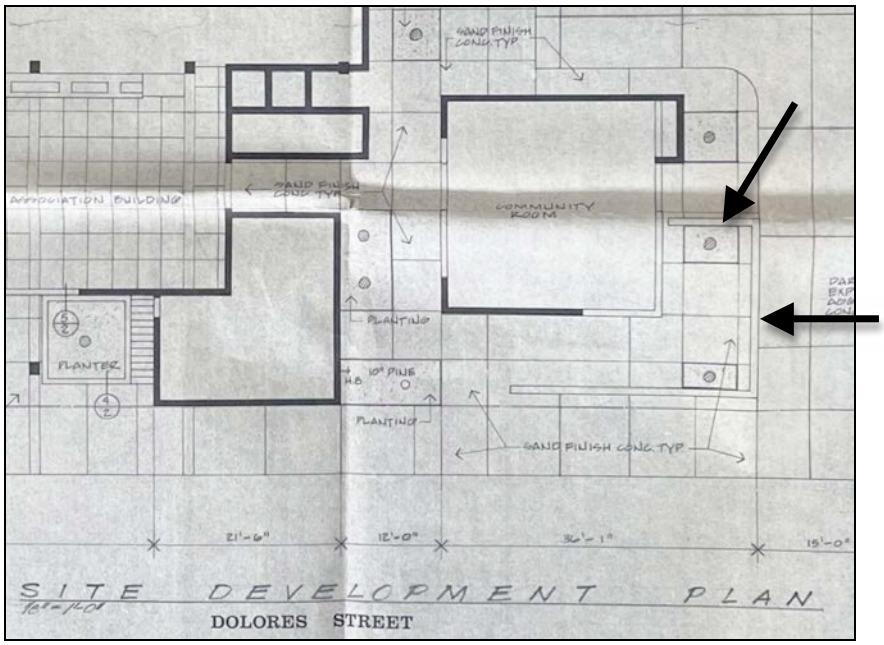


Figure 4. Detail of March 15, 1972 Site Plan showing the original layout of the ornamented concrete wall. The top arrow indicates the section of wall that was removed. Bottom arrow indicates the remaining intact wall section.

Ornamented Concrete Wall: History

Ornamented Concrete, Incorporated was founded by Brad Bowman of Carmel Valley. The company specialized in handmade site alterations rendered in concrete and stucco. Ornamented concrete became popular with Mid-Century architects as Brad Bowman perfected his process in the late 1950s. On the Northern California Savings and Loan complex, the method was applied to the landscape walls framing the Community Room, and to the east wall of the Bank Building. The use of the ornamented concrete method on both the Bank Building and the site originally linked the building to its surroundings (**Figure 5**).

Figure 5. Looking northwest at the east elevation of the Bank Building, the ornamented concrete wall shown.

The Ornamented Concrete firm's work also includes site work and fountains for Edward Durell Stone's Community Hospital of the Monterey Peninsula, as well as ornamented concrete site features and the decorative shell motifs installed on the Shell Gas Station on San Carlos Street and Fifth Avenue, designed by Burde and Shaw and listed on the Carmel-by-the-Sea Historic Resources Inventory.[2]

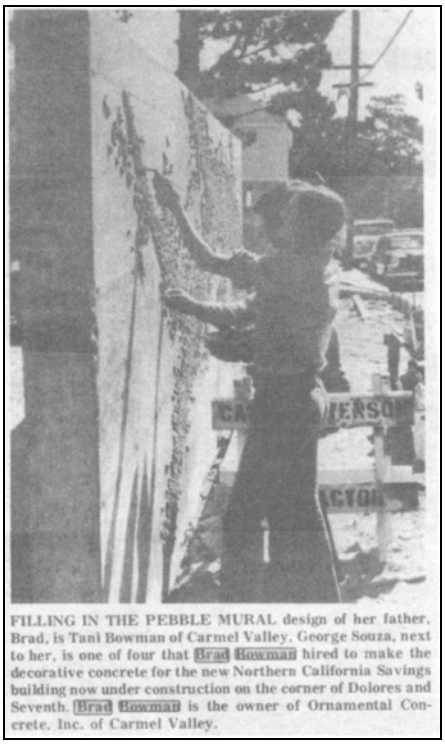
A camouflage expert during World War II, Brad Bowman pioneered a process for using exposed aggregate concrete in construction projects, developing a methodology for using various aggregate combinations to create artistic compositions that were used as building walls, concrete paving or landscape walls. Brad Bowman used a simple technique: a V-shaped blade stamped patterns within the concrete, a term he labeled "Ornamented Concrete." Exposed aggregate, rocks or pebbles were inserted into the wet concrete in various patterns. This revolutionary process labeled Brad Bowman the "father of stamped concrete."

Bowman formulated his stamped-concrete idea when he practiced imprinting patterns in wet sand on the beach at the end of Ocean Avenue in Carmel. Early commissions included ornamented concrete driveways for luxury homes in Carmel and Pebble Beach. In 1970 Brad Bowman founded the Bomanite Corporation in Madera, California. He patented his early ornamented concrete process

[2] See *Carmel Pine Cone*, 4/19/1962, p4; "Brad Bowman," *Carmel Valley Outlook*, 10/18/1962, p8 and "Rustic Atmosphere," *Carmel Pine Cone*, 5/12/1966, p20, courtesy Harrison Memorial Library, Carmel.

as "Bomanite" and developed international licenses in the 1980s and 1990s. The Bomanite Corporation remains in business today. In 2012, Brad Bowman was honored with induction into the Decorative Concrete Hall of Fame.[3]

For the subject building, a 1972 photograph of the wall's installation appeared in local newspapers. While Brad Bowman designed these site features, his daughter, Tani Bowman assisted in design and application. Local newspapers indicate that the selection and placement of each rounded stone was meticulous, with each stone's size and shape being important to the overall pattern (**Figure 6**).



FILLING IN THE PEBBLE MURAL design of her father, Brad, is Tani Bowman of Carmel Valley. George Souza, next to her, is one of four that Brad Bowman hired to make the decorative concrete for the new Northern California Savings building now under construction on the corner of Dolores and Seventh. Brad Bowman is the owner of Ornamental Concrete, Inc. of Carmel Valley.

Figure 6. Image of Tani Bowman adding stones to the ornamented concrete wall during project construction in 1972 (*Courtesy: Harrison Memorial Library, Carmel)*[4]

Historic Integrity of the Site Features

The original parking lot paving, including the indication of individual parking stalls, both of which used contrasting exposed aggregate concrete, has been removed and/or covered with asphalt paving as part of the 2014 site improvements. Sand finish concrete also served as paving around the Bank Building and between the Bank Building and the Community Room. This finish was also replaced in 2014. Original fencing on the south and east property lines and most original tree plantings have been removed.

[3] *Polk's City Directories*: 1958 – 1970; "Bowmanite's Culture of Invention with Concrete," Joe Maty, *Concrete Décor*, Vol. 16, No. 1, January 2016.
[4] Image from the *Carmel Valley Outlook*, 10/19/1972, p15, courtesy Harrison Memorial Library, Carmel.

In 2014, the ornamented concrete wall around the Community Room's southeast corner was altered with the Dolores Street-facing wall cut down and the south section removed where it returned toward the Community Room building. A poorly designed stucco wall was placed to the east of the original wall at this time (**Figures 1 and 2**).

Based on the numerous alterations to the site and the original Burde/Shaw landscape design, this report concludes that the original landscape design south and east of the Community Room has lost substantial historic integrity. However the south portion of the ornamented concrete wall remains intact enough to reveal the original stone pattern.

Evaluation of Proposed Alterations

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

> In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.[5]

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

[5] *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via http://www.nps.gov/hps/tps/standguide/).

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation of Proposed Alterations

Comments on Design Drawings

Based on a review of the design drawings, the following is recommended:

- Sheet A1.0, Site Plan: Elevated walkway between Community Room and Bank Building is not shown. Please indicate the elevated walkway clearly.
- Sheet A1.1, Site Demolition Plan: Elevated walkway appears to be shown as dashed lines. Please add note that the elevated walkway is to remain. Add to note in middle of drawing: “All structures & pavement inside property lines shall be demolished U.O.N. except for existing Community Room Building and Elevated Walkway.
- Sheet A6.0, West Elevation. Recommend the removal of decorative ceramic tile from the west elevation of Building 2 and replace it with the same stucco finish as Building 1. This will allow the proposed west elevation to read like an arcaded block and will allow the Community Room building to stand out.

Evaluation of Proposed Project

The proposed building alterations do not include construction on the lot containing the Bank Building (APN 010-145-022). Proposed alterations to the adjacent southern lot containing the Community Room (APN 010-145-023) include the removal of the ornamented concrete wall south of the Community Room and the proposed project to the south and east of the Community Room.

The following lists the ten *Standards* for rehabilitation in italics, with an evaluation given below each *Standard*.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*.

Although the subject property has changed from a commercial bank to a commercial restaurant use, the subject building's current use has required minimal changes to its distinctive exterior materials, features, spaces, and spatial relationships in keeping with this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The original spatial relationship between the bank building and the Community Room is a primary character-defining feature of the site. The proposed project allows the spatial relationship between the Bank Building and the Community Room to remain, as well as the elevated walkway connecting the two buildings.

The distinctive concrete site features, original paving and fencing have been removed to the south and east of the Community Room, with the exception of the ornamented concrete wall. A recommendation for the ornamented concrete wall's removal is proposed and included at the end of this document.

The proposed project is in conformance with this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken*.

The proposed project does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property. The project is consistent with this *Standard*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.

This *Standard* does not apply because no changes to the property have acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved*.

With the exception of the ornamented concrete wall, the original landscape and paving features of the 1972 Burde/Shaw design have been removed or obscured. Maintaining the entirety of the Bank Complex, including the Bank Building, the Community Room and the elevated walkway connecting the buildings, is in conformance with this *Standard*. A recommendation for the removed section of the ornamented concrete wall is included at the end of this document.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

It is recommended that any deteriorated exterior cladding and roof elements for the Community Room be repaired, rather than replaced, in conformance with this *Standard*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used*.

Physical treatments to repair exterior cladding for the Community Room shall use the safest methods for a given substrate, in conformance with this *Standard*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as the identification of archaeological features is not within the scope of work for this Phase Two historical report.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

This *Standard* does not apply as no alterations are proposed for the Bank Complex, with the exception of the removal of the ornamented concrete wall.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

This *Standard* does not apply as no alterations are proposed for the Bank Complex, with the exception of the ornamented concrete wall.

Conclusions on Proposed Project

The proposed project is in conformance with the *Standards* because they allow Bank Complex, including the Bank Building, the Community Room and the elevated walkway connecting the buildings to remain. This will retain the original spatial relationships between the separate building masses and provide sufficient historic integrity for the Building Complex to maintain listing on the Carmel Historic Resources Inventory.

However, the proposed project removes the remaining intact section of the ornamented concrete wall south of the Community Room. A recommendation for this loss is proposed below.

Ornamented Concrete Wall: Proposed Recommendation for Project Consistency

Figure 7. Remaining intact section of the ornamented concrete wall.

The remaining intact section of the Bowman-designed ornamented concrete wall is shown above (**Figure 7**). This section still reveals its original stone pattern and sand finish. This report recommends that the removed section of the wall be preserved and replaced at another location on the site. A potential location would be in the parking lot within proximity of the ornamented concrete wall on the east elevation of the Bank Building. This location would allow interpretation of the removed feature on the original site and provide a link to the original Burde/Shaw design.

Conclusion

In conclusion, the proposed project is consistent with the *Secretary of the Interior's Rehabilitation Standards*.

Please contact me if you have any questions about this evaluation.

Sincerely,

Seth Bergstein

Seth A. Bergstein, Principal

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

February 21, 2025

JB Pastor Project
Dolores, 2nd SE of 7th
Carmel-by-the-Sea
Block: 91, Lots: 6, 8, & 10
APN: 010-145-012, 022, & 023

JB Pastor – Building Height Survey

This Height survey was conducted to compare the heights of the neighboring buildings adjacent to or existing on the JB Pastor Project site located in the City of Carmel-by-the-Sea, California on Block 91, Lots 6, 8, & 10. Measurements were from the highest ridge line of the respective building to the back of sidewalk at the property's edge.

With data gathered from the height survey, 16 of the neighboring buildings (Buildings 1-11, 13, 15, 18, 19, & 22) will stand higher than the Proposed JB Pastor Project. At a height of 26.93' from the sidewalk, the JB Pastor building will be 3.95' shorter than Building 22 (The neighboring Bank Building), 4.97' shorter than Building 11 (The neighboring Stone House Terrace), and 7.74' shorter than Building 19 (The neighboring building at the southern property line). Comparing to the buildings across the street on Dolores Street, JB Pastor will be 0.03' shorter than Building 3, 3.19' shorter than Building 4, & 4.2' shorter than Building 5.

Regards,

Jason Diaz
Project Manager
IDG, Inc.

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

EXHIBIT A

Survey Height Chart

Building	Ridgeline Elevation	Sidewalk Elevation	Height	Height Difference w/ JB Pastor
1	1,020.95'	989.99'	30.96'	4.03'
2	1,020.38'	992.99'	27.39'	.46'
3	1,027.25'	1,000.29'	26.96'	.03'
4	1,031.40'	1,001.28'	30.12'	3.19'
5	1,033.75'	1,002.62'	31.13'	4.20'
6	1,032.10'	997.66'	34.44'	7.51'
7	1,034.06'	1,003.42'	30.64'	3.71'
8	1,032.18'	1,003.41'	28.77'	1.84'
9	1,031.44'	1,001.84'	29.60'	2.67'
10	1,027.95'	998.71'	29.24'	2.31'
11	1,029.30'	997.40'	31.90'	4.97'
12	1,017.55'	994.26'	23.29'	-3.64'
13	1,020.95'	993.71'	27.24'	.31'
14	1,015.20'	991.63'	23.57'	-3.36'
15	1,017.90'	990.86'	27.04'	.11'
16	1,004.89'	992.06'	12.83'	-14.10'
17	1,020.25'	993.51'	26.74'	-.19'
18	1,023.95'	996.41'	27.54'	.61'
19	1,027.66'	992.99'	34.67'	7.74'
20	1,023.18'	999.96'	23.22'	-3.71'
21	1,024.20'	1,002.21'	21.99'	-4.94'
22	1,034.19'	1,003.67'	30.52'	3.59'
23	1,023.50'	1,002.58'	20.92'	-6.01'
24	1,028.80'	1,002.35'	26.45'	-.48'
JB Pastor	**1,027.05'**	**1,000.12'**	**26.93'**	---

Please see attached Surrounding Building Height Survey for key plan, roof line/sidewalk elevations & photo references.

721 LIGHTHOUSE AVE. PACIFIC GROVE, CALIFORNIA, 93950
TEL: (831) 646-1261 ■ FAX: (831) 646-1290 ■ WEBSITE: idg-inc.net

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Water Resource Engineering
Solid Waste Management
Recreational Facility Planning
Construction Management
Expert Witness
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SURROUNDING BUILDING HEIGHT SURVEY

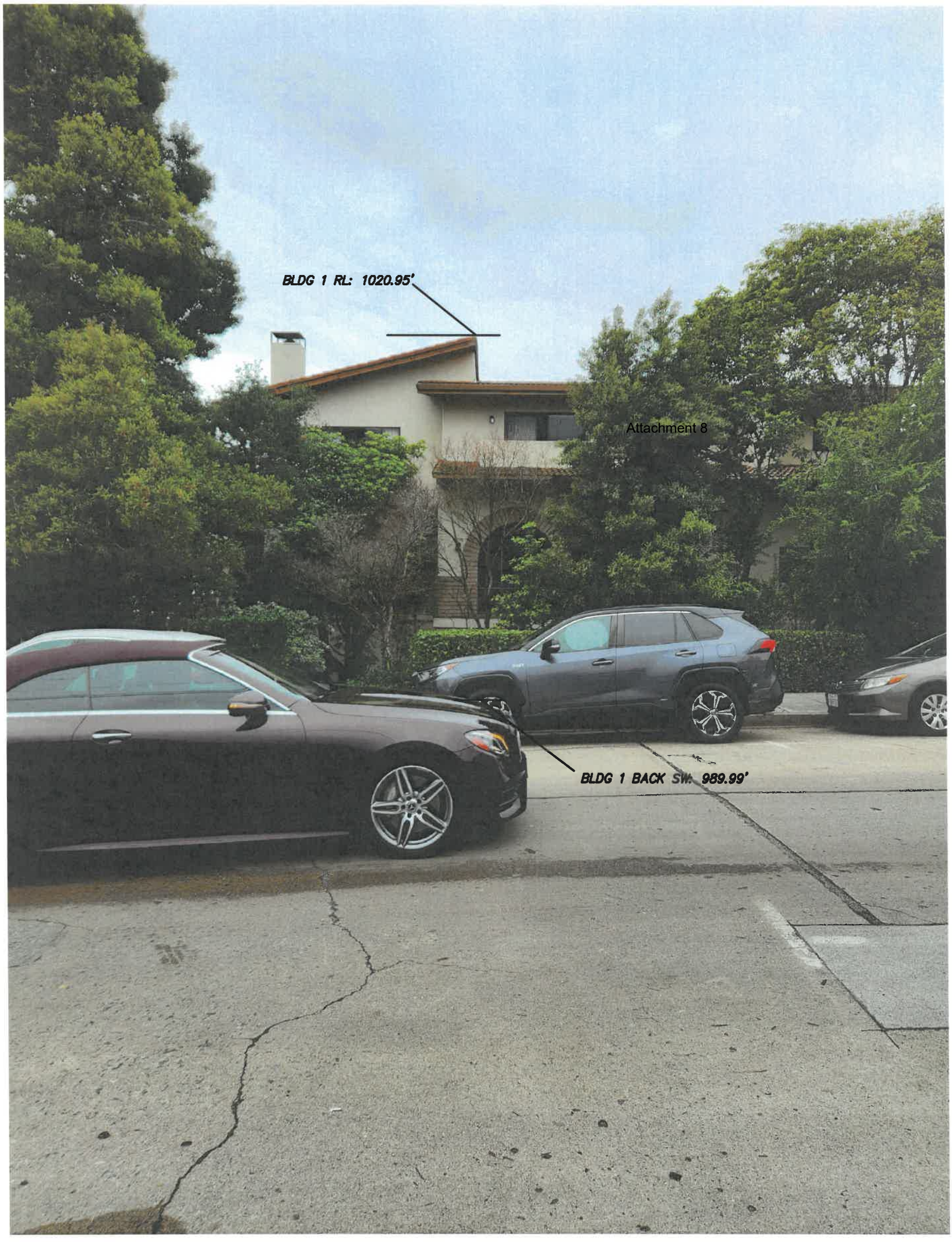
OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

ESPERANZA CARMEL COMMERCIAL LLC

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01
SHEET 1
OF 25 SHEETS



Attachment 8

"BUILDING 1"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

LANDSET ENGINEERS, INC.
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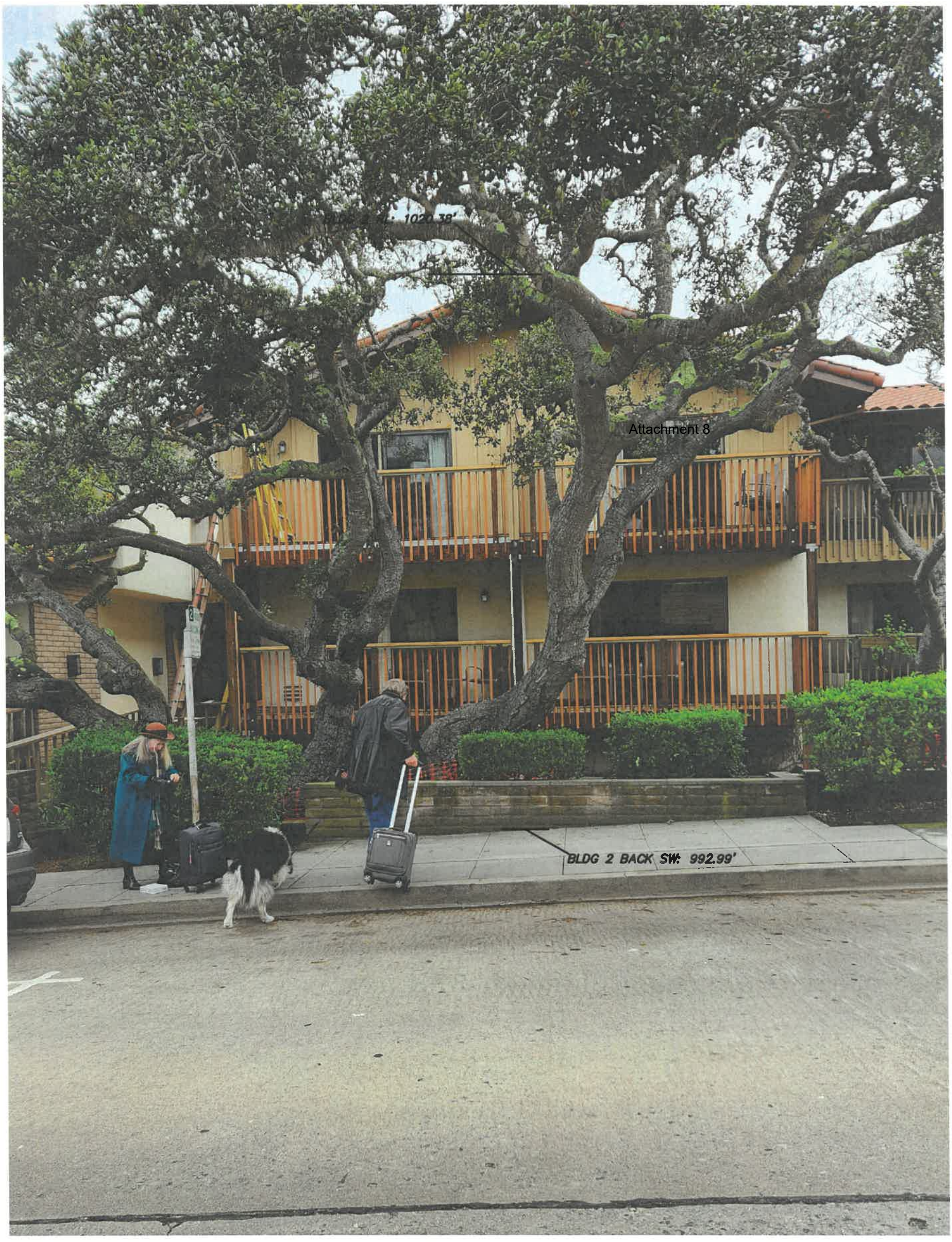
SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 2 OF 25 SHEETS



"BUILDING 2"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

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www.landseteng.com

APPROVED BY:

GUY R. GIRAUDO P.L.S. No. 8703

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 3 OF 25 SHEETS

"BUILDING 3"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET

2 SE OF 7TH AVENUE

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

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GUY R. GIRAUDO P.L.S. No. 8703

SCALE: N/A

DATE: FEBRUARY 2025

JOB NO. 2746-01

SHEET 4 OF 25 SHEETS

Attachment 8

"BUILDING 4"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

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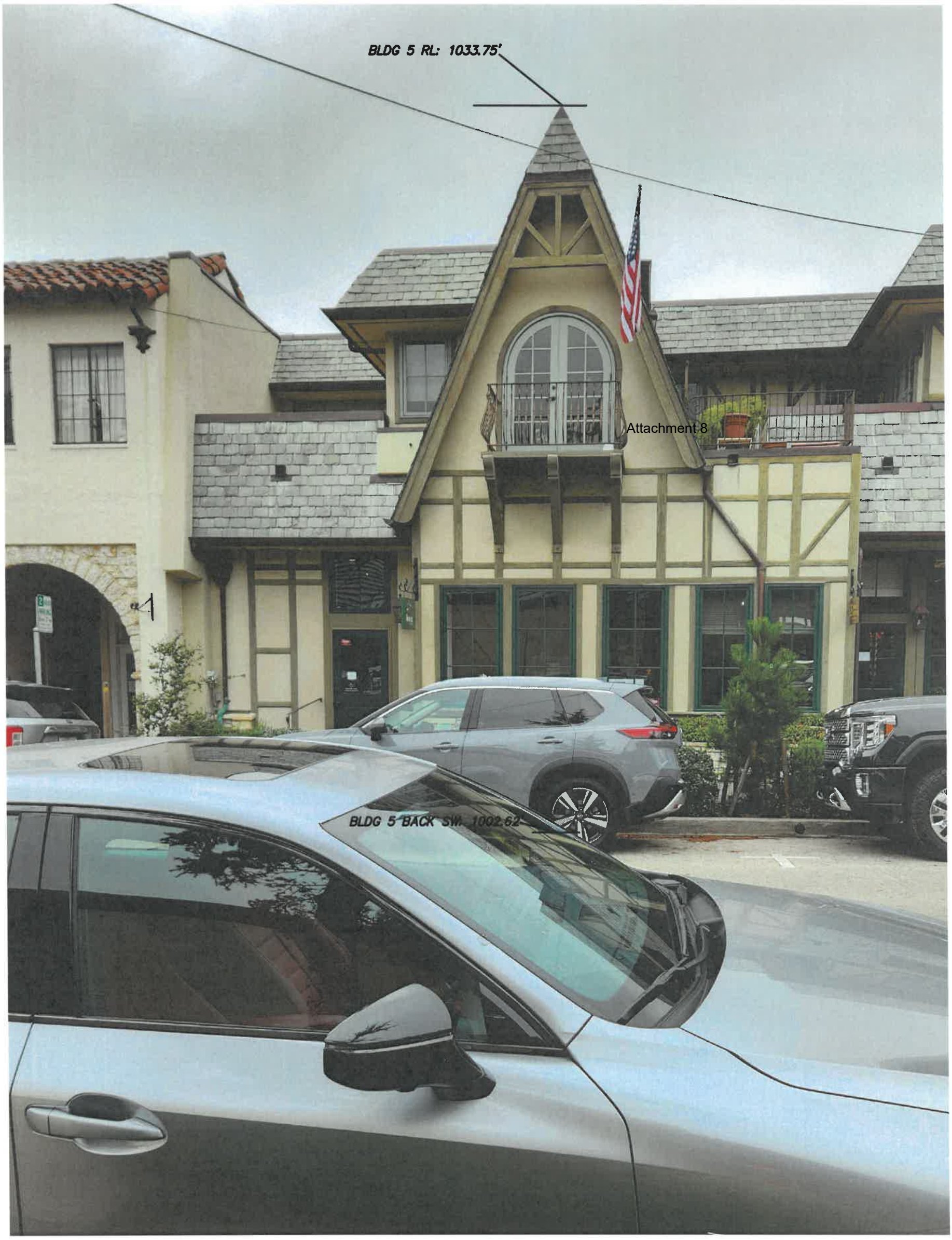
JOB NO. 2746-01

SHEET 5 OF 25 SHEETS



"BUILDING 5"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

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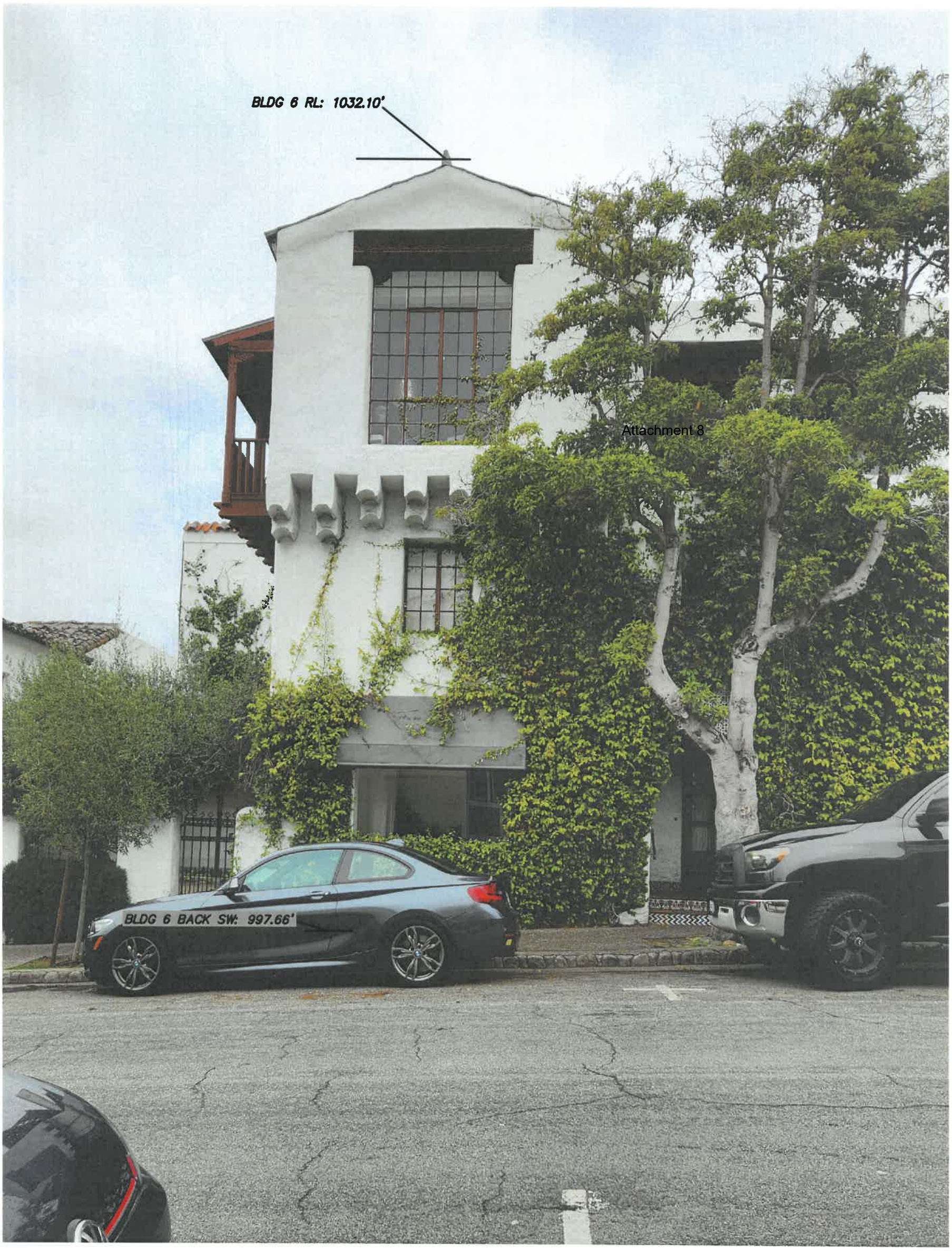
PROFESSIONAL LAND SURVEYOR * GUY R. GIRAUDO * EXP. 12-31-25 * STATE OF CALIFORNIA *

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 6 OF 25 SHEETS



Attachment 8

"BUILDING 6"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 7 OF 25 SHEETS

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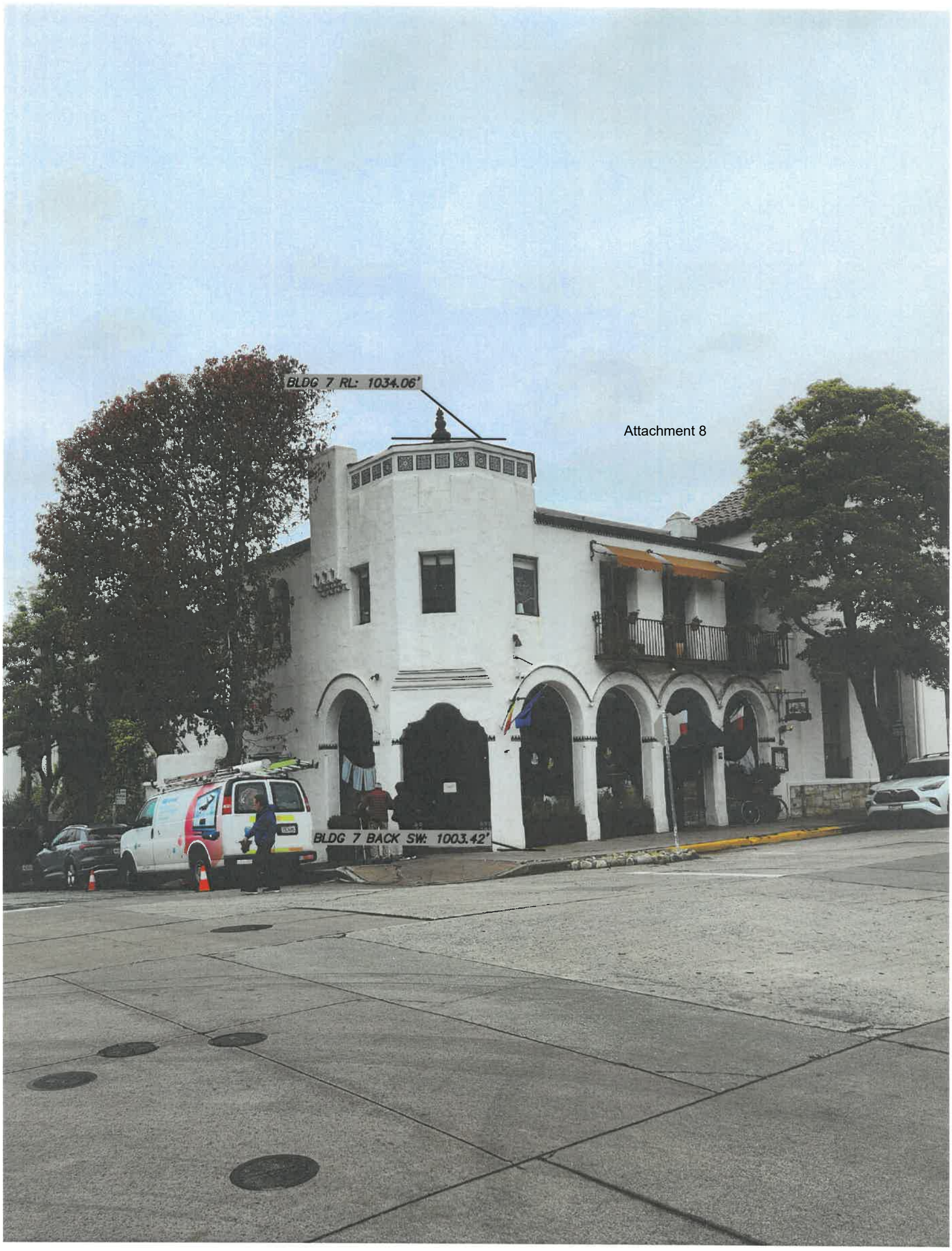
GUY R. GIRAUDO
EXP. 12-31-25
No. 8703
STATE OF CALIFORNIA



Attachment 8

"BUILDING 7"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 8 OF 25 SHEETS

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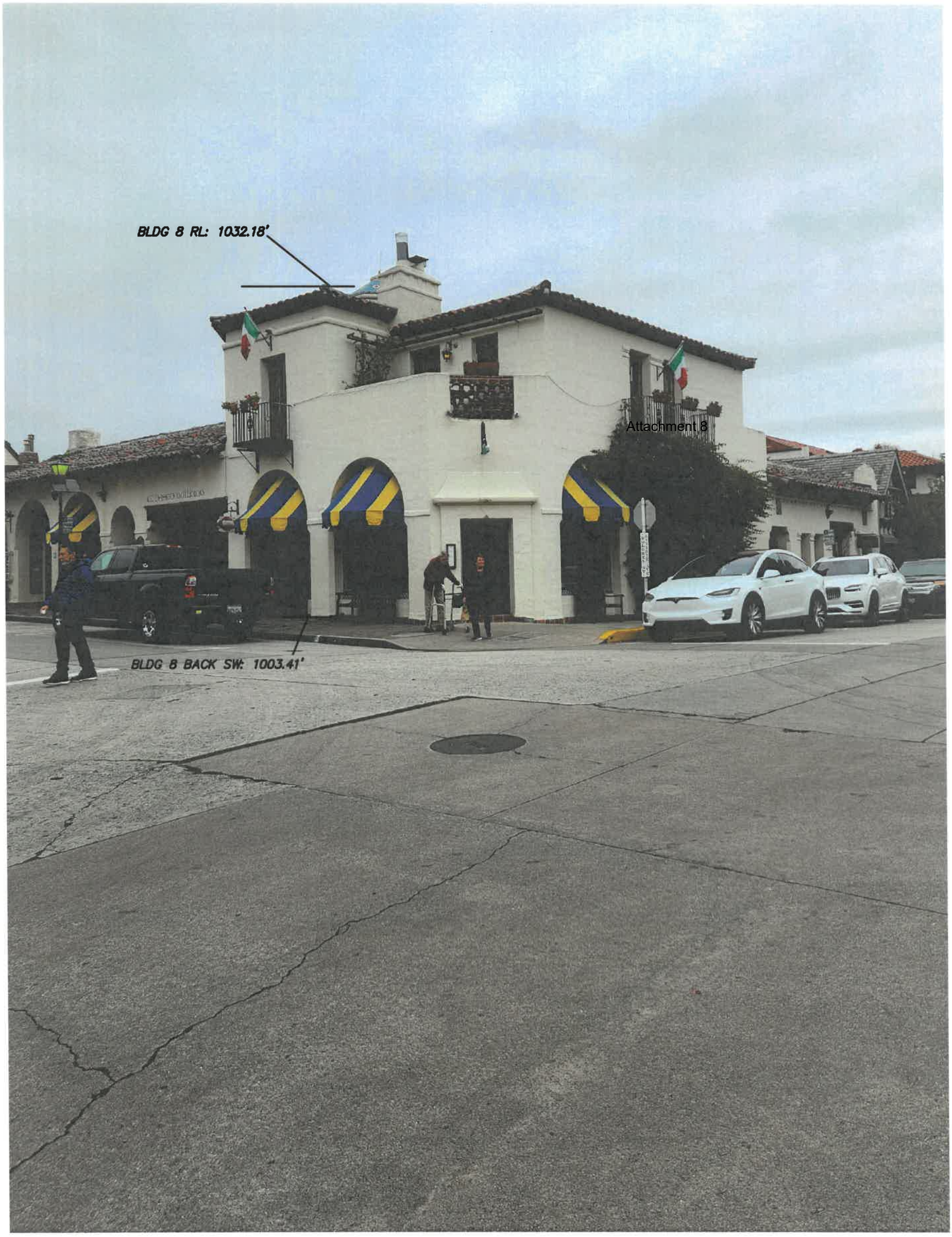
GUY R. GIRAUDO
EXP. 12-31-26
L.S. 8703
STATE OF CALIFORNIA



Attachment 8

"BUILDING 8"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

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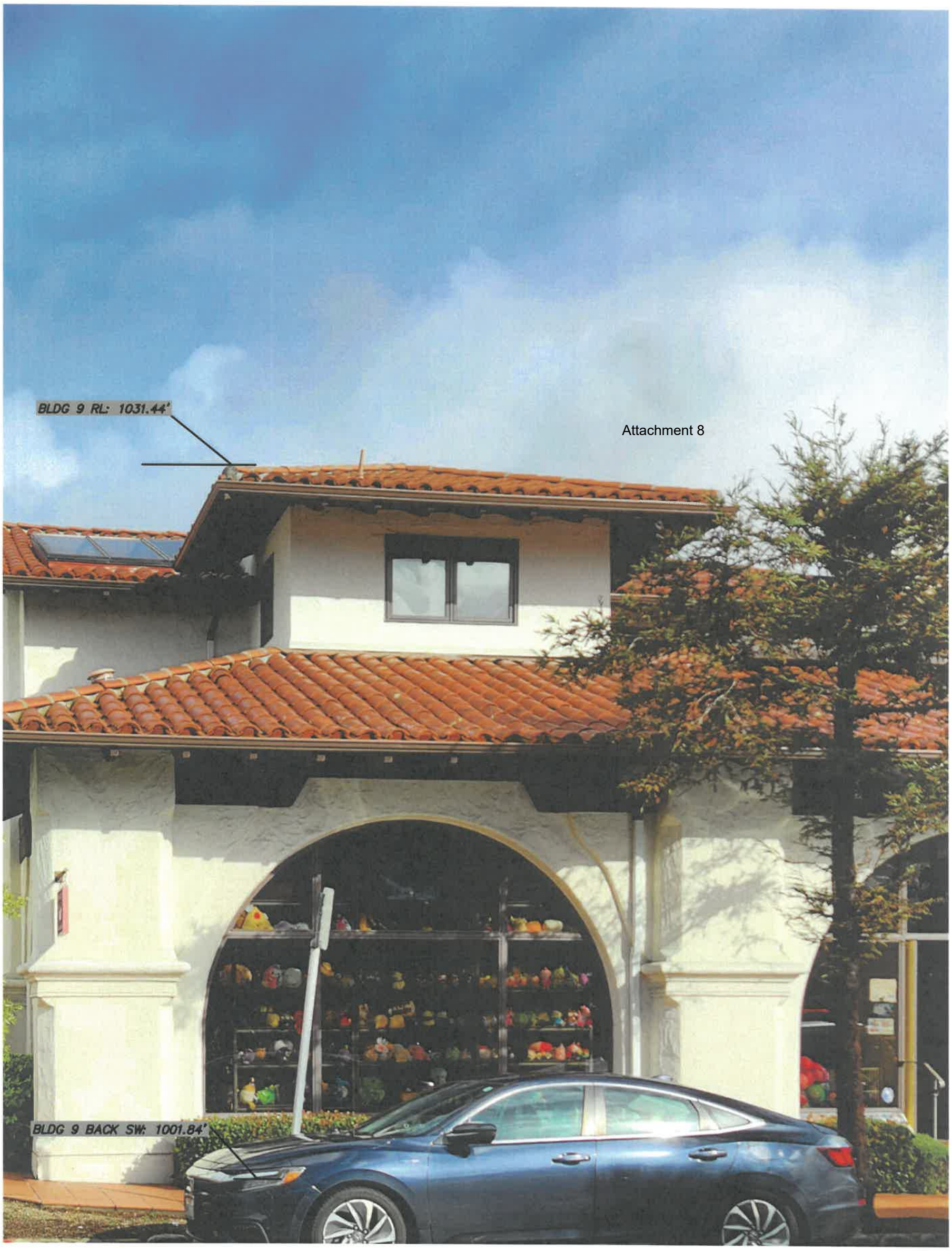
SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 9 OF 25 SHEETS



"BUILDING 9"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01
SHEET 10 OF 25 SHEETS

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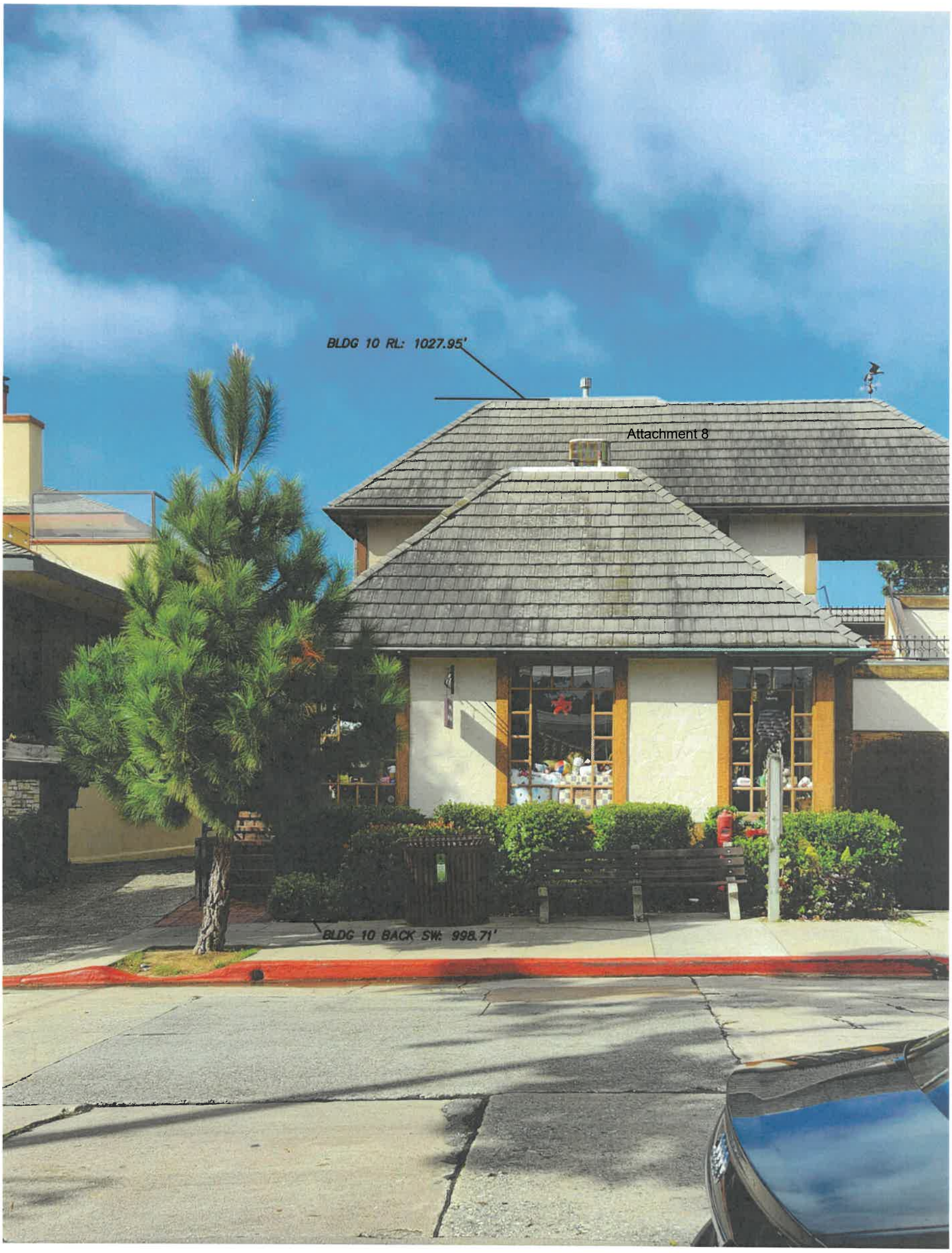

"BUILDING 10"

SURVEY

SURROUNDING BUILDING HEIGHT SURVEY
OF
DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
J.B. PASTOR

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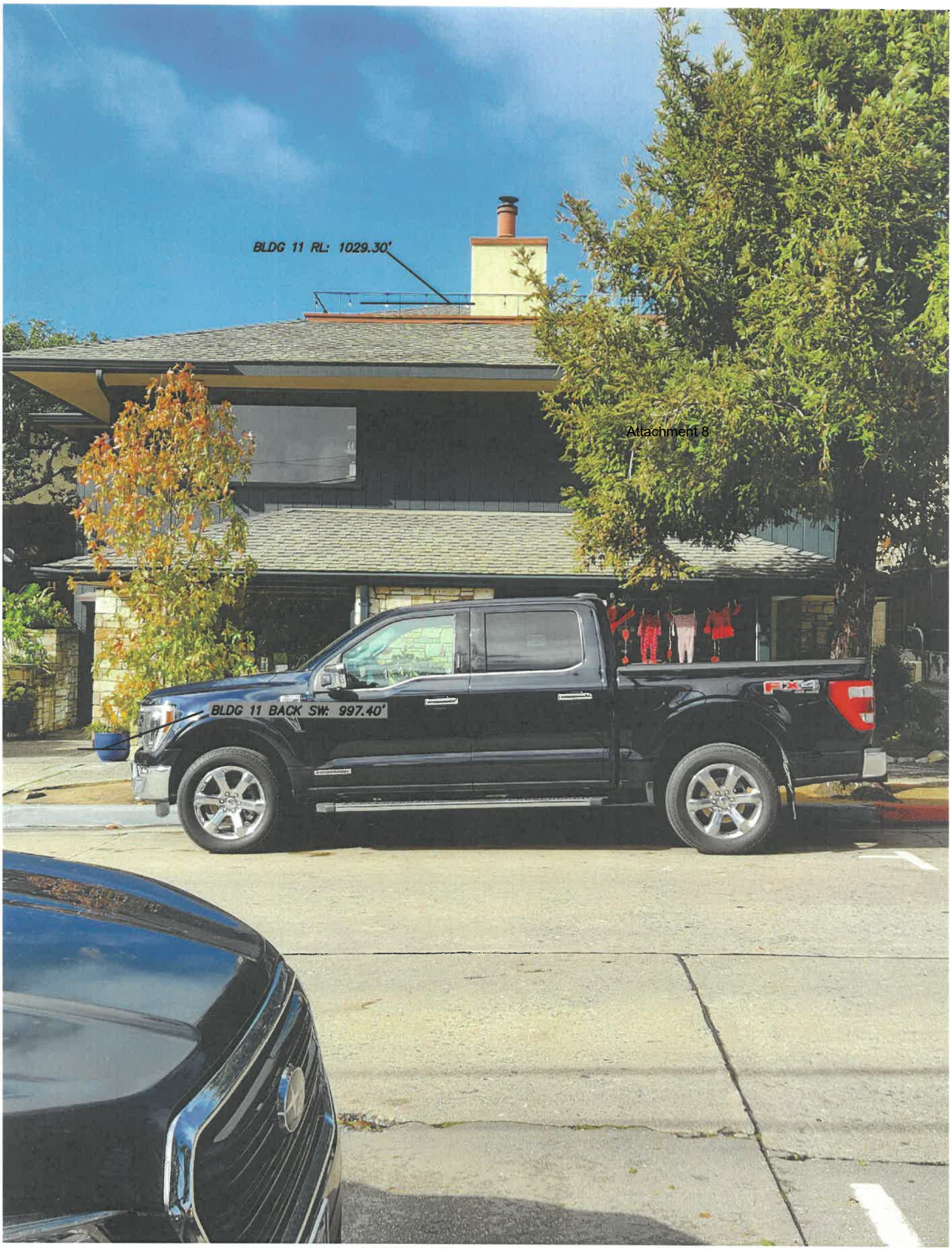
SHEET 11 OF 25 SHEETS



Attachment 8

"BUILDING 11"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

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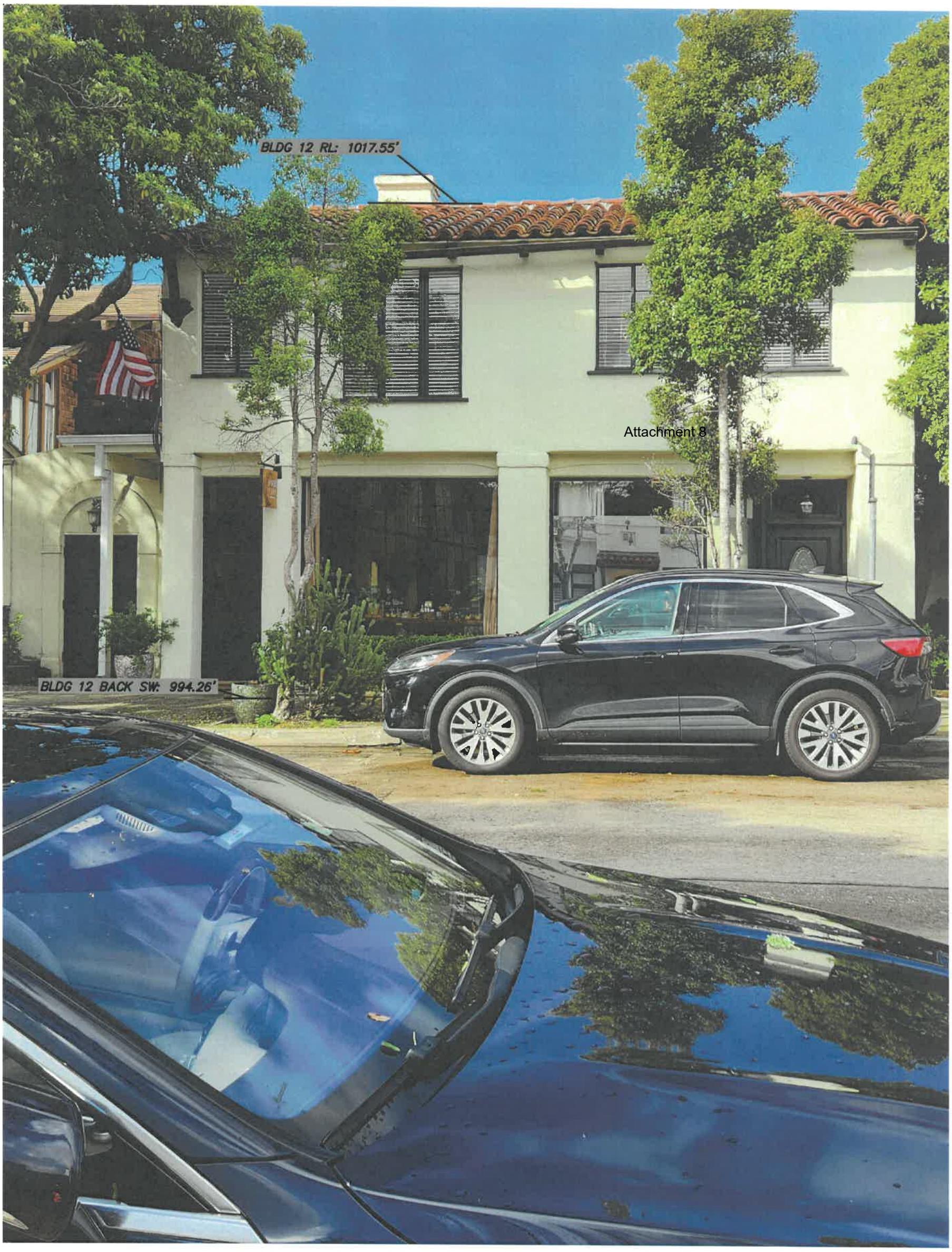
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 12 OF 25 SHEETS



Attachment 8

"BUILDING 12"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01
SHEET 13 OF 25 SHEETS

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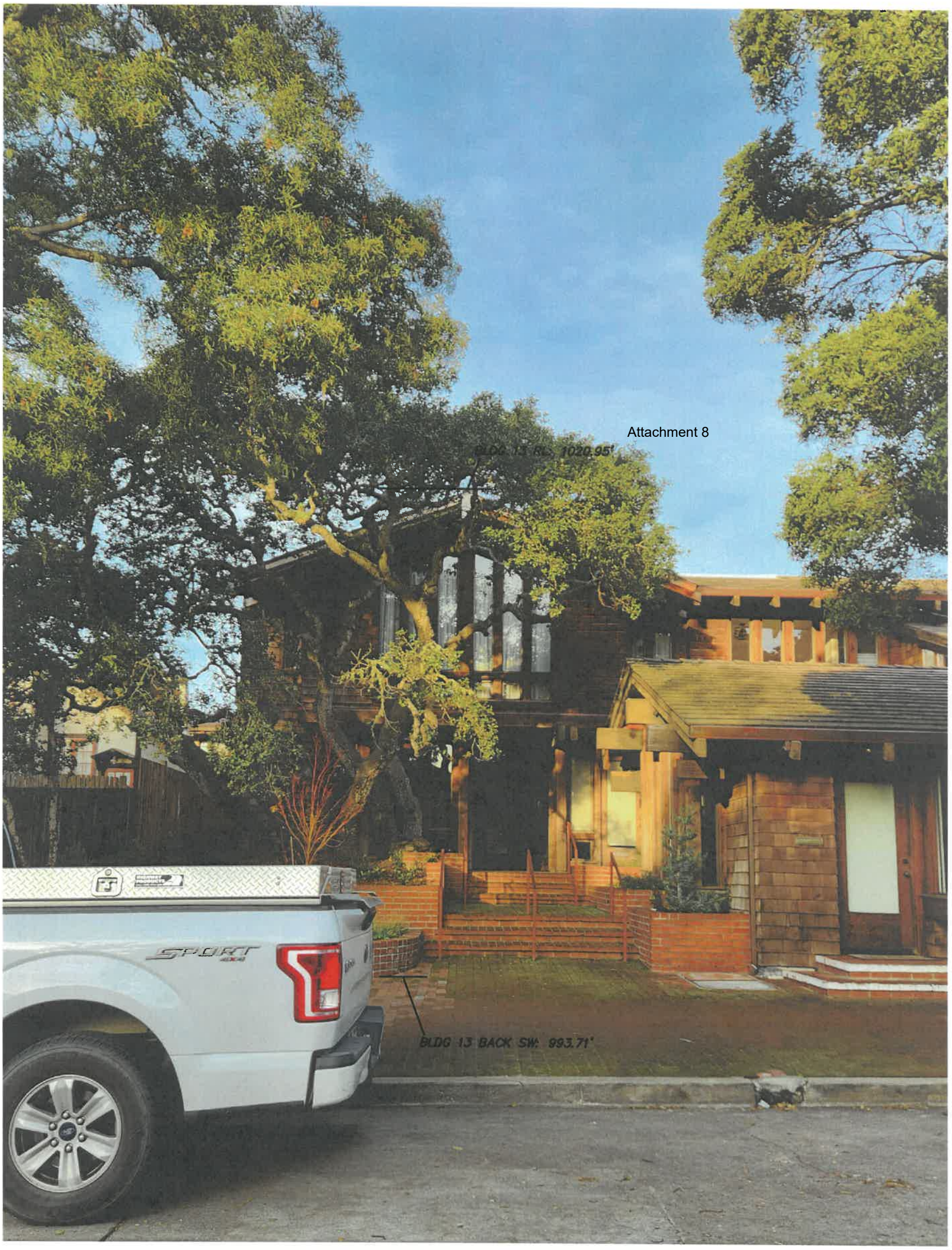
STATE OF CALIFORNIA



"BUILDING 13"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

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SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 14 OF 25 SHEETS

Attachment 8

"BUILDING 14"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01
SHEET 15 OF 25 SHEETS

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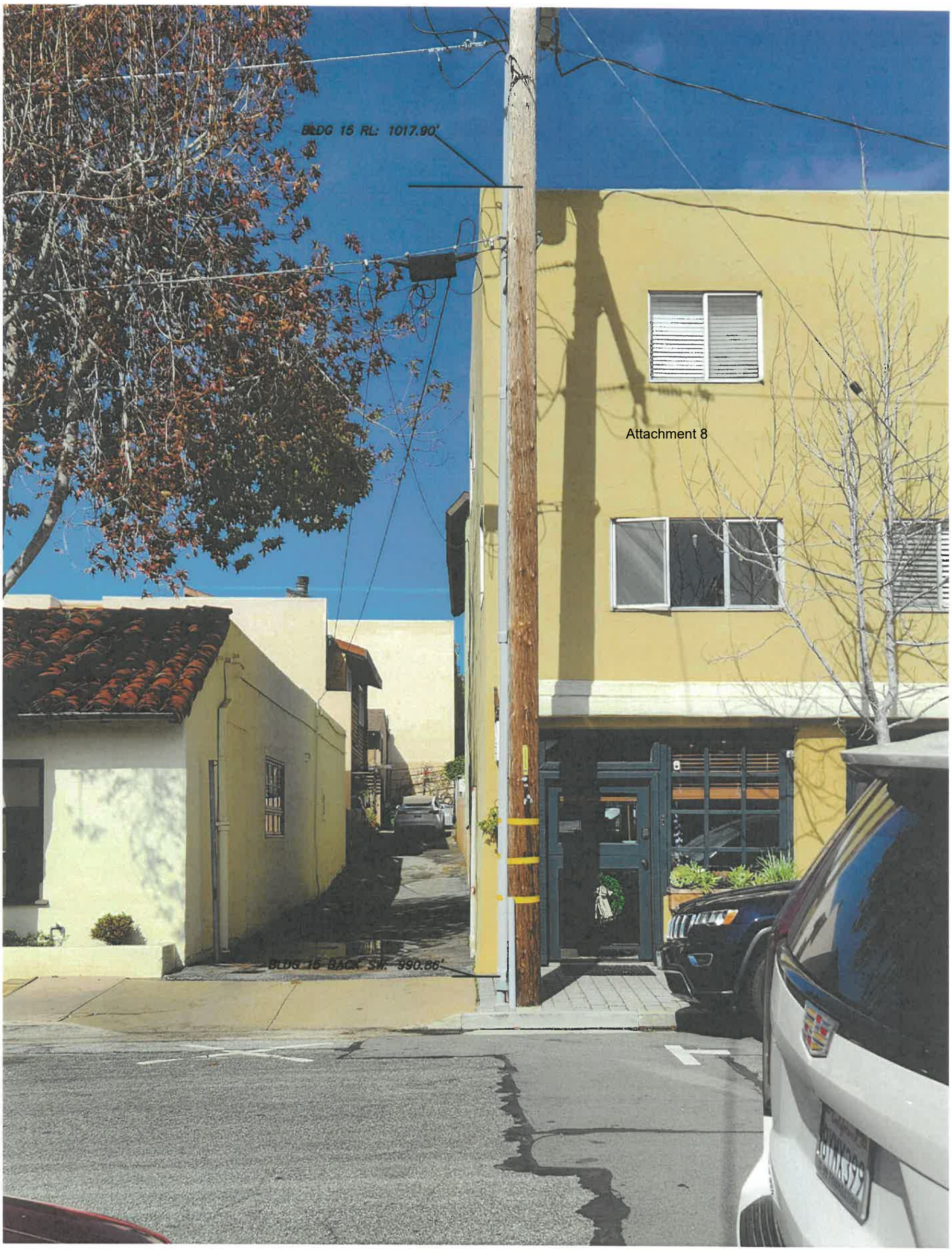
GUY R. GIRAUDO
EXP. 12-31-25
No. 8703
STATE OF CALIFORNIA



Attachment 8

"BUILDING 15"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 16 OF 25 SHEETS

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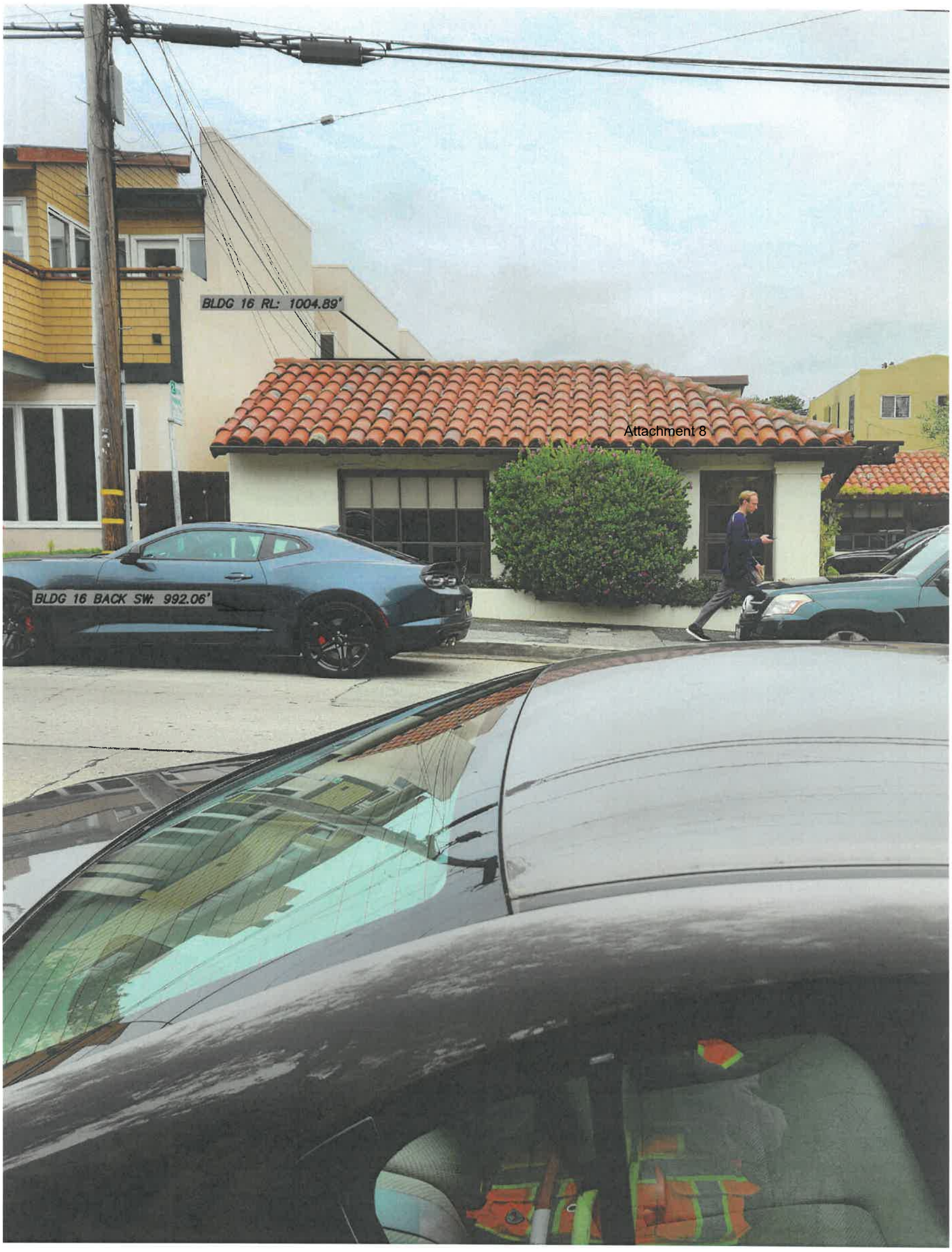

Attachment 8

"BUILDING 16"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

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PROFESSIONAL LAND SURVEYOR GUY R. GIRAUDO EXP. 12-31-26 L.S. 8703 STATE OF CALIFORNIA

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 17 OF 25 SHEETS

Attachment 8

"BUILDING 17"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SHEET 18 OF 25 SHEETS

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
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2/26/25

PROFESSIONAL LAND SURVEYOR
GUY R. GIMUDO
EXP. 12-31-26
L.S. 8703
STATE OF CALIFORNIA

"BUILDING 18"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

LANDSET ENGINEERS, INC.
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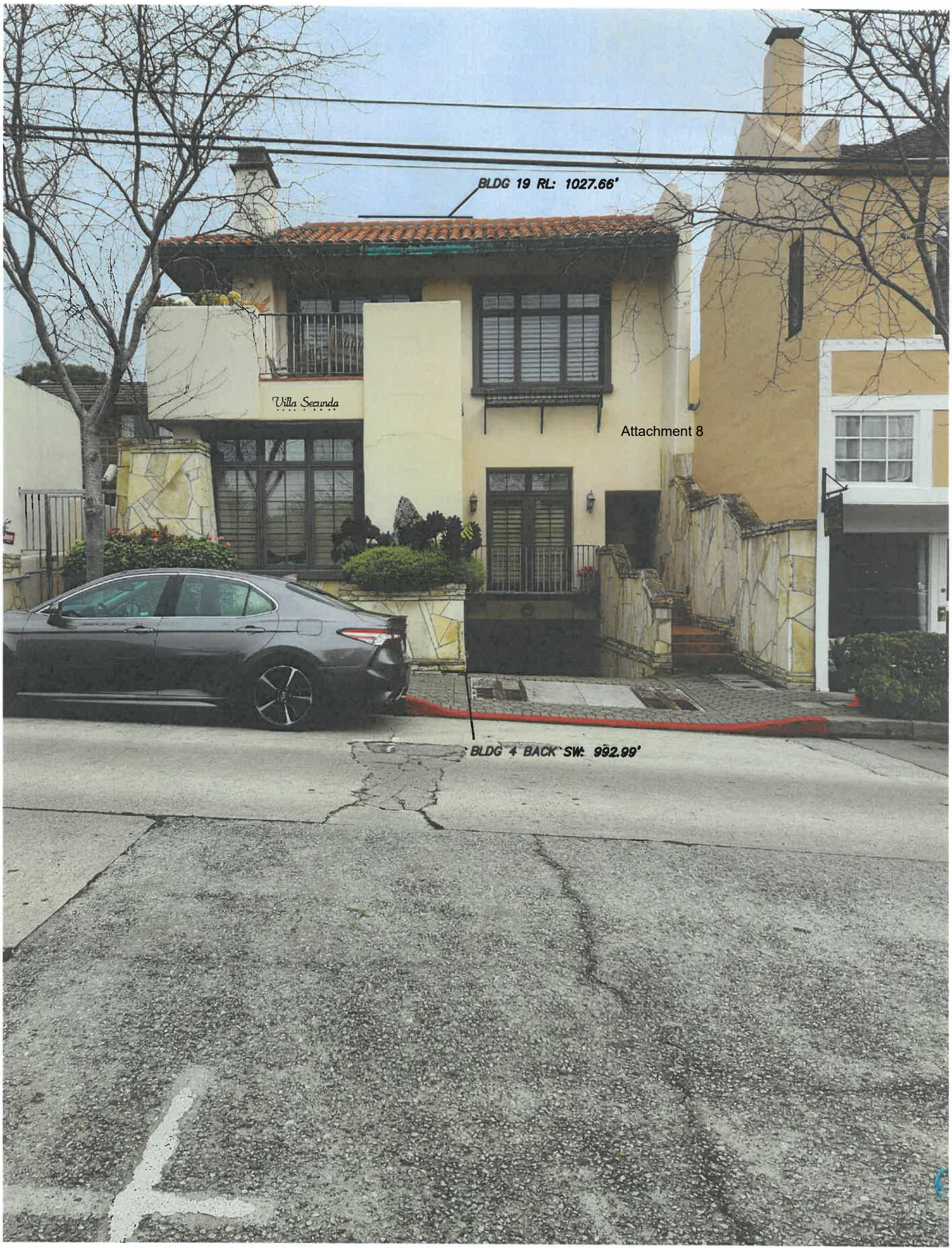
SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 19 OF 25 SHEETS



Attachment 8

"BUILDING 19"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

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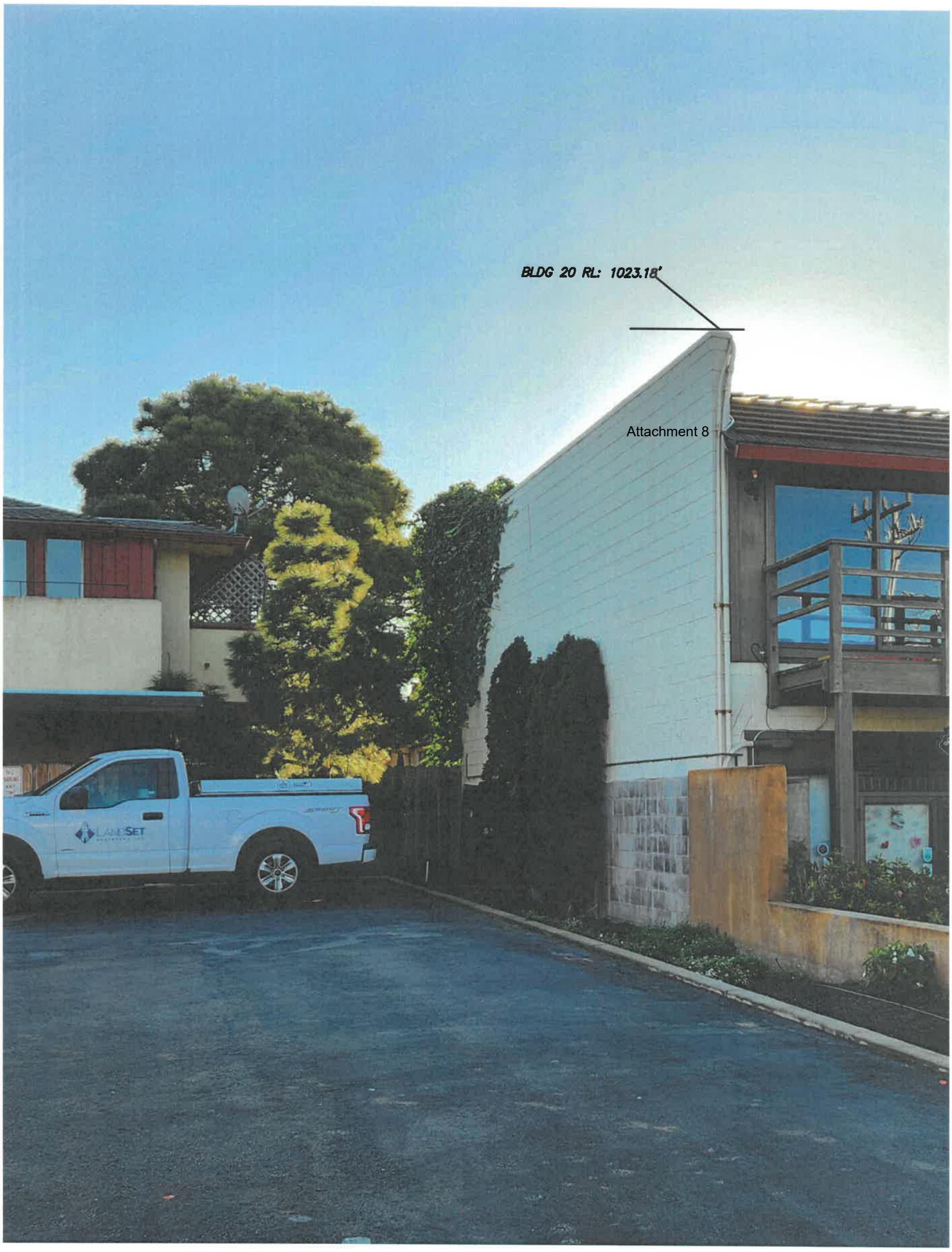
PROFESSIONAL LAND SURVEYOR
GUY B. GIRAUDO
EXP. 12-31-25
No. 8703
STATE OF CALIFORNIA

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 20 OF 25 SHEETS



"BUILDING 20"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

SHEET 21 OF 25 SHEETS

LANDSET ENGINEERS, INC.
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2/26/25

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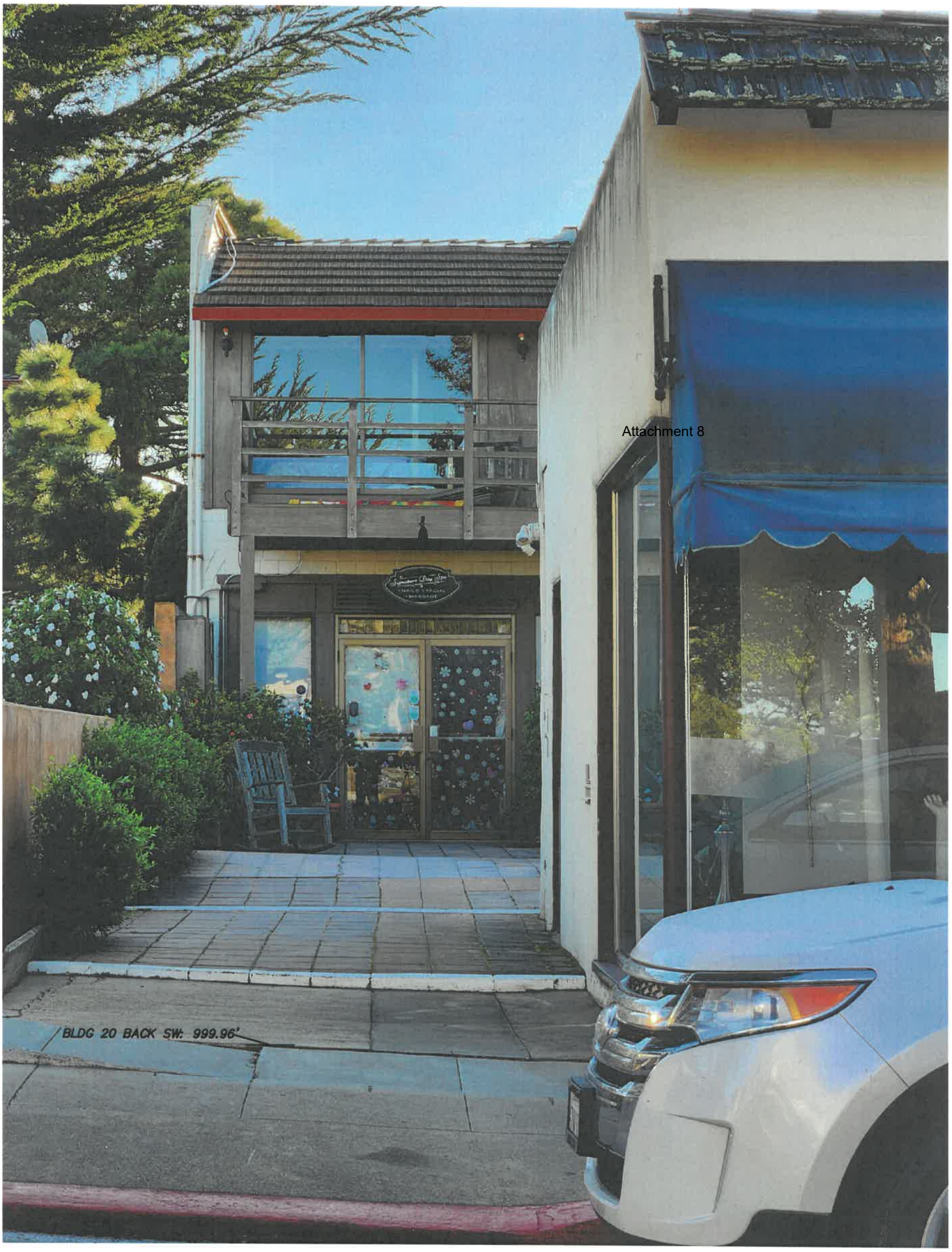
EXP. 12-31-26
NO. 8703
STATE OF CALIFORNIA



"BUILDING 20-B"

SURROUNDING BUILDING HEIGHT SURVEY
OF
DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01
SHEET 21-A OF 25 SHEETS

LANDSET ENGINEERS, INC.
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PROFESSIONAL LAND SURVEYOR
GUY R. GIRAUDO
EXP. 12-31-25
No. 8703
STATE OF CALIFORNIA

"BUILDING 21"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SHEET 22 OF 25 SHEETS

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01

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520-B Crazy Horse Canyon Road
Salinas, California 93907
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www.landseteng.com

APPROVED BY:

GUY R. GIRAUDO P.L.S. No. 8703

"BUILDING 22"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

LANDSET ENGINEERS, INC.
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GUY R. GIRAUDO
EXP. 12-31-25
L.S. 8703
STATE OF CALIFORNIA

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2745-01

SHEET 23 OF 25 SHEETS

Attachment 8

"BUILDING 23"

SURROUNDING BUILDING HEIGHT SURVEY

OF

DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01
SHEET 24 OF 25 SHEETS

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EXP. 12-31-25
No. 8703
STATE OF CALIFORNIA

"BUILDING 24"

SURROUNDING BUILDING HEIGHT SURVEY
OF
DOLORES STREET
2 SE OF 7TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
J.B. PASTOR

SCALE: N/A
DATE: FEBRUARY 2025
JOB NO. 2746-01
SHEET 25 OF 25 SHEETS

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EXP. 12-31-25
No. 8703
STATE OF CALIFORNIA

JB Pastor Building: Recommended Evidence for Participation in the Parking in-lieu Fee Program

On behalf of the applicant, EMC Planning Group staff conducted a review and evaluation of the project, and conducted research regarding the applicability of participation in the parking in-lieu fee program and presents the following:

On Site Parking and Parking In-Lieu Fee Program

Required On-Site Parking

A total of twelve on-site parking spaces will be provided via (1) ADA accessible van space, one (1) standard parking space, and ten (10) compact spaces that utilize a parking lift system split between five (5) lifts. A total of seventeen parking space are required per CMC 17.14.200:

- 8 residential units / 1 space per unit = 8 spaces
- 5,339.14 sf of commercial space / 1 parking space per 600 sf of commercial floor area = 8.9 parking spaces required

Per CMC 17.38.010 the purpose of the off-street parking requirements is to "lessen the parking congestion on the public streets and to leave street parking available to persons making short-term visits to the commercial district for shopping, business or related activities".

The applicant has met all of the long-term parking needs of the residential units; however, due to constraints resulting from historical attributes of the site identified in the record, the project is deficient five spaces required for short-term visits to the proposed commercial spaces.

Parking In-Lieu Fee Program

City of Carmel Municipal Code (CMC) allows for exceptions to parking requirements for properties facing challenges such as limited space, irregular shape, topography, or existing buildings, enabling more flexible solutions like reduced parking, shared parking, or alternative methods while maintaining accessibility and functionality.

Protection of the historically ornamented wall requires the imposition of a 'preservation buffer,' and excavation of underground parking would subject the structure to damage as noted in the report by ESA Structural Engineering. This restriction limits the applicant's ability to construct all of the required short-term parking on-site. The Planning Commission may allow the use of in-lieu fees to

fulfill parking requirements through a use permit when on-site parking is impractical or prohibited by City policies (CMC 17.38.030C). Practicality in this instance is evaluated based on peculiar conditions of the site related to historical resources (CMC 17.38.030.B.4) referenced herein. Criteria for participation in the in-lieu fee program, is as follows:

1. *The parking adjustment does not apply to hotel or motel uses; and*

2. *The applicant has diligently pursued meeting the parking requirements both on-site and off-site, but has been unsuccessful in meeting the requirement…", … (17.38.030.C and 17.38.040040 Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).*

The proposed project is not designated for hotel or motel use, thus meeting the first criterion of the in-lieu fee provision. The applicant has diligently pursued meeting parking requirements on site and is restricted by the preservation buffer of the historic resources. The general findings for the use permit can also be made as follows:

1. That the proposed use will not be in conflict with the City's General Plan.

The increase in commercial floor area, residential density, the use of the basement level, and participation in the in-lieu parking program are fully aligned with the City's General Plan, as described in this memo, and do not create any conflicts.

2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.

The project, which includes additional commercial space, residential units, basement use, and participation in the in-lieu parking program, meets all applicable zoning requirements as outlined in this memo.

3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.

This proposed development, which includes increased commercial floor area, residential density, basement use, and in-lieu parking, will not set a precedent. The project fits within the existing context of the commercial districts and complies with the municipal code, General Plan, and Local Coastal Plan.

4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

The proposed project, which consists of 8 residential units, parking, and up to 7 commercial spaces, will not put a strain on public services. The local utility infrastructure, including wastewater, sewer, and waste management, has sufficient capacity to support the project. Additionally, the project will be conditioned to ensure the necessary service capacities are confirmed prior to the issuance of building permits.

5. That the proposed use will not be injurious to public health, safety, or welfare.

The proposed development, which includes an increase in commercial space, residential units, basement use, and the in-lieu parking program, will not harm public health, safety, or welfare. These uses align with the established land use context in the commercial districts.

6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.

The increase in commercial floor area, residential density, use of the basement level, and participation in the in-lieu parking program are compatible with surrounding land uses. These changes are in line with the zoning code and General Plan, supporting the intended purpose of the district.

7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

The proposed increases in commercial space, residential density, basement use, and participation in the in-lieu parking program will not cause adverse impacts on neighboring properties. The zoning code is designed to minimize potential effects, ensuring neighboring uses remain unaffected.

ESA structural engineering design inc.
www.esadesign.net
43082 Brighton Common
Fremont, California, 94538
tel: 510-683.8914 fax. 510-683.8941

March 26, 2025

RE: **JB PASTOR BUILDING**
Dolores, 2nd SE of 7th
Carmel, CA 93921

Dear Jun and Ryan,

Nice meeting you at the site on September 20, 2024, regarding the proposed underground or basement parking structure and the effect or disturbance to the adjacent community building and ornamental wall. As I mentioned to you on the site to avoid disturbance to the existing community building and ornamental wall is to adopt theoretical approach based on the Morh's principle. Please refer to the next page FIGURE A. In the figure it shows the minimum distance from the building where no shoring is required, or a shoring is required when the excavation is within the minimum distance from the existing building. Excavation away of more than the minimum distance is considered the soil can withstand, otherwise the failure of soil is possible if the excavation distance is less than the minimum. Another consideration is if the excavation distance is less than the minimum, disturbance due to the construction activity is higher than the excavation distance Is farther away or more than the minimum distance.

Based on my observation, the existing structure is susceptible to damage by disturbance. The disturbance includes but is not limited to the vibration created during the excavation. Another consideration is the soil's shearing capacity. Based on the soil report attached to this letter the classification of soil is sandy and comprised mostly of fine sands with inclusion of gravels, clay, silt and miscellaneous debris. With this classification shoring is highly recommended when excavating is less than the minimum distance from the existing structure as indicated on the next page FIGURE A.

Lastly, I hope this letter of observation will give you some insight into the basement or underground construction adjacent to a historic building and structure and the extra care in excavation of the structure using best construction practices for foundation excavation work. Again, nice meeting you on the site.

Sincerely,
ESA structural engineering inc.

Efren S. Abarado, P.E.
President

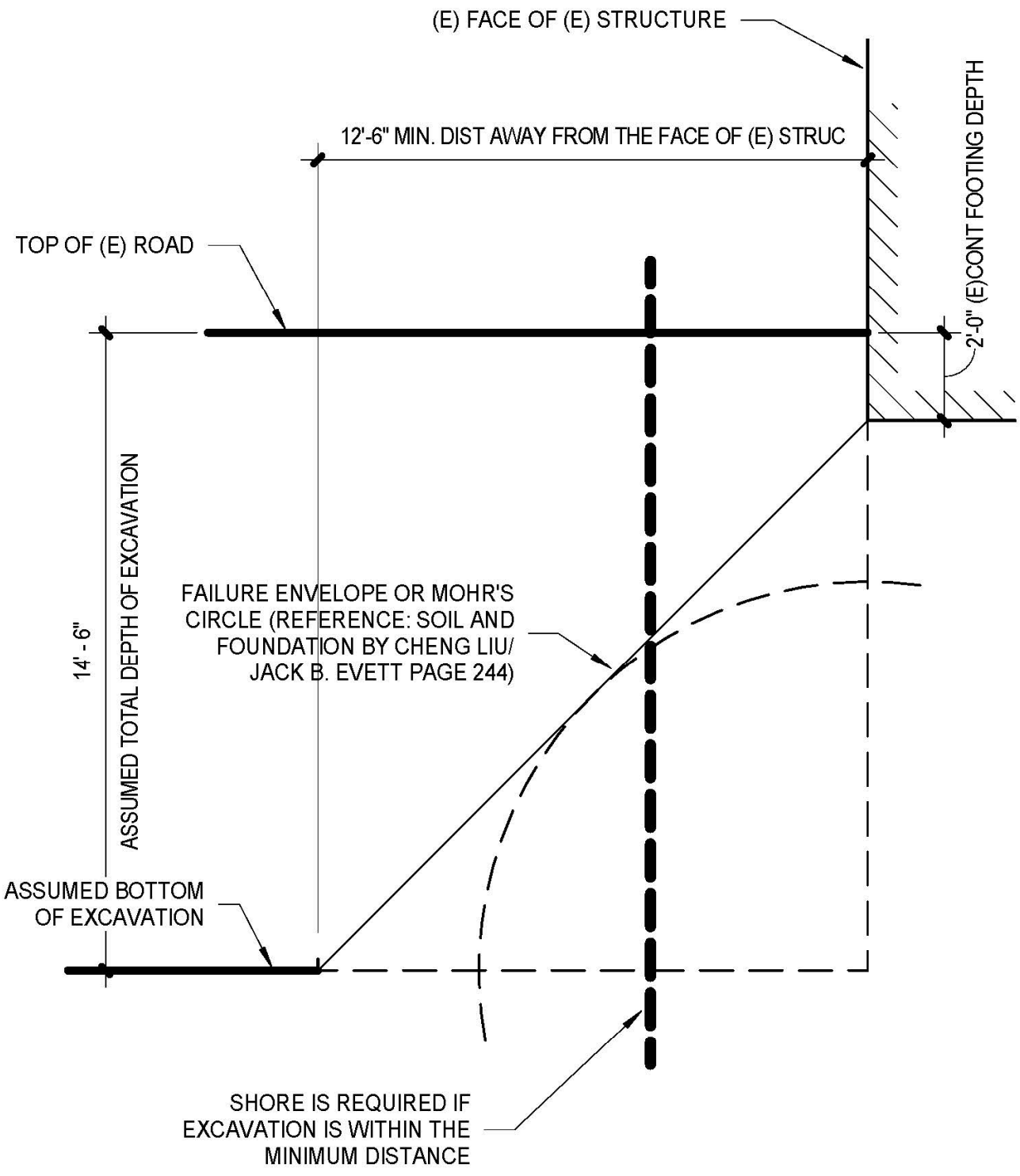

(E) FACE OF (E) STRUCTURE
12'-6" MIN. DIST AWAY FROM THE FACE OF (E) STRUC
2'-0" (E)CONT FOOTING DEPTH
TOP OF (E) ROAD
14' - 6"
ASSUMED TOTAL DEPTH OF EXCAVATION
FAILURE ENVELOPE OR MOHR'S CIRCLE (REFERENCE: SOIL AND FOUNDATION BY CHENG LIU/ JACK B. EVETT PAGE 244)
ASSUMED BOTTOM OF EXCAVATION
SHORE IS REQUIRED IF EXCAVATION IS WITHIN THE MINIMUM DISTANCE

FIGURE A

Excerpts from Grice Engineering's
Geotechnical Report for the proposed JB Pastor Building, 2020, Page 3
File No. 7286-20.08

Site Soil Profile

As found in the exploratory drilling, the site soils are generally consistent between each of the bores.

The shallow horizon is a fill comprised mostly of fine sands with inclusions of gravels, clay, silt and miscellaneous debris. This generally loose deposit was observed mostly on the two northern parcels to depths as great as 3.5 feet.

The native soils were observed near to grade on the southern parcel and below the fill on the northern. These fine sands were observed to have nil to trace amounts of silt and occasional clots of light cementation however below approximately 38 feet contained few amounts of clay. They were observed to be disturbed at grade, medium dense below approximately 3 feet and dense below approximately 15 feet. As encountered they were slightly moist to moist.

Complete soil characteristics and comments are reported on the boring logs at the depths observed. The logs are located in Appendix B.

Groundwater

No groundwater was encountered at this site to the maximum depth of exploration, approximately 44 feet below grade.

(Grice Engineering Geotechnical Report for the proposed JB Pastor Building, 2020, Page 3)

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

Best construction practices for foundation excavation. Adjacent to existing historic buildings.

For safe and effective foundation excavation adjacent to existing buildings, prioritize thorough site assessment, implement controlled excavation techniques, and use appropriate support systems like shoring or underpinning, while ensuring compliance with local regulations and clear communication with stakeholders.

1. Pre-Excavation Planning & Assessment:

- ***Thorough Site Assessment:***

Conduct a detailed survey of the site, including soil composition, topography, and the location of existing structures, utilities, and any potential hazards.

- ***Permitting and Regulations:***

Ensure all necessary permits and approvals are obtained and adhere to local building codes and safety regulations.

- ***Communication:***

Establish clear lines of communication with property owners, engineers, and other stakeholders to address any concerns and ensure a smooth process.

- ***Soil Testing:***

Conduct soil testing to determine soil type and stability, which is crucial for determining appropriate excavation methods and support systems.

2. Excavation Techniques & Safety:

- ***Controlled Excavation:***

Use precise excavation methods, such as hand digging or controlled mechanical equipment, to minimize disturbance to adjacent structures.

- ***Sloping and Benching:***

Follow OSHA guidelines for sloping and benching to prevent cave-ins and ensure worker safety.

- ***Sheet Piling or Retaining Walls:***

Implement temporary support systems like sheet piles or retaining walls to prevent soil movement and protect adjacent structures.

- ***Underpinning:***

Consider underpinning or shoring techniques for additional support if needed, especially for shallow foundations of adjacent buildings.

- ***Vibration Monitoring:***

Install vibration monitors and crack gauges to track ground movement and ensure that vibrations don't damage adjacent structures.

- ***Water Management:***

Implement proper drainage and water management systems to prevent water from accumulating near the excavation site and causing instability.

3. Post-Excavation:

- ***Grading and Leveling:***

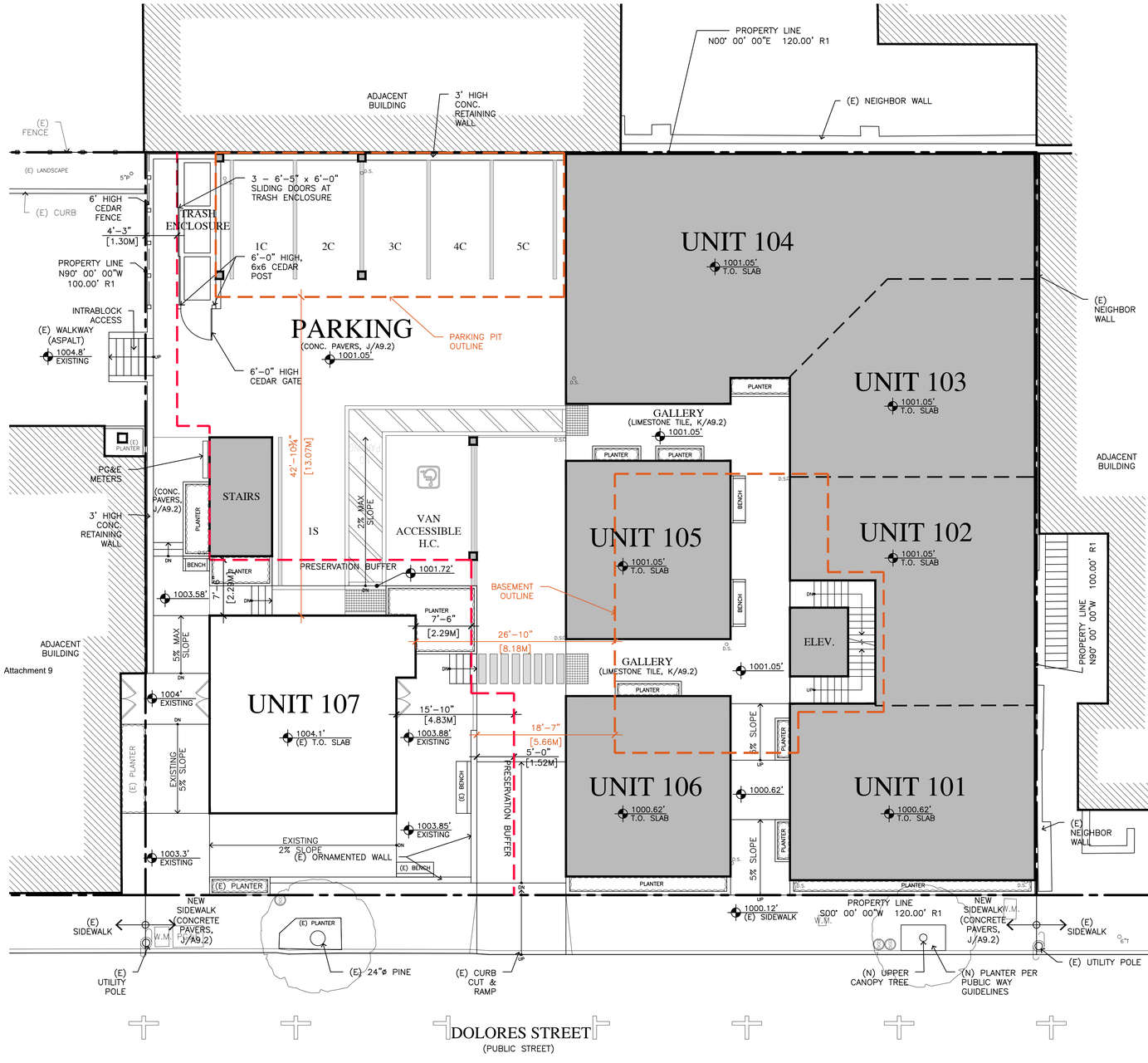
Level and grade the excavated area as needed, creating a smooth and even surface for the foundation construction.

- ***Compaction:***

Ensure proper compaction of the excavated soil to prevent future settlement and ensure stability.

- ***Documentation:***

Maintain detailed records of the excavation process, including soil conditions, excavation depths, and any support systems used.



0' 4' 8' 16'

0 1.25M 2.5M 5M

N

SITE PLAN W/ BASEMENT & PARKING PIT OVERLAY

1/8"=1'-0"

JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

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PACIFIC GROVE CA.
93950

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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: NOVEMBER 21, 2024

P.C. SUBMITTAL

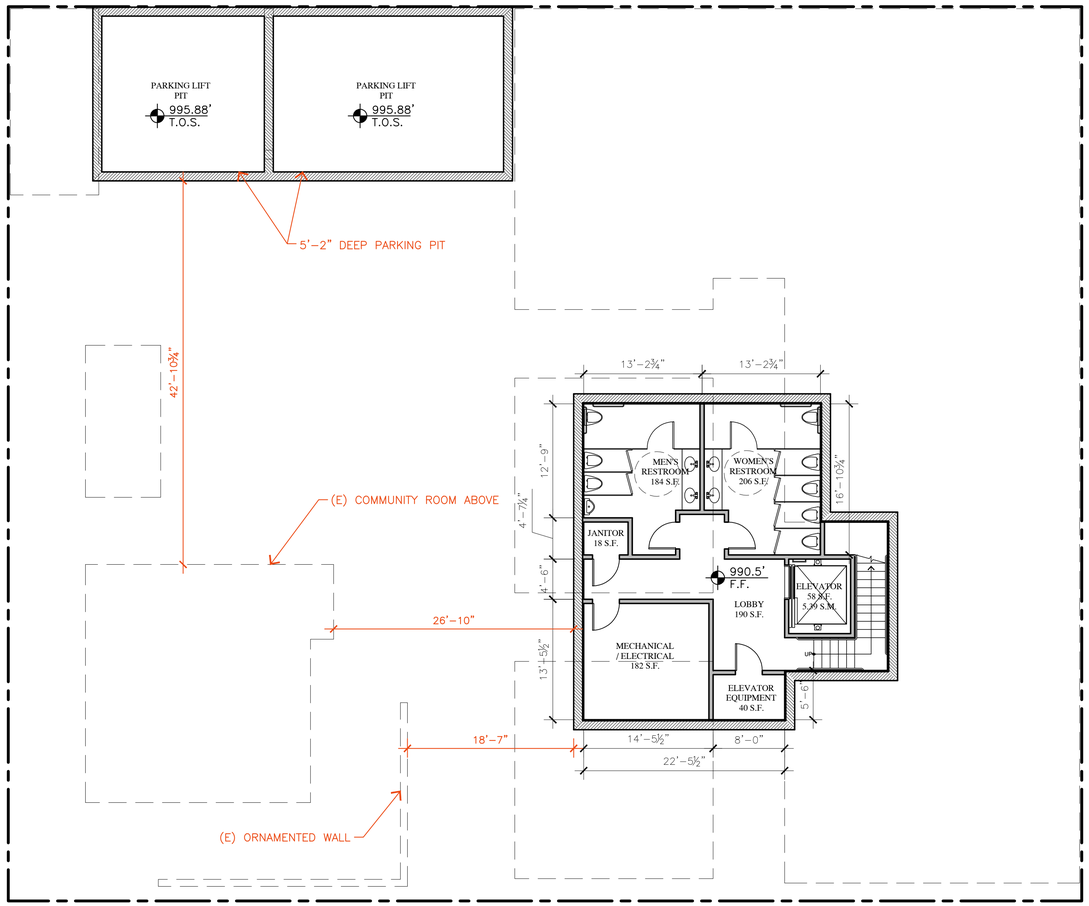
REVISIONS:

1 12/19/24 PLAN UPDATE
2 2/7/25 REV. PER PLANNER COMMENTS
3
4
5
6

SITE PLAN W/ BASEMENT OVERLAY

SHEET NO.

A1.4



Attachment 9

BASEMENT PLAN

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'-0"

N

WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

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APN: 010-145-012
022, & 023

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

REVISIONS:

1. 12/19/24 PLAN UPDATE
2. 2/7/25 REV. PER PLANNER COMMENTS
3.
4.
5.
6.

BASEMENT PLAN

SHEET NO.

A2.0

Keith Higgins

Traffic Engineer

July 3, 2024

Ryan Aeschliman
Project Manager
Esperanza Carmel
7th Ave 2 NW of Lincoln
Carmel-by-the-Sea, CA 93923

Re: JB Pastor Building Trip Generation and Vehicle-Miles-Traveled Study, Dolores, 2nd SE of 7th, Carmel-by-the-Sea, California

Dear Ryan,

Per your request, this is a traffic study for the proposed JB Pastor Building (Project), located at Dolores Street, 2nd Southeast, Carmel-by-the-Sea, California (City). The Project site is currently occupied by a total of about 2,292 gross square feet of commercial floor area and one residential unit. The Project will have a total of about 6,541 gross square feet of commercial floor area including the existing 692 net square-foot fine dining restaurant floor space in Unit 107 and8 multifamily dwelling units.

The currently proposed site and floor plans are provided in **Attachment A**, which also includes a Project location map is included on the first page. A demolition plan is provided as **Attachment B**, which indicates the existing community building, which is the location of the existing wine tasting room that will remain. It also depicts the two existing buildings along the south property line that will be removed. A tabular summary of Project components is included as **Attachment C**.

This study includes the following.

1. An estimate of Project trip generation and qualitative discussion of its effect on nearby traffic operations. Trip generation is estimated for the proposed project based on trip generation rates in the ITE Manual. The ITE Manual is the standard source of trip generation data used throughout the traffic engineering and transportation planning industry.
2. A Vehicle-Miles-Traveled (VMT) evaluation is included as well, which is required per the latest California Environmental Quality Act (CEQA) regulations.

A. PROJECT TRIP GENERATION

Attachment D provides a tabular summary of the traffic anticipated to be generated by each component of the Project, as summarized in the following discussion. These are based on trip generation rates

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T 408.201.2752 KEITH@KEITHHIGGINSTE.COM WWW.KEITHHIGGINSTE.COM

provided in "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021, tabulated on Attachment

1. Proposed Project trip generation is estimated to include the following, as tabulated on **Attachment D, Section B**.
    a. Retail Commercial - The Project's retail spaces, which are assumed to include Units 101 through 106, will generate about 366 gross daily trips with 17 during the AM peak hour and 39 during the PM peak hour. According to the "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021, an average of about 34% of retail trips are captured from traffic already passing the Project to and from a primary destination. The resulting net retail trips represent an increase in traffic on the nearby street system of about 242 daily trips with 11 during the AM peak hour and 26 during the PM peak hour.

    b. Fine Dining Restaurant - The existing fine dining restaurant floor area will remain as Unit 107. It is estimated to continue to generate about 66 gross daily trips with 1 during the AM peak hour and 6 during the PM peak hour. According to the "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021, an average of about 44% of fine dining restaurant trips are captured from traffic already passing the Project. The Fine Dining Restaurant net trip generation is therefore estimated to total about 37 daily trips with 1 during the AM peak hour and 3 during the PM peak hour.

    c. Multi-family Housing - The eight multi-family housing units in Units 2A through 2H will generate a total of about 54 daily trips with 53 during the AM peak hour and 4 during the PM peak hour. An internal trip allowance of 10% is applied to the residential component of the Project because a portion of the Project will offer on-site residential trip attractions such as retail and food service. Residents will also walk to and from the large variety of other commercial uses within walking distance in downtown Carmel. The net residential trip generation estimate includes about 49 daily trips with 2 during the AM peak hour and 5 during the PM peak hour.

    d. The entire proposed Project is expected to generate a gross total of about 486 daily trips with 21 during the AM peak hour and 49 during the PM peak hour. The net increase in traffic on the nearby street system is expected to total about 328 daily trips with 15 during the AM peak hour and 33 during the PM peak hour.

2. Existing development on the Project site is estimated to generate about 112 daily trips with 6 in the AM peak hour and 11 during the PM peak hour, as tabulated on **Attachment D, Section C**.

3. As tabulated on **Attachment D, Section D**, the Project will generate about 374 more gross daily trips including about 15 AM peak hour trips and 38 PM peak hour trips than the previous use. Its increase in net trips, when accounting for trips to and from the Project

already on the adjacent street system, is estimated to total about 216 daily trips with 9 in the AM peak hour and 22 in the PM peak hour.

B. PROJECT EFFECT ON NEARBY TRAFFIC OPERATIONS

Net Project trips represent a frequency of about one vehicle every six minutes in the AM peak hour and less than one vehicle every two minutes in the PM peak hour. The low frequency of Project trips will have a minimal effect on traffic operations in downtown Carmel.

The above estimates may be conservative. The Project's net increase in traffic on the nearby streets in greater downtown Carmel is likely to be much less. This is because the Project's location is conducive to walking to and from nearby residential areas and complementary commercial and employment uses in downtown Carmel. The "Trip Generation Handbook," Institute of Transportation Engineers, 3rd Edition, September 2017, Chapter 7, Trip Generation for Urban Infill/Redevelopment, page 65, recognizes this. It states, "The current *Trip Generation Manual* data volumes do not reflect trip generation at urban infill sites. Redevelopment in built out areas and new development in areas that are almost fully built out often results in fewer vehicle trips generated than would result in suburban and outlying locations. These effects may be the result of modal shifts:

- More walking (because of closer proximity of complementary uses).
- More transit ridership (because of convenient, frequent transit service).
- More bicycling (because of bicycle facilities that improve safety or reduce travel time).
- Higher vehicle occupancy (because of more carpooling that results from overall traffic congestion, preferential treatments along roadway network, or parking pricing-or limited parking supply)."

Most of the above characteristics are present in downtown Carmel and therefore applicable to this project.

C. PROJECT VEHICLE-MILES-TRAVELED

As required by California SB 743, vehicle-miles-travelled (VMT) has recently replaced level of service in the evaluation of environmental impacts under CEQA. Carmel-by-the-Sea has not adopted a VMT policy which would include a methodology for performing this analysis. This analysis is therefore based on the "Technical Advisory on Evaluating Transportation Impacts in CEQA," State of California Governor's Office of Planning and Research, December 2018 (OPR Guidelines), which provides implementation guidance for SB 743 for evaluating development proposals. This is consistent with the policies adopted by other nearby agencies including the City of Monterey, Santa Cruz County, and Caltrans. Monterey County is in the process of adopting a VMT policy and evaluation methodology nearly identical to these other agencies.

The OPR Guidelines include criteria for determining if development proposals will require further VMT analysis or if the proposal is below significance thresholds and exempt from additional analysis. The OPR Guidelines, page 17, states, "Lead agencies can evaluate each component of a mixed-use project independently and apply the significance threshold for each project type included (e.g., residential and

retail). Alternatively, a lead agency may consider only the project's dominant use. In the analysis of each use, a project should take credit for internal capture. Combining different land uses and applying one threshold to those land uses may result in an inaccurate impact assessment." The two main components of the project, residential and commercial (retail), are therefore analyzed separately, as described below.

1. **Multi-Family Housing**
   a. Residential Significance Criterion - The OPR Guidelines, page 12, states, "Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.

   b. Residential VMT Analysis - The 8 multi-family housing units are estimated to generate about 54 gross daily trips, which is below the 110 trips per day significance threshold. This component of the Project will have a less-than-significant VMT impact.

2. **Retail Uses (Variety Stores and Restaurant)**
   a. Retail Significance Criterion - The OPR Guidelines, pages 16-17, states, "Many cities and counties define local-serving and regional-serving retail in their zoning codes. Lead agencies may refer to those local definitions when available, but should also consider any project-specific information, such as market studies or economic impacts analyses that might bear on customers' travel behavior. Because lead agencies will best understand their own communities and the likely travel behaviors of future project users, they are likely in the best position to decide when a project will likely be local-serving. Generally, however, retail development including stores larger than 50,000 square feet might be considered regional-serving, and so lead agencies should undertake an analysis to determine whether the project might increase or decrease VMT."

   b. Retail VMT Analysis – The retail component of the Project will include a total increase of about 6,541 net square feet of floor area. The overall floor area is far below the 50,000 square-foot threshold considered to be regional serving that would potentially result in a significant VMT impact. The types of uses anticipated in the Project will serve local clientele and visitors. The retail component of the Project will have a less-than-significant VMT impact.

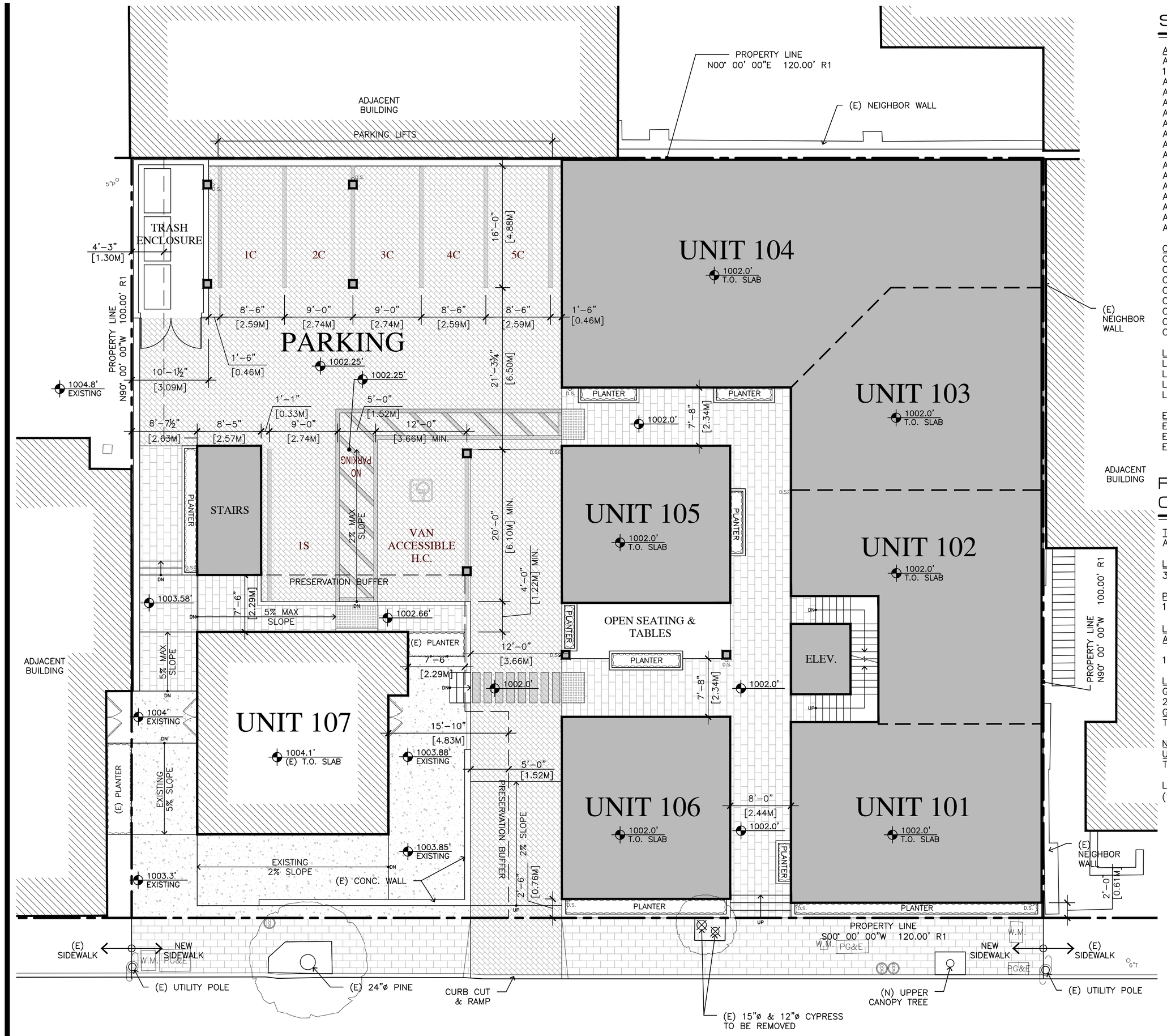
If you have any questions regarding this analysis or need additional information, please do not hesitate to contact me at your convenience. Thank you for the opportunity to assist you.

Respectfully submitted,

Keith Higgins

Keith B. Higgins, PE, TE
Attachments

Attachment A
Project Site and Floor Plans



DOLORES STREET
(PUBLIC STREET)

SITE PLAN

0' 4' 8' 16'
0 1.25M 2.5M 5M
1/16"=1'-0"

SHEET INDEX

ARCHITECTURAL
A1.0 SITE PLAN
1 TOPOGRAPHICAL SURVEY
A1.1 SITE DEMO & HISTORIC BLDG. PROTECTION PLAN
A1.2 EXITING, F.A.R. & BUILDING COVERAGE DIAGRAMS
A1.3 HISTORIC PRESERVATION CONDITIONS
A2.0 BASEMENT PLAN
A3.0 GROUND FLOOR PLAN
A4.0 2ND FLOOR PLAN
A5.0 ROOF PLAN
A6.0 ELEVATIONS & SECTIONS
A6.1 ELEVATIONS & SECTIONS
A6.2 ELEVATIONS & SECTIONS
A6.3 ELEVATIONS
A6.6 TERRACE DETAILS
A6.7 ADJACENT BUILDING SECTION
A8.1 JB-PASTOR STREETSCAPES
A9.2 COLOR & MATERIAL BOARD

CIVIL
C1 COVER SHEET
C2 GRADING & DRAINAGE PLAN – GROUND LEVEL
C3 GRADING SECTIONS A–C
C4 GRADING SECTIONS D–F
C5 UTILITY PLAN – GROUND LEVEL
C6 GRADING, DRAINAGE, & UTILITY PLAN – BASEMENT LEVEL
C7 EROSION & SEDIMENT CONTROL PLAN
C8 CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE
L1.0 STREET LEVEL LANDSCAPE PLAN
L1.1 ROOF & 2ND LEVEL LANDSCAPE PLAN
L1.2 LANDSCAPE DETAILS & PLANT PICTURES
L1.3 LANDSCAPE DETAILS & PLANT PICTURES

ELECTRICAL
E001 COVER SHEET
E002 CALIFORNIA ENERGY COMPLIANCE TITLE 24
E501 LIGHTING PLAN PHOTOMETRIC STUDY – GROUND LEVEL

FOREST & BEACH COMMISSION NOTES:

TOTAL SIZE OF OPEN SPACE:
AREA: 3,327 S.F.

LANDSCAPING AREA REQUIRED:
3,327 / 2 = 1,664 S.F.

PLANT ALTERNATIVES ALLOWED:
1,664 X 0.25 = 416 S.F.

LANDSCAPE AREA REQUIRED W/ 25% PLANT ALTERNATIVES:

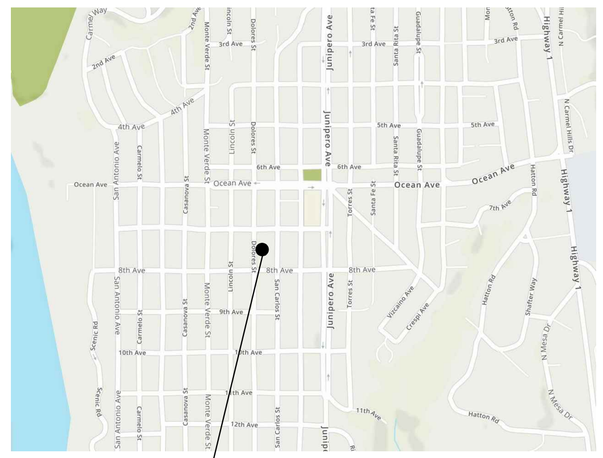
1,248 S.F.

LANDSCAPE AREAS PROVIDED:
GROUND FLOOR: 277 S.F
2ND LEVEL: 51 S.F.
GREEN ROOF: 924 S.F.
TOTAL: 1,252 S.F.

NEW TREE SUMMARY:
UPPER CANOPY ON PUBLIC PROPERTY: 1
TOTAL: 1

LOWER CANOPY TREES ON ROOF: 4
(SEE SHEET A5.0)

VICINITY MAP



LOCATION OF PROJECT

PLANNING INFO.

- PROPERTY OWNER:
  ESPERANZA CARMEL COMMERCIAL, LLC
  ATTN: RYAN AESCHLIMAN
  7TH NW OF LINCOLN
  CARMEL–BY–THE–SEA, CA 93921
- ARCHITECT
  INTERNATIONAL DESIGN GROUP LLC
  JUN A. SILLANO, AIA
  JUN@IDG–INC.NET
  PHONE: (831) 646–1261
- PROJECT ADDRESS:
  DOLORES ST.
  2 SE OF 7TH AVE,
  CARMEL–BY–THE–SEA, CA 93921
- PROJECT SCOPE:
  DEMOLITION OF 2 EXISTING BUILDINGS. NEW CONSTRUCTION FOR GROUND FLOOR PARKING GARAGE, COMMERCIAL SPACES ON GROUND FLOOR, & 8 RESIDENTIAL APARTMENTS ON 2ND FLOOR; 3 BEDROOM UNITS W/ ROOF TOP DECK
- OCCUPANCY: A–2, B, M, R–2, S–2
- CONST. TYPE: V–B, TYPE I–GARAGE
- A.P.N. 010–145–012, 023, & 024
- LEGAL DESC.: LOTS: 6, 8, & 10 BLOCK: 91
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + BASEMENT
- MAX BLDG. HT: 30 FT ALLOWED
- CUT/FILL: SEE CIVIL DRAWINGS
- TREE REMOVAL: SEE A1.1
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE:
  2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & 2023 CALIFORNIA ENERGY CODE
- LOT AREA: 12,000 S.F. (0.276 AC.)
- BUILDING COVERAGE ALLOWED:
  17.14.130
  A. EXCEPTIONS MAY BE GRANTED UP TO A MAXIMUM BUILDING COVERAGE OF 95 PERCENT = 95% (11,400 SF)
- BUILDING COVERAGE CALCULATIONS

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
	–2,269 S.F.	692 S.F.	8,650 S.F.
TOTAL	–2,269 S.F.	692 S.F.	9,342 S.F.

TOTAL: EXISTING TO REMAIN + PROPOSED = 9,342 SF (77.85%)

- FLOOR AREA RATIO (FAR) ALLOWED:
  FOR 2 STORIES = 135% (16,200 S.F.)
- FAR CALCULATIONS

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
GROUND FLOOR	–2,269 S.F.	692 S.F.	5,190 S.F.
SECOND FLOOR	–1,597 S.F.		7,546 S.F.
TOTAL	–3,866 S.F.	692 S.F.	13,428 S.F.

TOTAL: EXISTING TO REMAIN + PROPOSED = 13,428 (111.9%)

- NOT INCLUDED IN FAR CALCULATIONS

	EXISTING	PROPOSED
BASEMENT (GARAGE)	0	1,122 S.F.

- PARKING REQUIREMENTS
  COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.
  5199.67 / 600 S.F. = 8.67 = 9 SPACES
  RESIDENTIAL REQUIRES 1 PER UNIT
  8 UNITS = 8 SPACES
  TOTAL REQ. = 17 SPACES
  ACCESSIBILITY REQ.
  VAN PARKING REQ. = 1 PER 25 SPACES

  TOTAL REQ. = 9 COMPACT PARKING SPACES
  8 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  18 SPACES

  TOTAL PROVIDED = 10 COMPACT PARKING SPACES
  1 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  12 SPACES

Attachment 10

JUN A. SILLANO, AIA
IDG
ARCHITECTURE + PLANNING + INTERIOR DESIGN
721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950
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STAMPS:

PROJECT/CLIENT:
JB PASTOR BUILDING

PROJECT ADDRESS:
DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921
APN: 010–145–012
022, & 023

DATE: MARCH 29, 2024
HRB SUBMITTAL

REVISIONS:
1
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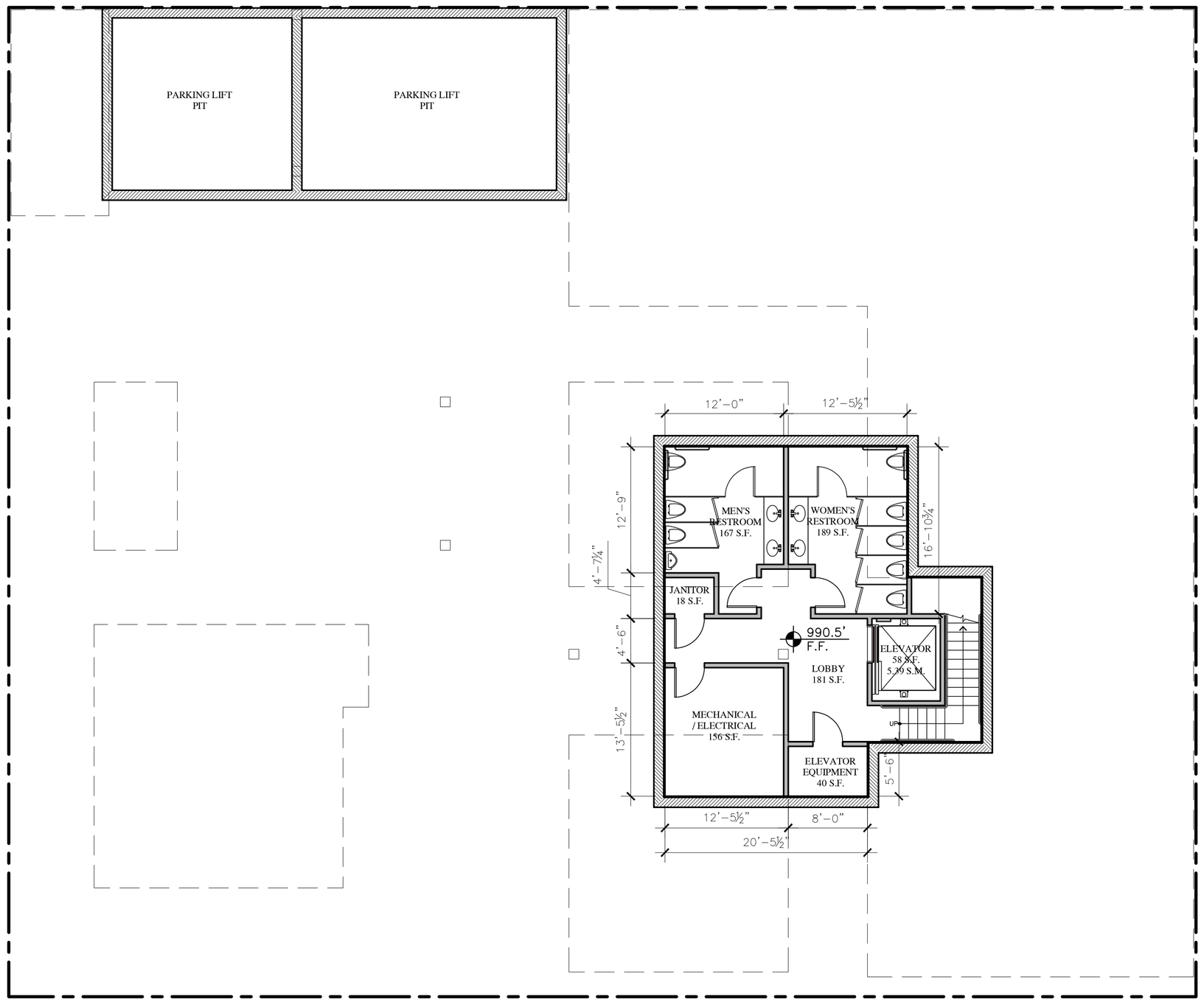
SITE PLAN

SHEET NO.
A1.0



Attachment 10

BASEMENT PLAN

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'-0"

N

WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

JUN A. SILLANO, AIA

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STAMPS:

PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: MARCH 29, 2024
HRB SUBMITTAL

REVISIONS:

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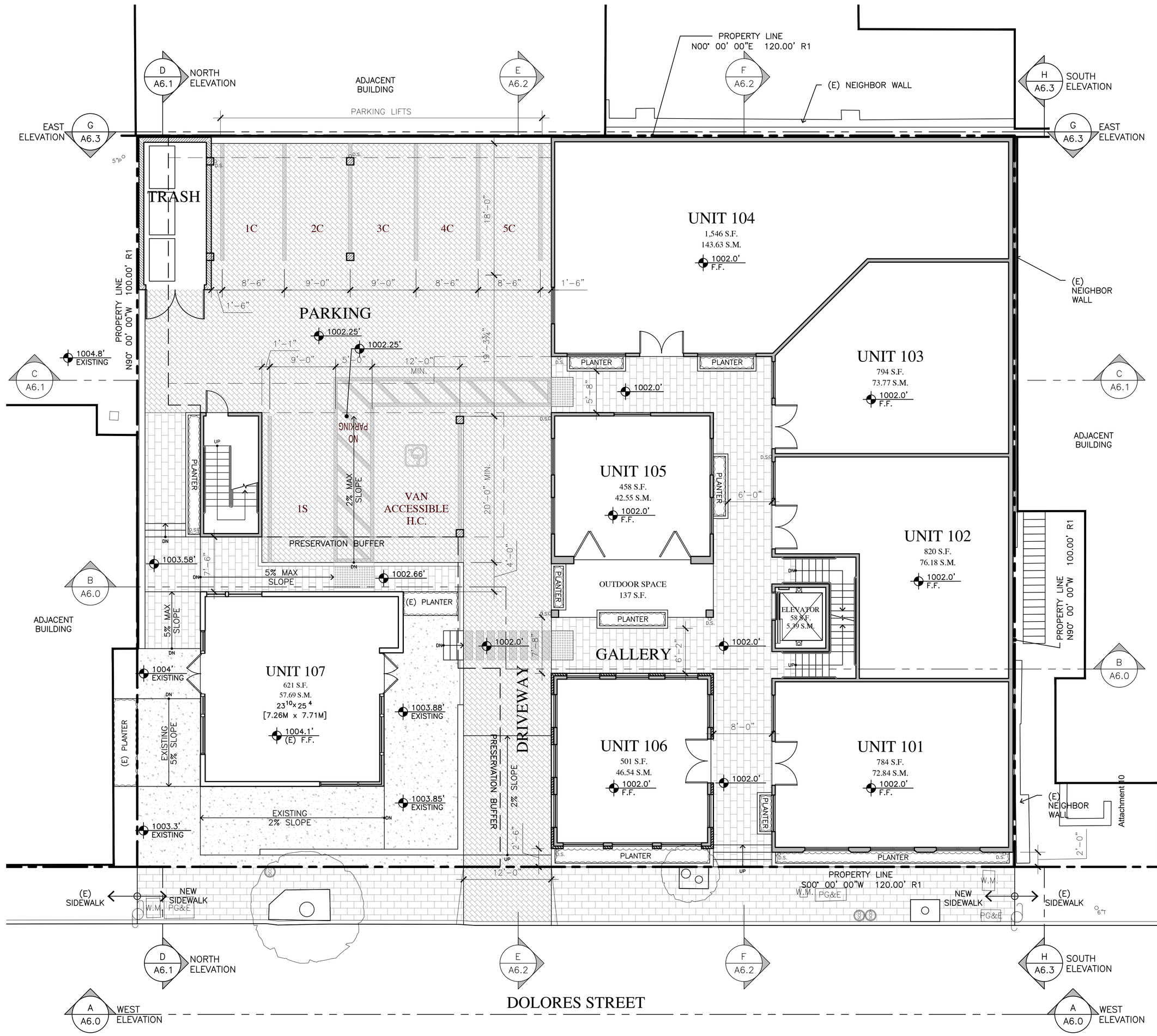
BASEMENT
PLAN

SHEET NO.

A2.0



GROUND FLOOR PLAN

0' 4' 8' 16'
0 1.25M 2.5M 5M
1/8"=1'-0"

WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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APN: 010-145-012
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REVISIONS:

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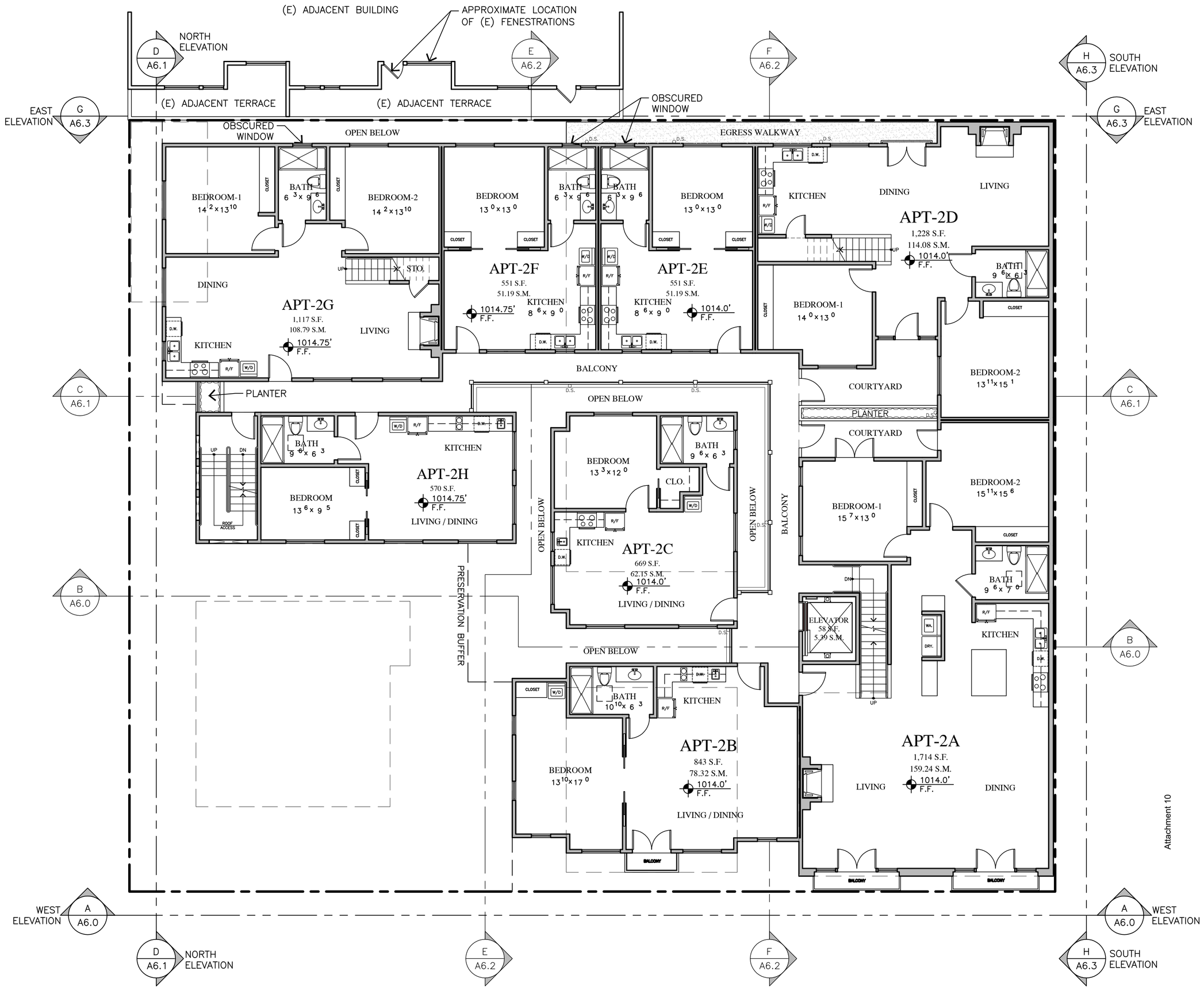
GROUND FLOOR PLAN

SHEET NO.

A3.0

Attachment 10



Attachment 10

SECOND FLOOR PLAN

0' 4' 8' 16'
0 1.25M 2.5M 5M
1/8"=1'-0"
N

WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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REVISIONS:

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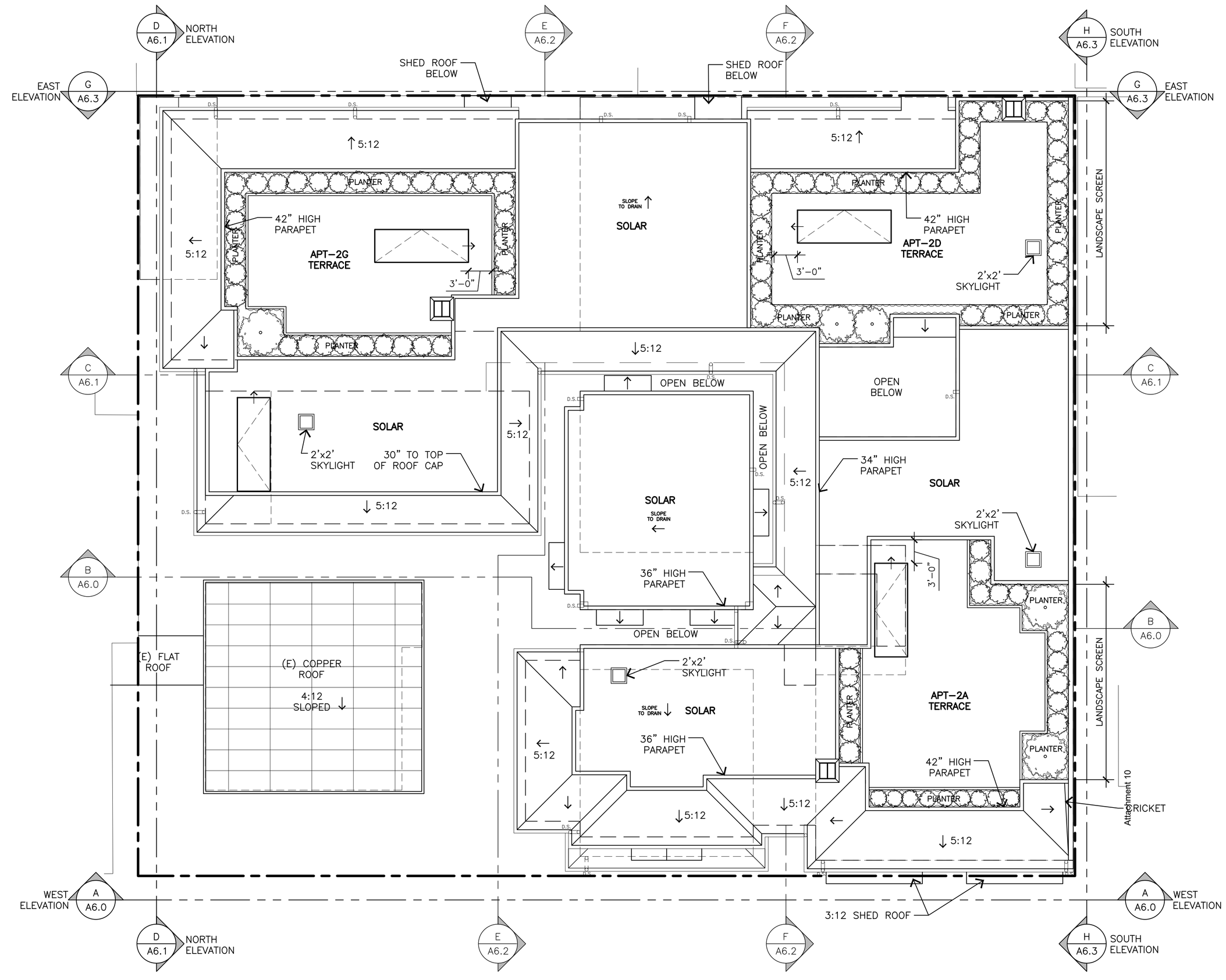
SECOND FLOOR PLAN

SHEET NO.

A4.0



ROOF PLAN

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'–0"

N

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93921

APN: 010–145–012
022, & 023

DATE: MARCH 29, 2024
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REVISIONS:

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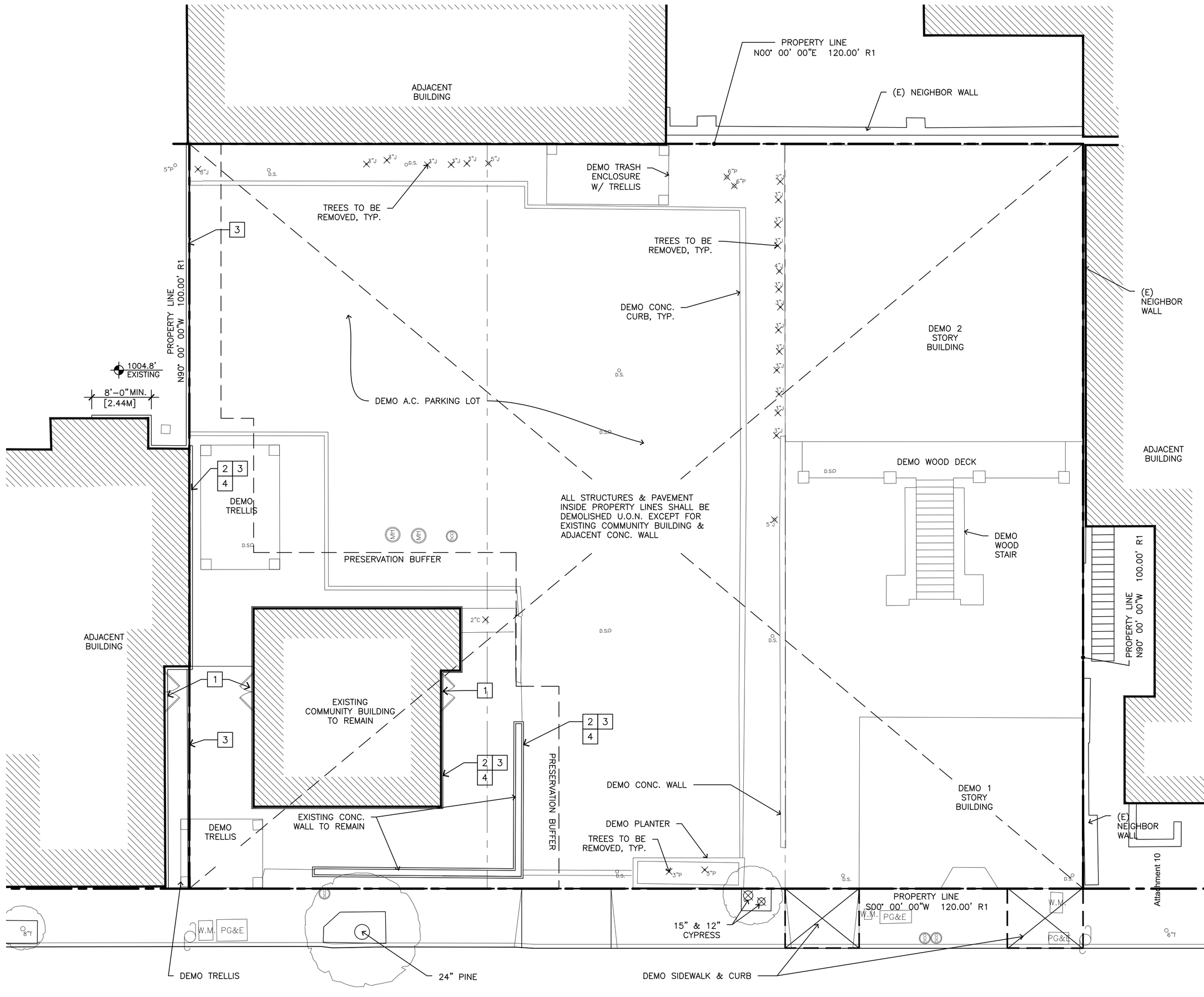
ROOF PLAN

SHEET NO.

A5.0

Attachment B
Project Demolition Plan



DOLORES STREET

DEMO. SITE PLAN

1/8"=1'-0"

0' 4' 8' 16'

0 1.25M 2.5M 5M

N

TREE REMOVAL

TREE	SIZE	QUANTITY
JUNIPER	5"ø	2
JUNIPER	4"ø	1
JUNIPER	3"ø	17
JUNIPER	2"ø	1
PINE	6"ø	2
PINE	3"ø	2
CHERRY	2"ø	1

TOTAL TO BE REMOVED: 26 – PRIVATE PROPERTY

CYPRESS	15"ø	1
CYPRESS	12"ø	1

TOTAL TO BE REMOVED: 2 – PUBLIC PROPERTY

26 PRIVATE + 2 PUBLIC

TOTAL TO BE REMOVED: 28

HISTORIC BLDG. PROTECTION PLAN KEYNOTES

1. CONSTRUCT BARRICADE WALL TO CLOSE OPENING OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
2. PROVIDE FULL HEIGHT VINYL SHEET TO WALL FOR DUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
3. CONSTRUCT 6' HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL
4. ITEM 3 OVER ITEM 2. DEVELOPMENT TEAM SHALL DESIGN THIS WALL W/O ANY ATTACHMENTS TO (E) BUILDING.

JUN A. SILLANO, AIA

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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: MARCH 29, 2024
HRB SUBMITTAL

REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

SITE DEMO & HISTORIC BLDG. PROTECTION PLAN

SHEET NO.

A1.1

Attachment C
Project Land Use
Tabular Summary

JB Pastor - Unit Matrix

Commercial Unit Matrix		
Unit	**SF**	**Notes**
101	784	
102	820	
103	794	
104	1,546	
105	595	458 SF of enclosed space, 137 outdoor patio.
106	501	
107	692	This is an existing building & it will remain. Currently used for by the 7th and Dolores restaurant.
Total	**5,732**	

Basement (MEP and Restrooms)		
Unit	**SF**	**Notes**
basement	167	Men's Restroom
basement	189	Women's Restroom
basement	58	Elevator
basement	40	Elevator Machine Room
basement	156	MEP
basement	181	Lobby
basement	18	Janitor
Total	**809**	

Residential Matrix					
Unit	**SF**	**Notes**	**Terrace?**	**Bed**	**Bath**
2A	1,714		Yes	2	1
2B	843		No	1	1
2C	669		No	1	1
2D	1,228		Yes	2	1
2E	551		No	1	1
2F	551		No	1	1
2G	1,117		Yes	2	1
2H	570		No	1	1
Total	**7,243**				

Currently existing onsite and will be demolished		
Unit	**SF**	**Notes**
Unit A	600	Bureau Vintage Property Management - 1-Story Building
Unit B	1600	Signature Day Spa - 1st Floor
Unit C	1600	Residential Tenant - 2nd Floor

**Note - Commercial Unit 107 above is an existing building which will remain.*

A. TRIP GENERATION RATES

Institute of Transportation Engineers (ITE) Land Uses	ITE LAND USE CODE	WEEKDAY DAILY TRIP RATE	AM PEAK HOUR PEAK HOUR RATE	AM % OF ADT	AM % IN	AM % OUT	PM PEAK HOUR PEAK HOUR RATE	PM % OF ADT	PM % IN	PM % OUT
1. Multi-Family Housing (per dwelling unit)	220	6.74	0.40	6%	24%	76%	0.51	8%	63%	37%
2. Small Office (per 1,000 sq. ft.)	712	14.39	1.67	12%	82%	18%	2.16	15%	34%	66%
3. Variety Store (per 1,000 sq. ft.)	814	63.66	3.04	5%	55%	45%	6.70	11%	51%	49%
4. Hair Salon	918	15.125	1.21	8%	83%	17%	1.45	10%	17%	83%
5. Fine Dining Restaurant	931	83.84	0.73	1%	70%	30%	7.80	9%	67%	33%
6. Basement Storage Areas - Prorated to Variety Store and Restaurant	N.A.									

B. PROPOSED PROJECT TRIP GENERATION

B1. Proposed Non-Residential Land Use Summary

Unit	Land Use	Net Floor Area	Gross Floor Area
101	Variety Store	784 sq. ft.	895 sq. ft.
102	Variety Store	820 sq. ft.	936 sq. ft.
103	Variety Store	794 sq. ft.	906 sq. ft.
104	Variety Store	1,546 sq. ft.	1,764 sq. ft.
105	Variety Store	595 sq. ft.	679 sq. ft.
106	Variety Store	501 sq. ft.	572 sq. ft.
107	Fine Dining Restaurant	692 sq. ft.	790 sq. ft.
	Total Net Floor Area	**5,732 sq. ft.**	
	Basement	**809 sq. ft.**	
	Total Gross Floor Area		**6,541 sq. ft.**

B2. Proposed Non-Residential Trip Generation

				DAILY TRIPS	AM PEAK HOUR TRIPS	AM % OF ADT	AM TRIPS IN	AM TRIPS OUT	PM PEAK HOUR TRIPS	PM % OF ADT	PM TRIPS IN	PM TRIPS OUT
10t through 106	Variety Store - Gross Trips	5,751	sq. ft.	366	17	5%	9	8	39	11%	20	19
	- Net Trips (34% Pass-by)			242	11	5%	6	5	26	11%	13	13
107	Fine Dining Restaurant - Gross Trips	790	sq. ft.	66	1	2%	1	0	6	9%	4	2
	- Net Trips (44% Pass-by)			37	1	3%	1	0	3	8%	2	1
a. Proposed Project Non-Residential Gross Trips		6,541	sq. ft.	432	18	4%	10	8	45	10%	24	21
b. Proposed Project Non-Residential Net Trips				279	12	4%	7	5	29	10%	15	14

B3. Proposed Residential Trip Generation

2A thru 2H	**Multi-Family Residential - Gross Trips**	8	Units	54	3	6%	1	2	4	7%	3	1
	- Net Trips (10% Internal)			49	3	6%	1	2	4	8%	2	1

B4. PROPOSED PROJECT TOTAL TRIP GENERATION

a. Gross Trips	**486**	**21**	**4%**	**11**	**10**	**49**	**10%**	**27**	**22**
b. Net Trips	**328**	**15**	**4%**	**8**	**7**	**33**	**10%**	**17**	**15**

C. EXISTING SITE TRIP GENERATION

EXISTING USES	LAND USE CODE	PROJECT SIZE		WEEKDAY DAILY TRIPS	AM PEAK HOUR TRIPS	AM % OF ADT	AM TRIPS IN	AM TRIPS OUT	PM PEAK HOUR TRIPS	PM % OF ADT	PM TRIPS IN	PM TRIPS OUT
1. Unit 107 - Existing Fine Dining Restaurant	931	692	sq. ft.	58	1	2%	1	0	5	9%	3	2
2. Unit A - Bureau Vintage Property Management (Small Office)	712	1,600	sq. ft.	23	3	13%	2	1	3	13%	1	2
3. Unit B - Signature Day Spa - 1st Floor (Hair Salon)	918	1,600	sq. ft.	24	2	8%	2	0	2	8%	0	2
4. Unit C - Residential Tenant - 2nd Floor	1	Unit		7	0	0%	0	0	1	14%	1	0
Existing Project Non-Residential Gross and Net Trips		**2,292**	**sq. ft.**	**112**	**6**	**5%**	**5**	**1**	**11**	**10%**	**5**	**6**

D. PROJECT TRIP GENERATION INCREASE ABOVE EXISTING

Total Proposed Trips minus Existing Trips									
a. Gross Trips	**374**	**15**	**4%**	**6**	**9**	**38**	**10%**	**22**	**16**
b. Net Trips	**216**	**9**	**4%**	**3**	**6**	**22**	**10%**	**12**	**9**

Notes:
1. Trip generation rates are referenced from "Trip Generation Manual," Institute of Transportation Engineers (ITE), 11th Edition, 2021.
2. Trip generation rates are based on gross floor area, including storage, halls, restrooms, mechanical spaces, etc.
3. Gross Trips are total driveway trips including vehicles already passing by the site. Net trips are new trips on adjacent streets.
4. Passby rates are referenced from "Trip Generation Handbook," Institute of Transportation Engineers (ITE), 3rd Edition, 2017.
5. sq. ft. = square feet
6. Basement Storage Area - Prorated and added to Variety Stores Indoor Space to estimate gross floor areas.

Keith Higgins
Traffic Engineer

Attachment D
Project Trip Generation

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

December 20, 2024

JB Pastor Project
Dolores, 2nd SE of 7th
Carmel-by-the-Sea
Block: 91, Lots: 6, 8, & 10
APN: 010-145-012, 022, & 023

Shade Study

This shade study was conducted to verify the effect of the proposed JB Pastor Project may have on the sunlight path on the East boundary towards Stone House Terrace.

The proposed JB Pastor Project is located in the City of Carmel-by-the-Sea, California on Block 91, Lots 6, 8, & 10. The proposed Building 1 of the project is set back a voluntary 8' from the property line and the edge of the 2nd floor terrace of the neighboring building. The distance between the face of Building 1 and Stone House Terrace is approximately 15'1-3/4".

The current shade study was based on the projected sun position for 2025, focusing on the hours of 9AM, 12PM, 2PM, & 4PM at the exact latitude & longitude of the project in relation to Stone House Terrace (36°33'12.5"N, 121°55'20.2"W). Renderings created in SketchUp were created to show the shadows cast on the neighboring property (See below Exhibit B). Mass and bulk of the proposed & neighboring residence are an estimation based on photos, survey data, & field measurements.

The renderings provided do not take into account the shade cast from trees and overcast days. Photos provided to show the site conditions. A Daylight Duration Table for the whole year of 2025 is provided for reference (Exhibit A), table data was gathered from timeanddate.com.

With data gathered from the study, Stone House Terrace from the hours of 9AM to 2PM will not be impacted by the proposed project year round. Concerning late afternoon, there is a slight impact on sunlight cast on the terrace in March, April, May, August, September, & October. For the months of June & July, there is no impact on existing sunlight. For the months of January, November, & December the proposed project impacts existing sunlight after 4PM.

Regards,

Jason Diaz
Project Manager
IDG, Inc.

LOCATION: 36°33'12.5"N, 121°55'20.2"W

timeanddate.com

EXHIBIT A
CARMEL-BY-THE-SEA, CA
PACIFIC STANDARD TIME / UTC-08:00
DURATION OF DAYLIGHT FOR 2025

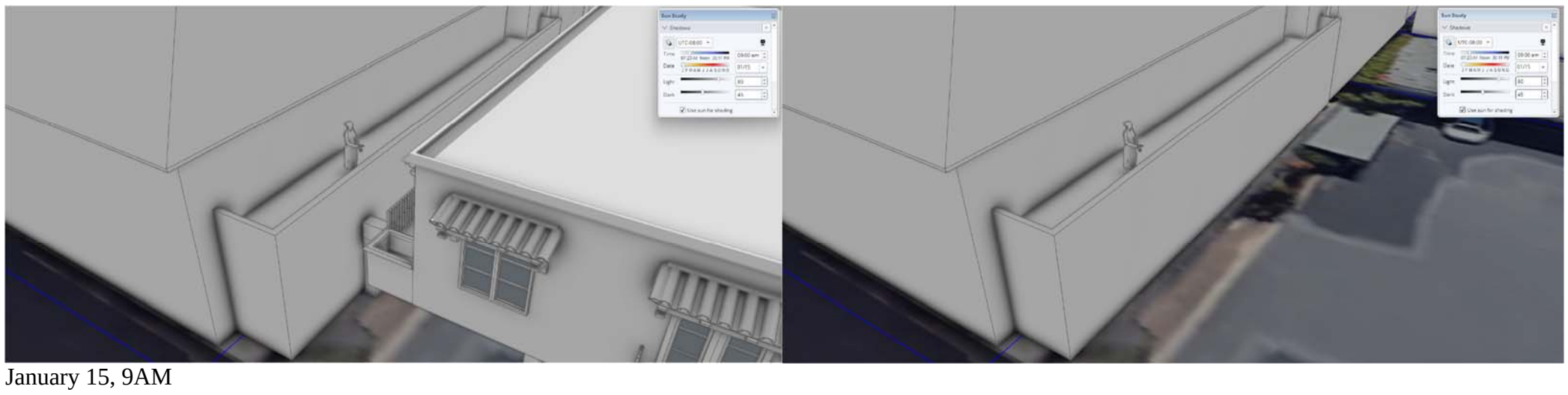
DAY	JANUARY H M S	FEBRUARY H M S	MARCH H M S	APRIL H M S	MAY H M S	JUNE H M S	JULY H M S	AUGUST H M S	SEPTEMBER H M S	OCTOBER H M S	NOVEMBER H M S	DECEMBER H M S
1	9:43:27	10:25:09	11:24:59	12:37:11	13:42:34	14:30:07	14:36:37	13:58:57	12:55:46	11:47:10	10:38:58	9:50:33
2	9:44:08	10:27:03	11:27:17	12:39:30	13:44:32	14:31:04	14:36:03	13:57:11	12:53:32	11:44:52	10:36:57	9:49:31
3	9:44:51	10:28:59	11:29:35	12:41:48	13:46:28	14:31:57	14:35:25	13:55:23	12:51:18	11:42:35	10:34:57	9:48:32
4	9:45:38	10:30:56	11:31:54	12:44:06	13:48:23	14:32:48	14:34:45	13:53:35	12:49:03	11:40:17	10:32:59	9:47:36
5	9:46:27	10:32:54	11:34:12	12:46:23	13:50:17	14:33:36	14:34:01	13:51:45	12:46:48	11:38:00	10:31:02	9:46:42
6	9:47:20	10:34:54	11:36:31	12:48:40	13:52:10	14:34:21	14:33:15	13:49:53	12:44:33	11:35:43	10:29:06	9:45:52
7	9:48:16	10:36:55	11:38:51	12:50:57	13:54:01	14:35:04	14:32:26	13:48:00	12:42:17	11:33:26	10:27:12	9:45:05
8	9:49:15	10:38:57	11:41:10	12:53:14	13:55:50	14:35:43	14:31:34	13:46:06	12:40:01	11:31:10	10:25:19	9:44:21
9	9:50:16	10:41:00	11:43:30	12:55:29	13:57:38	14:36:19	14:30:39	13:44:11	12:37:45	11:28:53	10:23:27	9:43:40
10	9:51:21	10:43:05	11:45:50	12:57:45	13:59:25	14:36:52	14:29:42	13:42:14	12:35:28	11:26:37	10:21:37	9:43:02
11	9:52:28	10:45:10	11:48:10	13:00:00	14:01:09	14:37:23	14:28:42	13:40:17	12:33:11	11:24:22	10:19:48	9:42:27
12	9:53:38	10:47:16	11:50:30	13:02:14	14:02:53	14:37:50	14:27:40	13:38:18	12:30:54	11:22:06	10:18:01	9:41:56
13	9:54:51	10:49:24	11:52:50	13:04:28	14:04:34	14:38:14	14:26:35	13:36:18	12:28:37	11:19:51	10:16:16	9:41:28
14	9:56:07	10:51:32	11:55:10	13:06:42	14:06:14	14:38:35	14:25:27	13:34:17	12:26:20	11:17:37	10:14:32	9:41:03
15	9:57:25	10:53:41	11:57:31	13:08:54	14:07:52	14:38:54	14:24:17	13:32:15	12:24:02	11:15:22	10:12:50	9:40:41
16	9:58:45	10:55:51	11:59:51	13:11:07	14:09:28	14:39:09	14:23:05	13:30:13	12:21:44	11:13:09	10:11:10	9:40:23
17	10:00:08	10:58:01	12:02:12	13:13:18	14:11:02	14:39:20	14:21:50	13:28:09	12:19:26	11:10:55	10:09:32	9:40:09
18	10:01:34	11:00:13	12:04:32	13:15:29	14:12:34	14:39:29	14:20:33	13:26:04	12:17:08	11:08:43	10:07:56	9:39:57
19	10:03:01	11:02:25	12:06:53	13:17:39	14:14:04	14:39:35	14:19:13	13:23:59	12:14:50	11:06:31	10:06:22	9:39:50
20	10:04:31	11:04:38	12:09:13	13:19:49	14:15:32	14:39:37	14:17:51	13:21:53	12:12:32	11:04:19	10:04:50	9:39:45
21	10:06:04	11:06:51	12:11:33	13:21:57	14:16:58	14:39:36	14:16:28	13:19:45	12:10:13	11:02:08	10:03:20	9:39:44
22	10:07:38	11:09:06	12:13:54	13:24:05	14:18:22	14:39:32	14:15:02	13:17:38	12:07:55	10:59:57	10:01:52	9:39:47
23	10:09:15	11:11:20	12:16:14	13:26:12	14:19:43	14:39:25	14:13:34	13:15:29	12:05:36	10:57:48	10:00:27	9:39:53
24	10:10:53	11:13:36	12:18:35	13:28:18	14:21:02	14:39:15	14:12:03	13:13:20	12:03:18	10:55:39	9:59:04	9:40:02
25	10:12:34	11:15:51	12:20:55	13:30:24	14:22:19	14:39:02	14:10:31	13:11:10	12:01:00	10:53:31	9:57:43	9:40:15
26	10:14:17	11:18:08	12:23:15	13:32:28	14:23:34	14:38:46	14:08:57	13:09:00	11:58:41	10:51:23	9:56:25	9:40:31
27	10:16:01	11:20:24	12:25:35	13:34:31	14:24:46	14:38:26	14:07:22	13:06:49	11:56:23	10:49:17	9:55:09	9:40:50
28	10:17:47	11:22:41	12:27:54	13:36:34	14:25:55	14:38:03	14:05:44	13:04:37	11:54:04	10:47:11	9:53:56	9:41:13
29	10:19:35		12:30:14	13:38:35	14:27:02	14:37:38	14:04:05	13:02:25	11:51:46	10:45:06	9:52:46	9:41:40
30	10:21:25		12:32:33	13:40:35	14:28:07	14:37:09	14:02:24	13:00:13	11:49:28	10:43:02	9:51:38	9:42:09
31	10:23:16		12:34:52		14:29:08		14:00:41	12:57:59		10:40:59		9:42:42
TOTAL:	**310:12:12**	**304:46:00**	**371:56:15**	**394:48:22**	**438:13:36**	**438:32:49**	**445:06:31**	**418:17:23**	**371:23:39**	**347:57:39**	**306:35:11**	**301:01:19**

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

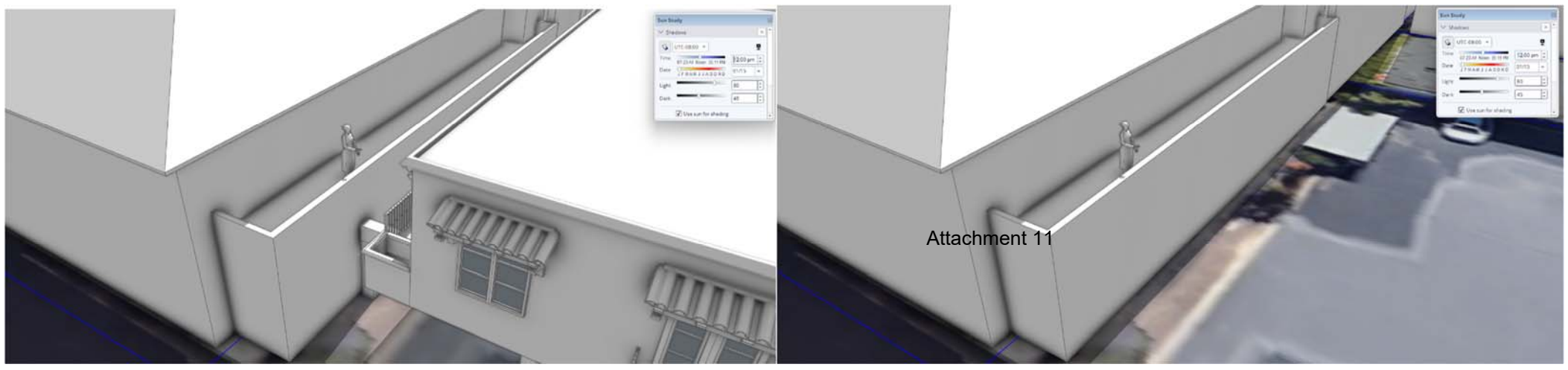
EXHIBIT B

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

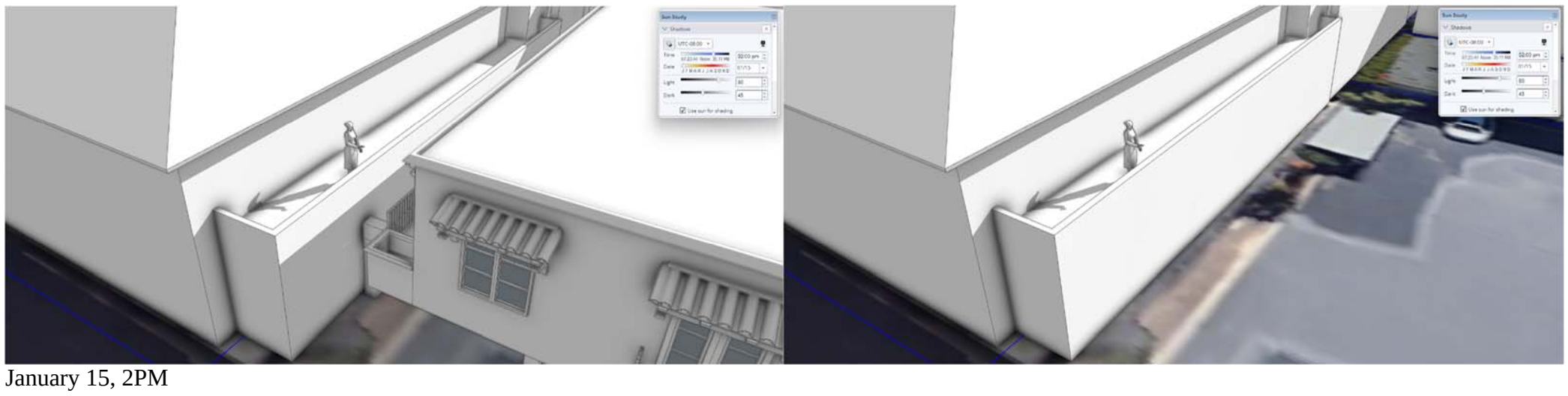
JANUARY



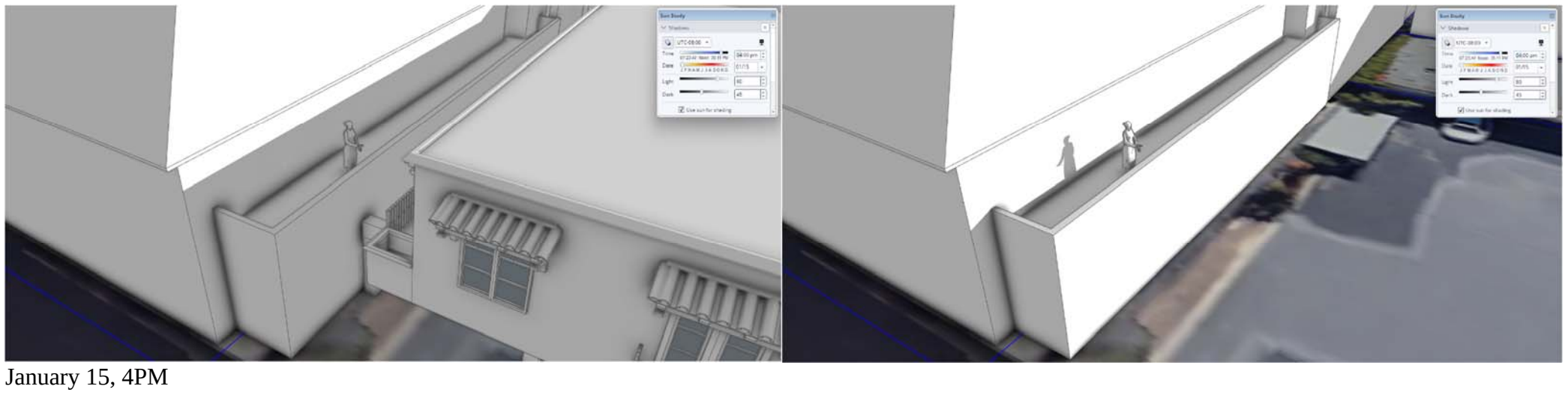
January 15, 9AM



January 15, 12PM



January 15, 2PM



January 15, 4PM

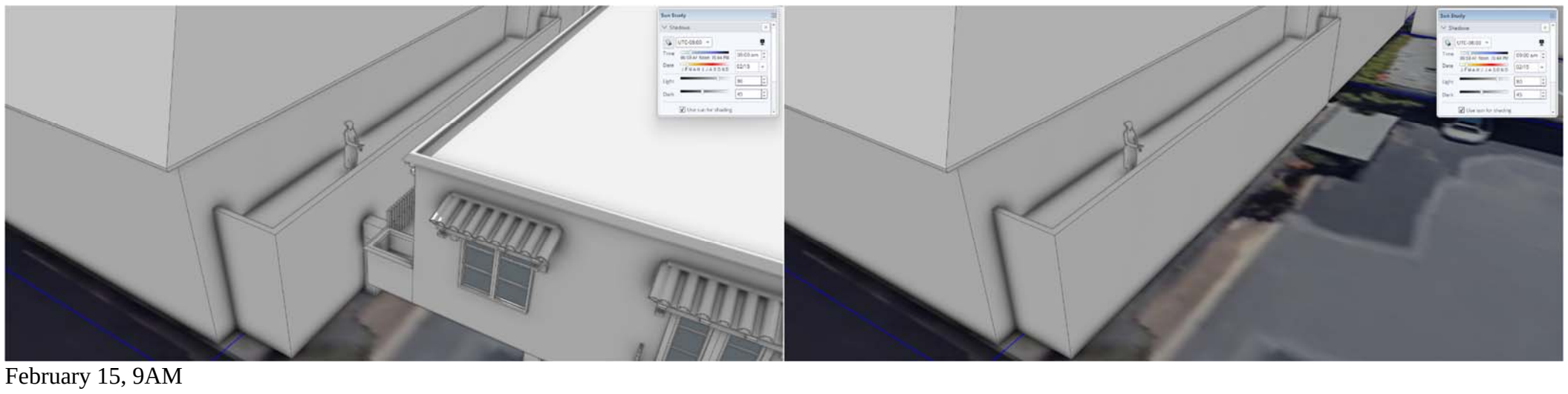
Attachment 11

721 LIGHTHOUSE AVE. PACIFIC GROVE, CALIFORNIA, 93950
TEL: (831) 646-1261 ■ FAX: (831) 646-1290 ■ WEBSITE: idg-inc.net

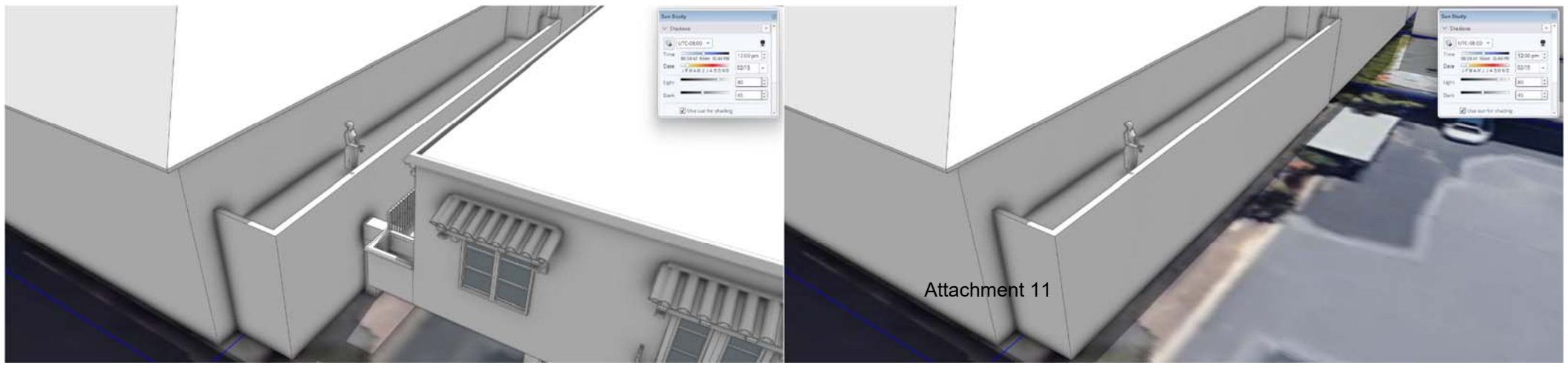
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

FEBRUARY

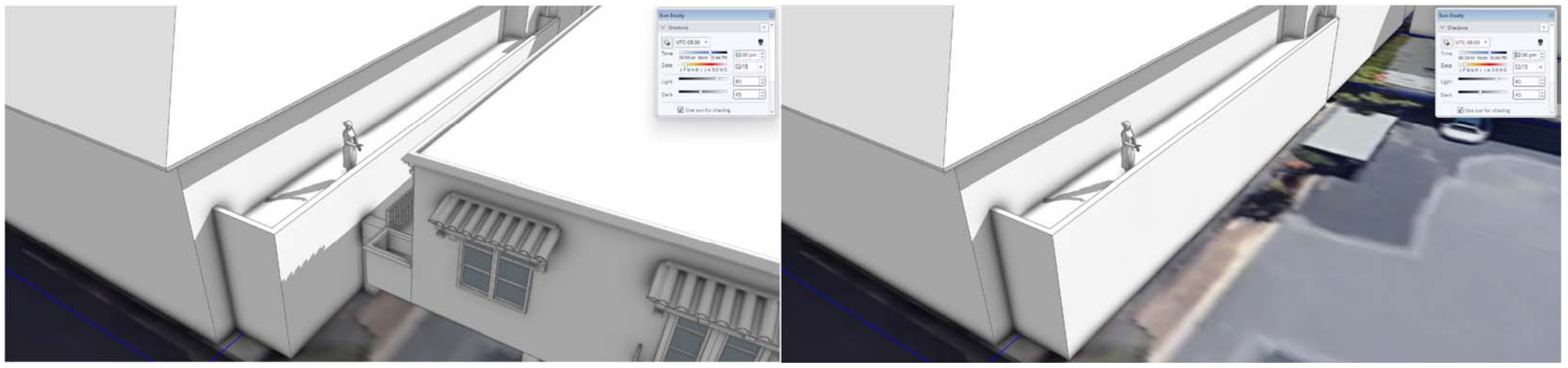


February 15, 9AM

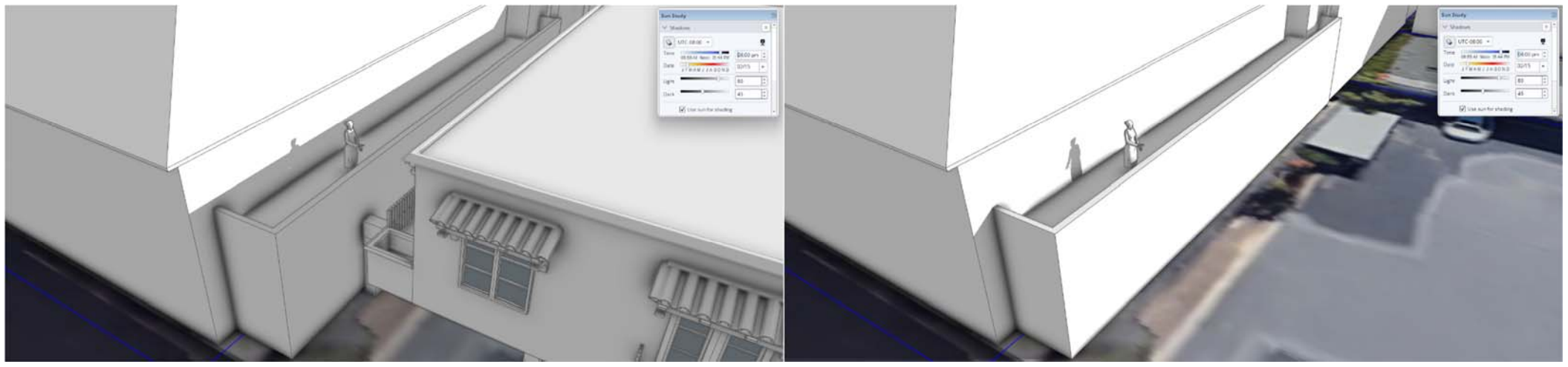


Attachment 11

February 15, 12PM



February 15, 2PM



February 15, 4PM

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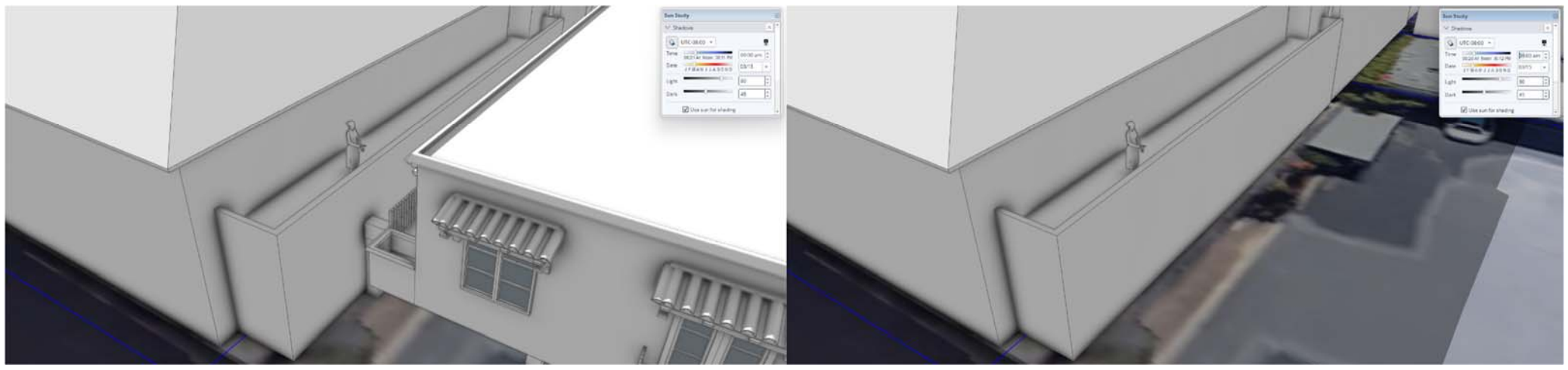
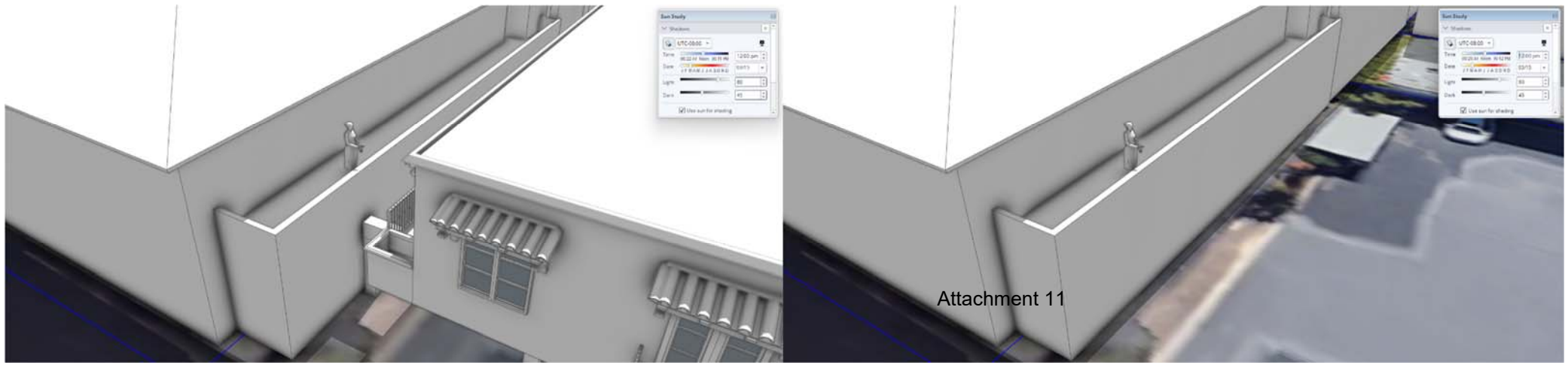
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

MARCH

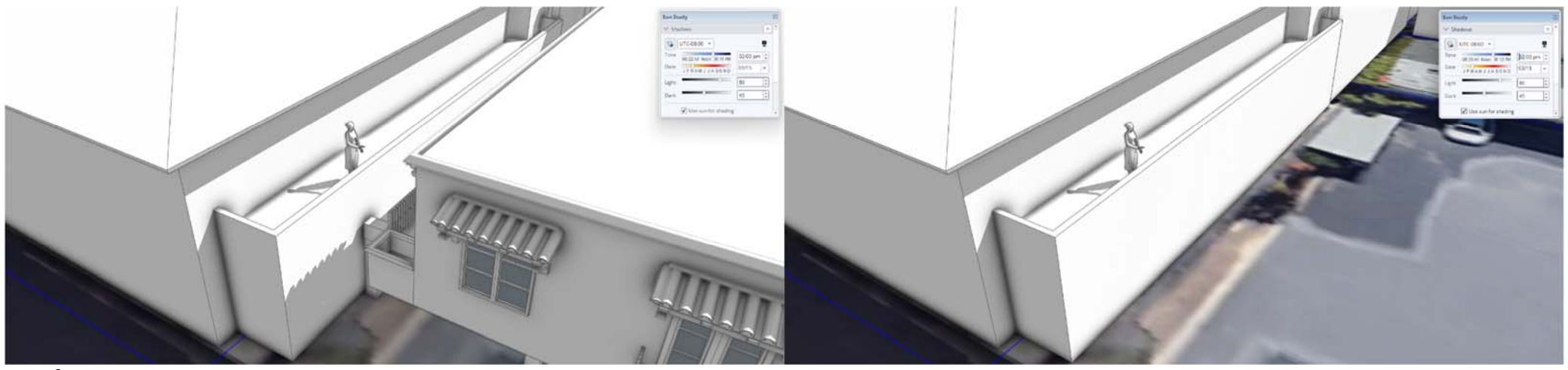


March 15, 9AM

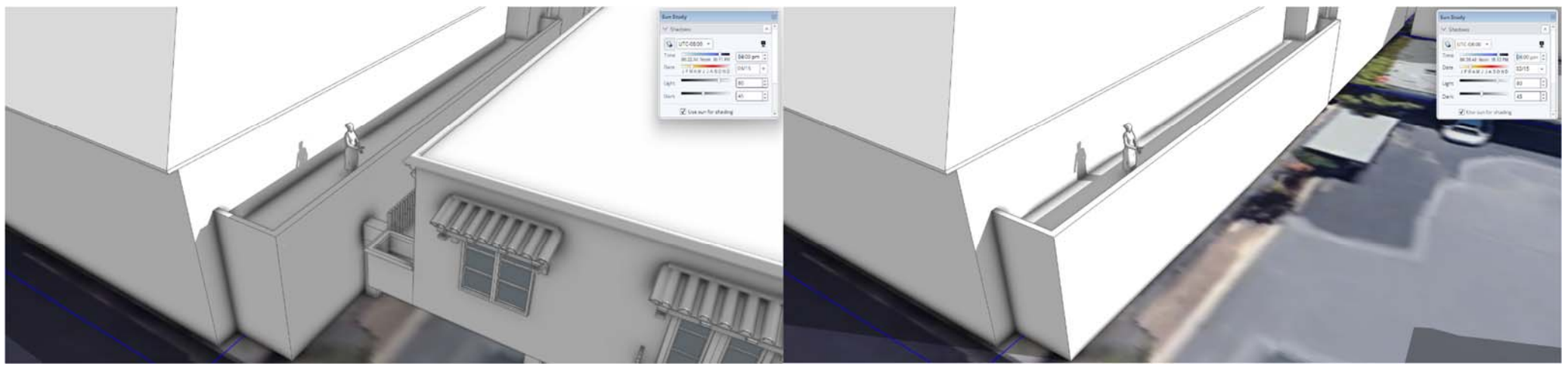


Attachment 11

March 15, 12PM



March 15, 2PM



March 15, 4PM

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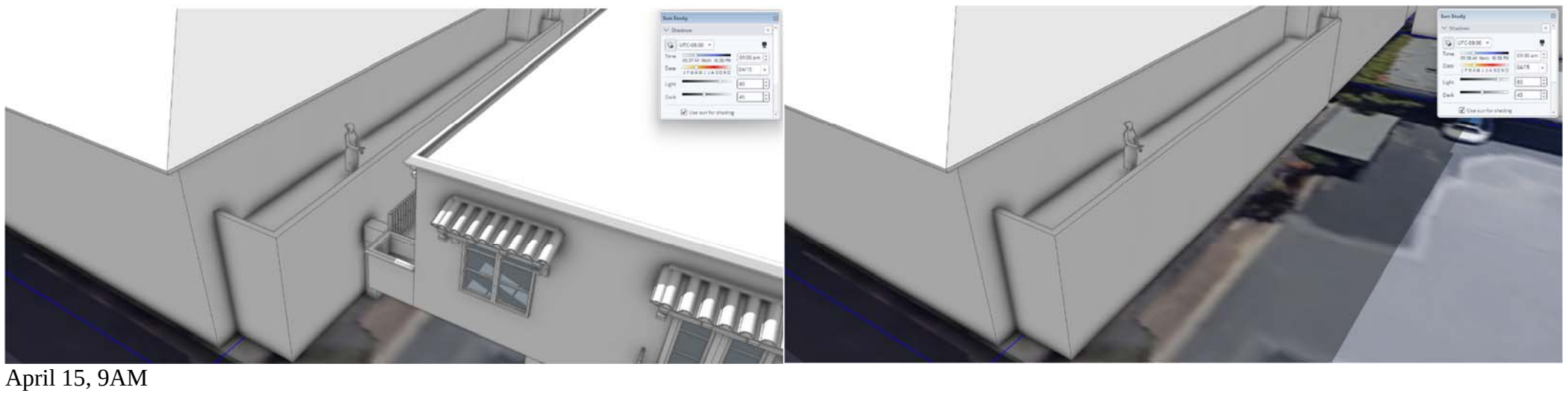
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

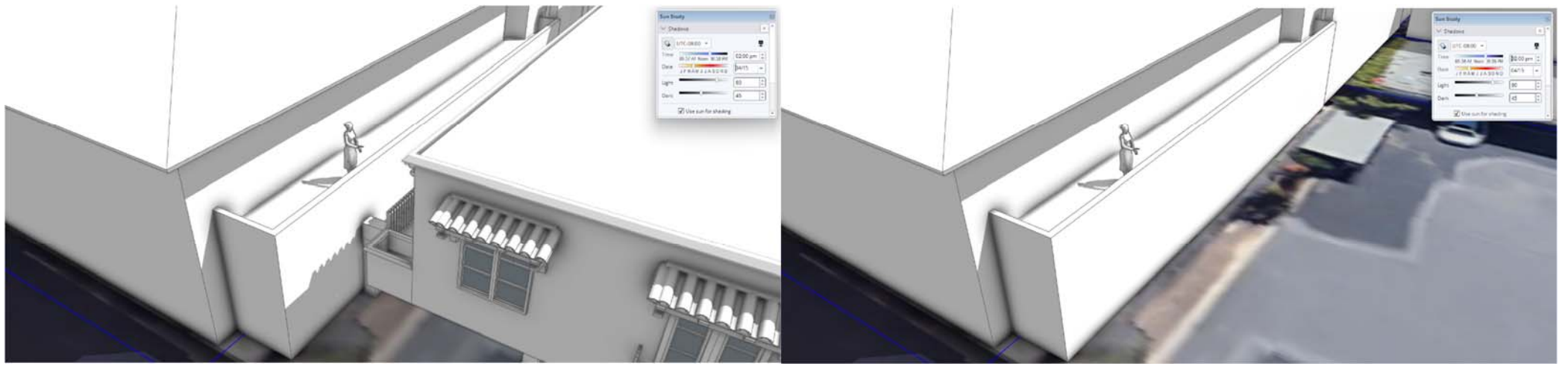
APRIL



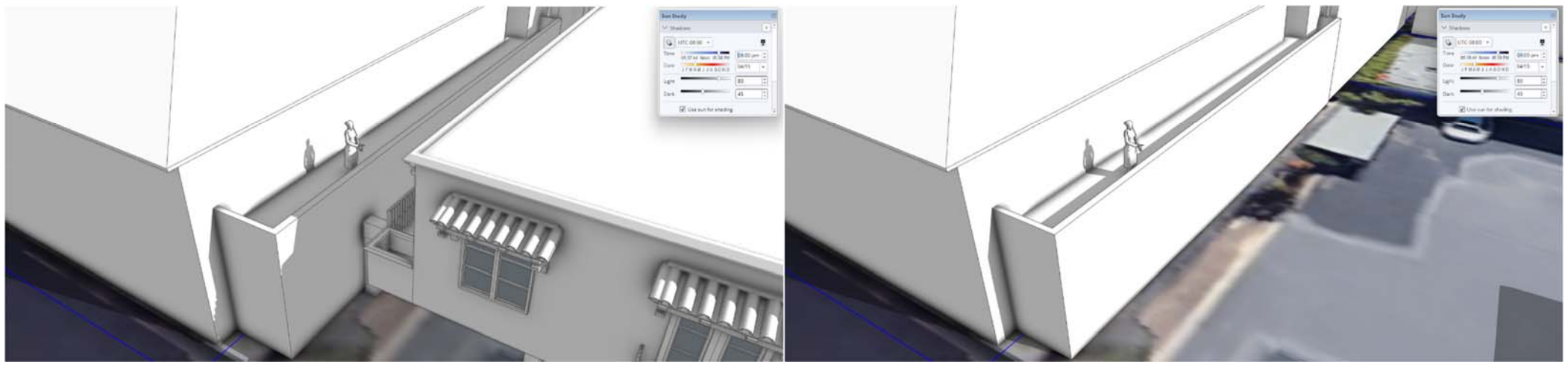
April 15, 9AM

Attachment 11

April 15, 12PM



April 15, 2PM



April 15, 4PM

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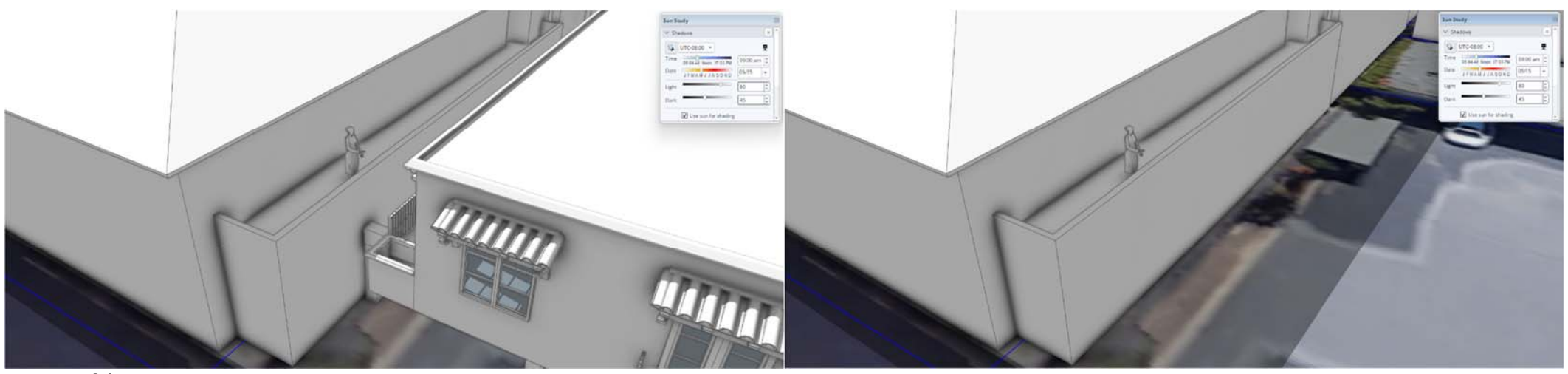
TEL: (831) 646-1261 ■ FAX: (831) 646-1290 ■ WEBSITE: idg-inc.net

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

MAY

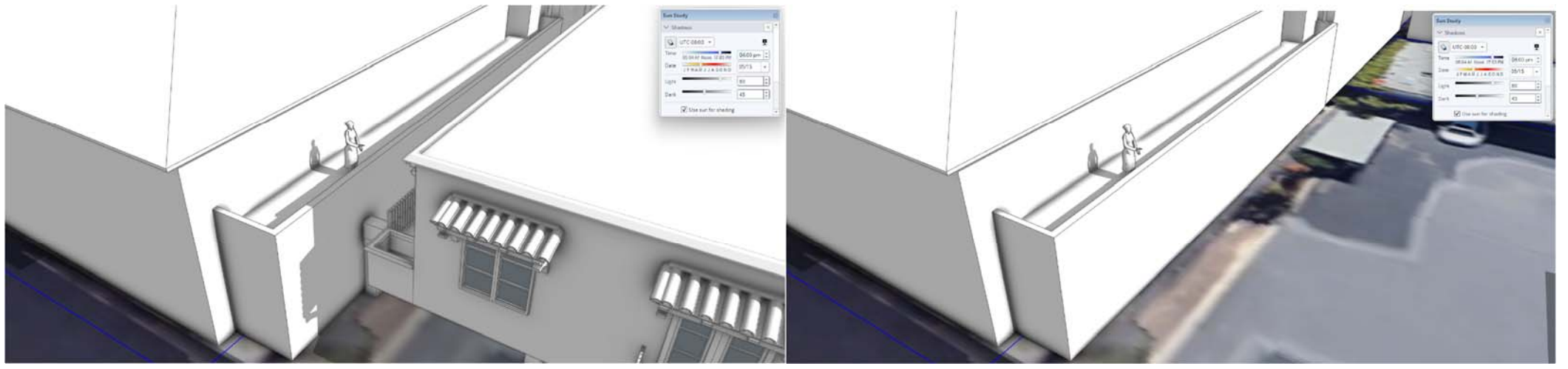


May 15, 9AM

Attachment 11

May 15, 12PM

May 15, 2PM



May 15, 4PM

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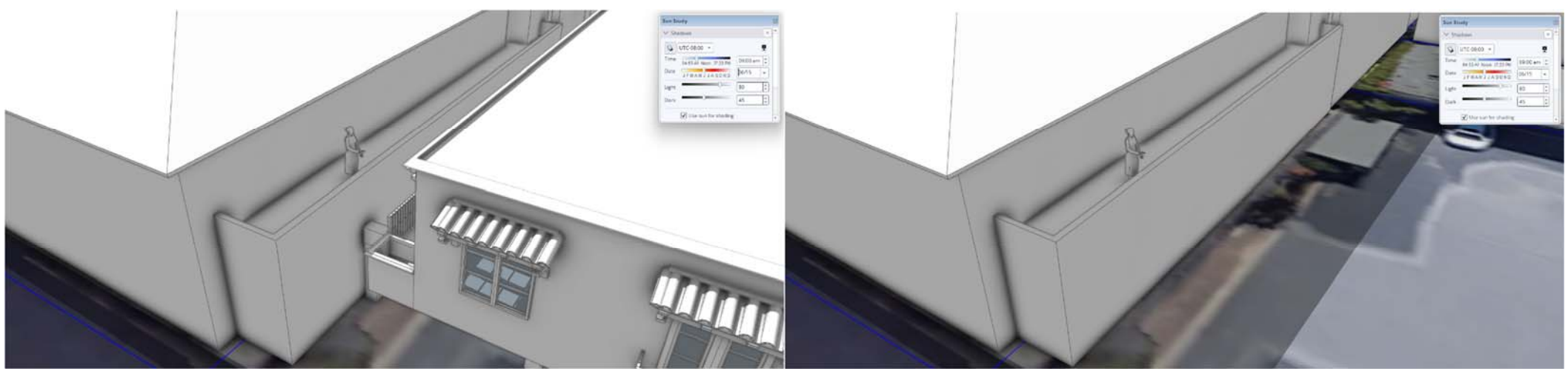
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

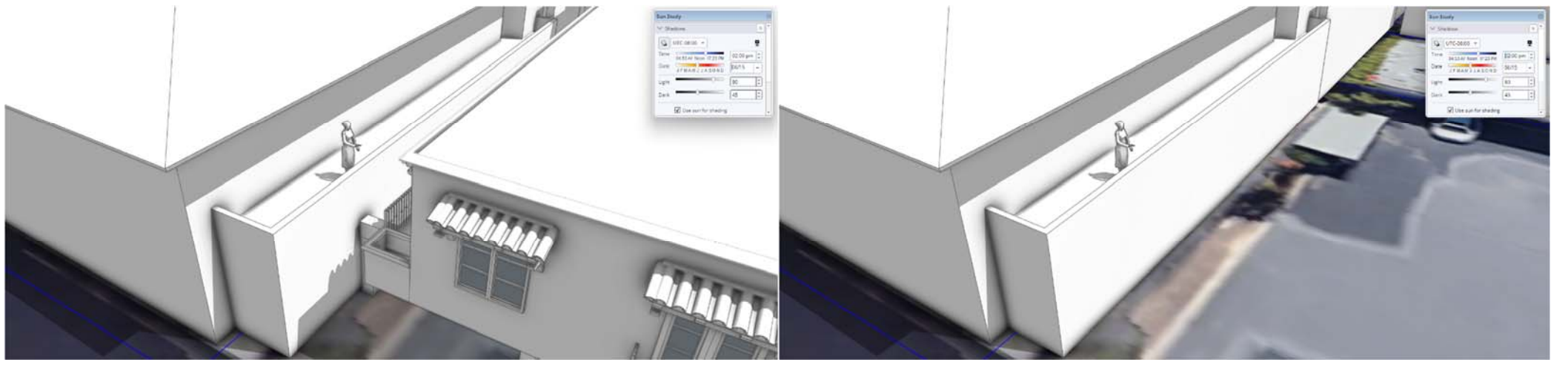
JUNE



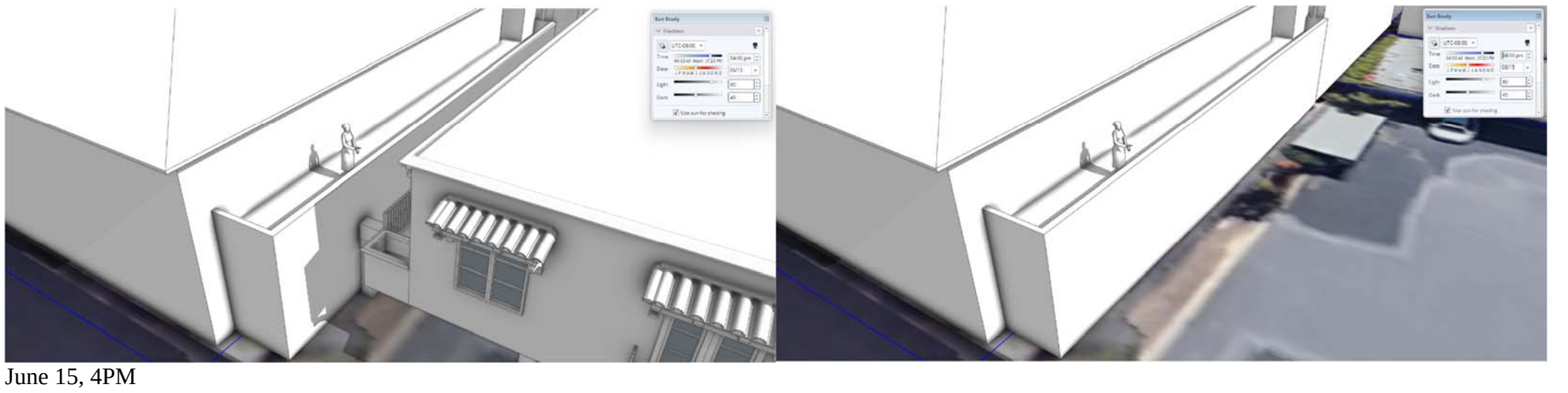
June 15, 9AM

Attachment 11

June 15, 12PM



June 15, 2PM



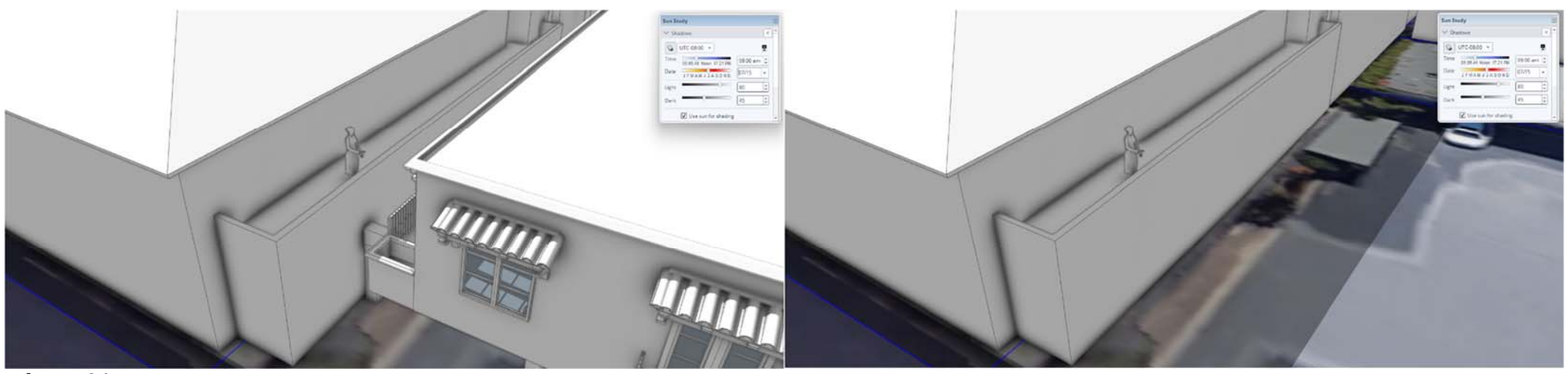
June 15, 4PM

721 LIGHTHOUSE AVE. PACIFIC GROVE, CALIFORNIA, 93950
TEL: (831) 646-1261 ■ FAX: (831) 646-1290 ■ WEBSITE: idg-inc.net

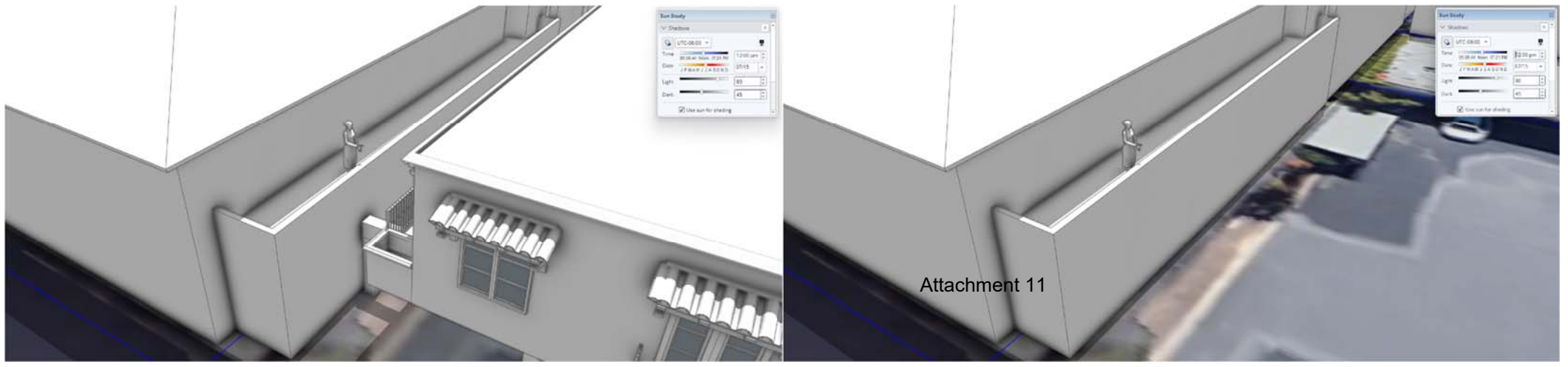
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

JULY

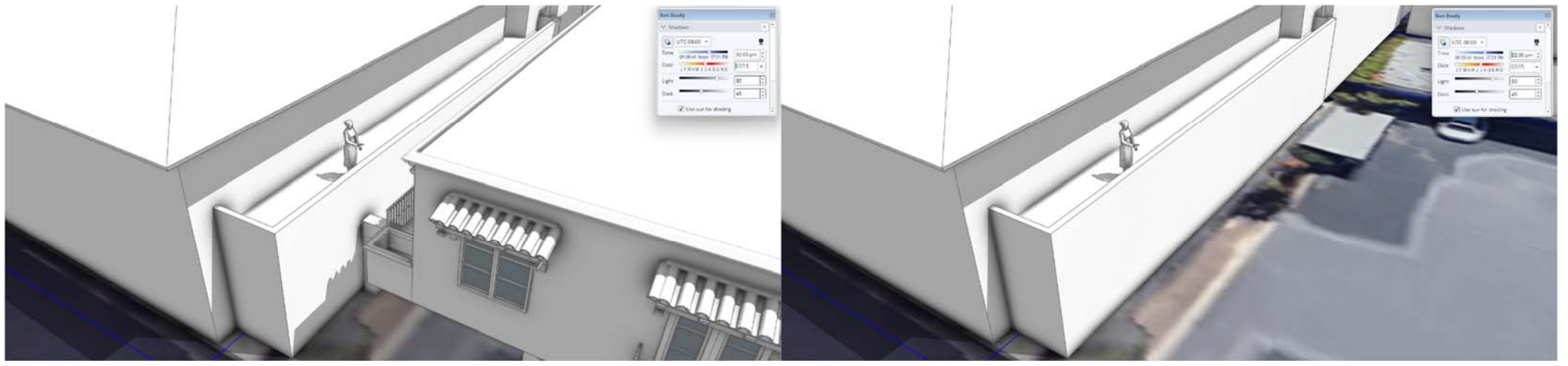


July 15, 9AM

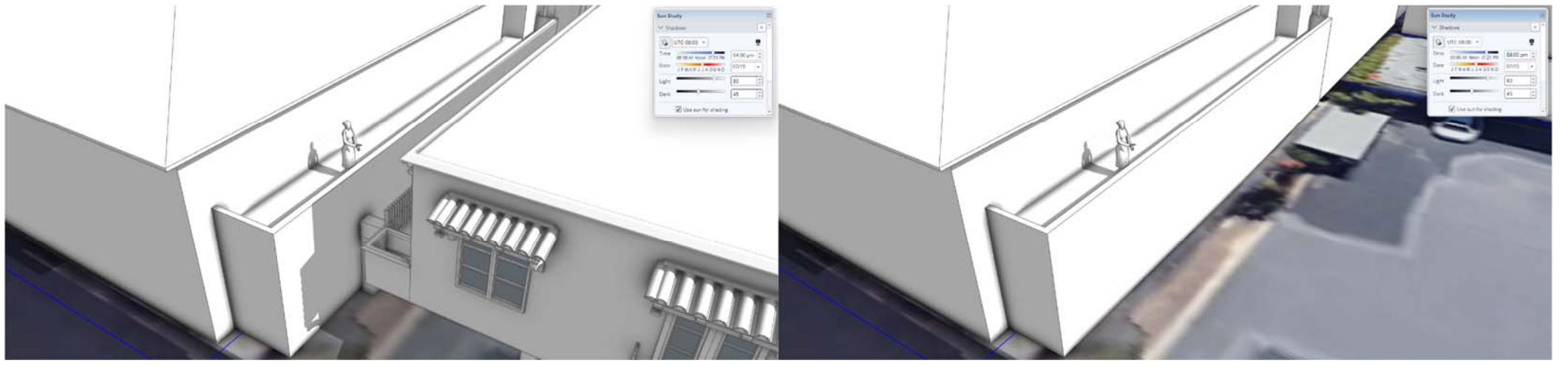


Attachment 11

July 15, 12PM



July 15, 2PM



July 15, 4PM

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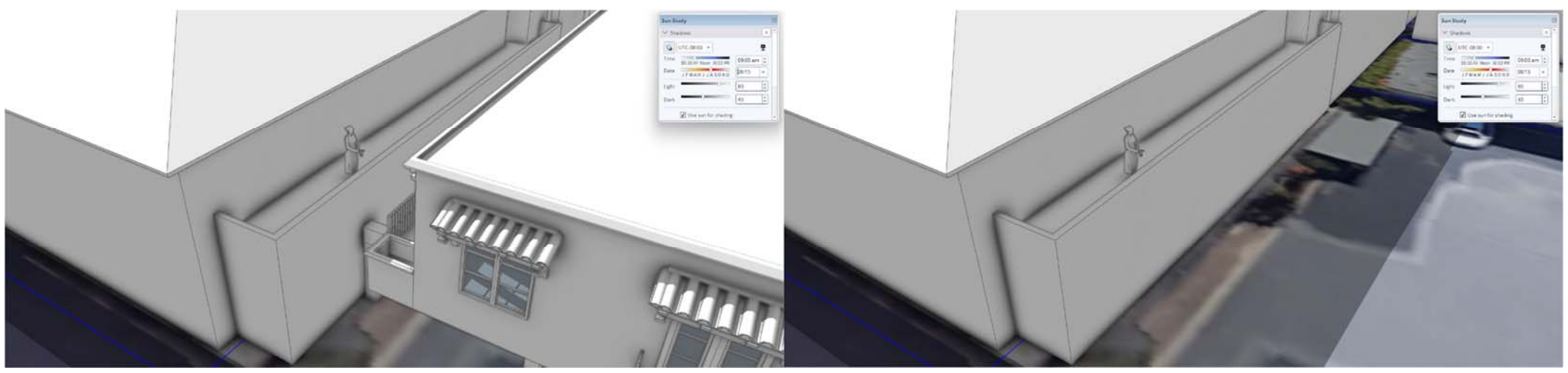
TEL: (831) 646-1261 ■ FAX: (831) 646-1290 ■ WEBSITE: idg-inc.net

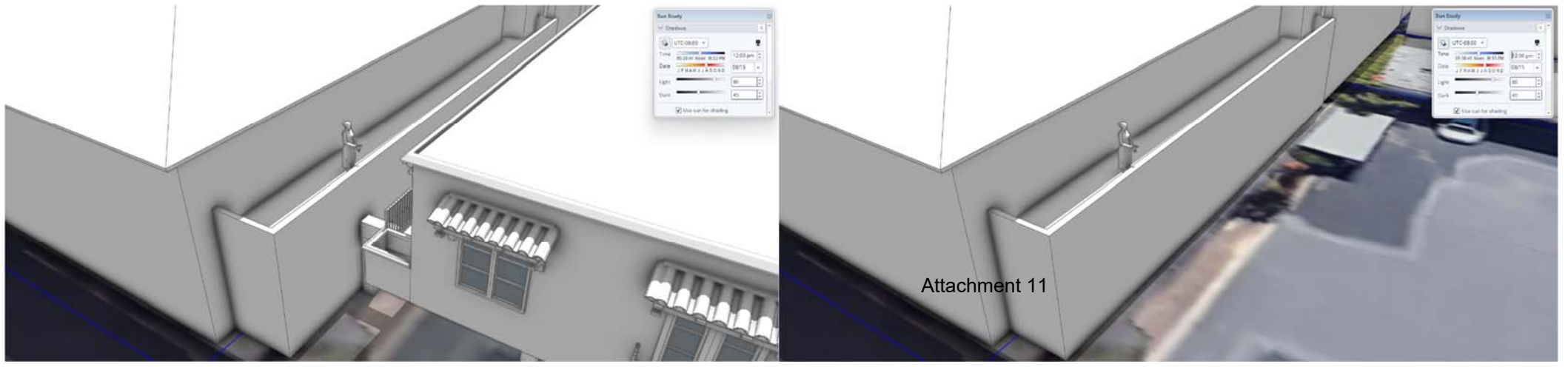
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

AUGUST

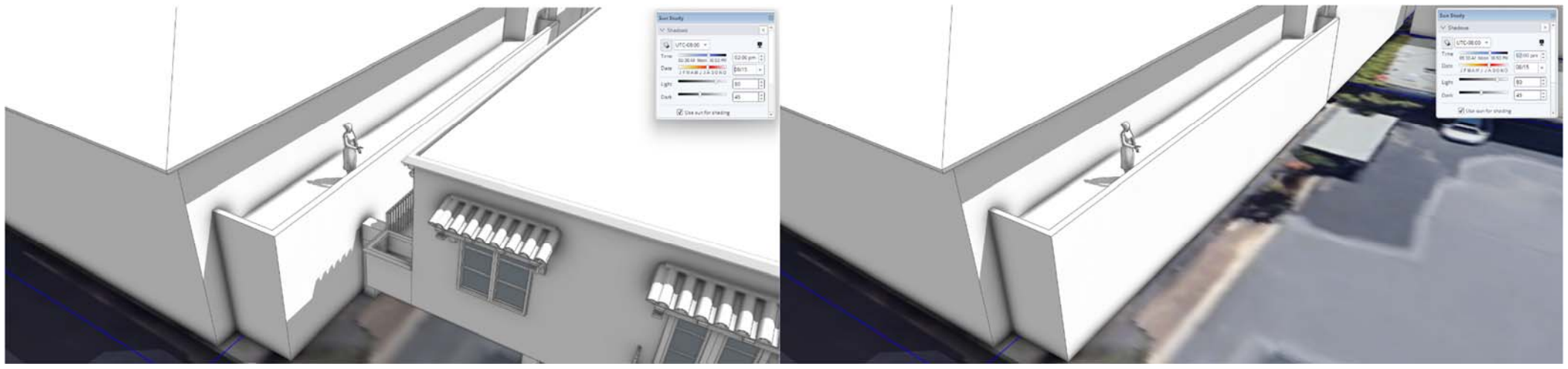


August 15, 9AM



Attachment 11

August 15, 12PM



August 15, 2PM

August 15, 4PM

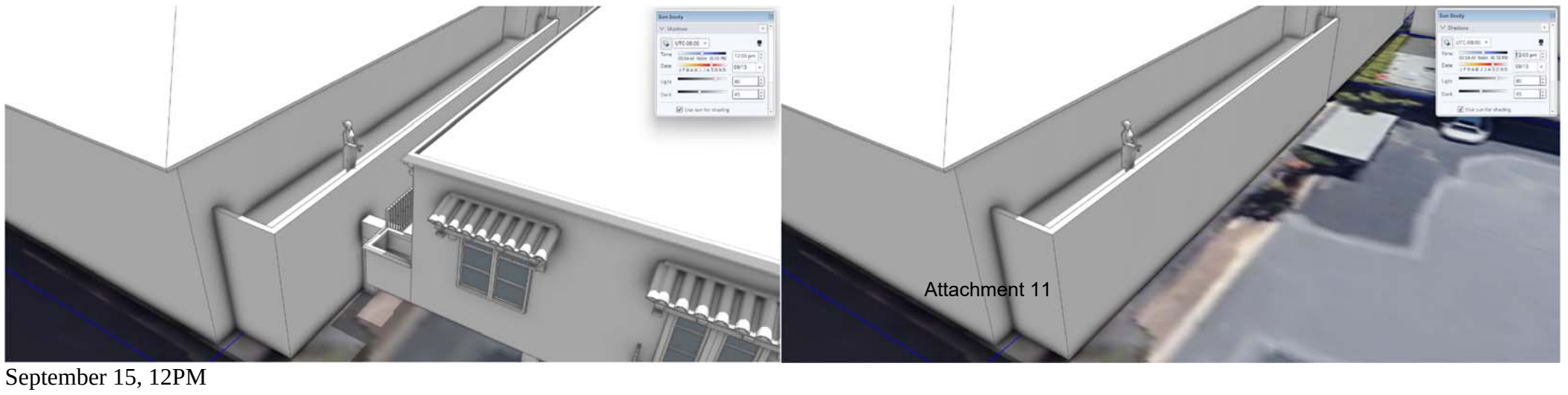
721 LIGHTHOUSE AVE. PACIFIC GROVE, CALIFORNIA, 93950
TEL: (831) 646-1261 ■ FAX: (831) 646-1290 ■ WEBSITE: idg-inc.net

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

SEPTEMBER

September 15, 9AM



Attachment 11

September 15, 12PM

September 15, 2PM

September 15, 4PM

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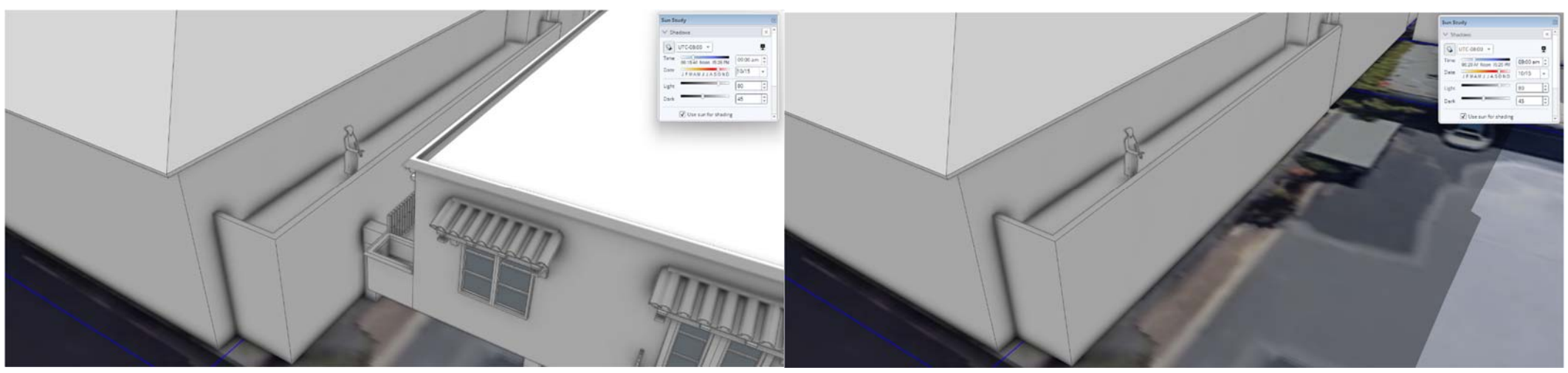
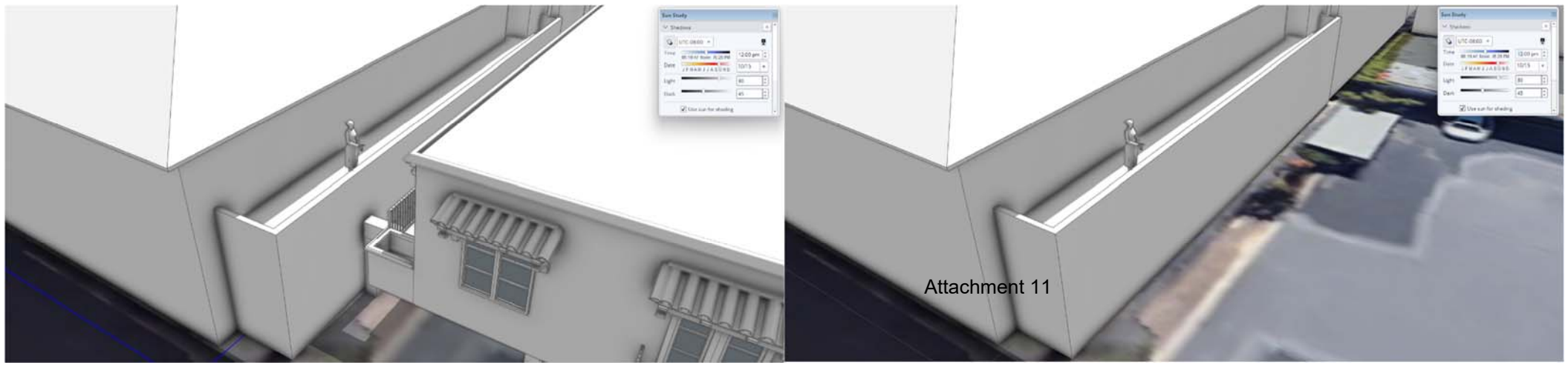
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
Proposed Conditions (Left) / Existing Conditions (Right)

OCTOBER



October 15, 9AM



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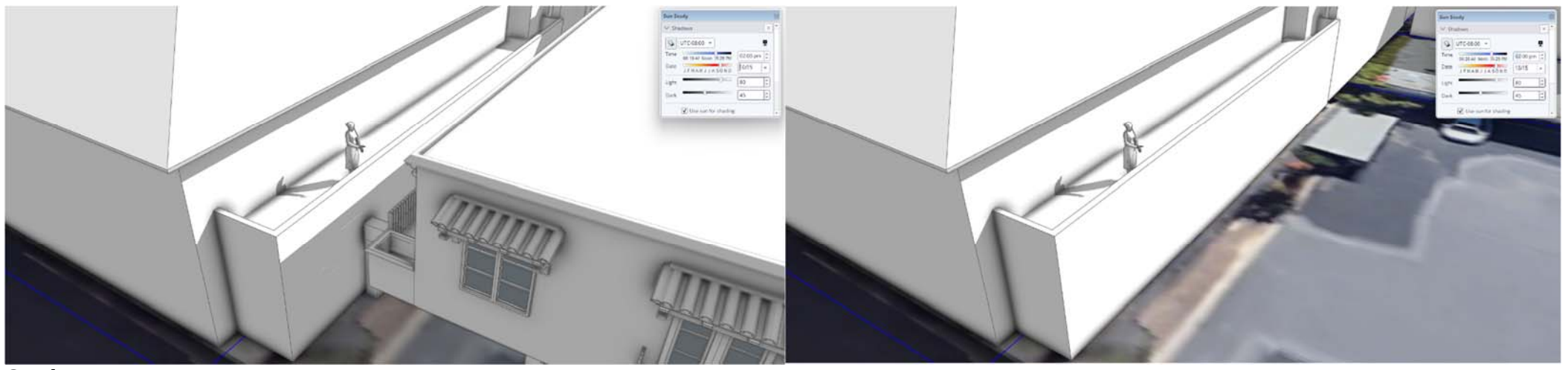
October 15, 12PM



October 15, 2PM

October 15, 4PM

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ARCHITECTURE ■ INTERIOR DESIGN

PROJECTED SHADE CONDITIONS FOR 2025
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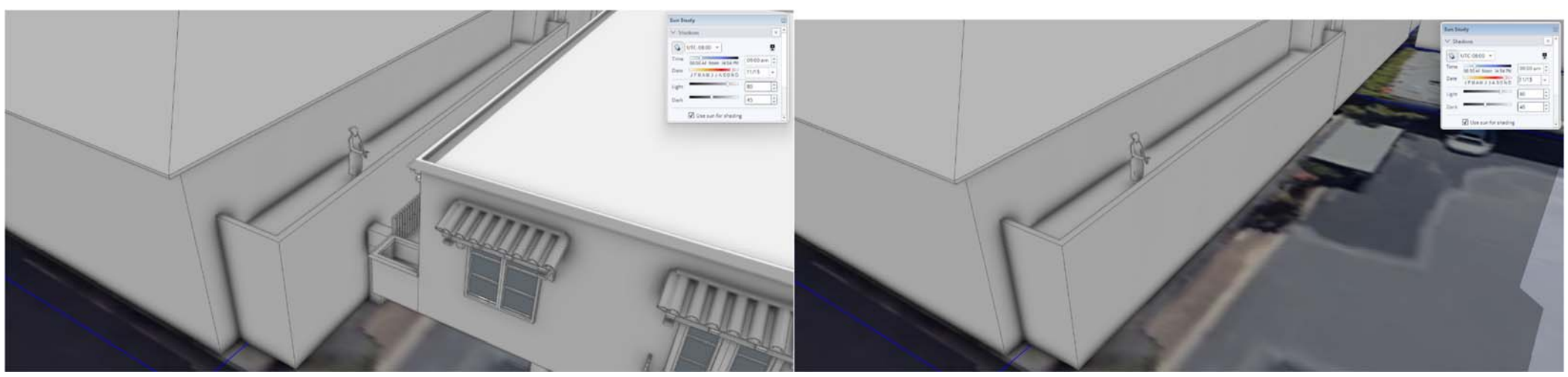
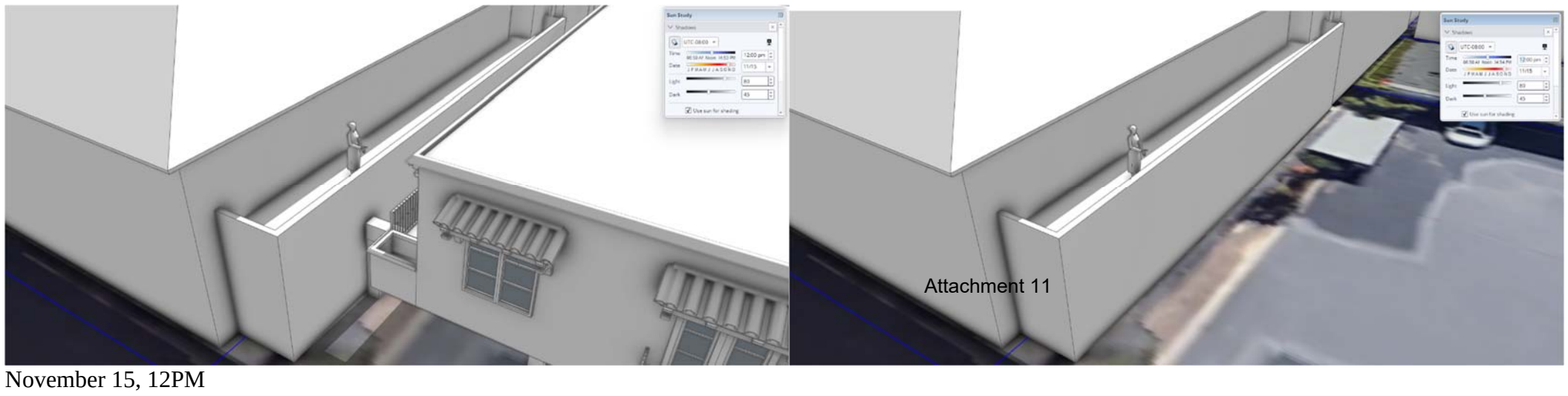
NOVEMBER



November 15, 9AM



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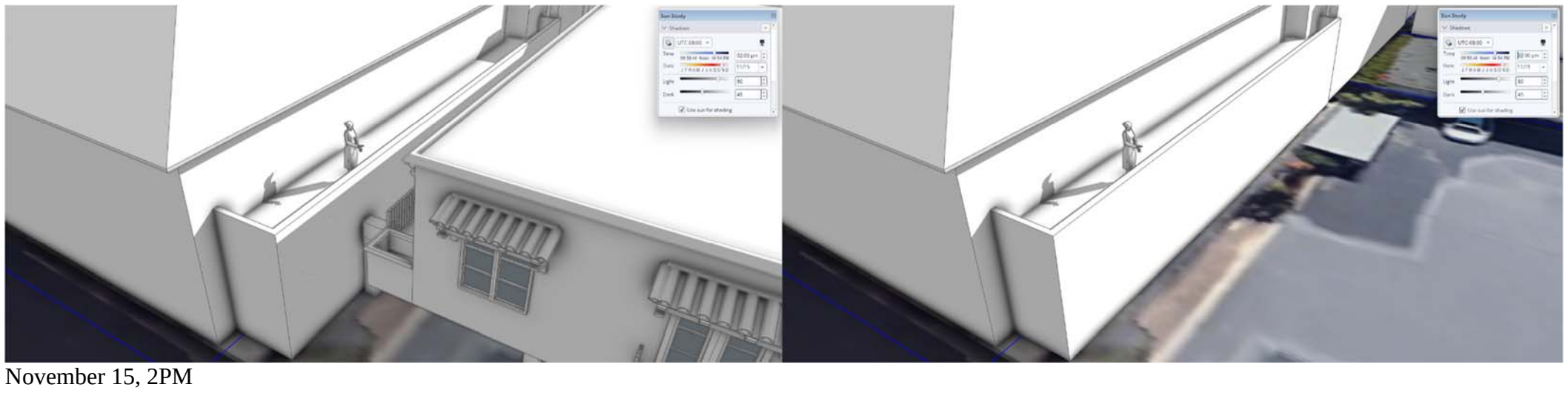
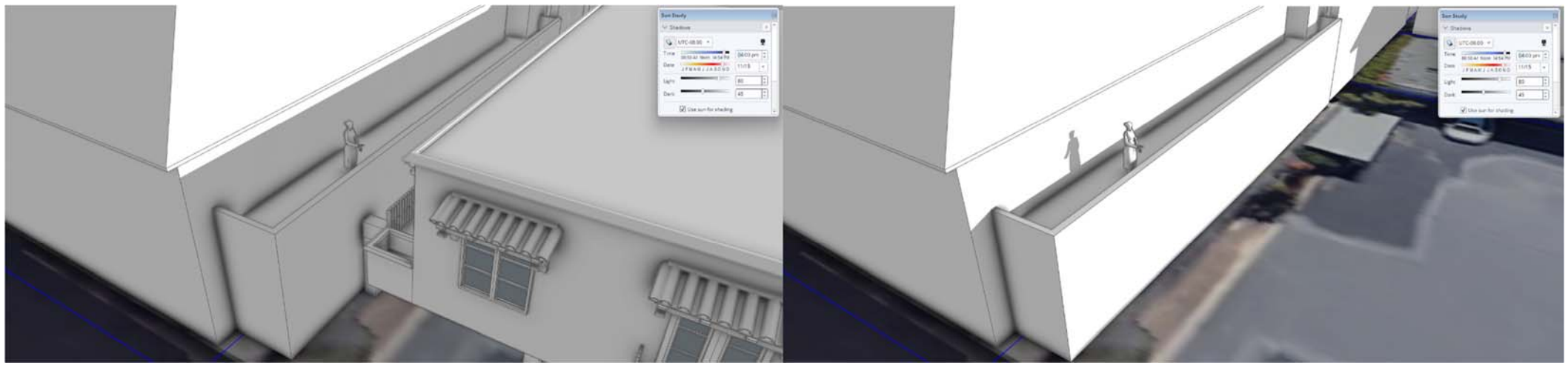


November 15, 2PM



November 15, 4PM

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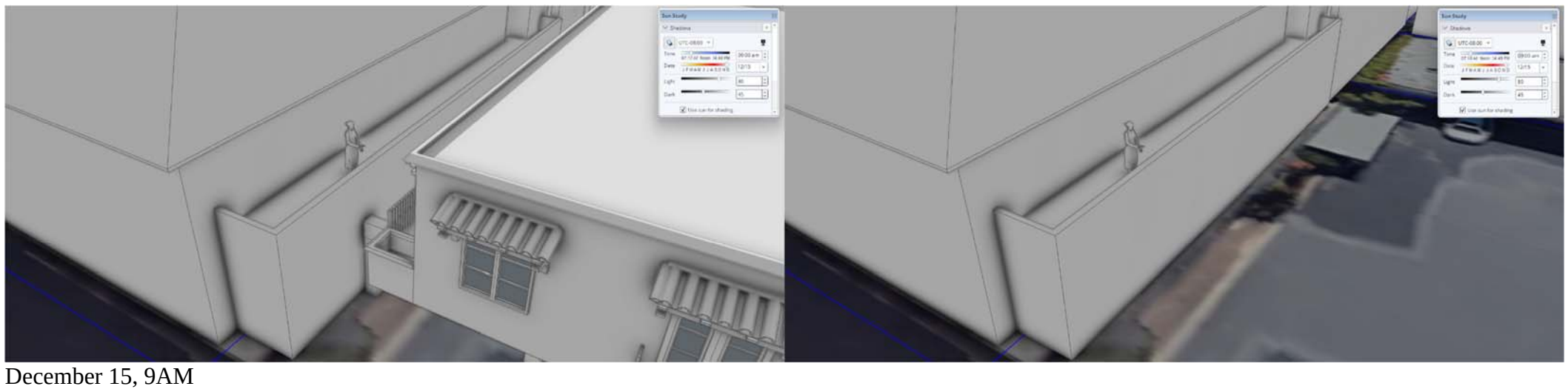
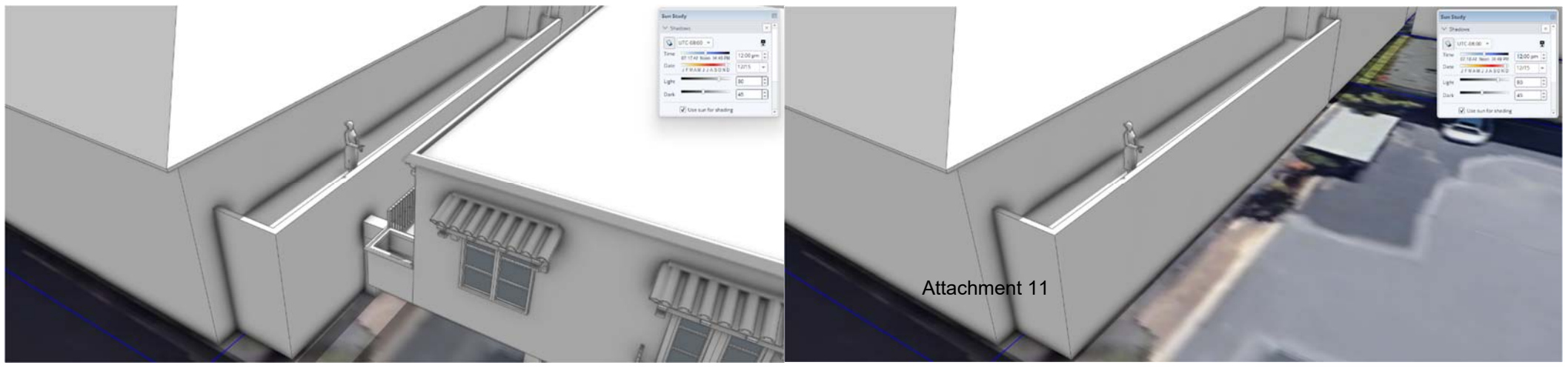
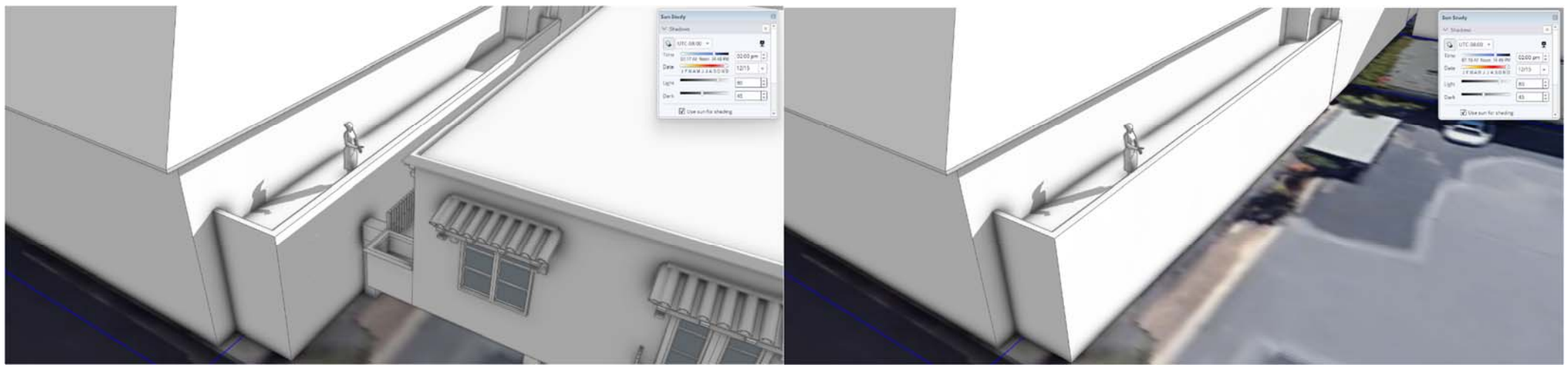
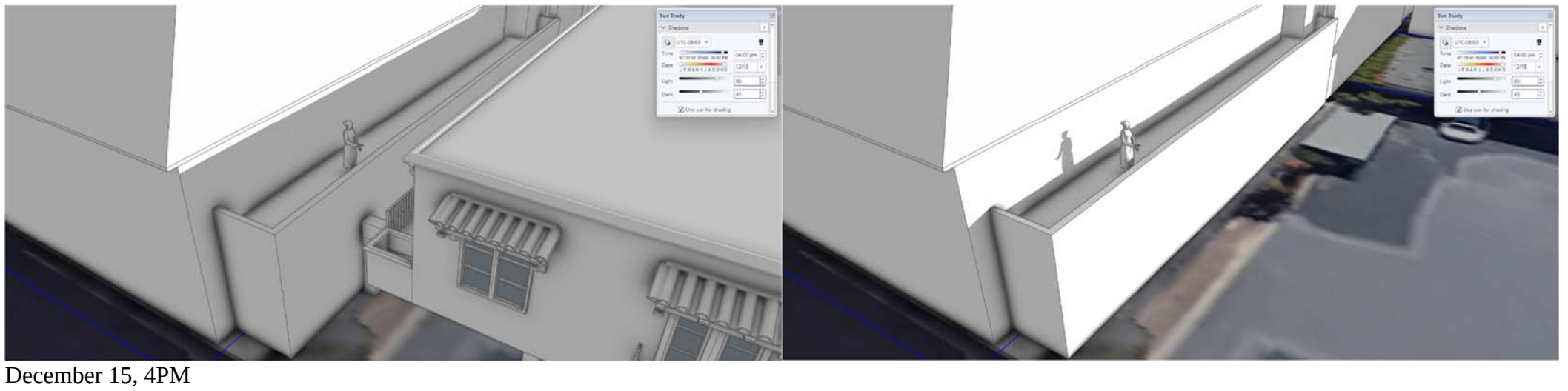
DECEMBER


December 15, 9AM



December 15, 12PM


December 15, 2PM


December 15, 4PM

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INTERNATIONAL DESIGN GROUP
ARCHITECTURE ▪ INTERIOR DESIGN

Exhibit C

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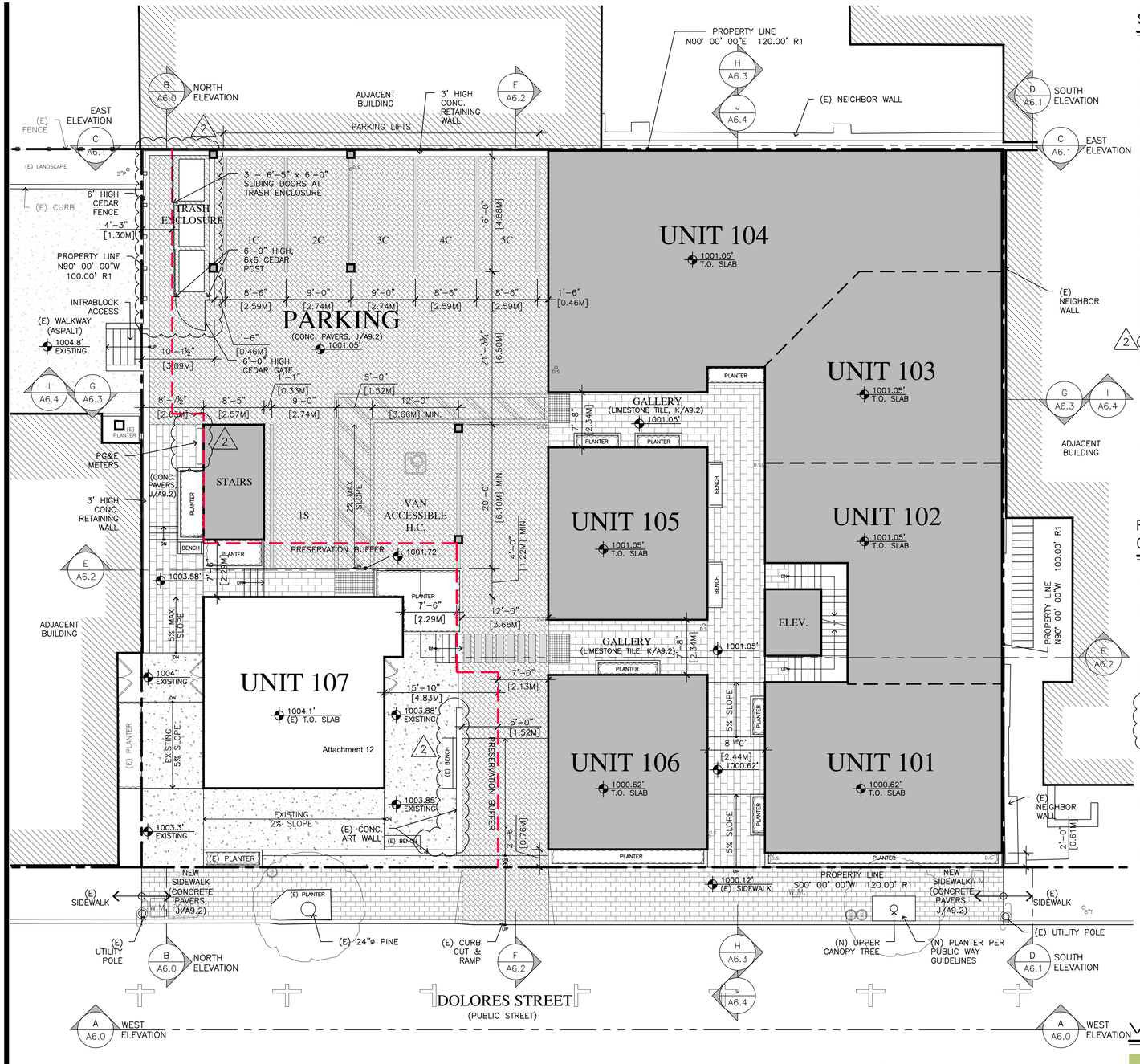


SITE PLAN

SHEET INDEX

ARCHITECTURAL
A1.0 SITE PLAN
1 TOPOGRAPHICAL SURVEY
A1.1 SITE DEMO & HISTORIC BLDG. PROTECTION PLAN
A1.2 EXITING, F.A.R. & BUILDING COVERAGE DIAGRAMS
A1.3 HISTORIC PRESERVATION CONDITIONS
A2.0 BASEMENT PLAN
A3.0 GROUND FLOOR PLAN
A4.0 2ND FLOOR PLAN
A5.0 ROOF PLAN
A6.0 ELEVATIONS
A6.1 ELEVATIONS
A6.2 ELEVATIONS & SECTIONS
A6.3 ELEVATIONS & SECTIONS
A6.4 ELEVATIONS & SECTIONS
A6.7 ADJACENT BUILDING SECTION
A8.1 STREETSCAPES
A8.2 MASSING STUDY
A9.2 COLOR & MATERIAL BOARD
A10.1 INSPIRATION IMAGES
A10.2 INSPIRATION IMAGES

CIVIL
C1 COVER SHEET
C2 GRADING & DRAINAGE PLAN – GROUND LEVEL
C3 GRADING SECTIONS A–C
C4 GRADING SECTIONS D–F
C5 UTILITY PLAN – GROUND LEVEL
C6 GRADING, DRAINAGE, & UTILITY PLAN – BASEMENT LEVEL
C7 STORM WATER CONTROL PLAN
C8 EROSION & SEDIMENT CONTROL PLAN
C9 CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE
L1.0 STREET LEVEL LANDSCAPE PLAN
L1.1 ROOF & 2ND LEVEL LANDSCAPE PLAN
L1.2 LANDSCAPE DETAILS & PLANT PICTURES
L1.3 LANDSCAPE DETAILS & PLANT PICTURES

ELECTRICAL
E0.1 SYMBOLS, ABBREVS., LIGHT FIXTURE SCHEDULE, CODES, & SHEET INDEX
E0.2 CALIFORNIA ENERGY COMPLIANCE TITLE 24
E2.1 ELECTRICAL SITE PLAN
E5.1 LIGHTING PLAN
E5.2 PHOTOMETRIC STUDY

FOREST & BEACH COMMISSION NOTES:

TOTAL SIZE OF OPEN SPACE:
AREA: 2,578 S.F.

LANDSCAPING AREA REQUIRED:
50% OF OPEN SPACE= 2,578 / 2 = 1,289 S.F.

PLANT ALTERNATIVES ALLOWED:
1,289 X 0.25 = 322.25 S.F.

LANDSCAPE AREA REQUIRED W/ 25% PLANT ALTERNATIVES:
1,289 – 322.25 = 966.75 S.F.

PLANT LANDSCAPE AREAS PROVIDED:
GROUND FLOOR: 388.4 S.F
2ND LEVEL: 171.6 S.F.
GREEN ROOF: 935.6 S.F.
TOTAL: 1,495.6 S.F.

PLANT ALTERNATIVE AREAS PROVIDED:
GARDEN BENCHES: 56.5 SF

TREE SUMMARY:
(E) UPPER CANOPY TREE ON PUBLIC PROPERTY: 1
NEW UPPER CANOPY ON PUBLIC PROPERTY: 1
TOTAL: 2

LOWER CANOPY TREES ON ROOF: 4
(SEE SHEET A5.0)

PLANNING INFO.

- PROPERTY OWNER:
  ESPERANZA CARMEL COMMERCIAL, LLC
  ATTN: RYAN AESCHLIMAN
  7TH NW OF LINCOLN
  CARMEL–BY–THE–SEA, CA 93921
- ARCHITECT
  INTERNATIONAL DESIGN GROUP LLC
  JUN A. SILLANO, AIA
  JUN@IDG–INC.NET
  PHONE: (831) 646–1261
- PROJECT ADDRESS:
  DOLORES ST.
  2 SE OF 7TH AVE,
  CARMEL–BY–THE–SEA, CA 93921
- PROJECT SCOPE:
  DEMOLITION OF 2 EXISTING BUILDINGS. NEW CONSTRUCTION FOR GROUND FLOOR PARKING GARAGE, COMMERCIAL SPACES ON GROUND FLOOR, & 8 RESIDENTIAL APARTMENTS ON 2ND FLOOR; 3 BEDROOM UNITS W/ ROOF TOP DECK
- OCCUPANCY: A–2, B, M, R–2, S–2
- CONST. TYPE: V–B, TYPE I–GARAGE
- A.P.N. 010–145–012, 023, & 024
- LEGAL DESC.: LOTS: 6, 8, & 10 BLOCK: 91
- ZONE: SC (SERVICE COMMERCIAL)
- STORIES: 2 + BASEMENT
- MAX BLDG. HT: 30 FT ALLOWED
- CUT/FILL: SEE CIVIL DRAWINGS
- TREE REMOVAL: SEE A1.1
- TOPOGRAPHY: SEE TOPOGRAPHIC MAP, SHEET 1 OF 1
- PROJECT CODE COMPLIANCE:
  2023 CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & 2023 CALIFORNIA ENERGY CODE
- LOT AREA: 12,000 S.F. (0.276 AC.)
- BUILDING COVERAGE ALLOWED:
  17.14.130
  A. EXCEPTIONS MAY BE GRANTED UP TO A MAXIMUM BUILDING COVERAGE OF 95 PERCENT = 95% (11,400 SF)
- BUILDING COVERAGE CALCULATIONS

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
	–2,269 S.F.	692 S.F.	8,741 S.F.
TOTAL	–2,269 S.F.	692 S.F.	9,433 S.F.

TOTAL: EXISTING TO REMAIN + PROPOSED = 9,433 SF (78.61%)

- FLOOR AREA RATIO (FAR) ALLOWED:
  FOR 2 STORIES = 135% (16,200 S.F.)
- FAR CALCULATIONS

	EXISTING TO BE REMOVED	EXISTING TO REMAIN	PROPOSED
GROUND FLOOR	–2,269 S.F.	691 S.F.	6,046 S.F.
SECOND FLOOR	–1,597 S.F.		7,546 S.F.
TOTAL	–3,866 S.F.	691 S.F.	13,592 S.F.

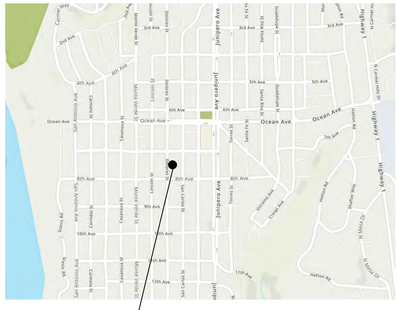
TOTAL: EXISTING TO REMAIN + PROPOSED = 13,592 (113.26%)

- NOT INCLUDED IN FAR CALCULATIONS

	EXISTING	PROPOSED
BASEMENT	0	852 S.F.

- PARKING REQUIREMENTS
  COMMERCIAL RETAIL REQ. 1 PER 600 SQ. FT.
  5339.14 / 600 S.F. = 8.9 = 9 SPACES
  RESIDENTIAL REQUIRES 1 PER UNIT
  8 UNITS = 8 SPACES
  TOTAL REQ. = 17 SPACES
  ACCESSIBILITY REQ.
  VAN PARKING REQ. = 1 PER 25 SPACES
  TOTAL REQ. = 9 COMPACT PARKING SPACES
  8 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  18 SPACES
  TOTAL PROVIDED = 10 COMPACT PARKING SPACES
  1 STANDARD PARKING SPACES
  1 ACCESSIBLE VAN PARKING SPACES
  12 SPACES

VICINITY MAP



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STAMPS:

PROJECT/CLIENT:
JB PASTOR BUILDING

PROJECT ADDRESS:
DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921
APN: 010–145–012
022, & 023

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

REVISIONS:
1 12/19/24 PLAN UPDATE
2 2/7/25 REV. PER PLANNER COMMENTS
3
4
5
6

SITE PLAN

SHEET NO.
A1.0

Attachment 12

DOLORES STREET

S00° 00' 00"W 160.00' RI

EAST 100.00

NORTH 40.00

N90° 00' 00"W 100.00' RI

EAST 100.00

NORTH 40.00

LOT 6
APN 010-145-023-000

LOT 8
APN 010-145-024-000

LOT 10
APN 010-145-012-000

2-STORY COMMERCIAL BUILDING

EXISTING BUILDING

A PORTION OF THIS PARCEL IS SHOWN FOR REFERENCE. PARCEL IS NOT PART OF PROJECT.

Roof Peak Elev = 1034.21'

Roof Peak Elev = 1024.26'

FOUND ¾" IP W/ PLASTIC CAP LS 2689

CP & MAG SHINER

BENCHMARK CUT CROSS ELEV=1000.55

LEGEND

- PROPERTY BOUNDARY LINE
- BUILDING OVERHANG
- METAL FENCE
- CONCRETE CURB
- CONCRETE
- PAVERS
- PLANTER
- ASPHALT
- WATER METER
- WATER VALVE
- HOSE BIB
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- JOINT POLE
- ELECTRICAL METER
- DOWNSPOUT
- CLEANOUT
- CONTROL POINT
- FIRE HYDRANT
- LIGHT STANDARD
- MANHOLE
- SEWER CLEAN OUT
- SIGN(POLE)
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER SHUTOFF

ABBREVIATIONS

CLM	COLUMN
E	EXISTING
EG	EXISTING GRADE
FF	FINISH FLOOR
FOC	FACE OF CURB
FOW	FACE OF WALL
FP	FINISH PAVEMENT
J	JUNIPER TREE/BUSH
TS	TOP OF STAIR
TW	TOP OF WALL

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.

2. THIS TOPOGRAPHIC SURVEY HAS BEEN COMBINED WITH A PREVIOUSLY MAPPED RASMUSSEN LAND SURVEYING INC TOPOGRAPHIC SURVEY MAP (LOT 6 AND 8) TO PROVIDED AN OVERALL PROJECT BASEMAP. L&S ENGINEERING AND SURVEYING INC IS NOT RESPONSIBLE FOR THE TOPOGRAPHIC MAPPING ACCURACY FROM THE RASMUSSEN MAPPING, HOWEVER AN EFFORT HAS BEEN MADE TO COMBINE MAPS AND REVIEW FOR COMPLETENESS.

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

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

5. ELEVATION SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK ELEVATION – CUT CROSS – ON PAVERS BETWEEN PLANTERS AS SHOWN ABOVE. ELEV=1000.55

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

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

8 0 4 8 16
1" = 8'

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

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

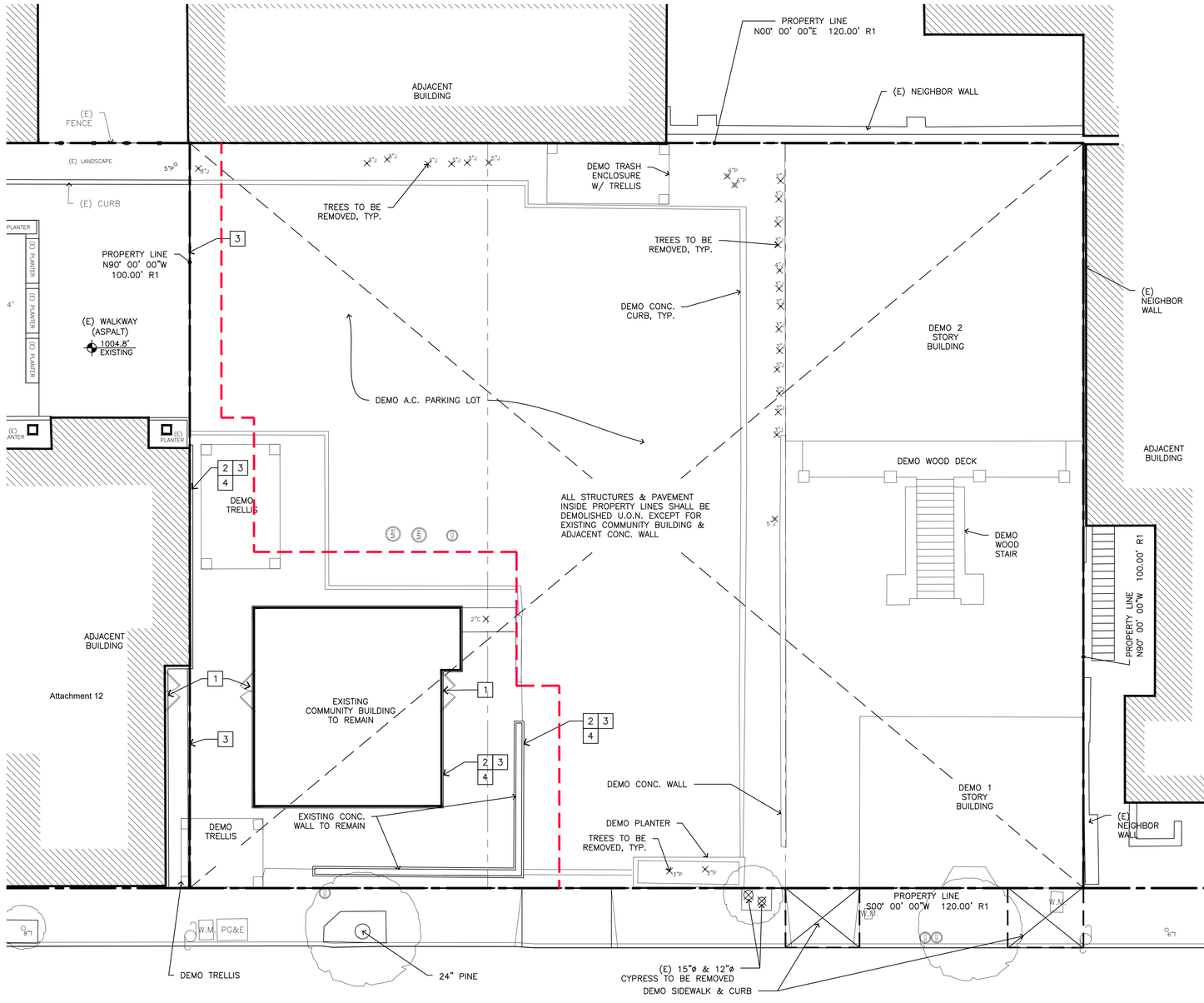
L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

DRAWN BY: PJM
DESIGNED BY: N/A
DATE: 12/21/18
SCALE: 1" = 8'
JOB NUMBER: 19-47
LAST REVISED: 7/27/20
REVISED BY: CJS

PREPARED FOR:
INTERNATIONAL DESIGN GROUP, INC.
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA

TOPOGRAPHIC SURVEY
DOLORES, 2SE OF 7TH
LOTS 6, 8, & 10
CARMEL-BY-THE-SEA

SHEET 1
OF
1 SHEET



DOLORES STREET

DEMO. SITE PLAN

1/8"=1'-0"

0' 4' 8' 16'

0 1.25M 2.5M 5M

N

TREE REMOVAL

TREE	SIZE	QUANTITY
JUNIPER	5"ø	2
JUNIPER	4"ø	1
JUNIPER	3"ø	17
JUNIPER	2"ø	1
PINE	6"ø	2
PINE	3"ø	2
CHERRY	2"ø	1

TOTAL TO BE REMOVED: 26 – PRIVATE PROPERTY

CYPRESS	15"ø	1
CYPRESS	12"ø	1

TOTAL TO BE REMOVED: 2 – PUBLIC PROPERTY

26 PRIVATE + 2 PUBLIC

TOTAL TO BE REMOVED: 28

HISTORIC BLDG. PROTECTION PLAN KEYNOTES

1. CONSTRUCT BARRICADE WALL TO CLOSE OPENING OF (E) BUILDING PRIOR TO ANY DEMOLITION WORK.
2. PROVIDE FULL HEIGHT VINYL SHEET TO WALL FOR DUST PROTECTION. ALSO IT SHALL SEAL DOORS, WINDOWS & OTHER OPENINGS PRIOR TO ANY DEMOLITION WORK.
3. CONSTRUCT 6' HIGH SELF-SUPPORTING PLYWOOD BARRICADE WALL
4. ITEM 3 OVER ITEM 2. DEVELOPMENT TEAM SHALL DESIGN THIS WALL W/O ANY ATTACHMENTS TO (E) BUILDING.

JUN A. SILLANO, AIA

IDG

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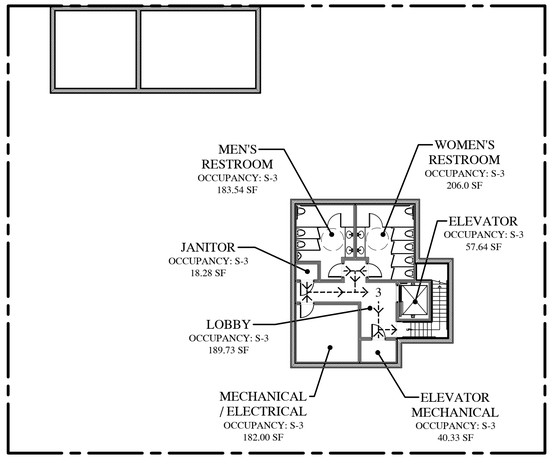
3.
4.
5.
6.

SITE DEMO & HISTORIC BLDG. PROTECTION PLAN

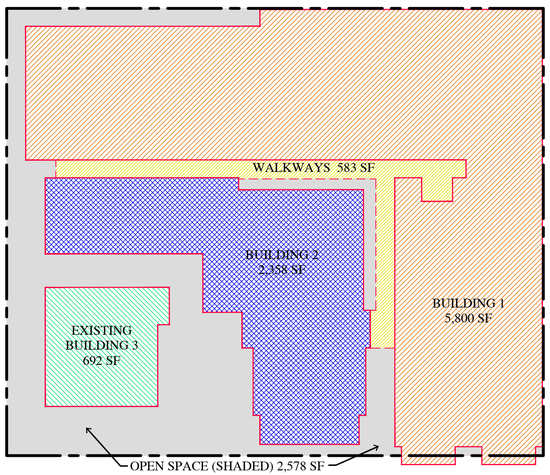
SHEET NO.

A1.1



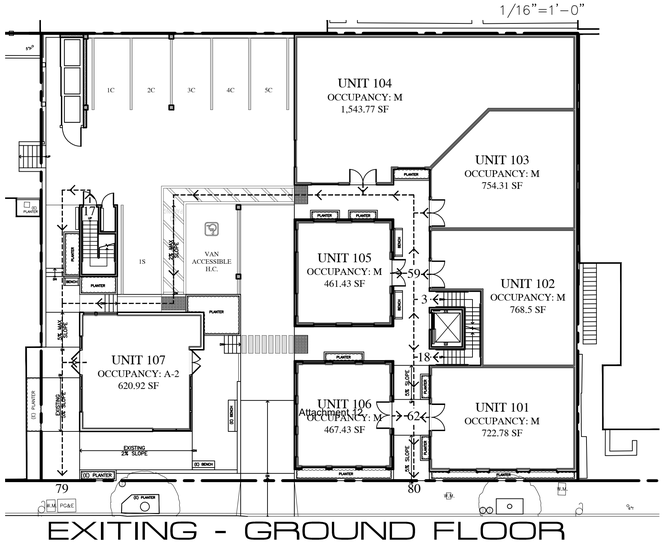
EXITING - BASEMENT PLAN

1/16"=1'-0"



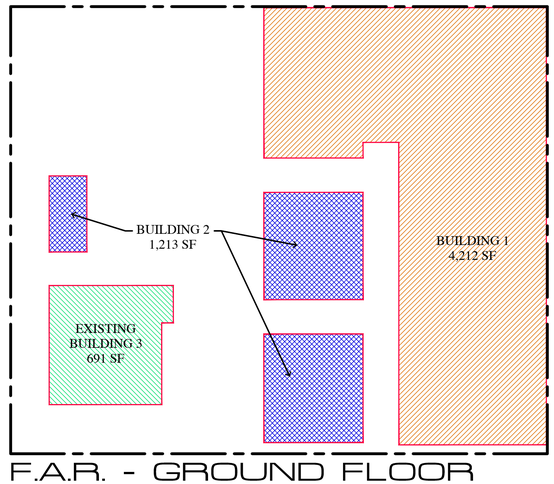
BUILDING COVERAGE

1/16"=1'-0"



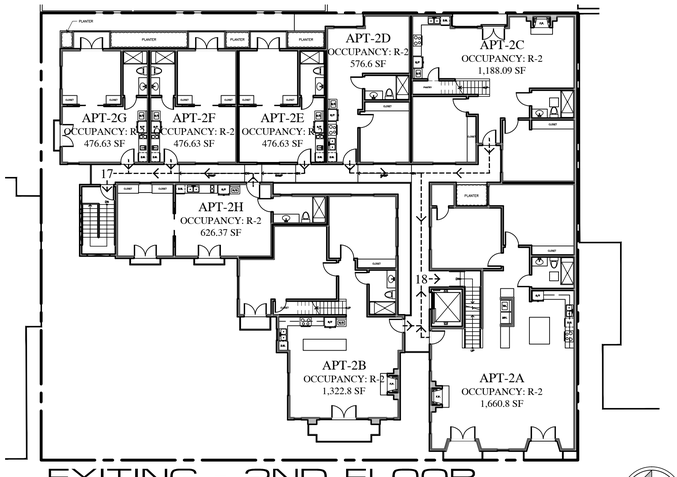
EXITING - GROUND FLOOR

1/16"=1'-0"



F.A.R. - GROUND FLOOR

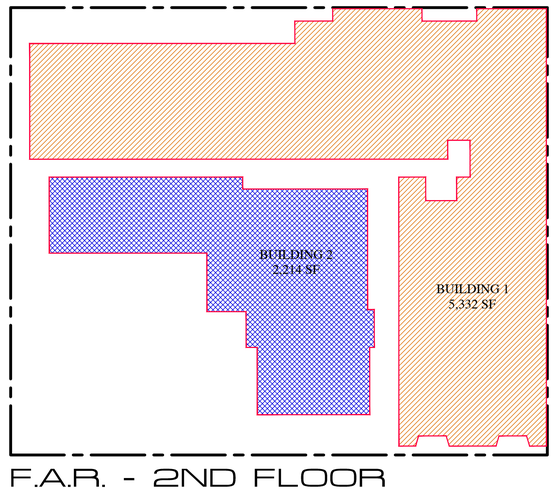
1/16"=1'-0"



EXITING - 2ND FLOOR

1/16"=1'-0"

N



F.A.R. - 2ND FLOOR

1/16"=1'-0"

EXIT ANALYSIS

BASEMENT

TYPE S-3 OCCUPANCY

LOBBY	= 189.73 SF
JANITOR CLOSET	= 18.28 SF
MEN'S RESTROOM	= 183.54 SF
WOMEN'S RESTROOM	= 206.00 SF
ELEVATOR	= 57.64 SF
ELEVATOR MECHANICAL	= 40.33 SF
MECHANICAL/ELECTRICAL	= 156.00 SF
TOTAL	= 851.52 SF/300 GROSS = 2.84 = 3 OCCUPANTS

S-3 OCCUPANT LOAD = 3 OCCUPANTS > 1 EXITS REQUIRED

EXIT WIDTH REQUIRED:
3 X 0.2" = 0.6" @ DOOR > 72" PROVIDED
3 X 0.3" = 0.9" @ STAIR > 88" PROVIDED

GROUND FLOOR

TYPE M OCCUPANCY (MERCANTILE) 60 SF GROSS = OCCUPANTS

CALCULATED FOR TYPE M

UNIT-101	= 722.78 SF
UNIT-102	= 768.5 SF
UNIT-103	= 754.31 SF
UNIT-104	= 1,543.77 SF
UNIT-105	= 461.43 SF
UNIT-106	= 467.43 SF
TOTAL	= 4,718.22 SF/60 GROSS = 78.64 = 79 OCCUPANTS

TYPE A-2 OCCUPANCY (ASSEMBLY) 15 SF GROSS = OCCUPANTS

UNIT-107	= 621 SF
TOTAL	= 621 SF/15 GROSS = 41.39 = 42 OCCUPANTS

A-2 + M OCCUPANT LOAD = 121 OCCUPANTS > 2 EXITS REQUIRED > 61 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
61 X 0.2" = 12.2" @ DOOR > 72" PROVIDED
61 X 0.3" = 18.3" @ STAIR > 88" PROVIDED

2ND FLOOR

TYPE R-2 OCCUPANCY

APARTMENT-2A	= 1,660.8 SF
APARTMENT-2B	= 1,322.8 SF
APARTMENT-2C	= 1,188.09 SF
APARTMENT-2D	= 576.6 SF
APARTMENT-2E	= 476.63 SF
APARTMENT-2F	= 476.63 SF
APARTMENT-2G	= 476.63 SF
APARTMENT-2H	= 626.37 SF
TOTAL	= 6,804 SF/200 GROSS = 34.02 = 35 OCCUPANTS

R-2 OCCUPANT LOAD = 35 OCCUPANTS > 2 EXITS REQUIRED > 18 OCCUPANTS EACH

EXIT WIDTH REQUIRED:
18 X 0.2" = 3.6" @ DOOR > 72" PROVIDED
18 X 0.3" = 5.4" @ STAIR > 88" PROVIDED

F.A.R. CALCULATIONS

GROUND FLOOR

BUILDING 1	= 4,212 SF
BUILDING 2	= 1,213 SF
BUILDING 3 (EXISTING)	= 621 SF
TOTAL	= 6,046 SF

2ND FLOOR

BUILDING 1	= 5,332 SF
BUILDING 2	= 2,214 SF
TOTAL	= 7,546 SF

FAR BY BUILDING:

BUILDING 1:
9,544 SF

BUILDING 2:
3,427 SF

BUILDING 3 (EXISTING):
621 SF

GROUND FLOOR + 2ND FLOOR (6,046 + 7,546) = 13,592 SF

13,592 / 12,000 = 113.27%

BUILDING COVERAGE SUMMARY

BUILDING COVERAGE

BUILDING 1	= 5,800 SF
BUILDING 2	= 2,358 SF
BUILDING 3 (EXISTING)	= 692 SF
WALKWAYS	= 583 SF
TOTAL	= 9,433 SF

9,242 / 12,000 = 78.61%

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STAMPS:

PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

REVISIONS:

1 12/19/24 PLAN UPDATE
2 2/7/25 REV. PER PLANNER COMMENTS
3
4
5
6

EXITING, F.A.R. & BUILDING COVERAGE DIAGRAMS

SHEET NO.

A1.2

PRESERVATION **Tech Notes**

U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services

TEMPORARY PROTECTION

NUMBER 3

Protecting a Historic Structure during Adjacent Construction

Chad Randl
Technical Preservation Services
National Park Service

IDENTIFYING AND AVOIDING RISKS FROM ADJACENT CONSTRUCTION

Valued for their ability to convey the past through existing materials and features, historic buildings must also survive in an ever-changing present. That change is often characterized by new building construction and demolition activities on neighboring sites. Whether it is the modest renovation of an existing building or the demolition of an existing structure and construction of a new high rise, physical damage to an adjacent historic building may occur. It is important for both the historic property owner and those responsible for the neighboring work to give careful consideration to the potential risks. Early planning offers the opportunity to identify these risks and to determine successful ways to avoid them.

Problem

The forces that contribute to the deterioration of a historic building, from atmospheric pollutants to the footsteps of visitors, often take decades and even centuries to exact their toll. Demolition activities and new construction on neighboring sites, however, can cause immediate harm to the physical integrity of a historic structure. In the instant it takes an improperly planned excavation blast to crack the foundation of an adjacent historic structure, or for a steel beam to be dropped from a construction crane onto its roof, significant damage may occur. Additionally, adjacent construction work can expose the neighboring historic building to concentrations of dust, vibration and fire hazards that would normally be experienced only over the course of many years.

These concerns are often overlooked when a project is undertaken next to historic resources. In some situations, the historic property manager may be unaware of the nature and extent of work at an neighboring site. In other cases, the new construction team is not familiar with the particularly fragile character of the neighboring historic structure or decides to repair any damage after the fact rather than avoiding it from the beginning.

Solution

Effective planning and protective measures initiated before construction takes place can prevent most of the damage that may occur to adjacent historic buildings. Depending upon the nature of the project, protective measures may be limited to documenting and monitoring the historic structure or may encompass a broader plan that includes encasing windows, independent review of excavation procedures and a range of other precautions. Cooperation between all parties can help to ensure that construction activity continues without interruption and that the neighboring historic building is preserved unharmed.

When historic structures are exposed to adjacent construction or demolition work, a protective plan including documentation, monitoring and specific safeguards should be implemented to prevent damage and loss of historic fabric.

The information provided in this *Tech Note* can serve as a basis for discussions between the historic property manager and the developer of the adjacent site aimed at ensuring the protection of the historic building in a cost-effective manner. This guidance is also applicable where new construction is undertaken on the same site as the historic structure.

Although adjacent construction work often poses a more immediate threat than the incremental impacts of weather or pollution, the best defense for both situations is that buildings be in good condition. A well maintained structure with tight mortar joints, strong connections between interior and exterior walls, solid foundations and sound plaster is at less risk from neighboring activity than a neglected structure.

Providing adequate protection involves the following steps: 1. consultation between the historic building owner and development team to identify potential risks, negotiate changes and agree upon protective measures; 2. documentation of the condition of the historic building prior to adjacent work; 3. implementation of protective measures at both the construction site and the historic site; and 4. regular monitoring during construction to identify damage, to evaluate the efficacy of protective measures already in place, and to identify and implement additional corrective steps.

Consultation

Early consultation between the historic property owner and the developer of the neighboring construction site is the first and often most important step. Establishing such contact has many advantages. Consultation provides the foundation for a mutually beneficial relationship that is cooperative rather than adversarial. The process gives the historic site owner an opportunity to become familiar with the scope of the impending project and for the development team to understand the historic structure's vulnerabilities. Consultation permits all parties a chance to propose, discuss, and negotiate changes to the construction plan that reduce the risk of damaging adjacent historic resources. The ultimate goal is to draft a protection plan acceptable to both parties.

Resolving concerns before construction is underway can save time and money, as well as the need to repair damaged historic fabric. It is crucial that such discussions take place during the paper stage of the project, before final decisions are made. If not, the developer may conclude that changes would be cost prohibitive and that it is preferable to repair damage after it takes place. Early consultation also provides information that can be used to assess whether the level of insurance coverage is sufficient to meet the specific project risks.

The owner of a historic property cannot in most cases compel the support and cooperation of the development team. If, after consultation has been attempted, the level of protection provided is not sufficient, the aid of local building officials should be sought. Local building officials, through the permitting process, can often insist that changes be made to development plans to ensure that adjacent properties are protected. Local building codes may also provide safeguards by establishing certain conditions such as maximum vibration levels.

Other parties can also participate in and contribute to the consultation process. The support of neighborhood committees, local non-profit preservation organizations, independent engineers and the historic district commission (if applicable) may be enlisted to ensure that protection concerns are fully addressed. The developer will benefit from the assembly of a team, including or representing the general contractor, architect, structural engineer, construction manager, and subcontractors, who can be present at consultation meetings and play a continuing role in protection efforts with development interests.

Preconstruction meetings should address several issues. Most important, the parties should reach an understanding about what steps will be taken to protect the historic structure (*see figure 1*). Responsibility for implementing the agreed upon protections should be established among the developer, the general contractor and relevant subcontractors, and the historic property owner. Such decisions should be listed in performance specifications that accompany agreements between the contractor and the developer. A walk-through of the historic building by the development team is also advisable. Finally, schedules for major work such as excavation, and requirements for materials delivery, site storage, and other use of the premises by the contractor should be discussed and arranged to minimize disruptions to the historic site.

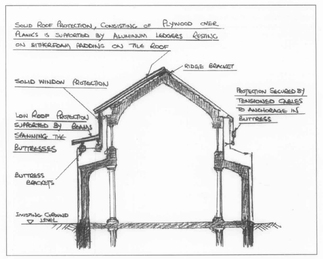

Figure 1. Before new construction was undertaken to the left of this church, a subcontractor was hired to design a protective system for the tile roof and clerestory windows. Drawing: Alan Shalders, Universal Builders Supply, Inc.

tractor should be discussed and arranged to minimize disruptions to the historic site.

Documentation

A crucial step following consultation with the developer is to document the existing condition of the historic structure. Such an investigation provides a "baseline" from which changes to the building during the adjacent construction can be identified, monitored and assessed. Like the consultation process, thorough documentation benefits both the historic property owner and the developer. For the former, it may be used to substantiate claims that damage occurred as a result of the neighboring construction work by illustrating the previously sound condition of the historic building. If the damage existed prior to construction work, the record can show that it was not caused by the developer's negligence. In the case of future litigation, the documentation record can serve as evidence along with the testimony of the professional who undertook the assessment.

Both parties should ensure that the documentation is objective and accurate. Joint surveys, in which both the developer and the historic property owner participate or sign off on noted conditions, are most likely to ensure that the resulting data are not in dispute. When the developer pays for the assessment, it is advisable that an independent professional be hired and that the survey results be accessible.

Information obtained through documentation can also be used in formulating a protection plan for the historic building. By characterizing existing damage and exposing potential weaknesses, the documentation process identifies areas of the structure that may require additional protection as well as appropriate locations for monitoring equipment. Features that should receive particular attention during visual inspections would also be highlighted. Although a formal building condition survey including analysis, repair proposals and cost estimates is not necessary, the property owner may find that the disruptive period during adjacent work provides an opportune time for a thorough survey program.

Documentation of existing conditions should take the form of written descriptions, 35mm color photographs and/or a videotape recording. Photographs should show both the interior and exterior of the building, with close-up images of cracks, staining, indications of settlement or other fragile conditions. A complete interior and exterior crack survey should be undertaken to identify and characterize existing cracks *(see figure 2)*. Their locations can then be plotted on a drawing of each wall or ceiling surface. While identifying every hairline crack may be impractical in a large building or one that exhibits a great deal of preexisting damage, the more thorough the documented record, the better. The condition of features such as arches, chimney stacks and parapet walls determined by the engineer to be particularly susceptible to distress should also be recorded even when no damage is apparent.

Common Risks and Protective Measures

Each instance of new construction or demolition next to an existing historic structure will involve varying risks to that structure. The proximity of the historic site to the project and the scope of the project are two of the most significant variables. Construction of a high rise building with deep foundations is more likely to affect a neighboring structure than the rehabilitation of a nearby rowhouse. However, the converse may be true if the rowhouse is directly adjacent to and sharing a wall with the historic structure. Other factors influencing the degree of likely impact include the age, construction type and structural integrity of the historic building, as well as the depth and makeup of its foundation and its surrounding soil types.

Owners should also anticipate the effect increased dust, vibration and fire risk will have upon interior architectural features and furnishings. For the most sensitive objects, such as chandeliers, paintings and glassware, temporary removal to an off-site location may be the safest course. Those features that cannot be easily removed, including plaster ceiling medallions and cornices, can be cushioned and buttressed by padded wood supports. Additional information concerning the safeguarding of interior features can be found in the preceding *Tech Note* in this series, "Temporary Protection, Number 2. Specifying Temporary Protection of Historic Interiors During Construction and Repair."

The remainder of this section addresses some of the more common dangers to historic structures when new construction or demolition activities occur nearby. The description of each potential impact is accompanied by suggested approaches for reducing or eliminating those risks.

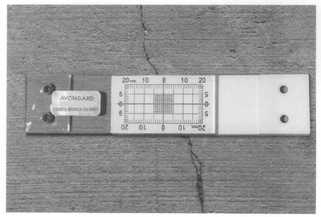

Figure 2. With advanced notice of adjacent construction activity, a crack monitor can be used to determine whether existing cracks in the historic building are stable or still experiencing movement. Compared with measurements taken during the monitoring phase, such information can help determine if subsequent movement resulted from work on the neighboring site. Photo: Assogard Products U.S.A., Ltd.

Vibration

Demolition and new foundation work are common sources of vibrations that can affect adjacent structures. The tools and methods used in demolition, such as impact hammers, wrecking balls, pavement breakers and implosion blasting, produce vibrations that may be transmitted to the historic structure. Similarly, techniques used to prepare new foundations (pile driving and blasting) create potentially dangerous vibrations. Vibrations may also be caused by increased truck traffic accompanying new construction or demolition work. In all cases, the force of the vibrations reaching the adjacent historic structure depends upon the activity generating the vibrations, the distance between the source and the existing structure, and the type of soil or pavement found between the two.

Historic structures may be particularly vulnerable to the effects of vibrations generated at an adjacent site. Deferred maintenance and past alterations may have produced structural weak points that are susceptible to damage. Historic finishes, such as plaster walls and ceilings, lack the flexibility to accommodate abnormal movement, while shallow foundations (common in historic buildings) may lack the rigidity to resist vibration induced movement.

Mitigating the effects of vibrations should begin during the consultation process when acceptable levels can be set and alternative processes explored. Hand demolition is an appropriate substitute when conventional demolition activities may cause excessive vibrations. If pile driving is likely to damage adjacent structures, the contractor may be able to employ non-displacement piles that are inserted in bored holes rather than driven. Lower vibration levels can also be achieved by "jacking-in" or pressing the piles into the ground. Locating delivery entry and exit points farther from the historic site may reduce vibrations caused by increased vehicular traffic. Once construction is under way, continual crack and vibration monitoring provides an effective warning system, indicating that established safe thresholds have been crossed.

Movement

Excavation and foundation work can also cause ground displacement and movement of an adjacent historic building. New construction almost invariably calls for digging a foundation that is much deeper than the foundations of neighboring historic buildings. This is especially true for projects that include underground parking facilities. A historic structure, with a shallow masonry or stone foundation and wall footings, may experience corresponding displacement that can result in major structural damage.

Efforts to control movement should begin during the consultation phase. Whether the developer's engineer selects underpinning or strengthened excavation walls with tie backs as the means to resist movement of the adjacent structure, the historic building team should retain its own engineer to review the plans *(see figure 3)*. The consulting engineer should ensure that the selected approach addresses the unique characteristics and vulnerabilities of the historic structure and that even incidental movement is restricted.

Water

A well functioning water drainage system is essential to the protection of any historic structure. This system can easily be rendered ineffective by neighboring construction or demolition work. Debris originating at the construction site often finds its way to the gutters, downspouts and drains of an adjacent building. Drainage mechanisms may also become inoperable when excavation workers inadvertently seal off or collapse old pipes running from neighboring buildings. If blocked pipes cannot remove water from both above and below the surface of an historic site, excessive moisture levels or flooding may result.

Regular visual inspections (part of the monitoring program described later) are one of the best means of thwarting increased moisture levels. The inspection procedure should include checking gutters, valleys and exposed drains for any obstructions. Also, indications of dampness or water damage in the basement and where gutters and downspouts meet other building surfaces should be noted.

Construction site runoff from cement mixing and cleaning and dust suppression activities should not flow toward the historic property. Although placing screens and wire cages over exposed areas of the drainage system may provide some protection from obstructions, such installations need to be inspected just as frequently. Low-pressure water washes can occasionally be used to flush the system of dirt and debris. To reduce the possibility that drainpipes will be blocked at the adjacent construction site, all concealed pipes should be traced from their origins at the historic structure and the

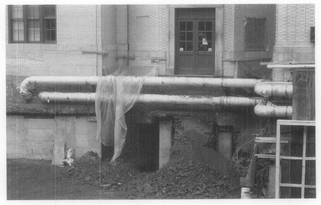

Figure 3. Concrete pier underpinning to an existing building may be necessary when adjacent construction occurs. In this example, pits are hand dug beneath the foundation of the historic building to provide space for wood forms. After concrete is poured into the forms, the space between the top of the pier and the bottom of the original foundation is packed with a quicksetting grout. The historic building owner should retain an independent engineer to ensure that the underpinning plan adequately protects the historic structure. Photo: Professor Arpad Horvath, Department of Civil and Environmental Engineering, University of California, Berkeley.

information passed on to the appropriate contractors. Final landscaping and grading patterns on adjacent construction sites should be examined to ensure that rainwater is not routed towards the historic building.

In some cases, the lack of water beneath an historic structure can lead to damage. Buildings located in areas with a high water table were often constructed upon timber piles. When groundwater or storm water is removed from a neighboring site during foundation excavations (a process known as "dewatering"), the groundwater level beneath the historic site may also drop. Previously submerged timber piles that are exposed to air can quickly begin to undergo dryrot. If there is reason to suspect that the structure was built on such a foundation, the property manager should work with the neighboring construction team to maintain the existing water table. This can be done using watertight excavation support systems such as slurry walls which ensure that most of the water pumped out of the construction site does not come from adjacent properties. Dewatering of soft clay ground may also result in settlement of a neighboring building, as ground water pressure is reduced and the soil consolidates.

Fire and Security Concerns

The heightened possibility of fire accompanies many demolition and new construction activities. Temporary heating devices, torches, sparks, molten metal and undersized electrical utility panels are some of the most common sources of fire at construction sites. Additionally, the improper storage of fuels, cloth rags and brushes also presents opportunities for fire to ignite and spread. The *Tech Note*, "Specifying Temporary Protection of Historic Interiors during Construction and Repair," provides detailed information on reducing the likelihood of fire in situations involving work near historic structures.

The security of a historic building can be threatened when adjacent construction provides opportunities for illegal entry. Newly constructed floor levels at the building site may make the neighboring historic structure's ledges, windows and rooftops accessible to trespassers. Window openings on the historic building should be fastened and all doors from the roof to the interior should be locked. Where a historic structure is protected by an intruder alarm system, that system should be upgraded to protect rooms that are rendered accessible from the outside. In cases where the historic structure does not directly abut new construction or demolition activity, attention should still be paid to the possibility that incidents of vandalism and theft will carry over to the historic site.

Physical Impact

Construction or demolition can cause direct physical damage to neighboring historic features and materials. Cranes, hoists and workers on upper floors of a construction site can drop building supplies and tools onto an adjacent historic structure. Misdirected debris chutes and backing vehicles may also leave their mark.

Generally, to counter these occurrences, protective barriers are placed over any area of the historic structure deemed at risk. If the new construction will rise above the historic building, plywood sheets should be placed over the roof to distribute the force of dropped materials *(see figure 4)*. Plywood covers should also be placed over decorative roof embellishments such as finials and balustrades. Alternately, horizontal netting can be rigged to shield vulnerable rooftop features.

Facades that are directly exposed to adjacent construction sites should receive close attention. To avoid damage, windows should be covered with plywood. Layers of cushioning materials can be placed between the plywood covering and particularly fragile windows, such as stained glass. If entire wall surfaces are vulnerable, scaffolding should be erected against the facade and debris netting placed on the outside of the scaffolding. Plastic sheeting can provide added protection in areas where acidic cleaning solutions may splash onto historic facades, windows and other surfaces.

The best means of protecting a historic structure from physical impact, however, is often to have adequate horizontal and vertical netting and barriers in place at the construction site. When adjacent buildings are adequately considered in the construction site netting and scaffolding plans, protective measures at the historic site can be less intrusive, and the likelihood of damage reduced even further.

Additional Dangers

Other byproducts of new construction and demolition, such as dirt and dust, can also pose threats to an adjacent historic structure. Dust suppression measures including the installation of fabric enclosure systems should first be employed at the building site *(see figure 5)*. Despite these efforts, historic building owners will undoubtedly have to deal with raised levels of dust infiltration. Accordingly, vulnerable interi-

Figure 4. Dropped equipment, tools, and materials all present risks when new construction rises above neighboring historic structures. In this case, the historic slate roof was completely covered with sheets of exterior grade plywood. Photo: National Park Service files.

Figure 5. The historic building on the left is partially protected from debris and dust generated by the renovation of the structure to the right. Such temporary enclosure systems consist of a polyethylene or other fabric shell stretched between an aluminum frame. Photo: Walton Technology, Inc.

or objects and artifacts should be covered or temporarily moved to another location. Windows can be taped shut or temporarily sealed with clear polyethylene sheets. Additional mats or carpets near entrances can help reduce the amount of dirt tracked inside. An accelerated maintenance program that includes thorough and frequent cleaning and HVAC filter replacement, is an effective means of addressing the degraded environment surrounding a construction site. To lessen the chance of airborne asbestos infiltration, the exhaust from sealed work areas must be properly filtered and vented away from historic buildings.

The owner of a historic property should anticipate the increased rodent and pest presence that accompanies major demolition activity. Newly opened holes in old foundations are easy escape routes that should be promptly sealed. The construction or demolition site rodent control plan should include provisions for protecting adjacent historic resources. Concurrently, the historic property owner should consider securing a contract with an independent exterminator company. Plans should include both preventive measures to reduce conditions favorable to infestation as well as a system of eradication such as rodenticide and traps.

Monitoring

A monitoring program should be established during the consultation and documentation phases and continued until adjacent work is finished. It is undertaken to detect, gauge, record and interpret structural movement, the effects of vibration and other changes to the historic building that result from neighboring construction or demolition work. Data collected during the monitoring program can serve as a baseline for any subsequent movement or changes to site drainage patterns that arise within the first years after construction is completed. Ultimately, monitoring shows the degree to which steps taken to protect an historic structure from adjacent construction are sufficient and successful.

Because of liability concerns, those responsible for a new development will often arrange to monitor an adjacent structure. As with a documentation program, the historic property owner may want to hire an independent engineer to review both the monitoring process and the measurements that result.

The extent of the monitoring program and the tools used will depend upon the scope of the adjacent activity. A basic plan to address concerns over vibration levels may include a single seismograph placed on the structure's basement floor. More comprehensive measurements can be obtained by locating sensors at several points throughout the structure and the ground immediately adjacent to the historic building foundation *(see figure 6)*.

Whether acceptable vibration levels are mandated by law or left to the discretion of a project engineer, thresholds should take into account surrounding soils, the makeup and condition of the adjacent foundation and the particular vulnerabilities of the historic resource. Construction projects that involve major excavation work next to historic structures should include a program of test blasting before work begins. Testing various charges, delays and blast design configurations will aid in developing a controlled program that limits blast induced damage to a neighboring property.

Structural movement as described in the preceding section is detected and recorded using a number of different tools. Electronic monitors that feed precise movement measurements to laptop computers can be placed across existing cracks *(see figure 7)*. When budgets are tight or a large number of cracks are involved, inexpensive telltales made from two sheets of overlaid plastic with a grid can be used to track changes.

Optical survey instruments provide another means of detecting vertical and lateral movement within a historic building. Control points are established and marked by targets or reflectors on the historic structure facade and interior walls before adjacent construction begins. The location of each of these markers is precisely measured at regular intervals. Engineers then use the resulting information to determine whether the markers have shifted from their original positions and, if so, the rate and direction of movement.

A program of visual inspections undertaken by a qualified conservator or engineer is an important adjunct to technical monitoring procedures. Inspectors should look for newly opened cracks, other signs of settlement and movement, and evidence of increased dampness or water infiltration. Additionally, visual inspections should ensure that temporary protective coverings are secure, that dust and dirt are not accumulating in the historic building, and that fire and hazardous material protection provisions are being upheld. A checklist can be drawn up during the consulting and documentation phases for use during each visual inspection. Such a systematic written record may also prove useful if disputes arise over the timing of and responsibility for damage.

Figure 6. A seismograph records vibrations transmitted at the ground level of an historic building. The instrument is wired to a light and siren designed to warn the excavation crew that vibration levels are approaching preset limits. Additional sensors are often installed in the basement and on sensitive features such as stained glass windows. Photo: Wilson, Ihrig & Associates, Inc.

Conclusion

Protecting a historic building from adjacent construction or demolition activity requires thoughtful planning and cooperation between the developer and the historic property owner. Thorough pre-construction documentation of the historic structure ensures a common understanding of present conditions and suggests appropriate damage prevention measures that can be taken at both the historic site and the construction site. A routine program of visual inspection and vibration and movement monitoring helps insure early detection of the effects neighboring construction work is having on the historic building. Early consideration of these issues, before damage takes place or worsens, can allow for the adoption of safeguards that protect the developer's schedule and budget and the physical integrity of the historic structure.

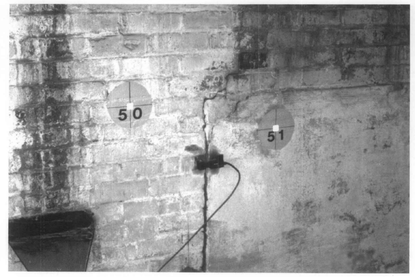

Figure 7. Electronic crack monitor and survey targets are shown installed on an existing wall. The crack monitor feeds movement data to a laptop computer. The targets are aligned and measured with optical survey equipment to determine the degree and direction of movement. Photo: McMullan and Associates, Inc.

Checklist for Historic Property Owner and Historic Site

- ☐ Consult with developer, and other parties to determine extent of work and identify necessary protective measures
- ☐ Conduct survey of existing conditions, including 35 mm photographs, crack inventory and description of other damage
- ☐ Include historic building in construction site fire plan
- ☐ Secure windows and rooftop doors that are made accessible by new construction
- ☐ Remove particularly fragile interior objects and furnishings from site
- ☐ Install temporary supports beneath fragile features that are not moved
- ☐ Place plywood coverings on openings that face construction area
- ☐ If adjacent construction rises above historic site, protect roof with plywood covering, encase rooftop embellishments
- ☐ If construction is directly adjacent, cover historic facade to protect against mortar and acidic cleaning solution
- ☐ Install temporary floor coverings at entrance and seal windows facing construction site to limit dust infiltration
- ☐ Remove dust from interior surfaces on accelerated schedule
- ☐ Clean HVAC system & filters on accelerated schedule
- ☐ Clear obstructions from gutters and drainage system regularly
- ☐ Establish monitoring program, including:
  1) Seismographs to ensure that effects of blasting, pile driving and other work are at acceptable levels
  2) Crack monitors and optical survey methods to detect movement
  3) Schedule of regular visual inspection

Checklist for Development Team and Construction Site

- ☐ Consult with historic property owner and other relevant parties to identify necessary protective measures
- ☐ Review and sign off on pre-construction condition survey of adjacent property
- ☐ Arrange delivery locations and times to limit disruption and possible damage to neighboring historic structure
- ☐ Explore excavation and demolition methods that produce low vibration levels
- ☐ Limit movement of adjacent building with sufficient underpinning or reinforced excavation walls
- ☐ Reduce changes to adjacent ground water level during dewatering
- ☐ Ensure water runoff is not directed toward historic structure
- ☐ Install appropriate debris nets to prevent dropped materials from impacting historic building
- ☐ Direct debris chutes away from historic structure
- ☐ Install fabric enclosure system to reduce spread of construction dust
- ☐ Include adjacent historic building fire plan and ensure fuels, rags and brushes are stored appropriately and not directly adjacent to historic site
- ☐ If asbestos or lead remediation is involved, ensure exhaust from sealed building is filtered and vented away from historic site and that lead chips are gathered and removed
- ☐ Include adjacent historic structure in rodent control program and seal openings in demolished foundation
- ☐ Participate in monitoring program at historic site to ensure that vibration levels or indications of movement are within established thresholds

This PRESERVATION TECH NOTE was prepared by the National Park Service. Charles E. Fisher, Heritage Preservation Services, serves as the Technical Editor. Special thanks go to Deborah Slaton and Michael J. Scheffler, P.E., of Wiss, Janney, Elstner Associates, Inc., Sharon Park, Kay Weeks and Michael Auer of the National Park Service's Heritage Preservation Services, and Marie Ennis of Einhorn Yaffee Prescott for their review and comments. Thanks also go to Denis McMullan, McMullan and Associates; Richard Ortega, PE, Ortega Consulting; Dorothy Richter, Hager-Richter Geoscience, Inc.; George Siekkinen and Gregory Mixon, National Trust for Historic Preservation; Suzanne Pentz, Keast & Hood Co.; Mark Richards, Moretrench American Corporation; Dr. Edward J. Cording, Department of Civil and Environmental Engineering, University of Illinois; Mark Gaudschal, Schnabel Foundation Co.; William Stivale; Robert M. Powers, Powers and Associates; Martin P. Azola, Azola and Associates; and Margaret Gardiner and Mary Knapp at Merchant's House Museum, for their assistance. Tim Buehner, National Park Service, and Camille Martone provided initial research for this publication.

PRESERVATION TECH NOTES are designed to provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources. All techniques and practices described herein conform to established National Park Service policies, procedures and standards. This Tech Note was prepared pursuant to the National Historic Preservation Act which direct the Secretary of the Interior to develop and make available to government agencies and individuals information concerning professional methods and techniques for the preservation of historic properties.

Comments on the usefulness of this information are welcomed and should be addressed to PRESERVATION TECH NOTES, Technical Preservation Services NC200, National Center for Cultural Resources, National Park Service, 1849 C Street, NW, Washington, DC 20240.

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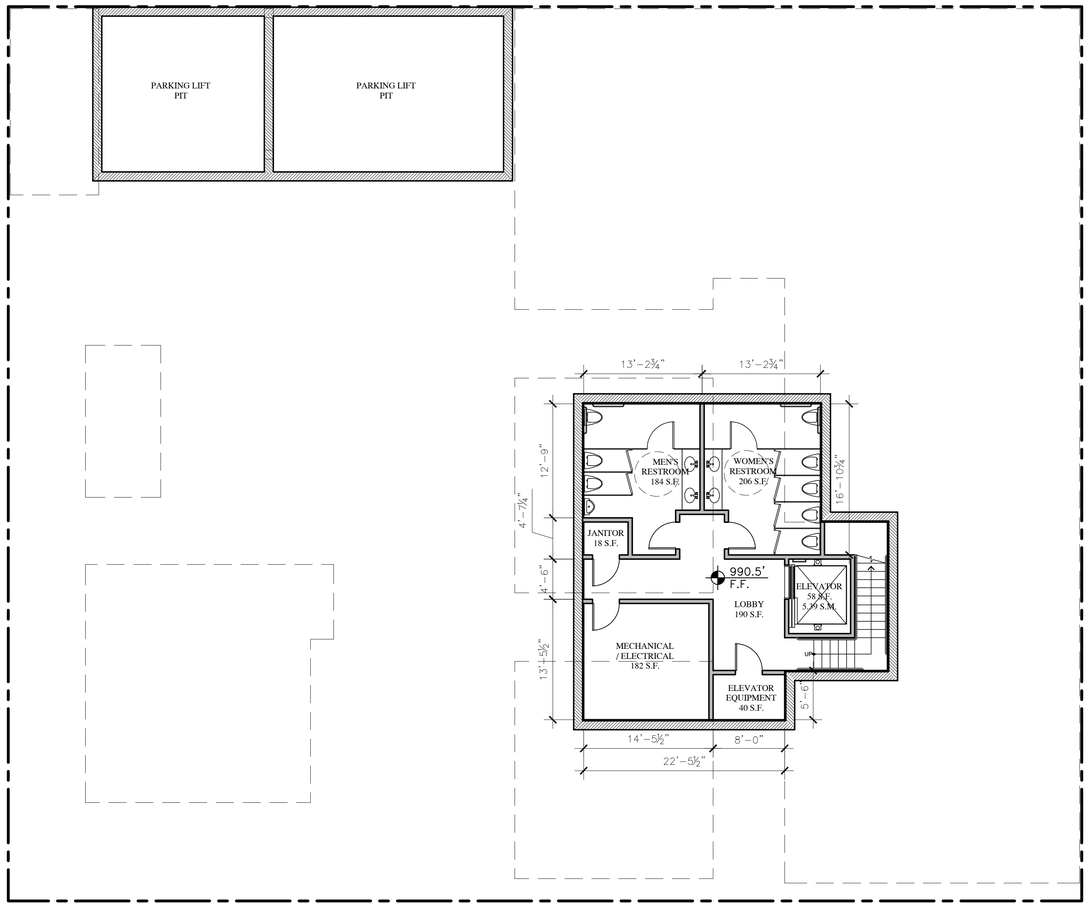
3
4
5
6

HISTORIC PRESERVATION CONDITIONS

SHEET NO.

A1.3



Attachment 12

BASEMENT PLAN

0' 4' 8' 16'
0 1.25M 2.5M 5M
1/8"=1'-0"

N

WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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5
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BASEMENT
PLAN

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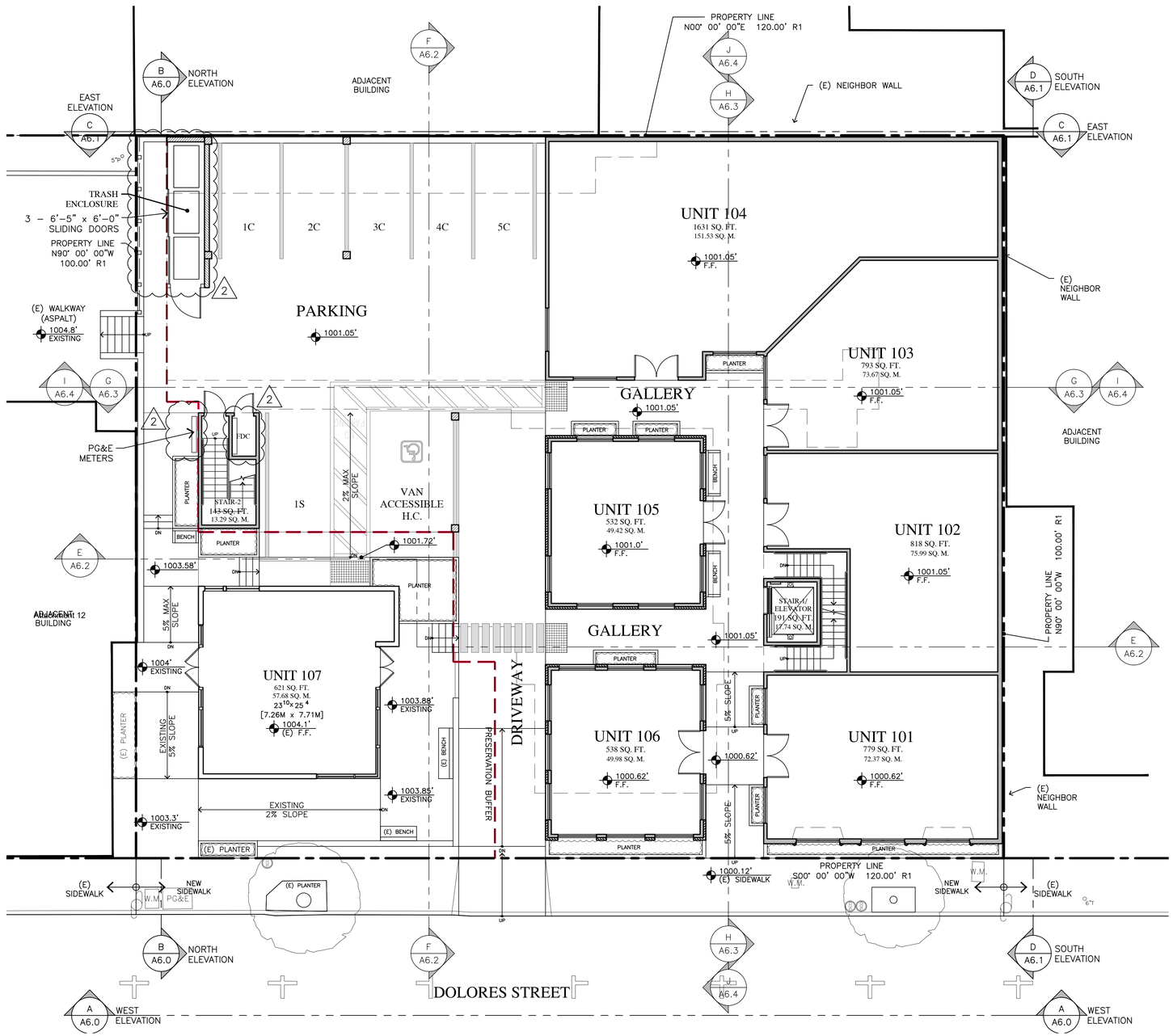
A2.0



PROPOSED GROUND FLOOR PLAN

6,046 SQUARE FEET / 561.7 SQUARE METERS

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'–0"

N

EV

WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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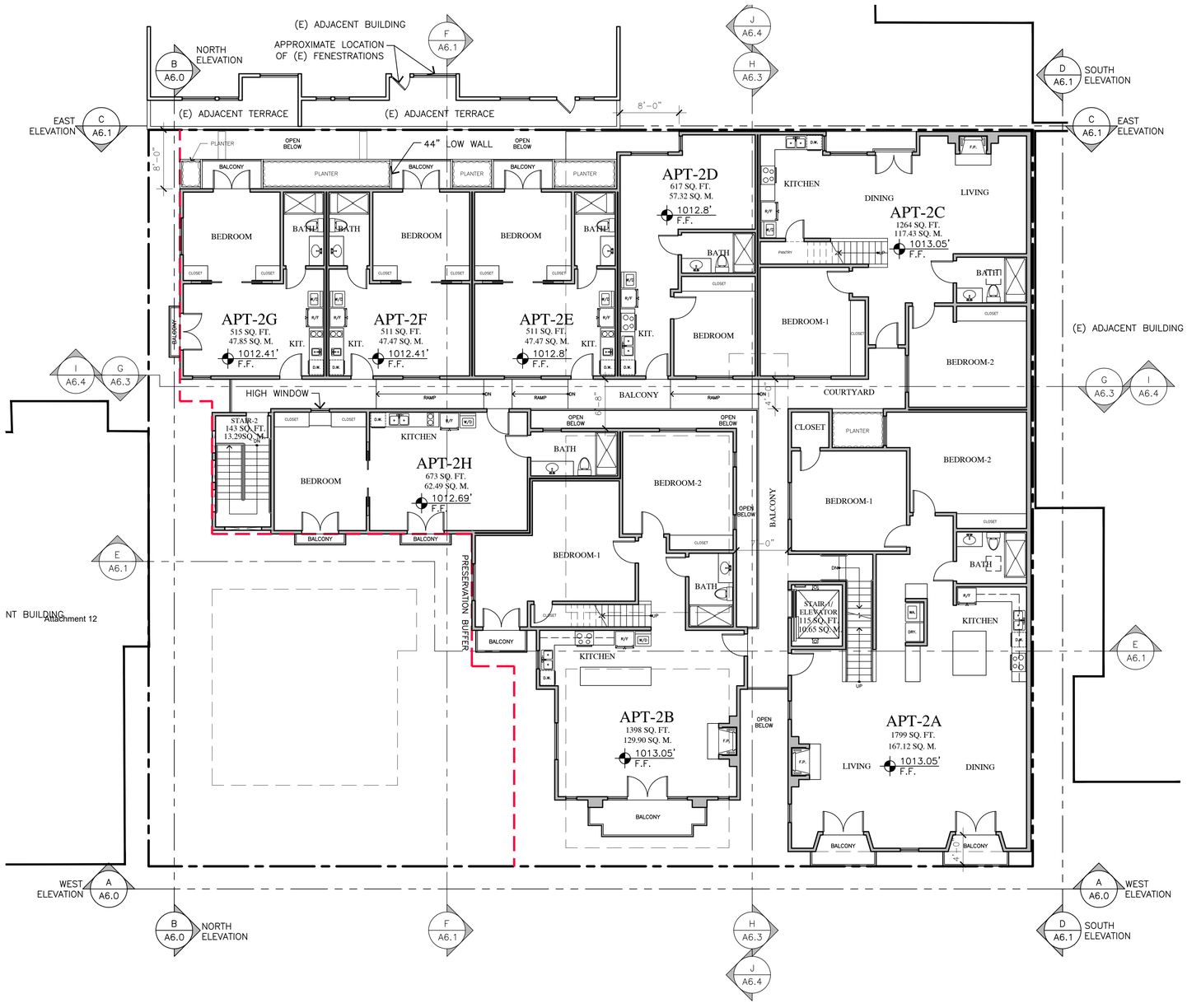
5
6

GROUND FLOOR PLAN

SHEET NO.

A3.0



PROPOSED SECOND FLOOR PLAN

7,546 SQUARE FEET / 701.05 SQUARE METERS

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'-0"

N

WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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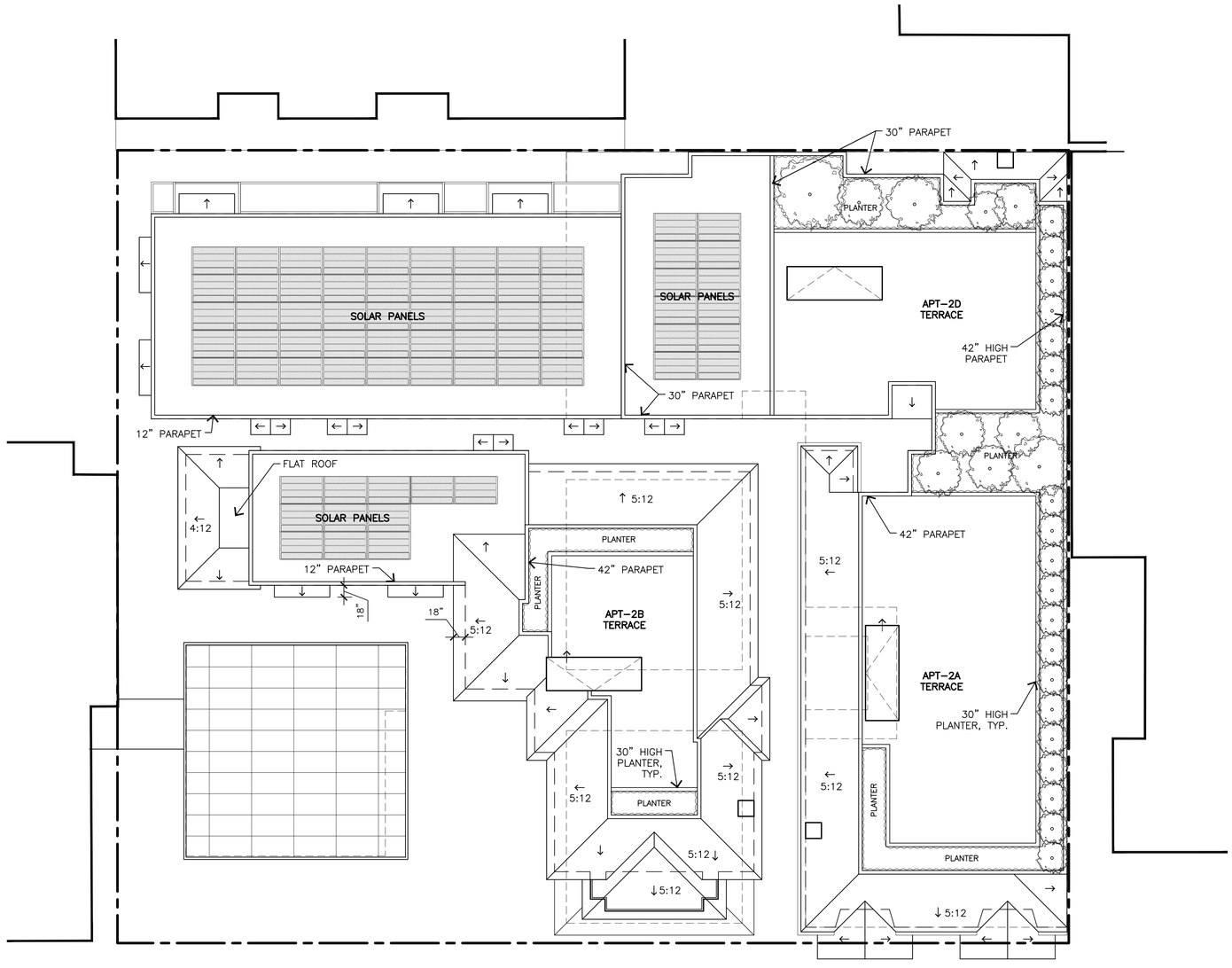
3
4
5
6

SECOND FLOOR PLAN

SHEET NO.

A4.0

Attachment 12



ROOF PLAN

0' 4' 8' 16'

0 1.25M 2.5M 5M

1/8"=1'–0"

N

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PLAN UPDATE
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REV. PER PLANNER COMMENTS
3
4
5
6

ROOF
PLAN

SHEET NO.

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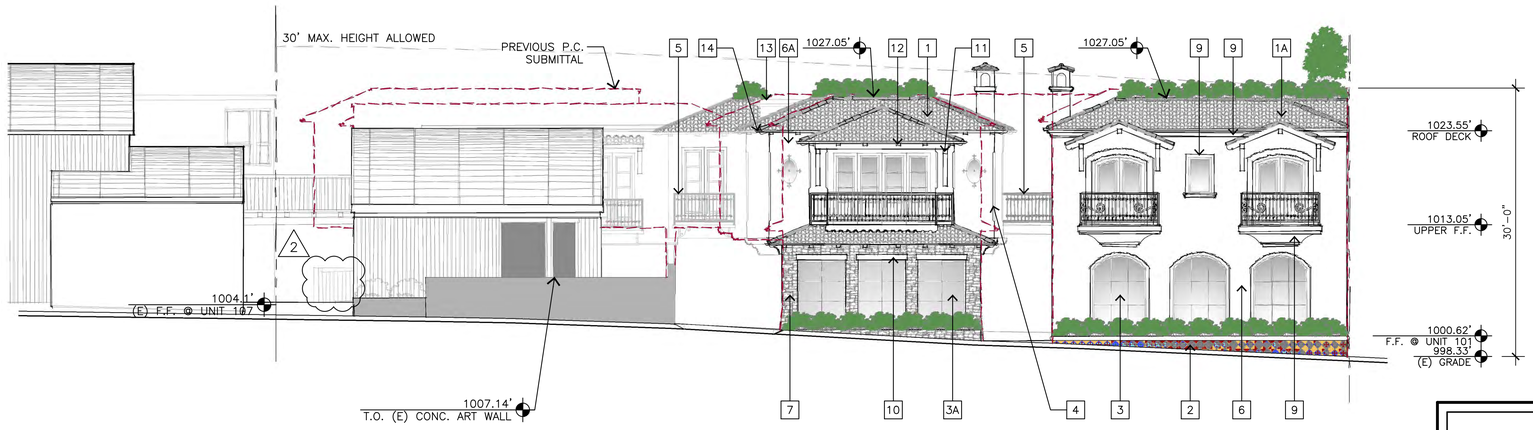
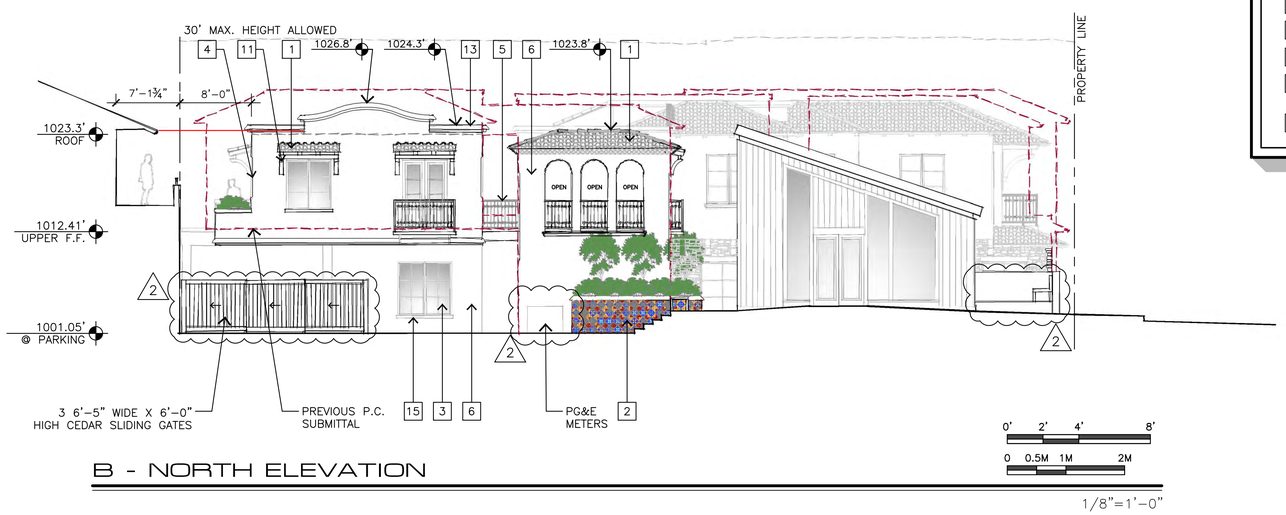


A - WEST ELEVATION

1/8"=1'-0"

Attachment 12



B - NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
1A. ROMAN PAN & MISSION SANDCAST CAP CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
2. DECORATIVE CERAMIC TILE (I/A9.2)
3. METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
3A. METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(L/A9.2)
4. CHAMFERED STUCCO CORNERS
5. PAINTED GALVANIZED WROUGHT IRON RAILING & DECORATIVE FEATURE (C/A9.2)
6. PAINTED STUCCO SMOOTH FINISH (G/A9.2)
6A. PAINTED STUCCO SMOOTH FINISH (M/A9.2)
7. RANDOM EXTERIOR STONE (N/A9.2)
9. SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND (A/A9.2)
10. 4X REDWOOD HEADER
11. REDWOOD BEAMS, CORBELS, & HEADERS
12. 6X4 REDWOOD RAFTER TAILS
13. SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
14. 5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
15. 4X4 SHAPED REDWOOD SILL

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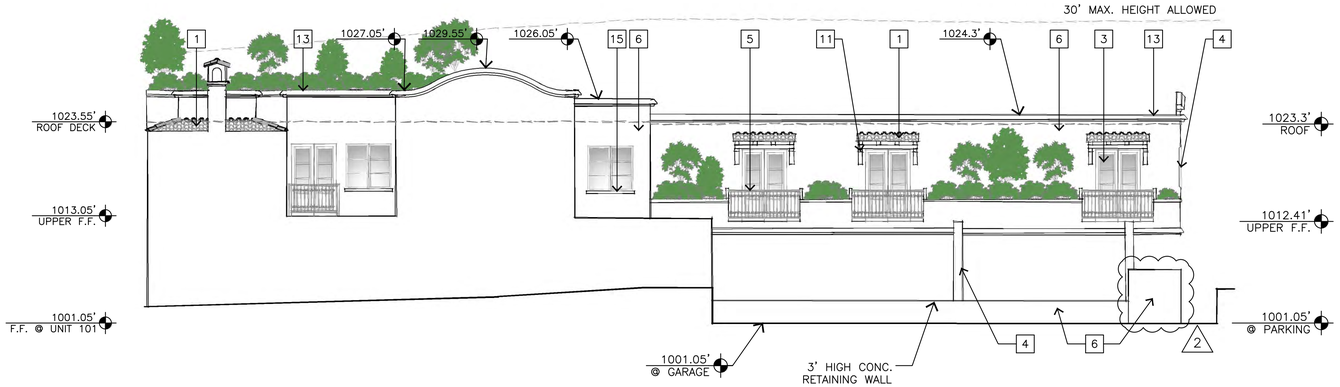
3.
4.
5.
6.

ELEVATIONS

SHEET NO.

A6.0



0' 2' 4' 8'
0 0.5M 1M 2M

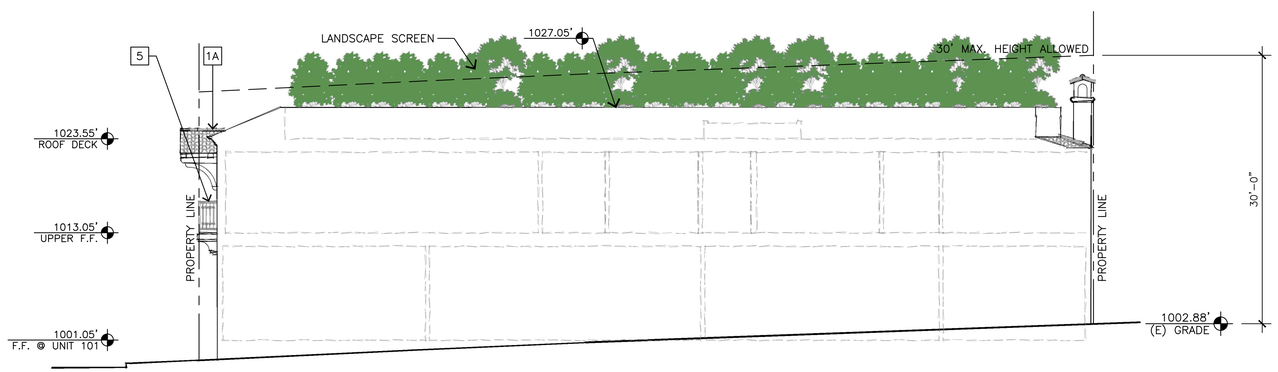
C - EAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1	MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
1A	ROMAN PAN & MISSION SANDCAST CAP CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
2	DECORATIVE CERAMIC TILE (I/A9.2)
3	METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
3A	METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(L/A9.2)
4	CHAMFERED STUCCO CORNERS
5	PAINTED GALVANIZED WROUGHT IRON RAILING & DECORATIVE FEATURE (C/A9.2)
6	PAINTED STUCCO SMOOTH FINISH (G/A9.2)
6A	PAINTED STUCCO SMOOTH FINISH (M/A9.2)
7	RANDOM EXTERIOR STONE (N/A9.2)
9	SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND (A/A9.2)
10	4X REDWOOD HEADER
11	REDWOOD BEAMS, CORBELS, & HEADERS
12	6X4 REDWOOD RAFTER TAILS
13	SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
14	5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
15	4X4 SHAPED REDWOOD SILL

Attachment 12



0' 2' 4' 8'
0 0.5M 1M 2M

D - SOUTH ELEVATION

1/8"=1'-0"

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ELEVATIONS

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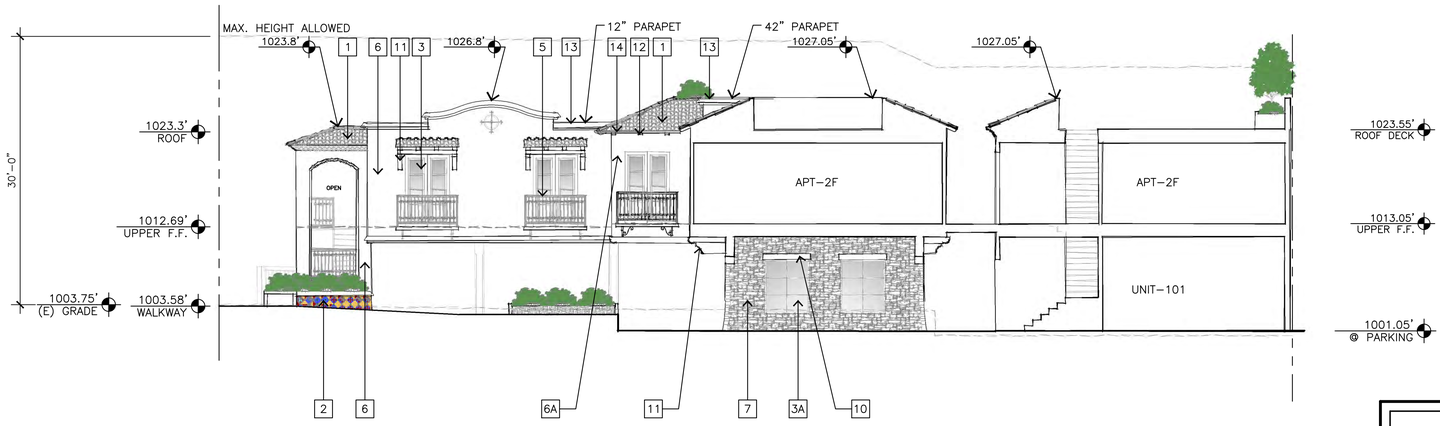
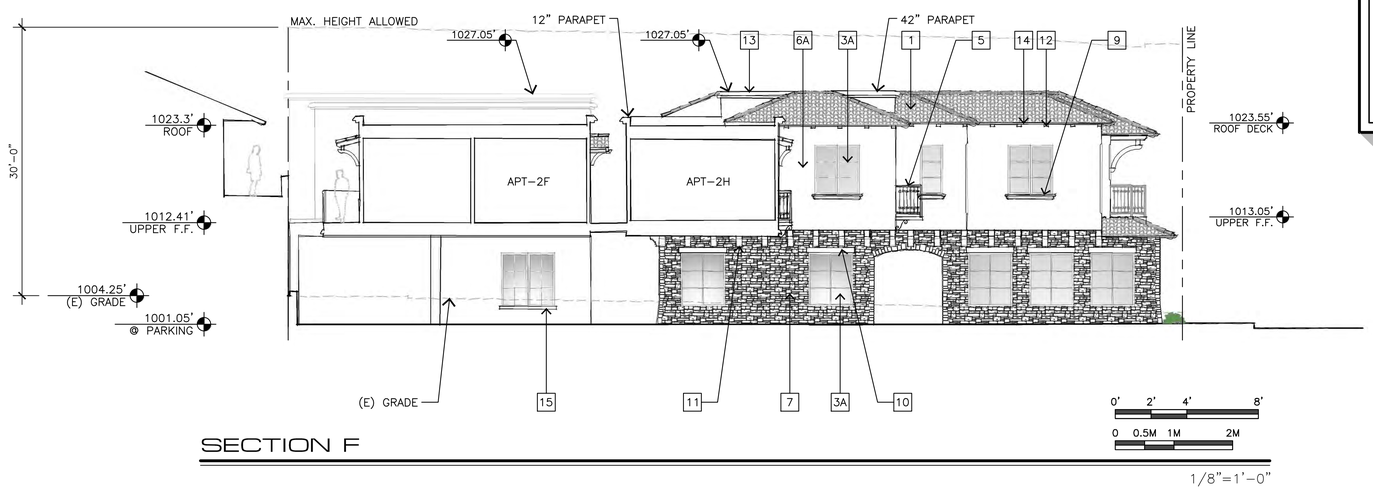
A6.1



SECTION E

1/8"=1'-0"

Attachment 12



SECTION F

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 MISSION STYLE CAP & PAN CLAY TILE ROOF, REDLANDS OR EQUAL, (F/A9.2)
- 1A ROMAN PAN & MISSION SANDCAST CAP CLAY TILE ROOF, REDLANDS OR EQUAL (O/A9.2)
- 2 DECORATIVE CERAMIC TILE (I/A9.2)
- 3 METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS, (B/A9.2)(D/A9.2)
- 3A METAL-CLAD EXTERIOR WOOD DOORS & WINDOWS (B/A9.2)(L/A9.2)
- 4 CHAMFERED STUCCO CORNERS
- 5 PAINTED GALVANIZED WROUGHT IRON RAILING & DECORATIVE FEATURE (C/A9.2)
- 6 PAINTED STUCCO SMOOTH FINISH (G/A9.2)
- 6A PAINTED STUCCO SMOOTH FINISH (M/A9.2)
- 7 RANDOM EXTERIOR STONE (N/A9.2)
- 9 SIMULATED LIMESTONE SILL, SURROUND & HORIZONTAL BAND (A/A9.2)
- 10 4X REDWOOD HEADER
- 11 REDWOOD BEAMS, CORBELS, & HEADERS
- 12 6X4 REDWOOD RAFTER TAILS
- 13 SIMULATED LIMESTONE PARAPET CAP (A/A9.2)
- 14 5" PAINTED GALVANIZED GUTTERS, LEADER BOX & DOWNSPOUTS (E/A9.2)
- 15 4X4 SHAPED REDWOOD SILL

JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

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PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

REVISIONS:

1. 12/19/24 PLAN UPDATE
2. 2/7/25 REV. PER PLANNER COMMENTS
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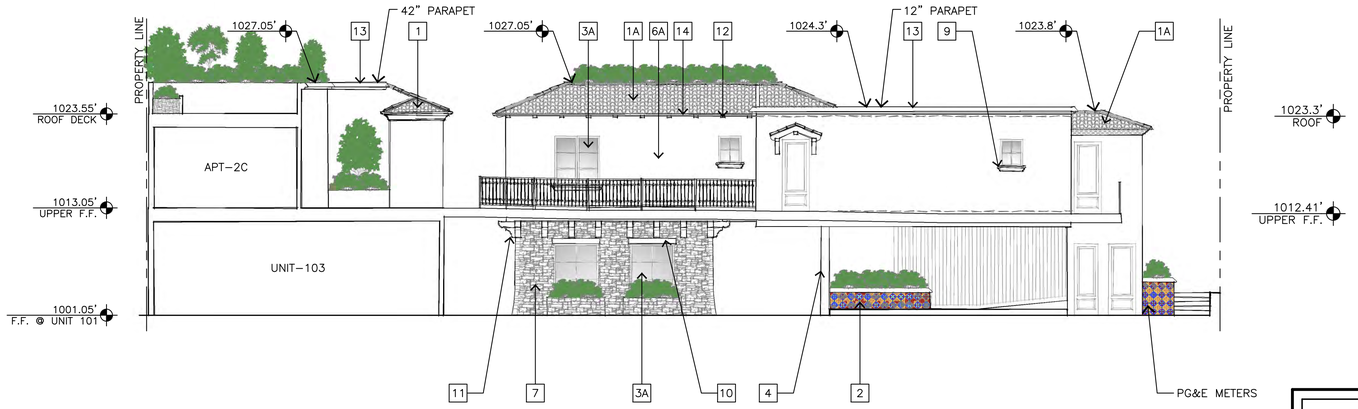
ELEVATIONS

SHEET NO.

A6.2



0' 2' 4' 8'
0 0.5M 1M 2M

SECTION G

1/8"=1'-0"

EXTERIOR FINISH LEGEND

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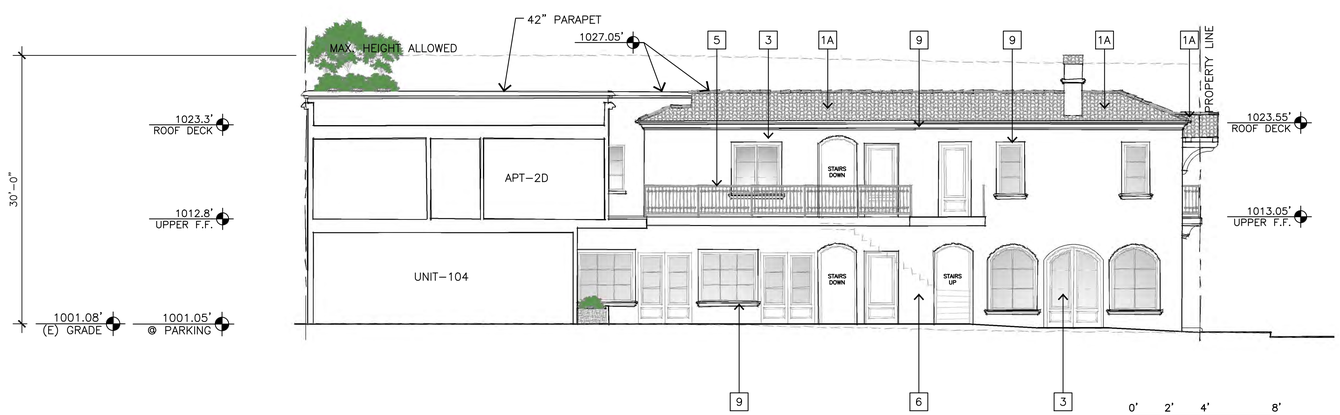
Attachment 12



0' 2' 4' 8'
0 0.5M 1M 2M

SECTION H

1/8"=1'-0"

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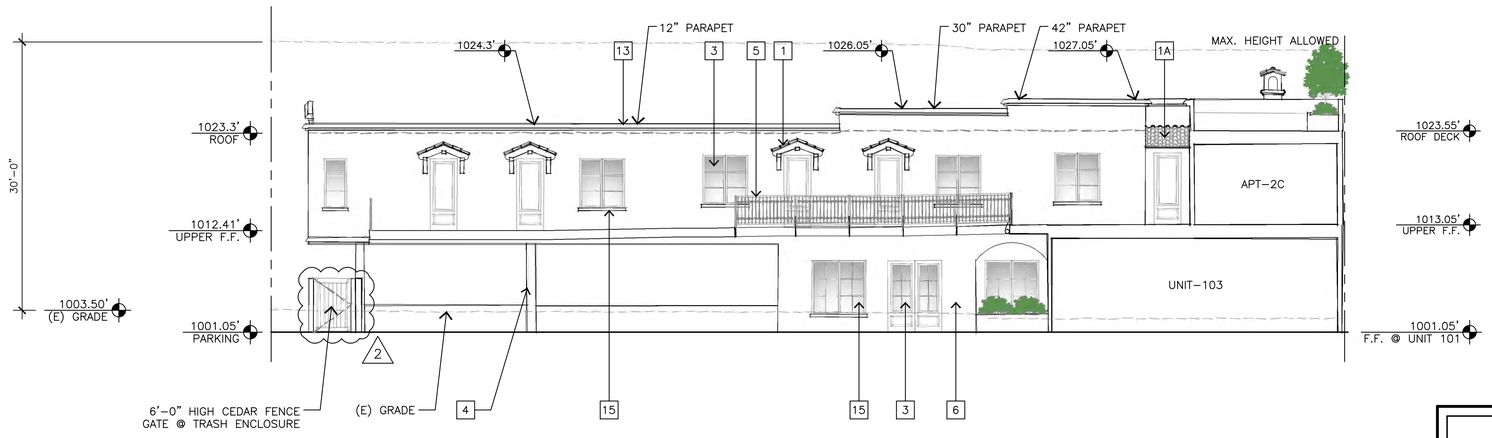
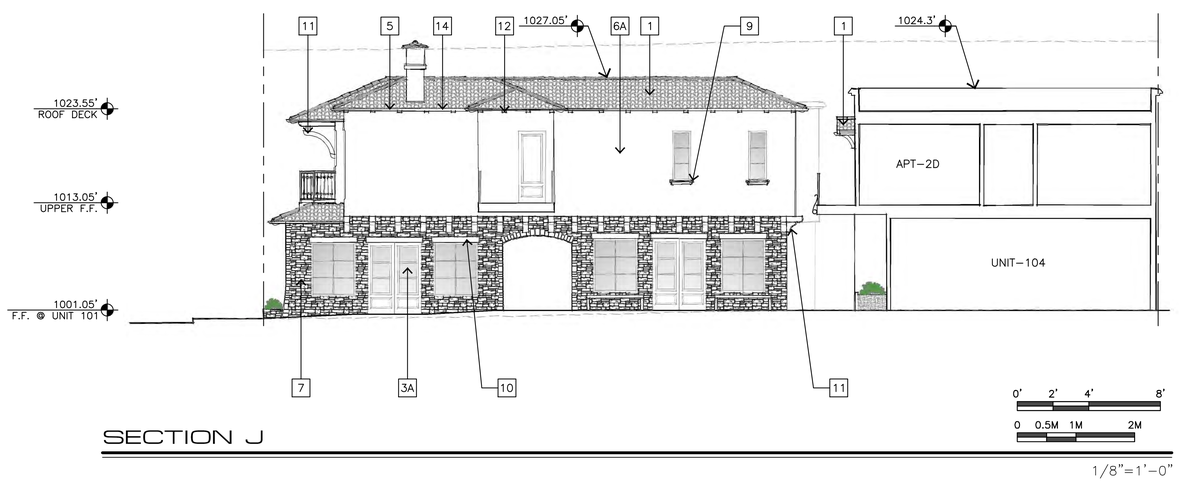
SHEET NO.

A6.3



SECTION I

1/8"=1'-0"



SECTION J

1/8"=1'-0"

Attachment 12

EXTERIOR FINISH LEGEND

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ELEVATIONS

SHEET NO.

A6.4

NOTE: A LOCAL BENCHMARK FOR THIS PROJECT IS A CUT CROSS ON PAVERS IN COURTYARD LOCATED AT DOLORES 2SE OF 7TH AVENUE, HAVING AN ELEVATION OF 1000.55, BASED ON ASSUMED DATUM.

LICENSED PROFESSIONAL ENGINEER No. 50880 REN. 12-31-25 CIVIL STATE OF CALIFORNIA

LS ENGINEERING AND SURVEYING, INC.

DRAWN BY: JSN
DESIGNED BY: JSN
SCALE: AS SHOWN
DATE: 12/19/24
LAST REVISED: 2/7/25
PROJECT NO: 2447

PREPARED FOR:
INTERNATIONAL DESIGN GROUP
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

DOLORES STREET
ELEVATIONS EXHIBIT

SHEET 2 OF 3 SHEETS

ADJACENT BUILDING

N.T.S.

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LS ENGINEERING AND SURVEYING, INC.

DRAWN BY: JSN
DESIGNED BY: JSN
SCALE: AS SHOWN
DATE: 12/19/24
LAST REVISED: 2/7/25
PROJECT NO: 2447

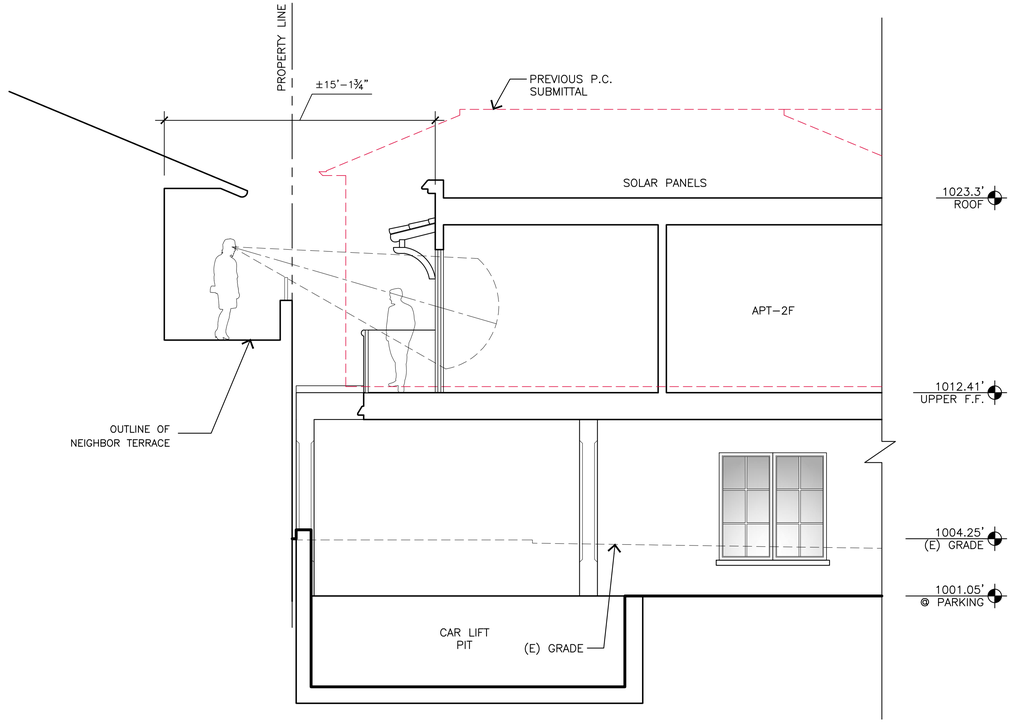
PREPARED FOR:
INTERNATIONAL DESIGN GROUP
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950

DOLORES STREET
ELEVATIONS EXHIBIT

SHEET 3 OF 3 SHEETS

ADJACENT BUILDING

N.T.S.



SECTION F - THROUGH ADJACENT BUILDING

1/4"=1'-0"

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3
4
5
6

ADJACENT BUILDING SECTION

SHEET NO.

A6.7

DOLORES STREETSCAPE - EAST SIDE

0' 10' 21' 32'

Attachment 12

DOLORES STREETSCAPE - WEST SIDE

0' 10' 21' 32'

JUN A. SILLANO, AIA

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4
5
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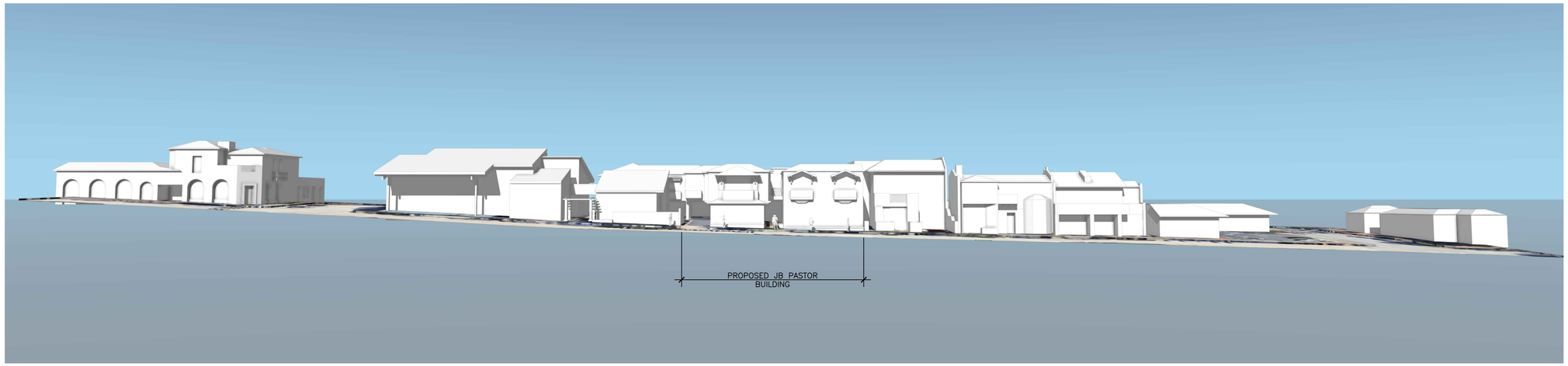
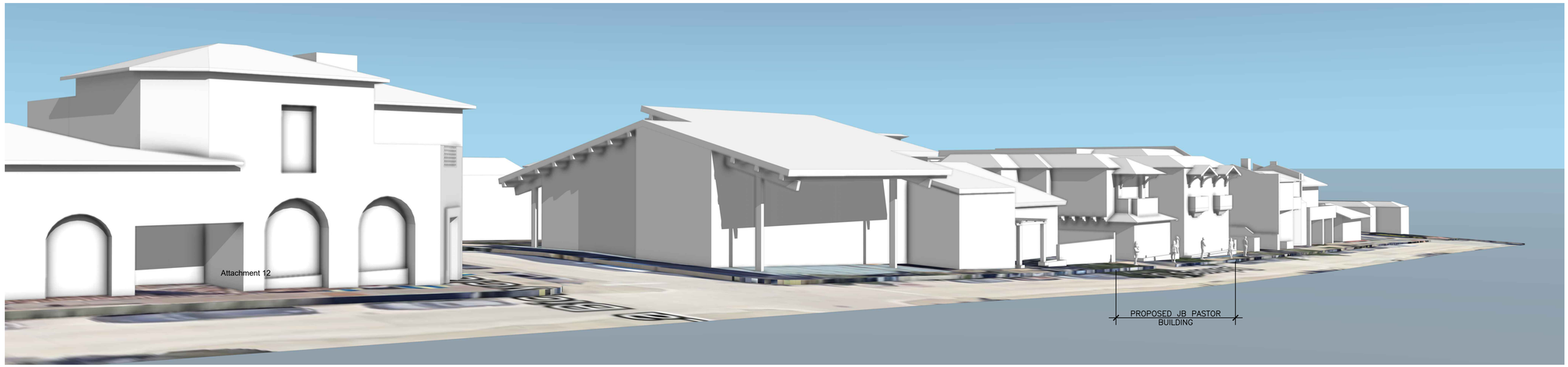
STREETSCAPE
ELEVATIONS

SHEET NO.

A8.1



STREET ELEVATION VIEW BETWEEN 7TH AND 8TH AVENUE



STREET PERSPECTIVE BETWEEN 7TH AND 8TH AVENUE LOOKING FROM NORTH TO SOUTH

THIS VIEW DEMONSTRATES THAT THE NEIGHBORING BUILDINGS HAVE A HIGHER ROOF LINE THAN THE PROPOSED JB PASTOR BUILDING

STREET PERSPECTIVE BETWEEN 7TH AND 8TH AVENUE LOOKING FROM SOUTH TO NORTH

THIS VIEW DEMONSTRATES THAT THE NEIGHBORING BUILDINGS HAVE A HIGHER ROOF LINE THAN THE PROPOSED JB PASTOR BUILDING

JUN A. SILLANO, AIA

IDG

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4
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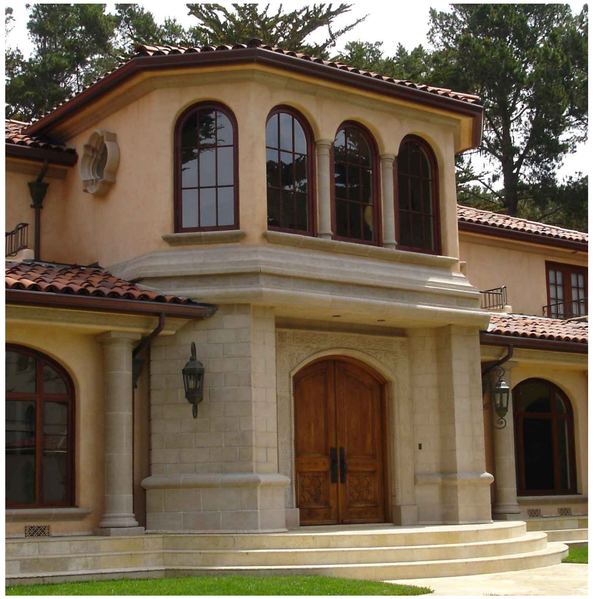
MASSING
STUDY

SHEET NO.

A8.2

F - MISSION STYLE CAP & PAN CLAY TILE ROOF, TYP.

C - PAINTED IRON RAILINGS BRONZE COLOR - TYP.



A - SIMULATED LIMESTONE SURROUNDS & ACCENTS

H - LIGHT FIXTURES - TYP.

D - DOOR & WINDOW COLOR - TYP.

G - PAINT SWATCH - TYP.

E - 5" HALF-ROUND PAINTED GALVANIZED GUTTERS & DOWNSPOUTS

B - METAL CLAD EXTERIOR DOORS & WINDOWS -TYP.

K - LIMESTONE TILE

J - TOSCANA CAMBRIDGE COBBLE STONE CONCRETE PAVERS BY BELGARD OR EQUAL*

*NOTE:
1. CONCRETE PAVERS TO BE SET IN SAND
2. INSTALLATION SHALL COMPLY WITH "POLICY & STANDARDS FOR PUBLIC WAY DESIGN"

2

I - PLANTER CERAMIC TILE

BUILDING-2 ACCENTS

O - ROMAN STYLE CAP & PAN CLAY TILE ROOF, BUILDING-2

N - EXTERIOR RANDOM STONE VENEER BUILDING-2

M - PAINT SWATCH - BUILDING-2

L - DOOR & WINDOW COLOR - BUILDING-2

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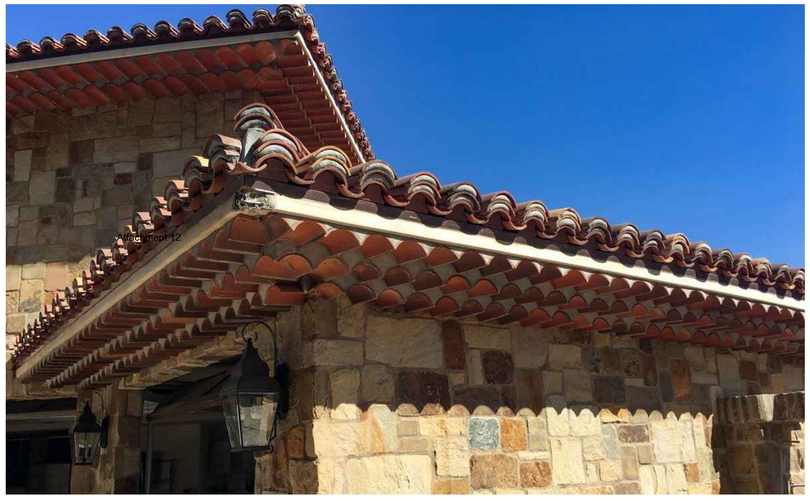
COLOR & MATERIAL SAMPLES

SHEET NO.

A9.2

PARAPET INSPIRATION



ROOF INSPIRATION

BALCONY INSPIRATIONS

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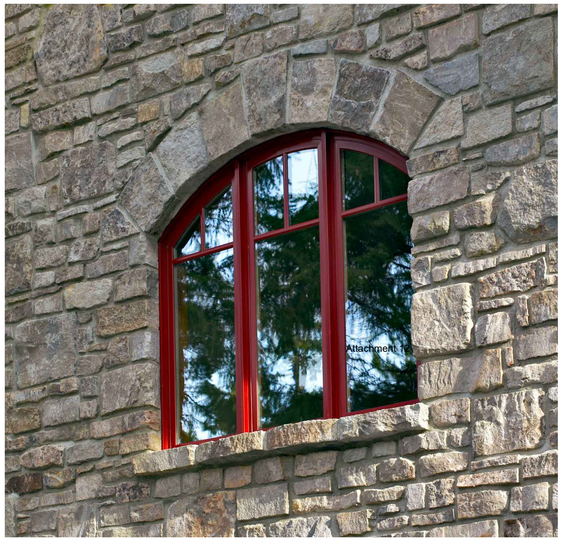
INSPIRATION
IMAGES

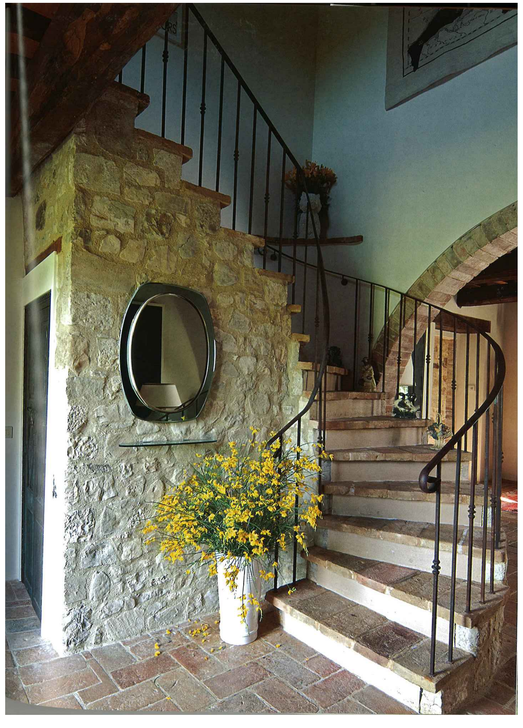
SHEET NO.

A10.1

INSPIRATION IMAGES



STONE INSPIRATION



STAIR INSPIRATION

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:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

REVISIONS:

1 12/19/24
PLAN UPDATE
2 2/7/25
REV. PER PLANNER COMMENTS
3
4
5
6

INSPIRATION
IMAGES

SHEET NO.

A10.2

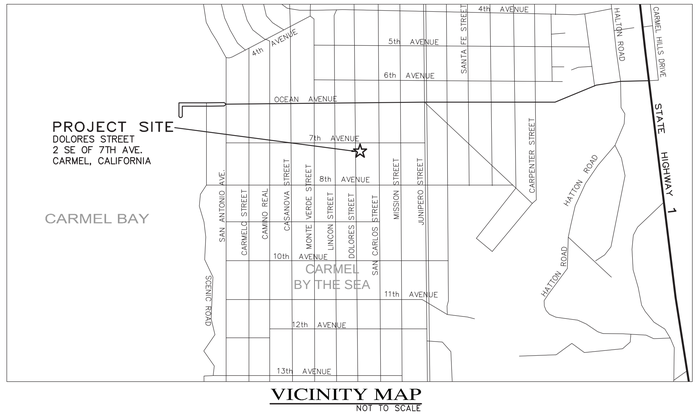
CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

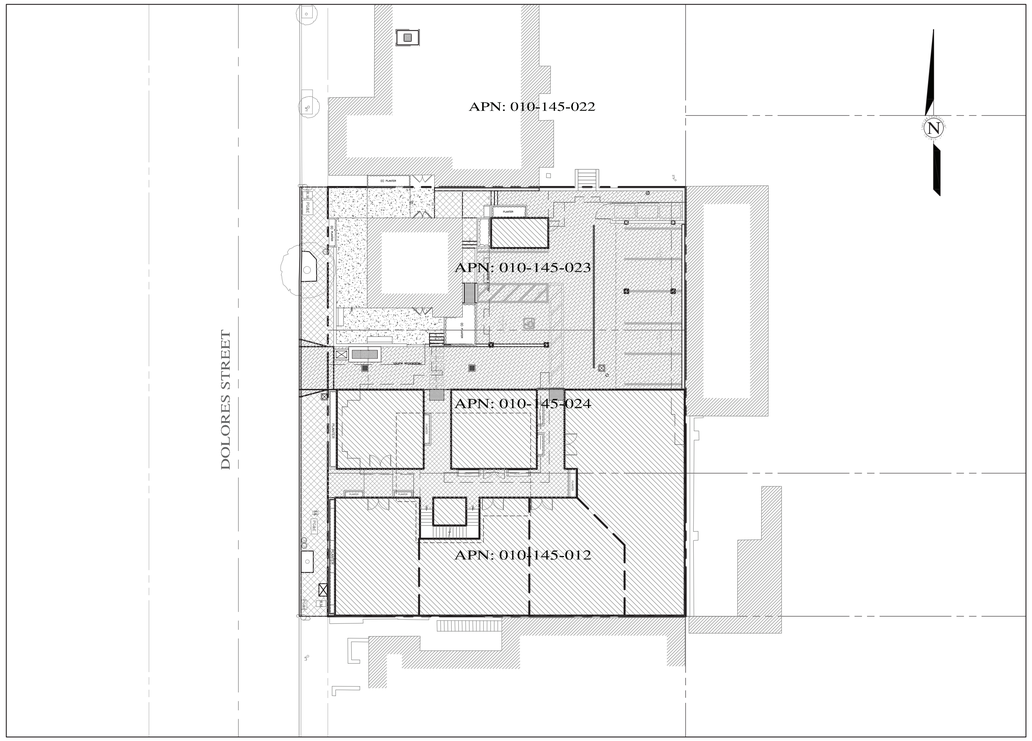
JB PASTOR BUILDING

APNs: 010-145-012, 023 & 024

CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=10'

TOTAL LOT AREA = 12,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 11,029 SQ.FT.
NEW/REPLACE IMPERVIOUS AREA = 9,445 SQ.FT.
TOTAL AREA OF DISTURBANCE = 10,420 SQ.FT.

GRADING QUANTITIES:
CUT = 1,445 C.Y.
FILL = 5 C.Y.
NET = 1,440 C.Y. EXPORT

NO AREAS WITH SLOPE EQUAL TO OR GREATER THAN 10%

Attachment 13

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.

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN - GROUND LEVEL
SHEET C3	GRADING SECTIONS A-C
SHEET C4	GRADING SECTIONS D-F
SHEET C5	UTILITY PLAN - GROUND LEVEL
SHEET C6	GRADING, DRAINAGE & UTILITY PLAN - BASEMENT LEVEL
SHEET C7	STORM WATER CONTROL PLAN
SHEET C8	EROSION & SEDIMENT CONTROL PLAN
SHEET C9	CONSTRUCTION MANAGEMENT PLAN

" COVER SHEET "

CONTACT INFORMATION:

PRIMARY: OWNER
ESPERANZA CARMEL COMMERCIAL, LLC

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MR. JASON DIAZ
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646-1261

SITE LOCATION:
DOLORES STREET
2 SE OF 7Th. AVENUE
CARMEL-BY-THE-SEA, CA 93921

02/10/25 AMS SITE PLAN UPDATE-SWCP

No.	DATE	BY	REVISION
	12/18/24	AMS	SITE PLAN/FINISH FLOORS UPDATE
	06/04/24	AMS	C.O.C. DESIGN REVIEW LETTER
	03/28/24	AMS	RELEASED TO CLIENT
	03/22/24	AMS	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRAUDO

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

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
JB PASTOR BUILDING
A.P.Ns.: 010-145-012, 023, & 024
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
ESPERANZA CARMEL COMMERCIAL, LLC

SCALE: AS SHOWN
DATE: MARCH 2024
JOB NO. 2746-01

SHEET C1
OF 9 SHEETS

TRASH ENCLOSURE

COVERED PARKING

PARKING LIFT PIT

AREA DRAIN-1
GR=1001.20

JUNCTION BOX-2
LID=1001.27

JUNCTION BOX

TRENCH DRAIN
40L.F.-4" THROAT
GR=1001.05

LIMITS OF ROOF

RETAINING WALL
24" HEIGHT

STAIRS
FF=1001.30
FP=1000.30

PLANTER

COVERED PARKING

V&N ACCESSIBLE H.C.

PRESERVATION BUFFER

COVERED DRIVEWAY

CATCH BASIN
GR=1001.00

(E) PLANTER

UNIT 107
EXISTING BUILDING
FF=1004.10

EXISTING WALKWAY TO REMAIN

CATCH BASIN
GR=1000.90

STORM WATER TREATMENT VAULT

STORM WATER SUMP PUMP

EXISTING TREE PLANTER TO REMAIN

EXISTING CONCRETE CURB TO BE RECONSTRUCTED PER C.O.C. STANDARDS FOR PUBLIC WAY DESIGN FIGURE-3

PROPERTY LINE/R.O.W.

LIMIT OF IMPROVEMENTS

W.M.

PG&E

DOLORES STREET

UNIT 104
FF=1001.05
FP=1000.05

UNIT 103
FF=1001.05
FP=1000.05

TRENCH DRAIN
71L.F.-4" THROAT
GR=1001.05

COVERED GALLERY

LIMITS OF BASEMENT AT FF=990.50

UNIT 105
FF=1001.05
FP=1000.05

UNIT 102
FF=1001.05
FP=1000.05

ELEVATOR

UNIT 106
FF=1000.62
FP=999.62

UNIT 101
FF=1000.62
FP=999.62

NEW JUNCTION BOX

RECONSTRUCT EXISTING DRIVEWAY APPROACH PER C.O.C. STANDARDS

EXISTING CONCRETE SIDEWALK TO BE REPLACED W/NEW PAVERS (705 S.F. ±)

NEW TREE PLANTER PER C.O.C. STANDARDS

NEW UTILITY BOX

LIMIT OF IMPROVEMENTS

NOTE:
RIGHT-OF-WAY IMPROVEMENTS SHALL BE PER CITY OF CARMEL POLICY AND STANDARDS FOR PUBLIC WAY DESIGN

5 0 2.5 5 10

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

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

" GRADING & DRAINAGE PLAN - GROUND LEVEL & RIGHT-OF-WAY "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

JB PASTOR BUILDING
A.P.Ns.: 010-145-012, 023, & 024
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
ESPERANZA CARMEL COMMERCIAL, LLC

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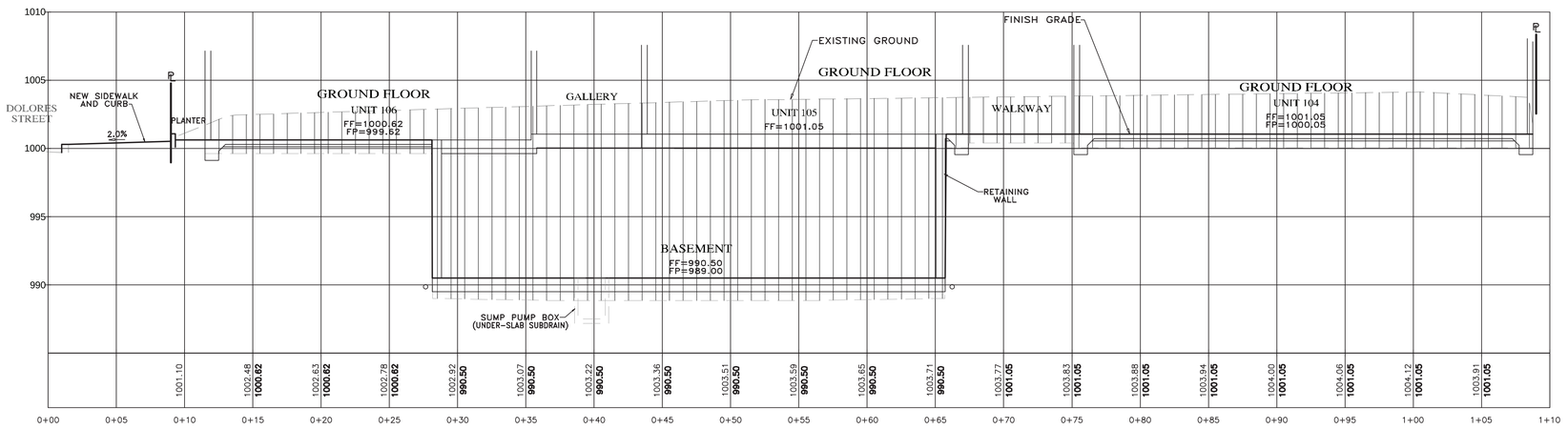
	03/22/24	AMS	RELEASED TO CLIENT

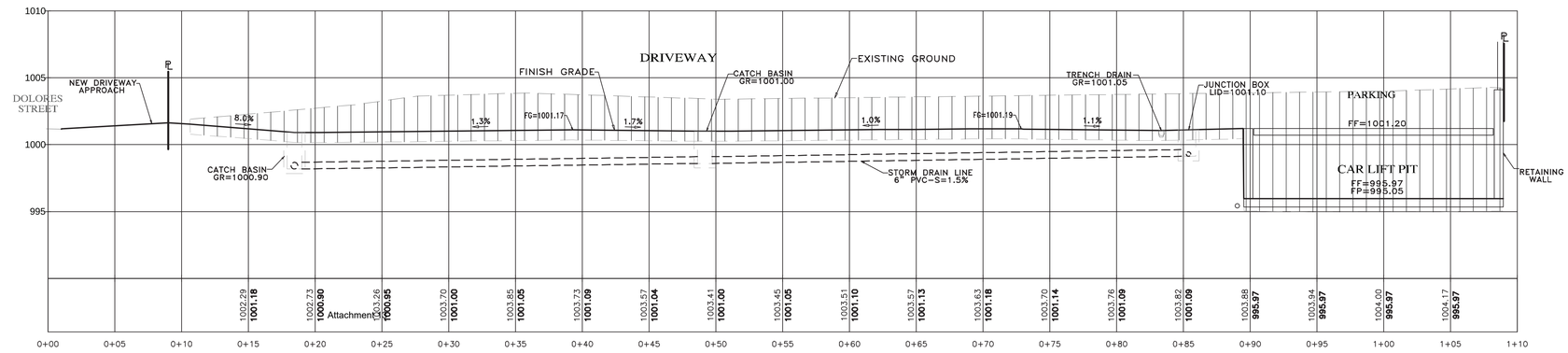
02/10/25 AMS SITE PLAN UPDATE-SWCP

SCALE: 1"=5'
DATE: MARCH 2024
JOB NO. 2746-01
SHEET C2
OF 9 SHEETS

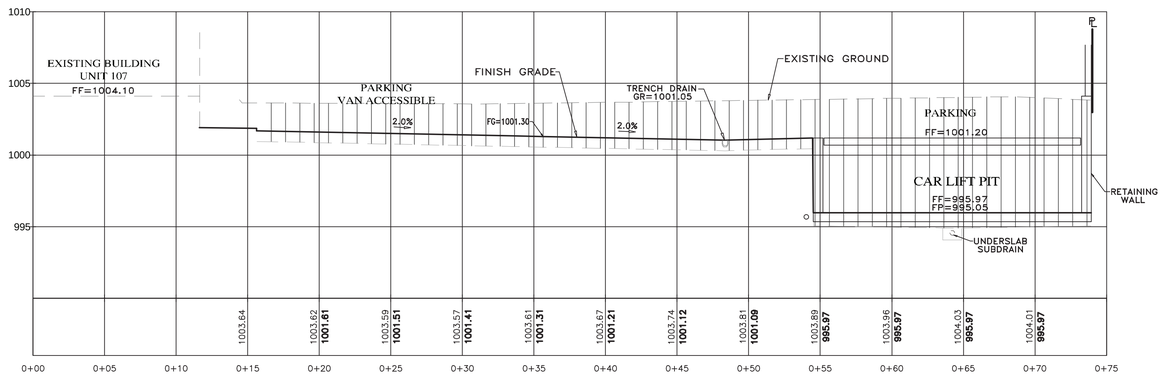
L:\PROJ\2746-PASTOR\8746-CIVIL\DWG\2746-CONCEP.DWG, 24x36 C2



SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V

NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- THE ENTIRE BUILDING FOUNDATION FOR THE BUILDINGS AND THE PARKING MUST BEAR ON A UNIFORM LAYER (MIN. 2') OF COMPACTED FILL. NO MORE THAN A 50% DIFFERENTIAL FILL THICKNESS SHALL EXIST.
- FOR SECTION LOCATIONS, SEE SHEET C2 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS A-C "

REGISTERED PROFESSIONAL ENGINEER
Guy R. Giraudo
No. 56569
Exp. 08-30-25
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO
2/10/25

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9770 Fax (831) 443-3801
www.landseteng.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

JB PASTOR BUILDING
A.P.Ns.: 010-145-012, 023, & 024
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
ESPERANZA CARMEL COMMERCIAL, LLC

No.	DATE	BY	REVISION
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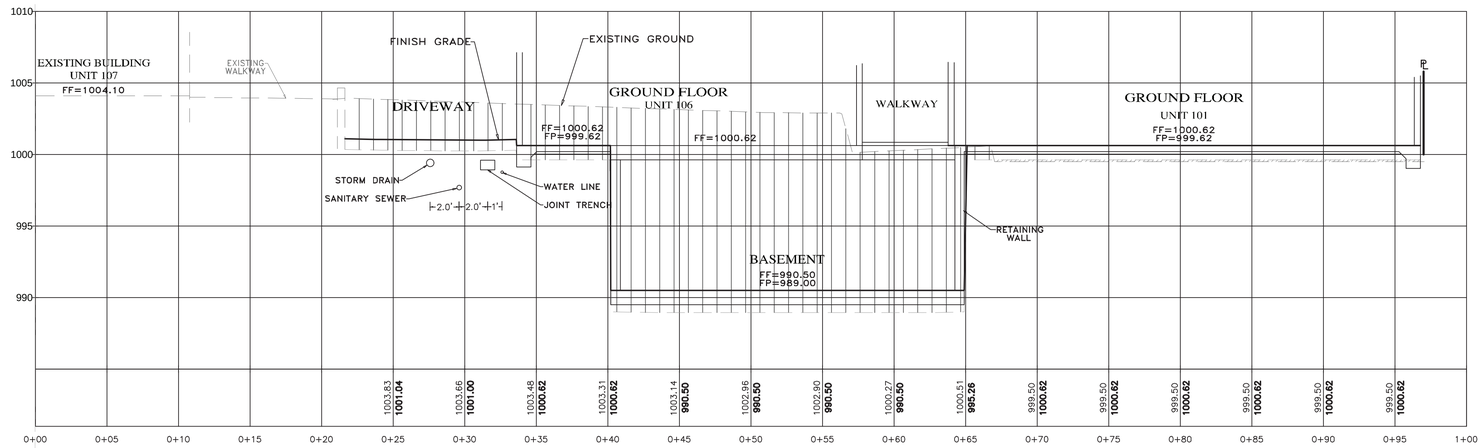
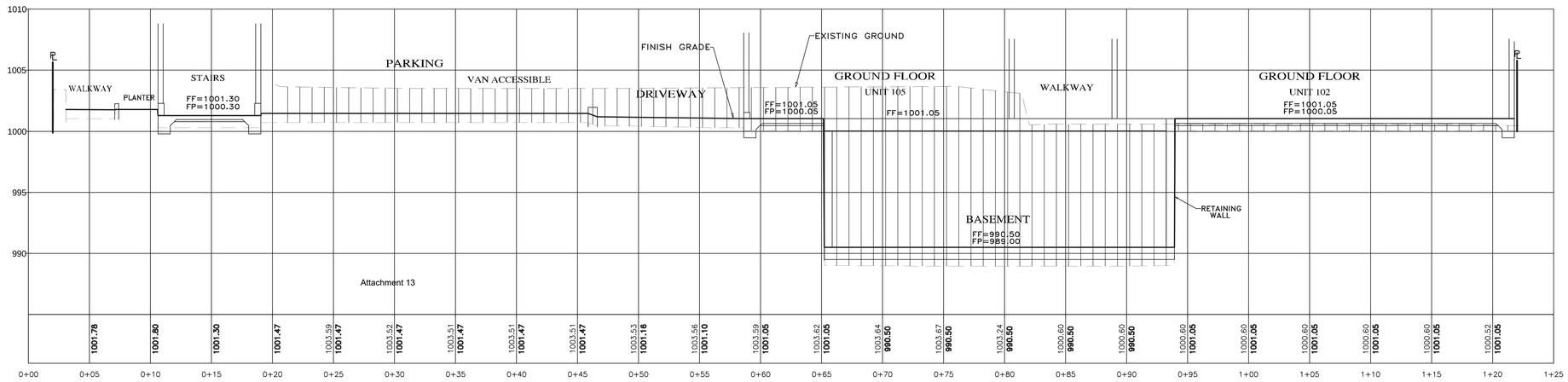
SCALE: 1"=5' H&V
DATE: MARCH 2024
JOB NO. 2746-01
SHEET C3
OF 9 SHEETS

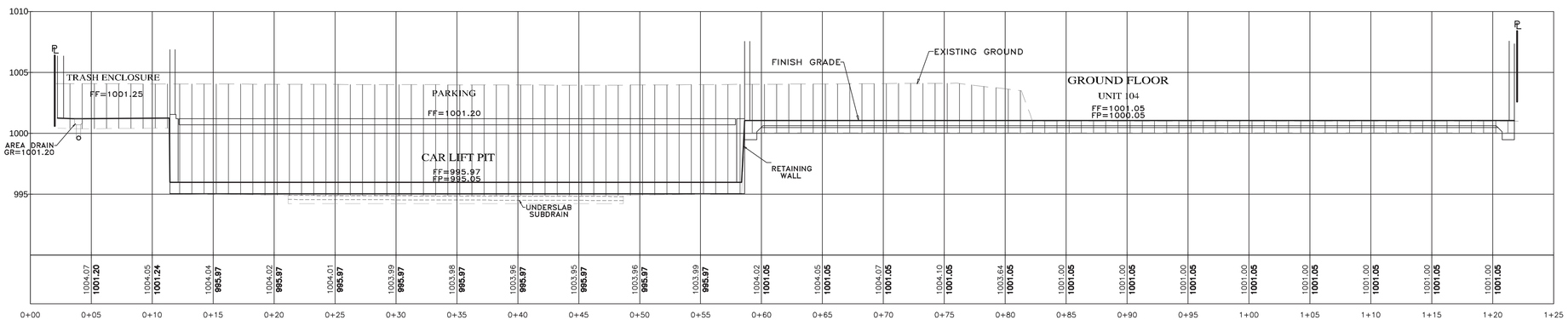
Attachment 3



SECTION D-D
SCALE: 1"=5' H&V



SECTION E-E
SCALE: 1"=5' H&V



SECTION F-F
SCALE: 1"=5' H&V

NOTES:

- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- THE ENTIRE BUILDING FOUNDATION FOR THE BUILDINGS AND THE PARKING MUST REAR ON A UNIFORM LAYER (MIN. 2') OF COMPACTED FILL. NO MORE THAN A 50% DIFFERENTIAL FILL THICKNESS SHALL EXIST.
- FOR SECTION LOCATIONS, SEE SHEET C2 "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS - D-F "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

JB PASTOR BUILDING

A.P.Ns.: 010-145-012, 023, & 024

CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

ESPERANZA CARMEL COMMERCIAL, LLC

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9770 Fax (831) 443-3801
www.landseteng.com

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRAUDO No. 56569 Exp. 08-30-25 CIVIL * STATE OF CALIFORNIA

APPROVED BY:

GUY R. GIRAUDO

	02/10/25	AMS	SITE PLAN UPDATE-SWCP
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No.	DATE	BY	REVISION

SCALE: 1"=5' H&V
DATE: MARCH 2024
JOB NO. 2746-01

SHEET C4

OF 9 SHEETS

LSPROJ\2746-PASTOR\2746-CIVIL\DWG\2746-CONCEP.DWG/24x36 C4

TRASH ENCLOSURE

AREA DRAIN-1
GR=1001.20
FL=1000.20
CONNECT TO SS

JUNCTION BOX-1
LID=1001.27
FL=999.77

STORM DRAIN LINE
47L.F.-S=1.1%

JUNCTION BOX-2
LID=1001.07
FL=999.25

TRENCH DRAIN-1
GR=1001.05
FL=1000.72 SHALLOW
FL=1000.57 DEEP

SANITARY SEWER LINE
85L.F.-S=2.0%

ROOF DOWNSPOUTS TO BE CONNECTED BY RAIN WATER LEADERS TO THE STORM DRAIN LINE

TRENCH DRAIN-2
GR=1001.05
FL=1000.72 SHALLOW
FL=1000.67 DEEP

STORM DRAIN LINE
35L.F.-S=1.3%

CATCH BASIN-1
GR=1001.00
FL=998.80
(E) PLANTER

STORM DRAIN LINE
29L.F.-S=1.4%

CATCH BASIN-2
GR=1000.90
FL=998.40

STORM WATER TREATMENT VAULT
LID=1001.00
FL=998.30

STORM WATER SUMP PUMP
LID=1001.70±
FL=1001.00 EO
FL=998.20 IN
BOT=997.20

STORM DRAIN FORCE MAIN
12L.F.-2"DIAM.

EMERGENCY OVERFLOW
GRAVITY LINE
31L.F.-S=1.5%

STORM DRAIN OUTLET
7L.F.-4"PVC(GRAVITY)

UNDERSLAB DRAIN
FORCE MAIN
(FROM PARKING LIFT SUMP)
7L.F.-1.5"DIAM.

SANITARY SEWER
FORCE MAIN
(FROM PARKING LIFT SUMP)
5L.F.-1.5"DIAM.

JOINT TRENCH

WATER LINE

AREA DRAIN-2
GR=1001.00
FL=999.33

JUNCTION BOX-3
LID=1001.30
FL=1000.75 OUT

UNDERSLAB DRAIN
FORCE MAIN
(FROM BASEMENT SUMP)
47L.F.-2"DIAM.

SANITARY SEWER
FORCE MAIN
(FROM BASEMENT SUMP)
51L.F.-2"DIAM.

FIRE SYSTEM P.O.C.
FDC AT RISER

DOUBLE CHECK VALVE
ASSEMBLY IN VAULT

FIRE SERVICE

UNIT 104
FF=1001.05

UNIT 103
FF=1001.05

UNIT 105
FF=1001.05

UNIT 102
FF=1001.05

UNIT 107
EXISTING BUILDING
FF=1004.10

UNIT 106
FF=1000.62

UNIT 101
FF=1000.62

STAIRS
FF=1002.30

PARKING

DRIVEWAY

WALKWAY

GALLERY

ELEVATOR

PLANTER

PRESERVATION BUFFER

VAN ACCESSIBLE H.C.

(E) PLANTER

PARKING LIFT PIT

W.M.

PG&E

FL=1000.68

FL=1000.38

Attachment 13

N

5 0 2.5 5 10

" UTILITY PLAN - GROUND LEVEL "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

JB PASTOR BUILDING

A.P.Ns.: 010-145-012, 023, & 024

CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

ESPERANZA CARMEL COMMERCIAL, LLC

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 58569
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
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	03/22/24	AMS	RELEASED TO CLIENT

02/10/25 AMS SITE PLAN UPDATE-SWCP

SCALE: 1"=5'
DATE: MARCH 2024
JOB NO. 2746-01

SHEET C5

OF 9 SHEETS

AREA DRAIN B1
GR=995.95
FL=994.36

AREA DRAIN B2
GR=995.95
FL=994.15

STORM DRAIN LINE
16L.F.-S=1.0% MIN
(SOLID PIPE)

PARKING LIFT PIT
FF=995.97
FP=995.05

PARKING LIFT PIT
FF=997.08
FP=995.85

FL=995.55

FL=994.60

FL=994.45

4" PVC SOLID PIPE
7L.F.-S=2.0% MIN.
TO BASEMENT SUMP

UNDERSLAB SUBDRAIN
TRENCH TOP=994.90
28L.F.-S=0.5%

UNDERSLAB SUBDRAIN
LIFT SUMP PUMP
LID=997.08
FL=995.00 SUBD
FL=994.30 US
BOT=987.75

STORM WATER
LIFT SUMP PUMP
LID=997.08
BOT=993.50
SEE PLUMBING PLANS

1.5" FORCE MAIN
DISCHARGE TO
GRAVITY SEWER SYSTEM

FL=995.45

FL=995.25

FL=995.35

RETAINING WALL SUBDRAIN
87L.F.±-S=0.5% MIN.

1.5" FORCE MAIN
DISCHARGE TO GRAVITY
STORM DRAIN SYSTEM

SS CLEANOUT
LID=1001.12

RETAINING WALL
130L.F.±
5.5' HEIGHT

JUNCTION BOX 2
LID=1001.07

SUBD

N

5 0 2.5 5 10

LIMITS OF BUILDING AT GROUND LEVEL
(FF=1001.05)

RETAINING WALL SUBDRAIN
150L.F.±-S=0.5% MIN.

FL=989.25

FL=988.50

FL=989.50HP

BASEMENT
FF=990.50
FP=989.00

ELEVATOR

RETAINING WALL
145L.F.±
11.0' HEIGHT

UNDERSLAB SUBDRAIN
TRENCH TOP=988.80
15L.F.-S=0.5%

SUBDRAIN DISCHARGE
4" PVC SOLID PIPE
8L.F.-S=3.0%

FL=989.10

UNDERSLAB SUBDRAIN
SUMP PUMP
LID=990.50
FL=988.85 SUBD
FL=988.30 US
BOT=987.00

SANITARY SEWER
SUMP PUMP
LID=990.50
SEE PLUMBING PLANS

MECHANICAL ROOM

FL=989.20

FL=989.30

UNDERSLAB DRAIN
FORCE MAIN
(TO STREET LEVEL)
47L.F.-2"DIAM.

SANITARY SEWER
FORCE MAIN
(TO EXISTING CLEAN OUT)
51L.F.-2"DIAM.

PLANTER

PRESERVATION BUFFER

(E) PLANTER

Attachment 13

W.M.

PG&E

CURB DRAIN

LSPROJ\2746-PASTOR\2746-CIVIL\DWG\2746-CONCEP.DWG/24x36C6

" GRADING, DRAINAGE & UTILITY PLAN - BASEMENT LEVEL "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

JB PASTOR BUILDING

A.P.Ns.: 010-145-012, 023, & 024

CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR:

ESPERANZA CARMEL COMMERCIAL, LLC

APPROVED BY:

GUY R. GIRAUDO

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

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

SCALE: 1"=5'
DATE: MARCH 2024
JOB NO. 2746-01

SHEET C6

OF 9 SHEETS

No.	DATE	BY	REVISION
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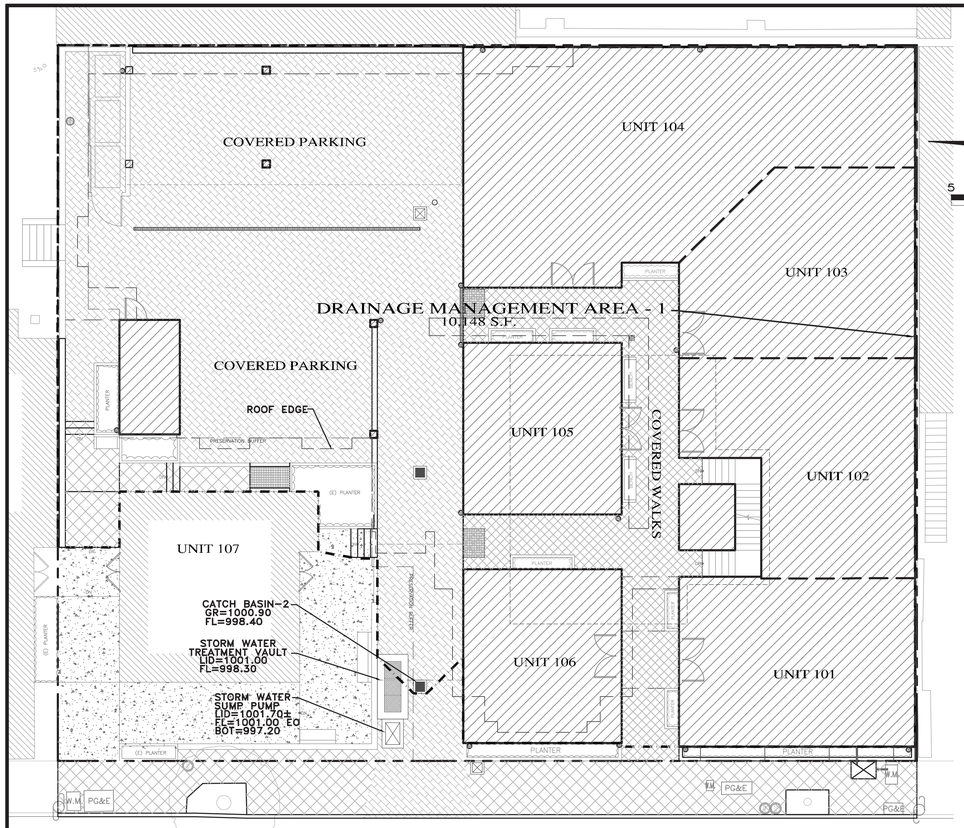
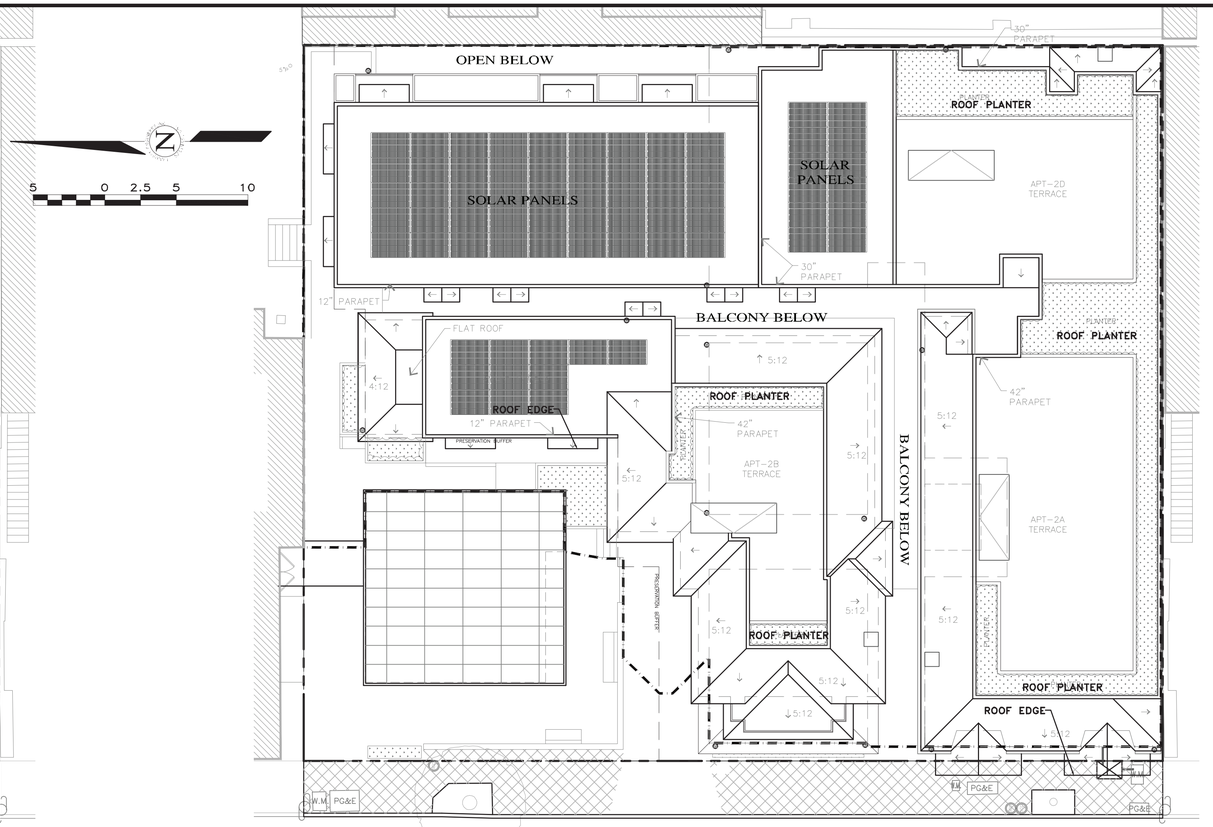
	02/10/25	AMS	SITE PLAN UPDATE-SWCP



MAIN FLOOR (GROUND)
SCALE: 1"=10'



ROOF PLAN
SCALE: 1"=10'

Attachment 13

TOTAL LOT AREA
12,000 sq.ft. = 0.2755 Ac.

IMPERVIOUS AREA SUMMARY

PROJECT DEVELOPMENT	
PRE-DEVELOPMENT	10,942 SQ.FT.
POST-DEVELOPMENT	11,029 SQ.FT.

IMPERVIOUS POST-DEVELOPED AREA SUMMARY

PROJECT DEVELOPMENT	
CONVENTIONAL ROOF	8,246 SQ.FT.
MISC. CONCRETE/WALLS	1,203 SQ.FT.
EXISTING TO REMAIN	1,580 SQ.FT.
TOTAL	**11,029 SQ.FT.**
5,000 sq.ft. < 11,029 < 15,000 sq.ft. :	**Requirements 1 & 2**

DRAINAGE MANAGEMENT AREA-1	
IMPERVIOUS	9,200 SQ.FT.
PERVIOUS	948 SQ.FT.
TOTAL	10,148 SQ.FT.

HYDRAULIC SIZING:

FLOW HYDRAULIC DESIGN BASIS

SQUARE FOOTAGE OF NEW IMPERVIOUS:
AREA = 9,200 SF

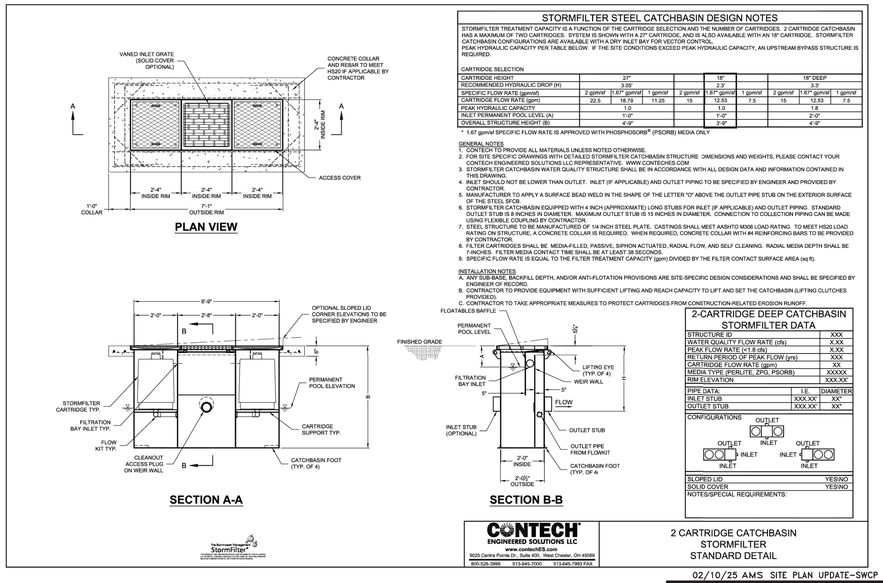
COEFFICIENT 'C'
C=1.0

INTENSITY
0.2 IN/HR = 0.017 FT/HR

RUNOFF
Q=CIA
Q=(1.0)(0.017FT)(9,200 SF)/(3600) = 0.0434 CFS
Q = 0.0521 CFS = 19.463 GPM

TREATMENT FACILITY

CONTECH STORM FILTER CATCH BASIN 2 CARTRIDGE
CARTRIDGE FLOW RATE 18" = 12.53 GPM (PSORB)
USING 2 CARTRIDGES = 25.1 GPM
TREATMENT FLOW PROVIDED = 25.1 GPM > 19.5 GPM



STORMFILTER STEEL CATCHBASIN DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. 2 CARTRIDGE CATCHBASIN HAS A MAXIMUM OF TWO CARTRIDGES. SYSTEM IS SHOWN WITH A 27" CARTRIDGE, AND IS ALSO AVAILABLE WITH AN 18" CARTRIDGE. STORMFILTER CATCHBASIN CONFIGURATIONS ARE AVAILABLE WITH A DRY INLET BAY FOR VECTOR CONTROL.
PEAK HYDRAULIC CAPACITY PER TABLE BELOW. IF THE SITE CONDITIONS EXCEED PEAK HYDRAULIC CAPACITY, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION								
CARTRIDGE HEIGHT	27"			18"			18" DEEP	
RECOMMENDED HYDRAULIC DROP (H)	3.00'			2.3'			3.3'	
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	15	12.53	7.5
PEAK HYDRAULIC CAPACITY	1.0			1.0			1.8		
INLET PERMANENT POOL LEVEL (A)	1'-0"			1'-0"			2'-0"		
OVERALL STRUCTURE HEIGHT (B)	4'-9"			3'-8"			4'-9"		

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STORMFILTER CATCHBASIN STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. WWW.CONTECHES.COM
3. THE STORMFILTER CATCHBASIN WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
4. INLET SHOULD NOT BE LOWER THAN OUTLET. INLET (IF APPLICABLE) AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
5. MANUFACTURER TO APPLY A SURFACE BEAD WELD IN THE SHAPE OF THE LETTER "O" ABOVE THE OUTLET PIPE STUB ON THE EXTERIOR SURFACE OF THE STEEL SFCB.
6. STORMFILTER CATCHBASIN EQUIPPED WITH 4 INCH (APPROXIMATE) LONG STUBS FOR INLET (IF APPLICABLE) AND OUTLET PIPING. STANDARD OUTLET STUB IS 8 INCHES IN DIAMETER. MAXIMUM OUTLET STUB IS 15 INCHES IN DIAMETER. CONNECTION TO COLLECTION PIPING CAN BE MADE USING FLEXIBLE COUPLING BY CONTRACTOR.
7. STEEL STRUCTURE TO BE MANUFACTURED OF 1/4 INCH STEEL PLATE. CASTINGS SHALL MEET AASHTO M306 LOAD RATING. TO MEET HS20 LOAD RATING ON STRUCTURE, A CONCRETE COLLAR IS REQUIRED. WHEN REQUIRED, CONCRETE COLLAR WITH #4 REINFORCING BARS TO BE PROVIDED BY CONTRACTOR.
8. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
9. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft).

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CATCHBASIN (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

2-CARTRIDGE DEEP CATCHBASIN STORMFILTER DATA

STRUCTURE ID		XXX
WATER QUALITY FLOW RATE (cfs)		X.XX
PEAK FLOW RATE (≤1.8 cfs)		X.XX
RETURN PERIOD OF PEAK FLOW (yrs)		XXX
CARTRIDGE FLOW RATE (gpm)		XX
MEDIA TYPE (PERLITE, ZPG, PSORB)		XXXXX
RIM ELEVATION		XXX.XX
PIPE DATA:	I.E.	DIAMETER
INLET STUB	XXX.XX'	XX"
OUTLET STUB	XXX.XX'	XX"

CONFIGURATIONS: OUTLET; OUTLET INLET OUTLET; INLET INLET; INLET INLET

SLOPED LID	YES/NO
SOLID COVER	YES/NO
NOTES/SPECIAL REQUIREMENTS:	

CONTECH ENGINEERED SOLUTIONS LLC
www.conteches.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800.338.1899 513.645.7000 513.645.7993 FAX

2 CARTRIDGE CATCHBASIN
STORMFILTER
STANDARD DETAIL

02/10/25 AMS SITE PLAN UPDATE-SWCP

No.	DATE	BY	REVISION
	12/18/24	AMS	SITE PLAN/FINISH FLOORS UPDATE
	06/04/24	AMS	C.O.C. DESIGN REVIEW LETTER
	03/28/24	AMS	RELEASED TO CLIENT
	03/22/24	AMS	RELEASED TO CLIENT

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-25 * 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

" STORM WATER CONTROL PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

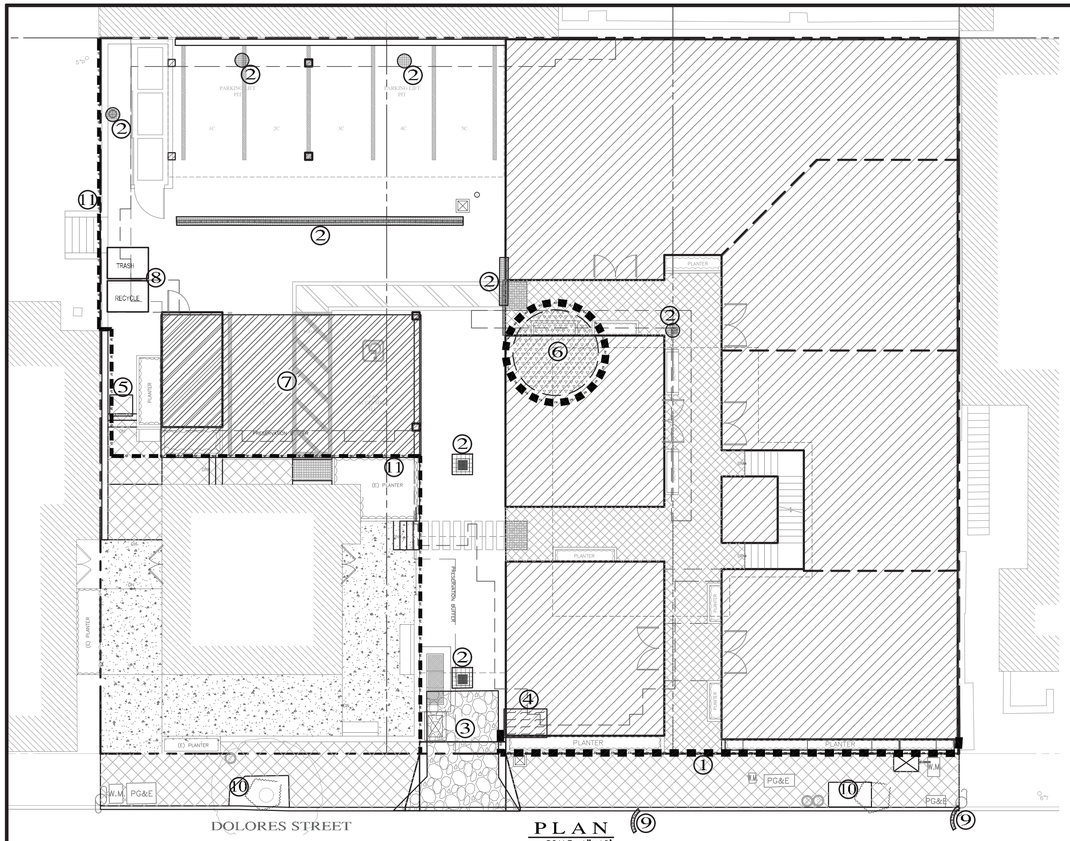
OF

JB PASTOR BUILDING
A.P.Ns.: 010-145-012, 023, & 024
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
ESPERANZA CARMEL COMMERCIAL, LLC

SCALE: 1"=5'
DATE: MARCH 2024
JOB NO. 2746-01

SHEET C7

OF 9 SHEETS



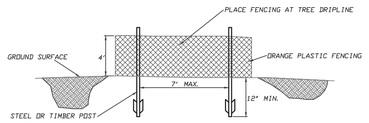
PLAN
SCALE: 1"=10'

LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.



TREE FENCING (ESA) DETAIL
Scale: NTS

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Attachment 13

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 District's' guidelines for accepting hazardous waste materials).
- ☐ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ☐ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ☐ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

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

PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ☐ Shovel, 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 thinners/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!

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

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

JB PASTOR BUILDING
A.P.Ns.: 010-145-012, 023, & 024
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
ESPERANZA CARMEL COMMERCIAL, LLC

" EROSION & SEDIMENT CONTROL PLAN "

SCALE: AS SHOWN
DATE: MARCH 2024
JOB NO. 2746-01

No.	DATE	BY	REVISION
	02/10/25	AMS	SITE PLAN UPDATE-SWCP
	12/18/24	AMS	SITE PLAN/FINISH FLOORS UPDATE
	06/04/24	AMS	C.O.C. DESIGN REVIEW LETTER
	03/28/24	AMS	RELEASED TO CLIENT
	03/22/24	AMS	RELEASED TO CLIENT

SHEET C8
OF 9 SHEETS

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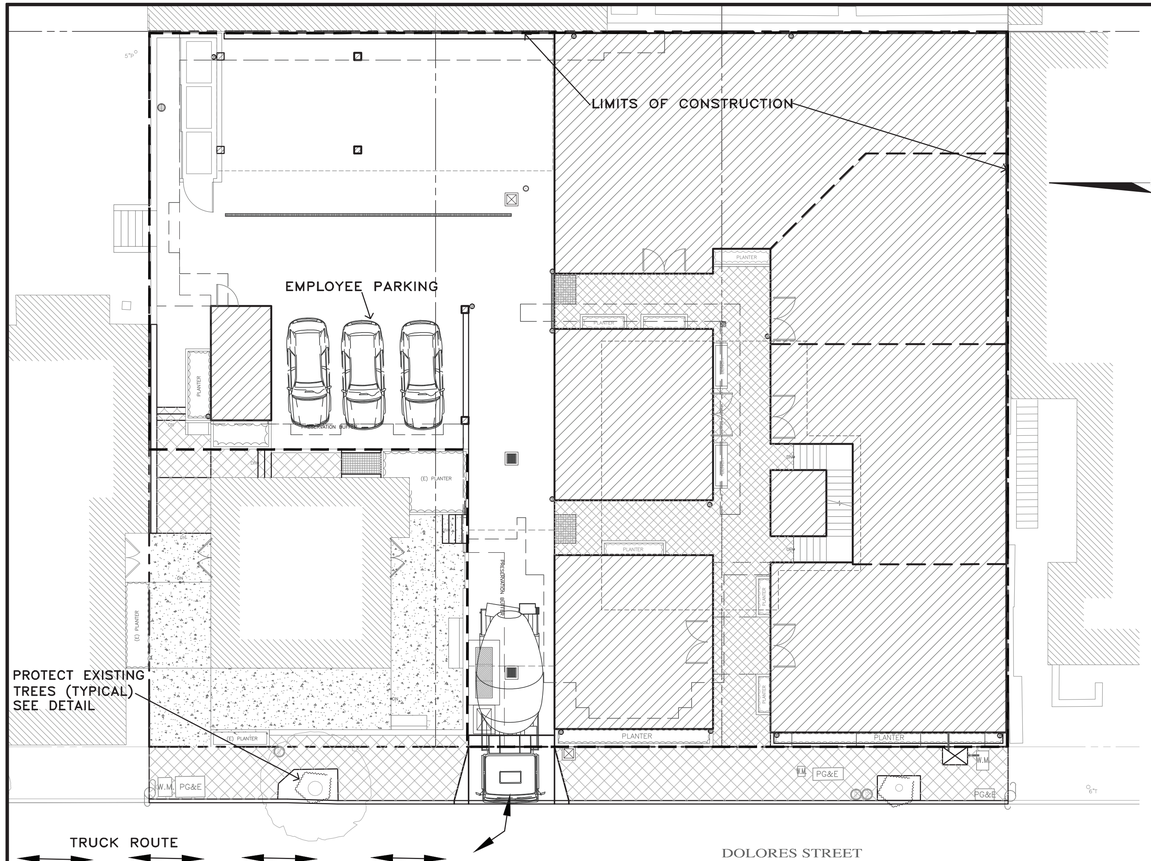
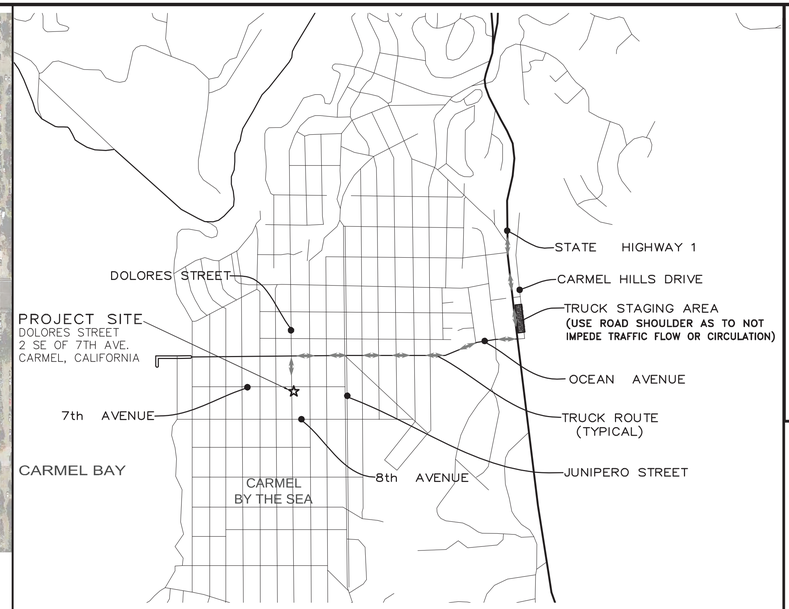


PLAN
SCALE: 1"=10"

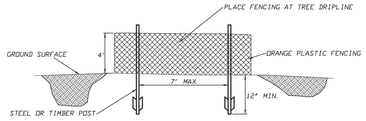
PUBLIC PARKING



B NEIGHBORHOOD TRUCK ROUTING PLAN

C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

DOLORES STREET



FENCING (ESA) DETAIL
Scale: NTS

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
1,445 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 GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES: PROPOSED PARKING AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON DOLORES STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO OCEAN AVENUE TO DOLORES STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON DOLORES STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS (SEE LOCATION DETAIL) AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG DOLORES STREET, OBEYING ALL PARKING LAWS. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	5	4
GRADING & SOIL REMOVAL (EXPORT)	72	9
ENGINEERING MATERIALS (IMPORT)	4	2
TOTALS	81	15

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 8 TRUCK LOADS PER DAY.
2. THERE ARE 1,440 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 120 & 180 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 20 MARCH 20254, 10 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 20 MONTHS.

A CONSTRUCTION STAGING PLAN

Attachment 13

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRADO * No. 56589 * Exp. 06-30-25 * STATE OF CALIFORNIA * 21925

APPROVED BY: GUY R. GIRADO

LANDSET ENGINEERS, INC.
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GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

JB PASTOR BUILDING
A.P.Ns.: 010-145-012, 023, & 024
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
ESPERANZA CARMEL COMMERCIAL, LLC

" CONSTRUCTION MANAGEMENT PLAN "

No.	DATE	BY	REVISION
	02/10/25	AMS	SITE PLAN UPDATE-SWCP
	12/18/24	AMS	SITE PLAN/FINISH FLOORS UPDATE
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SCALE: AS SHOWN
DATE: MARCH 2024
JOB NO. 2746-01
SHEET C9
OF 9 SHEETS

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IRRIGATION NOTES:

VALVE SIZES ON PLAN ARE SCHEMATIC AND NOT ACTUAL SIZE OF BOXES

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VAVLES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BEOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"X4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER IF NECESSARY..

IRRIGATION SCHEDULE:
FOR ESTABLISHMENT PERIOD - ONE YEAR

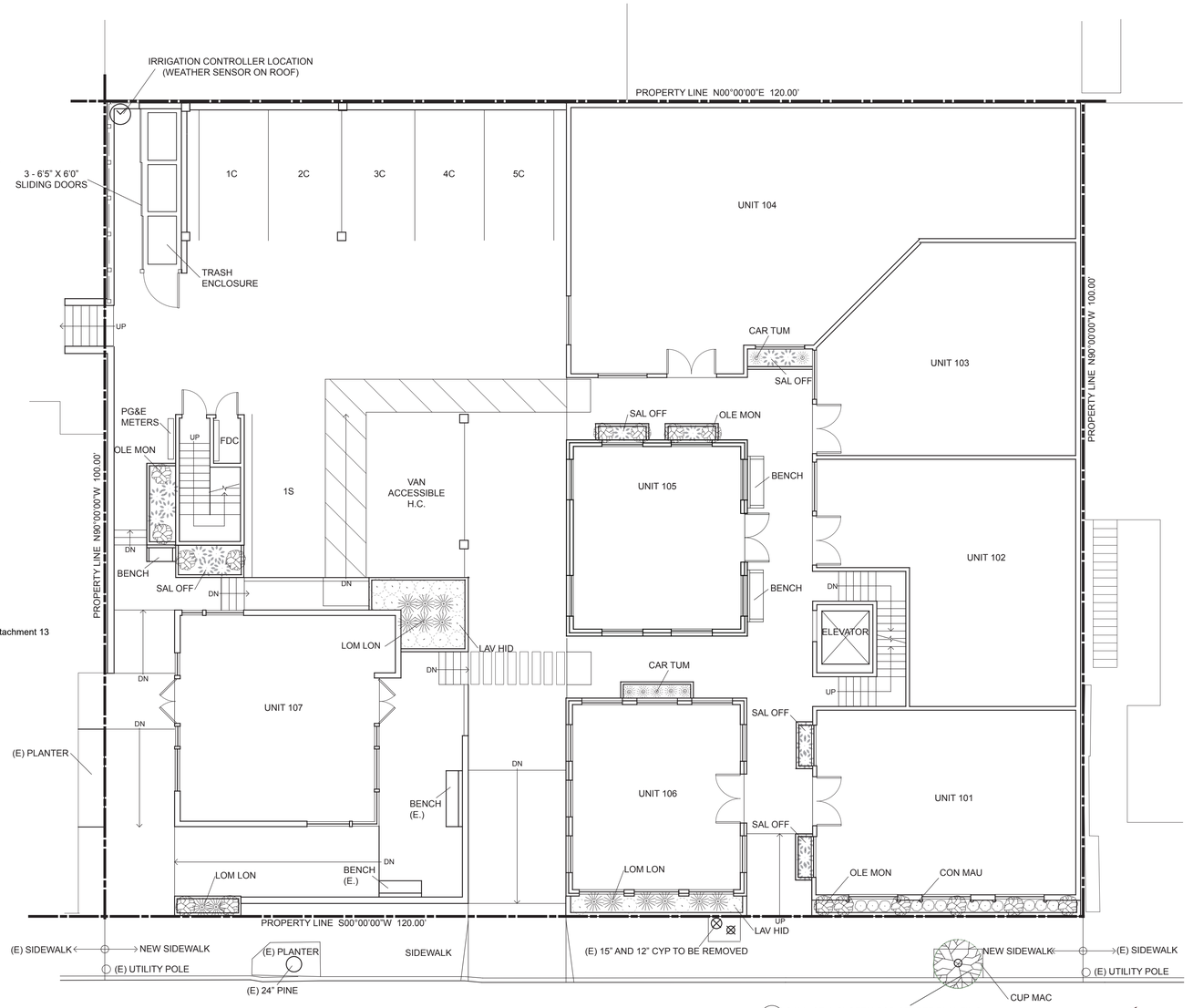
1 AND 2 GALLON PLANTS	15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 2 TIMES PER WEEK
24" BOX TREES	30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS	15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS	20 MINS X 1 TIMES PER WEEK
24" BOX TREES	30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.

Attachment 13



PLANTING PLAN AT STREET LEVEL
1/8"=1'0"

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
CAR TUM	*Carex tumulicola*	Foothill Sedge	7	1 gal	Low
CON MAU	*Convolvulus mauritanicus*	Ground Morning Glory	12	1 gal	Low
CUP MAC	*Cupressus macrocarpa*	Monterey Cypress	1	5 gal	Low
LAV HID	*Lavandula* 'Hidcote Superior'	Hidcote Supereor	55	1 gal	Low
LOM LON	*Lomandra longifolia* 'Breeze'	Dwarf Mat Rush	49	5 gal	Low
OLE EUR	*Olea europea* 'Majestic Beauty'	Majestic Beauty Fruitless Olive	3	15 gal	Low
OLE MON	*Olea europea* 'Montra'	Little Ollie	22	5 gal	Low
OLE SWA	*Olea europea* 'Swan Hill'	Swan Hill Fruitless Olive - columnar	22	15 gal	Low
SAL OFF	*Salvia officinalis*	Garden Sage	37	5 gal	Low

SCOPE OF WORK:

THIS PROJECT INVOLVES LANDSCAPE INSTALLATION IN PLANTERS WITH NEW LOW FLOW DRIP IRRIGATION SYSTEM. THE LANDSCAPE IS DESIGNED TO USE ALL NATIVE AND/OR DROUGHT TOLERANT PLANTING.

PROJECT INFORMATION:

OWNER	ESPERANZA CARMEL COMMERCIAL, LLC ATTN: RYAN AESCHLIMAN
SITE	DOLORES ST 2 SE OF 7TH AVE. CARMEL-BY-THE-SEA, CA LOTS: 6,8,10 BLOCK 91
APN	010-145-012, 023, 024
TOPOGRAPHY	FLAT
TREE REMOVAL	NONE
GRADING	SEE CIVIL SHEET

LANDSCAPING STATEMENT:

I PATRICK WILSON CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL CITY OF CARMEL'S LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL PLANT MATERIAL
4. INSTALLATION OF RAIN SENSOR

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:
STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:
SPREAD 3" OF MULCH OVER ALL EXPOSED PLANTING AREAS

COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000SQFT OF PERMEABLE AREA TO A DEPTH OF 6"

STAGING:
WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

SOIL AMENDMENT TO BE ADDED TO PLANTED ARE AS NEEDED FOR PLANT MATERIAL

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:
ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:
ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

MISSION LANDSCAPING
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email:
missionlandscaping@me.com
Landscape & General Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

JB Pastor Building
Dolores St.
2 SE of 7th Ave.
Carmel By-The-Sea,
CA 93921

APN: 010-145-012, 023, 024
Revisions:

LICENSED LANDSCAPE ARCHITECT
PATRICK R WILSON 5806
Signature
07/31/25
Renewal Date
02/10/25
Date
STATE OF CALIFORNIA

Drawing Title:

Street Level Landscape Plan

Date: 02/10/25
Scale: 1/8" = 1'0"
Drawn By: PW
Page Number:

L1.0

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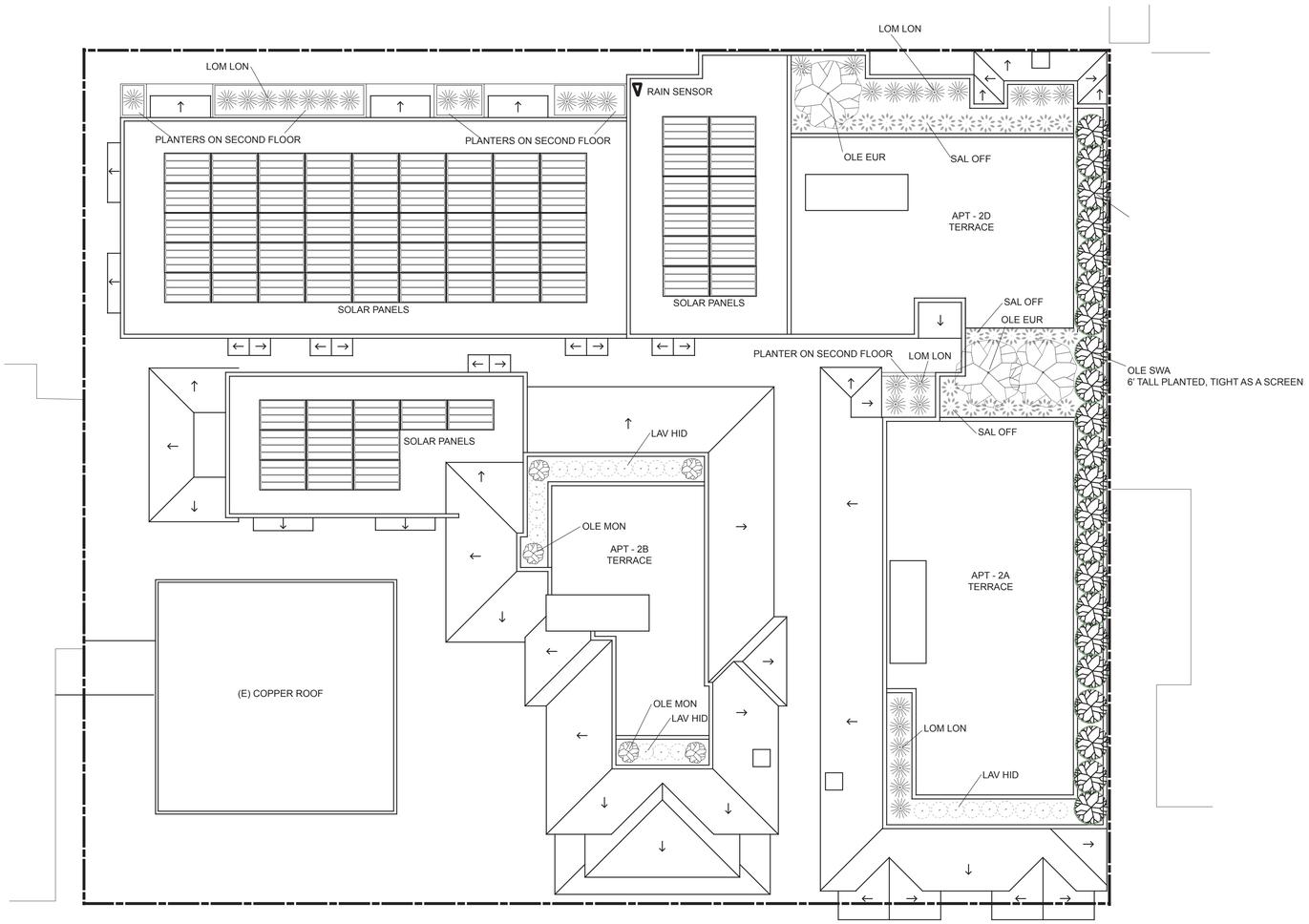
Attachment 13



PLANTING PLAN AT ROOF LEVEL
1/8"=1'0"

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LICENSED LANDSCAPE ARCHITECT
PATRICK R WILSON 3906
Signature
07/31/25
Renewal Date
02/10/25
Date
STATE OF CALIFORNIA

Drawing Title:

Roof and 2nd Level
Landscape Plan

Date: 02/10/25

Scale: 1/8" = 1'0"

Drawn By: PW

Page Number:

L1.1

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Olea europea ‘Majestic Beauty’

Convolvulus mauritanicus

Olea europea ‘Montra’

Carex tumulicola

Salvia officinalis

Lavandula ‘Hidcote Superior’

Lomandra longifolia ‘Breeze’

Olea europea ‘Swan Hill’ - screen

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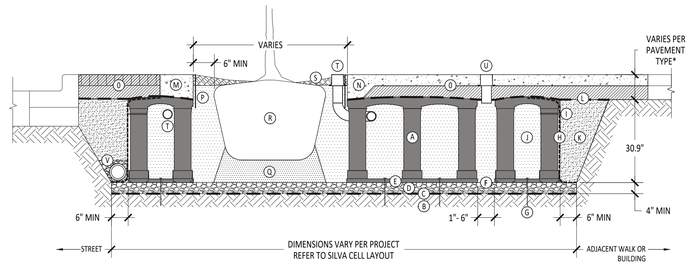

A L1.2 SILVA CELL SYSTEM 2X

NOT TO SCALE

KEY PLAN

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
(B) SUBGRADE, COMPACTED
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
(E) SILVA CELL BASE SLOPE, 10% MAX
(F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
(K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
(M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
(N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
(O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
(P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
(Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
(R) ROOT BALL
(S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
(T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
(U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

PAVEMENT	+ AGGREGATE BASE COURSE
4" CONCRETE	+ 4" AGGREGATE
3" PAVER	+ 12" AGGREGATE
4" ASPHALT	+ 12" AGGREGATE
2.6" PAVER	+ 5" CONCRETE

NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

NOT TO SCALE
FEET

SILVA CELL SYSTEM 2X

TREES SHALL HAVE AT LEAST 100 CUBIC FEET OF UNCOMPACTED SOIL.

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DeepRoot Green Infrastructure
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APN: 010-145-012, 023, 024

Revisions:

LICENSED LANDSCAPE ARCHITECT
PATRICK R WILSON 5806
Signature
07/31/25
Renewal Date
02/10/25
Date
STATE OF CALIFORNIA

Drawing Title:

Landscape Details and Plant Pictures

Date: 02/10/25

Scale:

Drawn By: PW

Page Number:

L1.2

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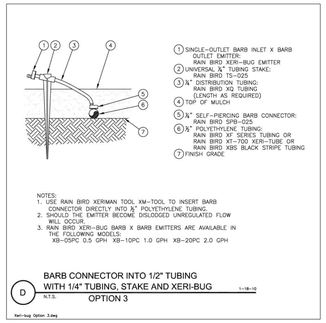
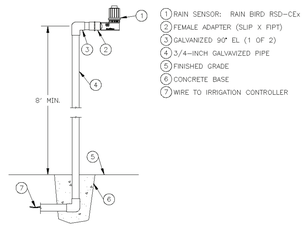
Attachment 13



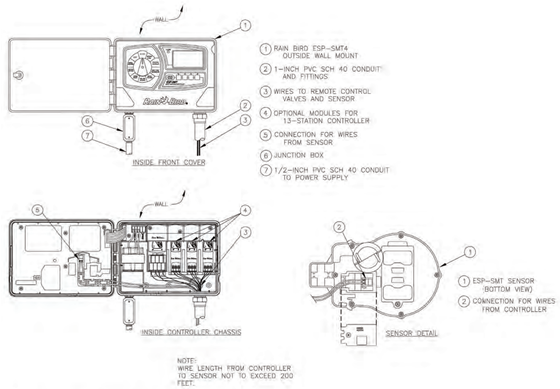
D BARB CONNECTOR INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND XERI-BUG OPTION 3
N.T.S. 1-18-10

Xeri-bug Option 3.dwg



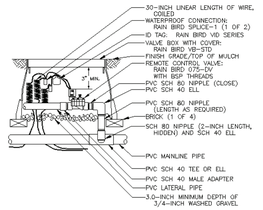
D RAIN SENSOR RSD-CEx POLE MOUNT
N.T.S. 1-07-24

C-RSD-CEx POLE MOUNT.DWG



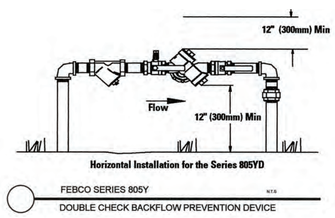
D ESP-SMT SMART CONTROL SYSTEM (OUTDOOR)
N.T.S. 9-27-19

C-ESP-SMT.DWG



D ELECTRIC REMOTE-CONTROL VALVE DV SERIES 075-DV OR 100-DV
N.T.S. 1-20-09

V-075 OR 100-DV.DWG



FEBCO SERIES 805Y
DOUBLE CHECK BACKFLOW PREVENTION DEVICE
N.T.S

Attachment 13

Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (ETo)		**32.9**	Carmel				
	ETWU requirement	**ETWU requirement**	**ETWU requirement**	**ETWU requirement**	**MAWA requirement**	**ETWU requirement**	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	**ETAF** (PF/IE)	Landscape Area **(LA)** (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	791	195.31	3,984
2) medium water use plants	0.4	Drip	0.81	0.494	0	0.00	0
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
							0
			Totals		791	195.31	3,984
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**3,984**
						Maximum Allowed Water Allowance (MAWA)	**7,261**

Plant Water Use Type	**Plant Factor**	**Irrigation method**	**Irrigation Efficiency**
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed)= (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./ year. LA is the total landsape area in sq. ft, SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	195
Total Area	791
Average ETAF	**0.25**

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	195
Total Area	791
Sitewide ETAF	**0.25**

ESTIMATED TOTAL WATER USE = 3,984 GALLONS PER YEAR
MAXMUM ALLOWED WATER ALLOWANCE = 7,261 GALLONS PER YEAR
ETWU IS LESS THAN MAWA

MISSION LANDSCAPING
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PACIFIC GROVE
CALIFORNIA 93950
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missionlandscaping@me.com
Landscape & General Contractors C27 & B 392291
Landscape Architecture
CA Lic #5806

Project:

Esperanza Carmel
Commercial, LLC
Dolores St.
2 SE of 7th Ave.
Carmel By-The-Sea,
CA 93921

APN: 010-145-012, 023, 024
Revisions:

LICENSED LANDSCAPE ARCHITECT
PATRICK R WILSON 5806
Signature
07/31/25
Renewal Date
02/10/25
Date
STATE OF CALIFORNIA

Drawing Title:

Landscape Details and Plant Pictures

Date: 02/10/25
Scale:
Drawn By: PW
Page Number:

L1.3

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ELECTRICAL SYMBOLS & ABBREVIATIONS

SYMBOLS & ABBREVIATIONS SHOWN ARE FOR GENERAL USE. DISREGARD THOSE WHICH DO NOT APPEAR ON THE PLANS.

- FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- EMERGENCY OR NIGHT LIGHT
- STRIP FLUORESCENT OR LED LUMINAIRE - SEE SCHEDULE
- LUMINAIRE - RECESSED - SEE SCHEDULE
- RECESSED WALL WASHER
- LUMINAIRE - SURFACE MOUNTED - SEE SCHEDULE
- LUMINAIRE - POLE OR POST MOUNTED - SEE SCHEDULE
- LUMINAIRE - WALL MOUNTED SEE SCHEDULE
- BOLLARD OR PATH LIGHT - SEE SCHEDULE
- EXIT LIGHT - DIRECTIONAL ARROWS AS INDICATED - SEE SCHEDULE
- TRACK LIGHTING - SEE SCHEDULE
- EMERGENCY LIGHT
- DIGITAL DUAL TECHNOLOGY OCC. SENSOR
- LIGHTING CONTROL OCCUPANCY SENSOR CORNER MOUNTED
- DRC — DIMMER ROOM CONTROLLER
- PC — PLUG LOAD CONTROLLER
- RC — ROOM LIGHTING CONTROLLER
- LCP — LIGHTING CONTROL PANEL
- DL — DIGITAL DAYLIGHT SENSOR
- SINGLE POLE SWITCH **
- SINGLE POLE SWITCH, ** a = CIRCUIT CONTROLLED
- 3 — THREE WAY SWITCH**
- 4 — FOUR WAY SWITCH**
- M — MANUAL MOTOR STARTER
- K — KEY OPERATED SWITCH**
- LIGHTING DIMMER**
- DIGITAL ON/OFF SWITCH **
- D — DIGITAL DIMMER SWITCH **
- M# — DIGITAL MULTI SCENE LIGHTING SWITCH **
- DS — DIGITAL DUAL TECHNOLOGY WALL OCC. SENSOR **
- WALL OCCUPANCY SENSOR **
- 2 — DOUBLE SWITCHED WALL OCCUPANCY SENSOR **
- DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **
- 2 — 2-BUTTON DIMMING DUAL TECHNOLOGY WALL SWITCH OCCUPANCY SENSOR **

- SECURITY DOOR CONTACTS
- MD — SECURITY MOTION DETECTOR
- SC — CCTV CAMERA
- KP — SECURITY SYSTEM KEYPAD
- DOOR BELL PUSHBUTTON
- CH — DOOR CHIME WITH LED
- RECEPTACLE - DUPLEX *
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- GFCI CONVENIENCE RECEPTACLE - DUPLEX *
- GFCI CONVENIENCE DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- RECEPTACLE DOUBLE DUPLEX *
- HALF SWITCHED DUPLEX RECEPTACLE *
- SINGLE RECEPTACLE *
- DUPLEX RECEPTACLE - CEILING MOUNTED
- HC — LETTER INDICATES DUPLEX HALF CONTROLLED RECEPTACLE *
- C — LETTER INDICATES DUPLEX FULLY CONTROLLED RECEPTACLE *
- FLOOR MOUNTED DUPLEX RECEPTACLE
- FLOOR MOUNTED BOX
- POWER OUTLET - SEE PLANS FOR NEMA TYPE *
- POWER POLE
- WALL TELEPHONE OUTLET **
- [#] — VOICE/DATA WALL OUTLET *
- [#] — VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- [#] — SURFACE MOUNTED VOICE/DATA WALL OUTLET *
- [#] — SURFACE MOUNTED VOICE/DATA OUTLET MOUNTED ABOVE COUNTER - FIELD VERIFY HEIGHT
- WIRELESS ACCESS POINT (WAP) - CEILING MOUNTED
- WIRELESS ACCESS POINT (WAP) - WALL MOUNTED - FIELD VERIFY HEIGHT
- [#] — VOICE/DATA OUTLET - FLOOR MOUNTED
- TV OUTLET *
- [#] — VOICE/DATA OUTLET - CEILING MOUNTED
- S — INTERIOR SPEAKERS CEILING MOUNTED
- HS — INTERIOR SPEAKERS WALL MOUNTED
- HC — CLOCK +8'-0" AFF U.O.N. VERIFY BEFORE INSTALLATION

- PANELBOARD - FLUSH MOUNTED
- EQUIPMENT PANEL - FLUSH MOUNTED
- PANELBOARD - SURFACE MOUNTED
- EQUIPMENT PANEL - SURFACE MOUNTED
- M — METER W/ CURRENT TRANSFORMER
- J — JUNCTION BOX - CEILING OR WALL MOUNTED, SIZE PER CODE, TAPE AND TAG WIRES
- MOTOR CONNECTION
- NON-FUSED DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH; FUSED WITH DUAL-ELEMENT FUSES SIZED PER EQUIPMENT MFGR'S NAMEPLATE DATA
- COMBINATION STARTER/FUSED DISCONNECT SWITCH; FUSED DISCONNECT SWITCH ELEMENT FUSES SIZED PER EQUIPMENT MFGRS NAMEPLATE DATA
- MAGNETIC STARTER - NEMA SIZE INDICATED NEMA 3R ENCLOSURE UNLESS OTHERWISE SPECIFIED
- CIRCUIT BREAKER
- GROUND ROD WITH GROUNDWELL BOX
- GROUND ELECTRODE
- NORMALLY OPEN CONTACT
- NORMALLY CLOSED CONTACT
- TRANSFORMER - SEE SINGLE LINE FOR SIZE
- PULLBOX
- ERMS
- FLEX CONDUIT WITH CONNECTION
- CONDUIT - UP
- CONDUIT - DOWN
- E — CONDUIT EMERGENCY SYSTEM
- LV — LOW VOLTAGE WIRING
- SURFACE METAL OR NON-METALLIC RACEWAY
- CONDUIT - CONCEALED IN WALLS OR CEILING
- CONDUIT - EXISTING
- CONDUIT - BELOW SLAB OR UNDERGROUND: 3/4"MIN.
- E — CAPPED OR STUB-OUT CONDUIT
- CONDUIT CONTINUATION
- #10 — CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSHATCHES INDICATE NUMBER OF #12 AWG WIRES WHEN MORE THAN TWO. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSS HATCHES WITH NUMBER ADJACENT INDICATES WIRE SIZE OTHER THAN #12 AWG.
- 2 — SHEET NOTE REFERENCE SYMBOL; SEE ASSOCIATED NOTE ON SAME SHEET
- 3 — SCHEDULE SYMBOL: SEE ASSOCIATED NOTE ON SAME SHEET

- X — DETAIL NOTE REFERENCE SYMBOL SEE ASSOCIATED NOTE ON SAME DETAIL
- X / X.XX — DETAIL NUMBER; DETAIL OR SECTION REFERENCE; SHEET NUMBER
- FXXX — FEEDER DESIGNATION; SEE ASSOCIATED NOTE ON SAME DETAIL
- X / X — INDICATES QUANTITY OF TELEPHONE OUTLETS; INDICATES QUANTITY OF DATA OUTLETS

ABBREVIATIONS

A	AMPERE	GFCI	GROUND FAULT	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	GFI	INTERRUPTING	OAH	OVERALL HEIGHT
ALUM/AL	ALUMINUM	GND, G	GROUND	OC	ON CENTER
ARCH	ARCHITECT	GRS	GALVANIZED RIGID STEEL	OH	OVERHEAD
AWG	AMERICAN WIRE GAUGE	HT	HEIGHT	OFCI	OWNER FURNACED CONTRACTOR INSTALLED
BKR	BREAKER	IC	INTERCOM	PA	PUBLIC ADDRESS
C	CONDUIT	IDF	INTERMEDIATE DISTRIBUTION FRAME	PB	PULL BOX
CATV	CABLE TV	INCAND	INCANDESCENT	PF	POWER FACTOR
CB	CIRCUIT BREAKER	JB	JUNCTION BOX	PH	PHASE
CCTV	CLOSED CIRCUIT TV	KV	KILOVOLT	PIR	PASSIVE INFRARED
CKT	CIRCUIT	KVA	KILOVOLT AMPERES	PNL	PANEL
CL	CENTER LINE	KW	KILOWATT	PV	PHOTOVOLTAIC
CLG	CEILING	LCP	LIGHTING CONTROL PANEL	PVC	POLYVINYL CHLORIDE
C.O.	CONDUIT ONLY	LTG	LIGHTING	PWR	POWER
CTR	CENTER	LV	LOW VOLTAGE	(R)	RELOCATE
D	DIMMER	KCM	THOUSAND CIRCULAR MILS	(RP)	REMOVABLE POLE
DIM	DIMENSION	M.B.	MAIN CIRCUIT BREAKER	RECPT'S	RECEPTACLES
DIST	DISTRIBUTION	MCA	MINIMUM CIRCUIT AMPS	REQD	REQUIRED
(E)	EXISTING	MDF	MAIN DISTRIBUTION FRAME	REQMT'S	REQUIREMENT(S)
EC	ELECTRICAL CONTRACTOR	MECH	MECHANICAL	SHT	SHEET
(EL)	EVENING LIGHT	MH	METAL HALIDE	SLD	SINGLE LINE DIAGRAM
EM	EMERGENCY	MLO	MAIN LUGS ONLY	STC	SYSTEMS TERMINATION CABINET
EMT	ELECTRICAL METALLIC TUBING	MPOE	MAIN POINT OF ENTRANCE	SW	SWITCH
ERMS	ENERGY REDUCTION MAINTENANCE SWITCH	MTD	MOUNTED	SWBD	SWITCHBOARD
EQUIP	EQUIPMENT	MTG	MOUNTING	TTB	TELEPHONE TERMINAL BACKBOARD
EV	ELECTRICAL VEHICLE	MOCP	MAXIMUM OVER CURRENT PROTECTION	TYP	TYPICAL
FA	FIRE ALARM	(N)	NEW	UON	UNLESS OTHERWISE NOTED
FACP	FIRE ALARM CONTROL PANEL	NIC	NOT IN CONTRACT	UG	UNDERGROUND
FC	FOOT CANDLE	NIEC	NOT IN ELECTRICAL CONTRACT	V	VOLT
FIN	FINISH	(NL)	NIGHT LIGHT	VD	VOLTAGE DROP
FL	FLOOR	NO.	NUMBER	W	WATT
FLA	FULL LOAD AMPS	NOM	NOMINAL	W/	WITH
FLUOR	FLUORESCENT			WP	WEATHERPROOF
(F)	FUTURE			XFMR	TRANSFORMER
GC	GENERAL CONTRACTOR				

* +15" A.F.F. TO BOTTOM OF BOX, U.O.N.
** +48" A.F.F. TO TOP OF BOX, U.O.N.
[#] NUMBER IN BRACKETS DENOTES NUMBER OF CABLE DROPS WHEN MORE THAN (2).

Attachment 13

LIGHT FIXTURE SCHEDULE

FIXTURE NOTES:

1. ALL LED LIGHT FIXTURE DRIVERS SHALL BE ELECTRONIC TYPE, 10% TOTAL HARMONIC DISTORTION MAXIMUM.
2. ALL LED LIGHT MODULES SHALL BE ENERGY SAVING 3000° K, 80 CRI MINIMUM, U.O.N. (SEE SPECIFICATIONS FOR MORE INFORMATION).
3. ALL LED DRIVERS (AND ASSOC. FIXTS.) SHALL HAVE MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH CALIFORNIA ENERGY COMMISSION STANDARDS AND REQUIREMENTS, WHERE SUCH ARE USED IN CONDITIONED SPACES.
4. EXIT SIGNS , EMERGENCY LIGHTS AND LIGHT FIXTURES WITH EMERGENCY BATTERY BACK-UP SHALL SUPPLY A MINIMUM DURATION OF 90 MINUTES OF POWER IN THE EVENT OF A POWER OUTAGE/FAILURE.
5. ALL RECESSED LIGHT FIXTURES SHALL BE U.L. APPROVED FOR ZERO CLEARANCE INSULATION COVER WHEN INSTALLED IN INSULATED CEILINGS.

TYPE	DESCRIPTION	LAMPS	MANUFACTURER
XA	3" DIA RECESSED LED DOWN LIGHT GALVANIZED STEEL FRAME WITH MATTE BLACK INTERIOR PAINT. ICAT RATED HOUSING, 40° BEAM SPREAD, 90 CRI, UNIVERSAL VOLTAGE WITH ED010 DIMMING DRIVER TL3R TRIM WITH MICRO PRISMATIC LENS.	9.5W 1609 LUMEN 3000°K LED	HALO HL36A SERIES
XB	40"x12.5"x16.125" WALL MOUNTED LED PENDANT FIXTURE. ALUMINUM WITH TEXTURED BRONZE POWDER COAT FINISH, HONEY ONYX ACRYLIC LENS. 120/277 UNIVERSAL VOLTAGE, 0-10 VOLT DIMMING WITH INTEGRAL BATTERY BACKUP.	12W LED	EVERGREEN LIGHTING 27064 SERIES WALL MOUNT
XC	12"x6.5"x6.5" LED WALL SCONCE, FORMED STEEL HOUSING WITH TEXTURED BRONZE FINISH CLEAR FROSTED GLASS LENS. 120/277 UNIVERSAL VOLTAGE, 0-10 VOLT DIMMING DARK SKY COMPLIANT.	6W LED	EVERGREEN LIGHTING 2100 SERIES WALL SCONCE

APPLICABLE CODES & STANDARDS

CODES:

1. 2022 CALIFORNIA ADMINISTRATIVE CODE C.A.C., PART 1, TITLE 24, C.C.R.
2. 2022 CALIFORNIA BUILDING CODE (CBC) C.C.R., TITLE 24, VOL. 1 & 2 BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS.
3. 2022 CALIFORNIA RESIDENTIAL CODE C.C.R., TITLE 24, PART 2.5 BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH CALIFORNIA AMENDMENTS.
4. 2022 CALIFORNIA ELECTRICAL CODE (CEC) C.C.R., TITLE 24, PART 3 BASED ON THE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH CALIFORNIA AMENDMENTS.
5. 2022 CALIFORNIA MECHANICAL CODE (CMC) C.C.R., TITLE 24, PART 4 BASED ON THE 2021 UNIFORM MECHANICAL CODE (UMC) WITH CALIFORNIA AMENDMENTS.
6. 2022 CALIFORNIA PLUMBING CODE (CPC) C.C.R., TITLE 24, PART 5 BASED ON THE 2021 UNIFORM PLUMBING CODE (UPC) WITH CALIFORNIA AMENDMENTS.
7. 2022 CALIFORNIA ENERGY CODE C.C.R., TITLE 24, PART 6.
8. 2022 CALIFORNIA FIRE CODE (CFC) C.C.R., TITLE 24, PART 9 BASED ON THE 2021 INTERNATIONAL FIRE CODE (IFC) WITH CALIFORNIA AMENDMENTS.
9. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE C.C.R., TITLE 24, PART 11.
10. 2022 CALIFORNIA REFERENCED STANDARDS CODE C.C.R., TITLE 24, PART 12.
11. TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
12. NATIONAL FIRE ALARM CODE (NFPA 72) 2022.
13. CITY OF CARMEL BY THE SEA ORDINANCES, CODES, AND REGULATIONS.

STANDARDS:

1. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
2. ELECTRONICS INDUSTRIES ASSOCIATION (EIA)
3. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
4. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
5. NATIONAL ELECTRICAL TESTING ASSOCIATION (NETA)
6. UNDERWRITER LABORATORIES (UL)
7. CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT STANDARDS (CAL/OSHA)

SHEET INDEX

E001	SYMBOLS, ABBREVIATIONS, LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX.
E003	CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING EXTERIOR).
E201	ELECTRICAL SITE PLAN.
E501	LIGHTING PLAN.
E502	PHOTOMETRIC STUDY.

JUN A. SILLANO, AIA

IDG
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STAMPS:

REGISTERED PROFESSIONAL ENGINEER — ELDRIDGE O. SILLANO — No. E17788 EXP. 6/30/26 — ELECTRICAL — STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.
Project No. 24-510.00
404 W. Franklin St. • Suite 100 • Monterey, CA 93940
T 831.646.3330 • F 831.646.3335 • www.acemb.com

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PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

SYMBOLS, ABBREVS., LIGHT FIXTURE SCHEDULE, CODES & SHEET INDEX

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

REVISIONS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

SHEET NO.

E0.1

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.	
Project Name: JB Pastor Building	**Report Page:** (Page 1 of 8)
Project Address:	**Date Prepared:** 2025-01-17T17:16:11-05:00

A. GENERAL INFORMATION

01	Project Location (city)	Carmel By The Sea	04	Total Illuminated Hardscape Area (ft²)	5678
02	Climate Zone	3			
03	Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☐ LZ-2: Moderate - Urban Clusters	☐	LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☒ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● All Other Occupancies					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.

My Project Consists of:

01	02		
☒ New Lighting System	Must Comply with Allowances from 140.7 / 170.2(e)6		
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)?	○ Yes	○ No
03	04	05	
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method	
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%			

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: JB Pastor Building	**Report Page:** (Page 2 of 8)
	Date Prepared: 2025-01-17T17:16:11-05:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv										Compliance Results			
01		02		03		04		05		06		07	08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	+	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	+	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
461.04	+	83.5	+	—	+	—	+	—	OR	—	=	544.54	≥	336	COMPLIES
Shielding Compliance (See Table G for Details)															N/A
Controls Compliance (See Table H for Details)															COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 187374-0125-0011
Schema Version: rev 20220101 Report Generated: 2025-01-17 14:16:14

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: JB Pastor Building	**Report Page:** (Page 3 of 8)
	Date Prepared: 2025-01-17T17:16:11-05:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires[2]	Luminaire Status[3]	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output 130.2(b) / 160.5(c)1[4]	Field Inspector	
										Pass	Fail
XA	3" Dia. Recessed LED Down Light Fixture	☐ Linear	9.5	Mfr. Spec	24	New	☐	228	NA: < 6200 lumens	☐	☐
XB	40"x12.5"x16.125"D LED Wall Mounted Pendant Light Fixture	☐ Linear	12	Mfr. Spec	6	New	☐	72	NA: < 6200 lumens	☐	☐
XC	12"Hx6.5"Wx6.5"D LED Wall Sconce Light Fixture	☐ Linear	6	Mfr. Spec	6	New	☐	36	NA: < 6200 lumens	☐	☐
							Total Design Watts:	336			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)

G. SHIELDING REQUIREMENTS (BUG)

This section does not apply to this project.

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 187374-0125-0011
Schema Version: rev 20220101 Report Generated: 2025-01-17 14:16:14

STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: JB Pastor Building	**Report Page:** (Page 4 of 8)
	Date Prepared: 2025-01-17T17:16:11-05:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off 130.2(c)1 / 160.5(c)	Auto-Schedule 130.2(c)2 / 160.5(c)	Motion Sensor 130.2(c)3 / 160.5(c)	Field Inspector	
				Pass	Fail
General Hardscape: "XA"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
General Hardscape: "XB"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐
General Hardscape: "XC"	Astronomical Timer	Provided	NA: Each Luminaire <= 40 Watts	☐	☐

[1] FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
[2] Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.
[3] Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

Attachment 13

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STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: JB Pastor Building	**Report Page:** (Page 5 of 8)
	Date Prepared: 2025-01-17T17:16:11-05:00

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

This table includes areas using allowance calculations per 140.7 / 170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H, and are not included here. All other multifamily outdoor lighting is included here.

01					
☒ General Hardscape Allowance Table I (below)	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
	☒ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
General Hardscape	5678	0.021	119.24	459	0.2	91.8	211.04
Initial Wattage Allowance for Entire Site (Watts):							250
Instances of Initial Wattage Allowance (LZ 0 only)[1]							
Total General Hardscape Allowance (Watts):							461.04

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STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: JB Pastor Building	**Report Page:** (Page 6 of 8)
	Date Prepared: 2025-01-17T17:16:11-05:00

J. LIGHTING ALLOWANCE: PER APPLICATION

This table includes areas using the wattage allowance per application from Table 140.7-B / Table 170.2-S.

01	02	03	04	05	06	07	08	09	10
Area Description	Application per Table 140.7-B[1]	CALCULATED ALLOWANCE (Watts)			DESIGN WATTS				Additional Allowance (Watts)
		# of Locations	Allowance per Location[2]	Extra Allowance (Watts)	Luminaire Name or Item Tag	Watts per Luminaire	# of Luminaires	Design Watts	
Building Entrances	Building Entrance/Exit	7	19	133	XA	9.5	5	47.5	83.5
					XB	12	3	36	
					Total Design Watts for this Area:			83.5	
					Total Allowance (Watts) All Areas:			83.5	

[1] FOOTNOTES: Primary entrance applications are only available for senior care facilities, healthcare facilities, police stations, hospitals, fire stations, and emergency vehicle facilities.
[2] The Allowance per Location for ATMs is 100W for the first ATM and 35W for each additional per Table 140.7-B /Table 170.2-S.
[3] For luminaires indicated in Table F as linear, wattage in column 07 is W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 08 instead of number of luminaires.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

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CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 187374-0125-0011
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STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: JB Pastor Building	**Report Page:** (Page 7 of 8)
	Date Prepared: 2025-01-17T17:16:11-05:00

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	General Hardscape: "XA"; General Hardscape: "XB"; General Hardscape: "XC"

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STATE OF CALIFORNIA
Outdoor Lighting CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: JB Pastor Building	**Report Page:** (Page 8 of 8)
Project Address: Dolores, 2nd. SE of 7th., Carmel, CA. 93921	**Date Prepared:** 2025-01-17T17:16:11-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Eldridge O. Bell	Documentation Author Signature: Eldridge O. Bell
Company: Aurum Consulting Engineers, Monterey	Signature Date: 12/18/2024
Address: 404 W. Franklin St., Suite 100	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Monterey, CA. 93940	Phone: 831-646-3330

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Eldridge O. Bell	Responsible Designer Signature: Eldridge O. Bell
Company: Aurum Consulting Engineers, Monterey	Date Signed: 12/18/2024
Address: 404 W. Franklin St., Suite 100	License: E17789 Exp: 06/30/26
City/State/Zip: Monterey, CA. 93940	Phone: 831-646-3330

Generated Date/Time: Documentation Software: Energy Code Ace
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: 187374-0125-0011
Schema Version: rev 2C220101 Report Generated: 2025-01-17 14:16:14

JUN A. SILLANO, AIA
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STAMPS:

REGISTERED PROFESSIONAL ENGINEER ELDRIDGE O. BELL No. E17789 EXP. 6/30/26 ELECTRICAL STATE OF CALIFORNIA

AURUM CONSULTING ENGINEERS MONTEREY BAY, INC.
Project No. 24-510.00
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PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH CARMEL, CA 93921

APN: 010-145-012 022, & 023

CALIFORNIA ENERGY COMPLIANCE TITLE 24 (BUILDING INTERIOR / EXTERIOR)

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

SHEET NO.

E0.2

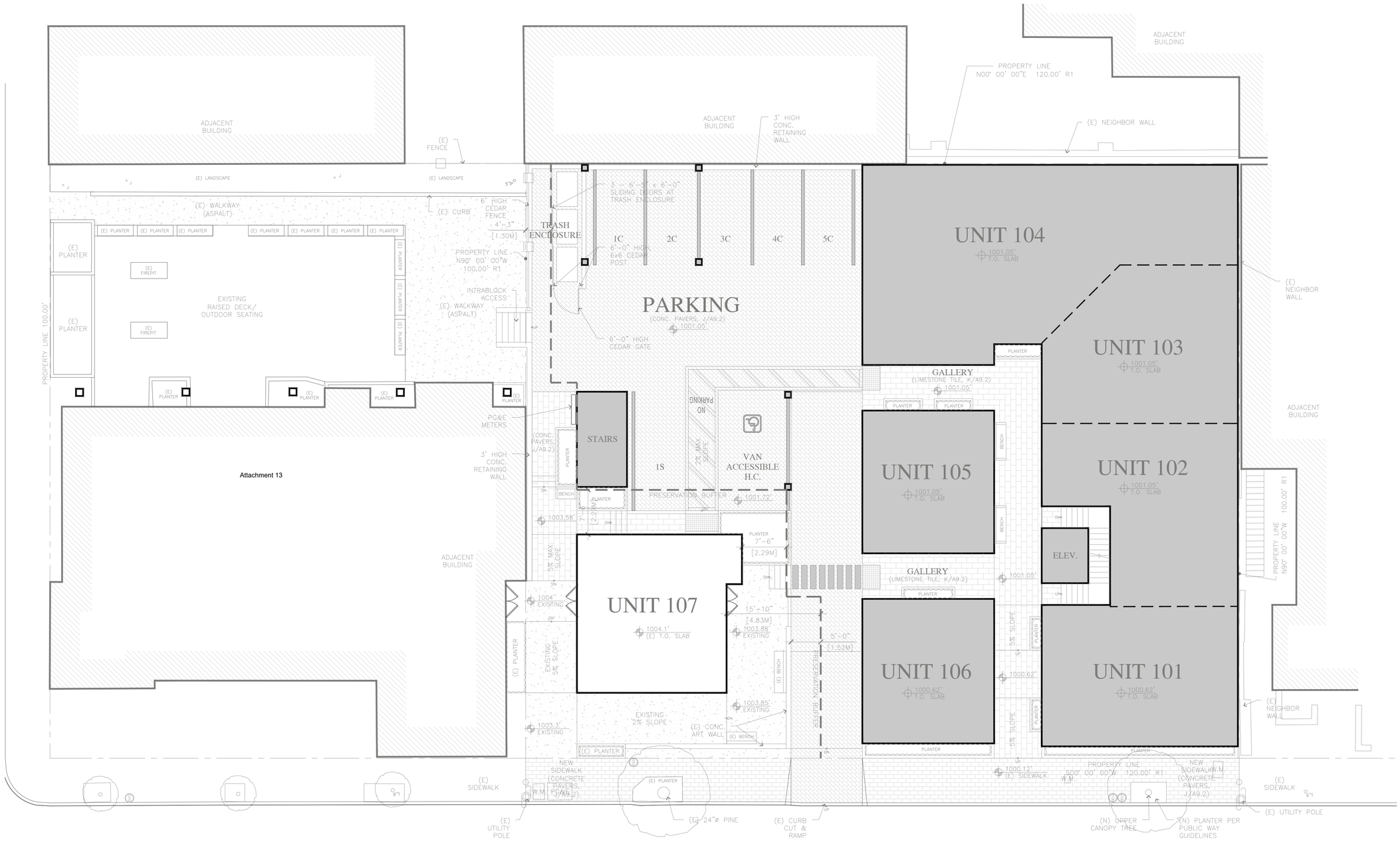
Outdoor Lighting Mandatory Measures:

110.9 OUTDOOR LIGHTING CONTROLS AND COMPONENTS
ALL LIGHTING CONTROL DEVICES AND SYSTEMS, AND ALL LIGHT SOURCES SHALL MEET THE APPLICABLE REQUIREMENTS OF 110.9.

130.0 GENERAL LUMINAIRE REQUIREMENTS
ALL LUMINAIRES SHALL BE FACTORY-LABELLED PER 130.0(c).
ENERGY MANAGEMENT CONTROL SYSTEMS (EMCS) SHALL MEET REQUIREMENTS OF 130.0(e).

130.2(c) CONTROLS FOR OUTDOOR LIGHTING
ALL OUTDOOR LIGHTING SHALL BE INDEPENDENTLY CONTROLLED FROM OTHER ELECTRICAL LOADS AND SHALL HAVE THE FOLLOWING FEATURES:

1. AUTOMATICALLY TURNS OFF OUTDOOR LIGHTING WHEN DAYLIGHT IS AVAILABLE
2. AUTOMATIC SCHEDULING CONTROLS
   A. AUTOMATIC SCHEDULING CONTROLS SHALL BE INSTALLED FOR ALL OUTDOOR LIGHTING.
   B. CAPABLE OF REDUCING LIGHTING POWER AT LEAST 50% AND NO MORE THAN 90% AND SEPARATELY CAPABLE OF TURNING LIGHTING OFF DURING UNOCCUPIED PERIODS
   C. THAT ALLOW SCHEDULING OF AT LEAST TWO NIGHTTIME PERIODS WITH INDEPENDENT LIGHTING LEVELS (MAY INCLUDE OVERRIDE FOR NO MORE THAN 2 HOURS)



Attachment 13

JUN A. SILLANO, AIA

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STAMPS:

REGISTERED PROFESSIONAL ENGINEER — ELDRIDGE O. NEAL — No. E17789 EXP. 6/30/26 — ELECTRICAL — STATE OF CALIFORNIA

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PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

ELECTRICAL SITE PLAN

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

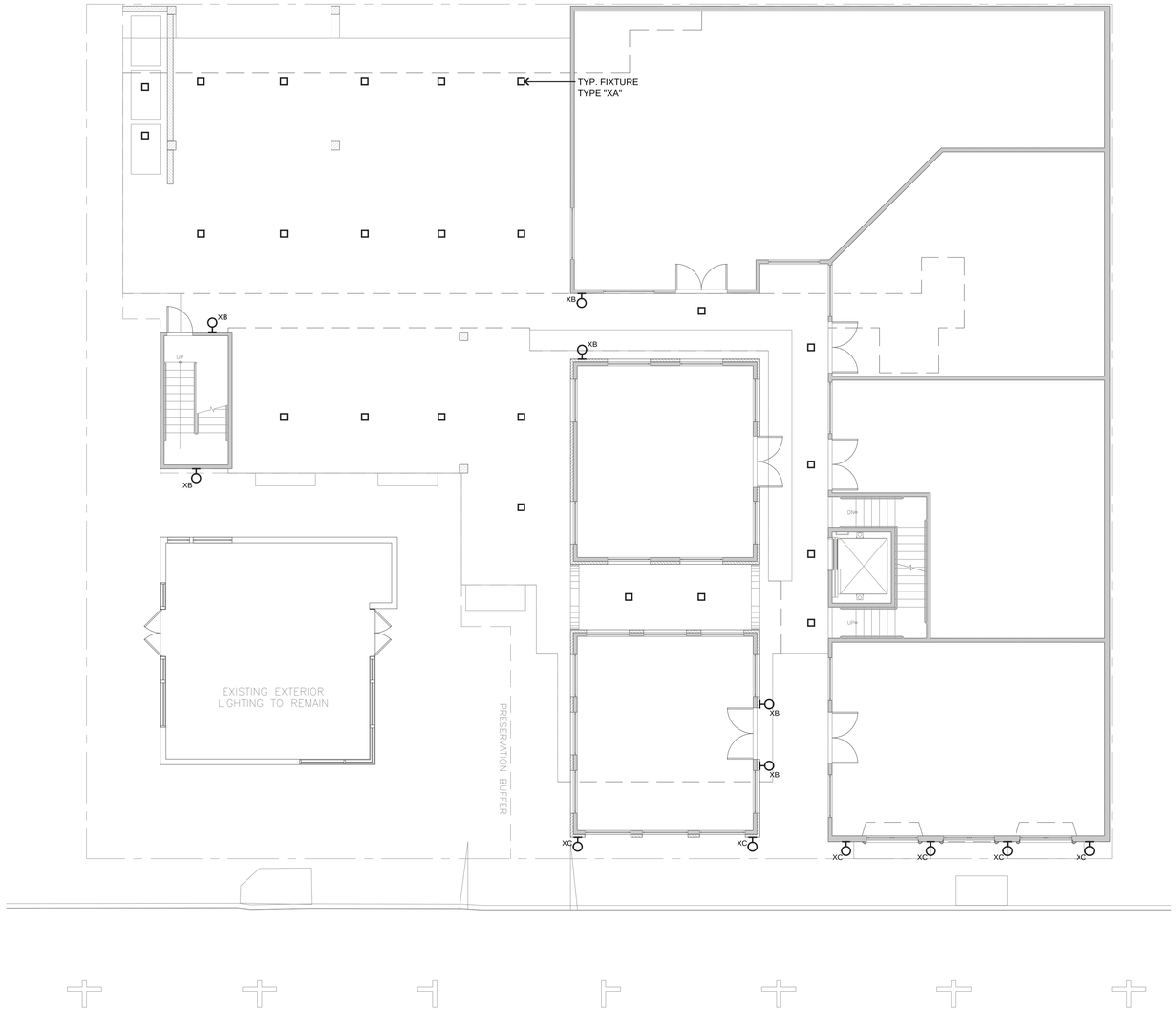
REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

SHEET NO.

E2.1

Attachment 13



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

NORTH

JUN A. SILLANO, AIA

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STAMPS:

REGISTERED PROFESSIONAL ENGINEER
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No. E17789
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PROJECT/CLIENT:

JB PASTOR
BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE
OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

LIGHTING PLAN

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

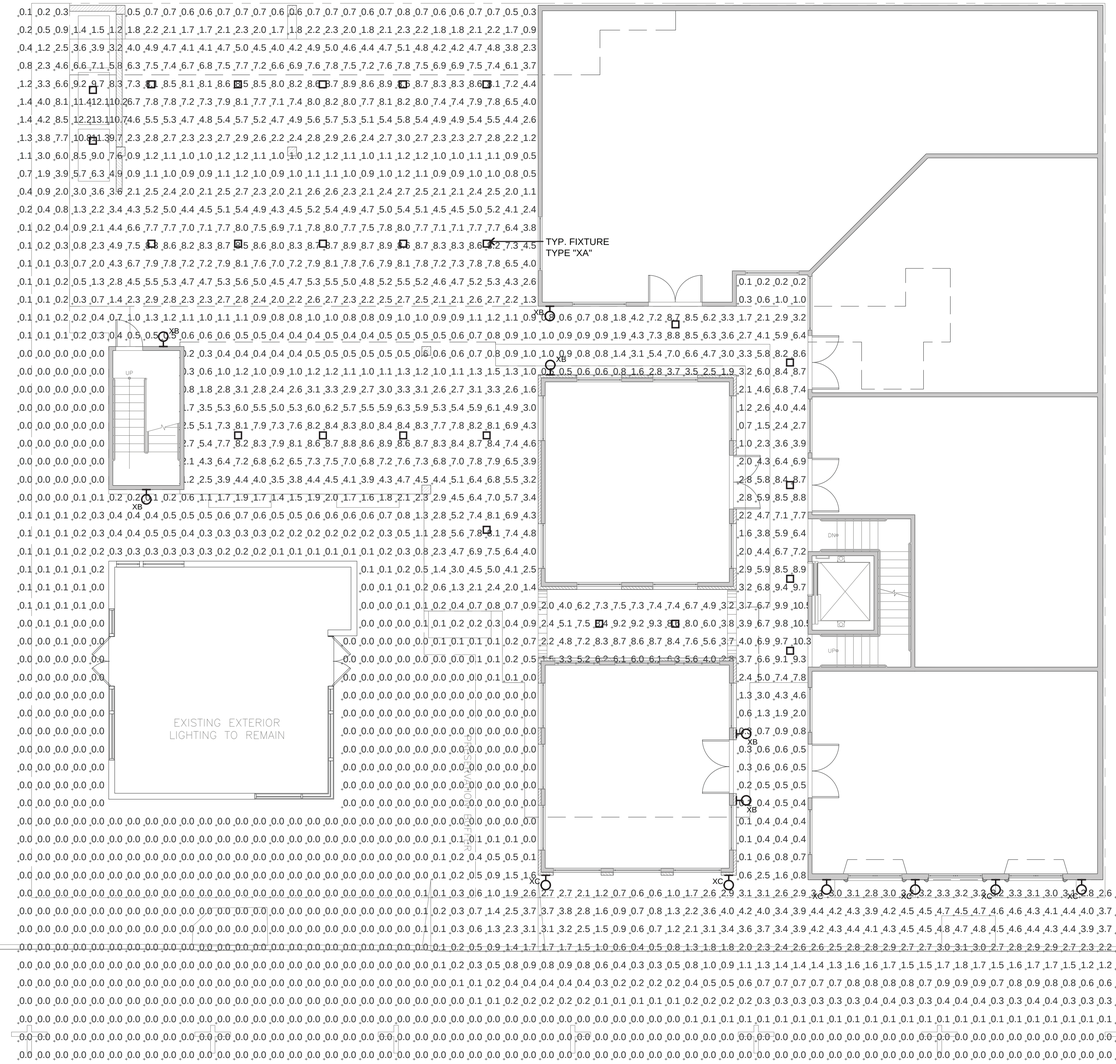
SHEET NO.

E5.1

Attachment 13

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	XA	24	COOPER LIGHTING SOLUTIONS - HALO (FORMERLY EATON)	HL36A10WFL930ED010T L3RMW	HL3 10W Round, Wide Flood optic with conical trim, No Lens, Matte White	1	843	0.89	9.5
♀	XB	6	EVERGREEN LIGHTING	POM2211C24-12LED-TBR-HO-EMR-27K	LED LANTERN SCROLL ARM MOUNT UNIT. HONEY ONYX ACRYLIC LENS. OPEN BOTTOM 12 WATTS	1	840	0.89	12
♀	XC	6	EVERGREEN LIGHTING	2100-6LED	ARCHITECTURAL BARCELONA SCONCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR FROSTED ACRYLIC LENS MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	600	0.89	6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.2 fc	13.1 fc	0.0 fc	N/A	N/A



8' 0' 2' 4' 6' 8'
SCALE: 1/8"=1'-0"

NORTH

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STAMPS:

REGISTERED PROFESSIONAL ENGINEER
ELDRIDGE O. GILL
No. E17789
EXP. 6/30/26
ELECTRICAL
STATE OF CALIFORNIA

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PROJECT/CLIENT:

JB PASTOR BUILDING

PROJECT ADDRESS:

DOLORES, 2ND SE OF 7TH
CARMEL, CA
93921

APN: 010-145-012
022, & 023

PHOTOMETRIC STUDY

DATE: NOVEMBER 21, 2024
P.C. SUBMITTAL

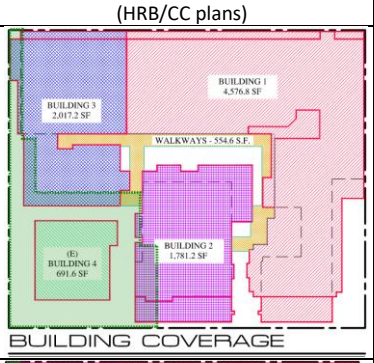
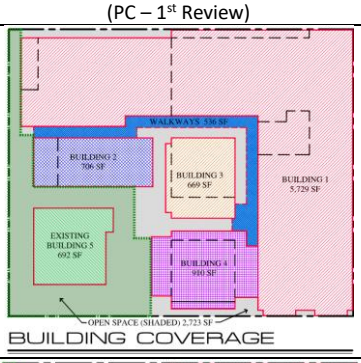
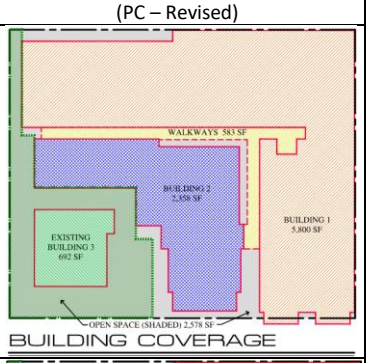
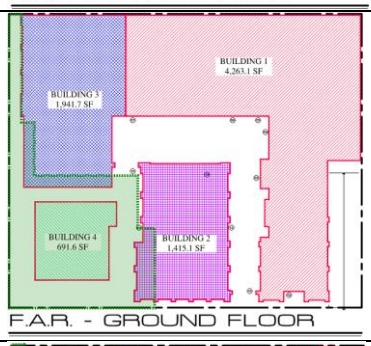
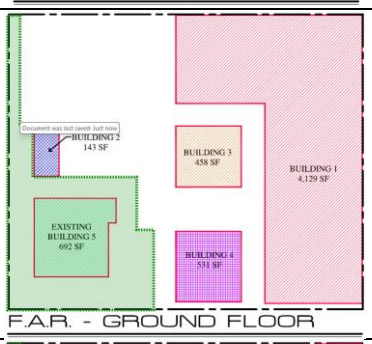
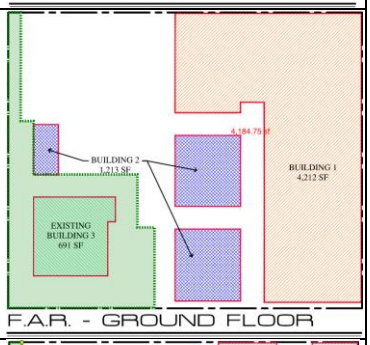
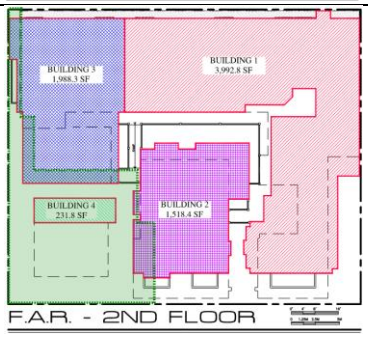
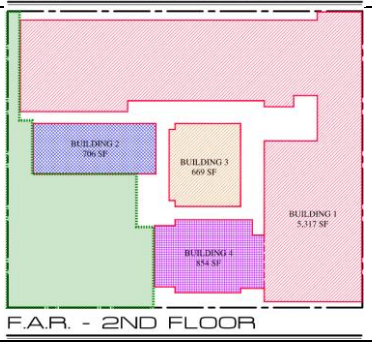
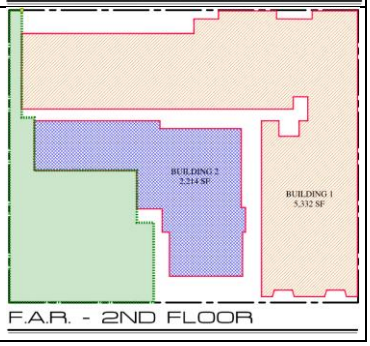
REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

SHEET NO.

E5.2

Table 1 – Plan Changes to Address Resolution 2023-099

Figures.	1 (HRB/CC plans)	2 (PC – 1st Review)	3 (PC – Revised)
A (Building Coverage)			
B (1st Floor FAR)			
C (2nd Floor FAR)			

Legend:

- **Preservation Buffer:** Preservation buffer (**Green shaded area** shown in the bottom left of each figure) was established by the city council following the October 3, 2023 hearing with the adoption of Resolution 2023-099.
- **Column 1**: Plans found consistent with secretary's standards by Historic Resources Board (Resolution 2023-009-HRB) and considered by City Council at September 12, 2023 and October 3, 2023 hearings. The preservation buffer was established by the city council following the October 3, 2023 hearing with the adoption of Resolution 2023-099.
- **Column 2:** Plans revised by the Applicant following October 3, 2023 hearing in response conditions imposed through Resolution 2023-099. These plans were considered by the Planning Commission at their July 10, 2024 hearing.
- **Column 3:** Plans revised by the Applicant following the July 10, 2024 hearing. Subject plans under consideration at this April 9, 2025 hearing.
- **Row 1:** Site Coverage Plans.
- **Row 2:** First Floor Floor Area Plans.
- **Row 3:** Second Floor Floor Area Plans.

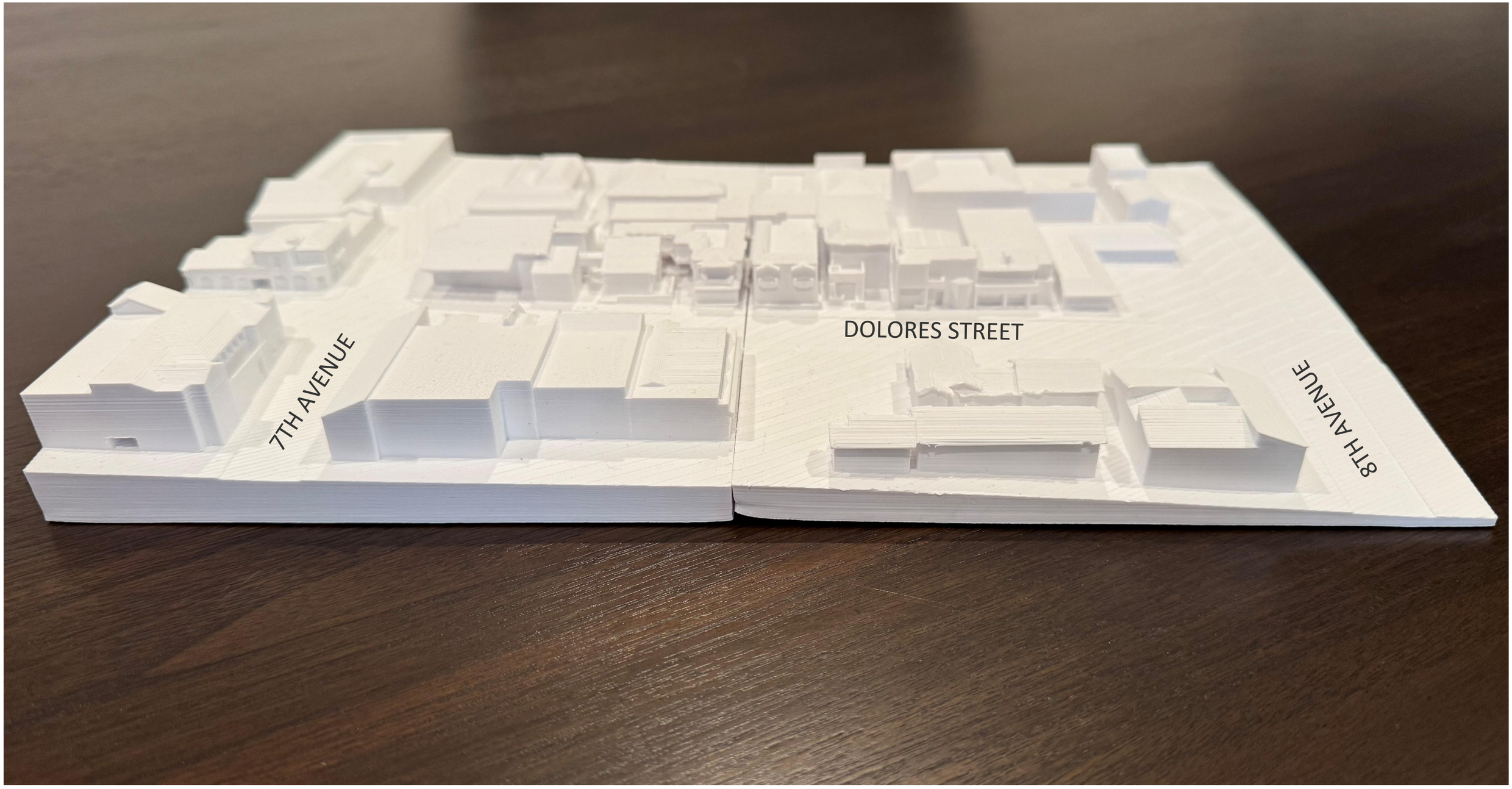
Example: **Figure 2b** refers to the image/figure in the middle/center of the image matrix, above. This image represents the 1st floor floor area plan with the **Preservation Buffer** overlaid in the plans which was reviewed by the Planning Commission at the July 10, 2024 Planning Commission meeting.

Villa Serenda

Attachment 15

JB Pastor Project - 3D Printed Massing Model

ESPERANZA CARMEL



Carmel-by-the-Sea

Attachment 16

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

Fwd: try this

2 messages

Brandon Swanson <bswanson@ci.carmel.ca.us> Fri, Mar 28, 2025 at 11:56 AM
To: Anna Ginette <aginette@ci.carmel.ca.us>, Evan Kort <ekort@ci.carmel.ca.us>, Shelby Gorman <sgorman@ci.carmel.ca.us>

For the PC, if you didn't get this yet

Take care,

-Brandon

Brandon Swanson [he, him, his]
Assistant City Administrator
Acting Director, Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2024

---------- Forwarded message ---------
From: **diana bearman** <dianabearman@gmail.com>
Date: Fri, Mar 28, 2025 at 11:45 AM
Subject: Fwd: try this
To: <bswanson@cbts.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>

---------- Forwarded message ---------
From: **Karyl Hall** <preservecarmel@gmail.com>
Date: Fri, 28 Mar 2025 at 11:37
Subject: Re: try this
To: Diana Bearman <dianabearman@gmail.com>

RE: Proposed J.B. Pastor Project

Dear Chair LePage & Planning Commissioners

As a long-term Carmel resident, I am writing to offer my full support for the proposed J.B. Pastor Project and ask that you approve this project without further delay. We all know we need more housing and here we have 8 new apartments ready to go. All for long-term rental rather than re-sale or short-let as many others would seek.

Having reviewed the plans and the images of the proposed project I think they have designed something perfect for the town. They really appear to be practicing what they preach here as once finished it will look like it has always belonged in Carmel. I am so pleased that we have a developer who is not looking to build something modern which would ruin our wonderful towns charm.

I can see from the various articles about the project there have been questions over the size of the project. But don't really understand as this design is below the 30 foot guideline and the massing is far less than all the surrounding buildings and indeed the vast majority of downtown Carmel. It will provide

wonderful new walkways and public space for everyone to enjoy. And much nicer than the ugly car park at the moment.

I can understand why the neighbor to the rear would have concerns about the development affecting their view but find it hypocritical that this neighbors family can build their building lot line to lot line, yet they don't think their neighbor should be allowed to do the same. In fact, much less as they have redesigned the project around this neighbor, as well the wall which I really don't understand why it was considered historic in first place versus other actual buildings in the town.

I appreciate this developer is not originally from Carmel, but seems to spend a lot of time here. Clearly, he cares about the town or else why would he so patiently persist with the projects he has in town. We have already seen the improvements they have made elsewhere in Carmel, so let's encourage them to keep up this good work. I don't think we will ever get another developer so passionate about our town, so why don't we encourage this.

Yours sincerely

Diana Bearman

Shelby Gorman <sgorman@ci.carmel.ca.us> Fri, Mar 28, 2025 at 11:57 AM
To: Brandon Swanson <bswanson@ci.carmel.ca.us>
Cc: Anna Ginette <aginette@ci.carmel.ca.us>, Evan Kort <ekort@ci.carmel.ca.us>

Thank you, Brandon. I had not received this. It will be included in the upcoming agenda and distributed to the Commission.

Thank you!
[Quoted text hidden]

Carmel-by-the-Sea

Attachment 16

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

JB Pastor Building (DR 23-140) Too Big by Law

Ian Martin <ian@ianmartinphotography.com> Wed, Apr 2, 2025 at 10:15 PM
To: mlepage@ci.carmel.ca.us, eallen@ci.carmel.ca.us, skarapetkov@ci.carmel.ca.us, mel@illumination.studio, slocke@ci.carmel.ca.us, "mahlborn@ci.carmel.ca.us" <mahlborn@ci.carmel.ca.us>
Cc: Evan Kort <ekort@ci.carmel.ca.us>

Dear Chair LePage and Members of the Planning Commission,

I reviewed the February 27, 2025 submittal for the JB Pastor Building (DR 23-140) and noted with concern that these plans do not reflect key feedback provided by the planning commission during the July 10, 2024 meeting. In this email, I'll focus on the matter of size.

The plans depict a building that is still too large to be built in Carmel-by-the-Sea under the municipal code which caps the size of any structure at 10,000 square feet of floor area. This building, as currently proposed, is 12,971 square feet, which is even slightly larger than it was when you reviewed it last time.*

Since the parts of the proposed building are all connected together, it is a single structure, as defined by law, one that is 2,971 square feet too large.

Here are the relevant code sections:

17.70.020 Definitions.
Structure.
A stable assembly of parts. The term "structure" includes, but is not limited to, any building, deck, garage, carport, arbor, fence, wall, stairway, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

17.14.140. Floor Area Ratio. C.
No single structure shall contain more than 10,000 square feet of floor area. Interaccessibility between adjacent structures on one or more building sites by any means that allows passage between structures without first exiting to an open space area shall not be allowed if the resulting floor area contained within the combined structures would exceed 10,000 square feet of area.

In the code section above, the second sentence reinforces the first. There is no word like "but" or "however" between the two. 10,000 square feet is a hard cap with no exceptions. Any confusion about that is resolved by referring to the General Plan:

Land Use & Community Character Element, page 1-7.
Scale
Underlying much of Carmel's design character is a respect for scale. Scale can be defined as a relationship of size among two or more objects. In Carmel, the scale tends to be small and related to human size. The City itself is compact, its lots are small, and its streets are narrow. The character established by existing small homes and cottages reinforces this intimate size relationship. All of these contribute to a human scale and a pedestrian-friendly, built environment.

The proposed JB Pastor Building is too big under the law and needs to be reduced in size.

Sincerely,

Ian Martin

*The June 10, 2024 submittal has 12,807 square feet of floor area.

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

April 9, 2025
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 25089 (Hunter) - Letter received 04-09-25 from John & Mary Watson
Attachment 2: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 03-28-25 from Diana Bearman
Attachment 3: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor

Building): Letter received 04-04-25 from Kristi Reimers

Attachment 4: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 04-06-25 from Kristi Reimers

Attachment 5: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 04-07-25 from Thomas and Nancy Carlsen and Jared and Jayne Watkin

Attachment 6: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 04-07-25 from Elias (Lee) Morcus

Attachment 7: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 04-08-25 from Douglas Schmitz

Attachment 8: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 04-08-25 from Alessia Ucelli

Attachment 9: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 04-09-25 from Steve Hillyard

Attachment 10: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 04-09-25 from Stephanie Besmehn

Attachment 11: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 04-15-25 from Thurman Cole

Attachment 11: DR 23-140 & LM 20-394 & UP 21-113 (Esperanza Carmel Commercial - JB Pastor Building): Letter received 04-15-25 from Thurman Cole

April 8, 2025: Remarks for the Planning Commission

On May 8, 2024, the Planning Commission approved the Hunter's project which included retention and protection of the Monterey Pine. Last month it was discovered that the tree has a large >8-inch root where the house's foundation is to be poured. The Hunters called Jason Ono to the site, and ...

"it was the opinion of the Forester that while a bridged footing may save the larger roots in the footprint of the foundation, committing resources and altering the design for a tree with a limited lifespan would not be prudent at this time." (quoted from the Staff Report)

In short, the tree is in the way! Furthermore, it won't survive the necessary amputations, has only a few years anyway, and should be sent to the lumber yard (Urban Lumberjacks are ready with their chainsaws!)

On the other hand, from the tree's perspective, the foundation is in the way. An alternative foundation, e.g., a pier and above grade beam system, would decrease the impact on the tree's root zone. The staff report says alternatives are too expensive, but what is the estimated cost? What was the architect's professional opinion?

The tree has had a lot of detractors. They claim that it is mangy, in decline, and should be removed to make way for the foundation (see Justin Ono's letter to Evan Kort, March 13, 2024). Luckily, the tree received a pardon from the Planning Commission two months later. Unfortunately, the tree hasn't gotten an annual check-up and has been tarred again with being ready for the sawmill. It needs a careful screening by an arborist.

On Monday, March 31, I sent the Hunters an email asking them to grant James Allen, Consulting Arborist, access to their site so that he could evaluate the tree. I said: "Having a set of independent eyes on the matter would benefit both of us.'' I followed up the email with a call to JR Hunter—he flatly refused his permission.

In summary, from the viewpoint of the tree, nothing has changed since it got its pardon. Similarly, the foundation plan has not been altered. Can we both give a bit here? Can we get the tree an independent checkup, and can the Hunters explore an alternative foundation that respects the Planning Commission's retention and protection mandate?

Thank you,

John & Mary Watson

From: **diana bearman** <[redacted]>
Date: Fri, Mar 28, 2025 at 11:45 AM
Subject: Fwd: try this
To: <bswanson@cbts.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>

---------- Forwarded message ---------
From: **Karyl Hall** <[redacted]>
Date: Fri, 28 Mar 2025 at 11:37
Subject: Re: try this
To: Diana Bearman <[redacted]>

RE: Proposed J.B. Pastor Project

Dear Chair LePage & Planning Commissioners

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I can see from the various articles about the project there have been questions over the size of the project. But don't really understand as this design is below the 30 foot guideline and the massing is far less than all the surrounding buildings and indeed the vast majority of downtown Carmel. It will provide wonderful new walkways and public space for everyone to enjoy. And much nicer than the ugly car park at the moment.

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I appreciate this developer is not originally from Carmel, but seems to spend a lot of time here. Clearly, he cares about the town or else why would he so patiently persist with the projects he has in town. We have already seen the improvements they have made elsewhere in Carmel, so let's encourage them to keep up this good work. I don't think we will ever get another developer so passionate about our town, so why don't we encourage this.

Yours sincerely

Diana Bearman

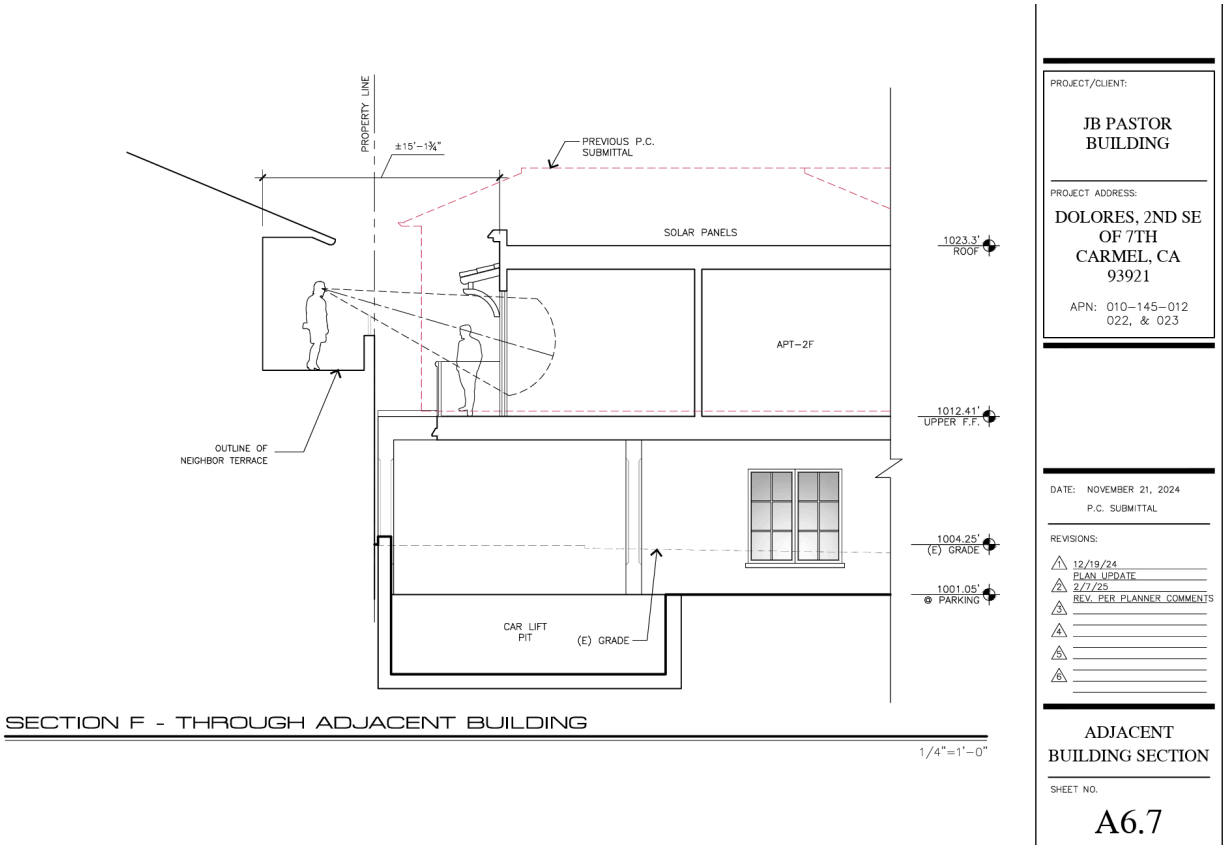
04/04/2025

Dear Carmel-by-the-Sea Planning Commissioners,

Last July the planning commission identified major impacts to my home from the proposed JB Pastor building. While the applicant has made some adjustments, I regret to say that they still don't address the concerns I raised. The west-facing windows of my apartment will still be blocked off by a wall. And, there are two new problems that the revised design creates: privacy and security. As you can see from the diagram below which is on page A6.7 of the plans, a person standing on the balcony of the proposed building will be just a handful of feet away from me and able to stare right into my apartment. Looking at the plans on page A4.0, the proposed balcony is a mere four feet from my balcony, which brings us to the matter of security: it would be easy to climb up into my apartment from the proposed balcony with a small ladder, an arrangement that I find deeply concerning. I urge you to please have the applicant redesign this building so that my privacy and security are not so dramatically impacted, and that my west facing light and views are not walled off as discussed in last summer's meeting. Thank you all for your attention and consideration.

Sincerely,

Kristi Reimers



From: **kristi** [redacted]
Date: Sun, Apr 6, 2025 at 8:05 PM
Subject: JB Pastor Building Shade Study
To: mlepage@ci.carmel.ca.us <mlepage@ci.carmel.ca.us>, eallen@ci.carmel.ca.us <eallen@ci.carmel.ca.us>, skarapetkov@ci.carmel.ca.us <skarapetkov@ci.carmel.ca.us>, [redacted] slocke@ci.carmel.ca.us <slocke@ci.carmel.ca.us>
Cc: Evan Kort <ekort@ci.carmel.ca.us>, Nova Romero <nromero@ci.carmel.ca.us>

Dear Planning Commissioners,

I've taken a closer look at the "shade study" which allegedly considers impacts of the proposed JB Pastor Building on my home. This study, as they plainly state, only considers shadow impacts up until 4PM, and makes the outrageous claim that there will be "no impact" in June and July, and only "slight" impacts for March, April, May, August, September, and October. This is ridiculous on the face of it--the sun does not set at 4PM during these months. It is my hope that the planning commission will see through this misleading report and consider the true impacts of the proposed building.

Most of the natural light in my home comes from the west facing windows. These will be largely blocked out by a wall, meaning that I will need to have my lights on for most of the day. This is to say nothing about the privacy and security issues I raised in my previous letter of April 4.

I would like to also invite you to see my apartment on the day of the tour so you can see for yourselves the impacts this will have on my home.

Thank you all, so much, for your consideration.

Sincerely,

Kristi Reimers

Dear ChairLepage and Planning commissioners;
We live in the 2 unit condo immediately to the south or this project
And our property lines are contiguous
We have met with the architect (Jun) and the Development Director (Ryan) and have the following general and specific comments;

That portion of Dolores will benefit from the increased retail and long term rental opportunities
They have done high quality commercial and residential projects in Carmel and this appears to follow that playbook
They have recently modified their original plans which had an "agreement' to preserve our north light exposure
(due to Reimers family (in condos east of them) and some other factors)

They recently put up story poles last week-and mistakenly put them in our garden beds and across to our roof top
they will make ABSOLUTE sure that they did not damage bed liner, irrigation when remove the poles after hearing

In summary—they are very interested in being a "good neighbor"
Jun has told us that we are in a "service commercial zone" and they can build "lot line to lot line" according to code
The plans include 2 roof top patios adjacent to our condo—shielded by "plantings"-and about 1 foot lower then our roof
the poles show a nearly 30 foot high wall within 3 in. of our property line —effectively blocking light access to our north
(and across Dolores street in line with our front- nw garden bed
the 3 in "gap" will be filled with "foam like substance" to keep moisture and animals out
they have offered to "fenestrate " the top 3 to 3 1/2 feet of parapet wall next to us to allow better light access into our living room windows
(maybe with a railing that allows light penetration and mutually agreed upon plantings to allow light thru)
(by "our living room windows" I mean collectively both upper and lower units)
they have offered to "minimize "impact of wall via mutually agreed upon mural and /or "living wall"
they will work with us to explore adding a few skylights placed into our north roof to allow better light penetration into the "entry ways and living room windows"

they will be placing some shoring but don't anticipate a "lot of" deep penetration as mostly sand

and are only digging "one smaller" mechanical/bathroom area underground—anticipate much less vibration then originally planned

and they are committed to removing all sand, dust and debris impacted on out property during their building and have agreed to "clean dust, debris and dirt" form our property periodically during construction

They have agreed to help pay for drainage clean out from roofs and decks after project completion or as necessary during construction

Also to to help us document and then pay for repairs to any "damage" to our building (inside or out) —most likley due to an accident or vibration during infrastructure work

With these contingencies in place, we are in support and welcome this project and its ultimate positive impact on our neighborhood

Thomas and Nancy Carlsen
Jared and Jayne Watkin

Elias (Lee) K. Morcus
Founder
Kaiser Restaurant Group
Hog's Breath Inn Carmel-by-the-Sea
ekmorcus@aol.com
(760) 219-9999

Planning Commissioners
Carmel-by-the-Sea
Michael LePage; Chair mlepage@ci.carmel.ca.us
Stephanie Locke; Vice Chair slocke@ci.carmel.ca.us
Erin Allen eallen@ci.carmel.ca.us
Stephan Karapetkov skarapetkov@ci.carmel.ca.us
Mel Ahlborn mahlborn@ci.carmmel.ca.us

CC: Chip Rerig; City Administrator crerig@ci.carmel.ca.us
Brandon Swanson; Assistant City Administrator bswanson@ci.carmel.ca.us

Dale Byrne; Mayor dbyrne@ci.carmel.ca.us
Bob Delves rdelves@ci.carmel.ca.us
Jeff Baron jbaron@ci.carmel.ca.us
Hans Buder hbuder@ci.carmel.ca.us
Alissandra Dramov adramov@ci.carmel.ca.us

Date: Thursday, April 3, 2025

Subject: JB Pastor Project Endorsement

Dear Commissioners, City Leadership Staff, Mayor, and Councilmembers,

Thank you all for your commitment and service to the betterment of our community-a community we all love and serve in our own ways.

I write to you today as a local businessman, restauranteur, and citizen of our city. Please allow my introduction. I am Lee Morcus. We have owned and operated the Hog's Breath Inn since 1998, when we reopened it at the urging of our dear and long-term family friend, Mr. Eastwood. We are in the middle of an important renovation and revitalization after 55 years of the HOG established by Mr. Eastwood and has become a Carmel Icon. We realize the importance of this legacy on multiple fronts, especially, what it means to Mr. Eastwood and our Carmel community. It is important to get it right. And we are committed to doing so.

I have served my communities as board member, executive committee member, task force and ad hoc committee chair on numerous public, private, and public/private partnerships devoted

to creating better communities. This includes a five-year chairmanship of the Greater Palm Springs Convention and Visitors Authority, proceeded by two years as vice chair. My service includes chairing and leading a complete and total reorganization and refunding of this vital travel, tourism, and hospitality development and marketing organization. I am proud to say that this organization has grown from a $4.5 million annual budget to a powerhouse marketing entity that will approach a $30 million annual marketing budget in 2026. Our work was transformative to the benefit of our hospitality, travel and tourism community as well as our community citizens and the cities that serve them. I had the easy job as a chairman to set agenda, vision, mission, strategy, and direction. This revisioning and reorganization project required the consent and collaboration of seven city governments, and Riverside County; it included the formation of a business improvement district (BID), which required sanctioning by the business community, cities, county and state. Compounding matters, this process took place during the great recession when the organization was divided, steeped in controversy and scandal, and had lost the faith, trust and confidence of its business community as well as its civic and public partners, including the seven cities and the county. During this time, I also chaired the Coachella Valley Economic Partnership, an economic development, organization (EDO), again a public private partnership between the cities , county and the business community focused on economic development business expansion, growth and retention. This organization considered sense of place, culture, education and other important factors in addition to developing sustainable business that extended far beyond the typical resort bottle that depends upon disposable discretionary spending. We focused on attracting and retaining business that maximize the economic multiplier effect. I don't mean to boast, but I do offer this as a context and background of my experience and commitment to community. We are all servants, and I believe in service leadership - passionately.

As you probably know, Esperanza, Carmel has been our landlord for approximately three years. They have been tremendous to work with from Day 1. They understand the gravity and importance of their contributions to the community; they think long-term, and about getting it right as opposed to more typical developer short-term goals, such as ROI, cost containment and other factors that often conflict and compromise first class developments. I have come to know, trust, respect, and believe in Mr. Pastor and his team. I hope we have earned their trust, confidence and respect. They have most certainly earned ours at the highest levels. They have been 100% supportive of our desire and intention to preserve and enhance the soul and spirit of the HOG for generations that will survive us all. This matters to us. And it matters greatly to Mr. Pastor, Esperanza, and their team. They certainly don't need an aging busboy to do their bidding. But I am proud and honored to be associated with and work collaboratively together. This is their home. They care deeply, and think with great depth, consideration and detail. We are fortunate to have these people of their caliber, dedication and commitment devoted to and in our community. They have the temperament, patience, wisdom, vision, dedication, commitment, and finances required to develop projects that arose the highest caliber and standard. It's simply who they are. And how they operate.

Please allow my comment on behalf of the exciting JB Pastor Project before planning commission. I have studied the updated plans and can see that they have made significant improvements to the project from the meeting in July. These improvements include better accommodation for the neighbor to the rear. I have also studied the JB Pastor Project

video. This project is wonderful. It is beautiful, and a beautiful fit (both aesthetically and functionally) on the site, the corner and the neighborhood. It is authentic Carmel in every respect aesthetics, lines, materials, proportions, massing, overall sense of place, etc. The beauty, aesthetics, materials, and attention to detail shine brightly. The logistics and flow are elegant and seamless. This project will bring much needed vibrancy that extends beyond the corner and is authentically Carmel. This is a wonderful and needed addition to our community. It is also my belief that included long-term rental housing is a strong plus that fills and strong community need and benefits all of us.

And closing, I wish to thank you for your time and dedication to our community, and citizens that includes our residents, businesses, employees, visitors, and economy. It is a such of that we remain for vibrant and grow with meticulous attention to our long-term future, with first class plans and projects. The JB Pastor project is and deserves to be a needed and welcome addition. I urge your thoughtful approval, and hope that my input in some small way brings a little value to our community.

Thank you again for your time.

Most sincerely,
Respectfully, and with high regards,

Lee

Lee Morcus.
HOGS Breath Inn Carmel
Kaiser Restaurant Group

Good afternoon, Community Planning and Building Department Staff.

The attached correspondence is for tomorrow's Planning Commission meeting.

It regards the Esperanza project.

Would you please provide a copy to each Commissioner. I would very much appreciate its distribution today, so the Commissioners have time to review the contents of the transmittal.

Thank you for your assistance, and for all the good work you do on behalf of the citizens of the municipality.

8 April 2025

Michael LePage
Members of the Planning Commission
% City Hall
Carmel-by-the-Sea, California -93921-

RE: Esperanza Carmel Commercial: DR 23-140/LM 20-394/UP 21-113/Economic Impact Analysis

Dear Chairman LePage and Members of the Commission,

GENERAL:
California state law and the City's Municipal Code identify the duties of a planning commission. Government Code Section 65100+ specifies a planning commission is charged with implementation of the general plan. The City's Code (Section 2.36) regarding the "Duties, Responsibilities and Authority of the Commission", mandates consistency with the "planning laws of the State of California."

The Land Use Element of the Carmel-by-the-Sea General Plan contains policy P1-16 (page 1-32) which states "Periodically review the mix of business uses in all commercial districts to assess the progress in achieving the land use objectives of the community and the success of policies and ordinances in achieving those objectives."

The Commission has the authority, rarely used but latently existent, to ask for a special study, which would be consistent with GP Policy 1-16. In fact, the League of California Cities Planning Commissioner's Handbook lists "Special Studies" (page 2) as one of a "Commission's Duties."

A walk around our village reveals a large number of vacant shops. Carmel Plaza, an existing mercantile mart, has several empty shops. Su Vecino Court, on Dolores Street, has a significant number of vacancies. The Biason Courtyard does as well. Please see the attached photos showing some, but not all, of current vacancies. The former Bank of Carmel/Comerica Bank (Dolores Street) directly across from the proposed JB Pastor Building, has been empty for a number of years. Two buildings south of the proposed Pastor Building (on Dolores Street) has a vacancy.

It is pretty much universally accepted that "brick and mortar" commercial is being replaced by on-line ordering. E-commerce retail sales increased by nearly a full percentage point between 2022 and 2023, from 14.4% (2022) to 15.3% (2023.) Based on the comments of many economists and stock market analysts, a recession is coming. More vacancies?

Now would be an appropriate time for the Commission to exercise its "special studies" authorization and recommend to the City Council the initiation of a comprehensive

Policy 1-51 (p1-38): Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings.

Policy 1-53 (ibid): Promote the undergrounding of utilities where feasible and with minimum detriment to the root system of trees.

Policy 1-64 (p1-40): Through design review require architectural and site design within the commercial land (sic) multifamily districts to be compatible with the traditional village character.

Policy 1-67 (ibid): Encourage the establishment of new courtyards and intra-block walkways. (LCP) (Note: Coupled with Policy 1-70—"Ensure that design standards for this buffer area reflect more open space, landscaping, setbacks, and on-site parking typically needed for the uses in this area;" and Policy 1-6 regarding uses in the SC Zone---"in order to maintain a transition of land use to the single-family district"---it appears that the General Plan endorses less dense, less impactful, more open spaces for new developments in the SC Zone.)

Policy 1-69 (p1-41): Continue to control the scale and mass of both one- and two-story buildings through design review.

I would expect that the Commission and the community will have recommendations that will defer final action on the project at this time, requiring the applicant to make adjustments to the plan. During this period, the City could commence an Economic Impact Analysis so there would be no expedited permitting issue.

Thank you for the opportunity to comment, and for your service to Carmel-by-the-Sea.

Respectfully Submitted,

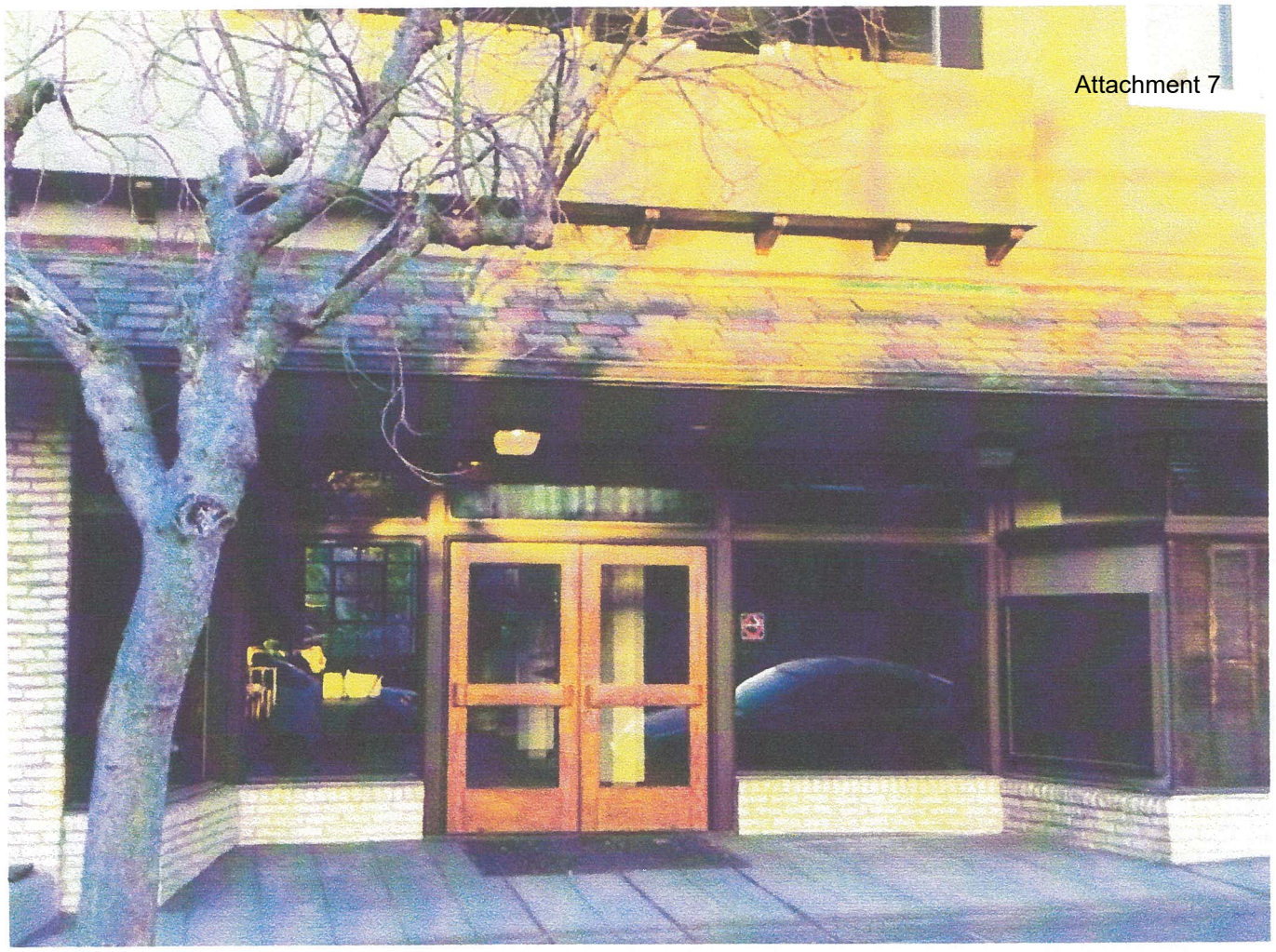
Douglas J Schmitz
Carmel-by-the-Sea
8 April 2025

Attachments---photos

Attachment 7

Sent from my iPhone

Attachment 7



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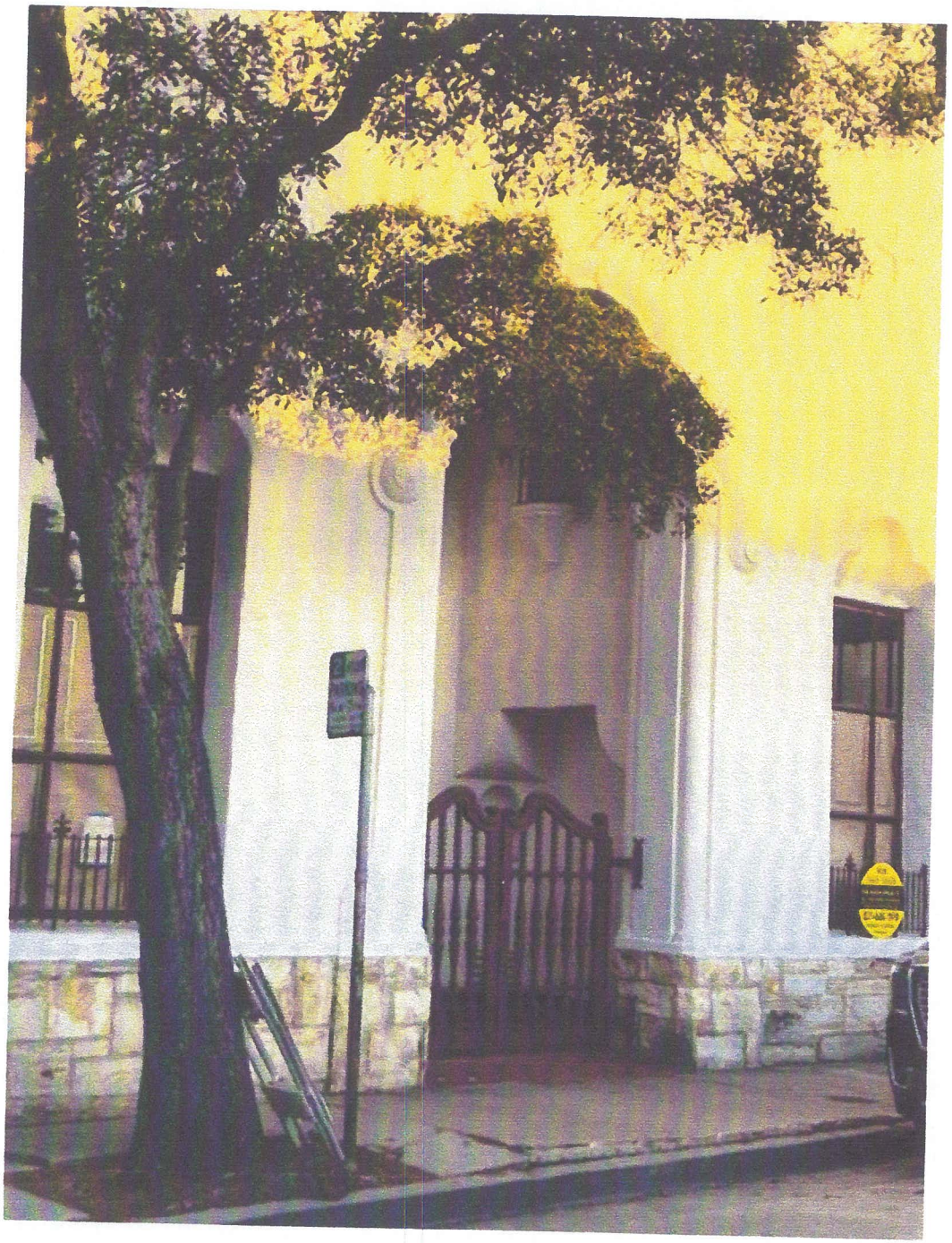

Sent from my iPhone

Attachment 7

Sent from my iPhone

Attachment 7

Sent from my iPhone

Dear Chair LePage and Members of the Planning Commission

I am writing to offer my strong support for the proposed mixed-use development project currently under review. This thoughtfully designed proposal presents a rare opportunity to both preserve Carmel's unique character and contribute meaningfully to its future vitality.

The project thoughtfully protects and celebrates our heritage through the preservation of the historic Northern California Savings & Loan Community Room, including its original ornamented concrete wall. By maintaining this important piece of our town's architectural and cultural history, the project reflects a deep respect for what makes Carmel so special.

Equally important, the development brings significant benefits to the community. It adds seven much-needed apartment units to our limited housing stock, addresses commercial revitalization with new retail / commercial spaces, and supports the local economy through job creation and increased tax revenue.

The proposed design is sensitive to Carmel's village character, embracing Mediterranean and Spanish influences through its use of authentic materials like clay tile roofs, wrought iron railings, and carefully articulated facades.

I'm particularly pleased to see the thoughtful adjustments made in response to public and city feedback. The reduction in overall building size, the preservation buffer around the historic elements, and enhancements to the streetscape—including sidewalk improvements and a new canopy tree—are all examples of how this project has evolved to align with community values.

Technical aspects have also been handled with great care. From the innovative parking solution with 12 on-site spaces and contributions to the in-lieu parking program, to advanced stormwater management and drought-tolerant landscaping, the development is both responsible and forward-thinking.

In my view, this project is an excellent example of how we can thoughtfully grow while preserving the charm and history of Carmel-by-the-Sea. I respectfully urge the Commission to approve the application and allow this well-considered plan to move forward.

Yours sincerely

Alessia Ucelli

Planning Commissioners

I submit the following comments for your consideration at your April 4, 2025 design-review hearing for the JB Pastor Building DR 23-240.

I apologize for the late submittal and for syntax problems that you may stumble over. I ran out of time.

Maximum Floor Area

The plans show two buildings with no noticeable space between them. The combined floor area of these buildings exceeds the 10,000 square foot maximum per structure. There appears to be no conceivable reason to separate the combination into two building. Presumably, the developer believes that combining two buildings into one massive structure will avoid the requirement of the law. This begs the commission to exercise its authority to determine the intent of the law and interpret the law to reflect that intent.

As you might expect, the Planning Commission may not change or ignore the city's ordinances during design review. The code reads as follows:

> E. Decision. Decisions of the Planning Commission shall be reached by an affirmative vote of a majority of its members present. A quorum for each approval body shall consist of three members. All Commission decisions shall be based on consideration of the facts presented to it by the applicant, City staff, and members of the public and consideration of all goals, objectives, policies, criteria and standards established in City planning documents and ordinances. Unless otherwise authorized under the municipal code, the Commission shall not have the authority to waive or modify the site development requirements of this title or the requirements of any other applicable City ordinances. CMC 17.52.160 E

Certainty, you may not change or ignore the code to accommodate a particular design or achieve a policy objective of your making—the City Council sets policy. Your design-review function is sometimes labeled quasi-judicial, and you must apply the law as written; the commission has little discretion.

Occasionally, you will be confronted with a code section that is ambiguous and needs clarifying. In such cases, the code authorizes you to interpret the code:

> The Planning Commission as the designated planning agency of the City shall have the following power and responsibilities:
> F. To interpret the meaning and intent of the City's land use code. CMC.17.52.060 F. (emphasis added)

To ensure that code interpreters do not breach the boundary between modifying and clarifying, a commonly accepted interpretation process has proven effective. The fundamental guiding principle is to determine the intent of the code. With that in mind, the process includes several activities.

- Using the ordinary meanings of words, carefully read the section and confirm that the code section is ambiguous in the present context.
- Look at code sections in the same chapter for guidance.
- Look further into the code.
- Look at guiding principles of the General Plan—predominately the land use element
- Look at the factual context that prevailed when the section was enacted

In the design-review context, that should be a sufficient investigation to develop and accurate interpretion.

Once the investigation is complete, it is good form to document your work by making findings and identifying evidence that supports those findings. The commissions may want to consider the following example.

Code section 17.14.140C states:

> C. Maximum Floor Area. No single structure shall contain more than 10,000 square feet of floor area. Interaccessibility between adjacent structures on one or more building sites by any means that allows passage between structures without first exiting to an open space area shall not be allowed if the resulting floor area contained within the combined structures would exceed 10,000 square feet of area.

The obvious intent of the code is to limit the size of structures in terms of floor area. However, the term, structure, could mean any number of things and is thus ambiguous; the section requires interpretation.

The code defines structure as:

> A stable assembly of parts. The term "structure" includes, but is not limited to, any building, deck, garage, carport, arbor, fence, wall, stairway, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

While this section gives examples of a structure, it specifically states that these examples are not meant to be exclusive categories of structures. Therefore, it is conceivable that the code intends that the term structure—a stable assembly of parts—includes a combination of building as well as a single building, particularly if the combination appears as one structure. So, this definition does not solve the ambiguity.

The section recognizes the potential for developers to attempt to circumvent the size requirement by designing buildings next to each other by parenthetically disallowing combined structures that exceed10,000 square feet. When the combination allows pedestrians to pass between buildings without first existing to an open space area the combination is disallowed.

But this parenthetical prohibition does not resolve the ambiguity—what the section means by the term, structure. The broader policy context must be consulted.

One purpose of the zoning code is:

> C. Preserve the traditional characteristics of scale, site design and sensitivity to neighboring sites in all districts; encourage construction that is diverse and innovative in design yet compatible with Carmel's forest setting and natural environment.17.02.030C

The Land Use and Community Character Element of the General Plan provides additional context and guidance for interpreting this section.

> G1-3 Recognize the qualities and attributes that make up the unique architectural character of Carmel, retain these qualities in existing buildings, and encourage the use of them in new structures. (LUP)
>
> P1-63 Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations, that the architecture, landscape, scale and ambience of this area is maintained. (LUP)
>
> P1-64 Through design review require architectural and site design within the commercial land multifamily districts to be compatible with the traditional village character.
>
> P1-69 Continue to control the scale and mass of both one and two story buildings through design review. Guidelines should retain design flexibility, should not be so restrictive that all buildings would look alike, and should recognize that in certain areas, the absence of setbacks is positive and contributes to the character of Carmel.
>
> P1-70 Retain a less intensively developed buffer area surrounding the core that provides a transition to the residential neighborhoods. Ensure that design standards for this buffer area reflect more open space, landscaping, setbacks and on-site parking typically needed for the uses in this area. (LUP)

Thus, the zoning code intends to control the scale and mass (visual attributes) of structures to protect the unique character of the commercial districts by ensuring that the architecture, landscape, scale and ambience of this area are maintained.
Thus, the interpreting the term, structure, to include a combination of buildings or structures is consistent with this intent and would advance the stated goals of the LCP. However, now the word, combination, is ambiguous and should be clarify. The code intends that the structure does not appear massive. As the distances separating the structures that comprise the combined structure increases, the less massive the combination appears. The parenthetical prohibition contained in this section mentions passage between structures without first exiting to an open space area. This suggest that the code intends that those buildings be separated by sufficient open space to allow that passage. The code defines usable open space as:

> Usable Open Space. An outdoor or fenced area on the ground or on a roof, balcony, deck, porch, or terrace designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or corner side yard, and excluding any space with a dimension of less than six feet in any direction or an area of less than 36 square feet. CMC 17.170

Thus, to be usable for pedestrian passage, the open space should be at least six feet wide. Therefore, the interpretation of the code section could include six feet as the minimal separation between adjacent structures.
Finally, the accepted interpretative process ends with stated findings and the documentation of the evidence that supports those findings. The analysis above would constitute suitable evidence to support a finding that:
The term, structure, in section 17.14.140C includes a combination of buildings that are not separated by six feet of open space.
This interpretation would neither waive nor modify the requirements of the zoning code; it would be within your authority.
This is just an example.

Parking

Parking is a resource for both the commercial and residential zones. The commercial zone's parking resources are fully unitized, particularly during normal business hours. This causes vehicle owners to park in nearby residential districts. Adding to the over-utilization of the commercial parking resources will aggravate this problem.
Developers working in the core commercial district cannot provide additional parking and must use the in-lieu alternative. Developers in the Service Commercial zone do not face

this restriction. Therefore, the commission should carefully scrutinize the justifications offered by this developer to avoid its obligation to provide off street parking.

Zoning code section 17.38.040 C allows the commission to authorize in-lieu parking adjustment as follows:

> C. Parking Adjustment In-Lieu Fees. The Planning Commission may authorize the satisfaction of parking requirements through the granting of a use permit and the payment of in-lieu fees when on-site parking is not practical or when on-site parking is prohibited by City policies. Parking adjustments shall not decrease the number of parking spaces required by this chapter. The practicality of providing parking on-site shall be evaluated by using the criteria set forth in subsection (B)(2) through (B)(4) of this section. Standards for participation in the in-lieu fee program are established in CMC 17.38.040, Parking In-Lieu Fee Program. Applicants for use permits authorizing the use of in-lieu fees to adjust on-site parking shall also demonstrate both of the following:
>
> 1. The parking for which the adjustment is sought is not required for serving hotel or motel uses.
> 2. The applicant has diligently pursued meeting the parking requirements both on-site and off-site, but has been unsuccessful in meeting the requirement, or that the site is located within the central commercial (CC) land use district where on-site parking is prohibited.

The only condition in (B)(2) through (B)(4) that could apply to this project is (B)(4):

> 4. The topography, size, shape or peculiar conditions of the site or the existing development on the site would make the provision of on-site parking impractical.

Esperanza originally designed the development with underground parking sufficient to meet their parking obligations—a perfect example of diligence. Now, it retreats from this laudable performance, by contending that it can't be done "due to constraints resulting from historical attributes of the site." EMC Planning Group letter (February 25, 2025). Esperanza also submitted a letter from an engineer to support that contention. But the letter does the opposite.

The letter shows that, if necessary, the potential for damage to structures due to land subsidence can be mitigated by shoring. The packet also contains a list of "best construction practices for foundation excavation adjacent to existing historic buildings" – none of which seem impractical, particularly for this developer. Thus, the developer has not demonstrated that accommodating all parking on site is impractical so it does not satisfy the condition found in section 17.38.030(B2) through (B4) and the site does not qualify for the in-lieu accommodation. Moreover, the developer has not demonstrated that

it has used diligence to provide the required parking on site or even off-site. It does not qualify for the in-lieu parking accommodation.

EMC's letter also assumes that the Commission will recognize parking provided by lifts as meeting the required parking requirement. I don't believe that the code mentions parking lifts. (The word lift does not come up in a search of the zoning code.) Therefore, to recognizing lifts as a means of meeting the parking requirement, the commission would need to interpret (see above) the phrase, parking space, by finding that the code intends that the phase includes lifts. In my opinion, that would be a logically impossible task. Moreover, there is no need to do so. Esperanza has demonstrated that it can provide sufficient spaces underground.

Finally, the code allows the Planning Commission to require parking spaces in addition to the minimum requirements:

> 1. Table A establishes the minimum amount of parking required for most land uses and land use districts. The Planning Commission shall review proposed projects for their anticipated parking demand and may require additional parking through use permit conditions if substantial evidence supports the need for providing parking beyond the minimum standard. CMC 17.38.020.A.1

The development would replace several parking spaces that were once a part of the Northern California Savings and Loan Complex. These spaces provided parking for the current restaurant's customers. The outdoor dining facility occupies the restaurant's remaining spaces. Therefore, the restaurant would have no parking available for its customers. This would increase the parking burden in both the commercial and residential districts. Also, vehicles would need to double park—perhaps several unattended vehicles at a time—to use valet services. I submit that the development should not impose these inconveniences on the community. Alternatively, the city would have to take out of service on-street spaces to create a passenger loading zone in front of the restaurant. The Commission may wish to discuss this added burden that the development would impose.

CEQA

The staff report asks the Commission to find that the development qualifies for an in-fill categorical exemption. I recommend that you don't.

City code requires staff to determine if a proposed development qualifies for this or any other exemption within 30 days after receiving a design-review application. CEQA, which is incorporated into city code, requires that determination to be made 30 days after the design review application is found to be complete. Because the application must be complete before the planning commission may hold hearings, this staff's decision was due long ago.

> 1. Within 30 days of the date the City receives any application for a development permit as defined by State law, the Department shall review the application to

determine if it is complete and provide written notification to the applicant. As part of the review for completeness, the Director shall determine:
c. Whether the project is exempt from CEQA;... CMC 17.52.020.D

There is a reason for this time limit. CEQA's sole purpose is to present to the Commission and the public the significant environmental impacts associated with the project so the Commission, with public participation, can make informed decisions on how to best mitigate those impacts. Afterwards, these decisions provide an environmental baseline from which the project can be evaluated. To ease CEQA's burdens, the state has determined that certain categories of projects would not impose significant environmental impacts, and the CEQA process can be skipped. One of those categories is urban projects that meet certain criteria. This category is called the in-fill exemption.
If a project does not qualify for an exemption, staff must present to the commission an "initial study". This study identifies, in some detail, the project's significant impacts and measures that may mitigate those impacts to acceptable levels. In the case at hand, the project was not evaluated for inclusion in the in-fill exemption and the initial study wasn't prepared.
By declaring the project exempt now, the commission would merely validate a process that didn't conform to city and state law and which deprived the Commission and the public of valuable information. I respectfully suggest that the commission should not approve this activity by finding that the project qualifies for the in-fill exemption. Another reason for refusing to find the project exempt is that it doesn't factually qualify.
To qualify, the project must meet several criteria. Staff's Attachment 2 presents those criteria. I will not restate those but will briefly comment on the staff's assessment of how the development meets those criteria.

1. Meet general plan and zoning regulations. As presented the plan doesn't meet city parking requirement. It doesn't matter if the commission subsequently waives those requirements and allow in-lieu payments. Arguably, the plan doesn't meet the 10,000 sq, ft. limit on structures.
2. City limits and smaller than five acres. Okay
3. No value as habitat for endangered species. Not qualified to comment.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air and water quality.

Here, it is important to note that approving this exemption stops the CEQA process and thwarts the preparation of an initial study. This prevents the commission and public from understanding the project's significant impacts and evaluating mitigation measures. Consequently, CEQA doesn't allow the analysis for this exemption to conflate environmental impacts with mitigation

> measures; the inquire at this stage is confined to determining if the potential environmental impact would reach a defined level of "significance". In other words, the commission may not assume that some undefined construction plan or whatever will mitigate whatever impacts that the project might impose to a less-than-significant level. That is left for the Commission's and public's assessment of an initial study. It is said that "you may not mitigate around significance."

Traffic The analysis of the operational component seems well founded; note that it references standards of significance. However, the analysis of the construction component doesn't attempt to identify potential effects or analyze those against standards. It relies on a yet-to-be-drafted construction management plan and "anticipates" that whatever impacts traffic may have on the city will be mitigated so that they would 'not have a significant effect on the environment". Anticipating that a forthcoming management plan will take care of the problem is not an acceptable method for assessing the significance of the project's construction traffic on the community.

Noise The operational component relies on a CEQA assessment of the significance of residential noise. This is acceptable. However, as a detailed above, the analysis makes no attempt to quantify construction noises and assess them for significance. It relies on mitigating measures

Air Quality The staff report cites the Monterey Bay Air Resources District CEQA guidelines, which help agency's to determine when air emissions will reach a significant level. However, the report chose as a level of significance that doesn't apply to this project—grading 2.2 acres a day. It ignores the guidelines for emissions in urban areas, which recognize the impact on sensitive individuals. The guildlines provide a digital model to assess the air emission impacts in urban areas. My uninformed running of the district's digital model indicates that the air impacts associated with demolition at this development's site would exceed the District's threshold of significance.

Water quality Doesn't identify impacts and relies on mitigation measures.

For the reasons cited above, staff has failed to demonstrate that the project meets all the criteria to qualify for the in-fill exemption; the Commission should not find that it does.

Exceptions to the exemptions

If an exception applies, a categorical exemption, such as the in-fill exemption, cannot be used. One of those exceptions is the Historical Resources exception; if a project would negatively impact the historical significance of an historic resource, the exception applies, and the in-fill exemption cannot be used.

The staff report notes that CEQA and City ordinances recognize that a change to an historical resource's immediate surroundings that negatively impacts the significance of that resource would invoke the exception and the in-fill exemption could not be used.

The Secretary of the Interior provides guidelines for protecting historic resources. If a project conforms to those guidelines, it's deemed "consistent" with the standards. If the project is consistent with the standards, its impacts are not considered material, and the exception would not apply.

The staff report contends that the project would not adversely impact the structures on the historic Northern California Savings and Loan Complex. It cites a Historic Resource Board finding that the project's impacts on the historic wall were consistent with the secretary's standards. The HRB relied on a consultant's report with the same finding. However, on October 3, 2023, the City Council overruled that finding and found that the project would materially impair the historic significance of both the wall and the bank building.

Then, the Council found that the project would be consistent with the Secretary's standard if five conditions were met. It said, "This Determination of Consistency is further predicated on the following Recommendationsand Draft Conditions of Approval being incorporated into the project and accepted and approved by the City of Carmel-by-the-Sea Planning Commission as part of the discretionary permit and approval of this project."

These recommendations and draft conditions include a minimum buffer zone around the bank building and instructions on how the developer could alter its plans to avoid negatively impacting the historical significance of the complex. But they left it to the Commission to make the final determination of whether the altered plans bring the project into compliance with the Secretary's standards. Thus, until the Commission—guided by the Council's recommendation and draft conditions—determines that project conforms to the secretary's standards, the project retains its non-conforming status; the historic resource exception applies, and the in-fill exemption cannot be used.

Recommendations

That the Commission:

- Consider interpreting the maximum square footage code section following the process demonstrated above.
- Find that the development's buildings do not comply with the interpreted code section
- Find that the development does not qualify for the in-lieu parking accommodation and must provide on-site parking preferably underground
- Find that the CEQA in-fill exemption does not apply and instruct the staff to prepare an initial study.

Respectfully,

Steve Hillyard

STEPHANIIE BESEMHN CCHt

[redacted]
Carmel, CA 93921

Dear Chair LePage and Members of the Planning Commission,

I am writing to express my full support for the proposed J.B. Pastor Project currently under review at the upcoming planning meeting on wednesday.

As a member of the Carmel-by-the-Sea community, I believe this project will be a positive addition to our town. It appears to be thoughtfully planned and aligned with the values and character of our unique coastal environment, as well as having taken major sets to address the concerns of the city, its community and in particular the surrounding neighbours. I appreciate the attention to design, sustainability, and the long-term benefit to our community.

I encourage the Commission to approve this proposal and help move it forward. Thank you for your ongoing commitment to thoughtful development in our city.

Sincerely,

Stephanie Besmehn CCHt

From: **greg cole** [redacted]
Date: Thu, Apr 10, 2025 at 10:12 AM
Subject: Pastor email
To: <mlepage@ci.carmel.ca.us>, <eallen@ci.carmel.ca.us>, <skarapetkov@ci.carmel.ca.us>, <mel@illumination.studio>, <slocke@ci.carmel.ca.us>, <mahlborn@ci.carmel.ca.us>, <ekort@ci.carmel.ca.us>

Pastor email

Dear Chair LePage and Members of the Planning Commission

As a long-term resident and business owner in Carmel and having monitored the progress of this project over the years, I am writing to support the latest set of plans submitted by Esperanza Carmel for the project adjacent to the 7th & Dolores steakhouse known as the J.B. Pastor Project. I don't normally get involved in city politics, but it seems that a majority of the comments I've heard from friends who live in Carmel are in favor of what Patrice Pastor and Esperanza Carmel are looking to do for the city.

I'll keep my comments brief:

- I think the design is wonderful and exactly what we should be looking to have built in Carmel.
- I can see that since the last meeting they have amended the plans in order to accommodate the neighbor to the back of the property, which I think demonstrates that they have participated willingly in this planning process.
- I saw in the last meeting that a gentleman called Ian Martin is arguing that the building is more than 10,000 sq ft. I believe the same argument was made for the Pit. It seems clear to me that, as with the Pit, this is not one building. Rather, it's a collection of smaller buildings with a connecting walkway. I believe it is important to be fair here, especially as one of these buildings is the annex with the wall, which doesn't look historic to me but in a cooperative effort they've agreed to protect.
- I know that there are many who would love to rent one of the apartments being offered as there is such a shortage in the town.
- Having had a look at the flags on site at the moment, the building looks to be very proportionate to the surrounding area, and will offer a much more attractive look than the current buildings and parking lot.

I would like to thank you for what you do for Carmel. Clearly, it is not an easy undertaking, and I wanted to take the opportunity to recognise and express my appreciation for your efforts.

Yours sincerely,
Thurman G. Cole

From: **greg cole** [redacted]
Date: Thu, Apr 10, 2025 at 10:12 AM
Subject: Pastor email
To: <mlepage@ci.carmel.ca.us>, <eallen@ci.carmel.ca.us>, <skarapetkov@ci.carmel.ca.us>, <mel@illumination.studio>, <slocke@ci.carmel.ca.us>, <mahlborn@ci.carmel.ca.us>, <ekort@ci.carmel.ca.us>

Pastor email

Dear Chair LePage and Members of the Planning Commission

As a long-term resident and business owner in Carmel and having monitored the progress of this project over the years, I am writing to support the latest set of plans submitted by Esperanza Carmel for the project adjacent to the 7th & Dolores steakhouse known as the J.B. Pastor Project. I don't normally get involved in city politics, but it seems that a majority of the comments I've heard from friends who live in Carmel are in favor of what Patrice Pastor and Esperanza Carmel are looking to do for the city.

I'll keep my comments brief:

- I think the design is wonderful and exactly what we should be looking to have built in Carmel.
- I can see that since the last meeting they have amended the plans in order to accommodate the neighbor to the back of the property, which I think demonstrates that they have participated willingly in this planning process.
- I saw in the last meeting that a gentleman called Ian Martin is arguing that the building is more than 10,000 sq ft. I believe the same argument was made for the Pit. It seems clear to me that, as with the Pit, this is not one building. Rather, it's a collection of smaller buildings with a connecting walkway. I believe it is important to be fair here, especially as one of these buildings is the annex with the wall, which doesn't look historic to me but in a cooperative effort they've agreed to protect.
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Yours sincerely,
Thurman G. Cole

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

April 9, 2025
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Letter received 03-24-25 from Jerome Weiss
Attachment 2: Letter received 04-01-25 from Chuck Najarian
Attachment 3: Letter received 04-04-25 from Lee Morcus

From: **Jerry Weiss** [redacted]
Date: Mon, Mar 24, 2025 at 10:30 AM
Subject: House numbers in Carmel by the Sea
To: <cityclerk@ci.carmel.co.us>

Please distribute to all council members and to the mayor and to members of the planning commission.

I am writing this e-mail because of safety concerns for myself and for other residents of the city of Carmel by the Sea.

There is no clear way that if I were to need an ambulance that the ambulance driver would know how to easily find my home. There is no way to ensure easy identification of my home for emergency responders of all types including fire and police and for other hazardous situations.

Clear and visible address identification is crucial for emergency responders to quickly locate properties in an emergency.We can all agree that no one would want a tragic event to occur because of delay in response due to difficulty finding a residence.

Staff can select materials and design requirements to avoid garish or gaudy house numbers and other criteria that would be consistent with the village like character of the city of Carmel by the Sea.

Planners and Council Members would have final approval to be sure that numbers and design were in good taste.

The current situation is somewhat similar to wearing a helmet when riding a motorcycle or wearing seat belts while driving a car. The objections to house numbers seem similar to objections voiced in the past about helmets and seat belts.

I can appreciate the reluctance of some about adding house numbers. I can assure that adding house numbers will not ruin the city of Carmel by the Sea.

Thank you for considering my concerns,

Jerome Weiss

[redacted]

---------- Forwarded message ---------
From: **Charles Najarian** [redacted]
Date: Mon, Mar 31, 2025 at 1:51 PM
Subject: Public Comment
To: Nova Romero <nromero@ci.carmel.ca.us>
Cc: Dale Byrne <dbyrne@cbts.us>

Nova,
Please provide this as public comment to the City Council for the April 1st meeting.
Please copy the Planning Commission, City Attorney, and staff's CEQA consultant attorney.
Confirmation of receipt would be appreciated.
Regards,
Chuck Najarian

Mayor Byrne and City Council members,
I'm provided input for the street address agenda item. The purpose of my input is to raise awareness of possible CEQA applicability. In doing so I'm offering AI's response to this important question for your consideration moving forward, as follows:
Chuck Najarian

STREET NUMBER ADDRESSES:
Would a discretionary decision to require street number addresses in Carmel on every house and business with over 260 historic structures, when the city has never had street numbers, require CEQA review?

Yes, a **discretionary decision** to require street number addresses on every house and business in **Carmel-by-the-Sea**, a city known for its historic character and **over 260 historic structures**, could trigger **CEQA review** if it has the potential to result in a **physical change to the environment**—including **aesthetic, historic, or cultural impacts.**
Why CEQA Review May Be Required

1. **CEQA Applies to Discretionary Decisions**
    - The decision to **require street numbers** is **not purely ministerial** (automatic approval with no agency discretion).
    - Under **CEQA Guidelines § 15378(a)**, discretionary actions that can cause a physical change in the environment qualify as a **"project"** under CEQA.

2. **Potential Adverse Impact on Historic Resources (§ 15300.2(f))**
    - CEQA prohibits categorical exemptions if a project **may affect historic resources**.
    - Many of Carmel's **historic buildings have never had visible street numbers.**
    - Installing numbers could **alter the historic character** of the district, triggering the need for environmental review (*San Diego Trust & Savings Bank v. Friends of Gill*, 1999).
3. **Unusual Circumstances Exception (§ 15300.2(c))**
    - CEQA prohibits categorical exemptions if **"unusual circumstances" exist that may cause significant impacts.**
    - Carmel's **unique history of avoiding street numbers** makes this an unusual case.
    - The change **could impact the town's identity and aesthetics**, requiring further analysis.
4. **Cumulative Impact Consideration (§ 15300.2(b))**
    - If street numbers **alter the visual setting of an entire historic district**, the cumulative impact may be significant.

Conclusion

- If the City **mandates** street numbers through a discretionary action, it **may be subject to CEQA review**.
- The City would need to **assess potential historic and aesthetic impacts** before proceeding.
- A **CEQA challenge** could argue that the decision **is not exempt** and requires an **Initial Study** to determine if an EIR or Negative Declaration is needed.

Sent from my iPad

Elias (Lee) K. Morcus
Co-Founder / CEO

Kaiser Restaurant Group
411841 Beacon Hill
STE A1
Palm Desert, CA 92211

Hog's Breath Inn Carmel
San Carlos Between 5th and 6th
Carmel-by-the-Sea, CA 93921

ekmorcus@aol.com
(760) 219-9999

Ms. Nova Romero, MMC
City Clerk
City of Carmel-by-the-Sea
Monte Verde Street between Ocean and Seventh Avenues
P.O. Box CC
Carmel-by-the-Sea, CA 93921
nromero@ci.carmel.ca.us
cityclerk@ci.carmel.ca.us
(831) 620-2016

Subject: Ulrika Plaza
Corner of 5th and Dolores
Carmel, CA 93921

Dear Ms. Romero,

Please allow my introduction.

This is Lee Morcus. My Family has owned and operated the Hog's Breath Inn since 1999 when we assumed ownership with and from our long-term family friend, Mr. Clint Eastwood. We have long awaited a proper development that serves and represents our beautiful and unique community on the corner of 5th and Dolores.

After a thorough review of the Ulrika Plaza Project, I respectfully urge the City of Carmel leadership to move swiftly to grant this project their full approval for the following reasons:

- The Design, Architecture, Presence, and Sense of Place is beautiful, and fits very well within the context of the corner, neighborhood and downtown.
- The project proportion, spacing, open space and integrated interior and exterior walkways provide a sense of intimacy and pleasing scale and represent much of the same intra-block walkways and passages that currently exist throughout Carmel. Well done.

- I am of the understanding that height is an issue for some. I offer this in response, please:
    - There is not a third floor. There are only mezzanines.
    - Ulrika Plaza aligns with City Planning Requisites - it is under thirty feet in height.
    - The Ulrika Plaza Project height is lower that the originally approved Del Dono design.
    - We have known and worked with the team of Esperanza Carmel for quite some time now. We are fortunate to have this dedicated team of people; they are deeply committed to the highest and best interests of Carmel-by-the-Sea in the near and long term. It is rare for a community to have benefit of and from developers that are truly sensitive to the meaning, impacts, contributions, and integrations of their projects and the lasting impacts of the legacy over the long term. Misters Pastor, Mitchell and their team truly get this and understand their meaning and role in preserving and contributing to the unique qualities, spirit, and intimacy of our community and are genuinely, deeply, and sensitively committed to beautiful and integrative projects that contribute to, enhance, and preserve the character, soul, and qualities that we all treasure and are unique to Carmel. They are people of tremendous character and integrity.

Please, I respectively encourage and urge our city leadership to move the approvals required to advance this important Ulrika Plaza Project forward.

Thank you for your time and consideration.

Most Sincerely,
And respectfully,

Elias (Lee) K. Morcus