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, March 12, 2025

MEETING 4:00 PM

TOUR 3:00 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=xjGuf1VHPManTYPLVc94aalwt24TId.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 23-147 (Rodriguez)**: Camino Real 4 northwest of 11th Avenue

B. **DS 24207 (Hermle-Collins):** Mission Street 4 northeast of 1st 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: February 2025
2. Annual General Plan and Housing Element Progress Reports for 2024
3. February 11, 2025 Regular Meeting Minutes
4. February 25, 2025 Special Meeting Minutes
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.

ORDERS OF BUSINESS

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).

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

PUBLIC HEARINGS

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

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.

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

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

DIRECTORS REPORT

FUTURE AGENDA ITEMS

12. Upcoming Special Meeting: March 19, 2025

13. Next Regular Meeting: April 9, 2025

ADJOURNMENT

CORRESPONDENCE

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

15. 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

March 12, 2025
CONSENT AGENDA

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

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Monthly Activity Report: February 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:	February 1, 2025
APPROVED BY:	Anna Ginette, Director of Community Planning and Building

FEBRUARY 2025 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In February 2025, 29 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In February 2025, 2 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In February 2025, 41 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In February 2025, 12 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In February 2025, 0 new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In February 2025, 24 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In February 2025, 29 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following February 2025 totals:

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

February 2025 totals are provided alongside February 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	57	17	100	52	11	34	79
2025 YTD Totals	61	7	90	15	3	49	72
YTD % Difference	+7.02%	- 58.82%	-10.00%	- 71.15%	-72.73%	+44.12%	-8.86%

Planning Permit Report

02/01/2025 - 02/28/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25061	Sign	SI 25061 (Diesel Gallery)		NEW SIGN, 1 QTY: "Diesel Gallery" SPECS:	San Carlos 2 NE of 7th	2/27/2025		Pending Assignment
25060	Design Review	DR 25060 (Esperanza Carmel Commercial, LLC)	One	Replace existing Planter and Signage with New	SAN CARLOS BETWEEN 5TH AND 6TH			Pending Assignment
25059	Design Review	DR 25059 (PRG-Svensgaard)	One	Exterior renovation of property. Replace courtyard windows, patio AC units, and re-design courtyard with pool removal.	NW Corner of San Carlos & 4th	2/26/2025		Pending Assignment
25058	Banners	BA 25058 (Carmel Public Library Foundation)		Installation of one banner across the Harrison Memorial Library from March 23, 2025 - April 23, 2025.	NE Corner of Ocean & Lincoln	2/25/2025	2/27/2025	In Review
25057	Design Study			Revise deck, railing, and exterior lights	Southwest corner of eighth and Mountain View			Pending Assignment
25056	Variance			Exterior remodel of existing residence. Variance requested to ascend to side entry of property around existing large cypress tree. The rest of the site coverage on property is brought into conformance.	Scenic Drive 1 NEW of 10th Avenue			Pending Assignment
25055	Historic Evaluation			010-158-003-000	2 SW 10th on Dolores Street, Carmel CA 93923			Pending Assignment
25054	Sign	SI 25054 (Artemis Rugs)		NEW SIGN: "Artemis Rugs" SPECS: Solid wood; black and white; 6' L x 10" W; letters are 5" high.	San Carlos 3 SW of Ocean	2/11/2025	2/21/2025	Approved
25053	Design Study	DS 25053 (Sakopoulos)	One	ASSOCIATED APPLICATION & CASE: DS 23-293 & CASE 24070. Remove existing pavers, reduce square footage, and reshape with narrow walkway. Stepping stones.	Lobos St. 2 NE of 4th Ave.	2/20/2025		Pending Assignment
25052	Preliminary Site Assessment			Preliminary Site Assessment for proposed second-story addition, an interior remodel of the main level, and the legalization of an existing ground-level unit into a compliant Accessory Dwelling Unit (ADU)	Torres 4 NE of 5th Ave. Carmel-By-zthe-Sea, CA 93921			Pending Assignment

25051	Preliminary Site Assessment	PSA 25051 (Towell)		PROPOSED PROJECT: DEMO EXISTING RESIDENCE. BUILD NEW RESIDENCE & GARAGE.	CAMINO DEL MONTE 3 SE OF 2ND			Pending Assignment
25050	Historic Evaluation	HE 25050 (Places in Space-Carmel Fireplace Inn)		Historic evaluation - Initial.	San Carlos 2 SW of 4th			Pending Assignment
25049	Design Study	DS 25049 (Tirreno)	One	46.34 SF addition and interior remodel including switching dining room and kitchen, and reducing footprint of foundation at existing dining room to create Oriel window and bench seat.	SE Corner Perry Newberry and 5th Ave.	2/18/2025		Pending Assignment
25048	Preliminary Site Assessment	PSA 25048 (25988 Ridgewood, LLC)		ASSOCIATED APPLICATION: HE 25030. Seeking PSA for eventual home remodel.	25988 Ridgewood Rd	2/18/2025		In Review
25047	Historic Evaluation	HE 25047 (The Perfect Getaway, LLC)		Historic Evaluation - Initial.	Monte Verde Street, 2NE of 6th			In Review
25046	Historic Evaluation	HE 25046 (Wilcox)		HISTORIC EVALUATION - INITIAL. PROPOSED PROJECT: replace roof.	0 SE crnr 12th & San Carlos			In Review
25045	Design Study	DS 25045 (Albino)	One	Remodel including re-roof, new windows and doors, interior reconfiguration and deck repair.	Monte Verde 8 SW of 12th	2/12/2025		In Review
25044	Use Permit	UP 25044 (Nielsen Brothers Market						Pending Assignment
25043	Banners	BA 25043 (Visit Carmel - Carmel Culinary Week)		Installation of ten double sided banners along Ocean Ave from Junipero to Monte Verde for the Carmel Culinary Week. Banners are authorized to be installed 5/30/2025 - 6/7/2025.	Ocean from Junipero to Monte Verde	2/11/2025	2/11/2025	Approved

25042	Design Study	DS 25042 (Lidge)	One	ASSOCIATED PERMIT: DS 22-344. PROPOSED PROJECT: Plan revision. Plan Revision. Close entry@ south courtyard and relocate east elevation side. Rebuild (e) fireplace on the east elev. as well. Adding windows @ south courtyard. New balcony door located @ the master bath. New french doors W/ sidelites @ south courtyard. New proposed exterior paint colors. Reposition (e) skylights. New window <flvision throughout. New wall and path lighting.	N/W CORNER OF FOREST & MOUNTAIN VIEW			In Review
25041	Design Study	DS 25041 (Falworth)	One	Stone veneer addition to garage and kitchen bay window.	Lopez 8 SE of 2nd	2/3/2025		In Review
25040	Historic Evaluation	HE 25040 (Salkeld)		HISTORIC EVALUATION. Proposed Project: Convert 258 SF detached garage into an ADU.	Lopez 5 SE of 2nd	2/14/2025		In Review
25039	Design Study	DS 25039 (Clausen)	Two	ASSOCIATED PERMIT (EXPIRED): DS 20-300. PROPOSED PROJECT: 1) Main Residence - Interior Remodel, New Addition. 2) Garage - To Be Demolished, Re-built and Relocated. 3) Emergency Repairs - Structural Damages by Fallen Trees	Dolores Street 5 NW of Second Avenue	2/10/2025		In Review
25038	Appeal	APP 25038 (Lim)		DS 22-057 (Lim): Denial of Demo of an existing single story SFR and construction of new 2 story SFR	Casanova 2 SE of Palou	1/30/2025		In Review
25037	Sign	SI 25037 (Gran Torino)		NEW SIGN: "Gran Torino". SPECS: 62” x 14” x 1-1/2” Thick; sandblasted wood sign. Sign to be made from kiln-dried Western Red Cedar and hand painted with premium exterior paints. Attach to brick wall with a minimum of (6) wood screws and anchors. Qty 1.	San carlos Street 2 NW 8th	2/6/2025		In Review

25036	Sign	SI 25036 (Tira Nanza)		NEW SIGN, MAIN, 1 QTY: "Tira Nanza"; wood, logo to be embossed/raised & painted black; hanging sign; double-sided; 16" x 16". NEW SIGNS, DIRECTORY, 2 QTY: "Tira Nanza"; wood, logo to be embossed/raised & painted black; to be posted on directory; single-sided; 5" x 16".	NW Corner of Mission & 7th	2/3/2025		In Review
25035	Design Review	VOID - OUTSIDE OUR JURISDICTION		Chicken coop to house two backyard chickens for eggs	26571 Oliver Road			Closed
25034	Appeal	APP 25034 (Faia)		DS 24203 (Faia): Denial of a Track 1 Design Study referral, DS 24203 (Faia), for a new vertical standing seam metal roof on an existing 2,235 square-foot single-family residence at the northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-101-021-000.	North East Corner of Torres and 2nd Ave	1/29/2025		In Review
25033	Design Study	DS 25033 (Sonik)	Streamlined	Remove existing window and replace with new window. Same size as existing and will match color and trim to existing.				In Review

Total Records: 29 **3/3/2025**

Business License Report

02/01/2025 - 02/28/2025

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
25007	New Business	Viva Carmel	Beauty bar and dermatology practice	SW Corner of Dolores & 6th	2/10/2025		In Review
25006	New Business	Perfectly Pressed Carmel	Cold Pressed Juice, Smoothies and Acai Bowls	Mission and Ocean	2/12/2025		In Review

Total Records: 2

3/3/2025

Building Permit Report

02/01/2025 - 02/28/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250090	2/28/2025	3/3/2025	Remove shakes and cap sheet roof. Install Pac Clad Inkwell standing seam metal roof.	24,860	Roofing	NE Corner of Torres & 1st
250089	2/28/2025	2/28/2025	Replace existing furnace in-kind.	11,000	Mechanical	Monte Verde 3 SE of 13th
250088	2/28/2025	2/28/2025	Remove existing 100amp main panel and install new 100amp panel on front side of house.	3,850	Electrical	SW Corner of San Carlos & 1st
250087	2/27/2025	2/27/2025	Remove existing wood shingle roof and install 50-year presidential TL shingle in color Country Grey.	29,000	Roofing	Escolle 3 SE of Perry Newberry
250086	2/27/2025		Interior SFR remodel. Remodel of 180sf of kitchen, remodel 38sf of closets, replace all bathroom fixtures, replace two kitchen windows, replace window at the NE corner, replace 8sf of siding for window replacement, replace five interior doors with hard core doors, expand living room doorway from 30" to 50", level and replace flooring throughout, add two new skylights in kitchen, vault 408sf kitchen and living room ceiling to match existing pitch, and add fire sprinklers	148,000	Building	2nd 3 SE of Carpenter
250085	2/27/2025		Existing exterior railings to be brought up to current code requirements.	10,000	Building	NE Corner of Monte Verde & 13th
250084	2/27/2025		Demolish and replace old garage and add detached ADU.	300,000	Building	NE Corner of Santa Rita & 1st
250083	2/26/2025	2/27/2025	Installation of stockroom shelving for existing retail space. No storage over 12', max height to be 9'.	10,000	Building	SW CORNER OCEAN & JUNIPERO #204
250082			Replace existing Planter and Signage with New	20,000	Building	San Carlos 3 NE of 6th, Carmel

250081	2/26/2025		Install 24 kw generator and ATS on 15 sq ft above ground concrete pad	28,300	Electrical	Carmelo 2 SE of 7th
250080	2/25/2025		PV SOLAR AND ESS INSTALLATION	40,750	Electrical	Mission 3 NE of 10th
250079	2/25/2025		Interior remodel of existing single family residence. Remodel of kitchen, remove walls between kitchen, entry, and living areas and replace with beams. Create new hallway between bedrooms and remove (e) dropped ceiling in living room.	97,800	Building	NW Corner of Santa Fe & 6th
250078			Install a CIPP sewer liner from clean out to a foot before city main	7,800	Plumbing	monte verde and 7th street carmel by the sea, CA 93921 United States
250077	2/24/2025	2/24/2025	Replace existing wood shingle roof w/ new #1 grade premium wood shingle roof.	137,662	Roofing	San Antonio 5 SE of 2nd
250076	2/21/2025	2/21/2025	Connect permanent power underground from temporary power pole.	1,500	Electrical	Junipero 6 NE of 8th
250075	2/21/2025	2/21/2025	Replace leaking 40 Gallon water heater in the basement left side of building where you walk in	1,865	Plumbing	Lincoln 2 SW of Ocean
250074	2/20/2025	2/21/2025	The Notice of Exempt Work, EW 250074 (Schiavi), authorizes the installation of 23 feet of cedar fencing to match and connect to existing fence. The fence will run the length of the south side of the garage.	0	Exempt Work	Lobos 3 SE of 3rd
250073	2/19/2025	2/20/2025	Remove unpermitted site coverage and landscape work in front yard and replace with tan bark; remove unpermitted landscaping within public right-of-way.	0	Exempt Work	Ocean 2 NW of Guadalupe
250072			Added window to bathroom at lower level	800	BP Revision	NE Corner of 12th and San Antonio

250071	2/19/2025		1. DEVELOPMENT OF A NEW SINGLE STORY FAMILY DWELLING WITH A BASEMENT, AND ATTACHED ONE-CAR GARAGE. 2. NEW STONE PATIO, DRIVEWAY, AND WALKWAYS SET ON SAND. 3. TREE REMOVAL. 4. 30% SLOPES TOTAL 905.4 SQ.FT. 5. DEMOLITION OF AN EXISTING ONE-STORY SINGLE FAMILY DWELLING.	520,000	Building	Junipero 3 NE of 12th
250070			Adding new 3'x3' window to north side of main house (lower stairs landing). See revised sheet A4	1,100	BP Revision	Mission 3 NE of 10th
250069	2/18/2025	2/18/2025	New water line service from meter to the home's main water riser to repair leak/burst.	16,000	Plumbing	Scenic 6.5 SW of Ocean
250068	2/18/2025		Addition of new 428sf ADU.	135,000	Building	Casanova 3 SE of 4th
250067	2/18/2025		Replace/enhance existing retaining wall.	8,500	Building	Lincoln 3 NE of 4th
250066	2/14/2025		Minor interior remodel of existing San Carlos store to connect adjacent tenant space. TI to include minor repairs to trim and walls and interior painting.	7,000	Building	San Carlos 3 NE of 6th #6
250065	2/14/2025		Install a roof mounted 1.84 kW solar PV system (4) panels with a 18.0 kWh Generac ESS (6) 3.0kWh batteries 18kWh total. Upgrade main service panel.	39,203	Electrical	Dolores 3 SE of 1st
250064	2/14/2025		5.33 kW Solar (13 panels), 10kWh battery system.	36,628	Electrical	Camino Real 4 SE of Ocean
250063	2/14/2025		Kitchen & Bath(s) Remodel, exterior deck and balcony replacement	250,000	Building	San Carlos 5 NW of 3rd
250062	2/14/2025		Secondary bedroom/ bathroom remodel	15,000	Building	NE Corner of Camino Real & 11th
250061	2/13/2025		Kitchen remodel, 166 sf deck expansion over the existing garage.	40,000	Building	Casanova 3 SE of 4th
250060	2/13/2025	2/13/2025	Replace the water line from the water meter to the house stub using pex and copper pipe.	3,000	Plumbing	San Carlos 4 NW of Santa Lucia

250059	2/11/2025	2/11/2025	Permit to upgrade PG&E service to 400 amps and install new main electrical panel.	8,000	Electrical	25988 Ridgewood Road
250058	2/5/2025	2/11/2025	Replace nine squares of CertainTeed flat roof product on residence in new color "Heather Blend".	24,438	Roofing	Palou 2 SE of 2nd
250057	2/11/2025		Remove 5,675 SF of Existing Sloped Roof Shingles and Install New Class 'A' Owens Corning 'Tru Definition Duration' 'Mountainside' 30 Year Cool Roof Asphalt Shingles over Sloped Portions of Roofs per Manufacturer's Specifications; Replace Flat Portions of Lower Roof and Cricket Area with New PVC membrane to Match Existing. On the Third Floor Roof, Remove (2) Existing 'Whisper Cool' Revolving Vents and Install (2) New 24 Watt Minimum Solar Powered Continuous Exhaust Vents and Install (18) New 'Vulcan Vents' VFS414FF 3-1/2"x14" Intumescent Soffit Vents; On the Lower Roof, Install (2) New 24 Watt Minimum Solar Powered Continuous Exhaust Vents on the Flat Portion of Roof and Replace (10) Existing 1/4" Galvanized Wire Screen Frieze Block Vents with (10) New 'Vulcan Vents' VFS414FF 3-1/2"x14" Intumescent Soffit Vents. At the Original Third Floor Roof of the Pine Inn Hotel at the Northwest Corner of Property, Provide As-Necessary In-Kind Replacement of Any Existing Dry Rotted or Damaged 1x12 Wood Roof Sheathing Planks at Soffits, Sculpted Roof Rafter Tails and Sculpted Outrigger Roof	10,000	Building	NE Corner of Monte Verde & Ocean

			Rafter Tails During the Re-Roofing Process per Architectural and Structural Plans; Repair Existing Gable Clay Tile Attic Vents to Match Existing and Provide 'Vulcan Vents' VSB1212 12"x12" Intumescent Vent on Attic-side of Tiled Vents; Patch and Match Existing Stucco Texture and Color as Required; Remove Existing Non-Historic Aluminum Gutters and Downspouts and Replace with New Aluminum Gutters and Downspouts in Style and White Color to Match Existing, Install Gutters in Same Locations on Roof			
250056	2/11/2025		Replace existing Art Studio with a New Art Studio.	250,000	Building	NW Corner of Guadalupe & 4th
250055	2/11/2025		Remodel of existing guest bathroom damaged by roof leak - removal of stop work order based upon this permit.	35,000	Building	Casanova 3 SE of 7th
250054	2/4/2025	2/26/2025	Install a roof mounted 6.97 kw solar PV system. 17 panels with new ESS (3) 5.0 kWh batteries 15kWh total. Main service panel to be upgraded.	50,069	Electrical	Santa Fe 4 NW of 6th
250053	2/4/2025	2/4/2025	Partial reroof of 600sf. Existing material is wood shake, remove existing shake and install new underlayment then install new wood shake.	31,185	Roofing	Lobos 2 NW of 3rd
250052	10/8/2024	10/8/2024	ReRoof detached 509 s.f. Guesthouse/Garage to match house with new Malarkey Highlander composition shingles in color "Weathered Wood".	6,800	Roofing	Guadalupe 3 SW of 2nd
250051	2/3/2025	2/3/2025	Cosmetic TI for new wine tasting room. Includes painting of walls and cabinets, addition of wall shelves, new countertops, and replacements of light fixtures with no new electrical.	0	Exempt Work	NW Corner of Mission & 7th

250050	2/3/2025	2/11/2025	Tear off approx 1,000sf of tile roof. Reroof using Owens Corning Duration composition shingles with Tiger Paw underlayment in color "Terra Cotta". Reinstall tiles around perimeter.	12,000	Roofing	NW Corner of San Carlos & 7th

Total Records: 41 **3/3/2025**

Code Compliance Report

02/01/2025 - 02/28/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25028	2/7/2025	Open	Forest 2 NE of 8th	Fence construction without a permit	2/6/2025	
25027	2/25/2025	Open	Monte Verde 2 NW of 7th	Plumbing work performed in an intersection of a public street; workers and equipment blocking the sidewalk. Work requires encroachment permit and traffic control plan.	2/25/2025	
25026	2/25/2025	Open	NW Corner San Carlos & 4th	Exceeded scope of work on the approved plans. Specifically sheet 1/cover sheet and sheet D101 clearly state "No exterior work to be done" and "existing windows & doors to be covered and protected from damage." Instructed the contractor to stop all construction activities and obtain the proper Planning Dpt. approval prior to re-commencing work. Building Inspector authorized "safe off" work for miscellaneous plumbing and electrical	2/25/2025	
25025	2/21/2025	Open	SWC San Carlos and 7th	Unpermitted seating numbers and live band	2/17/2025	
25024	2/20/2025	Closed	25987 Mission Street		1/8/2025	2/20/2025
25023	2/19/2025	1st NOV sent	San Carlos 2 NE of 7th	Interior demolition work without a permit; electrical work without a permit.	2/19/2025	
25022	2/14/2025	Open	SW Corner of Mission & 2nd	Non-compliant yard lights that illuminate backyard trees.	2/11/2025	
25021	2/14/2025	Closed	NW Corner Santa Fe & 3	Sign in public right-of-way	2/11/2025	
25020	2/14/2025	Open	NW Corner of Dolores & 10th	Landscaping in public right-of-way without a permit	2/14/2025	
25019	2/14/2025	Closed	25905 Junipero	Building of driveway in the public right-of-way without a permit.	2/11/2024	2/14/2025
25018	2/14/2025	Open	San Carlos 2 NE of 7th	Interior demolition without a permit	2/14/2025	
25017	2/10/2025	1st NOV sent	Santa Fe 7 SW of 8th	Demolition of deck without a permit.	2/10/2025	

Total Records: 12 **3/3/2025**

Transient Rental Report

01/01/2025 - 02/28/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
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	Open	1/6/2025	1/6/2025	

Total Records: 3

3/6/2025

Encroachment Permit Report

02/01/2025 - 02/28/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250049	Temp Ench	2/26/2025	PG&E to trench and backfill a 5'x5' bellhome to abandon existing gas service. PM# 35606379	Monte Verde 3 NW of 11th	2/27/2025	Issued
250048	Temp Ench	2/25/2025	Replace sewer lateral using pipe bursting.	Ocean & Torres	2/26/2025	Issued
250047	Temp Ench	2/25/2025	PG&E tor replace poles and anchors and install overhead transformers, service riser, overhead service, and underground service.	Scenic between Ocean & 8th		In Review
250046	Temp Ench	2/25/2025	Installation of new CIPP sewer liner pulling from man hole.	Monte Verde 2 NW of 7th		In Review
250045	Temp Ench	2/24/2025	REPLACE 30' OF SEWER LINE 5' DEEP ON THE EASEMENT BEHIND HER HOUSE GOING TO CAMINO REAL. CONDITION: WORK MUST WAIT UNTIL THE CURRENT DETOUR AND SAN ANTONIO PATHWAY REPAIR PROJECT IS COMPLETED.	Camino Real 10 NW of 4th	2/24/2025	Issued
250044	Temp Ench	2/21/2025	PG&E to remove overhead service, replace bus bars, and install underground service.	Lincoln 4 NW of Santa Lucia		In Review
250043	Temp Ench	2/19/2025	Veg management has identified 164 trees in need of trimming and maintenance, with 6 of those being in need of removal. This is due to contact with power facilities.	164 Locations throughout City		In Review
250042	Temp Ench	2/19/2025	3'x6' asphalt patch for CalAm Job #1581.	Monte Verde 2 SE of 2nd	2/21/2025	Issued
250041	Temp Ench	2/19/2025	Replace asphalt driveway approach.	Camino Real 2 NW of Ocean		In Review
250040	Temp Ench	2/19/2025	5'x11' asphalt patch for CalAm Job #1580.	Intersection of Monte Verde & 3rd	2/21/2025	Issued

250039	Temp Ench	2/19/2025	Encroachment to allow for installation of approved driveway elements in the public right of way.	Scenic 3 SW of Ocean	2/21/2025	Issued
250038	Temp Ench	2/19/2025	Cap old sewer line and run new lateral.	NW Corner of Casanova & 8th	2/19/2025	Issued
250037	Temp Ench	2/18/2025	Replace sewer lateral using pipe bursting.	Perry Newberry 3 NW of 6th	2/18/2025	Issued
250036	Temp Ench	2/14/2025	Shoulder closure to access MH #12 on 7th and for SB #15 - 18 on Mission St. AT&T Job #A0565NN.	SE Corner of San Carlos & 7th	2/18/2025	Issued
250035	Temp Ench	2/13/2025	Closure of sidewalk and placement of work vehicles to replace sloped roof.	SW Corner of Ocean & Dolores	2/18/2025	Issued
250034	Temp Ench	2/11/2025	Electrical and gas trenchwork to connect to PG&E.	San Carlos 2 SW of 1st	2/18/2025	Issued
250033	Temp Ench	2/11/2025	Repair damaged back up sewer lateral from clean out to the CAWD main in street.	Mission 4 NE of 4th	2/18/2025	Issued
250032	Temp Ench	2/11/2025	Closure of partial street/sidewalk to remove tree stump left by PG&E.	Monte Verde 2 SE of 5th		In Review
250031	Temp Ench	2/11/2025	Installation of new water service for fire protection, upgrade line from 3/4" to 1".	NW Corner of Carpenter & 5th	2/18/2025	Issued
250030	Temp Ench	2/11/2025	PG&E to replace underground service and enclosure.	Camino Real 3 SW of 4th	2/18/2025	Issued
250029	Temp Ench	2/11/2025	Water main line replacement 8" with new water services, meters, fire service laterals, valves on Dolores from Ocean to 8th Ave.	Dolores from Ocean to 8th Ave		In Review
250028	Temp Ench	2/11/2025	Replace sewer lateral using pipe bursting.	Mission 4 NE of 4th	2/18/2025	Issued
250027	Temp Ench	2/4/2025	Placement of a 8' POD in front of the garage on 5th Ave for furniture storage during new floor installation.	SE Corner of Lincoln & 5th	2/5/2025	Issued
250026	Temp Ench	2/4/2025	Placement of material dumpster in public right of way to facilitate demolition.	San Carlos 3 SW of 5th	2/5/2025	Issued

Total Records: 24 **3/3/2025**

Tree Permit Report

02/01/2025 - 02/28/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25044	2/3/2025	2. Tree Removal/Pruning	Camino Real 6 SW of 2nd	Acacia and Junk(Unknown Species)	Approved	2/3/2025
25045	2/3/2025	2. Tree Removal/Pruning	SW Corner of Casanova & 2nd	REMOVAL: Dead Oak Tree, leaning damaged pine, top ripped off	In Review	
25046	2/5/2025	2. Tree Removal/Pruning	Carpenter 4 NE of 3rd	PRUNING: 3 pines and 1 Oak	In Review	
25047	2/5/2025	2. Tree Removal/Pruning	Santa Fe 3 NE of 2nd	REMOVAL: Incense Cedar in the front yard 28" Diameter	In Review	
25048	2/5/2025	1. Tree Evaluation	5100 Monterey St. - SW Corner of 3rd and Monterey St.	EVALUATION FOR REMOVAL: 3 Monterey pines as noted on attached plat map of property, size indicated on map	Approved	2/25/2025
25049	2/6/2025	1. Tree Evaluation	Camino Real 9 NE of 4th	3 mature oak trees - One is hitting the house and I'm concerned with the public safety and property damage potential.	Approved	2/20/2025
25050	2/7/2025	2. Tree Removal/Pruning	NW Corner of Rio Rd and Junipero	one 16" Quercus agrifolia	In Review	
25051	2/10/2025	1. Tree Evaluation	Camino Real 3 SW of 11th	EVALUATION: One (1) Coast Live Oak, 24"-30" diameter, signs of bacteria & stress fracture PRUNING: Same tree as above, one (1) Coast Live Oak, 24"-30" diameter REMOVAL: One (1) Coast Live Oak, 12"-15" diameter (resting on garage)	Approved	2/14/2025
25052	2/10/2025	2. Tree Removal/Pruning	Mission 2 NE of 11th (1st driveway on Mission NE of 11th)	REMOVAL: 1 portion of live oak- you removed two portions last year	Approved	2/20/2025

25053	2/11/2025	2. Tree Removal/Pruning	Mission 4 SE of 10th	We have an oak tree growing close to the house that the insurance company says must be cut down in order to get insured. We did some tree removal and pruning last July (with permit number 24-154)	In Review	
25054	2/11/2025	2. Tree Removal/Pruning	San Carlos 4 SW of 12th	REMOVAL: 1 Monterey pine	In Review	
25055	2/11/2025	1. Tree Evaluation	SE Corner of 13th and Scenic	EVALUATION FOR POSSIBLY REMOVAL: Cypress approximately 42 inches diameter. approx. 40-50 ft tall	Approved	2/24/2025
25056	2/13/2025	1. Tree Evaluation	Carmelo between 4and5 SE of 13th	Thin aging Monterey Pine	Approved	2/18/2025
25057	2/14/2025	2. Tree Removal/Pruning	San Carlos 4 NW of Third Avenue, Carmel by the Sea, CA 93921	Prune limbs of 4 CA Live Oak trees overhanging right side of residence.	In Review	
25058	2/15/2025	2. Tree Removal/Pruning	SE Corner of Flanders and Acacia	1 each 36" BH Redwood North west corner of property	Approved	2/20/2025
25059	2/18/2025	2. Tree Removal/Pruning	SW Corner of Lopez & 2nd	1 Monterey pine w/appx 44" diameter	Approved	2/18/2025
25060	2/18/2025	2. Tree Removal/Pruning	Crespi 4 SE of Mountain View(see site plan)	Coast live oak tree removal	In Review	
25061	2/18/2025	1. Tree Evaluation	2nd Ave 1 NW Santa Fe (in public right of way to the East)	Quantity: 1, size: est 50'+, species: (guessing) Monterey Pine (Pinus Radiata)	Approved	2/25/2025
25062	2/18/2025	2. Tree Removal/Pruning	Camino Real 3 SW of 11th	EVALUATION: One (1) Coast Live Oak, 24"-30" diameter, signs of bacteria & stress fracture PRUNING: Same tree as above, one (1) Coast Live Oak, 24"-30" diameter REMOVAL: One (1) Coast Live Oak, 12"-15" diameter (resting on garage)	Approved	2/20/2025
25063	2/18/2025	2. Tree Removal/Pruning	Casanova 2 SE of 10th	REMOVAL: Oak tree 1-30 in branches and root	In Review	

25064	2/18/2025	2. Tree Removal/Pruning	Monte Verde 4 SE of 12th	REMOVAL: Large pine tree behind the house	In Review	
25065	2/20/2025	2. Tree Removal/Pruning	Camino Real 9 NE of 4th	3 mature oak trees - One is hitting the house and I'm concerned with the public safety and property damage potential.	Approved	2/24/2025
25066	2/20/2025	1. Tree Evaluation	3 Trail View (SE of Flanders Way)	EVALUATION: 2 Large Oaks, 2 Medium to Small Oaks (1 wind damaged, 3 close to house wildfire risk) REMOVAL: 1 Large Oak (through deck)	In Review	
25067	2/21/2025	2. Tree Removal/Pruning	25988 Ridgewood Rd, Carmel	Removal of one tree limb on property.	Denied	
25068	2/24/2025	2. Tree Removal/Pruning	Sterling Way 2 NE of Perry Newberry	PRUNING: 3 Oak trees- branches as necessary- see attached photos *trimming to be done to remove overhang per attached drone photos	Approved	2/24/2025
25069	2/24/2025	1. Tree Evaluation	Monte Verde 3 NW of Ocean	EVALUATION FOR PRUNING: 1 pine, 4 oak	In Review	
25070	2/25/2025	2. Tree Removal/Pruning	5100 Monterey St. - SW Corner of 3rd and Monterey St.	3 Monterey pines as noted on attached plat map of property, size indicated on map	Approved	2/25/2025
25071	2/25/2025	2. Tree Removal/Pruning	SE Corner of 2nd and Casanova ("Retreat" Sign in Front Porch area)	One Oak tree (14" trunk width), with rotted base and branches	In Review	
25072	2/28/2025	1. Tree Evaluation	Santa Rita 4 SE of 4th	1 Oak Tree 9" at BH	In Review	

Total Records: 29 **3/3/2025**

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

March 12, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie Waffle, AICP, Principal Planner, and Katherine Wallace, AICP, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Director of Planning & Building
SUBJECT:	Annual General Plan and Housing Element Progress Reports for 2024

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

Executive Summary:

In accordance with Government Code Section 65400, all jurisdictions are required to provide an annual report to the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) on the status of the General Plan and progress implementing the Housing Element. These are more commonly referred to as Annual Progress Reports or APRs. Staff prepared the 2024 annual reports, which reflect the City's progress in implementing the goals and policies of the General Plan and Housing Element during the 2024 calendar year.

Recommendation:

Adopt a Resolution (Attachment 1) recommending City Council acceptance of the General Plan and Housing Element Annual Progress Reports for the Calendar Year 2024.

Background and Project Description:

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

City staff has submitted annual progress reports to HCD on the Housing Element since 2018. The calendar year 2022 was the first annual report submitted to OPR on the General Plan. The 2024 reports are

scheduled to be submitted to the State on March 31, 2025, to meet the statutory deadline of April 1st. Should the City Council request any changes at the April 1st City Council meeting, staff will update and resubmit them.

Staff Analysis:

General Plan Annual Progress Report

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

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

In the 2024 General Plan Annual Progress Report (Attachment 2), staff identified various projects and accomplishments related to specific goals, policies, and objectives from each general plan element.

Housing Element Annual Progress Report

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

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

The Housing Element Annual Progress Report includes tables for jurisdictions to report permit activity during the prior calendar year. The 2024 report has been posted online at https://ci.carmel.ca.us/post/current-planning-applications, under Public Hearings, Planning Commission Meeting-3/12/25.

Table A: Housing Development Applications Submitted. Table A lists all housing development applications submitted for new residential units in the 2024 calendar year. In 2024, twenty (20) applications were received for new residential units; all were for accessory dwelling units.

Table A2: Annual Building Activity Report Summary. Table A2 lists all building activity in the 2024 calendar year, including permit application approval (24), building permit issuance (22), and certificates of occupancy (9). It is not uncommon for a permit application to be approved and issued in the same calendar year and for a certificate of occupancy to be granted in a subsequent year. In 2024, three (3) permit applications were issued and granted occupancy in the same year.

In summary, 20 applications for new housing units were received, 22 building permits for new housing units were issued, and 9 new housing units were granted occupancy.

Table B: Regional Housing Needs Allocation Progress. Table B reports on the city's progress in constructing the regional housing needs allocation (RHNA). The city's RHNA is 349 units, of which 231 must be affordable to very low, low, and moderate-income households, with the remaining 118 being above moderate or market-rate housing. In 2024, the Community Planning & Building Department issued 22 building permits for above-moderate-income households. The remaining above moderate RHNA obligation is 96 units.

Table C: Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law. Not applicable.

Table D: Program Implementation Status. Table D includes all 6th cycle housing element programs and the city's progress in achieving each program objective during the 2024 calendar year. Staff notes that the housing element was adopted on April 8, 2024, and program implementation began post-adoption. There are 49 programs, implementing 14 policies, furthering 5 goals.

Additional reporting not applicable to Carmel includes,

- Table E: Commercial Development Bonuses Approved Pursuant to Government Code section 65915.7.
- Table F: Units Rehabilitated, Preserved, and Acquired for Alternative Adequate Sites Pursuant to Government Code section 65583.1(c).
- Table F2: Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2.
- Table G: Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of.
- Table H: Locally Owned Surplus Sites.
- Table I: Deleted
- Table J: Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of section 65915.
- Table K: Tenant Preference Policy.

Other Project Components:

Section 21084 of the Public Resources Code requires the California Environmental Quality Act (CEQA) Guidelines to include a list of classes of projects which have been determined to not have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, and pursuant to Article 19, Categorical Exemptions, the Secretary for Resources has found that the classes of projects listed in Sections 15301-15333, inclusive, do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents. Staff recommends that the Annual General Plan and Housing Element progress reports be found categorically exempt under class 6, Information Collection. Class 6 exemptions include basic data collection which do not result in a serious or major disturbance to an environmental resource.

Attachment 1 - Resolution
Attachment 2 - 2024 General Plan Annual Progress Report

CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA RECOMMENDING CITY COUNCIL ACCEPTANCE OF THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS FOR THE CALENDAR YEAR 2024

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

WHEREAS, the City of Carmel-by-the-Sea adopted the City of Carmel-by-the-Sea 2023-2031 Housing Element in 2024; and

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

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

WHEREAS, a General Plan Annual Progress Report and Housing Element Annual Progress Report for the Year 2024 were prepared for submission to the State of California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR); and

WHEREAS, both annual progress reports accurately reflect the City's progress in implementing the goals and policies of the General Plan and Housing Element during the 2024 calendar year; and

WHEREAS, on or before March 7, 2025, a meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public meeting to review the progress reports; and

WHEREAS, on March 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony, and considered recommending that the City Council accept the General Plan Annual Progress Report and Housing Element Annual Progress Report for 2024 and authorize its submittal to the State HCD and OPR; and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY recommend that the City Council accept the City of Carmel-by-the-Sea 2024 General Plan Annual Progress Report and Housing Element Annual Progress Report in a manner fully in conformity with the Coastal Act (CA Section 30510).

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of March 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

Michael LePage
Chair

Shelby Young
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
COMMUNITY PLANNING & BUILDING DEPARTMENT
2024 GENERAL PLAN ANNUAL PROGRESS REPORT

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    A. Purpose and Summary
    B. General Plan Background
2. General Plan Implementation Efforts

1. INTRODUCTION

A. Purpose and Summary

Government Code Section 65400 requires cities and counties to submit an Annual Progress Report (APR) on the status of the General Plan and implementation progress to their legislative bodies, the State Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). The 2024 reporting period included one amendment to the General Plan, resulting from City Council adoption of the 2023-2031 Housing Element. No urgency ordinances were passed in the reporting period, and no amendments to the City's Local Coastal Program were undertaken. Efforts to implement the City's General Plan during the 2024 reporting period are detailed in Section 2. General Plan Implementation Efforts.

This General Plan Annual Progress report will be presented to the Carmel-by-the-Sea Planning Commission for review on March 12, 2025. The City Council will be asked to review and adopt the annual report on April 1, 2024.

B. General Plan Background

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

> "The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominantly a residential city wherein business and commerce have in the past, are now, and are proposed to be in the future, subordinated to its residential

character; and that said determination is made having in mind the history and the development of said city, its growth and the causes thereof; and also its geographical and topographical aspects, together with its near proximity to the cities of Pacific Grove and Monterey, and the businesses, industries, trades, callings and professions in existence and permissible therein."

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

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

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

Land Use and Community Character. This Chapter covers topics required in the State-mandated Land Use Element and also includes policies for topics in sections 30244 and 30250 through 30254 of the Coastal Act.

Circulation. This Chapter, also referred to as the Circulation Element, is required by the State. Several of the policies in this element also implement provisions of the Coastal Act.

Coastal Access and Recreation. This Chapter includes policies for topics covered in sections 30210 through 30224 of the Coastal Act.

Coastal Resource Management. This Chapter includes policies for topics in sections 30230 through 30243 and 30251 of the Coastal Act.

Each of these Chapters begins with a discussion of the local setting and policy direction adopted by the City to address the requirements of the Coastal Act. Specific Goals, Objectives and Policies are then listed. Much of the background information and policy contained in the Coastal Land Use

Program is incorporated directly from existing plans and reports that address special topics. The following documents are appendices to the General Plan/Coastal Land Use Program:

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

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

Housing. This required element sets the city's policy and programs for housing construction and rehabilitation.

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

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

Environmental Safety. This is a required element that covers topics related to earthquakes, fires, floods and other hazardous conditions.

Noise. This is a required element that addresses sources of noise in the community and establishes policies to protect noise-sensitive land uses.

The various elements have been updated and reorganized over the years and are currently ordered as follows: 1) Land Use and Community Character (2003), 2) Circulation (2010); 3) Housing (2024); 4) Coastal Access and Recreation (2003); 5) Coastal Resource Management (2003); 6) Public Facilities and Services (2009); 7) Open Space and Conservation (2009); 8) Environmental Safety (2009); and 9) Noise (2009).

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

2. GENERAL PLAN IMPLEMENTATION EFFORTS

Please note the summary below is not intended to be exhaustive or all-inclusive; rather, it is simply a snapshot of major developments, accomplishments, projects, and practices during the 2024 calendar year. In many cases, an item may fulfill multiple goals/policies within an element or even across multiple elements. However, in the interest of reducing redundancy, only the most relevant implemented goals/objectives/policies have been listed.

Element	2024 Projects and Accomplishments	Implemented Goals/Objectives/Policies
1) Land Use and Community Character	Continued development of the 'Design Traditions 1.5' project to update the City's Design Guidelines.	G1-1: Continue to preserve and maintain the predominance of the residential character in Carmel through appropriate zoning and land development regulations in all districts. O1-10: Apply design regulations for the commercial district that will protect its established character while supporting the land uses contained therein.
	Carmel Inventory of Historic Resources maintained and updated.	O1-14: Maintain an inventory of historic resources.
	Reso 2024-009: $79,380 PSA to PAST Consultants, LLC, to update the Historic Context Statement; Reso 2024-010 accepting a $40k grant award from the State Office of Historic Preservation to update the Historic Context Statement	P1-85: Maintain an Historic Context Statement.
	Council entered into three Mills Act Contracts in 2024: (MA 23-116 (Esperanza Carmel LLC), MA 23-146 (Lopez 5 NW, LLC), and MA 23-103 (Cypress Inn). Note the applications were submitted prior to Urgency Ordinance 2023-008.	G1-5: Protect and enhance historic resources. Ensure that City ordinances, development review processes and administrative policies support, facilitate and coordinate with preservation activities. Provide incentives for property owners to preserve and rehabilitate historic resources.
2) Circulation	Reso 2024-059 approving a list of street projects for FY 24/25 partially funded by SB1: The Road Repair and Accountability Act of 2017 Reso 2024-085: $503,470 construction contract with Sharp Engineering & Construction, Inc., for the San Antonio Avenue Pedestrian Pathway Reconstruction Project Ordinance No. 2024-002, amending Chapter 10.36.010 of the muni code by adding subsection (1), under Section (C); Identifying Commercial Loading Zones to comply with CVC 22500 and Assembly Bill 413-The "Daylighting Bill"	G2-1: Provide and maintain a transportation system and facilities that promote the orderly and safe transportation of people and goods while preserving the residential character and village atmosphere of Carmel. O2-2: Ensure safety improvements are undertaken in response to the changing travel environment.

Element	2024 Projects and Accomplishments	Implemented Goals/Objectives/Policies
3) Housing Element	Resolution 2024-011: PSA PBD-EMC-037-22-23 with EMC Planning Group, Inc. for scope of Housing and Safety Element work for a not-to-exceed amount of $92,331, increasing the total contract cost to $371,931. Reso 2024-028 adopting a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program for the 2023-2031 Housing Element of the General Plan; and Reso 2024-029 approving a General Plan Amendment to repeal the 2015-2023 Housing Element and adopt the 2023-2031 Housing Element of the General Plan in compliance with State housing element law Reso 2024-062 to develop alternative sites and programs that would allow for an amendment to the City's adopted 6th Cycle Housing Element to remove Vista Lobos and Sunset Center from the Housing Sites Inventory.	(See Housing Element Annual Progress Report)
4) Coastal Access and Recreation	Continued Short Term Rental (STR) enforcement in 2024. STRs were identified through 3rd party compliance monitors Avenu STR and through Host Compliance and resident complaints. In 2024, 20 cases were logged in the City's tracking system.	P4-63 Retain measures to restrict commercial short-term rental of single- family residences in the R-l district. (LUP)
5) Coastal Resource Management	Based on the report, "Tracing Fecal Contaminants and Copper From Watershed Sources to the Ocean (October 11, 2022)" and Council guidance, the Planning Division and Planning Commission continue to deny copper as an architectural metal for water- conveying elements.	O5-43 Protect and enhance the water quality and biological productivity of local creeks, wetlands, and Carmel Bay through the prevention of point- and non-point-source water pollution. (LUP) G5-3: Protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including its biological resources, water resources, and scenic routes and corridors.

Element	2024 Projects and Accomplishments	Implemented Goals/Objectives/Policies
5) Coastal Resource Management	Based on the report, "Tracing Fecal Contaminants and Copper From Watershed Sources to the Ocean (October 11, 2022)" and Council guidance, the Planning Division and Planning Commission continue to deny copper as an architectural metal for water- conveying elements.	O5-43 Protect and enhance the water quality and biological productivity of local creeks, wetlands, and Carmel Bay through the prevention of point- and non-point-source water pollution. (LUP) G5-3: Protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including its biological resources, water resources, and scenic routes and corridors.
	Reso 2024–015: Amendment No. 2 to PSA with EMC Planning Group for the Coastal Engineering & Adaptation Planning Project, Phase 2, for a not-to-exceed fee of $450,000; and Authorize an Amendment to the CIP FY 2023/24 Budget to include the $500,000 Grant Receive presentation from Integral Corp./Haro Kasunich & Associates/EMC Planning Group on findings of the Coastal Engineering Study, Phase 1	G5-2: Establish and implement a comprehensive shoreline management program for the beach, bluffs and dunes that mitigates degradation caused by public use and natural forces.
	City Council Discretionary Funds Grant Program : Carmel Cares.	O5-6: Keep the beach free of refuse. P5-39: Encourage volunteer programs for beach and bluff clean-up activities. (LUP)
	Enforcement existing tree planting standards and required tree protection during development projects; ongoing City tree planting efforts; ongoing Urban Forest Master Plan Project. Urban Forest Master Plan Community Survey. Reso 2024-023: Change Orders #3 for On-Call Tree Service Contractors to include prior tree-related budgeted items totaling $200,000 in addition to a $200,000 mid-year budget allocation; Resos 2024-054, 2024-055, and 2024-056, approving Change Orders #4 and #5 for On-Call Tree Service Contractors to balance spending in FY 23/24, to allocate tree contracts for FY 2024/25, and to allocate funds for On-Call Landscape Maintenance Services contract.	O5-11: Maintain, restore and enhance the upper and lower tree canopy of Carmel's urbanized forest. (LUP) O5-13: Perform all tree work and landscaping within the City in accordance with City codes and policies and uniform planting practices that reflect the best current knowledge of tree and plant care.

Element	2024 Projects and Accomplishments	Implemented Goals/Objectives/Policies
5) Coastal Resource Management	Enforcement of tree planting standards and tree protection during development projects; ongoing City tree planting efforts; ongoing Urban Forest Master Plan Project. Completion of Urban Forest Master Plan Community Survey. Reso 2024-023: Change Order #3 for On-Call Tree Service Contractors totaling $200,000 in addition to a $200,000 mid-year budget allocation; Resos 2024-054, 2024-055, and 2024-056, approving Change Orders #4 and #5 for On-Call Tree Service Contractors to balance spending in FY 23/24, to allocate tree contracts for FY 2024/25, and to allocate funds for On-Call Landscape Maintenance Services contract.	O5-11: Maintain, restore and enhance the upper and lower tree canopy of Carmel's urbanized forest. (LUP) O5-13: Perform all tree work and landscaping within the City in accordance with City codes and policies and uniform planting practices that reflect the best current knowledge of tree and plant care.
	City continues to require tree removal and pruning permits.	O5-12: Implement policies, standards and procedures to regulate removal, pruning, and replacement of trees on private property.
	City continues to regulate the Right-of-Way per the Municipal Code and the Right-of-Way Vision Statement.	O5-16 Remove or reduce unnecessary or excessive hardscape and other nonconforming encroachments on City parklands and within street rights-of- way to provide for and promote planting of trees and native vegetation. (LUP)
	City continues to require drainage plans for additions and new builds.	O5-22: Maximize retention of surface water on each site through site design and use of best management practices. (LUP)
	Undergrounding of utilities required when a project valuation reaches $200,000 over a cumulative five-year period (exemptions considered if needed to protect significant trees). Presentation by Wave Astound Broadband to address public comments regarding their Fiber Optic Project and authorize issuance of an Encroachment Permit with Special Conditions of Approval Consider a recommendation from the Rule 20A Ad Hoc Committee to adopt Reso 2024-091 establishing the Del Mar Underground Utility District and authorizing the Del Mar Utility Undergrounding Project utilizing Rule 20A Work Credit allocation (Nov. 2024)	P5-183: Promote the placement of utilities underground where feasible and with minimum detriment to the root system of trees. (LUP)

Element	2024 Projects and Accomplishments	Implemented Goals/Objectives/Policies
6) Public Facilities and Services	Fiscal Year 2024/25 Capital Improvement Program and Five-Year Capital Improvement Plan	P6-14: Maintain the City's five-year Capital Improvement Program and conduct a yearly review by the Planning Commission of the Capital Improvement Program consistent with this Element.
	Resolution 2024-047 Adopting the Fiscal Year 2024-2025 Annual Operating and Capital Budget. Authorize Indigo/Hammond+Playle Architects to proceed with schematic design concepts for the Police Building Project.	O6-2: Support adequate levels of public services and facilities to serve the needs of the community, including police and fire protection, refuse and sanitary disposal services, building safety and public utility services.
	Council approved an advisory vote in November 2025 on street addresses Reso 2024-005: $392,150 Construction Contract with Color New Co., for the Sunset Center Exterior and Harrison Memorial Library Exterior and Interior Painting Projects; Reso 2024-006 PSA Amendment No. 2 Ten Over Studio for architectural services for the Sunset Center Portico Design Project, for a fixed fee of $29,500; Reso 2024-070, Construction Contract with Pro-Ex Construction, Inc., in the amount, with a 15% contingency, of $168,360 for the Sunset Center Cottages Window Repairs Project Library Facilities Master Plan Project. Review RFP for Architect Services for the renovation of the Harrison Memorial Library and the list for the Architect Selection Committee Reso 2024-044 approving a 3.59 percent rate increase to charges by GreenWaste Recovery, effective July 1, 2024, and approving Amendment No. 3 to the MOU between ReGen Monterey and Member Agencies for FY 24/25 Ordinance No. 2024-001, adding Chapter 8.30 to Title 8 to the Carmel-by-the-Sea Municipal Code regarding a policy related to the use of Military Equipment by the Carmel-by-the-Sea Police Department Reso 2024-060 accepting a $9,800 donation from Community Emergency	

	Response Volunteers (CERV) for the purchase of a Community Emergency Response Team trailer; Reso 2024-072 accepting a $3,000 donation from CERV Receive a presentation by California American Water Company to introduce the Dolores Street Water Main Replacement Project and authorize issuance of an Encroachment Permit with Special Conditions of Approval Reso 2024-053, $183,310 Construction Contract with California Constructors for the City Hall Roof Replacement Project Reso 2024-075, Amendment No. 2 to Wallace Group PSA, for Project Management and Design Services, for a not-to-exceed fee increase of $39,770	
	Reso 2024-081, Amendment No. 1 to ZFA Structural Engineers PSA, for a fixed fee of $25,000, for the Lincoln Street Trestle Bridge Evaluation Project	P6-18: Pursue roadside improvements funds and other available sources to develop bicycle paths and pedestrian trails.
	Reso 2024-098, $1,285,185 contract with Coastal Paving & Excavating, Inc. for Projects #1, 2, and 3 of the Drainage System Repairs Projects Receive a presentation by the Carmel Area Wastewater District to introduce the Santa Rita and Guadalupe Sewer Main Rehabilitation Project and authorize issuance of an Encroachment Permit with Special Conditions of Approval	P6-19: Maintain the City's roadways, storm drains, and other public infrastructure to ensure they are safe and functioning adequately.
	Ongoing public education of recently digitized Planning/Building records and recently established online payment options.	P6-20: Continue to evaluate ways to streamline the development review process.

Element	2024 Projects and Accomplishments	Implemented Goals/Objectives/Policies
7) Open Space and Conservation	Reso 2024-036, $433,818 Construction Contract with Monterey Peninsula Engineering for construction of the Mission Trail Nature Preserve, 3 Stream/Drainage Project	07-1: Use, maintain and enhance publicly owned land for the benefit of Carmel residents. G7-1: To protect, conserve, and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence. P7-8: Maintain the City's beach, park and open space in a manner that encourages use and enjoyment by residents and visitors while protecting the aesthetic and environmental quality of these areas.
8) Environmental Safety	Receive report on activities and actions over the previous 2 years on the City's Emergency Operations Plan and adopt Reso 2024-001 approving the updated 2024 Emergency Operations Plan Reso 2024-077 Adopting the Community Wildfire Protection Plan completed for the Cities of Monterey, Pacific Grove, and Carmel-by-the-Sea. Alert education and outreach (Monterey County, PG&E, Nixle, City of Carmel).	G8-1: Ensure there is adequate preparedness to respond to a disaster. G8-2: Provide protection from natural hazards. G8-3: Reduce potential impacts from natural hazards. G8-4: Control land uses siting to avoid exposure to excessive risk. O8-4: Prevent or reduce the potential for life loss, injury, and property damage from fire hazards.
	Weekly vlog/email updates to disseminate emergency alerts & recommendations	O8-3: Provide public education about what to do in case of emergencies and means available to avoid or minimize their effects.
9) Noise	Council directed Forest & Beach Commission to explore a policy prior end of 2024 to balance pickleball and tennis activities at Forest Hill Park with surrounding residential uses; in Jan '25 the Forest & Beach Commission limited pickleball to 9-5 three days/wk for 90 day trial period.	O9-1: Support programs to reduce community noise levels where possible to levels acceptable to the community O9-3 Control unnecessary, excessive and annoying noises within the City where not preempted by Federal or State control.
	Noise emission checks for all new generators, heating/AC, hot tubs, or similar systems upon permit approval and upon request.	P9-6: Develop a noise enforcement program to minimize disturbance of the community tranquility.
	Gas-powered leaf blowers prohibited.	P9-15: Continue to prohibit the use of gas-powered leaf blowers in the City.
	Truck route maintained.	P9-16: Continue to maintain a truck route to limit noise impacts in the City.
	Live Music Ordinance enforced.	P9-18: Continue to enforce the City's Live Music Ordinance limiting the sound and location of live music in the commercial districts.

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

March 12, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
APPROVED BY:	Anna Ginette, Director of Community Planning and Building
SUBJECT:	February 11, 2025 Regular Meeting Minutes

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

February 11, 2025 Regular Meeting Minutes

REGULAR MEETING
Tuesday, February 11, 2025

TOUR 3:00 PM
MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Commission members were absent: Michael LePage

TOUR OF INSPECTION

Item A: DS 23-005 (Schwartz-Young): Casanova Street 10 northeast of Ocean Avenue

Item B: DS 22-331 (Collins): San Carlos Street 3 southeast of 1st Avenue

Item C: DS 24014 (Lewis & McClellan Trust): San Carlos Street 3 southwest of Vista Avenue

Item D: DS 24346 (P&T 2024 LLC): Santa Rita Street 5 southwest of 3rd Avenue

Item E: DS 24289 (Your Golden Key No 1 LLC): 13th Avenue 2 southeast of Mission Street

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

The following Commission members were absent: Michael LePage

PUBLIC APPEARANCES

The following members of the public appeared before the Commission: Neil Kruse, Tori LeComte, Chuck Najarian, and Cindy Lloyd

ANNOUNCEMENTS

Brandon Swanson, Assistant City Manager, introduced the new Director of Community Planning and Building, Anna Ginette.

CONSENT AGENDA

Item 1: January 15, 2025 Special Meeting Minutes

Item 2: Monthly Activity Report: January 2025

Item 3: DS 23-137 (Layman): Consideration of a time extension for Design Study approval

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

Commissioner Locke closed the meeting for public comment.

It was moved by Commissioner Allen and seconded by Commissioner Ahlborn to approve the consent agenda.

The motion passed by the following roll call vote:

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

ORDERS OF BUSINESS

Item 4: Roofing Materials Discussion: Continued discussion and direction from the Planning Commission for staff on roofing materials, including but not limited to metal roofs

Brandon Swanson, Assistant City Administrator, introduced the item and provided the following update. Previously, the Planning Commission discussed alternative roofing materials and directed staff to return with more information including samples, insurance agents, and as much research as possible. Following this direction, the Design Standards Steering Committee met to discuss alternative roofing materials, including, but not limited to, metal. They, too, requested additional information before they felt they could provide a recommendation to the Planning Commission. There was a consensus at the Steering Committee meeting that it would be wise to push the Roofing Materials Discussion item to allow staff time to compile a better suite of information, including physical samples.

Commissioner Locke opened the meeting for public comment. The following members of the public appeared before the Commission: Nathan Smith and Elaine White

Commissioner Locke closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Commissioner Allen to continue Item 4: Roofing Materials Discussion to a date uncertain.

The motion passed by the following roll call vote:

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

PUBLIC HEARINGS

Item 5: **Artificial Turf Policy**: Consider a recommendation to the City Council regarding adoption of an Artificial Turf Policy prohibiting the installation of artificial turf/synthetic grass in the City.

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

Commissioner Locke opened the meeting for public comment. The following members of the public appeared before the Commission: Adam Jeselnick, Neil Kruse, Cindy Lloyd, and Karyl Hall

Commissioner Locke closed the meeting for public comment.

It was moved by Commissioner Allen Karapetkov and seconded by Commissioner Karapetkov to approve a resolution recommending City Council adoption of Policy 2025-(TBD) prohibiting the installation of artificial turf citywide.

The motion passed by the following roll call vote:

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

Item 6: **DS 24014 & VA 24364 (Lewis & McClellan Trust)**: Consideration of a Track 1 Design Study (DS 24014) referral and associated Variance (VA 24364) for the construction of a 39-square-foot addition to an existing residence and a 200-square-foot parking pad in the front setback located on San Carlos Street 3 southwest of Vista Avenue within the Single-Family Residential (R-1) District. APN: 010-116-019-000

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

Adam Jeselnick, Architect for the project, spoke on the item and addressed questions of the Commission.

Commissioner Locke opened the meeting for public comment. The following members of the public appeared before the Commission: Cheryl Engelaer

Commissioner Locke closed the meeting for public comment.

It was moved by Commissioner Allen and seconded by Commissioner Locke to approve a resolution denying a Track 1 Design Study Referral and Variance for the construction of a 39-square-foot addition to an existing residence, the conversion of the existing garage into living space, and the construction of a parking pad in the front setback located on San Carlos 3 southwest of Vista within the Single-family Residential (R-1) Zoning District. APN 010-116-019-000

The motion fails by the following roll call vote:

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

It was moved by Commissioner Locke and seconded by Commissioner Karapetkov to continue Item 6: DS 24014 & VA 24364 (Lewis & McClellan Trust): **Consideration of a Track 1 Design Study (DS 24014) referral and associated Variance (VA 24364) for the construction of a 39 square-foot addition to an existing residence and a 200-square-foot parking pad in the**

front setback located on San Carlos Street 3 southwest of Vista Avenue within the Single-Family Residential (R-1) District. APN: 010-116-019-000 to the next Planning Commission meeting.

The motion passes by the following roll call vote:

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

Commissioner Allen recused.

Item 7: **DS 24346 (P&T 2024 LLC)**: Consideration of a Concept 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, located at Santa Rita Street 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, addressed questions of the Commission.

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

Commissioner Locke closed the meeting for public comment.

It was moved by Commissioner Karapetkov and seconded by Commissioner Ahlborn to approve a resolution accepting a Concept Design Study, 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 with the added condition to revise the proposed project so that window styles and materials are uniform throughout the building.

The motion passed by the following roll call vote:

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

Commissioner Allen returned to the dais.

Item 8: **DS 22-331 (Collins):** Consideration of a Concept Design Study for the demolition of an existing 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-121-013-000

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

Claudio Ortiz, Agent for the project, spoke on the project and answered questions of the Commission.

Commissioner Locke opened the meeting for public comment. The following members of the public appeared before the Commission: Karyl Hall, Neil Kruse, and Hongxia Liu.

Claudio Ortiz, Agent for the project, gave closing comments to respond to comments from the public.

Commissioner Locke closed the meeting for public comment.

It was moved by Commissioner Ahlborn and seconded by Commissioner Karapetkov to approve a resolution accepting a Concept Design Study (DS 22-331, Collins) for the demolition of an existing 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage located at San Carlos Street 3 southeast of 1st Avenue in the Single-family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-121-013-000 with the added condition the civil plans and Landscape Plan be revised throughout to be consistent with design and representations made throughout the architectural plan sheets.

The motion passed by the following roll call vote:

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

Item 9: **DS 23-005 (Schwartz-Young):** Consideration of a Concept Design Study for a 351-square-foot addition to an existing 2,105-square-foot two-story single family residence located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-214-024-000

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

Benjamin Schaefer, Architect representing the Applicant, spoke on the project and answered questions of the Commission.

Aaron Schwartz, Property Owner, spoke on the project.

Commissioner Locke opened the meeting for public comment. The following members of the public appeared before the Commission: Mitch Tarica

Commissioner Locke closed the meeting for public comment.

Benjamin Schaefer, Architect representing the Applicant, and Aaron Schwartz, Property Owner, gave closing comments to address the question raised in public comments regarding privacy with existing and proposed windows.

It was moved by Commissioner Allen and seconded by Commissioner Ahlborn to approve a resolution accepting a Concept Design Study (DS 23-005, Schwartz-Young) for a 351-square-foot addition to an existing 2,105-square-foot two-story single-family residence located at

Casanova Street 10 northeast of Ocean Avenue in the Single-family Residential (R-1) District. APN: 010-214-024-000 with the added conditions of a revision to the third story west-facing windows to reduce the visual scale of the third story, a revision to the second-floor deck railing style and material to reduce the visual scale of the second story, and to clarify the privacy concerns of the neighbors.

The motion passed by the following roll call vote:

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

Item 10: **DS 24289 (Your Golden Key No 1 LLC):** Consideration of a Concept Design Study, DS 24289 (Your Golden Keys No 1, LLC), for the demolition of a one-story single-family residence and detached garage and the construction of a 2,435-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements. The residence is located on 13th Avenue 2 southeast of Mission Street in the Single-Family Residential (R-1) District, APN 010-161-018-000

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

Claudio Ortiz, Architect for the project, spoke on the project and addressed questions of the Commission.

Commissioner Locke opened the meeting for public comment. The following members of the public appeared before the Commission: Carolyn Terry

Commissioner Locke closed the meeting for public comment.

Claudio Ortiz, Architect for the project, gave closing comments to elaborate on his communication with the neighbors of the property.

It was moved by Commissioner Allen and seconded by Commissioner Ahlborn to approve a resolution accepting a Concept Design Study for the demolition of a one-story single-family residence and detached garage and the construction of a 2,435-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements located on 13th Avenue 2 southeast of Mission in the Single-family Residential (R-1) Zoning District. APN 010-161-018-000 with the condition the roof be amended to simplify the design, as presented by the architect.

The motion passed by the following roll call vote:

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

DIRECTORS REPORT

Anna Ginette, Director of Community Planning and Building, gave a report and answered questions of the Commission.

- **ADU Ordinance:** The draft ADU Ordinance will be sent for public review in the coming months with workshops to follow.

FUTURE AGENDA ITEMS

Item 11: Next Regular Meeting: March 12, 2025

Commissioner Locke requested an item be added on appropriate landscaping for future discussion.

Commission Ahlborn requested further discussion and staff guidance on noise and light impacts as specified in the guidelines.

ADJOURNMENT

7:11 PM

APPROVED:

_____
Michael LePage, Chair

ATTEST:

_____
Shelby Gorman, Recording Secretary

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

March 12, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
APPROVED BY:	Anna Ginette, Director of Community Planning and Building
SUBJECT:	February 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.

February 25, 2025 Special Meeting Minutes

SPECIAL MEETING
Tuesday, February 25, 2025

MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: Stephanie Locke

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None.

ORDERS OF BUSINES

Item 1: **Housing Element Implementation Workshop**: The Planning Commission will hold a public workshop to review revisions to the Carmel-by-the-Sea Municipal Code as part of the 6th cycle Housing Element implementation. Revisions include, but are not limited to, removing regulatory barriers to multi-family housing construction. The Commission will discuss permitting, parking, density, incentives, and housing types.

Marnie Waffle, Principal Planner, presented the update to the Housing Element. Discussion topics included an overview of updates and assessment of implementation goals such as the removal of regulatory barriers to the construction of housing, the definition of various housing types, and the provision of incentives to construct multi-family housing.

Chair Lepage opened the meeting for public comment. The following members of the public appeared before the Commission: Brian Congleton, Melanie Billig, Adam Jeselnick, and Anonymous

Chair Lepage closed the meeting for public comment.

Chair LePage summarized the comments received by the public and the Commission to include: an expansion of the definition of employee housing beyond agricultural workers to include other local employees, such as restaurant and hotel staff; that incentives for development may not be sufficient, with suggestions to increase the floor area ratio (FAR) downtown to make projects more viable; a need for better understanding of density bonus allocations and clarity on the process for developers requesting concessions; a desire to address affordability for families; for staff to provide tables defining low- and moderate-income thresholds; and, interest in how objective standards will be created by consultants to protect the community's character.

The Commission directed staff to hold another workshop on the Housing Element with increased outreach efforts.

FUTURE AGENDA ITEMS

Item 2: Next Regular Meeting: March 12, 2025

ADJOURNMENT

6:17 PM

ATTEST:

APPROVED:

Michael LePage, Chair

Shelby Gorman, Recording Secretary

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

March 12, 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 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.

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. 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, with Special Conditions to include: Volume Study, Landscape Plan, and revision of window schedule to achieve greater uniformity of window styles (configurations). The applicant has revised the plans to respond to the Planning Commission's direction, and the project has passed the required Volume Study. No feedback from neighbors was received in association with the Concept Design Study, and no feedback from neighbors has been received in association with the Final Design Study. 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. 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, cedar and stone veneer siding, a triple-layer composition shingle roof, a cedar second-story deck, and stone site pavers. At the time of writing this report, Staff has not received any neighbor concerns about the proposed design.

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. The proposed detached garage is located within the structural root zone of tree #3 and #5, approximately where the existing carport and asphalt driveway is located. The City Forester has reviewed the proposed site plan, and has added a Condition of Approval requiring the applicant to hand-dig a trench to identify root locations, 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 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 applicant submit final drainage and erosion control plans for review and approval 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. At the time of writing this report, Staff has not received any concerns from neighbors about the proposed project. Staff has not identified any adverse privacy or view impacts associated with the project, nor impacts to privacy or solar access. 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.*

Staff Response:
The applicant proposes a 200-square-foot detached garage on the northeast side of the lot, set back 15ft from the front (east) property line and accessed via a new gravel driveway. The portion of existing asphalt driveway in the right-of-way will be retained. The garage is proposed to be 10ft x 20ft. The proposed detached garage will be situated where the existing asphalt driveway (proposed to be demolished) is located. At one story, the new garage is subordinate to the main house. The 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.

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. Exterior doors are proposed to be between 6ft-in and 8ft feet tall. The entry door is proposed to be 8ft tall. The divided-lite windows are proposed to be between 2ft-6in to 6ft 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 with applicable LUP policies and complies with the Residential Design Guidelines pertaining to mass, bulk and roof form.

Finish Details:

The applicant is proposing horizontal cedar wood cladding and stone veneer cladding. The stone veneer is limited to the front one-story volume, while the cedar 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 also proposed to be cedar. The cedar throughout will be 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 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: At the time this report was published, staff had not received correspondence regarding this project.

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 - Project Data Table
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 THE PROJECT QUALIFIES AS A CLASS 3 CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELNES SECTOIN 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) 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, 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 March 12, 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 and tree #5. The Applicant shall hand-dig a trench to identify root locations of tree #3 (a significant tree), 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 12th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
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, no new
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, 15’ 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”.



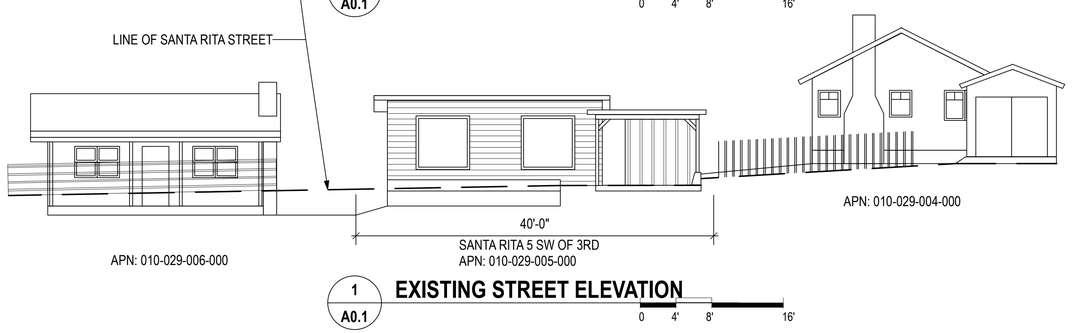
3 A0.1 **LOOKING NW FROM SANTA RITA ST**

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	15'-0" (GARAGE)
PROPOSED REAR SETBACK	65'-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)	+106.0' (8'-0" ABOVE GRADE)
PROP'D RIDGE HEIGHT (GARAGE)	+108.9' (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 RENEWAL DATE 10/2025 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

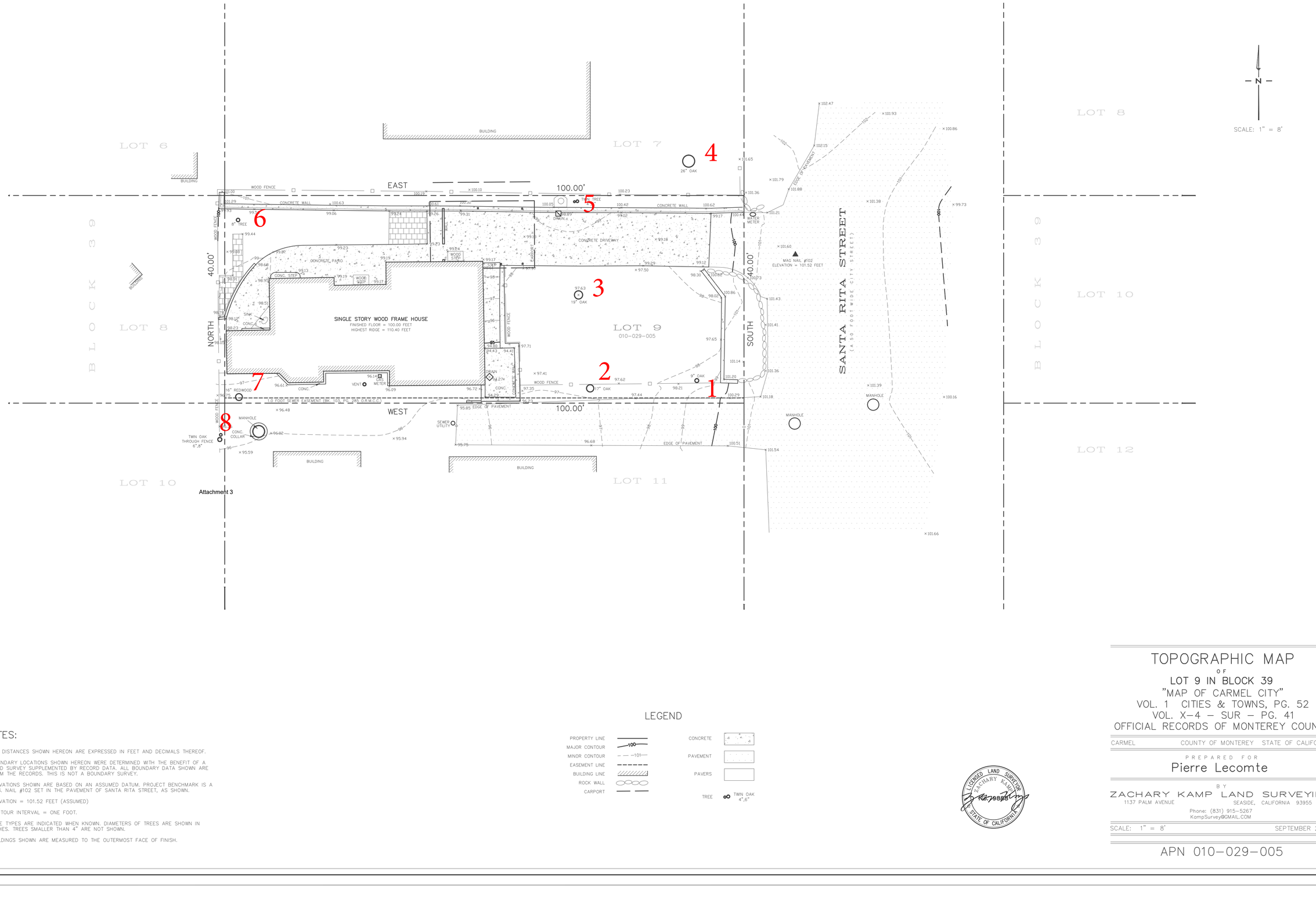
TITLE PAGE, STREET VIEW AND RENDERING

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

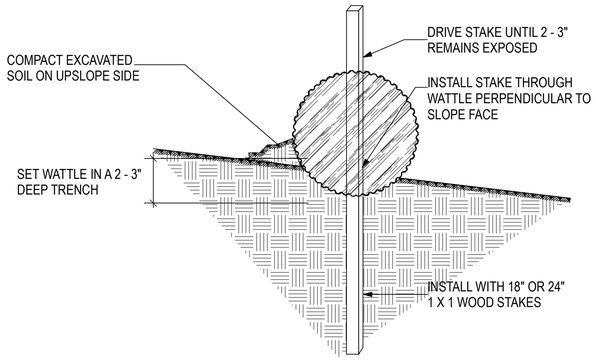
FORESTERS NOTES

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	DATE
	DESIGN STUDY	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:

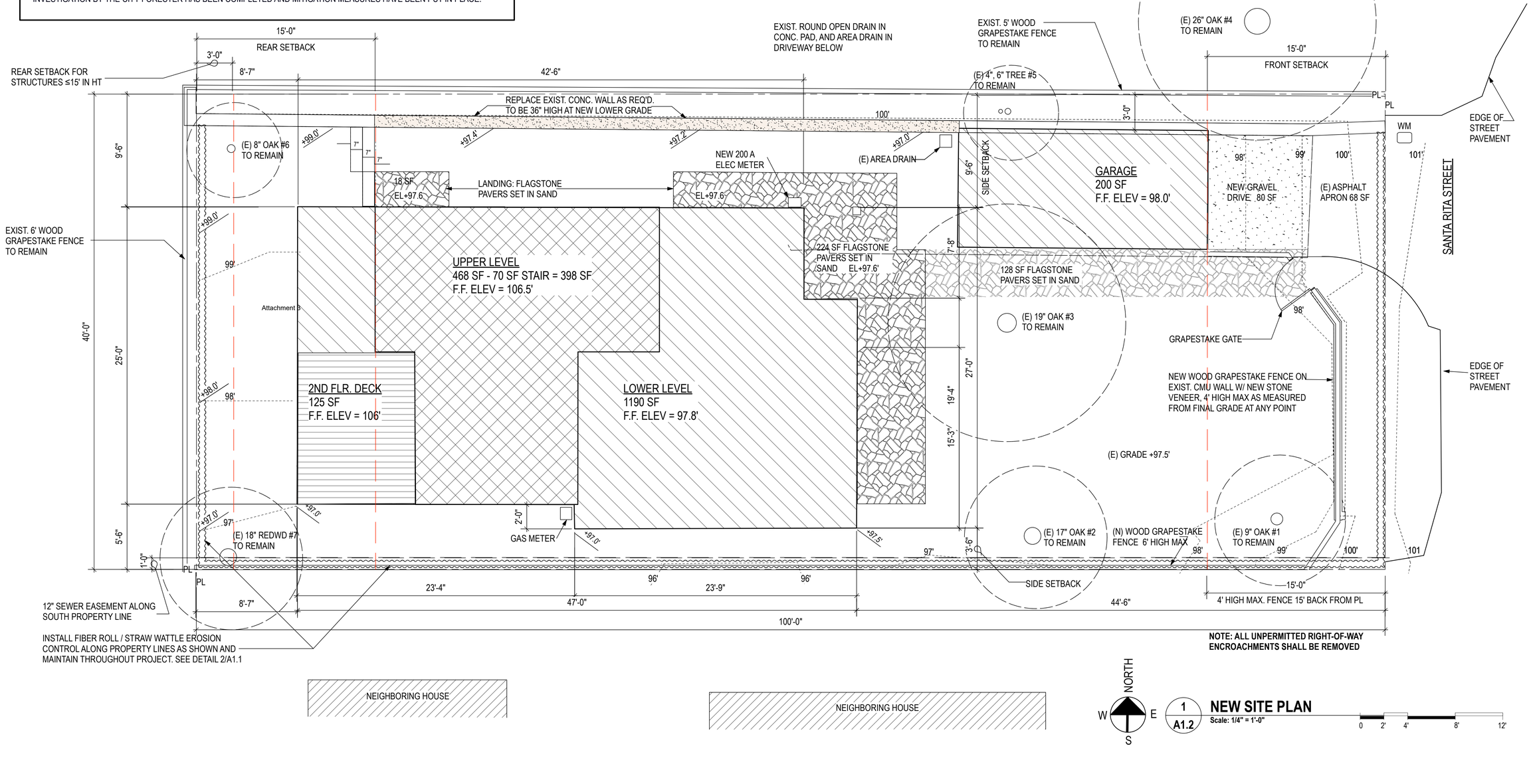
•PRIOR TO GRADING, EXCAVATION OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
•EXCAVATION WITHIN 6' OF A TREE TRUNK IS NOT PERMITTED.
•NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
•PER MUNICIPAL CODE CHAPTER 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:		
GRAVEL DRIVEWAY	80 SF	
PERVIOUS COVERAGE: FLAGSTONE PAVERS SET IN SAND		
WALKWAY	128 SF	
ENTRY LANDING AND PATIO	224 SF	
BR DOOR LANDING	18 SF	
TOTAL PERVIOUS COVERAGE	450 SF	11.3%
TOTAL PROPOSED COVERAGE	**536 SF**	**13.3%**



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 11/2025 RENEWAL DATE STATE OF CALIFORNIA

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

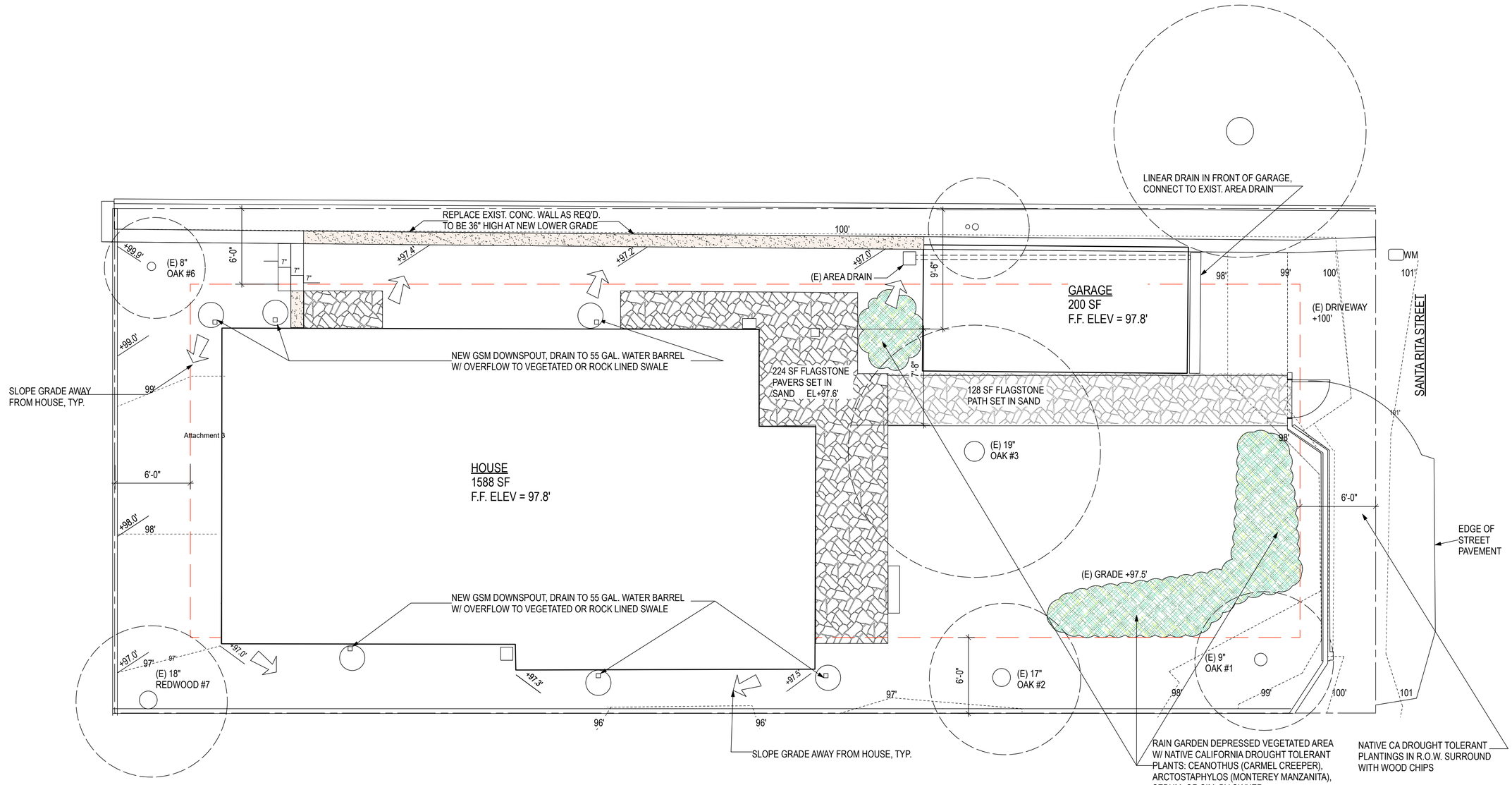
DATE
SUBMITTAL 11/4/2024
DESIGN STUDY 1/17/2025
REVISIONS

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



NORTH
W E
S

1
A1.3

STORM DRAINAGE AND LANDSCAPE PLAN

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

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
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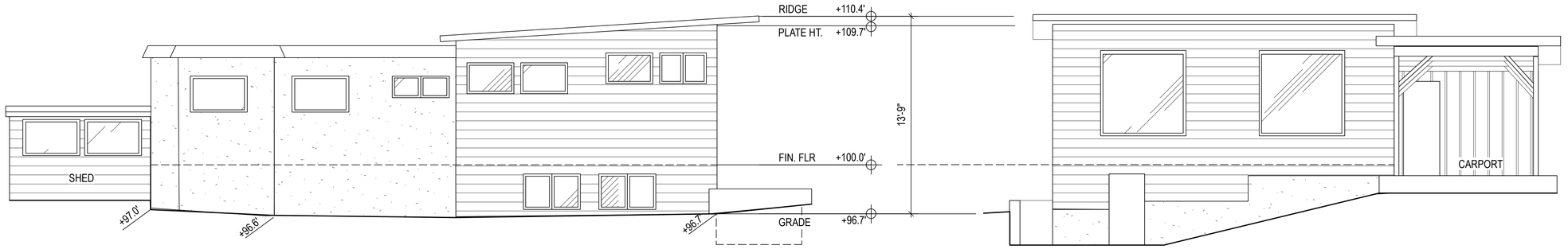
REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

STORM DRAINAGE PLAN
LANDSCAPE PLAN

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

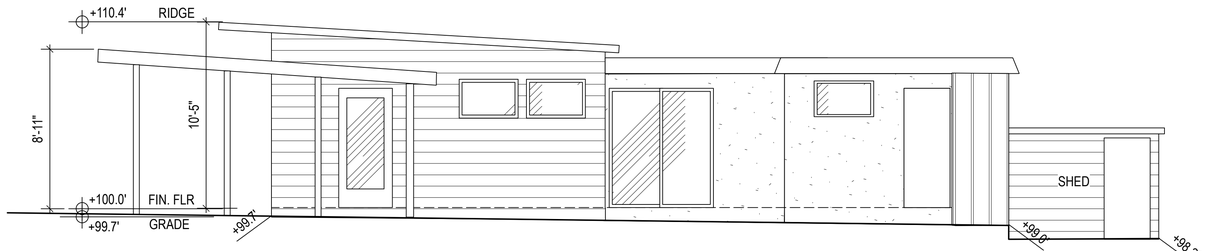
OWNER: P & T 2024, LLC
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

A1.3

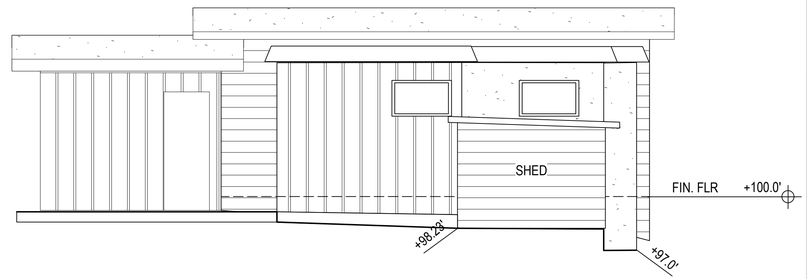


6 A2.0 **SOUTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

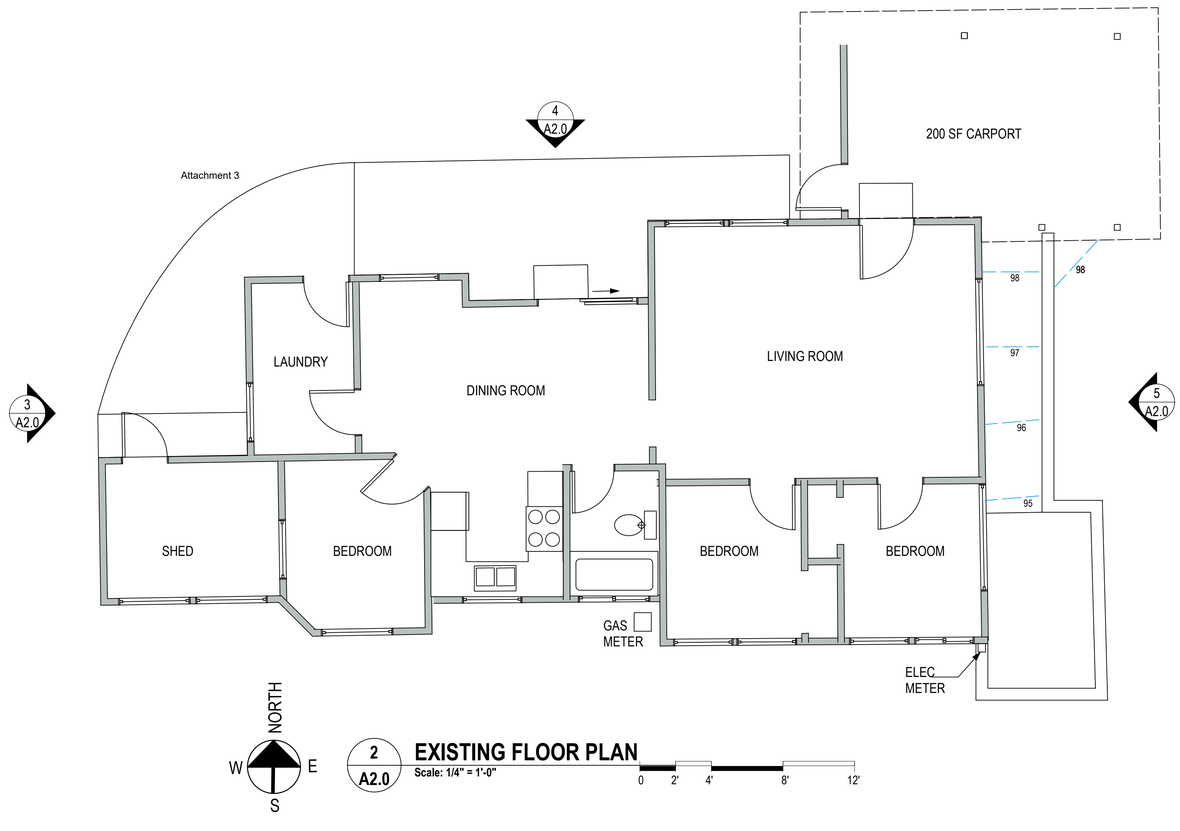
5 A2.0 **EAST ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'



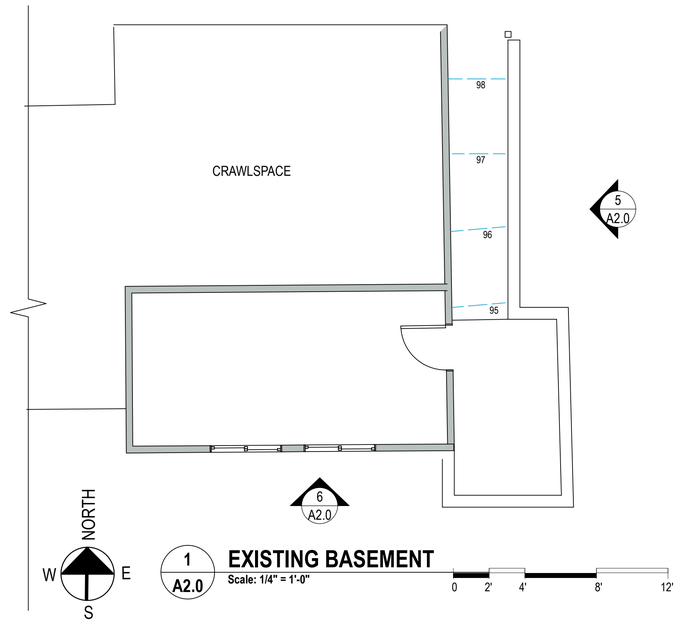
4 A2.0 **NORTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'



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"
0 2' 4' 8' 12'



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
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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

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

EXISTING PLAN AND ELEVATIONS

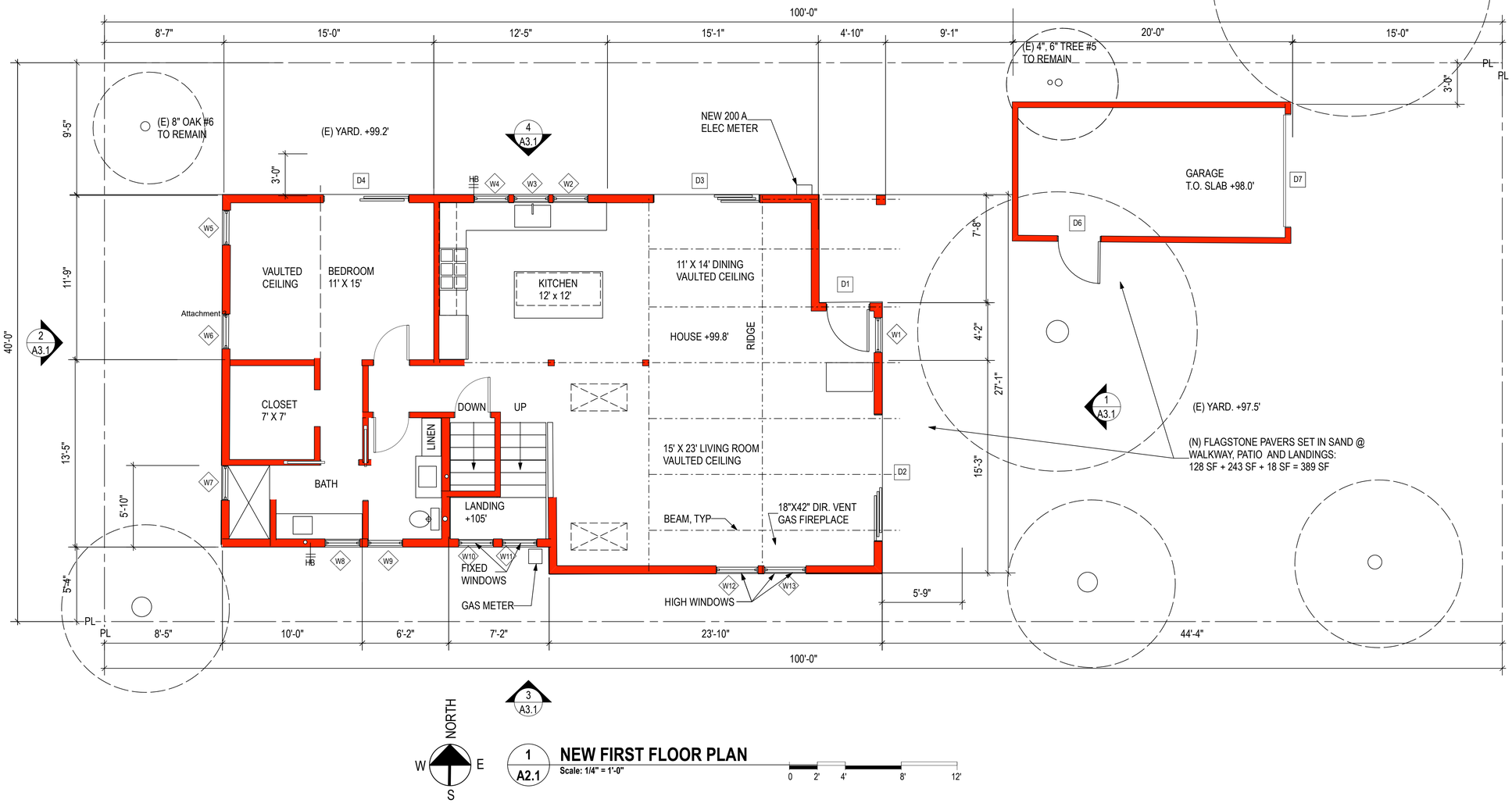
A2.0

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	BEDROOM 2	CASEMT	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W17	BEDROOM 3	CASEMT	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
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 8'-0"			WOOD						DUTCH DOOR	
D2	LIVING ROOM	XXO SLIDER	9'-0" X 7'-0"			WOOD				≤ .3	≤ .35	SIERRA PACIFIC ALUM CLAD, TYP.	
D3	DINING ROOM	XXO SLIDER	7'-6"" X 7'-0"			WOOD				≤ .3	≤ .35		
D4	BEDROOM 1	XO SLIDER	5'-6" 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



1 A2.1 **NEW FIRST FLOOR 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

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

REVISIONS

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

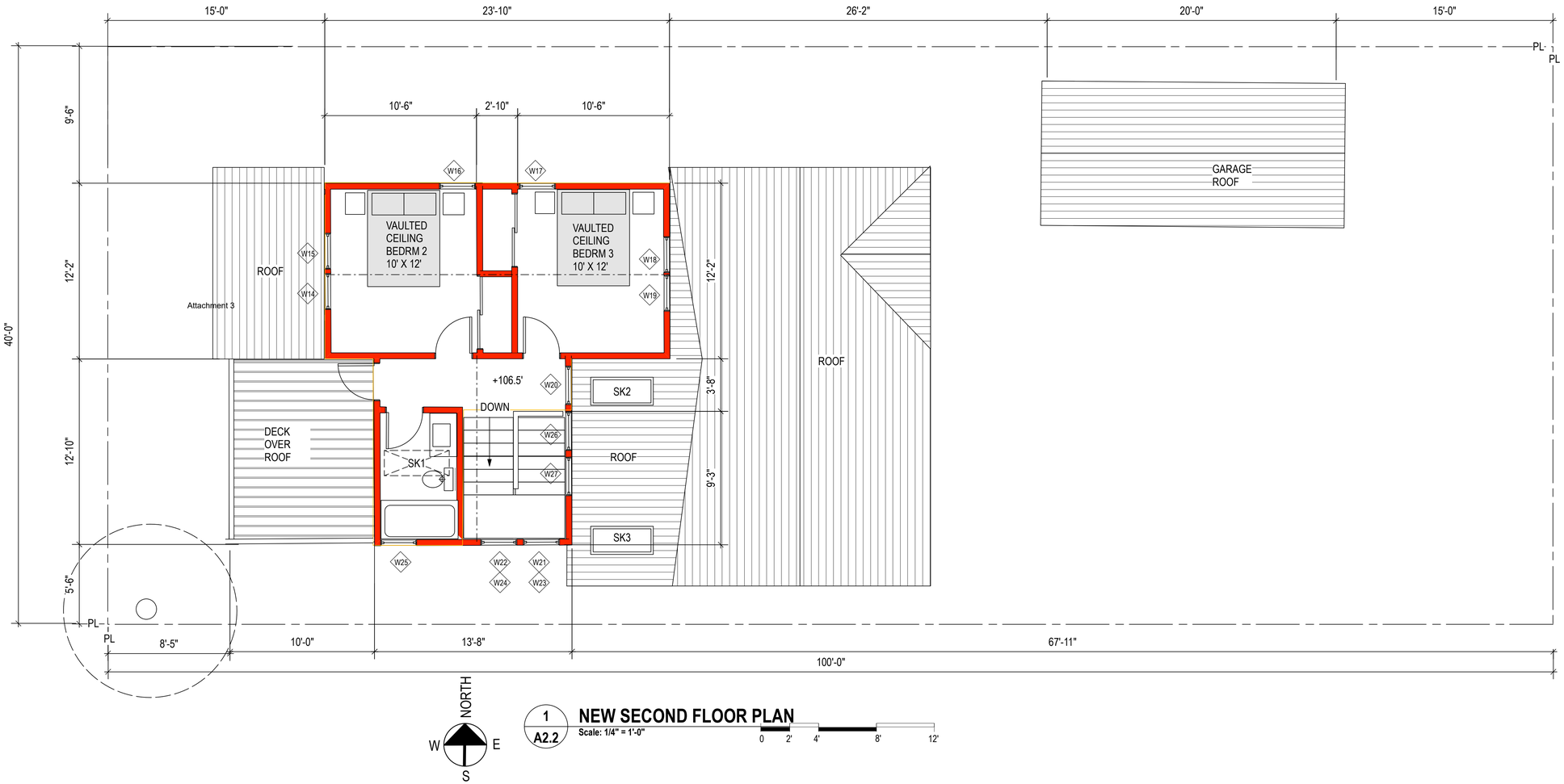
NEW FIRST FLOOR PLAN

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 RENEWAL DATE 11/30/25 STATE OF CALIFORNIA

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

SUBMITTAL
DESIGN STUDY

REVISIONS	DATE
	11/4/2024
	1/17/2025

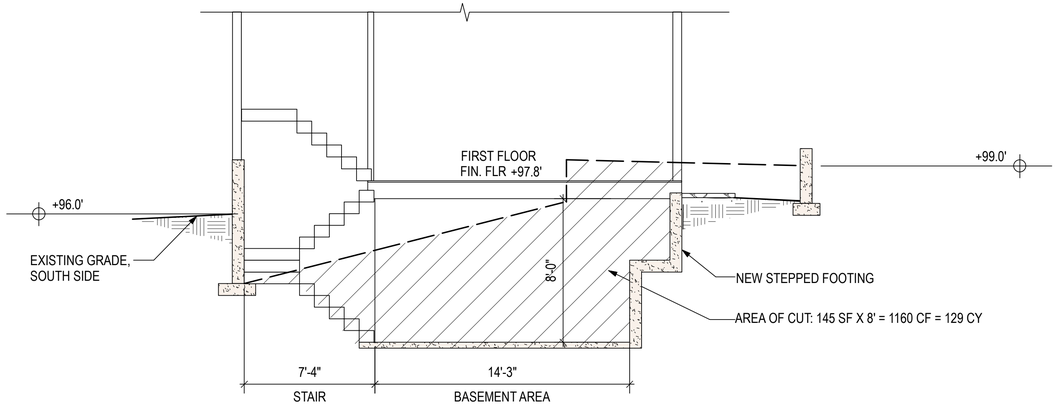
SECOND FLOOR PLAN

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

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

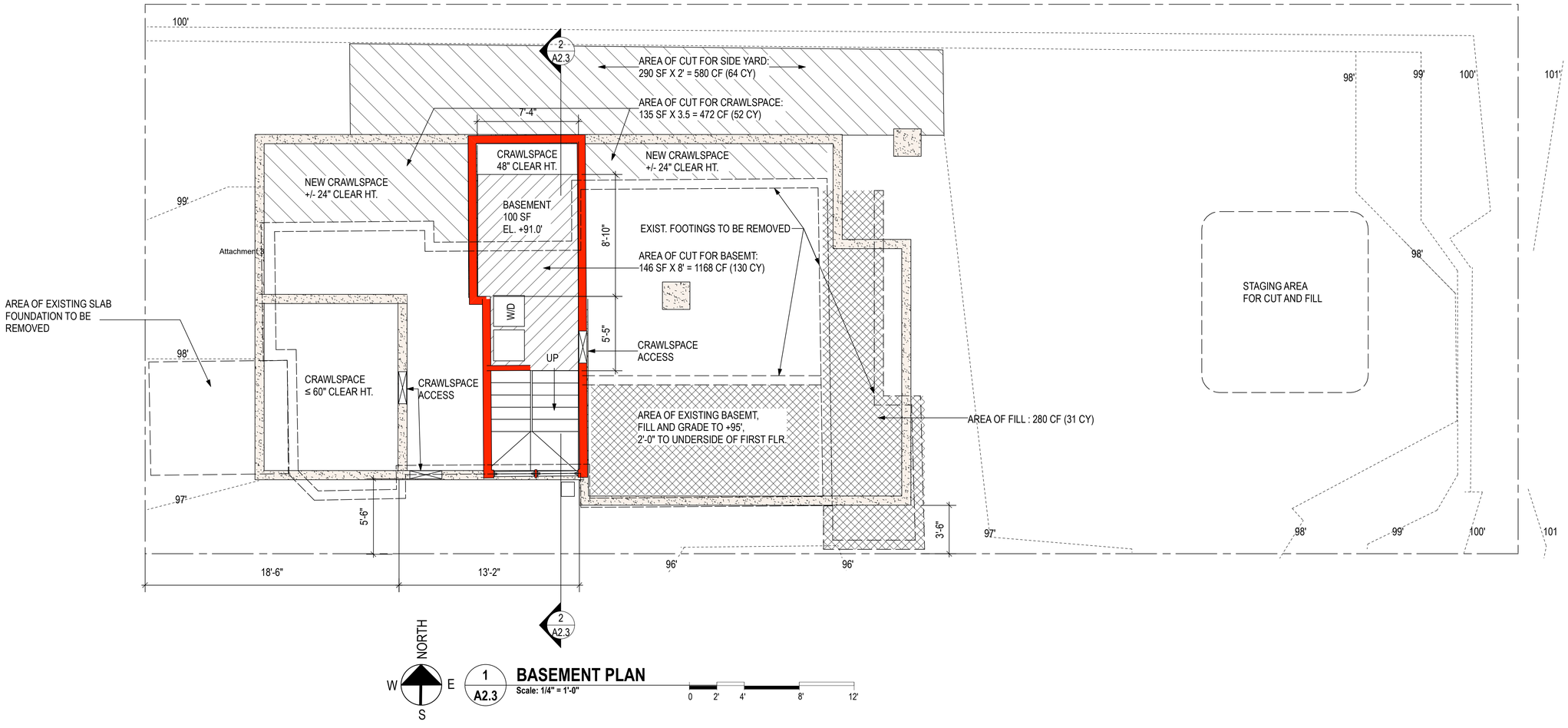
SANTA RITA 5 SW OF 3RD
CARMEL, CA

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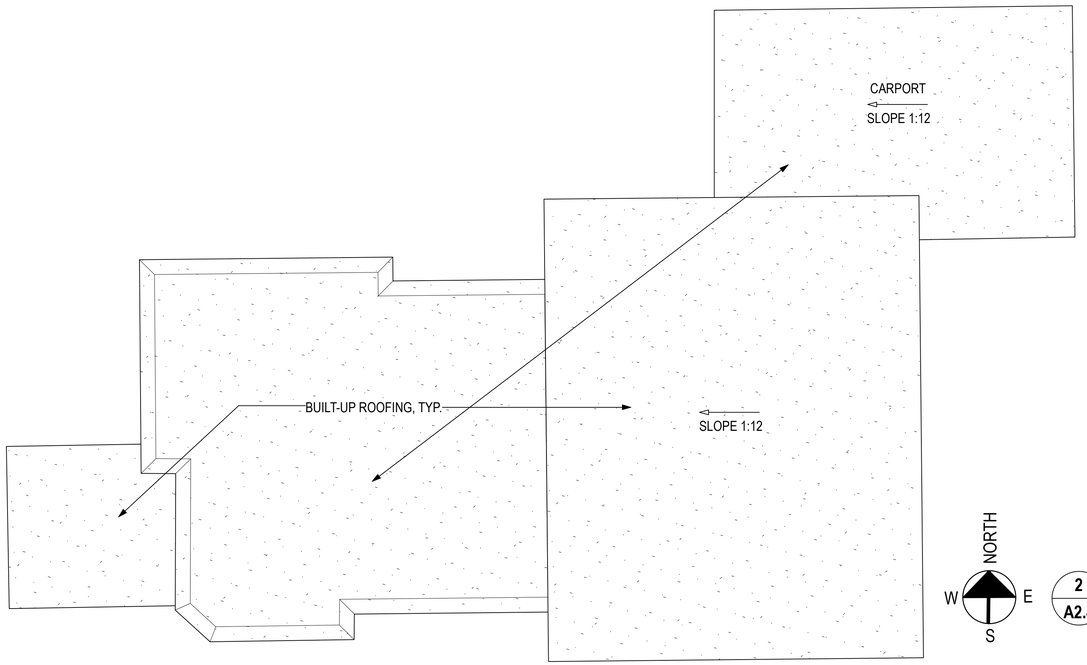
OWNER: **P & T 2024, LLC**
PIERRE LECOMTE

SANTA RITA 5 SW OF 3RD
CARMEL, CA

BASEMENT PLAN

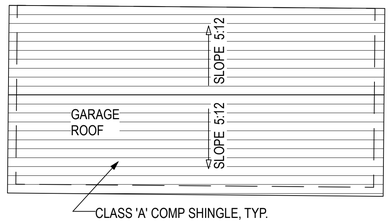
SCOPE OF WORK: NEW TWO STORY SINGLE FAMILY HOUSE AND DETACHED GARAGE

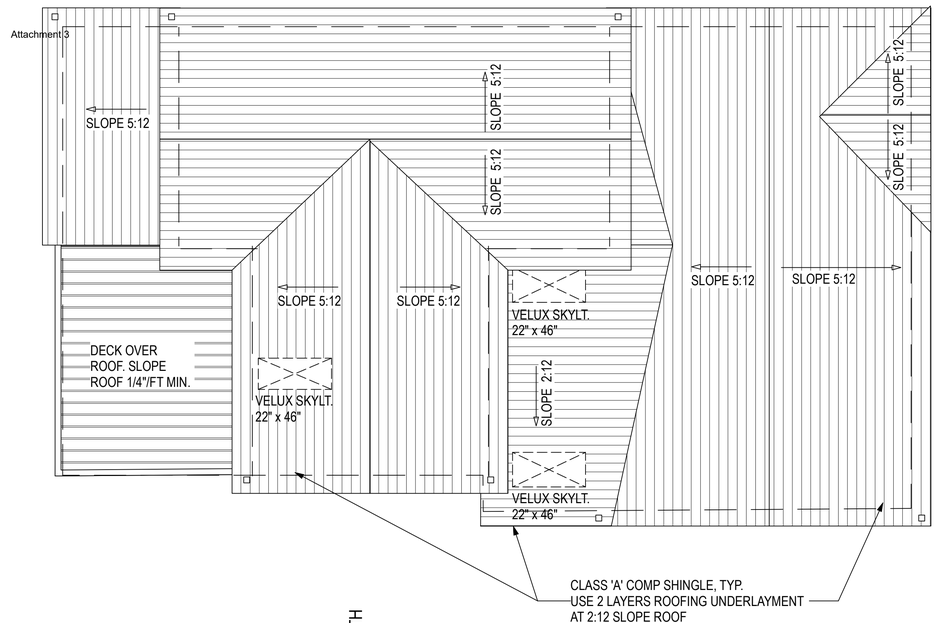
A2.3



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

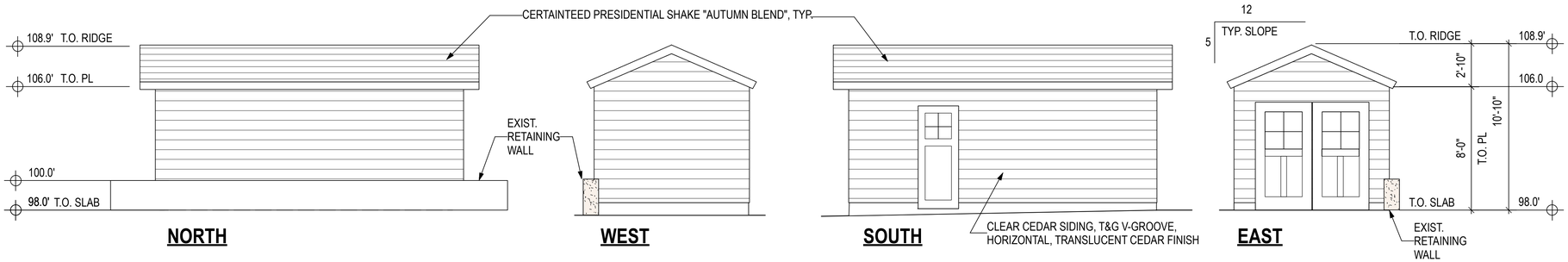
REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

ROOF PLAN

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

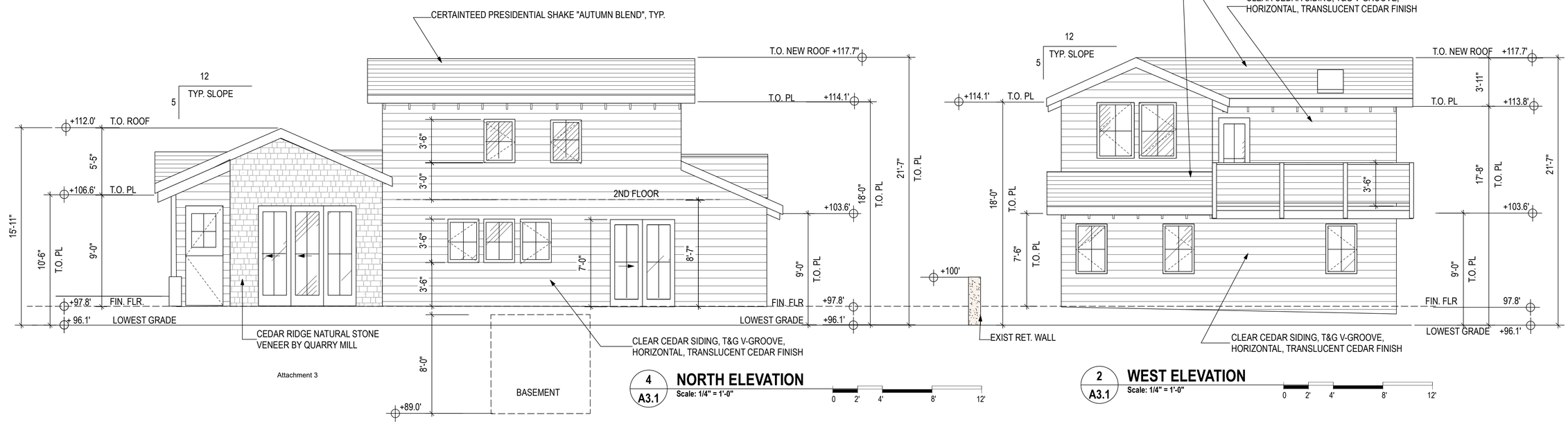
OWNER: **P & T 2024, LLC**
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

A2.4



5 A3.1 GARAGE ELEVATIONS

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



4 A3.1 NORTH ELEVATION

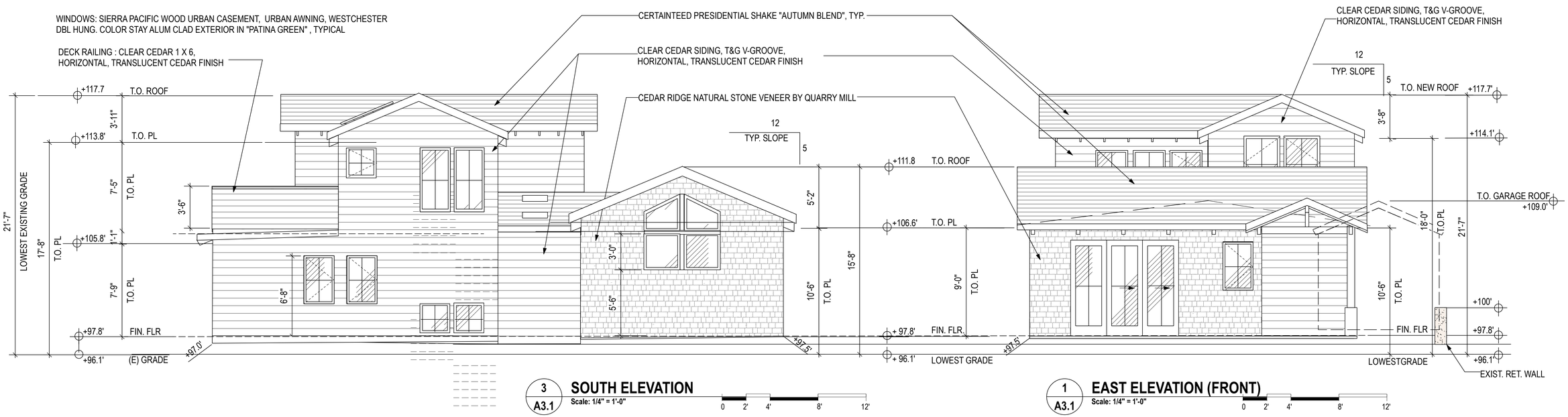
Scale: 1/4" = 1'-0"

0 2' 4' 8' 12'

2 A3.1 WEST ELEVATION

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

0 2' 4' 8' 12'



3 A3.1 SOUTH ELEVATION

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

0 2' 4' 8' 12'

1 A3.1 EAST ELEVATION (FRONT)

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

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



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.



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



WOOD SIDING : CLEAR CEDAR SIDING, T&G V-GROOVE,
HORIZONTAL, TRANSLUCENT CEDAR FINISH



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



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



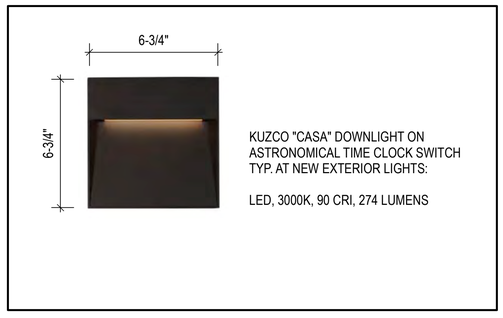
SIERRA PACIFIC PATINA COLOR EXTERIOR CLADDING WITH PINE INTERIOR.



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



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

LED, 3000K, 90 CRI, 274 LUMENS

EXTERIOR LIGHTING



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



CEDAR RIDGE NATUIRAL STONE VENEER BY QUARRY MILL

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)

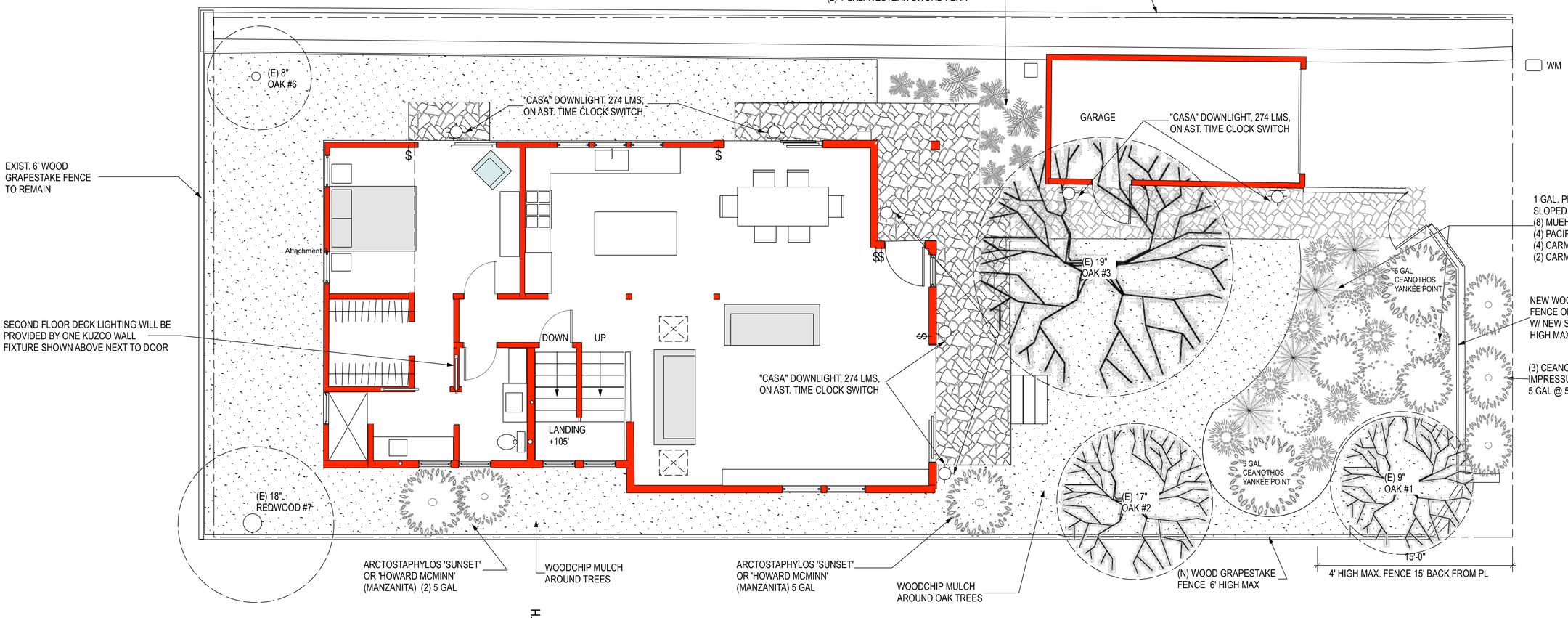
ALL NEW LIGHT FIXTURES SHALL BE HIGH EFFICACY.

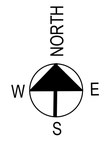
ALL RECESSED LIGHTS WILL BE ON A DIMMER OR VACANCY SENSOR AND COMPLY WITH JA-2016-E.



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 RENEW: 11/30/25 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.



View looking west.

DS 24346 (P&T 2024 LLC)
Planning Commission Concept Hearing
February 11, 2025



View looking northwest.



View from south neighboring property, looking northwest.





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, south of subject property, looking northwest.



View from Santa Rita, north of subject property, looking southwest.

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

March 12, 2025
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Val Gaino, Environmental Analyst
APPROVED BY:	
SUBJECT:	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).

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

Executive Summary:

David Revell, Ph.D., Principal, and Matt Jamieson, Project Scientist from Integral Consulting, will present a Coastal Erosion and Sea Level Rise Adaptation Strategy Matrix (**Attachment #1**). These strategies represent different approaches Carmel-by-the-Sea can take to mitigate the impacts of storm events and sea level rise on coastal erosion, beach width, beach access, and infrastructure like roads, and utilities. The adaptation strategies are organized into three categories: dune and sand management, constructed infrastructure, and retreat or relocation. Each strategy is rated based on its effectiveness in stopping erosion, its impact on beach width, surf quality, and beach access, the financial cost of construction and maintenance, the likelihood of regulatory approval, and by priority timing for implementation. This presentation is part of Phase 2, Task 2 of the Coastal Engineering and Sea Level Rise Adaptation Planning Study. The presentation is intended to update the Planning Commission, introduce the adaptation strategies to the commissioners and the public, and gather stakeholder feedback to help inform policy updates to the Local Coastal Program, with the ultimate goal of paving the way for long-term implementation of adaptation strategies.

Recommendation:

Receive a presentation from Integral Consulting/EMC Planning Group on the Adaptation Strategies to Protect the Beach, Coastal Infrastructure, and Minimize Coastal Erosion from Storm Events and Sea Level Rise.

Background and Project Description:

On August 2, 2022, the City Council adopted the City of Carmel-by-the-Sea's Climate Adaptation Plan and Climate Action Plan under Resolution 2022-064. Council emphasized the importance of implementing these plans and tasked the Climate Committee with overseeing the progress of various projects, including the Coastal Engineering Study and Adaptation Planning Project.

In November 2022, the City Council awarded a Professional Services Agreement to EMC Planning Group with a not-to-exceed fee of $175,000 for the Coastal Engineering Study and Adaptation Planning Project. Integral Consulting and Haro Kasunich & Associates are subconsultants for this study.

The Consultant team reviewed several key documents to develop the project scope including:

- 2001 Coastal Development Permit for Scenic Road Armoring Repairs
- 2003 Shoreline Management Plan (Shonman and D'Ambrosio)
- 2016 Carmel Shoreline Assessment Update
- 2016 Assessments of Shoreline Improvements at Carmel Beach (Easton Geology)
- City's 2022 Climate Adaptation and Climate Action Plans

The Coastal Engineering Study and Adaptation Planning Project consists of two phases. Phase 1, now completed, was funded through the City's Capital Improvement Plan (CIP), and included five tasks (listed below). Phase 2 is funded by a $500,000 reimbursement grant from the California Coastal Commission and includes four tasks (listed below).

Summary of Phase 1 (Tasks 1-5):

Phase 1 – Coastal Engineering and Hazard Assessment

Technical documents for Phase 1 are available via this link (Technical Documents).

- **Task 1: Coastal Infrastructure Condition Assessment** (presented to the Forest and Beach Commission in March 2023 and the Climate Committee in November 2023).
- **Task 2: Shoreline and Beach Change Analysis – Long Term and Seasonal** (presented to the Forest and Beach Commission in August 2023 and the Climate Committee in November 2023).
- **Task 3: Shoreline and Beach Erosion Exposure Modeling** (technical memo presented to the Climate Committee and Forest and Beach Commission in February and March 2024).
- **Task 4: Coastal Hazard and Sea Level Rise Vulnerability Assessment** (executive summary and sector profile summaries presented to the Climate Committee and Forest and Beach Commission in February and March 2024)
- **Task 5: Policy Review** (memo summarizing existing coastal hazard policies, meetings with the California Coastal Commission, and staff acceptance).

Summary of Phase 2 (Tasks 1-4):

Phase 2 - Local Coastal Plan (LCP) Coastal Hazards Policy Update

Task 1: Public Outreach and Community Engagement began in 2024 and the Coastal Hazards and Sea Level Rise Adaptation Strategy Survey (Survey Link) was launched in February 2025. The survey, along with a series of public outreach efforts, aims to understand beach visitor priorities, educate the public on sea level rise and storm impacts, and introduce adaptation strategies.

Task 2: Adaptation Strategy Development (Matrix). David Revell, Ph.D., Principal, and Matt Jamieson, Project Scientist from Integral Consulting, designed a rated matrix of adaptation strategies **(Attachment #1)**. These strategies represent different approaches Carmel-by-the-Sea can take to mitigate the impacts of storms and sea level rise on coastal erosion, beach width, beach access, and infrastructure like roads, utilities, and homes.

The adaptation strategy matrix presentation will provide a brief overview of:

- Sea level rise and storm impact predictions for Carmel Beach
- Short and long-term threats to coastal access
- Current coastal armoring (e.g., sea walls, rock revetments, and outfalls)
- The role of beach width and infrastructure in protecting the area

The adaptation strategies are organized into 3 categories:

- Dune and sand management
- Constructed infrastructure
- Retreat or relocation

Each strategy is rated based on:

- Effectiveness in stopping erosion
- Impact on beach width, surf quality, and beach access
- Financial cost of construction and maintenance
- Likelihood of regulatory approval
- Priority timing for implementation

The strategies are rated to determine short and medium term priorities, factoring in effectiveness. Notably, vehicular access to the beach is restricted due to the loss of the Eighth Avenue dune ramp. Some strategies have been previously implemented (e.g., seasonal sand management/harvesting), while others include innovative approaches such as wave deflectors at the based of stone staircases to prevent sand scouring and offshore, underwater reefs to reduce wave energy.
While experts have designed the matrix and consulted with the California Coastal Commission, public input remains essential in prioritizing strategies best suited for implementation. Feedback from the Planning Commission, Forest and Beach Commission, City Council, community meetings, and surveys will inform future Tasks 3 and 4.
Task 3: Coastal Hazards Review and Policy Recommendations (not started).

Task 4: Amendments to Local Coastal Program (LCP) (not started).

Staff Analysis:

Other Project Components:

This action does not constitute a project within the meaning of the California Environmental Quality Act under Public Resources Code Section 21065. It has no potential to cause either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment and, therefore, does not require environmental review.

Attachment #1: Adaptation Strategy Matrix

Carmel Beach - Range of Potential Adaptation Strategies

			Priorities		Cost		Regulatory Viability	Secondary Impacts		
Strategy Category	***Strategy***	***Strategy Description***	**Timing for Implementation**	**Priority Index Score (Balancing Effectiveness, Cost, and Other Criteria)**	**Construction**	**Maintenance (Including Cost Savings)**		**Beach Width Impacts**	**Environmental and Habitat Impacts: Water/Surf Quality and Ecological**	**Public Access and Safety**
			Immediate, Short-term (5-20yr), Mid-term (10-30yr), Long-term (30yr +)	*Index Score (0 - 20)*	*Low - $, Medium - $$, High - $$$*	*None to Low - $, Medium - $$, High - $$$*	*Viable, Likely, Less Likely*	*Negative, No Effect, Positive*	*Negative, No Effect, Positive*	*Negative, No Effect, Positive*
Dune & Sand Management	Vegetation and landscaping to reinforce/protect terrace soil	Planting and landscaping of bluff areas to reduce bluff erosion (typically due to stormwater). May include terracing or erosion fabric on the bluff with landscaping to retain soil and vegetation	**Immediate**	**18**	**$**	**$$**	**Viable**	**=**	**+**	**=**
Dune & Sand Management	Dune restoration	Creation of native low hummocky dunes along existing dune-backed shoreline	**Immediate**	**18**	**$**	**$$**	**Viable**	**+**	**+**	**=**
Dune & Sand Management	Beneficial reuse of sand	Locally sourced sand available from nearby construction or dredging projects, or capture of sediment	**Immediate**	**20**	**$**	**$$**	**Viable**	**+**	**+**	**=**
Dune & Sand Management	Living shorelines - utilize driftwood expanded dunes	Dunes with driftwood core and vegetation along existing dune-backed shoreline	**Immediate**	**19**	**$**	**$$**	**Viable**	**+**	**+**	**+**
Dune & Sand Management	Beach nourishment of upland dune ramps	Upland sand nourishment at high priority access locations that would erode onto the beach	**Short-term**	**20**	**$$**	**$$**	**Viable**	**+**	**+**	**+**
Dune & Sand Management	Beach nourishment	Sourcing and placement of sand directly along the beach usually from offshore or navigation sources	**Short-term**	**18**	**$$$**	**$$$**	***Depends***	**+**	**+**	**+**
Dune & Sand Management	Sacrificial berm	Creation of low berm(s) at the backshore along the dune-backed beach. Can work with sand management/harvesting	**Short-term**	**16**	**$**	**$$$**	**Likely**	**+**	**+**	**+**
Dune & Sand Management	Sand management/harvesting	Active harvesting and movement of sand from the foreshore to the back beach and backshore to widen the beach	**Short-term**	**15**	**$**	**$$$**	**Likely to Less Likely**	**+**	**-**	**+**
Engineered Infrastructure	Monitoring and maintenance of existing structures	Program to monitor and maintain existing seawalls	**Immediate**	**17**	**$**	**$$$**	**Viable**	**-**	**-**	**+**
Engineered Infrastructure	Integrate wave deflectors into access improvements	Concrete protrusions at the base of beach stair foundations to deflect wave energy	**Short-term**	**17**	**$$**	**$$**	**Likely**	**=**	**-**	**+**
Engineered Infrastructure	Replace revetments with seawalls	Replacing existing revetments with vertical seawalls	**Mid-term**	**16**	**$$$**	**$$**	**Likely**	**+**	**=**	**=**
Engineered Infrastructure	Wave tripping low structures on bedrock	Similar to a sill, built into exposed beach bedrock to reduce currents and wave energy	**Mid-term**	**13**	**$$**	**$$$**	**Less Likely**	**=**	**-**	**+**
Engineered Infrastructure	Raise crest and redesign of seawalls	Raising the crest of seawalls to reduce wave overtopping, or seawall redesigns including recurved walls to redirect overtopping wave/spray	**Mid-term**	**12**	**$$$**	**$$$**	**Likely**	**-**	**-**	**+**
Engineered Infrastructure	Wave cut terrace augmentation	Augmentation and extension of exposed wave cut terraces	**Mid-term**	**12**	**$$**	**$$**	**Less Likely**	**-**	**-**	***Depends***
Engineered Infrastructure	Raise riprap	Adding more armoring stone to existing revetments to reduce wave overtopping	**Mid-term**	**11.5**	**$$$**	**$$$**	**Likely**	**-**	**-**	**+**
Engineered Infrastructure	Infill seawalls	Adding seawalls to currently unarmored sections of backshore	**Mid-term**	**12**	**$$$**	**$$**	**Less Likely**	**-**	**-**	**+**
Engineered Infrastructure	Soil nail wall or tie back wall to protect bluff terrace	Shotcrete textured wall similar to the one at Pebble Beach Golf Links	**Mid-term**	**12**	**$$$**	**$$**	**Less Likely**	**-**	**-**	**+**
Engineered Infrastructure	Nearshore reefs	A rubble-mound or concrete structure(s) with the crest below the water line to reduce wave energy	**Mid-term**	**13**	**$$$**	**$$$**	**Less Likely**	**+**	**=**	**+**
Retreat/Relocation	Transportation Realignment (pedestrian path)	Plan and implement a strategy for accommodating erosion in relation to pedestrian and vehicular access along Scenic Rd.	**Long-term**	**17.5**	**Varies ($$)**	**$**	**Likely**	**+**	**+**	**+**
Retreat/Relocation	Retreat/Relocation	Plan and implement a phased relocation of infrastructure, parking lots, access ways, roadways, and homes from vulnerable locations. Includes policy on triggers related to repetitive losses, repairs, or other criteria	**Long-term**	**17**	**Varies ($$$+)**	**$**	**Likely**	**+**	**+**	**+**

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

March 12, 2025
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	**Roofing Materials Discussion:** Continued Discussion and policy direction from the Planning Commission on roofing materials, including but not limited to metal roofs.

Application: Roofing Materials Discussion
APN: N/A
Block: N/A
Lot: N/A
Location: Citywide
Applicant: N/A
Property Owner: N/A

Executive Summary:

In recent years, applicants have been submitting more alternate roof materials for sites due to concerns over fire safety and fire insurance. Applicants have proposed PVC for flat roofs, green roofs, metal roofs, and composition shingle roofs as alternate materials to the traditional wood shake roof. Staff is presenting discussion topics for the Planning Commission based on the first round of feedback and discussion at the January 15, 2025 Planning Commission meeting. The goal is for the Planning Commission to provide direction to staff on how to proceed with a roofing materials policy that would be brought back to the Planning Commission for future approval.

Recommendation:

N/A

Background and Project Description:

In recent years, more applicants have been proposing alternate roofing materials that are deviate from the Carmel-by-the-Sea Design Guidelines (*Residential Design Guideline 9.8 states that Metal, plastic, and glass roofs are inappropriate in all neighborhoods).* One of the main stated reasons is concerns over fire safety and risk of losing home insurance. Applicants have proposed PVC roofing for flat roofs, green roofs, metal roofs, synthetic faux wood and slate, and comp shingle roofs as alternate materials to the traditional wood shake roof. When a deviation from the Design Guidelines is proposed, the Carmel

Municipal Code section 17.58.060.D states that "the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010 Purpose and Applicability". The Planning Commission has approved some metal roofs for projects based on the fit with the architecture and the neighborhood character, when they have been able to find that the deviation complied with CMC 17.58.060.D. Similarly, the Planning Commission has approved composite shingle roofs for projects.

Staff Analysis:

ROOFING SUBCOMMITTEE:

In 2016, the Roofing Subcommittee reviewed alternate roofing materials and provided recommendations on an alternate roofing materials policy. The main charges of the Roofing Subcommittee were: 1) to consider expanding the City's list of acceptable roofing materials, 2) to potentially develop new criteria for acceptable alternate roofing materials, and 3) to make a recommendation on changes to the processing of re-roof applications to the full Planning Commission. The subcommittee recommended administrative approval of certain alternate roof materials that "mimic the texture, thickness, and color of natural roofing materials." The list that was recommended included synthetic products (CeDUR shakes, DaVinci Shake or Slate, EcoStar Shake Slate, and Metal Tiles) and generic products, in addition to natural wood products, (clay tiles, ceramic tiles, and light-weight concrete tiles). In addition to these lists, it was noted that all approvable materials would be limited to earth tones. The discussion on roofing occurred at the February 2016 Planning Commission meeting and the policy was adopted at the March 2016 Planning Commission meeting. The list of administratively approvable products has remained the same with the addition of low SRI metal standing seam metal roofs.

RESIDENT FEEDBACK:

Some residents have expressed concerns about metal roofs and high contrast composite shingle roofs. These residents have stated that the metal roofs are inappropriate for all neighborhoods and believe that they are eroding the village character of Carmel-by-the-Sea. These residents have also expressed their distaste with the abundance of high contrast color schemes (black composite shingle roofs and white siding). The Planning Commission has previously set precedents for the staff to approve earth tone metal roofs and composite shingle roofs. Some residents have continued to voice their concerns over earth tone metal roofs, leading staff to refer all metal roofs to the Planning Commission once again.

At the January 15, 2025 Planning Commission meeting, many residents expressed their support of metal roofing throughout town. There was discussion of the recent fires down in Los Angeles and the merits of metal as noncombustable, as opposed to fire resistant, roofing material. There were also residents that expressed their continued concern about the seeming abundance of proposed metal roofing for recent projects. They stated that the metal roofs contradict the design guidelines and erode the character of the village. The residents against metal roofs deem the metal roofs as inappropriate in all neighborhoods (per the Carmel Design Guidelines) and refer to their proliferation as the "squawification" of Carmel-by-the-Sea.

ROOFING MATERIALS DISCUSSION

For this discussion, Staff has provided topics for the Planning Commission and residents to provide insight and direction. Staff has also compiled a list of items the Commission requested at the January 15, 2025 Planning Commission meeting for review. This agenda item is for discussion only and no action is being taken in this meeting. The intent is for Staff to present a draft policy to the Planning Commission, received feedback on the policy, and return at a future date with a final draft of the policy. An example of directions from the Planning Commission can be to bring all alternate roof material projects to the Commission for

review or to create criteria for when staff can approve/deny the applications administratively.

Direction from January 15, 2025 Planning Commission Meeting:

1. *Bring feedback from Insurance Companies on preferred roofing materials;*
2. *Have representation from the Fire Department to Speak at the next Planning Commission meeting;*
3. *Provide roofing material samples;*
4. *Provide a list of architectural styles where a metal roof is appropriate;*
5. *Provide draft standards/guidelines for roofing policy in line with the Design Traditions Committee.*

Insurance Companies:

Staff talked with Mathew Little from Carmel Insurance about fire insurance and roofing materials. He stated that roughly 80% of insurance agencies will not provide fire insurance for homes with wood roofing. The other 20% will provide insurance if the wood shake is fire treated regularly, and that there is no guarantee of continued coverage long term. There are concerns about the length of time that fire treatment will last on wood roofs and how often it will need to get treated. Additionally, Little speculated that wood roofs might be more insurable outside of forests. He stated that class A assembly metal, composite shingle, terra cotta clay tiles, slate, and membrane roofing are all insurable for approximately 20-25 years before a new roof would be required. He stated that there was the possibility of getting a roof insured longer by having a contractor prepare a report stating that the roof is still in good condition. He did not indicate any preference from insurance companies on which non-wood roofing material.

Based on the conversation with Carmel Insurance, staff believes that all class A assembly non-wood roofs are able to get fire insurance and some wood roofs may be able to get insurance as well. There is no indication that there are any alternate materials that are more insurable than any others.

Fire Representation:

Staff has reached out to Monterey Fire to get a representative to attend the Planning Commission meeting to discuss alternate roofing materials. David Brown with Monterey Fire has agreed to attend and answer any questions regarding how Fire Departments view alternate roofing materials. He will also answer any questions regarding general procedures for responding to fires.

Roofing Material Samples:

Staff has provided roof samples for the Commission to look at in person. We have provided samples of composite shingles, metal, faux slate and wood, and PVC with gravel ballast. Samples will be passed around the dais and set up in chambers for review during the meeting.

Architectural Styles for Metal Roofs:

The Planning Commission asked for a list of architectural styles where metal roofs are appropriate. Staff has determined that metal roofs are appropriate on Modern architecture and industrial architecture. In Carmel-by-the-Sea, the general architectural styles that fit into the modern category would be Bay Area Regional Modern, Ranch, and Post-War. Limiting any metal roofs to these three styles of architecture, will insure that Carmel-by-the-Sea will be able to accommodate for metal roofing on buildings were the material would fit aesthetically and prevent the whole town from having one style of roof.

Draft Design Standard/Guidelines for Roofing Policy:

Staff has used the alternate roofing materials policy adopted by the Planning Commission March 2016 as a starting point for a draft roofing policy. Standing seam metal roofing and more notes on earth tones have been added. Staff has removed any mention of SRI from the roofing policy. Discussion with the Design

Traditions Steering Committee and the City Council have been around the fact that SRI is not a good metric for reviewing the glare of a roof, but instead relates to insulation. All allowable metal roofing will be a non-glossy/matte finish. The Design Traditions Steering Committee recommended that all alternate materials that are proposed should be designed to look like the material they are and not mimic other natural materials. This was taken into account when creating the draft roofing materials policy. There are some faux wood, terra cotta, and slate roofing materials that are still on the list because their weight, look, and cost make them a good alternative to their natural counterparts. If the Planning Commission deems the faux materials as inappropriate, they can be removed from the approved

Reroofing Permit Process: Single-Family Resid. Buildings Like for like reroofs	
Wood to wood	***Track 1 Design Study***
Slate to slate ***Tile to tile*** ***Tar & Gravel to Tar & Gravel*** ***And other natural materials***	***Track 1 Design Study***
Comp to comp (**earth tones)	***Track 1 Design Study***
Reroofs with change in material	
New Materials: Slate, Tile (clay, ceramic, and concrete), Tar & Gravel and other natural materials	***Track 1 Design Study***
Vertical Standing Seam Metal Roof (**non-earth tones)	***Design Study Track 1 with Planning Commission referral required***
Vertical Standing Seam Metal Roof requests (earth tones)	***Design Study Track 1 (referral to PC required if the property is not ranch or modern style home)***
Metal Tiles	***Design Study Track 1***
Tar and gravel to TPO or similar (on single story flat roof)	***Track 1 Design Study***
Wood to comp (**earth tones)	***Track 1 Design Study***
Wood to comp (**non-earth tones)	***Design Study Track 1 with Planning Commission referral required***
Synthetic Products	***Track 1 Design Study*** ****See list of acceptable synthetic materials below***

****Acceptable Synthetic Alternatives***
CeDUR shakes
DaVinci shake or slates
EcoStar shake or slates
***Earth tones include browns, greens, and certain grays*

Other Project Components:

Environmental Review:

Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines. The roofing discussion and draft policy does not meet the definitions of a project outlined in CEQA Guidelines Section 15378 (a) (1)-(3).

Attachment 1 - Previous Staff Report
Attachment 2 - Feb 2016 Roof subcommittee
Attachment 3 - March 2016 Roof subcommittee
Attachment 4 - Resident Correspondence SRI

CITY OF CARMEL-BY-THE-SEA

Planning Commission Staff Report

January 15, 2024

To: Chair LePage and Planning Commissioners

From: Brandon Swanson, Community Planning and Building Director

Submitted by: Jake Olander, Associate Planner

Subject: Discussion and policy direction from the Planning Commission on roofing materials, including but not limited to metal roofs.

EXECUTIVE SUMMARY

In recent years, applicants have been submitting more alternate roof materials for sites due to concerns over fire safety and fire insurance. Applicants have proposed PVC for flat roofs, green roofs, metal roofs, and composition shingle roofs as alternate materials to the traditional wood shake roof. Staff is presenting discussion topics for the Planning Commission. The goal is for the Planning Commission to provide direction to staff on how to proceed with a roofing materials policy that would be brought back to the Planning Commission for future approval.

BACKGROUND AND PROJECT DESCRIPTION

In recent years, more applicants have been proposing alternate roofing materials that are deviate from the Carmel-by-the-Sea Design Guidelines (*Residential Design Guideline 9.8 states that Metal, plastic, and glass roofs are inappropriate in all neighborhoods). One of the main stated reasons, is* concerns over fire safety and risk of losing home insurance. Applicants have proposed PVC roofing for flat roofs, green roofs, metal roofs, and comp shingle roofs as alternate materials to the traditional wood shake roof. When a deviation from the Design Guidelines is proposed, the Carmel Municipal Code section 17.58.060.D states that "the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010". The Planning Commission has approved some metal roofs for projects based on the fit with the architecture and the neighborhood character, when they have been able to find that the deviation complied with CMC 17.58.060.D. Similarly, the Planning Commission has approved composite shingle roofs for projects.

Some residents have expressed concerns about metal roofs and high contrast composite shingle roofs. These residents have stated that the metal roofs are inappropriate for all neighborhoods

and believe that they are eroding the village character of Carmel-by-the-Sea. These residents have also expressed their distaste with the abundance of high contrast color schemes for black composite shingle roofs. The Planning Commission has previously set precedents for the staff to approve earth tone metal roofs and composite shingle roofs. Some residents have continued to voice their concerns over earth tone metal roofs, leading staff to refer all metal roofs to the Planning Commission once again.

For this discussion, Staff has provided topics for the Planning Commission and residents to provide insight and direction. This agenda item is for discussion only and no action is being taken in this meeting. The intent is for Staff to receive feedback and then draft a policy to bring to the Planning Commission at a future date on how to proceed with application for roof materials alternate to wood shake or earth tone composite shingle roof. An example of directions from the Planning Commission can be to bring all alternate roof material projects to the Commission for review or to create criteria for when staff can approve/deny the applications administratively.

Roofing Material Discussion:

Roofing Related Regulations:

1. *Residential Design Guideline 9.8 states that Metal, plastic, and glass roofs are inappropriate in all neighborhoods.*
2. *Carmel Municipal Code section 17.58.060.D states that "the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010".*

The following are intended as 'jumping off points' for the Commission to consider what might be included in criteria for approving alternate roof materials at a staff level or at the Planning Commission. These are only suggestions meant to facilitate a policy discussion during the meeting.

POSSIBLE Metal Roof Staff-Level Approval Criteria:

1. The roof fits the architectural style of the subject site;
2. There are equal to or less than 5 metal roofs within 500' radius around the subject site;
3. The SRI is 25 or less;
4. The color is earth tone;
5. The style is not vertical standing seam roof;

POSSIBLE Alternate Roof Material Staff-Level Approval Criteria:

1. Green roofs if they fit the architectural style;

2. Green roofs if they are drought resistant;
3. Dark composite shingle roofs if they are not highly contrasting with the siding;
4. PVC roofs if they are on garages or single stories;
5. PVC roofs if they are not visible from any neighboring property or the public right of way;
6. PVC roofs on flat sections of commercial buildings;

POSSIBLE Alternate Roof Material Referral to PC Criteria:

1. Metal roofs with SRI above 25;
2. Non-earth tone metal roofs;
3. Black or grey composite shingle roofs;
4. PVC roofs on second stories of residential buildings;
5. Non-drought-resistant green roofs;
6. Plastic roofs;

Environmental Review: Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines.

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

February 10, 2016

To: Chair Goodhue and Planning Commissioners

From: Roofing Subcommittee of the Planning Commission

Submitted by: Marc Wiener, Acting Community Planning and Building Director

Subject: Consideration of Roofing Subcommittee recommendations to expand the list of acceptable roofing materials in the Single-Family Residential (R-1) Zoning District

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Recommendation:

Review a report from the Roofing Subcommittee and direct staff to draft a policy identifying allowable types of roofing materials that can be approved administratively in the Single-Family Residential (R-1) District

Background and Purpose:

Over the past several years the Planning Commission has reviewed numerous re-roofing applications for materials that are an alternative to wood, such as composition shingle roofing. Requiring these re-roofing applications go before the Commission at a public hearing takes a significant amount of staff time and may delay re-roofing projects several months. In order to address this issue, the Commission appointed a Roofing Subcommittee to consider expanding the list of allowable roofing materials in the R-1 District that could be approved administratively.

The City's Residential Design Guidelines are restrictive, with stringent limits on the type of roofing materials that can be approved administratively. Specifically, the Residential Design Guidelines encourage the use of natural roofing materials consistent with the architectural style of the building, such as wood shakes/shingles, clay, tile, slate, and concrete tile. However, Design Guideline 9.6 states that *"some new materials may be considered only if they convey a scale and texture similar to that of traditional materials."*

The main charges of the Roofing Subcommittee were: 1) to consider expanding the City's list of acceptable roofing materials, 2) to potentially develop new criteria for acceptable alternative roofing materials, and 3) to make a recommendation on changes to the processing of re-roof applications to the full Planning Commission.

The Roofing Subcommittee: Don Goodhue and Ian Martin, researched alternative roofing products by reviewing samples that were sent to the City and meeting with product representatives to better understand the alternative roofing products available for residential applications. At the August 12, 2015 Planning Commission meeting, the subcommittee presented several roofing products that are a potential alternative to wood. The Commission expressed concern with some of these products and indicated a preference to tour sites in which the alternative roofing products were used. Since that time, the subcommittee has provided to the Planning Commission photographs and addresses of sites in which the roofing products were used.

Analysis/Recommendation

The Roofing Subcommittee recommends to the Planning Commission that the list of roofing materials that may be approved administratively by staff could be expanded to include certain alternative roofing materials. Acceptable alternative roofing materials include those that mimic the texture, thickness, and color of natural roofing materials. The Subcommittee has included a list (see below) of general types of products and specific manufacturer's product examples that could potentially be approved administratively, and would be used to review future residential roofing applications. This list has been narrowed down substantially from the list that was provided to the Commission in August 2015.

The following synthetic products are recommended:

CeDUR shakes
DaVinci shake or slates
EcoStar shake or slates
Metal tiles (the one previously approved)

Generic products, in addition to natural wood products, to be approved are:

Clay tiles

Ceramic tiles
Light-weight concrete tiles

Note: All materials to be pre-approved would be limited to earth tones

Samples of the above listed products will be available at the meeting for review. Staff has conferred with the City Attorney and determined that the City may list specific manufacturers' products, provided that we indicate equivalent or similar products will also be accepted. In addition, the City's policy should note that products on the list are not guaranteed for approval and decisions on roofing materials are project specific. The current list of products is based on the review of samples, however, this list could be expanded in the future.

The intent is that the above list of products (or equivalent) could be approved by administratively by staff. As an alternative, the Planning Commission could delegate authority to the Roofing Subcommittee to review all applications for alternative roofing products prior to approval. Staff recommends that there be a time limit on this over-the-counter process, perhaps six months or a year, after which the policy would be reviewed. During this time period staff will visit and evaluate project sites that have used the alternative materials to consider whether the City should consider allowing these materials. Following the outcome of this meeting staff will draft a Re-roofing Policy that will return to the Planning Commission for adoption, likely at the next regular meeting.

Environmental Review: This project is exempt from CEQA pursuant to Section 15061.b (3) of the CEQA Guidelines. The proposed action is a potential expansion of the list of allowable roofing materials in the R-1 District per the City's existing Residential Design Guidelines and will not result in any potentially significant environmental impacts.

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

March 9, 2016

To: Chair Goodhue and Planning Commissioners

From: Roofing Subcommittee of the Planning Commission

Submitted by: Marc Wiener, Interim Community Planning and Building Director

Subject: Consideration of the Roofing Subcommittee draft policy to expand the list of acceptable roofing materials in the Single-Family Residential (R-1) Zoning District

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Recommendation:

Accept the draft policy to expand the list of acceptable roofing materials

Background and Purpose:

Over the past several years the Planning Commission has reviewed numerous re-roofing applications for materials that are an alternative to wood, such as composition shingle roofing. Requiring these re-roofing applications go before the Commission at a public hearing takes a significant amount of staff time and may delay re-roofing projects several months. In order to address this issue, the Commission appointed a Roofing Subcommittee to consider expanding the list of allowable roofing materials in the R-1 District that could be approved administratively.

At the February 10, 2016 meeting, the Planning Commission accepted certain recommendations made by the Roofing Subcommittee and directed staff to draft a policy that would address the allowance for synthetic roofing materials.

The following synthetic products are recommended:

CeDUR shakes
DaVinci shake or slates
EcoStar shake or slate

Generic products, in addition to natural wood products, to be approved are:

Clay tiles
Ceramic tiles
Light-weight concrete tiles

Note: All materials to be pre-approved would be limited to earth tones

Staff has drafted a hand-out sheet/policy (Attachment A) that outlines the process for reviewing re-roofing applications and identifies the allowed synthetic materials and types of tile roofs. As recommended by the City Attorney, the policy identifies that "similar" products may also be approved. The policy also states that *"projects are site specific and compliance with the above noted list does not constitute guarantee of approval. The City will consider additional synthetic products upon request."* This policy will be reviewed in one year, at which time the Commission will determine whether it will continue to allow synthetic products. The Commission could direct staff to make certain revisions to this policy or if the revisions are substantial, could continue this item to a future hearing to review those revisions.

Environmental Review: This project is exempt from CEQA pursuant to Section 15061.b (3) of the CEQA Guidelines. The proposed action is a potential expansion of the list of allowable roofing materials in the R-1 District per the City's existing Residential Design Guidelines and will not result in any potentially significant environmental impacts.

Attachment:
Attachment A – Draft Policy

Draft

Permit Process for Residential Reroof - Information Sheet

Do I need a Planning Permit, Building Permit, or both for a reroofing project?

Often a Planning Permit is needed before the Building Permit can be issued. Carmel-by-the-Sea has strict Design Guidelines and regulations for review of reroofing projects. Below is a summary of the permitting requirements for most types of reroofing projects.

Reroofing Permit Process: Single-Family Resid. Buildings

Like for like reroofs	
Wood to wood	Just Building Permit, no planner review
Slate to slate Tile to tile Tar & Gravel to Tar & Gravel And other natural materials	Usually just Building Permit, however needs planning review and sign-off. Applicant includes with Building Permit applicatio photos of existing house (from street) and roof, as well as col and material samples for proposed roof.
Comp to comp	Usually just Building Permit, however needs planning review. Applicant includes with BP application photos of existing hous (from street) and roof, as well as color and material samples f proposed roof. Senior Planner or Director to determine if com is acceptable and if prior comp roof received proper Planning Review. If not, a Track 1 DS (with or without PC referral) ma be required.
Reroofs with change in material	
New Materials: Slate, Tile (clay, ceramic, and concrete), Tar & Gravel and other natural materials	Design Study Track 1 (staff level approval).
Metal Roof requests	Design Study Track 1 with Planning Commission referral required
Tar and gravel to TPO or similar	Typically not allowed. Track 1 Design Study required; may require PC referral.
Wood to comp	Design Study Track 1 with - Planning Commission referral required.
Synthetic Products	Design Study Track 1 (staff level in most cases) - ***See list of acceptable synthetic materials below**

*Acceptable Synthetic Alternatives

The Planning Commission has determined that certain synthetic products can be approved administratively. The following synthetic products (or similar products) are recommended in earth-toned colors:

CeDUR shakes
DaVinci shake or slates
EcoStar shake or slates

Note: Projects are site specific and compliance with the above noted list does not constitute guarantee of approval. The City will consider additional synthetic products upon request.

Handout Accepted by Planning Commission on: 3/9/16. The Planning Commission will review the list of accepted synthetic products on 3/8/17 to determine if the allowance of these products will be continued.

February 9, 2025
To: Victoria Beach, Don Goodhue, Mary Ann Schicketanz, Community Planning & Building Department, Carmel-by-the-Sea City Council
From: Missy (Mary) Jensen, Resident Carmel-by-the-Sea

A Review of SRI Rating Levels and How That Relates to Current Suggested Limit of 25 for a Roof

SRI, Solar Reflective Index, measures how well a surface (roof) reflects solar energy. This is important because some of the heat and radiation that could be absorbed by a roof is reflected. In hot climates and dense urban areas, the goal is to have higher SRI and to reflect light and heat from buildings to reduce cooling costs and heat island effect.

In researching the levels of SRI, I find that the SRI rating for a metal roof for Carmel-by-the-Sea needs to be rethought. The suggested SRI rating of below 25 offers only very dark colors. According to the research presented here, 25 is too low as can be seen in all 6 color charts and ratings from various companies below.

The SRI value ranges are consistent within the categories of light, medium and dark colors. If Carmel-by-the-Sea prefers not to have dark or light roofs, then preferred color range is better guidance than specifying a rating of SRI. Not specifying a rating level may be the best and most practical solution.

Here is a good recap generated by AI:
A typical metal roof color chart with SRI ratings would show lighter colors like white, light grey, and beige with significantly higher SRI values (indicating better heat reflection) compared to darker colors like black, dark brown, and deep blue, which have lower SRI values; here's a sample breakdown:

- High SRI Colors (70+):
  - White: Polar White, Regal White (SRI: 80-90)
  - Light Gray: Cool Gray, Dove Gray (SRI: 70-80)
  - Light Beige: Sandstone, Cream (SRI: 60-70)
- Medium SRI Colors (40-60):
  - Medium Gray: Ash Gray, Slate Gray
  - Taupe: Stone, Almond
  - Green: Evergreen, Patina Green
- Low SRI Colors (Below 40):
  - Dark Gray: Charcoal, Black
  - Dark Brown: Bronze, Copper
  - Dark Blue: Navy, Royal Blue

Here are color and SRI charts for six roofing companies which support the recap of light, medium and dark ratings.

1. Western States Metal Roofing Color Card and SRI Ratings https://f.hubspotusercontent30.net/hubfs/6069238/pdf/color-cards/4111-22-wsmr-color-card-standard-colors-pvdf.pdf

2. CFP https://cedarforestproducts.com/wp-content/uploads/2019/02/CFP-Metal-Roof-Color-Chart.pdf
3. Berridge Chart of SRI Values https://www.berridge.com/resources/chart-of-sri-values/
4. Golf Coast Suppy and Manufacturing https://gulfcoastsupply.com/wp-content/uploads/2023/08/ColorChart_November2022_Digital.pdf
5. PAC Clad https://www.pac-clad.com/specs/color-availability-chart/
6. ASC https://www.ascbp.com/files/CC150_CladdingColorChart.pdf

Thank you for your consideration of this research and the suggestion to eliminate the SRI rating and focus on color range.

Missy Jensen

More information:
Here is a link to an educational video regarding Reflectance, Emissivity, and SRI. https://sheffieldmetals.com/learning-center/video/cool-metal-roofing-video/. In the video at time 5:24, the findings from Lawrence Berkeley National Laboratory are quoted: "For every 1% increment in roof reflectance, surface temperature decreases 1 degree F. For every 10% increase in roof reflectance, heating and cooling costs drop $0.02 per square foot per year." Higher gloss systems will typically reflect more and perform better in the field. Because of this, the reflectance among major manufacturers will typically be fairly close as the market has determined the balance between SRI performance and visual aesthetic.

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

March 12, 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, "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

Application: UP 24288 (The Big Squeezy)
Block:74
Location: Lincoln 3 SW of Ocean, Unit #1
Applicant: Sally Larsen

APN: 010-191-001-000
Lot:11 & 13

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:

This item is being recommended for continuance to a future date. The applicant was unable to complete the public noticing in time to be placed on the March agenda.

Background and Project Description:

N/A

Staff Analysis:

N/A

Other Project Components:

N/A

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

March 12, 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 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.

Application: DS 24207 (Hermle-Collins)
APN: 010-112-012-000
Block: 8
Lot: 6
Location: Mission Street 4 NE of First Ave
Applicant: Erik Dyar
Property Owner: Collins Hermle Family Trust

Executive Summary:

The applicant proposes to demolish an existing single-family residence on a 4,000-square-foot lot and construct a new two-story single-family residence with associated site improvements. The project also includes a lot line adjustment to create a 4,150-square-foot lot. Parcel 010-112-012-000 was evaluated for historical significance and determined to not be eligible for the Carmel Historic Inventory. The City Forester reviewed the trees on and around the parcel and determined that all the trees are significant.

Recommendation:

Adopt a Resolution (Attachment 1):

a) Finding that acceptance of a Concept Design Study is not subject to environmental review pursuant to CEQA Guidelines section 15378.a.3; and

b) Accepting the revised Concept Design Study and associated lot line adjustment for an 1,818-square-foot, two-story single-family residence (Hapuna), inclusive of a 246-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,150-square-feet, located on Mission Street 4 NE of 1st Avenue in the Single-Family Residential (R-1) District, APN: 010-

112-012-000.

Background and Project Description:

The 1,321-square-foot existing single-story home was constructed in 1935 as a 264-square-foot studio. Through multiple additions and alterations, the house increased in size from 1935 – 1976. The house is not associated with any important events or people as described in the Carmel Historic Context Statement, nor does it reflect an important architectural style as described in the Carmel Historic Context Statement. On June 14, 2024, the Department of Community Planning Building determined that the property on Mission 4 NE of 1st Avenue does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home will have the second story set back further from the right-of-way to work with the topography and avoid blocking neighboring properties views and access to light. The applicant is proposing to build an 1,818-square-foot two-story single-family residence with stained wood windows, horizontal shiplap wood siding, and a varying width standing seam metal roof. A roof deck accessed through the primary suite is proposed on the single-story section of the main house in the middle of the parcel. The applicant requests a lot line adjustment between the subject property and the adjacent parcel (APN 010-112-013-000) that would expand the subject parcel from 4,000-square-feet to 4150-square-feet in size.

At the time of writing this report, the city has received letters from the applicant's attorney and an attorney representing an unspecified group of Carmel-by-the-Sea residents. In addition, the city has received letters of support from a neighbor across the street from the project site, an architect in town, and a report from an architectural historian. See Attachments 5 through 8.

Prior Public Hearing

October 9th 2024 Planning Commission Meeting:

During this hearing, the Commission considered a Design Concept proposing a slightly larger house, both in size (1,188 square foot main floor, 424 square foot upper floor and a 243 square foot attached garage for a total of 1,855 square feet) and height (main floor ridge height of 16 feet and 6 inches and an upper floor ridge height of 23 feet and 2 inches). During public comment neighbors to the north, northeast, and east of the property raised concerns which are summarized below:

- The neighbor, two houses up to the northeast, expressed concerns about views, light access, and privacy stating that the project would block their views of the treetops, restrict access to light, and cause privacy concerns in their backyard.
- The neighbor to the north expressed privacy and view concerns. They met with the architect to review their concerns about blocking views of the trees and second story windows facing their property. Additionally, they mentioned the new pitched roof of the first-story blocked views of trees from their first story.
- Two neighbors, one to the east and one to the northeast, expressed concerns about privacy, views, noise, and construction timelines. Both neighbors were concerned about the bulk of the property up the hill from them. They also described concerns about views of the sky and trees. Additionally, the windows of the second story bedroom worried them.
- None of the neighbors had any issues with the proposed roof decks at the time of writing the October 9th Planning Commission report.

The Planning Commissioners visited the neighbors' houses before the October 9, 2024, Concept Design meeting. The Commissioners provided feedback to the applicant to reduce the height and perceived bulk/mass of the proposed home. They provided further feedback that the applicant should adjust the design so that the proposed home would not block views and light access to the neighbor to the North. The design concept was continued with directions to the applicant to make changes. See Attachment 4.

November 13, 2024, Planning Commission Meeting:
In response to the Commission's direction, the applicant modified their design. Although there was no change to square footage, the ridge height for the main floor was reduced to 12 feet and 7 and 7/8th inches and upper floor reduced to 21 feet and 3 and 1/8th inches.

Prior to the November 13, 2024, Planning Commission hearing, Chuck Najarian provided public comment expressing concerns relative to CEQA and asserts that as part of the permitting process, CEQA was ignored. In doing so, impacts on aesthetics, privacy, views and construction-related impacts are not mitigated. The comment states that the three adjacent residences proposed for demolition and construction (Hapuna, Kailea, and Ahana) should not be ruled as exempt projects under CEQA because the resulting impacts will be significant.

Public comment from Mary Lounsbury also expressed concerns about CEQA implementation, neighborhood character, and construction impacts (e.g. effects of construction on the roads, parking access, noise, and air quality). The comment also asserts that the projects are overbuilt, too close to the rear property lines, and are not set back far enough from the street.

During the hearing, the Planning Commission was made aware of a petition that was submitted electronically to the City Clerk and a hard copy provided at the Administrative Counter at City Hall. Unfortunately, the petition was not provided to the Planning Commission prior to the meeting. However, it was distributed on the dais for consideration of the Commission. The petition included signatures of ~60 concerned Carmel residents and neighbors and listed concerns over CEQA, construction impacts, neighborhood character, and historic homes, which echoed the sentiments of the many of the neighbors in attendance at the meeting. The neighbors in attendance sited concerns about viewshed issues, mass and bulk concerns, construction impacts, and neighborhood character.
Ultimately, it was the Planning Commission's action to continue consideration of the Design Concept and advised the applicant to redesign the project and to meet with the community to find a design that would accommodate the interests of the property owners and the surrounding neighbors. See Attachment 4.

CURRENT DESIGN CONCEPT
In response to the Commission's direction, the applicant updated the design of DS 24207 (Hermle-Collins, AKA Hapuna). The Design Concept before the Commission for consideration (see Attachment 2) includes a residence reduced in size (1,180 square foot main floor, 392 square foot upper floor and a 246 square foot attached garage for a total of 1,818 square feet) and height (main floor ridge height of 10 feet and 9 ½ inches and an upper floor ridge height of 17 feet and 8 inches). In addition, the applicant scheduled two community meetings to present the new proposed design to residents on February 26, 2025, and March 6, 2025. Several neighbors were not able to attend the first meeting, so the applicant schedule the second meeting March 6, 2025. As demonstrated above, the new design has reduced the height achieved by converting the two-story element to a split level. In addition, the applicant has shifted the location of the proposed home South. The Planning Commission is being asked to review the revised Concept Design to determine if it has addressed the concerns of the neighboring residents.

Staff Analysis:

Privacy and Views: *Land Use Plan (LUP) Policies P1-27, P1-40 and P1-51 state 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:
Staff heard from four neighbors with concerns regarding privacy and views – see October 8, 2024, and November 13, 2024 Planning Commission public comment discussions above

To address the concerns raised by the neighbors and Planning Commission, the architect revised the design for Hapuna. The applicant decreased the ridge height of the first story element from 16'-6" to 10'-9 1/2". The second story ridge height was reduced from 23'-2" to 17'-8". By shifting the project to the South and reducing the ridge height, the applicant has responded to concerns of the perceived bulk and mass by the neighbors to the East and North. Additionally, the applicant has changed the roof form of the single-story elements from pitched to flat. These changes allow for better light and view access for the first floor of the neighbor to the North. The single-story elements are not lower than the existing house. The project also now includes frosted glass for the second story bathroom window and opaque stained glass for the staircase window. These windows were changed in response to privacy concerns from the neighbor to the North.

Staff has determined the project complies with the Residential Design Guidelines pertaining to views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access.

Mass and Bulk: *LUP Policies P1-37 and P1-40 discourage 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 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.*

Staff Response:
The homes in the surrounding area are a mix of single-story and two-story structures. The house to the North is two-stories. It has a similar attached garage that connects to the single-story portion of the house. The property to the at the corner of 1st Avenue and Mission Street is two-stories with a lower level and main level. All the homes to the east of the subject site, on Junipero, are two story homes. About half of the homes across the street to the west are two-story homes.

The proposed project is on a gentle slope at the top of a hill. The applicant has used this slope to try to reduce the perceived mass and bulk from the street. The applicant has updated the design to be a split level in rear, reducing the visible mass and bulk for the neighbors behind the site.

The applicant decreased the ridge height of the first story element from 16 feet 6 inches to 10'-9 1/2". The second story ridge height was reduced from 23'-2" to 17'-8". The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 9'-11" and the second-floor plate height is 13'-10 3/4". The maximum allowed plate heights are 12' for first floors and 18' for second stories.

The applicant has reduced the ridge and plate height in response to the concerns of the neighbors. The project is consistent with the zoning code standards on ridge and plate heights. The project meets the Design Guidelines relating to building mass and bulk. The project meets the Concept Phase Approval findings relating to mass and bulk. The project has simple building and roof forms that are human scale.

Correspondence: The city received a letter on March 3, 2025, from Panos Lagos, Esq. (see Attachment 5) representing neighbors concerned about the project. The letter outlines concerns regarding the implementation of CEQA, claiming the city has "established an illegal pattern of not implementing CEQA for project permit applications that clearly should have triggered it." The letter also covered key Commissioner feedback from the last Planning Commission meeting, including making the project

consistent with the neighborhood, meeting with residents, and speculation that the project may need to start from scratch. Legal representation for the applicant, Anthony Lombardo, Esq., responded to the letter sent on March 4, 2025 (see Attachment 5). Mr. Lombardo asserts that the city is implementing CEQA correctly and that Mr. Lagos is mistaken in his assertions. Mr. Lombardo also provided a report from Kent Seavey on the historic of architecture in Carmel-by-the-Sea and affirming that the proposed project fits in with the character of the village. In addition, James Newhall Smith, architect, wrote in with support of the project and how it fits in with the character of the village. Neighbor Robert Irvine wrote that he had previously signed a petition of the project but was not informed of all the facts of the petition. Upon reviewing the project, he is in support of the proposal.

Other Project Components:

Staff recommends the Planning Commission find that the acceptance of the Concept Design Study is not subject environmental review pursuant to CEQA Guidelines section 15378.a.3. Acceptance of a Concept Design Study by the Planning Commission does not involve the issuance of a lease, permit, license, certificate or other entitlement approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted once the project as a whole is deemed complete and brought before the Planning Commission for action at the Final Details hearing.

Attachment 1 - Resolution
Attachment 2 - Project Plans
Attachment 3a - 3.12.25 Data Table
Attachment 3b - 11.13.24 Data Table
Attachment 3c - 10.9.24 Data Table
Attachment 4 - 10.9.24 Staff Report
Attachment 4 - 11.13.24 Staff Report
Attachment 5 - Correspondence
Attachment 6 - Project Narrative
Attachment 7 - Mission Sisters Narrative

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 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.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of Track 2 Design Study application DS 24207 (Hermle-Collins) and associated lot line adjustment described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Mission Street 4 northeast of 1st Avenue in the Single-Family Residential (R-1) District (Block 6, Lot 6); and

WHEREAS, the Applicant is requesting acceptance of a 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 an 1,818-square-foot, two-story single-family residence, inclusive of a 246-square-foot attached garage; and

WHEREAS, approval of the lot line adjustment will be considered by the Planning Commission at the Final Details hearing; and

WHEREAS, on June 14, 2024, the Department of Community Planning and Building determined that the property located at Mission Street 4 northeast of 1st Avenue does not constitute a historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources; and

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

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

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

WHEREAS, on September 27, 2024, a notice of public hearing was published in the Carmel Pine Cone for the October 9, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 29, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before October 4, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on October 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on October 9, 2024, the Planning Commission continued the consideration of the Design Concept and directed the applicant to return with a modified design; and

WHEREAS, on November 1, 2024, a notice of public hearing was published in the Carmel Pine Cone for the November 13, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before November 3, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before November 8, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on November 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on November 13, 2024, the Planning Commission continued the consideration of the Design Concept and directed the applicant to make additional design modifications and meet with the community; and

WHEREAS, on February 26, 2025 and March 6, 2025, the project applicant held two community meetings to present the proposed design, as modified, to neighbors and interested parties; 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 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 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 the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

WHEREAS, pursuant to CEQA Guidelines Section 15378.a.3, acceptance of a Concept Design is not subject to environmental review as the Planning Commission's action does not involve the issuance of a lease, permit, license, certificate or other entitlement approving a project that would result in a direct or indirect physical change in the environment; and

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✔	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✔	

3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✔	
4. 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 **ACCEPT** the 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 and associated site improvements located on Mission Street 4 northeast of 1st Avenue (APN 010-112-012-000), subject to the following Recommendations/Draft Conditions:

Conditions for Concept Acceptance

No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of March 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary



HAPUNA RESIDENCE

PROJECT DATA

Attachment 2

PROPERTY OWNER:	Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127
ARCHITECT/ APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA. 93921 CONTACT: ERIK DYAR PH: 831-915-5602
PROJECT ADDRESS:	Mission Street 4 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-012
ZONING:	R-1
PROJECT CODE COMPLIANCE:	2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE
OCCUPANCY GROUP:	R-1
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SLOPING TO SOUTH
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		4,000 sq. ft.	4,150 sq. ft.
ALLOWABLE BASE FLOOR AREA 4,150 sf x 0.45 - ((150) x .02) / 1,000	1,856 SF	1,321 SF	1,818 SF Main 1,180 SF Upper 392 SF Garage 246 SF

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
PAVED DRIVEWAY/ CARPORT		448 SF	
CONCRETE ENTRY LANDING/ DECK LANDING/ LANDSCAPE WALLS/ FIREPLACE		42 SF	125 SF
GARAGE EXIT DOOR SAND FINISH CONCRETE SLAB AND STEPS			42 SF
DECOMPOSED GRANITE PATH			88 SF
TOTAL		490 SF	255 SF
PERMEABLE and SEMI PERMEABLE:			
SIDE YARD PAVERS		5 SF	
GRAVEL PATH		293 SF	
SPACED-BOARD DECKS		435 SF	
DRIVEWAY PAVERS			140 SF
PAVER ENTRY WALKWAY			177 SF
TOTAL		733 SF	317 SF
PERCENTAGE PERMEABLE:	>50%	73%	58%
TOTAL SITE COVERAGE * (1,856 sf x 0.22) + 166 sf Bonus	574 SF*	1,003 SF	572 SF

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS (1st / 2nd)	18' / 24'	14'-2 3/8" / 0'	10'-9 1/2" / 16-8"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	11'-7" / 0'	9'-11" / 13'-10 3/4"

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	32'-11 1/2"	22'-7"
COMPOSITE	10'-4 1/2" (25%)	8'-11 1/2"	15'-0 1/2"
SIDE YARD	3'	2'-10"	3'-8 1/2"
SIDE YARD	3'	6'-1 1/2"	11'-4"
REAR	15'/ ** 3'	14'- 8"	15'-7" / 11'-9 1/2"

**Rear setback is 3' for portions of structures less than 15' in height

PROJECT DESCRIPTION

Demolition of Existing 1,064 sq. ft. Single-Family Residence, 257 sq. ft. Carport, and Existing Decks.

Project includes a Lot-Line Adjustment of the Existing 40' x 100' (4,000 sq. ft.) Lot. The South Property Line is Shifted to the South by 18" to create the Proposed 41.5' x 100' (4,150 sq. ft.) Lot.

Construction of a New Two-Story, 1,818 sq. ft., Single-Family Residence with 246 sq. ft. attached garage and Includes:

- New Driveway to Replace Existing
- New Stone Garden Walls
- New Stone Paver Entry Walk
- New Stone Outdoor Gas Fireplace
- New 89 sq. ft. Upper Level Deck
- New Wood Fencing
- New Landscaping

SHEET INDEX

Architectural

A1 - Cover Sheet and Project Data
A2 - Project Renderings
Topographic Site Survey
A3 - Preliminary Site Assessment Report
A4 - Combined Main Floor Site Plan
A5 - Combined Upper Floor Site Plan
A6 - Existing and Demolition Plan
A7 - Site and Roof Plan
A8 - Main Floor Plan
A9 - Upper Floor Plan
A10 - Elevations
A11 - Elevations
A12 - Elevations
A13 - Elevations
A14 - Street Elevations
A15 - Wall Sections
A16 - Wall Sections
A17 - Materials Sheet
A18 - Window and Door Schedules

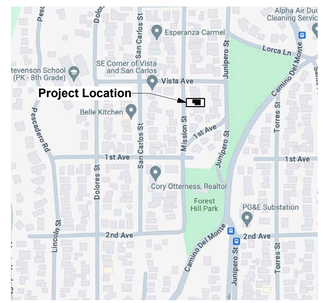
Civil Engineering

C1 - Conceptual Grading, Drainage, Utility Plan and Sections
C2 - Erosion and Sediment Control Plan
C3 - Construction Management Plan

Landscape Architectural

L1.00 - Overall Site Plan
L1.01 - Hapuna Site Plan
L3.00 - Hapuna Lighting Plan

VICINITY MAP


Project Location
Esperanza Carmel
SE Corner of Vista and San Carlos
Vista Ave
Belle Kitchen
Mission St
1st Ave
Junipero St
San Carlos St
Dolores St
Lincoln St
Cory Otterness, Realtor
Forest Hill Park
PG&E Substation
2nd Ave
Lobos
Lobos
Lobos



Rendering of Hapuna Residence from Mission Street / Southwest



Rendering of Hapuna Residence from Mission Street / Northwest

DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v. 831.915.5602
f. 831.309.9999
Email:
info@dyararchitecture.com

© 2025
The Architect's Drawings,
Specifications Or Other Documents
Prepared By The Architect For Owner
Or Other On Used On Project
Except By Agreement In Writing
And With Appropriate
Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residences
Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Track 2 Design Study Revised
October 18, 2024

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Renderings

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

Sheet No.
A2
Hapuna

LEGEND:

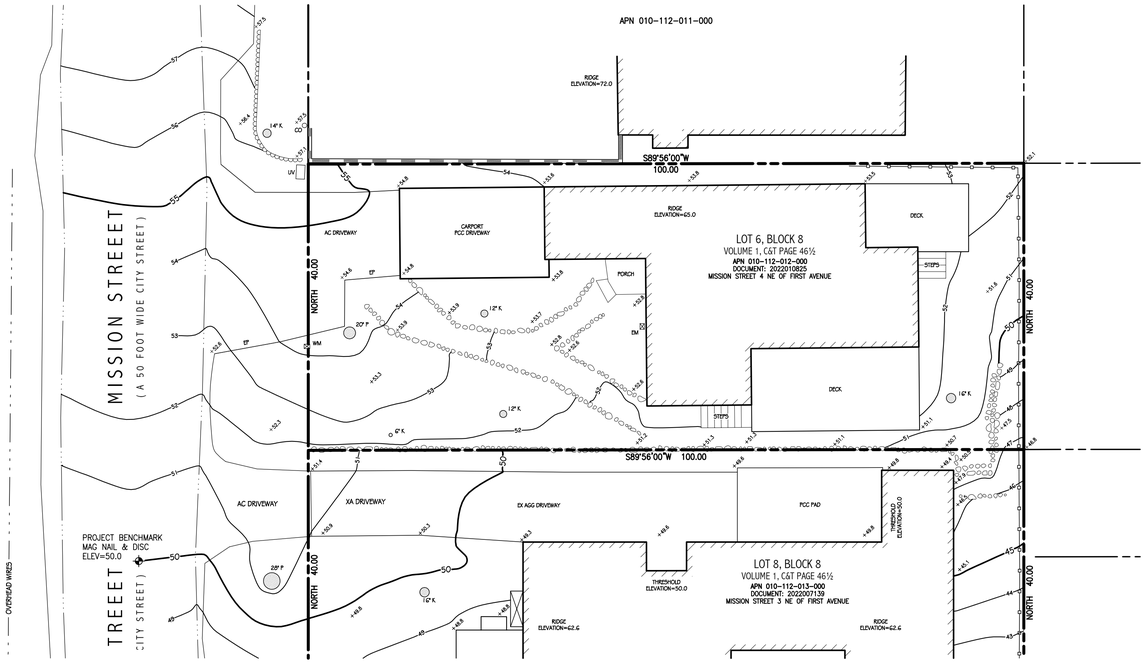
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- UB UTILITY BOX
- EM ELECTRIC METER
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

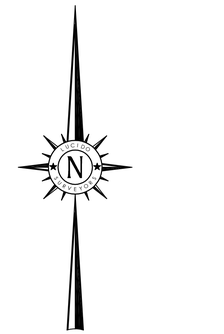
- WOOD FENCE WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE WALL OR WALKWAY
- PCC WALKWAY/PATIO

- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE

- 49.9 SPOT ELEVATION





BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY LINE OF LOT 8, BLOCK 8 PER VOLUME 1, C&T PAGE 46 ½ (APN 010-112-013-000) AS SHOWN HEREON.

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. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
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. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2023.

TOPOGRAPHIC SITE SURVEY

OF

LOT 6 IN BLOCK 8

PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-012

Records of Monterey County

PREPARED FOR

Craig J. Collins

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

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SCALE: 1"=10'	PROJECT No. 3181	APRIL 2022
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

THIRD DRAFT
IN PROGRESS DRAWING
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION
THIS DRAWING IS SUBJECT TO REVISION



ONE SHEET ONLY

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 8 / 6
APN: 010-112-012
Property Owner: Collins Hermle Family Trust
Street Location: Mission Street 4 NE of 1st Avenue

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

Location:

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

Street and Neighborhood Character:

- Style and materials of the existing residence:
- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. A new building should be different in style from buildings on nearby and abutting properties.
- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the informal, vegetated, open space character of the right-of-way. Parking areas in the right-of-way shall be informal, unpaved, and reinforce the forest image. Planting in the right-of-way should be predominately green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

- Building Site Area: The lot is a standard 4,000-square-foot lot (40'x100'). A base floor area of 1,800 square feet is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport, or parking pad.

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

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

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

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

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

** See CMC 17.10.030(A)(1) and 17.06.020, Rules of Measurement.

- Building Height: The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof.

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	16	16	16
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	16	18	16*

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

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

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

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.
- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

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

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

  One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

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

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager. Feedback on potential drainage issues and solutions will be provided.

  Following design approval, plans that are submitted for a building permit must include a complete storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will be required to have systems designed by an engineer.

- Site Coverage: Impermeable site coverage is limited to 22% of the base floor area for the site or **396 square feet** for a base floor area of 1,800 square feet. Impermeable materials include, asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

  If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the

site area, **160 square feet**, may be utilized. 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.

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

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

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

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

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

Potential Neighbor Impacts:

- Privacy: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.
- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*
- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design when it comes to bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as*

wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

- Views: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*
- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: Refer to the annotated tree survey and Significant Tree Evaluation Worksheet prepared by the City Forester.

Historic Status: The property was reviewed for historical significance and the staff determination is that the property is not eligible for the historic inventory. A determination of ineligibility will be provided under separate cover.

Design Study Application: The next step is to submit a General Planning Application Form for a Track 2 Design Study. Applications can be submitted online at https://carmel.portal.iworq.net/portalhome/carmel or by emailing your application materials to planning@ci.carmel.ca.us.

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

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

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

Attachment 2

Significant Tree Evaluation Worksheet

APN: 010-112-012-000
Street Location: Mission St 4 NW 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
Recommended Tree Density: 3 upper, 1 lower

Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

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

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			x	x											
NOT SIGNIF															

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

D A
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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence
Mission Street 4 NE of First Avenue
Carmel-By-The-Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study Resubmittal September 4, 2024
Track 2 Design Study Revised October 18, 2024
Track 2 Design Study Resubmittal January 21, 2025
Track 2 Design Study Resubmittal February 18, 2025

Preliminary Site Assessment Report

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

Sheet No.
A3
Hapuna



HAPUNA KAILEA AHANA



Overall Main Floor Site Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- PROPOSED TREE
- EXISTING TREE
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCENT BOULDER
- STEP BOULDER
- STONE PAVERS
- DRYLAID FLAGSTONE PAVING

NORTH

0' 8' 16'

D A
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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4,2024

Track 2 Design Study Revised
October 18, 2024

Track 2 Design Study Resubmittal
January 21, 2025

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28548
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.
A4
Hapuna



HAPUNA KAILEA AHANA



Overall Upper Floor Site Plan

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

LEGEND

- FLAT SEAM ZINC ROOF
- STONE PAVER DECK
- GREEN ROOF
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 8' 16'

DYAR ARCHITECTURE

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Owner:
Colina Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence

Mission Street x NE 4 First Avenue
Carmel-by-the-Sea, CA 93922
APN: 010-112-012

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Track 2 Design Study Revised
October 18, 2024

Progress Set
January 17, 2025

Track 2 Design Study Resubmittal
January 21, 2024

February 4, 2025

Track 2 Design Study Resubmittal
February 18, 2025

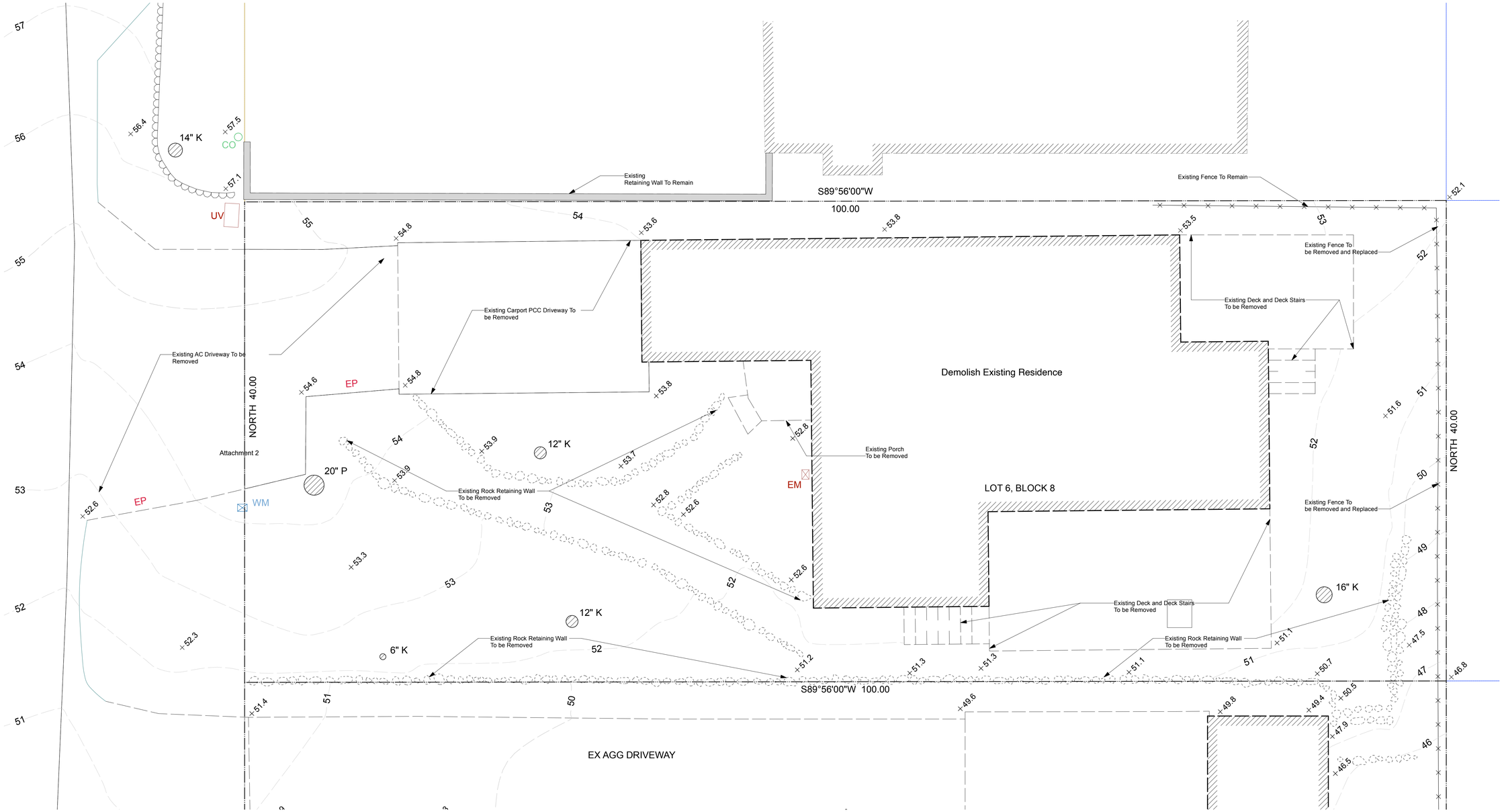
Mission Sisters Properties Upper Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
Expires
February 2027
STATE OF CALIFORNIA

Sheet No.

A5
Hapuna



Existing + Demolition Site Plan

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

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Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:

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September 4, 2024

Track 2 Design Study Revised
October 18, 2024

Track 2 Design Study Resubmittal
January 21, 2025

Track 2 Design Study Resubmittal
February 18, 2025

Existing and Demolition Site Plan

1/4" = 1'-0"

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

Sheet No.

A6

Hapuna

Adjacent Structure

Juliette Balcony

65'-7 1/2"

61'-9 1/2"

22'-7"

Proposed Front Yard Setback

11'-9 1/2"

Proposed Rear Yard Setback

15'-7"

Proposed Rear Yard Setback For Structure Over 15' In Height

Living Room Windows

14" Oak

New 4' Tall Wood Fence

Existing Retaining Wall to Remain

New 6' Tall Wood Fence

Existing Fence

S 89° 56' 00" W 100.0'

3'-8 1/2"

Proposed Side Yard Setback

+ 53.29'

53.54' +

Up

+ 53.95'

+53.8

+53.5

Outline Of Original Idea

Outline of Wall Below

Gravel Ballast

Solar Panels

Outline of Existing Residence to be Removed

Outline of Wall Below

Gravel Ballast

4:12 Slope

4:12 Slope

3/4:12 Slope

Gravel Ballast

8'-6"

Proposed Side Yard Setback

2'-9"

26'-4 7/8"

Stone Paver Driveway

12" Oak

20" Pine

+ T.O.W. = 55.25'

North 41.5'

Stone Paver Pathway

Attachment 2

11'-4"

Proposed Side Yard Setback

+El. 52.5

12" Oak

Gas Fireplace

6" Oak

Original Property Proposed for Adjustment

+ T.O.W. = 54.00'

+ T.O.W. = 56.67'

+ T.O.W. = 54.00'

+El. 51.5'

Deck

16" Oak

New 6' Tall Wood Fence

T.O.W. 50.5'

T.O.W. 49.0'

T.O.W. 50.5'

T.O.W. 51.0' B.O.W. 50.0'

T.O.W. Flow Well = 48.0'

+ F.G = 49.0'

T.O.W. 49.0' B.O.W. 48.0'

Rebuild Existing Landscape Wall

F.G = 50.50'

T.O.W. 50.0' T.O.S.= 48.83'

+ F.G = 47.67'

T.O.W. 47.0' B.O.W. 46.0'

S 89° 56' 00" W 100.0'

T.O.W. Flow Well = 49.92'

+ El. 46.76

AD

+ El. 47.21

El. 48.17 +

Adjacent Structure

New 6' Tall Wood Fence

2'-11 1/2"

11' 1/2"

7'-4 1/2"

3'-5 1/2"

Proposed Side Yard Setback

4'-0 1/4"

3'-0"

3'-1 1/4"

18'-4"

34'-3"

63'-11 1/2"

36'-0 1/2"

22'-7"

Proposed Front Yard Setback

65'-7 1/2"

11'-9 1/2"

Proposed Rear Yard Setback

Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVERS
- SLATE ROOF
- FLAT SEAM METAL EAVES
- STANDING SEAM ROOF
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER

NORTH

0' 4' 8'

D A
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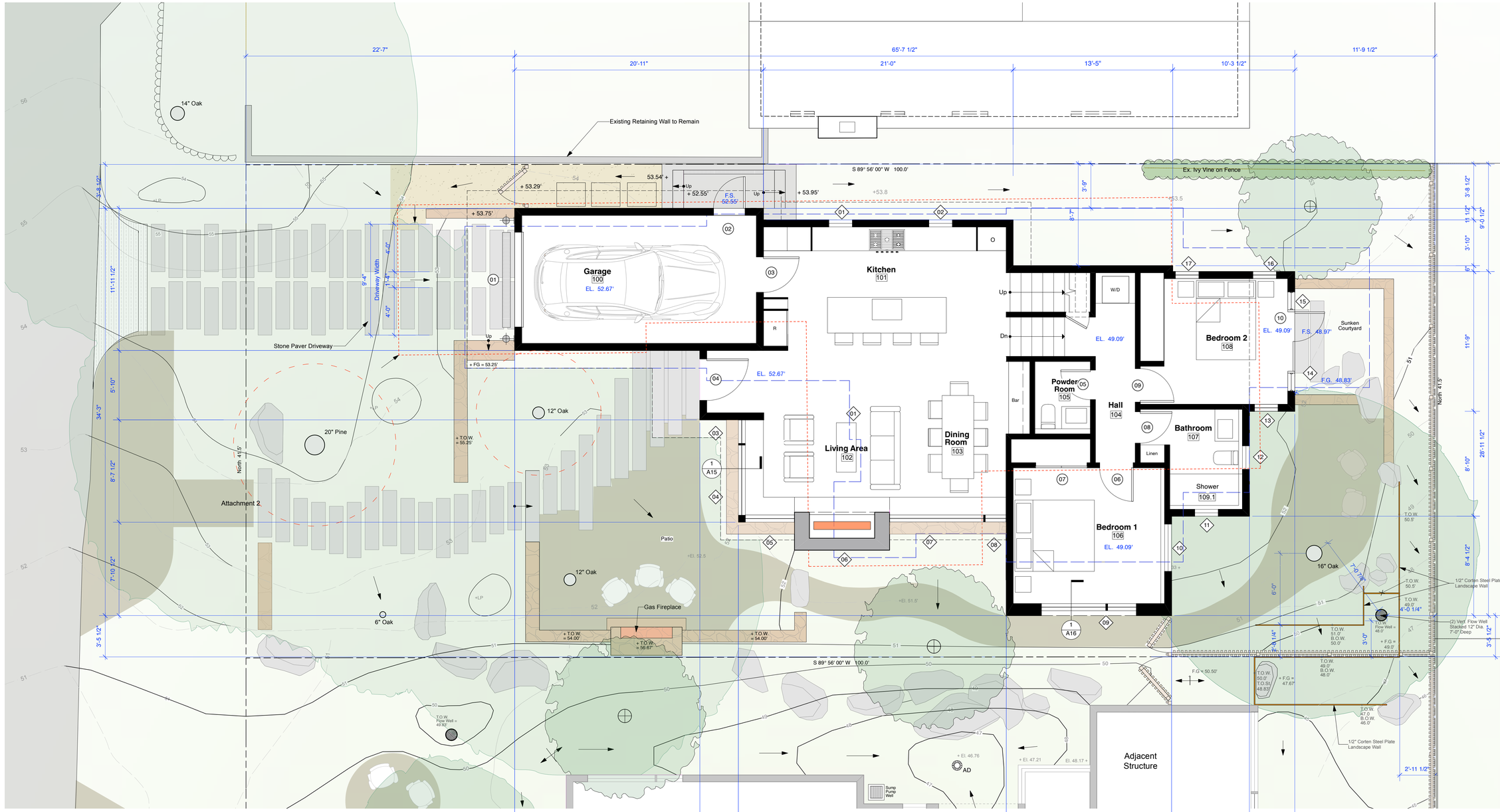
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Roof and Site Plan

1/4" = 1'-0"

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ERIK D. DYAR
No. 28518
February 2027
STATE OF CALIFORNIA

Sheet No.
A7
Hapuna



Proposed Main Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVERS
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER
- WALL SCONCE
- SOFFIT DOWNLIGHT

NORTH

0' 4' 8'

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October 18, 2024

Progress Set
January 17, 2024

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January 21, 2024

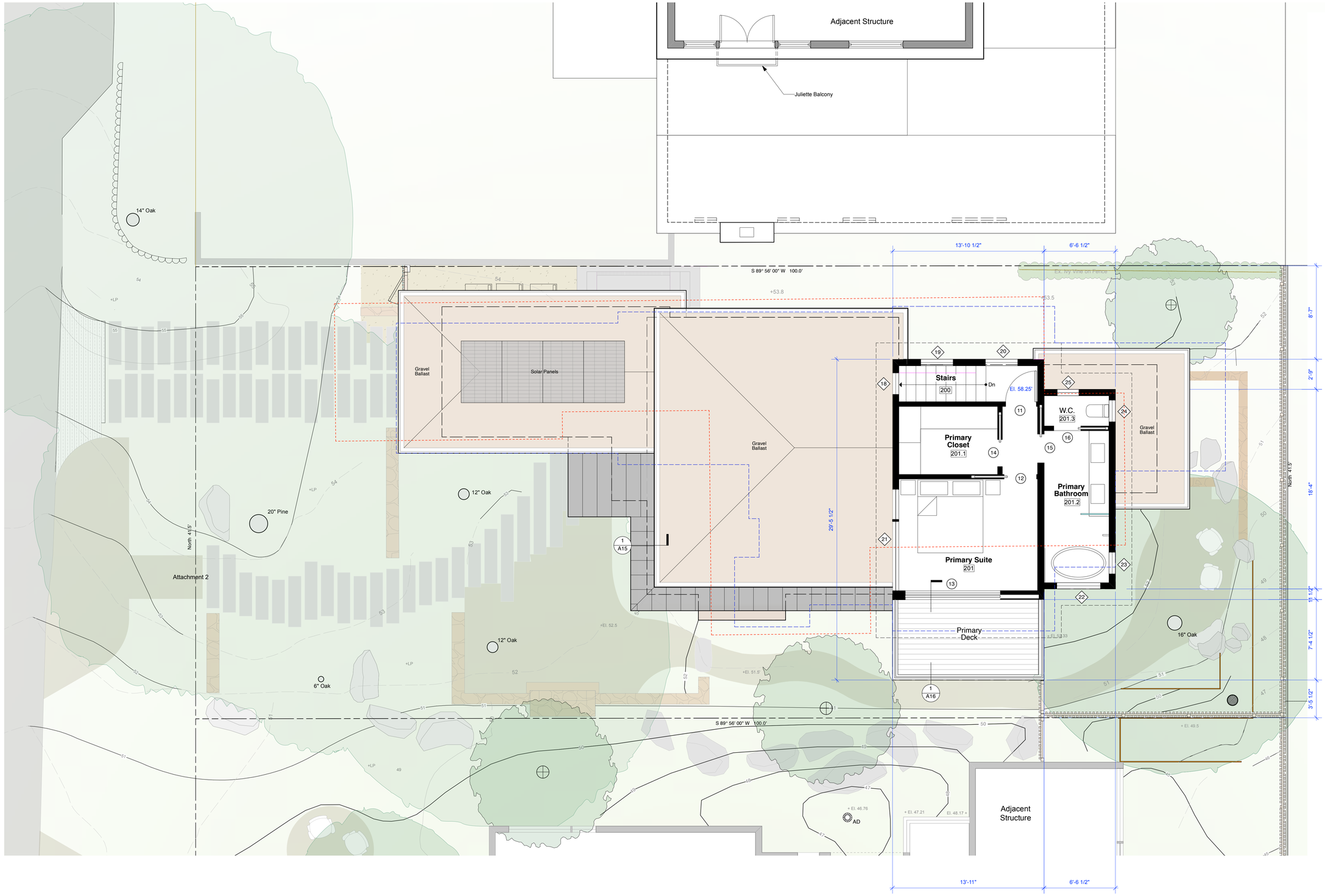
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Main Floor Plan

1/4" = 1'-0"

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Renewal 2025
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Sheet No.
A8
Hapuna



Proposed Upper Floor Plan

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

LEGEND

- FLAT SEAM ZINC EAVES
- SPACED-BOARD WOOD DECK
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR

NORTH

0' 4' 8'

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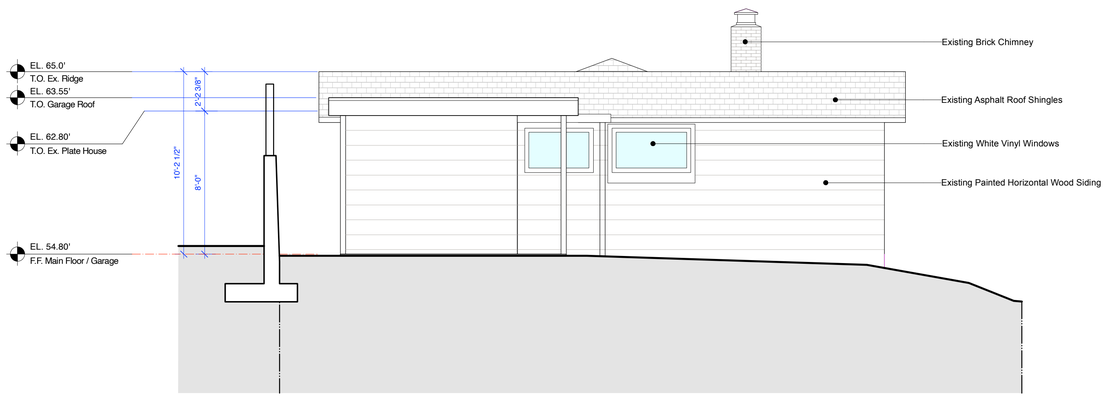
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Upper Floor Plan

1/4" = 1'-0"

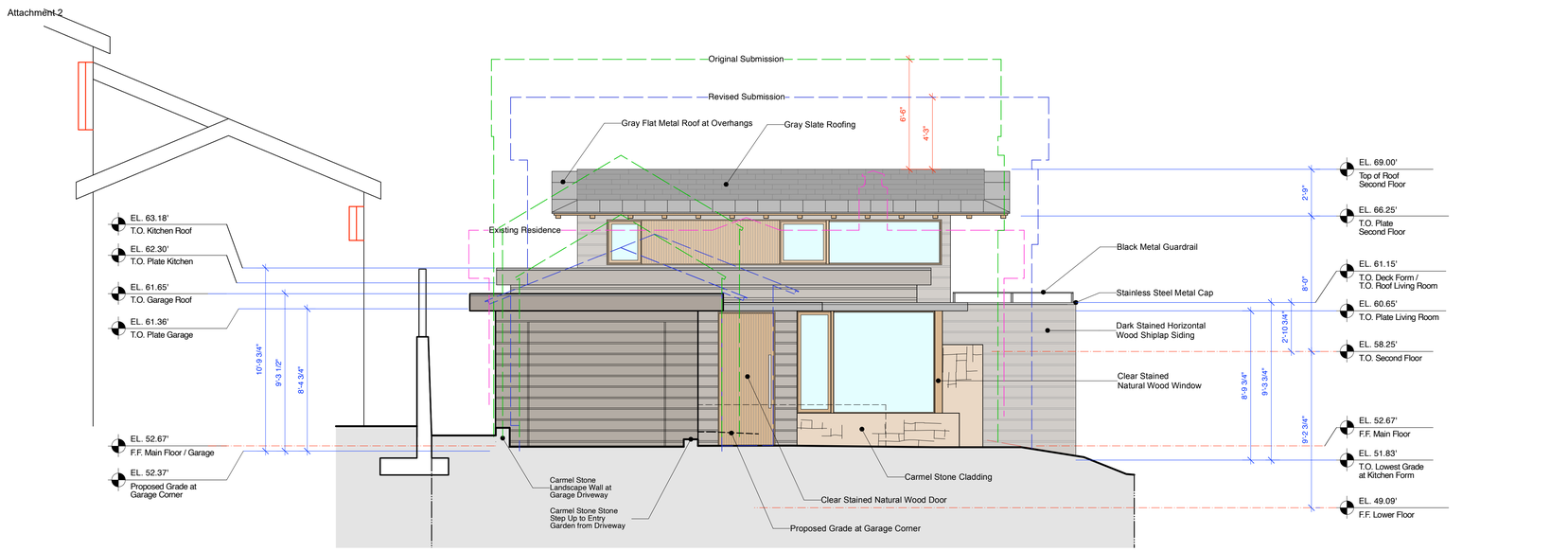
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No. 28518
February 2025
STATE OF CALIFORNIA

Sheet No.
A9
Hapuna



Existing West Elevation

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



Proposed Hapuna West Elevation

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

LEGEND

- Original Submission
- Revised Submission
- Existing Residence

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APN: 010-112-012

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Resubmittal
September 4, 2024

Track 2 Design Study
Revised
October 18, 2024

Progress Set
January 15, 2024

Track 2 Design Study
Resubmittal
January 21, 2024

Revised North Elevation
Grades
January 27, 2025

Track 2 Design Study
Resubmittal
February 18, 2025

Hapuna West Elevations

1/4" = 1'-0"

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No. 28518
January 2025
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A10

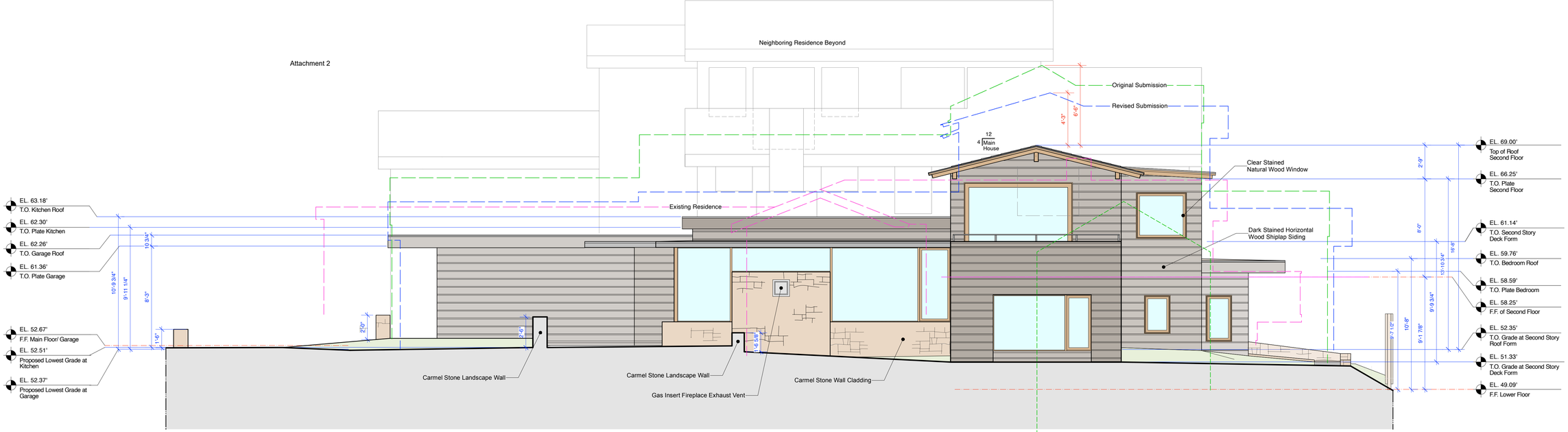
Hapuna



Existing South Elevation

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

Attachment 2



Proposed Hapuna South Elevation

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

LEGEND

- Original Submission
- Revised Submission
- Existing Residence

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APN: 010-112-012

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Track 2 Design Study
Revised
October 18, 2024

Progress Set
January 15, 2024

Track 2 Design Study
Resubmittal
January 21, 2024

Revised North Elevation
Grades
January 27, 2025

Track 2 Design Study
Resubmittal
February 18, 2025

Hapuna South Elevations

1/4" = 1'-0"

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No. 28518
January 2025
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A11

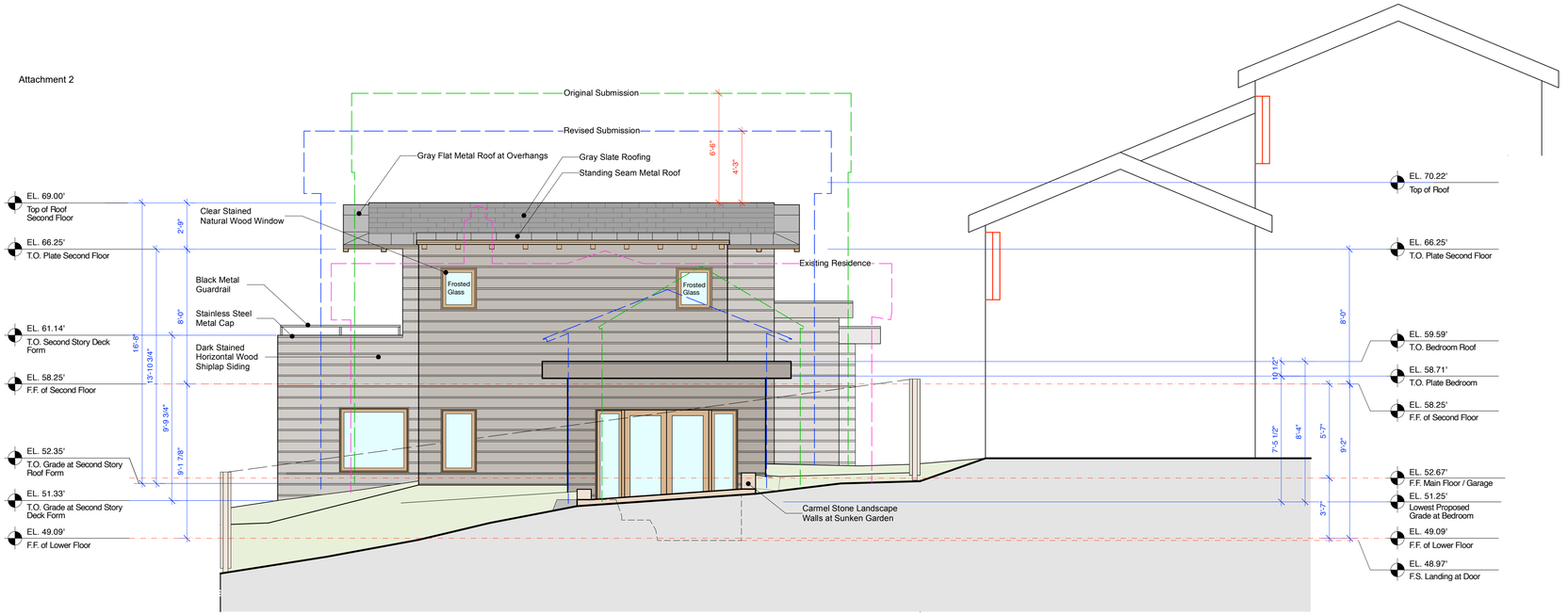
Hapuna



Existing East Elevation

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

Attachment 2



Proposed Hapuna East Elevation

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

LEGEND

- Original Submission
- Revised Submission
- Existing Residence

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January 21, 2024

Revised North Elevation Grades
January 27, 2025

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Hapuna East Elevations

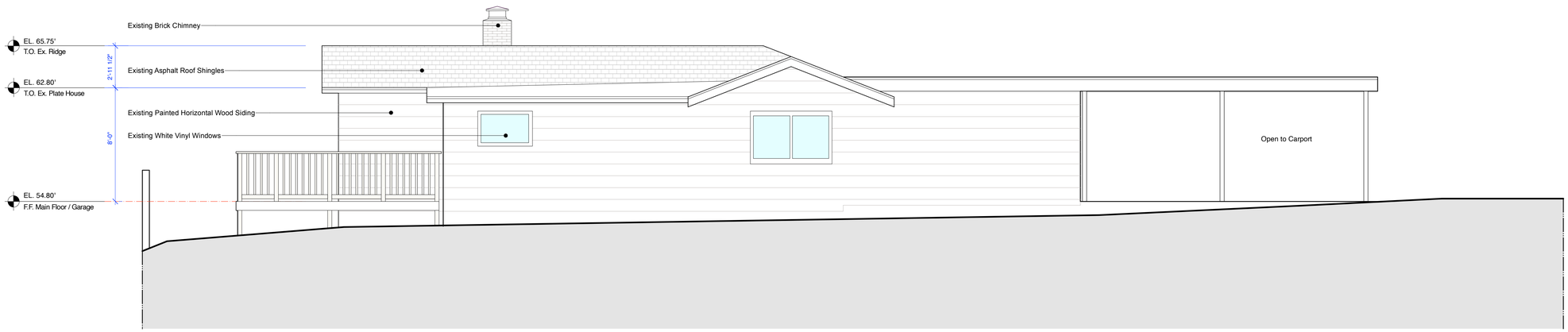
1/4" = 1'-0"

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No. 28518
January 2025
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A12

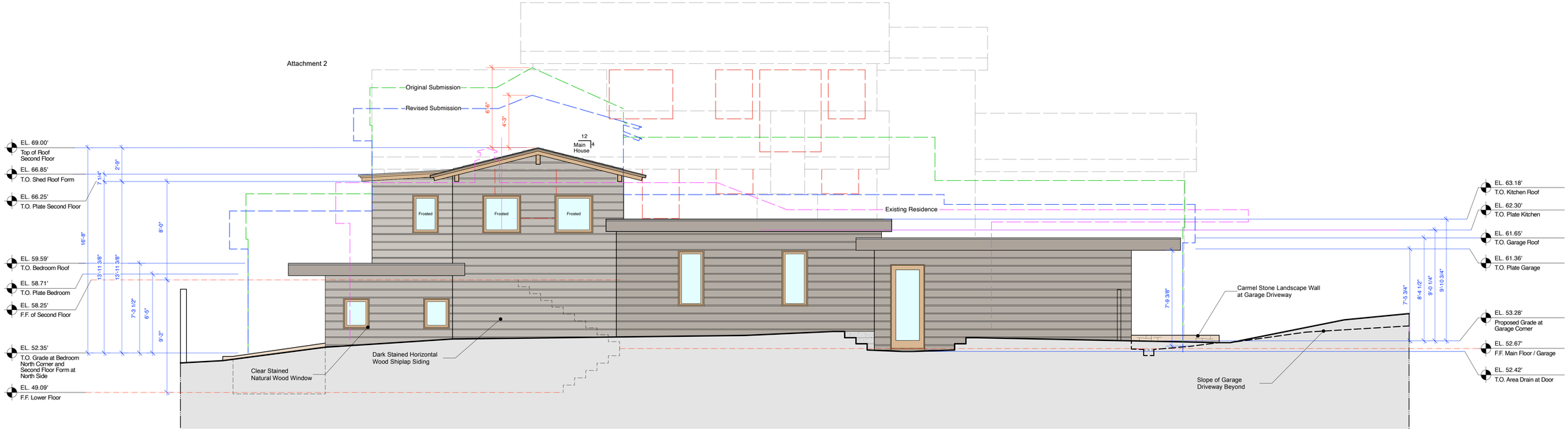
Hapuna



Existing North Elevation

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

Attachment 2



Proposed Hapuna North Elevation

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

LEGEND

- Original Submission
- Revised Submission
- Existing Residence

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Resubmittal
January 21, 2024

Revised North Elevation
Grades
January 27, 2025

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Hapuna North Elevations

1/4" = 1'-0"

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A13

Hapuna



Proposed Street Elevation

Attachment 2







Photographs of Existing Street Elevation

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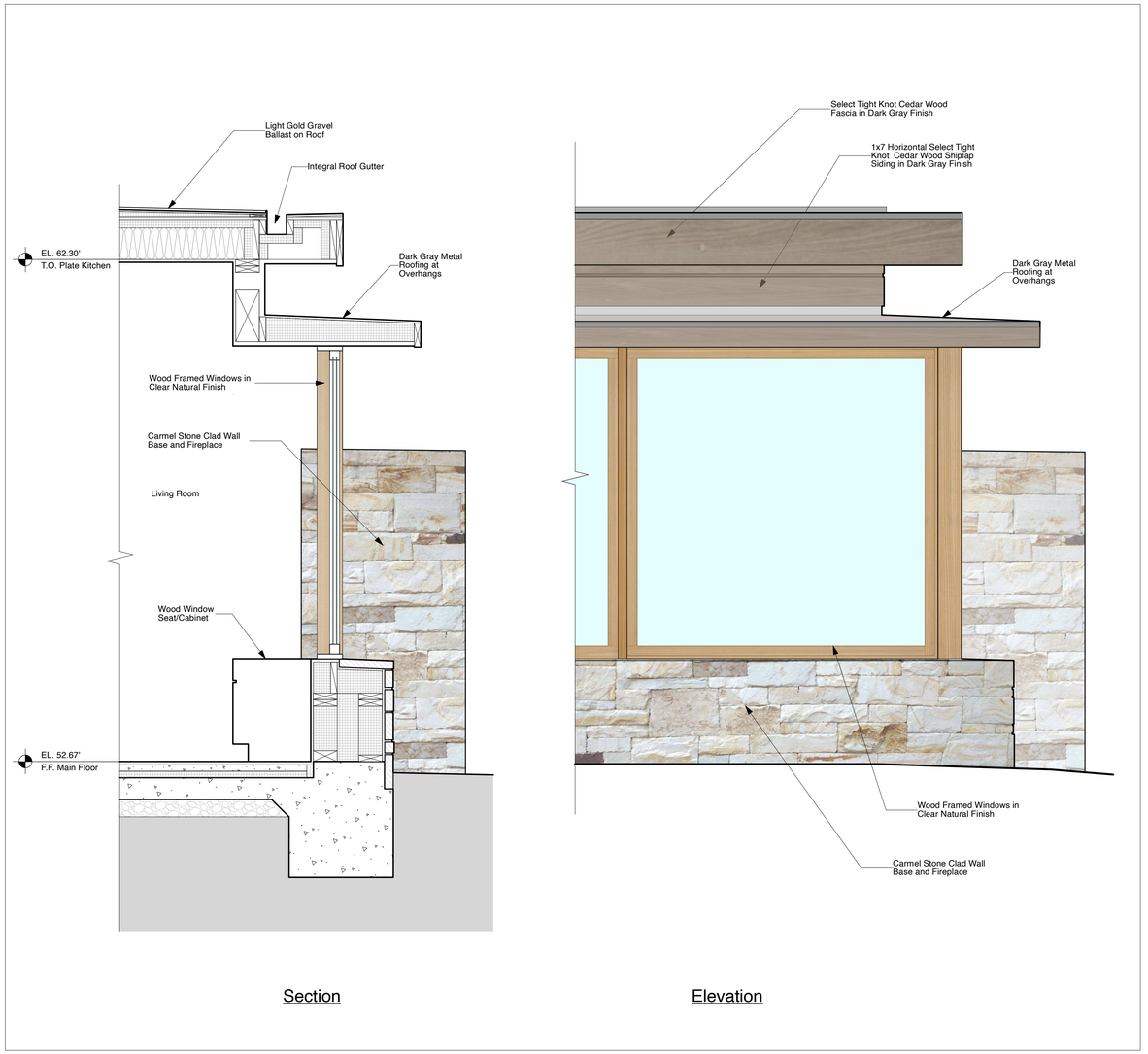
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Hapuna Existing and Proposed Street Elevations

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Sheet No.
A14
Hapuna

Attachment 2



Section

Elevation

1 Wall Section at Living Room Window

Scale: 3/4" = 1'-0"

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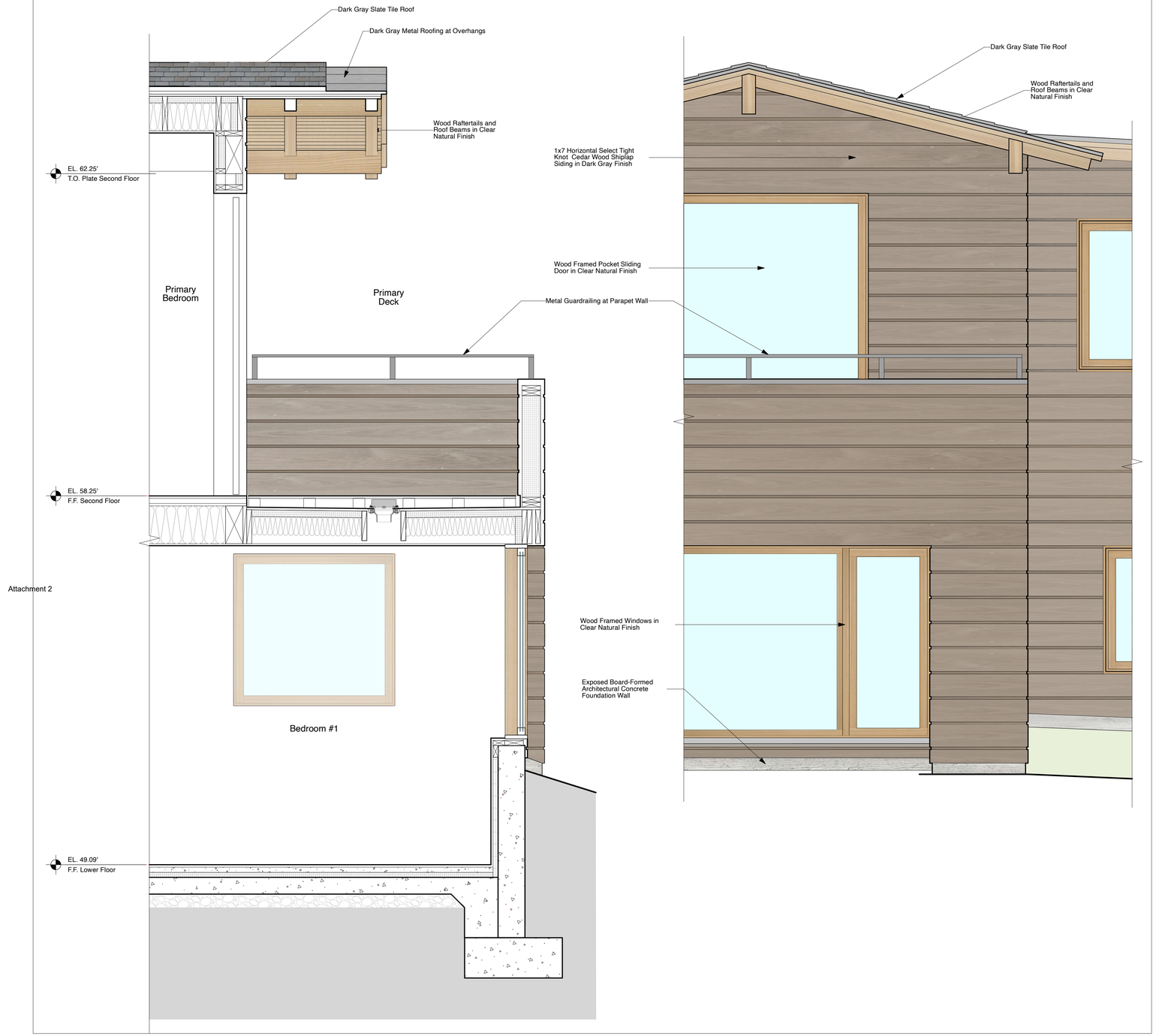
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Hapuna Wall Sections

1/4" = 1'-0"

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Sheet No.
A15
Hapuna



Attachment 2

1 Wall Section At Primary Bedroom and Bedroom #1

Scale: 3/4" = 1'-0"

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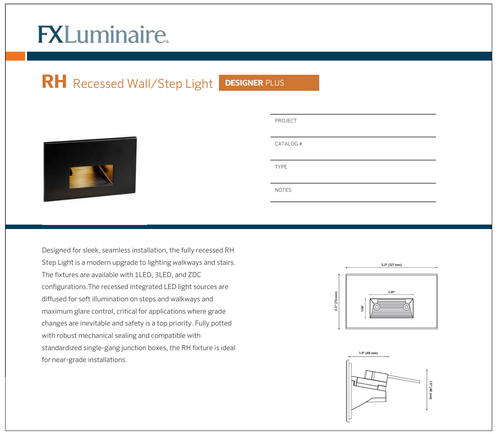
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Hapuna Wall Sections

1/4" = 1'-0"

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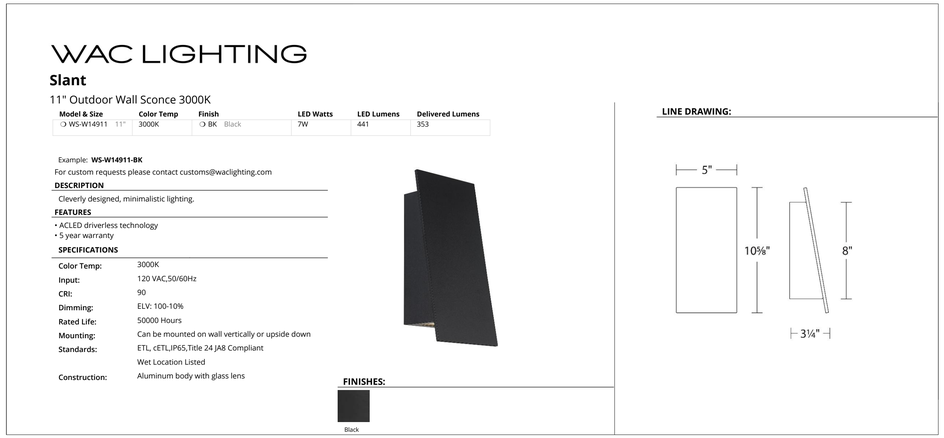
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A16
Hapuna



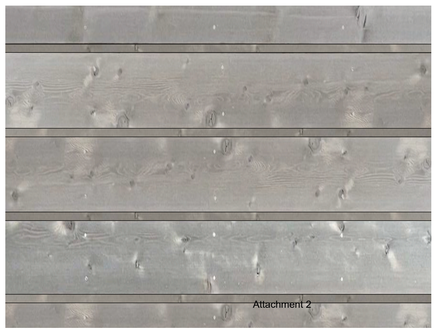
Exterior Recessed Step Light



Exterior Recessed Soffit Light

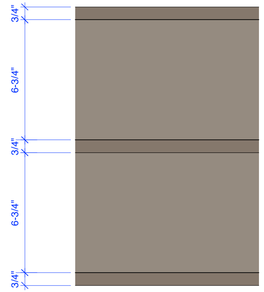


Exterior Wall Sconce



Wood Shiplap Siding

Select Tight Knot Cedar Stained Natural Wood Siding



Siding Width

Siding Width: 6-3/4" Horizontal Board Face with 3/4" Gap





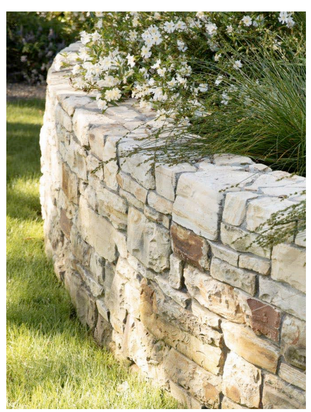
Roofing

Slate Roof with Flat Seam Zinc Eaves

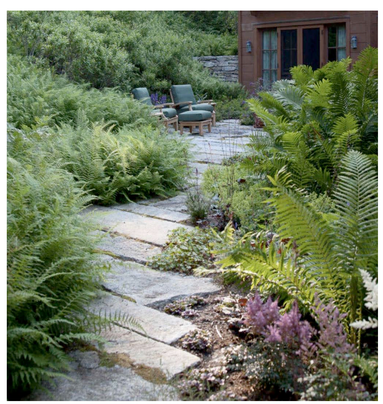


Gravel Roof Ballast

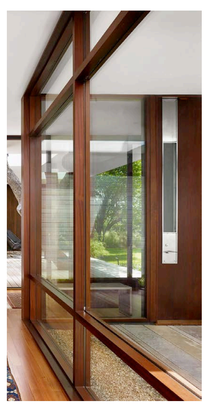
Typical Flat Roof: Class 'A' Rated TPO with Gravel Ballast
Gravel To Be 3/8" Aggregate - Desert Gold Color



Stone Garden Walls

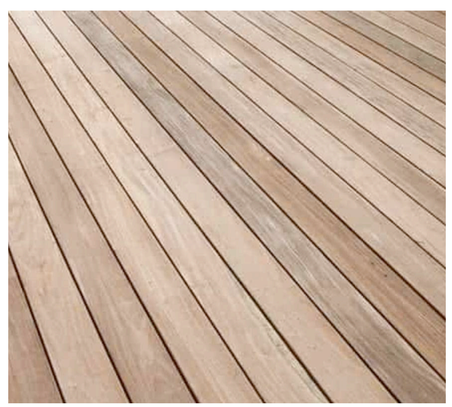


Stone Pavers



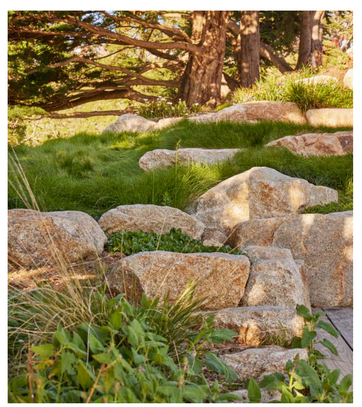
Exterior Windows + Doors

Sapele Wood



Spaced-Board Wood Deck

Ipe Wood



Landscape Boulders

Accent and Retaining Boulders

DYAR ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email: info@dyararchitecture.com

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The Architect's Drawings, Specifications And Other Documents Shall Not Be Used By The Owner Or Others On Any Other Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence
Mission Street 2 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Track 2 Design Study Resubmittal
January 21, 2025
Track 2 Design Study Resubmittal
February 18, 2025

Exterior Color and Materials

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

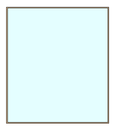
Sheet No.
A17
Hapuna

Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Kitchen	101	2'-0"	4'-5"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
2	Kitchen	101	2'-0"	4'-5"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
3	Living Area	102	2'-0"	6'-0 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
4	Living Area	102	5'-11 1/2"	6'-0 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
5	Living Area	102	4'-1 1/2"	6'-0 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
6	Living Area	102	8'-0"	2'-0"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
7	Dining Area	103	7'-11"	6'-0 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
8	Dining Area	103	1'-9"	6'-0 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
9	Bedroom 1	106	8'-0"	4'-7"	C	OX	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed,Casement ; CASEMENT EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
10	Bedroom 1	106	4'-0"	4'-4"	D	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Awning
11	Bathroom	107	2'-0"	3'-0"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
12	Bedroom 1	108	2'-0"	3'-0	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
13	Bathroom	108	2'-0"	4'-4"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
14	Bedroom 2	108	1'-6"	7'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
15	Bedroom 2	108	1'-6"	7'-7 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
16	Bedroom 2	201	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
17	Bedroom 2	201	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
18	Stairs	200	2'-0"	2'-9 1/2"	B	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Window
19	Stairs	200	3'-0"	3'-0"	F	O	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	Casement Window
20	Stairs	200	3'-0"	3'-0"	F	O	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	CasementWindow
21	Primary Suite	201	9'-3 1/2"	2'-9 1/2"	E	XO	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement, Fixed Window
22	Primary Bathroom	201.1	4'-0"	3'-8"	D	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Awning Window
23	Primary Bathroom	201.1	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement Window
24	Water Closet	201.2	2'-0"	2'-4 1/2"	A	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement Window
25	Water Closet	201.2	2'-0"	3'-0"	F	A	1" Insulated Glass, Tempered, Frosted	Yes	Stained Natural Wood	Casement Window



Type 'A'
Casement Window



Type 'B'
Casement/ Fixed Window



Type 'C'
Fixed/ Casement Window



Type 'D'
Awning Window



Type 'E'
Casement / Fixed

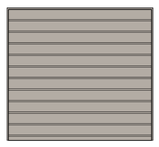


Type 'F'
Casement/ Frosted Window

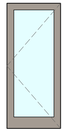
Attachment 2

Door Schedule

Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Garage	100	8'-0"	7'-0"	1-3/4"	A	Stain-Grade Wood		Stain-Grade Wood		Garage Door - Roll Up Door with Remote Control; Horizontyal Wood Siding to Match Proposed Siding
2	Garage	100	3'-0"	6'-8"	1-3/4"	B	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door with Insulated Tempered Glass
3	Kitchen	101	3'-0"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
4	Living Room	102	3'-3"	7'-10"	1-3/4"	D	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door
5	Powder Room	105	2'-6"	6'-8"	1-3/4"	C	Stain-Grade Wood		Stain-Grade Wood		Interior Swing Door
6	Bedroom 1	106	2'-10"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Bedroom 1	106	4'-4"	6'-8"	1-3/4"	E	Paint-Grade Wood		Paint-Grade Wood		Double Swing Door
8	Bathroom	107	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
9	Bathroom	107	2'-10"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
10	Bedroom 2	108	5'-0"	8'-0"	1-3/4"	F	Paint-Grade Wood, Tempered Glass	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Solid Core Double Swing Door with Tempered Glass
11	Primary Suite	201	2'-10"	6'-8"	1-3/4"	C	Stain-Grade Wood		Stain-Grade Wood		Interior Swing Door
12	Primary Suite	201	3'-0"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
13	Primary Suite	201	8'-8 1/2"	7'-7 1/2"	1-3/4"	H	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Solid Core Pocket Door with Insulated Tempered Glass; Pocket Depth = 3'-6"
14	Primary Closet	201.1	2'-6"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
15	Primary Bathroom	201.2	2'-8"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
16	Primary Bathroom: Water Closet	202.3	2'-6"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door



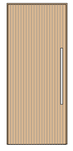
Type 'A'
Garage Door



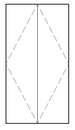
Type 'B'
Exterior Solid Core Swing Door with Insulated Tempered Glass



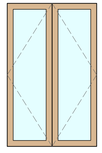
Type 'C'
Interior Solid Core Swing Door



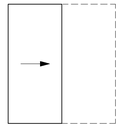
Type 'D'
Exterior Solid Core Swing Door



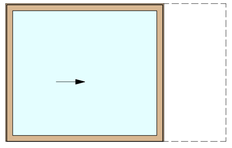
Type 'E'
Interior Solid Core Double Swing Door



Type 'F'
Exterior Solid Core Double Swing Door with Tempered Glass



Type 'G'
Interior Solid Core Pocket Door



Type 'H'
Exterior Solid Core Pocket Door with Insulated Tempered Glass

DYAR ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
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f: 831.309.9999
Email:
info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Corinne Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Track 2 Design Study Revised
October 18, 2024

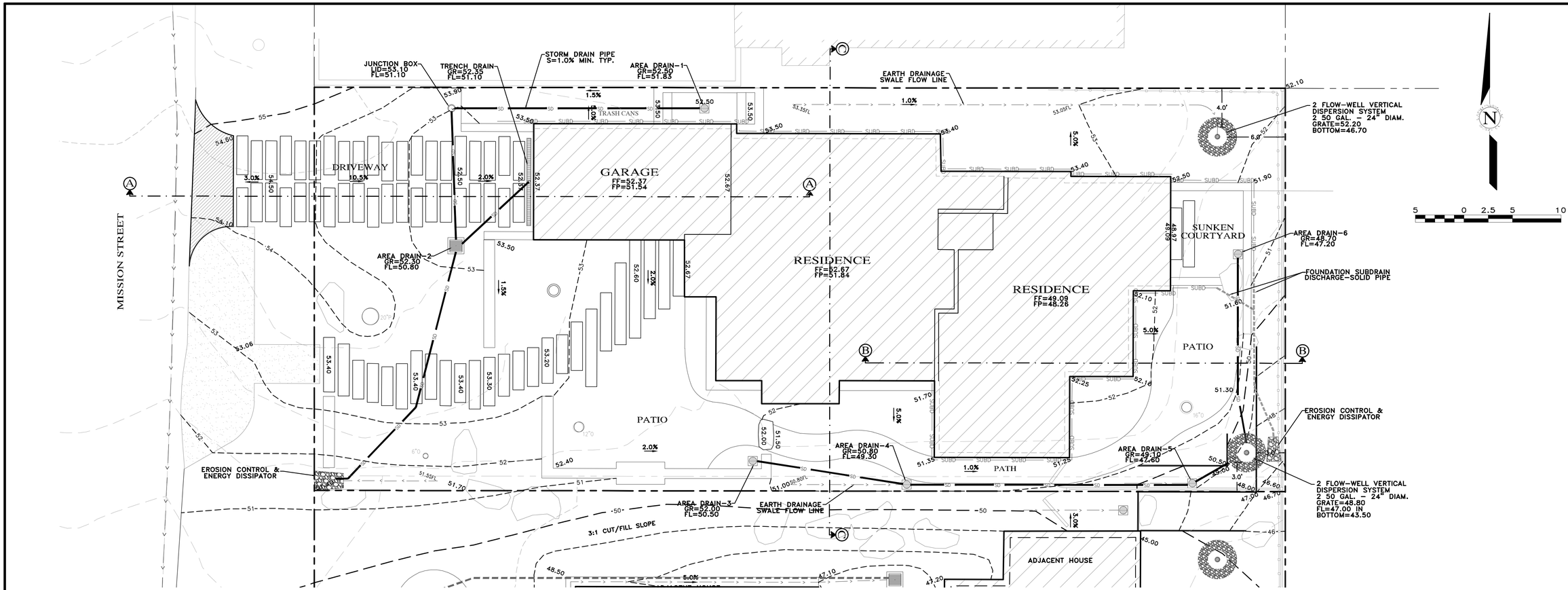
Track 2 Design Study Resubmittal
January 21, 2024

Track 2 Design Study Resubmittal
February 18, 2025

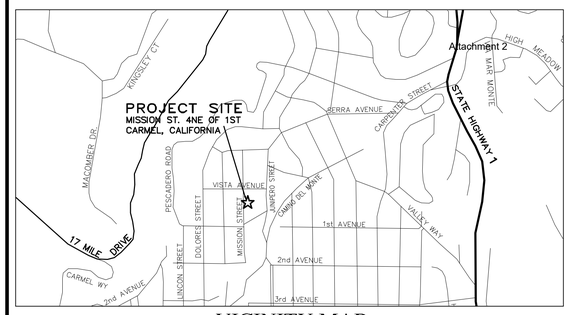
Door and Window Schedules

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
February 2027
STATE OF CALIFORNIA

Sheet No.
A18
Hapuna



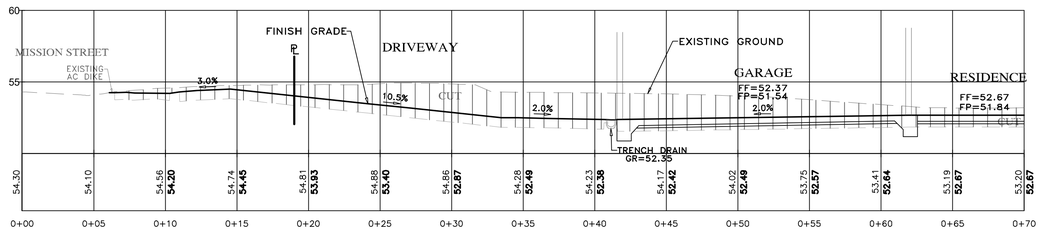
PLAN VIEW
SCALE: 1"=5'



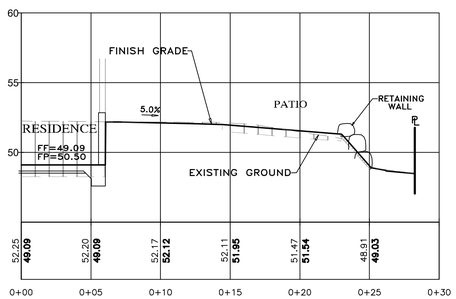
VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,150 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,729 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,150 SQ.FT.

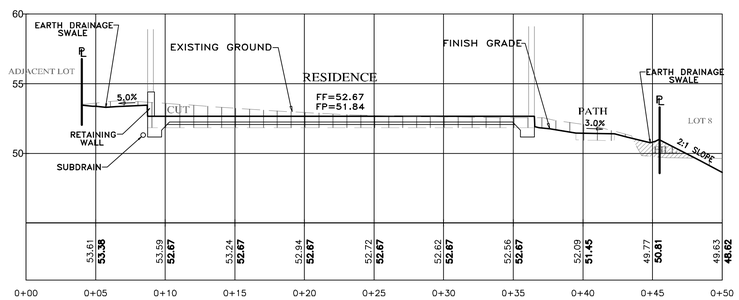
GRADING QUANTITIES:
CUT = 245 C.Y.
FILL = 0 C.Y.
NET = 245 C.Y. EXPORT



SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
SCALE: 1"=5' H&V



SECTION C-C
SCALE: 1"=5' H&V

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	GRADING, DRAINAGE, UTILITY PLAN & SECTIONS
SHEET C2	EROSION CONTROL PLAN
SHEET C3	CONSTRUCTION MANAGEMENT PLAN

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

" CONCEPTUAL GRADING, DRAINAGE, UTILITY PLAN & SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MISSION SISTERS - LOT 6 HAPUNA RESIDENCE

A.P.N.: 010-112-012

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

CONTACT INFORMATION:

PRIMARY: OWNER
COLLINS HERMLE FAMILY TRUST
155 SAN RAFAEL WAY
SAN FRANCISCO, CA 94127

SECONDARY: ARCHITECT
DYAR ARCHITECTURE
ATTN: MR. ERIK DYAR
P.O. BOX 4709
CARMEL, CA 93921
PH (831)915-5602

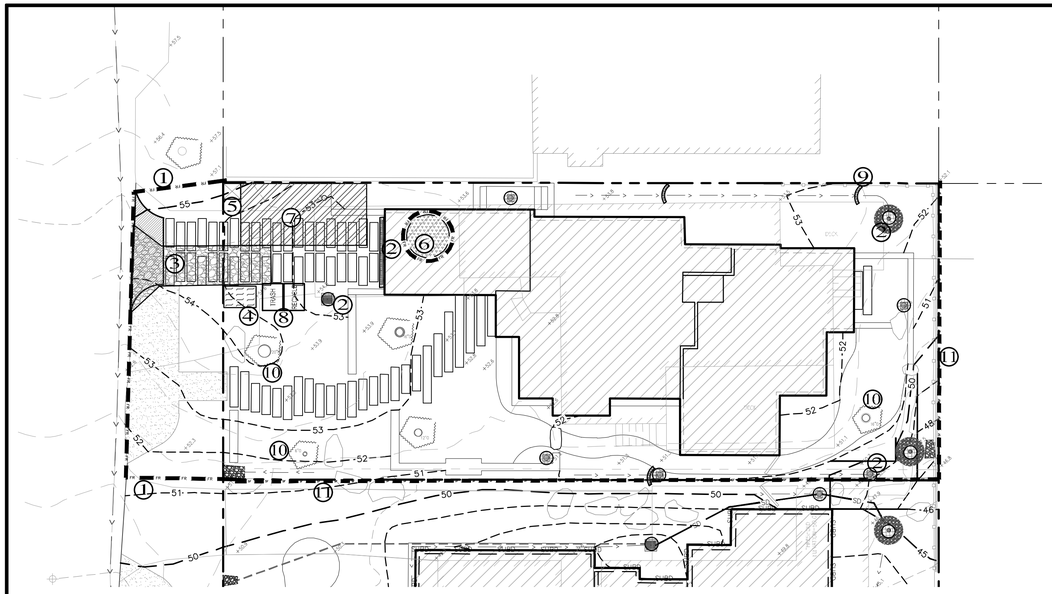
SITE LOCATION:
MISSION STREET
4 NE OF 1ST AVENUE
CARMEL, CA 93921

SCALE: 1"=5'
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	02/25/25	AMS	SITE PLAN UPDATE
	02/07/25	AMS	SITE PLAN UPDATE
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C1
OF 3 SHEETS

LSPROJ\2816-MISSION SISTERS\2816-CIVIL\DWG\2816-GDECP-L6.DWG/24x36C1



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 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 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 ¾" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials
- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials
- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management
- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control
- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control
- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adopted 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

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

" EROSION & SEDIMENT CONTROL PLAN "

OF

MISSION SISTERS - LOT 6 HAPUNA RESIDENCE

A.P.N.: 010-112-012

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

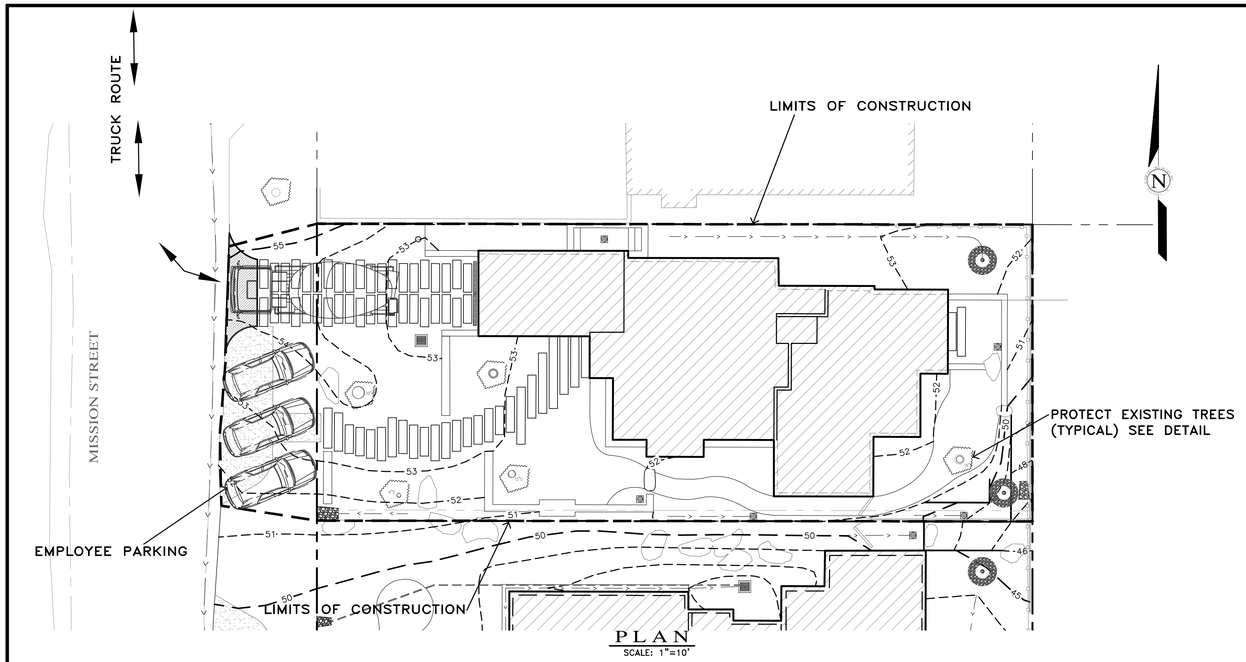
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DATE: AUGUST 2024
JOB NO. 2816-01

SHEET C2

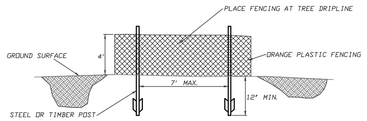
OF 3 SHEETS

No.	DATE	BY	REVISION
	02/25/25	AMS	SITE PLAN UPDATE
	02/07/25	AMS	SITE PLAN UPDATE
	08/16/24	AMS	RELEASED TO CLIENT

LSPROJ\2816-MISSION SISTERS\2816-CIVIL\DWG\2816-GDECP-LE.DWG 4/25/25



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

Attachment 2

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
245 CY CUT
0 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS: EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY 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 MISSION STREET AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM HIGHWAY 1 TO CARPENTER STREET TO SERRA AVENUE TO ALTA AVENUE TO MISSION STREET. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON MISSION STREET. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:
IN THE EVENT THAT MATERIAL DELIVERIES CAUSE ANY STREETS ALONG THE HAUL ROUTE TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE HAUL ROUTE AND SURROUNDING STREETS.

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MISSION 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	4	4
GRADING & SOIL REMOVAL (EXPORT)	12	3
ENGINEERING MATERIALS (IMPORT)	3	4
TOTALS	19	11

TRUCK TRIP GENERATION NOTES:

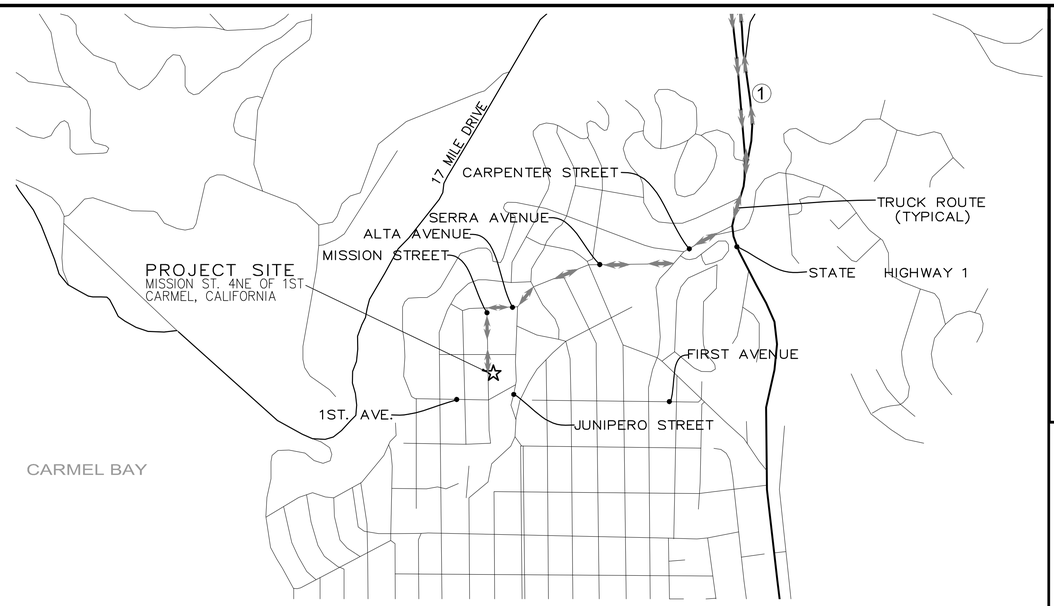
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 245 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 24 MARCH 2025, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN



Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN



Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 6 HAPUNA RESIDENCE
A.P.N.: 010-112-012
FOR
COLLINS HERMLE FAMILY TRUST
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

APPROVED BY:
GUY R. GIRARDO

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

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRARDO
No. 56569
Exp. 06-30-25
STATE OF CALIFORNIA

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	02/25/25	AMS	SITE PLAN UPDATE
	02/07/25	AMS	SITE PLAN UPDATE
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C3
OF 3 SHEETS

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- FLAGSTONE
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE (30" PINE)
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS (11)
- PROPERTY LINE
- PROPOSED SPOT ELEVATIONS (+FS 53.5)
- FLOWLINE

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. MULCH DINING AREA WITH FIREPLACE
5. BBQ AREA
6. ENTRY
7. TRASH AREA
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
13. LOW STONE WALLS
14. STONE FIREPLACE - 4' TALL
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS.



NOT FOR CONSTRUCTION

IF THE CONTRACTOR DISCOVERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. FAILURE TO DO SO SHALL CONSTITUTE WAIVER OF ANY CLAIM FOR EXTRA COMPENSATION.

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC CODES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING ELECTRONICALLY OR OTHERWISE. ANY CHANGES MADE TO THIS DRAWING SET BY WILD LAND WORKSHOP

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE

REGISTERED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date
3	TRACK 2 DESIGN STUDY RESUBMITTAL	01.21.2025
2	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

OVERALL SITE PLAN

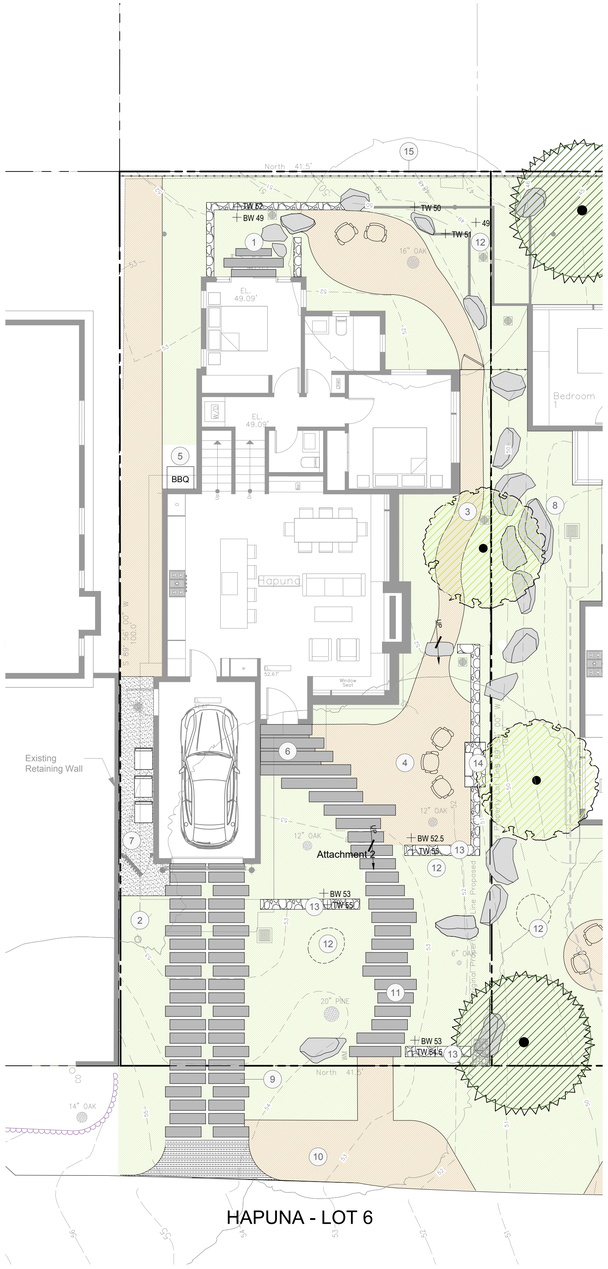
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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



HAPUNA - LOT 6

LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- EXISTING TREE (36" PINE)
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS (11)
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS
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NUMBERED NOTES

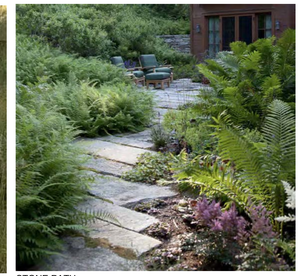
1. SUNKEN GARDEN
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. PATIO WITH FIREPLACE
5. BBQ AREA
6. ENTRY
7. TRASH ENCLOSURE
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
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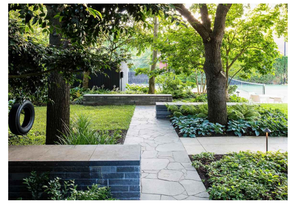
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PRECEDENT IMAGES


CORTEN STEEL WALL


STONE PATH


ENTRY WALLS


OUTDOOR FIREPLACE


PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT


OUTDOOR PATIO

0' 4' 8' 16'

1/8" = 1' - 0"

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date
3	TRACK 2 DESIGN STUDY RESUBMITTAL	01.21.2025
2	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 6 HAPUNA SITE PLAN

sheet title

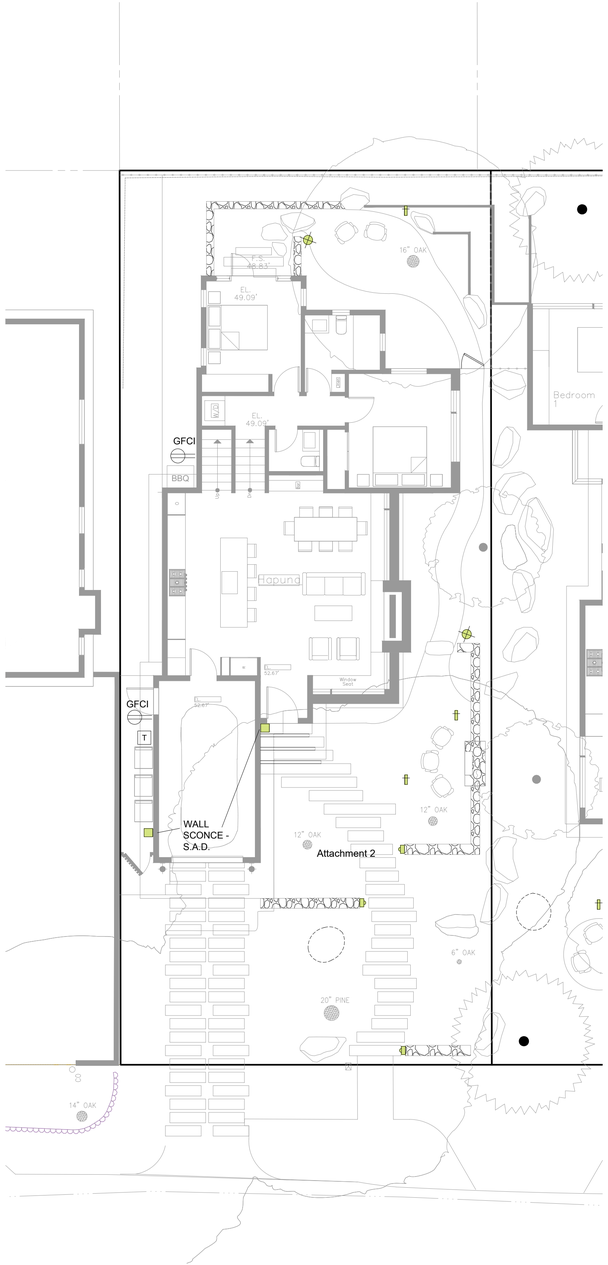
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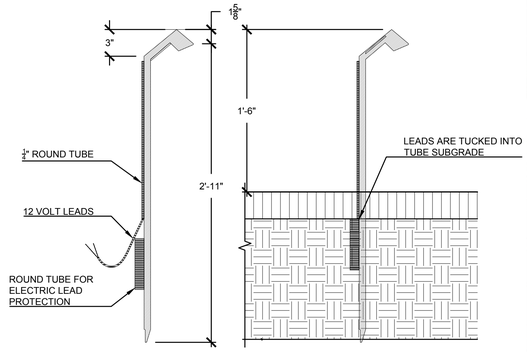
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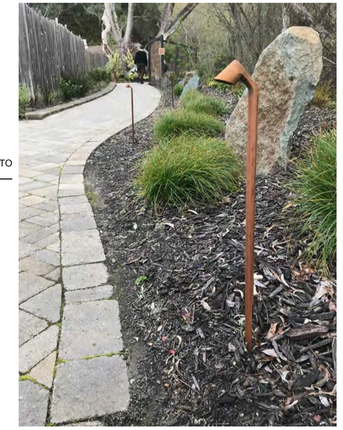
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"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."





STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR



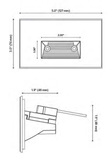
FXLuminaire.

RH Recessed Wall/Step Light **DESIGNER** PLUS



PROJECT:
CATALOG #
TYPE:
NOTES:

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with 1LED, 3LED, and ZDC configurations. The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.



Quick Facts

- Die-cast aluminum
- Lumileds® integrated LEDs
- Two-layer marine-grade anodization and powder coat finish
- Compatible with Luxor® technology
- Compatible with standardized single-gang junction boxes
- Phase dimmable
- Input voltage: 10-15 V

FXLuminaire.

VE LED Down Light **DESIGNER** PREMIUM

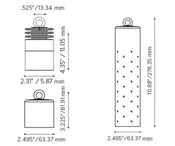


PROJECT:
CATALOG #
TYPE:
NOTES:

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

Quick Facts

- Die-cast aluminum with optional copper sleeve
- Two-layer marine-grade anodization and powder coat finish
- Natural, powder coated, or antiqued copper finishes
- Lumileds® Integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



FXLuminaire.

Specialty Lights

PROJECT
CATALOG #
TYPE
NOTES:

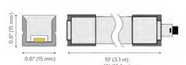


SRP Strip Light **STANDARD** PLUS

Highly versatile white SRP Strip Lights are constructed with extruded silicone to provide superior protection against tough outdoor conditions. A full spectrum of accessories ensures easy installation in a variety of settings.

Quick Facts

- 12 VAC input voltage
- Handy 2" (51 mm) cut marks provide precision customization
- 2,700K and 3,000K color temperature options
- IP65 rating for reliable performance
- Designed for solder- and adhesive-free connections
- Compatible with the Luxor® Low-Voltage CUBE for zoning and dimming



FXLuminaire.

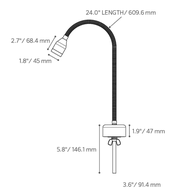
LED Specialty Lights



The BQ LED stainless steel light illuminates grilling areas. It is designed to work with the Luxor® system, or it can be operated independently with an optional plug-in transformer.

BQ: Barbeque Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg.
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use to size the lighting assembly)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY):	42
MAX LUMENS:	81.5
CRI (Ra)	82



0' 4' 8' 16'

1/8" = 1' - 0"



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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE



seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date:
3	TRACK 2 DESIGN STUDY RESUBMITTAL	01.21.2025
2	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 02.20.2025

LOT 6 HAPUNA LIGHTING PLAN

sheet title

L3.00

sheet no.

-- of

DS 24207 (Hermle-Collins)
March 12, 2025
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,856 SF (45%)	1321	1818 SF
Site Coverage	408 SF/574 SF	1003	572 SF
Trees (Upper/Lower)	3/1	2/6	2/6
Ridge Height (1st/2nd)	18’/24’	14'-2 3/8"	10’-9 1/2”/ 17’-8”
Plate Height (1st/2nd)	12’/18’	11'-7"	9'-11" / 13'-10 3/4"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	32'-11 1/2"	22'-7"
Composite Side Yard	10’ (25%)	8'-11 1/2"	15'-0 1/2"
Side Yard	3’	2'-10" north 6'-1 1/2" south	3'-8 1/2" north 11'-4" south
Rear	15’/3’**	14'- 8"	15'-7" / 11'-9 1/2"

*Includes 100 square foot basement bonus.

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

DS 24207 (Hermle-Collins)
November 13, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,856 SF (45%)	1321	1855 SF
Site Coverage	408 SF/574 SF	1003	567 SF
Trees (Upper/Lower)	3/1	2/6	2/6
Ridge Height (1^{st}/2^{nd})	18’/24’	14'-2 3/8"	12’-7 7/8”/ 21'-3 1/8"
Plate Height (1^{st}/2^{nd})	12’/18’	11'-7"	9'-5" / 17'-8"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	32'-11 1/2"	18'-5"
Composite Side Yard	10’ (25%)	8'-11 1/2"	11'-2 1/2"
Side Yard	3’	2'-10" north 6'-1 1/2" south	5'-3" north 5'-11 1/2" south
Rear	15’/3’**	14'- 8"	15'-7" / 5'-6"

*Includes 100 square foot basement bonus.

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

DS 24207 (Hermle-Collins)
October 9, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,856 SF (45%)	1321	1855 SF
Site Coverage	408 SF/574 SF	1003	567 SF
Trees (Upper/Lower)	3/1	2/6	2/6
Ridge Height (1^{st}/2^{nd})	18’/24’	14'-2 3/8"	16'-6" / 23'-2"
Plate Height (1^{st}/2^{nd})	12’/18’	11'-7"	11'-7" / 17'-10"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	32'-11 1/2"	18'-5"
Composite Side Yard	10’ (25%)	8'-11 1/2"	11'-8 1/2"
Side Yard	3’	2'-10" north 6'-1 1/2" south	3'-9" north 7'-11 1/2" south
Rear	15’/3’**	14'- 8"	15'-7" / 5'-6"

*Includes 100 square foot basement bonus.
**The rear setback is three feet for those portions of structures less than 15 feet in height.

CITY OF CARMEL-BY-THE-SEA

Planning Commission Staff Report

October 9, 2024

To: Chair LePage and Planning Commissioners

From: Brandon Swanson, Acting Community Planning and Building Director

Submitted by: Jacob Olander, Assistant Planner

Subject: Consideration of three Concept Design Study applications, DS 24207, 24208, 24209 (Hermle-Collins), and associated lot line adjustments for the demolition of three one-story single-family residences and the construction of three new two-story residences. The three projects are comprised of: 1) An 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet, located on Mission Street 4 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000; 2) A 2,102-square-foot, two-story single-family residence (Kailea), inclusive of a 250-square-foot detached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet, located on Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-013-000; and, 3) A 2,116-square-foot, two-story single-family residence (Ahana), inclusive of a 264-square-foot attached garage with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet, located on Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-007-000.

EXECUTIVE SUMMARY

The applicant is proposing to demolish three existing single-family residences on two 4,000-square-foot lot and one 6,000-square-foot lot, and construct three new two-story single-family residences with associated site improvements. The project also includes two lot line adjustments to create a 4150-square-foot lot, a 4950-square-foot lot, and a 4900-square-foot lot. Parcel 010-112-012-000 and 010-112-007-000 were evaluated for historical significance and determined to not be eligible for the Carmel Historic Inventory. Parcel 010-112-013-000 was not evaluated for historical significance because it was not 50 years old and did not qualify for evaluation. The City Forester reviewed the trees on and around all three parcels. All trees were found significant except for one in the right-of-way in front of parcel 010-112-013-000, which is proposed to be removed.

RECOMMENDATION

Adopt three Resolutions (Attachments 1, 2, & 3) accepting the Concept Design Studies and associated lot line adjustments for the demolition of three one-story single-family residences and the construction of three two-story residences.

Adopt a resolution (Attachment 1) accepting the Concept Design Study and associated lot line adjustment for an 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet, located on Mission Street 4 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

Adopt a resolution (Attachment 2) accepting the Concept Design Study and associated lot line adjustment for a 2,102-square-foot, two-story single-family residence (Kailea), inclusive of a 250-square-foot detached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet, located on Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-013-000.

Adopt a resolution (Attachment 3) accepting the Concept Design Study and associated lot line adjustment for a 2,116-square-foot, two-story single-family residence (Ahana), inclusive of a 264-square-foot attached garage with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet, Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-007-000.

BACKGROUND AND PROJECT DESCRIPTION

Hapuna (010-112-012-000**):** The 1,321-square-foot existing single-story home was constructed in 1935 as a 264-square-foot studio. Through multiple additions and alterations, the house increased in size from 1935 – 1976. The house is not associated with any important events or people as described in the Carmel Historic Context Statement, nor does it reflect an important architectural style as described in the Carmel Historic Context Statement. On June 14, 2024, the Department of Community Planning Building determined that the property on Mission 4 NE of 1st Avenue does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home will have the second story set back further from the right-of-way to work with the topography and avoid blocking neighboring properties views and access to light. The applicant is proposing to build a 1,855-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet. The project will have stained wood windows, vertical wood siding with 4” boards, and a varying width standing seam metal roof. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle

of the parcel.

At the time of writing this report, the neighbors to the North, Northeast, and East of the property have raised concerns about the proposal.

- The neighbor two houses up to the Northeast has expressed concerns about views, light access, and privacy. They are concerned that the project will block their views of the tree tops, restrict access to light, and cause privacy concerns in their backyard.
- The neighbor to the North has privacy and view concerns. They met with the architect to review their concerns about views of the trees and privacy concerns due to the second story windows facing their property. Additionally, they mentioned the new pitched roof of the first-story blocked views of trees from their first story.
- Two neighbors, one to the East and one to the Northeast, came to City Hall together and expressed concerns about privacy, views, noise, and construction timelines. Both of the neighbors were concerned about the bulk of the property up the hill from them. They also described concerns about views of the sky and trees. Additionally, the windows of the second story bedroom worried them.
- None of the neighbors had any issues with the proposed roof decks at the time of writing this report.

Kailea: (010-112-013-000**)** The 1,595-square-foot existing single-story home was constructed 1978. The property was not old enough to be reviewed for historical significance because it is not yet 50 years old. The existing property is a single-story with an attached carport at the Northeast corner of the lot.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home is designed to follow the topography of the gentle slope it is situated on. The second story has been situated at the rear of the property to reduce the appearance of bulk and mass from the Mission Street. The applicant is proposing to build a 2,102-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet. The project will have natural weathered vertical wood board and batten siding and clear stained wood windows. The roof material consists of a standing seam metal roof and a gravel ballast. A drought resistant green roof is proposed on the front part of the main house in the middle of the parcel. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle of the parcel.

At the time of writing this report, there have been no concerns raised by the neighbors. The neighbors that expressed concerns about DS 24207 stated that DS 24208 does not worry them.

Ahana (010-112-007-000**):** The 1,362-square-foot single-story residence was constructed in 1941 and has not undergone many alterations. On June 14, 2024 it was determined that the property does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources. It was determined to be ineligible because it is not associated with any important themes, events, people, architectural styles, or property types identified in

Carmel's Historic Context Statement.

The applicant is proposing to demolish the existing home and garage to construct a new two-story single-family residence. The new residence follows the topography of the site, stepping down the slope at the rear of the parcel. The applicant is proposing to build a 2,116-square-foot two-story single-family residence with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet. The project will have clear stained vertical wood batten siding and aluminum windows. The roof material will consist of a gravel ballast. A drought resistant green roof is proposed on the rear part of the main house. The applicant is proposing to construct a stone paver roof deck on the two-story section of the main house at the rear of the parcel.

At the time of writing this report, there have been no concerns raised by the neighbors. The neighbors that expressed concerns about DS 24207 stated that DS 24209 does not worry them.

STAFF ANALYSIS

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

Staff Response:
Hapuna (010-112-012-000**):** The City Forester identified eight (8) trees on, or adjacent to, the project site during the preliminary site assessment, including two (2) Monterey Pines, two (2) Pittosporum, and four (4) Coast Live Oaks. All trees have been rated 'significant' or 'moderately significant'. The applicant is not proposing to remove any of the (8) trees. The tree evaluation includes the 8' and 12' tree protection zone for significant trees. The property does not meet the recommended tree density of three upper canopy trees and one lower canopy tree. One upper canopy tree is required to be planted for the recommended tree density. The City Forester has reviewed the landscape and planting plan submitted by the applicant and has approved the proposal.

Kailea: (010-112-013-000**)** The City Forester identified three (3) trees on, or adjacent to, the project site during the preliminary site assessment, including one (1) Monterey Pine, one (1) Pittosporum, and one (1) Coast Live Oak. The Pittosporum and Coastal live Oak have been rated 'significant' and the Monterey Pine has been determined to be 'not significant'. The applicant is proposing to remove the Monterey Pine. The tree evaluation includes the 6' and 10' tree protection zone for significant trees. The property does not meet the recommended tree density of three upper canopy trees and one lower canopy tree. Three upper canopy trees are required to be planted for the recommended tree density. The City Forester has reviewed the landscape and planting plan submitted by the applicant and has approved the proposal.

Ahana (010-112-007-000**):** The City Forester identified five (5) trees on, or adjacent to, the project site during the preliminary site assessment, including two (2) Monterey Pines, two (2)

Monterey Cypress, and one (1) Arbutus. All trees have been rated 'significant' or 'moderately significant'. The applicant is not proposing to remove any of the (5) trees. The tree evaluation includes the 8', 10', and 12' tree protection zone for significant trees. The City Forester is not requiring any tree planting because the property meets the recommended tree density. The City Forester has reviewed the landscape and planting plan submitted by the applicant and has approved the proposal.

Topography: *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; promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.*

Staff Response:

Hapuna: Of the three parcel, parcel 010-112-012-000 slopes the least. The project uses the gentle slope of the parcel to reduce the perceived bulk of the project from Mission Street by having the proposed second story at the back of the parcel. The parcel slopes more at the South and East edges, so the applicant has included a drainage plan to manage erosion. The applicant has designed the project to include area drains, a swale, and a flow-well dispersion systems to manage drainage, preventing excess drainage onto the parcel down slope.

Kailea: Parcel 010-112-013-000 slope more North to South and West to East than parcel 010-112-012-000. The applicant uses this slope to reduce the perceived bulk of the project from Mission sSreet by having the proposed second story at the back of the parcel. The project includes cut and fill slopes, swales, and a flow-well dispersion systems to manage the drainage on site, reducing erosion and drainage down slope.

Ahana: Parcel 010-112-007-000 slopes the most of the three parcels. The parcel slopes North to South, similar to the other parcels, and slopes to the East. The applicant proposes to build with the slope to the East and build the second story down at the rear of the property. This reduces the perceived bulk of the property from Mission Street, making it appear to be a single story home. The applicant has submitted a drainage plan for the project to accommodate the slope of the parcel and reduce erosion and drainage down the hill. The applicant is proposing two flow-well dispersion systems, multiple area drains, and multiple swales.

Privacy and Views: *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:

Hapuna: Staff has heard from four neighbors with concerns regarding privacy and views –the neighbors to the North, Northeast, and East. They have all expressed concerns that the second story will block views and create privacy issues.

The property to the North is concerned about windows on the second story stairs (4' X 7'-1 ½") and restroom (4' X 3'-8") looking into their bedroom and bathroom. The stairs windows is a combination of a fixed window and an awning window. The bathroom window is an awning window. To address the neighbors concerns, the Planning Commission could add a condition for the applicant to reduce the size of the windows or frost the glass. The second story was situated to avoid blocking the views of the ocean from the neighbor to the North's Juliet balcony. The second story is set back 3'-9" from the North (side) property line, 21'-2" from the East (rear) property line, and 82'-4.5" from the West (front) property line. The neighbor to the North said that the second story will not block their view of the ocean. The neighbor has requested that the Planning Commission stop by their house during the site visits.

The neighbor in the property to the Northeast has concerns about views of trees being blocked by the new second story. The proposed second story of Hapuna will be 23'-2" and set back 21'-2" from the rear property line. The neighbor has requested the Planning Commission visit their property during the site visits.

The owners in the properties to the East brought up concerns about the view of the trees and sky, privacy issues from the new second story bedroom windows, and the perceived mass of the project from their backyards. To address the neighbors concerns, the applicant could frost the glass of the east facing windows in their bedroom or remove them all together. Unless the applicant decided to remove the second story, there is not any way to reposition the second story without blocking the neighbor to the North view from their second story. At the time of writing this report, the neighbors have not requested the Planning Commission visit their properties.

Staff has determined the project complies with the Residential Design Guidelines pertaining to views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access. Staff has determined that the applicant can adjust the windows as described above to address the privacy concerns.

Kailea and Ahana: At the time of writing this report, no neighbors have reached out and expressed concerns about these projects. The neighbors that had concerns about Hapuna specified that these projects are not an issue. The applicant has situated the second stories back from the property line to ensure that the projects do not block ocean views of the neighbors up the hill. Staff has not found any view or privacy issues for Kailea and Ahana. The projects meets Concept Phase Approval Findings #5 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.*

Staff Response:
Hapuna: The applicant proposes a 243-square-foot attached garage on the Northwest side of the lot. The garage is proposed to be 20'-4" by 11'-11 ½". The garage will be 18'-5" from the property line. The new proposed paver tire paths driveway will vary in widths and will be 9' wide at the widest sections. The garage and driveway will be in a similar location to the previous driveway and carport. The new garage is subordinate to the main house by being a reduced height and narrower than the portion of the house it is connected to. The project meets the objectives of parking and access.

Kailea: The applicant is proposing a 250-square-foot detached garage in the front yard setback on the Southwest side of the lot. The garage is proposed to be 20'-10" by 12'. The garage is set back 1'-6" from the front property line. The proposed driveway is made of permeable pavers and extends into the right-of-way to connect with the street edge. The driveway tapers wider as it get to the edge of the street and the width stays less than 12'. The garage and driveway is in the opposite location of the previous driveway and carport, moving from the Northeast part of the lot to the Southwest. The new garage is subordinate to the main house by being a reduced height and narrower than the portion of the main house behind it. The project meets the objectives of parking and access.

Ahana: The applicant is prosing a 264-square-foot attached garage is setback 16'-7" from the property line. The garage is proposed to be 22' by 12' and situated on the Northwest side of the lot. The driveway will be permeable paver tire paths. The tire paths are approximately 30" wide and connect to the street with an asphalt skirt per the Carmel Municipal Code. The new driveway and garage are in in a similar location to the old driveway and garage. The new garage is subordinate to the main house by be a smaller than the section of the main house it is attached to. This breaks up the volume and differentiates it from the house, as described in further detail in the next section. The project meets the objectives of parking and access.

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

Staff Response:
The homes in the surrounding area are a mix of single-story and two-story structures. The house to the North is two-stories and close to the shared property line with Hapuna. It has a similar attached garage that connects to the single-story portion of the house. The property to the South is two-stories with a lower level and main level. It uses the topography similar to Ahana to build down and appear to be one story from the street level on Mission Street. All three of the houses to the East/Northeast are two-story homes. The properties to the East and Northeast of Hapuna are located to the front of their parcels. The property two houses up and Northeast from Hapuna is closer to the West and North Property lines of its parcel.

Hapuna: The proposed project is on a gentle slope at the top of a hill. The applicant has used this slope to try to reduce the perceived mass and bulk from the street, putting the second story at the rear of the property. The owner of the property to the East has expressed concerns about the mass of the proposed project when viewed from their backyard. The second Story of Hapuna is 23'-2" tall and setback 21'-2" from the rear property line. The owner of the property to the Northeast has sent a follow up email to staff that is attached to the staff report.

The ridge height of the first floor is 16'-6" and the ridge height of the second floor is 23'-2". The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 11'-7" and the second-floor plate height is 17'-10". The maximum allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be between 6'-8" and 8' feet tall. The windows on the property are between 3' to 8' tall. Many of the taller windows are South and West facing, allowing for more natural light during the day and evening. None of the windows are proposed to have divisions. All of the windows on the property match the modern architectural style.

Kailea: The proposed project is on a slope from the North side of the property to the South side. The applicant has used this slope to try to reduce the perceived mass and bulk from the street, putting the second story at the rear of the property. The owners of the properties that have expressed concerns about the Hapuna stated they have no issues with this project.

The ridge height of the first floor is 11'-8" and the ridge height of the second floor is 23'-2.5". The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 10' and the second-floor plate height is 17'-10". The maximum allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be between 6'-8" and 8'-5" feet tall. The windows on the property are between 2' to 10' tall. The South and West sides of the building have the most large windows, but all sides of the housing have large windows proposed. The windows are designed to allow natural light in and to match the modern architectural style. None of the windows are proposed to have divisions.

Ahana: The proposed project is on a slope from the Northwest side of the property to the Southeast side. The applicant has used this slope to reduce the perceived mass and bulk from the street, building a lower level at the rear of the property. The property has the appearance of a single-story home from the streetscape. The owners of the properties that have expressed concerns about the Hapuna stated they have no issues with this project.

The ridge height of the first floor is 13'-6" and the ridge height of the second floor is 19'-2" at the rear of the property. The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 11'-10" and the second-floor plate height is 17'-10". The maximum

allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be between 6'-8" and 8' feet tall. The windows on the property are between 2' to 8'-10" tall. The South and East sides of the building have the most large windows, but all sides of the housing have large windows proposed. The windows are designed to allow natural light in and to match the modern architectural style. The largest section of windows is the hallway that connects the front section of the house to the rear section. This hallway has floor to ceiling windows. None of the windows are proposed to have divisions.

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

Staff Response:

Hapuna: The building will have two front facing gables; one for the first floor of the residence and one for the garage. The second story roof is perpendicular to the first floor roof. All roofs are pitched at 7:12 throughout except for the dormer which has a slope of 5:12. There is one section around the roof deck on the second story that has a ¼:12 slope. There are 2 additonal ridges at the rear of the property for the second story closet and the first floor second bedroom.

The design guidelines encourage properties have a primary volume with secondary volumes appearing attached to the primary form. The subject property has lower ridges on the secondary volumes of the main house and the garage. 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. While most of the pitched roofs have the same slope, the second story is perpendicular to the first floor roof and the dormer has a different slope, creating some roof complexity. If the Planning Commissioners find the roof to be too complex, staff recommends instructing the applicant to remove the second story dormer.

Kailea: The detached garage and first floor of the proposed project have flat, green roofs. The first floor portion of the main house has a rooftop deck. The second story of the main house has a pitched roof that is parallel to the street with a slope of 7:12 and a dormer with a slope of 1:12.

The design guidelines encourage properties with flat roofs be on smaller, one-story structures. The guidelines encourage gabled roofs for larder buildings or two-story elements. This project follows the guidelines by having the flat roof on the single-story elements of the structures and a gabled roof for the second-story element. The guidelines further encourage limiting the number of dormers to keep the roof form simple. The project includes one dormer at the entrance to the roof deck, following the design guidelines encouragement for limited dormers.

Ahana: The proposed structure's roofs are all flat with either roof gardens or gravel ballast. The garage and front portion of the home have the gravel ballast roof and the rear portion of the property has green roofs and a rooftop deck. The roofs include clear natural wood fascia that matches the siding for the house in addition to metal gravel stops.

The design guidelines encourage properties have a primary volume with secondary volumes appearing attached to the primary form. The project does this by having the garage and hallway connecting the two main forms of the house lower than the main residence. While the design guidelines encourage pitched roofs for two-story elements, the two story element of this structure is at the rear of the property where the building has a lower level. Due to the upper level of the two-story element having the appearance of being one story from the street, staff has determined that the project meets the intent of the guidelines to have simple roof and building forms.

Finish Details:

Hapuna: The applicant is proposing vertical stained wood siding. The siding will be 4" boards throughout. The doors are proposed to be paint grade wood and the windows will be tan stained wood. The proposed roofing will be a gray standing seam metal roof with varied widths. The decking will be Ipe wood spaced-boards.

Kailea: The applicant is proposing vertical grey, stained wood siding that appears like naturally weathered wood. The siding will be 3 5/8" board and batten throughout. The doors are proposed to be clear stained paint grade Douglas Fir wood. The proposed windows will be tan stained wood. The proposed roofing will be a tan/grey standing seam metal roof with uniform widths, gravel ballast, and drought resistant green roofs. The decking will be Ipe wood spaced-boards.

Ahana: The applicant is proposing vertical clear-stained wood siding that has the appearance of natural wood. The siding will be board and batten with alternating 1.5" battens and 3" boards throughout. The doors and windows will be clear, anodized coated aluminum (helping to protect the aluminum from scratches and weathering). The proposed roofing will be a gravel ballast and drought resistant green roofs. The decking will be Ipe wood spaced-boards. The proposed spa at the rear of the property will be stainless steel.

***Fencing/Gate/Arbor*:**

Hapuna: A new gate is being proposed on the North side of the site to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear (east) property line and along the South property line at the rear of the property to enclose the backyard. Carmel stone garden walls between 2' and 2'-6" are proposed at the front of the property. There no other fences, gates, arbors, or walls being proposed.

Kailea: A new fenced area with a gate is being proposed behind the detached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear property line and along the North and South property lines at the rear of the property to enclose the

backyard. There no other fences, gates, arbors, or walls being proposed.

Ahana: A new fenced area with a gate is being proposed on the North side of the attached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear property line and along the North and South property lines at the rear of the property to enclose the backyard. The fencing extends along the South property line to the West property line. The fencing extends North along the West property line enclosing a portion of the front of yard. There no other fences, gates, arbors, or walls being proposed.

***Site Coverage*:** CMC Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000-square-foot lot, the allowed base floor area 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, may be allowed for use in a single driveway of up to nine feet in width. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Staff Response:

Hapuna: This 4150 square foot lot is allowed 574 square feet of site coverage. The applicant proposes a total of 567 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the stone paver driveway and walkway, and the wood deck. The project meets the requirements for site coverage.

Kailea: This 4950 square foot lot is allowed 667 square feet of site coverage. The applicant proposes a total of 567 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the permeable wood paver driveway and walkway, stone paver walkway, and the wood deck. The project meets the requirements for site coverage

Ahana: This 4900 square foot lot is allowed 662 square feet of site coverage. The applicant proposes a total of 657 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the permeable wood driveway and walkway, and the wood decks. The project meets the requirements for site coverage.

Right-of-Way Character: Section 1.5-1.7 of the Residential guidelines encourages mainting the forest character fo the right-of-way by using natural materials for street parking, mainitaing informal, natural vegetation, and maintaining trees. Section 2.0 of the Residential Design Guideline's objectives are for properties and development to maintaining the meandering character of streets, the rustic street drainage, and to maintain 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.

For Hapuna, the applicant is proposing to extend the stonepaver tire paths driveway to the street edge and a mulch pathway in the right-of-way. For **Kailea, t**he applicant is proposing a wood paver driveway and a mulch pathway in the right-of-way. For **Ahana, t**he applicant is proposing a wood paver tire path driveway and a mulch pathway in the right-of-way The proposed landscaping in the front of the properties and the right-of-way is a mix of ground cover (Dymondia and Yerba Buena) and small vegetation (sword fern and creeping sage). All trees on Hapuna and Ahana are being retained, maintaining the forest feel of the lot from the street. A Monterey Pine in the right-of-way is being removed as part of the Kailea project because the tree was deemed not significant. The applicant is required to plant three upper canopy trees as part of the Kailea project and one at Hapuna. The applicant meets the design guidelines and municipal code standards for the right-of-way for all three projects.

Skylights: No skylights are proposed for Hapuna, Kailea, or Ahana.

Chimney: Section 9.15 of the Residential Design Guidelines encourages chimneys that integrate into the building, are an appropriate size, and avoid blocking views.

Hapuna: The project is not proposing a chimney.

Kailea: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged in the design guidelines. The lower part of the chimney is vineyard rock quarry stone and it follows the stonework recommendations of the design guidelines by terminating on interior edges and not being installed in a decorative, ornate manner.

Ahana: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged in the design guidelines. The lower part of the chimney is board form architectural concrete and that fits with the architectural style of the building.

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:
The landscaping for all three projects was designed together with the intention of retaining and accentuating the Coastal Oak and Monterey Pine trees that are already on the parcels. The intention was to create the feel of the structures nestled into an gove of trees. The landscaping includes native, drought resistant species that would be found in an Oak grove. The projects were design so that the landscaping blended together and flow between the parcels. The

applicant included native, drought resistant green roofs on Kailea and Ahana to help them fit and blend into the natural environment more cohesively. The existing and proposed landscaping is being used to screen the structures from the street and the neighboring homes.

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

ATTACHMENTS:
Attachment 1 Resolution (DS 24207)
Attachment 2 Resolution (DS 24208)
Attachment 3 Resolution (DS 24209)
Attachment 4 Neighbor Correspondance
Attachment 5 Project Plans (DS 24207)
Attachment 6 Project Plans (DS 24208)
Attachment 7 Project Plans (DS 24209)
Attachment 8 Data Table (DS 24207)
Attachment 9 Data Table (DS 24208)
Attachment 10 Data Table (DS 24209)
Attachment 11 Applicant Narrative

CITY OF CARMEL-BY-THE-SEA

Planning Commission Staff Report

October 9, 2024

To: Chair LePage and Planning Commissioners

From: Brandon Swanson, Acting Community Planning and Building Director

Submitted by: Jacob Olander, Assistant Planner

Subject: Consideration of a revised Concept Design Study application, DS 24207 (Hermle-Collins), and associated lot line adjustment for the demolition of a one-story single-family residence and the construction of a new two-story residence. The project is comprised of an 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,150-square-feet, located on Mission Street 4 NE of 1st Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

EXECUTIVE SUMMARY

The applicant proposes to demolish an existing single-family residence on a 4,000-square-foot lot and construct a new two-story single-family residence with associated site improvements. The project also includes a lot line adjustment to create a 4,150-square-foot lot. Parcel 010-112-012-000 was evaluated for historical significance and determined to not be eligible for the Carmel Historic Inventory. The City Forester reviewed the trees on and around the parcel and determined that all the trees are significant.

RECOMMENDATION

Adopt a Resolution (Attachment 1) accepting the revised Concept Design Study and associated lot line adjustment for an 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,150-square-feet, located on Mission Street 4 NE of 1st Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

BACKGROUND AND PROJECT DESCRIPTION

Hapuna (010-112-012-000**):** The 1,321-square-foot existing single-story home was constructed in 1935 as a 264-square-foot studio. Through multiple additions and alterations, the house increased in size from 1935 – 1976. The house is not associated with any important events or people as described in the Carmel Historic Context Statement, nor does it reflect an important

architectural style as described in the Carmel Historic Context Statement. On June 14, 2024, the Department of Community Planning Building determined that the property on Mission 4 NE of 1st Avenue does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home will have the second story set back further from the right-of-way to work with the topography and avoid blocking neighboring properties views and access to light. The applicant is proposing to build an 1,855-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet. The project will have stained wood windows, vertical wood siding with 4" boards, and a varying width standing seam metal roof. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle of the parcel.

At the time of writing this report, two residents have raised concerns about the project. Chuck Najarian wrote an email to the City Staff with concerns regarding CEQA implementation. He is concerned about the aesthetics of the project not fitting in with the City's and neighborhood's character. Additionally, he expressed concerns about privacy, views, and construction impacts. He believes that Hapuna, Kailea, and Ahana should not be ruled as exempt projects under CEQA because the impacts of the project will be significant. Mary Lounsbury also expressed concerns about CEQA implementation, neighborhood character, and construction impacts. She is concerned about the effects of construction on the roads, parking access, noise, and air quality. She also mentioned that she believes the projects are overbuilt, too close to the rear property lines, and are not set back far enough from the street.

Currently, the proposal is in the Concept phase and is therefore deemed not a project. Following concept acceptance and the determination that the applications are complete, the CEQA review will commence.

Prior Public Hearing

The neighbors to the North, Northeast, and East of the property raised concerns at the first concept hearing about the previous proposal.

- The neighbor, two houses up to the Northeast, expressed concerns about views, light access, and privacy. They are concerned that the project will block their views of the treetops, restrict access to light, and cause privacy concerns in their backyard.
- The neighbor to the North had privacy and view concerns. They met with the architect to review their concerns about views of the trees and privacy concerns due to the second story windows facing their property. Additionally, they mentioned the new pitched roof of the first-story blocked views of trees from their first story.
- Two neighbors, one to the East and one to the Northeast, came to City Hall together and expressed concerns about privacy, views, noise, and construction timelines. Both neighbors were concerned about the bulk of the property up the hill from them. They also described concerns about views of the sky and trees. Additionally, the windows of

the second story bedroom worried them.
- None of the neighbors had any issues with the proposed roof decks at the time of writing this report.

The Planning Commissioners visited the neighbors' houses before the October 9, 2024, Concept Design meeting. The Commissioners provided feedback to the applicant to reduce the height and perceived bulk/mass of the proposed home. They provided further feedback that the applicant should adjust the design so that the proposed home would not block views and light access to the neighbor to the North. The project was continued with directions to the applicant to make design changes.

The applicant has updated the design of DS 24207 (Hermle-Collins), Hapuna, based on the Planning Commissions direction from the previous meeting. The new proposal has reduced the ridge height of the first story by roughly four feet and the second story by roughly two feet. In addition, the applicant has shifted the location of the proposed home South by about two feet. The Planning Commission is being asked to review the revised Concept Design to determine if it has addressed the concerns of the neighboring residents.

STAFF ANALYSIS

Privacy and Views: *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:
Hapuna: Staff has previously heard from four neighbors with concerns regarding privacy and views –the neighbors to the North, Northeast, and East. They expressed concerns that the second story will block views and create privacy issues.

To address the concerns raised by the neighbors and Planning Commission, the architect revised the design for Hapuna. The applicant moved the project South increasing the setback from the neighbor to the North from 3'-9" to 5'-3". The applicant also decreased the ridge height of the first story element from 16'-6" to 12'-7 7/8". The second story ridge height was reduced from 23'-2" to 21'-3 1/8". By shifting the project to the South and reducing the ridge height, the applicant has responded to concerns of the perceived bulk and mass by the neighbors to the East and North. Additionally, these changes allow for better light and view access for the first floor of the neighbor to the North. The project also now includes frosted glass for the second story bathroom window and an opaque stained glass for the staircase window. These windows were changed in response to privacy concerns from the neighbor to the North.

Staff has determined the project complies with the Residential Design Guidelines pertaining to views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access.

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

Staff Response:
The homes in the surrounding area are a mix of single-story and two-story structures. The house to the North is two-stories. It has a similar attached garage that connects to the single-story portion of the house. The property to the at the corner of 1st Avenue and Mission Street is two-stories with a lower level and main level. All the homes to the East of Hapuna, on Junipero, are two story homes. About half of the homes across the street to the west are two-story homes.

Hapuna: The proposed project is on a gentle slope at the top of a hill. The applicant has used this slope to try to reduce the perceived mass and bulk from the street, putting the second story at the rear of the property.

The ridge height of the first floor is 12'-7 7/8" and the ridge height of the second floor is 21'-3 1/8". The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 9'-5" and the second-floor plate height is 17'-8". The maximum allowed plate heights are 12' for first floors and 18' for second stories. The applicant has reduced the ridge and plate height in response to the concerns of the neighbors. The project is consistent with the zoning code standards on ridge and plate heights.

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

ATTACHMENTS:
Attachment 1 Resolution
Attachment 2 Project Plans
Attachment 3a Data Table
Attachment 3b Prior Data Table
Attachment 4 Prior Staff Report
Attachment 5 Neighbor Correspondence (Najarian)
Attachment 6 Neighbor Correspondence (Lounsbury)

From: **tom morjig** [redacted]
Date: Fri, Feb 21, 2025 at 3:41 PM
Subject: Re: DS 24207 (Hermle-Collins) - Update Plans
To: Jacob Olander <jolander@ci.carmel.ca.us>

Hi Jacob,

Just a quick note to give you an update on the meeting for the Mission Street Project. Erik and their attorney came by yesterday to drop off notices of the Community Meeting at Sunset Center where you will be moderator scheduled for February.26. The first we heard about it was yesterday morning when John received a call from Erik notifying him of the upcoming meeting. Since John would be traveling that week, he notified us neighbors of his plans. It ended up that myself, my neighbors on both sides (Greg and Susan), along with other immediate neighbors Herb and Leslie, Kimberley, Kristi, Midori and Paul will all be out of town/unavailable. However, after checking with all of them, we will all be available the Wednesday after on March 5.

When Erik came by to drop off the notice, I informed him of everyone's plans and schedules, and because we are all the immediate neighbors to the project, let him know we all wanted to be at that meeting together and gave him the date we would all be available, and asked him to please move your meeting to March 5. He said he planned to have it anyway on February 26, and I told him it would be a waste of time because the directly impacted neighbors who are most affected by this project would not be available.

Please get involved in helping to change the meeting to March 5 (or later that week). Please consider this as our formal request to go on the record, and please forward this request to the Planning Commission.

Thank you,

Tom Morjig

[redacted]

January 21, 2025

Planning Commission
P. O. Box CC
Camel-by-the-Sea, CA. 93921

Dear Commissioners,

Recently I signed a petition in opposition to building projects DS24207, DS2408, and DS2409. I realize now that I did so without all the facts. Since then I have reviewed the plans prepared by Mr. Erik Dyar and I am now in favor of the project. I think it will be an upgrade to the neighborhood. Furthermore, in my opinion Mr. Dyar's plans show him to be an outstanding architect

Sincerely,

Robert R. Irvine
P. O. Box 1653
Carmel-by-the-Sea, CA 93921
[redacted]

RECEIVED
FEB 26 2025
City of Carmel-by-the-Sea
Planning & Building Dept.

James Newhall Smith
ARCHITECT

02-25-25

City of Carmel by the Sea
Planning Commission

RE: Hapuna Residence (three separate residences)
Mission St 4 NE of First Ave
Carmel, CA. 93923

I am writing to express my enthusiastic support for this outstanding project. This project is very sensitively designed, meets all of the Design Guidelines, and will be a huge asset for this community. Erik Dyar has demonstrated World-Class design talent and this project is another example of his talent.

The Historic Context Statement from 1997 includes the following:

> *… in the spirit of a village known for avant-garde thought, many residents welcomed the novelty and ingenuity of Modern buildings. To these residents, the practical functionality and minimalism of designs provided a welcome respite from the buildings that dated to earlier periods in Carmel's history. Either way, Modernism was triumphant, as Carmel saw the construction of an incalculable number of Modern-style buildings between the years of 1940 and 1965.*

The City's own Design Guidelines state:

> *3. Balance design objectives.*
> Achieve a sense of being integrated with the community, while also promoting diversity of design on individual sites.

27880 DORRIS DR. SUITE 200 CARMEL VALLEY, CALIFORNIA 93923
831-915-9518 JAMES@JNSARCH.COM

> The enduring principles of design in Carmel-by-the-Sea are variety, modesty and simplicity. While there is wide diversity in design it is the goal of these guidelines that each house draw from and contribute to its neighborhood by generously providing for open space and preserving the City's traditions of simple homes set amidst a forest landscape.

The City has observed that the architectural style of Storybook Vernacular has been over-employed to the point of risking that Carmel was becoming a caricature of itself. While these early design directions were a wonderful chapter of creating and expressing the sense of place locally, the City recognized that this style must not be regurgitated for all future projects and therefore now strongly discourages repetition of overly complex, storybook cottage elements.

Instead, the Guidelines have emphasized diversity and innovation that reflects the expression of our time. We will cherish, and sometimes emulate, the designs of the past, but we need to recognize that these styles were themselves a fabrication to create context. At the time of their construction, they were not authentic to Carmel, as there was no "Context" other than the natural world.

The Guidelines ask designers to be sensitive to the context with scale, mass and form. This project exemplifies those precepts. It needs to be noted that flat roofs are an excellent design response to hide the unsightly solar panels all new houses are required to have. No one wants to look at them on a Cottage or a Contemporary home. Erik has removed these panels from view. This is an innovative design response to our current building environment which the City should remain in favor of. Reducing mass and bulk, as well as maintaining views and sunlight for surrounding neighbors, is also paramount in the Guidelines and is consistent with the flat roofs he is proposing.

In summary, I encourage the City, and the Planning Commission, to maintaining an openness to new ideas and designs that will foster a fresh and dynamic character in Carmel as it inevitably evolves over time.

Sincerely,



James Newhall Smith
Architect

27880 DORRIS DR. SUITE 200 CARMEL VALLEY, CALIFORNIA 93923
831-915-9518 JAMES@JNSARCH.COM

City of Carmel-By-The-Sea
Attachment 8
MAR 03 2025
Office of the City Clerk

The Law Offices of
Panos Lagos

TEL. (510) 530-4078
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6569 GLEN OAKS WAY
OAKLAND, CA 94611

E-MAIL ADDRESS:
PANOS@PANOSLAGOSLAW.COM

March 3, 2025

VIA HAND DELIVERY
City of Carmel-by-the-Sea
PO Box CC
Carmel-by-the-Sea, CA 93921

Re: Proposed Construction on Mission Street 2, 3, and 4 NE of First Avenue
[DS 24207, DS2408, and DS2409 (Hermle-Collins)]

My Clients: Residents in the Forest Hill Park neighborhood of Carmel

Dear Mayor Byrne, City Council Members, and Planning Commissioners,

I represent residents in the Forest Hill Park neighborhood of Carmel. My clients are very concerned about the three adjacent modern designed houses proposed for construction on Mission Street 2, 3, and 4 NE of First Avenue [DS 24207, DS2408, and DS2409 (Hermle-Collins)], which includes the demolition of three existing old single-story homes. The detailed points that my clients articulated in formal public comments they submitted on these three proposed homes still stand.

The City of Carmel has established an illegal pattern of not implementing the California Environmental Quality Act (CEQA) for project permit applications that clearly should have triggered it. If you fail to implement CEQA again in this case I will file a lawsuit on behalf of my clients to force you to do so and to seek damages.

My clients concerns came to a head at the November 13, 2024 Planning Commission hearing regarding conceptual design consideration for the third house. The Commission acknowledged that they did not receive my client's written public comments that were submitted, and receipt verified, before the hearing. They acknowledged that they "had no chance to read it." This put my client's at a decided disadvantage, particularly with regard to specific CEQA requirements. After hearing my client's oral public comment, the Commission approved the motion to "continue to a date uncertain." Key Commissioner expectations were stated, as follows:

- "I think you have to start over here."
- "There are 12 objections you can't overcome."
- "Should be consistent with the neighborhood."
- "I think you have to do a do-over and include the community."
- "Think seriously about single-story."
- "Reflect character of the neighborhood."
- "Some work needs to be done here between the neighborhood and the applicant."
- "Give the applicant time to work something out that everyone can live with, that will be an asset to the neighborhood, and continue quality of life."

To date, the applicant has not adequately responded to the expectations and direction of the Commission. The applicant has not implemented any semblance of a project "do-over" and has ignored the other two proposed homes.

The three proposed homes constitute a single development and must not be segmented. Each home was submitted simultaneously under a separate land use permit application, but they are:

- Proposed by the **same owner,**
- Designed by the **same architect,**
- Constructed by the **same builder,**
- Coordinated in terms of **design, landscaping, and construction schedule,**
- and **adjacent to each other, side by side.**

Under CEQA Guidelines § 15378(a), "the whole of the action must be considered which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" including "activity involving the issuance of a permit." Agencies cannot improperly segment a single project into smaller parts to avoid environmental review. The City's approach to processing the homes as three separate individual projects is an illegitimate attempt to evade CEQA.

Unfortunately, "conceptual approval" of two of the three houses was granted by the Planning Commission on October 9, 2024. As addressed above, Planning Commission approval of the third home has been delayed due to extensive feedback from my clients. Consistent with CEQA and Planning Commission direction, conceptual approval of the first two homes must be reassessed along with the third home. The final decision to approve or reject the three homes must not take place until after legitimate CEQA documentation is completed.

CEQA documentation must encompass the whole project, meaning all three homes must be considered a single project, and must identify, assess, and mitigate potential environmental and public health and safety impacts resulting from the construction phase of the project, and potential impacts to the resident's view sheds and privacy, the elementary school a tenth of a mile away, and the traditional character of the neighborhood having 9 historically significant homes. CEQA documentation must also address cumulative impacts, particularly the project's contribution to potential adverse effects associated with numerous foreseeable construction activities in Carmel.

Regrettably, there has been no CEQA consideration, analysis, or activity to date. I strongly encourage you to reverse this and avoid potentially protracted legal actions that will put the City at risk of liability.

City of Carmel-by-the-Sea

Re: Proposed Construction on Mission Street 2, 3, and 4 NE of First Avenue
[DS 24207, DS2408, and DS2409 (Hermle-Collins)]

My Clients: Residents in the Forest Hill Park neighborhood of Carmel

Your cooperation is appreciated.

Very truly yours,

LAW OFFICES OF PANOS LAGOS

Panos Lagos, Esq.

PL/ah

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

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

March 4, 2025

Our File No: 5700.000

Chair Michael LePage
City of Carmel Planning Commission
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: DS 24207(Hermle-Collins)

Dear Chair Le Page and Members of the Planning Commission:

Our office represents Lynne Hermle and Craig Collins, owners of the property ("Property") located at Mission Street 4NE of 1st. The Property is the subject of a Design Study Application 24207 ("Hapuna"). This matter was before the Planning Commission on October 9, 2024, and November 13, 2024.

A group submitted a letter to the Planning Commission ("Concerned Citizens Letter") claiming that the City failed to properly comply with the California Environmental Quality Act ("CEQA") with respect to its consideration of the Design Study of Hapuna. The Concerned Citizens Letter is incorrect both legally and factually and the City's implementation of CEQA is, in fact, correct.

THE PLANNING COMMISSION ACTION ON DS 24207 IS NOT A "PROJECT" FOR CEQA PURPOSES

The Concerned Letter states that:

> "CEQA review must be initiated and completed prior to any conceptual design approval because the conceptual design approval is functionally the approval of all substantial aspects of the project…".

CEQA applies to discretionary projects that are carried out by a public agency. Public Resources Code ("PRC") Section 21080(a). An activity must have two essential elements before it can be considered a project. First, action by the public agency must result in a form of entitlement or permit. Second, the activity must result in a direct (or reasonably foreseeable) physical environmental change. PRC Section 21065. To trigger CEQA, the public agency must propose to commit to a definite course of action on the proposed project, and no longer have the

discretion to impose modifications or mitigations. 14 C.C.R. Section 15352(a). Approval does not include an agency's "mere interest" in a project or inclination to support a project. 14 C.C.R. 15004(b)(4). Approval is deemed to occur when there is a commitment to issue a discretionary contract...permit...or other entitlement. C.C.R. Section 15352 (b).

In *Save Tara v. City of West Hollywood* (2008) 45 Ca. 4th 116, 139, the Court considered whether the city's approval of a conditional conveyance and development agreement with a developer amounted to project approval, and it stated the general test as follows:

> [C]ourts should look not only to the terms of the agreement but to the surrounding circumstances to determine whether, as a practical matter, the agency has committed itself to the project as a whole or to any particular features, so as to effectively preclude any alternatives or mitigation measures that CEQA would otherwise require to be considered, including the alternative of not going forward with the project.

The consideration of a Concept Design Study does not satisfy the CEQA definition of "project" because action on a Concept Design Study does not result in issuance of an entitlement, permit or authorization. Approval of a Concept Design Study is a step in the process that leads to CEQA review. Further, approval of a Concept Design Study does not cause a direct or reasonably foreseeable indirect physical environmental change. The City has always and will conduct a CEQA analysis during the Final Details hearing.

CEQA PROVIDES A CATEGORICAL EXEMPTION FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENCES AND THERE IS NO EXCEPTION TO THE EXEMPTION THAT WOULD APPLY TO THIS PROJECT

The Concerned Citizens Letter states:

> "The three modern design homes do not qualify for Categorical Exemptions from CEQA review. If a project potentially falls within any of the categorical exemption classes the Lead Agency must evaluate whether any exception applies to disqualify the proposed project from exemption.....At least two exceptions apply to this three-house project. First the "cumulative effect of successive projects of the same time, in the same place over time is significant, and second, there is a reasonably possibility of significant effect on the environment due to unusual circumstances."

THE CONSTRUCTION OF 3 HOMES.

The reference to the "Project" being three modern houses, in a row, side-by-side, having the same owner, design team and builder" refers to DS 24207 (Hapuna), DS 24208 (Kailea) and DS 24209 (Ahana). Kailea and Ahana received conceptual design study approval on October 9, 2024.

However, 14 C.C.R. Section 15303(a) provides that "...up to three single-family residences may be constructed or converted under this exemption." Thus, the fact that there are three houses being built does not disqualify this project from qualifying for a categorical exemption.

UNUSUAL CIRCUMSTANCES

A project that might otherwise be eligible for a categorical exemption will not be eligible for a categorical exemption if there is a reasonable possibility of a significant effect on the environment due to unusual circumstances (Unusual Circumstances Exception).

An agency's determination that the project presents unusual circumstances involves a factual inquiry under which the agency weighs the relevant evidence to determine if those circumstances are unusual in comparison with other projects in the exempt class. *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal. 4 1086. The California Supreme Court found in this case that a 10,000 sq. ft. home in a neighborhood of 2,000 sq. ft. homes did not create an "unusual circumstance" even though there was a dramatic size difference in comparison to existing homes. The site had an extremely steep slope requiring significant excavation and significant tree removal. The Court concluded that these were not "unusual circumstances" for purposes of CEQA because these issues are common in the construction of a home.

Similarly, there is nothing about the construction of these three houses that are not normally associated with home construction including modern style homes being built in an older neighborhood or 3 homes being built at once (which is specifically defined in the CEQA exemption or other construction activities occurring in the vicinity of home construction). In fact, houses built together at the same time, with the same architectural style, by the same owner and developer are a tradition in Carmel. Please see a letter from Kent Seavey dated February 6, 2025 (copy attached as Exhibit 1), that documents previous such occurrences. Constrained parking for construction workers and demolition of existing structures are also common issues related to construction and not "unusual circumstances". The City will impose standard conditions of approval to address these issues so that the neighborhood will not be unduly burdened.

The remainder of proposed "unusual circumstances" contained in the correspondence are indicative of the misapplication of CEQA discussed in the January 31, 2025, Pine Cone Editorial (Exhibit 2). The presence of historical homes in the vicinity, foreseeable construction of commercial and utility projects in Carmel, and the recently adopted Housing Element would not even begin to justify an exception to the categorical exemption.

THE CONCERNED CITIZENS LETTER PRESENTS NO EVIDENCE TO SATISFY THE CEQA REQUIREMENTS FOR AN EXCEPTION TO THE EXEMPTION BASED ON CUMULATIVE IMPACTS OF SUCCESSIVE PROJECTS

The Concerned Citizens Letter references past construction projects, trenching, approval of new projects, permitted and as yet unpermitted commercial projects, and the ludicrous proposition that the adoption of the City's Housing Element supports the claim that cumulative impacts of successive project satisfy CEQA requirements for an exception to the exemption based on cumulative impacts of successive projects. If this were the case, no development anywhere would qualify for a categorical exemption at any time.

The California Courts have made it clear that a project opponent cannot satisfy the CEQA requirements for showing a cumulative impact by simply listing other projects in the area or occurring at the same time. An opponent must also provide evidence that the impacts of the exempt project and other projects will have an identifiably significant impact on the environment based on substantial evidence. Speculation that significant cumulative impacts will occur simply because other projects may be approved in the same area is insufficient to trigger this exception. Listing other projects in the area that might cause significant cumulative impacts is not evidence that the proposed project will have adverse impacts or that the impacts are cumulatively considerable. *Hines v. California Coastal Comm'n* (2010) 186 CA4th 830, 857.

A laundry list of other activities which are or may occur in Carmel in the future is not evidence that the construction of these homes will have adverse impacts or that the impacts are cumulatively considerable.

CONCLUSION

The correspondence from the project opponents indicates either a lack of understanding of the California Environmental Quality Act or, worse, an attempt to mislead the public and the Planning Commission.

The same individuals opposed the Hofsas House project on virtually identical grounds, which was rejected unanimously by the Carmel City Council, and the Planning Commission should do the same in the case of these three homes.

Sincerely,

Anthony Lombardo
ALL/dc
Enclosures

cc: Evan Kort, Senior Planner
Brandon Swanson, Assistant City Administrator/Building Director
Brian Pierik, City Attorney
clients

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

February 6, 2025

Mr. Anthony Lombardo
Anthony Lombardo & Assoc.
144 West Gabilan Street

Salinas, CA 93901

Dear Mr. Lombardo:

Thank you for the opportunity to discuss any historical precedents relative to the development of individual residential properties immediately adjacent to one another, in Carmel-By-The-Sea. Such development has occurred in the city since its inception in 1888, when Abby Jane Hunter's Women's Real Estate Investment Co. Built two Queen Anne style homes on 4th Ave. at Guadalupe, immediately adjacent. She would have added more on her then seven lots, but went out of business due to a national recession at the time..

Because, in part, Carmel was originally laid out on a standard period housing grid, lots were selling at very low prices, and were being purchased in groups for development. Hunter had about seven lots when she started. Some land sales were in hundreds of parcels throughout the evolving community. The cost benefit ratio of developing several properties adjacent to one another made sense due to constraints of access to building materials and transport at the time.

In the early 1920s contractor Hugh Comstock built such groupings off of Torres & 6th Ave. which became his general headquarters for many years. In 1928 Eastern Developer W. O. Swain was able to get Carmel to accept its first subdivision, made up of five Comstock cottages at Santa Rita & Ocean Ave. M.J. Murphy had done the same much earlier around Ninth & Monte Verde. His designs were a combination of vernacular & Tudor building types.

EXHIBIT 1

In the late 1920s, the Hatton Fields Tract opened for development. Local Carmel contractor S. S. Novak, working with Oakland based architect A. Nastovic began what would be a similar concentration of residential housing (4 to 6 houses) off the NW corner of 7th Ave. & Hatton Road. These were primarily Tudor types with one or two Spanish Eclectic designs. Several have been altered, but the concentration is clearly evident (the *Monterey Daily Herald* newspaper notes in an article dated 1/8/27, "Novak contemplates erection of four more houses in the Hatton Field District.") The "Norman Castle" described in the article is still in the cluster.

Another important example of of this form of group housing was a small complex of pre-WWII flat-roofed modern residences built on the sand dunes at the North end of Carmel beach, called "Sand & Sea". It was developed in 1941 by Carmel Relator Elizabeth McClung White, with noted architect-designer, Jon Konigshofer, in what has come to be regarded as the Bay Region Modern Style (listed as one of the themes in the 2025 Carmel Historic Context Statement). At war's end, in the late 1940s, a number of homes in this regionalist mode were built in Carmel by contractor Raymond Lloyd with Thomas Elston & Wm. Cranston, as were architects Albert Henry Hill, Robert Jones and others. The residential building type is still in vogue.

Another variation of the Modern architectural style emerged in the 1950s & 1960s, the Wrightian Organic style. It was not entirely different in principle from Bay Region Modernism. Local architects inspired by the work of frank Lloyd Wright. Mark Mills a Taliesin fellow for four years, Rowan Maiden and Olaf Dahlstrand were all influenced by Wrightian methods. Albert Henry Hill & his engineer John Kruse designed and constructed a small cluster of modern residences called the "Three Sisters" on Lopez Ave. in 1961with dramatic roof forms sheltering buildings constructed of local natural materials. Their Vivian Homes design business built at least twelve modern homes in Carmel in the 1960s.

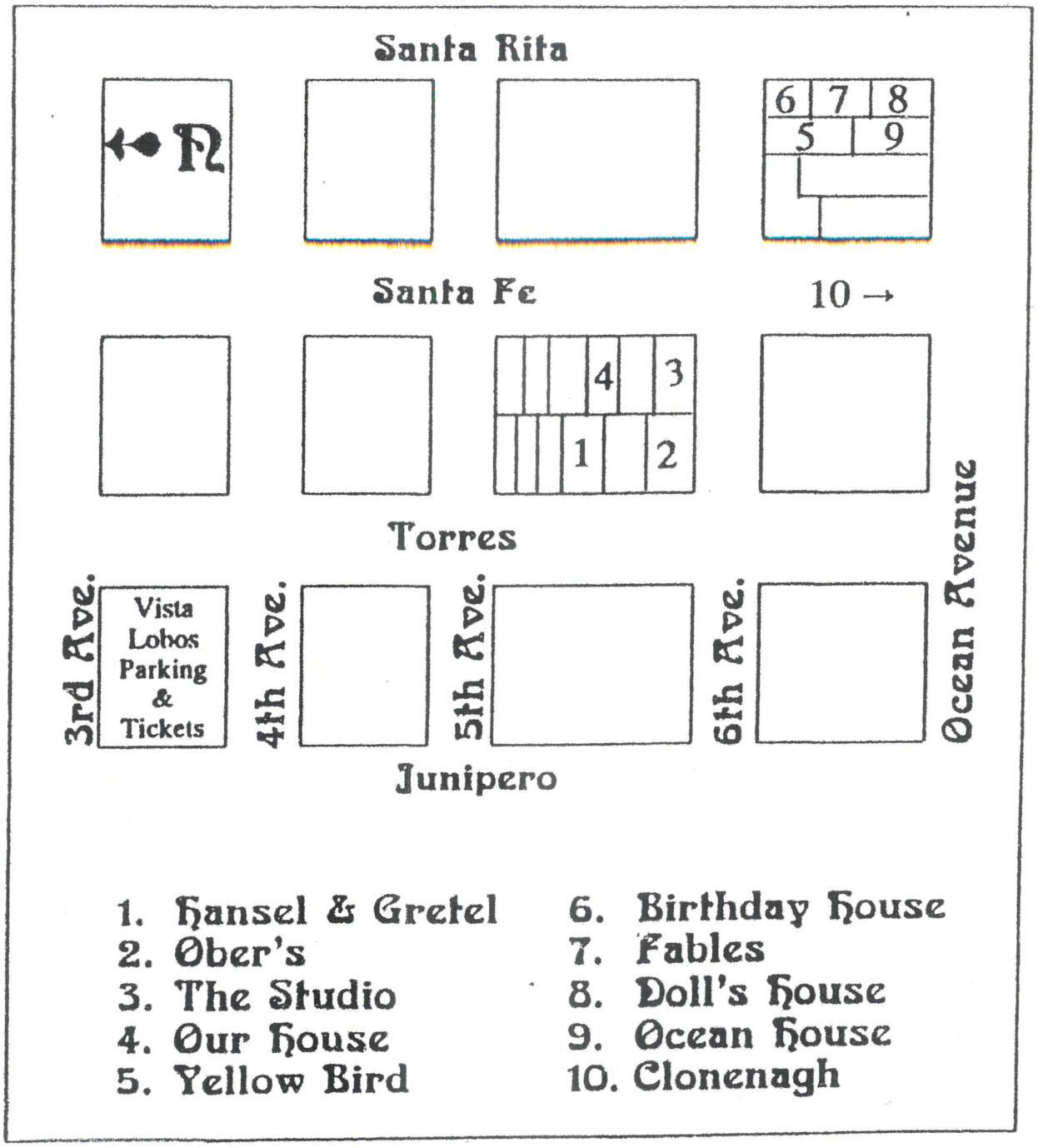
Modern homes in Carmel continue to be constructed within a historical trend of modest size and massing, employing natural materials and incorporating their landscape settings as a significant component of their designs. The aesthetic threads connecting them to their predecessors include independence and creativity in working with form and materials, knowledge of the lessons of the past, curiosity about the possibilities of new or different technologies, and a profound respect for the environment (see documentation provided).

Modernism in building design in Carmel has been with us, in a sense, since California's new ideas of what a house should be appeared in Charles Keeler's 1904 publication "The Simple Home". The use of natural, local materials, open & airy designs, large expanses of glass windows, allowing the outdoor spaces to flow into the interior living spaces." Topography, vegetation and view shed were and are what matter in reasonable habitation.

These principles were echoed by noted American architectural historian Lewis Mumford, the *New Yorker* architectural critic who established the concept of Bay Area Regionalism in 1947, as "That native and humane form of modernism as a free yet unobstructed expression of the terrain, the climate, and the way of life in California." His cogent description of the architectural form, clearly should fit seamlessly into Carmel's concept of the "Carmel Tradition", as should these Small clusters of period residences constructed in the village, over time, and as should the proposed addition of the "Mission Sisters" grouping be recognized as part of this tradition.

Respectfully Submitted,

Kent L. Seavey



Looking at the map of High Comstock and W.O. Swain's cluster of houses between 1924-1928. Swain, '26-'28.

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ORIGINALITY IN HATTON FIELDS

Hatton Fields, the peninsula's newest fine home territory, is the site of a unique house which is now undergoing finishing touches under the direction of S. S. Novak, Carmel contractor.

Novak built the place for his own use, but Jack Orcutt, Monterey attorney, saw it and was so taken with it that he bought it out of hand.

It is a chalk rock building, designed by A. Nastovic, Oakland architect, who was at one time connected with the architectural department at the University of Moscow. Nastovic has designed many of the homes in Hatton Fields.

The central room of the structure, is a high ceiling studio chamber, with a huge fireplace. The ceiling is of stained wood with the rafters uncovered.

Two bedrooms, a kitchen and bath complete the home. Hardwood floors are being installed throughout.

The roof is of French tile, made in Carmel by the Carmel Tile and Roofing Company. The interior is of plaster.

Sub-contractors include: M. J. Murphy, lumber and millwork; Carmel Tile Company, roofing; and A. Morrati, rock work.

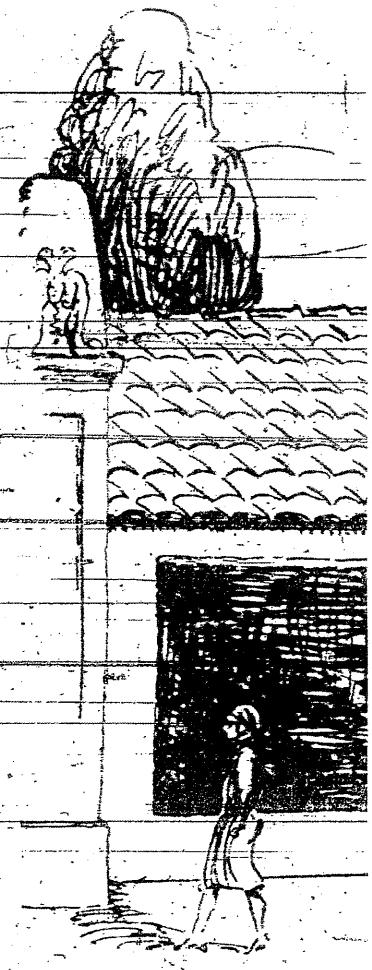
Novak contemplates erection of four more houses in the Hatton Field district. One is to be a miniature Norman Castle, to be built for an Oakland couple. Two are to be Spanish type places, while the third, an English cottage, is to be occupied by himself.

PLAYER SIGNS

NEW YORK, Jan. 8 (AP).—Rogers Hornsby today signed a two year contract to play second base and captain the New York Giants. Terms were not announced but the former St. Louis manager was given an increase over his Cardinal salary, which was $30,000 a year.

JAN 1927

Attachment 8



This is the attractive new business district.

ATTRAC
CA

The men whose busine accurately guess the futu ing some close figuring days of 1926, trying to advance the probable di growth of Carmel's bus tion. "If wishes were h gars might ride," and t tion were certitude, re men could coin money in few months.

THE CARMEL CYMBAL June 15, 1926 p. 15

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Page Eight)

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SIX HOUSES TO GO UP IN HATTON FIELDS AT ONCE

Building in Hatton Fields is beginning with the construction of six houses, all designed by A. Nastovic, the man who is famous for the monument to Alexander III at Moscow. Three of these homes will be located on Ocean avenue and the other three in among the trees to the south. Nastovic says that some of the houses will be of Spanish and others of English architecture.



Looking NW off 7th Ave. at A. Nastovic's cluster of Tudor homes in Hatton Fields, 1927-1928, Photo, Kent Seavey, February, 2025.

Attachment 8

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5D1

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 **Resource Name or #:** (Assigned by recorder) *Konigshofer-White-Sand & Sea Hist. Dist.*

P1. Other Identifier: *Elizabeth McClung White-Jon Konigshofer Development*

P2. Location: ☐ Not for Publication ☒ Unrestricted a. County *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; E

City *Carmel-by-the-Sea* Zip *93921*

c. Address:

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

West side San Antonio South of 4th MoCo Assessor's Parcels #s 10-321-16, 10-321-22, 10-321-24, 10-321-26, 10-321-28 Sand & Sea Plots 1,2,3,4,5 Parcel No. *MoCo 10-321-16,*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Sand and Sea District is part of a subdivision in Carmel that dates originally to 1900. Parcels 1 to 5, closest to San Antonio and 4th, were developed in 1941 by Elizabeth McClung White, a Carmel real estate agent, with designs for a house on each parcel by architect-designer Jon Konigshofer in an interesting mix of Modern Architecture and Craftsman Tradition details that have been characterized as the Second Bay Area Tradition.

The subdivision lies on the west side of N. San Antonio Street, projecting into the upper tier of the rolling sand dunes of Carmel Beach. It is flanked on the north by private residential property, with a large stand of mature eucalyptus trees. To the west are several dwellings in the Patterson Subdivision, from the 1970s, and to the southwest is the City of Carmel's Beach property.

(See Continuation Sheet)

P3b. Resource Attributes: (List attributes and codes) *HP2 - Single Family Properties*

P4. Resources Present ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1941 - Carmel Building Files

P7. Owner and Address
Multiple Owners

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408 , Carmel, CA 93922

P9. Date Recorded: *8/28/2002*

P10. Survey Type: (Describe)
HRI Carmel 2001

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)
☐ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

Resource Name or #: (Assigned by recorder) *Konigshofer-White-Sand & Sea Hist. Dist.*

D1. Historic Name: *White-Konigshofer Development* D2. Common Name: *K-W Sand & Sea Historical District*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Sand and Sea District is part of a subdivision in Carmel that dates originally to 1900. Parcels 1 to 5, closest to San Antonio and 4th, were developed in 1941 by Elizabeth McClung White, a Carmel real estate agent, with designs for a house on each parcel by architect-designer Jon Konigshofer in an interesting mix of Modern Architecture and Craftsman Tradition details that have been characterized as the Second Bay Area Tradition.

Three of the four contributing buildings are flat roofed. The fourth, on Lot #5, has a low-pitched peaked roof. All are characterized by the use of horizontal wood siding, large, multi-paned, wood picture windows, wide overhanging eaves, horizontal exterior wood siding, large brick chimneys, and a lower wainscot of brick veneer. From the south they appear as unobtrusive elements on the landscape, framed behind an informal line of dense shrubbery on the south side, and a tall stand of eucalyptus trees to the north.

The siting of each house in the district takes into account the topography of the land and is respectful of the sight lines to the sand dunes of Carmel Beach. The individual lots are all irregular in plan, and the houses are situated on stepped terraces to allow each an unobstructed view of the sand dunes and Carmel Beach to the south and west.

The buildings on lots #2 through #5 are contributors to the district. The recent (1972) house on Lot #1 is a non contributor.

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

Five irregular adjacent lots bound by San Antonio Avenue on the **east**; **north,** by an access passageway from San Antonio Avenue and 4th running down to Carmel Bay; **south** by city-owned sand dunes and beach extending from Carmel Bay to San Antonio Avenue, **west** by irregular lot boundary lines of lots developed in 1970s sloping toward Carmel Bay.

(Continuation Sheet)

D5. Boundary Justification:

The district includes Lots #1 thru #5 of the Sand & Sea Subdivision of 1941. It is bounded on the north, and northeast by N. San Antonio Road, and a private residential parcel, on the west by the Patterson Subdivision of 1972, and on the southwest and south by the public lands of the City of Carmel-by-the-Sea. The district includes only those lots of record noted above.

D6. Significance: Theme *Architectural Development in Carmel* **Area** *Carmel-by-the-Sea*

Period of Significance *1880-1941* **Applicable Criteria** *CR#3* Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Konigshofer-White Sand and Sea District is significant under California Register Criteria #3 in the area of architectural development as a district of four intact houses designed by architect Jon Konigshofer for Real Estate Agent Elizabeth McClung White in 1941. Originally five distinct houses (two with detached garages) were designed. Only the two-story garage of Plot #1 was built, and a house was later added in 1972 by architect Warren Thompson. The other four houses, # 2, 3, 4, and 5 were all built and have had virtually no modifications. The blending of modern architectural materials with the natural site, the use of open plans and minimum maintenance were all important factors in the designs which are part of the Second Bay Area Tradition that was celebrated in Sunset Magazine and popularized by such architects as William Wilson Wurster, Harwell Hamilton Harris, Henry Hill, Clarence

(See Continuation Sheet)

D7. References (Give full citations including the names and addresses of any informants, where possible.):

1. Carmel Building Records, Planning Department, City Hall, Carmel
2. Carmel Historical Context Statement 1997
3. Original Plot Map (1941) by Jon Konigshofer for E. M. White

(See Continuation Sheet)

D8. Evaluator: *Richard N. Janick* **Date:** *8/28/2002*

Affiliation and Address: *Richard N. Janick, P.O. Box 223408 , Carmel, CA 93922*

D. 4 Boundary Description (Continued from Page 2)
Construction History
1. Permit #912 (August 2, 1941) Only two-story garage constructed. Original plans in file of attached gable roof house (not constructed) (Plot 1)
   a. Permit #73-22 (January 31, 1973) New residence built by Patterson Family utilizing existing garage. Architect: Warren Thompson
2. Permit #848 (May 5, 1941) House No. 2 (Plot 2)
3. Permit #847 (May 6, 1941) House No. 3 (Plot 3)
   a. Permit #959 (October 29, 1941) 2-car detached garage for House No. 3
4. Permit #844 (May 5, 1941) House No. 4 (Plot 4)
   a. Permit #960 (October 29, 1941) 1-car detached garage for House No. 4
5. Permit #849 (May 6, 1941) House No. 5 (Plot 5)

D. 7. References (Continued from Page 2)
4. Plot Map (1966) by Clayton Neill Engineering - Original permit #s, dates and common names for each house
5. "Privacy in a Group," House No. 3- Sand & Sea designed by Jon Konigshofer, Sunset Magazine, January 1947. Photography by Morley Baer
6. Hale, Sharon, "A Tribute to Yesterday," 1980. Valley Press

D. 6. Significance (Continued from Page 2)
Mayhew and Gardiner Dailey, all of whom built houses in Carmel from the 1930s to the 1960s.

The Bay Area Tradition was coined by critic Lewis Mumford in an exhibition about Bay Area architecture in 1949 at the Civic Center Museum in San Francisco to describe the fusion of Modern Architecture materials and processes with the aesthetics and planning principles of the Craftsman Movement. The E.M. White houses by Konigshofer are perfect examples of this new genre that saw the new modest flat roof open plan houses become the heir of the single-wall gabled roof Craftsman Cottages of the 1920s and 30s. Eighty percent of the original development is intact which meets District definition standards, and the designs meet the criteria for architectural development as stated in the Carmel Historical Context Statement of 1997.

JON KONIGSHOFER
Born in Alameda, CA on January 13, 1907, Jon received his basic education locally. He spent two years at the University of Oregon prior to a stint as a merchant seaman that took him to New York. While in New York, he studied at the Art Students League with the view of becoming a magazine illustrator. Konigshofer had also studied design at the Oakland College of Arts and Crafts under Xavier Martinez and Hamilton Wolfe, supporting his studies as a draftsman with a local architectural firm. He came to Carmel in 1937 where he went to work for M. J. Murphy as a designer. He soon left the firm to strike out on his own.

He worked on the design of John Gardener's Tennis Ranch in Carmel Valley and remodeled the Pine Inn for Harrison Godwin and the LaPlaya Hotel for Fred Godwin. His first house design was for J. D. Greenan in 1938, a ranch style overlooking Mission Fields. His second design was for Marie Spreckels Elezalde. He did a lot of work at Pebble Beach including Big Crosby's house. In 1941, when Hollywood producer John Nesbitt brought in Frank Lloyd Wright to design and build a home for him in Pebble Beach, Jon Konigshofer was selected to supervise the project. Unfortunately, the building was never constructed, the principal reason being Wright's unwillingness to provide Nesbitt with a firm cost estimate for the building and the beginning of World War II.

Although never licensed as an architect, Jon Konigshofer's residential designs drew much attention and many were published in leading popular and professional journals in the late 1940s and 1950s. His work appeared in "Architectural Forum," "The Architectural Record," "House Beautiful," "Sunset," "House and Garden" and yearbook of the Encyclopedia Britannica.

In March of 1952, "Life Magazine" featured his "Hillside House" as affordable residential housing under $10,000. Konigshofer's knowledge of Wright's concept of the Usonian House is clearly evident in his own designs. Jon Konigshofer is credited with at least 50 homes in Pebble Beach and more than 150 buildings, residential and commercial, on the Monterey Peninsula.

Elizabeth McClung White worked in the real estate business in Carmel as early at 1922 and particularly for Coastal Properties in the 1930s and 40s. She was also at one time an assistant manager of the Mission Ranch. A medical scholarship at the University of Virginia exists in her name.

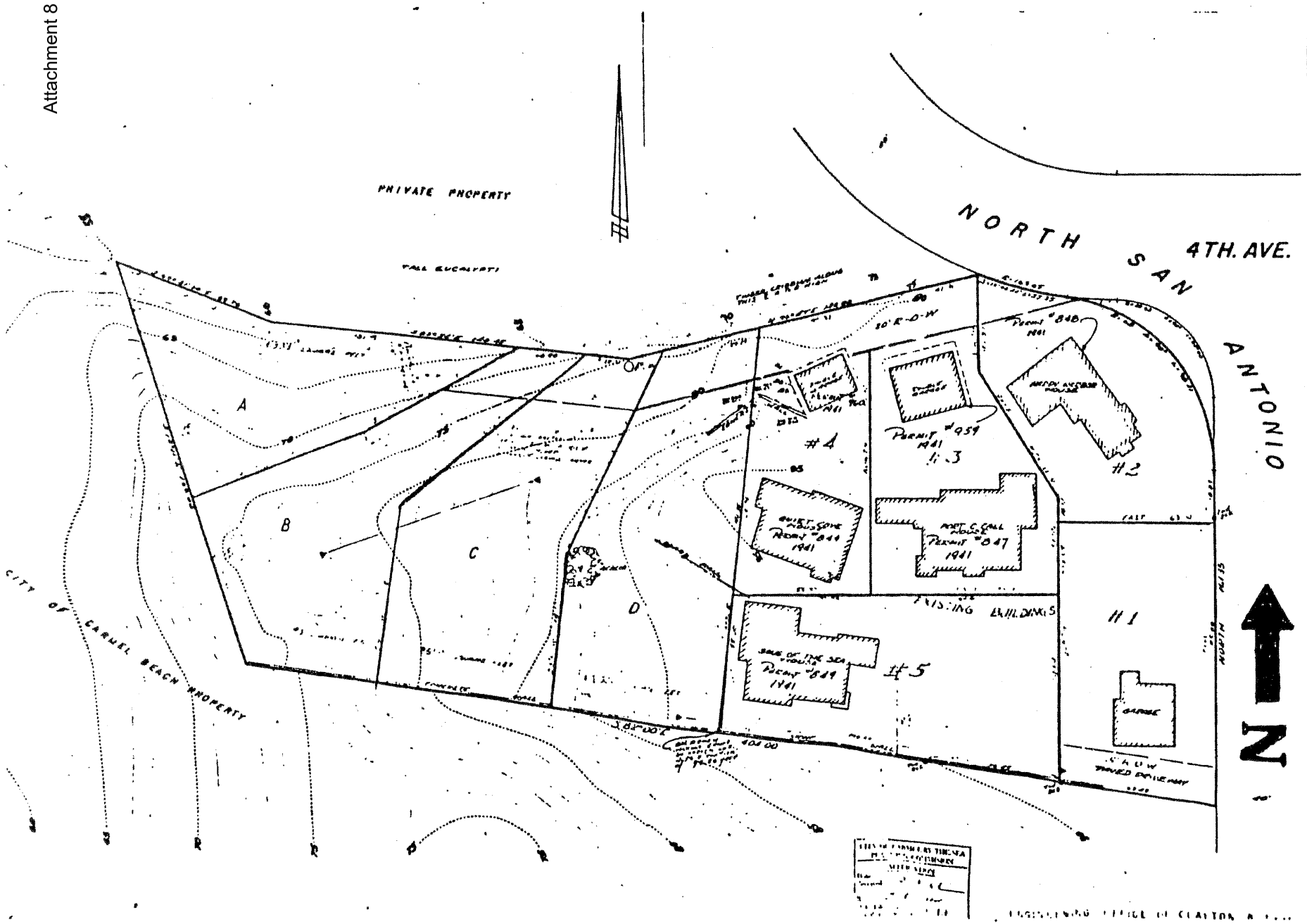
The Konigshofer-White-Sand & Sea District clearly meets the criteria under architectural development as stated in the Carmel Historic Conte Statement (1997).

P. 3 Description (Continued from Page 1)

The siting of each house in the district takes into account the topography of the land and is respectful of the sight lines to the sand dunes of Carmel Beach. The individual lots are all irregular in plan, and the houses are situated on stepped terraces to allow each an unobstructed view of the sand dunes and Carmel Beach to the south and west.

Four of the originally planned five houses were constructed according to the drawings on file with the Carmel Planning Department, and have little or no evidence of alteration over time. Two detached garages to the north have been modified. A fifth house, originally planned for Lot #1 only had its garage base built. In 1972 a modern residence was constructed on the site, which is listed as a non contributor to the district.

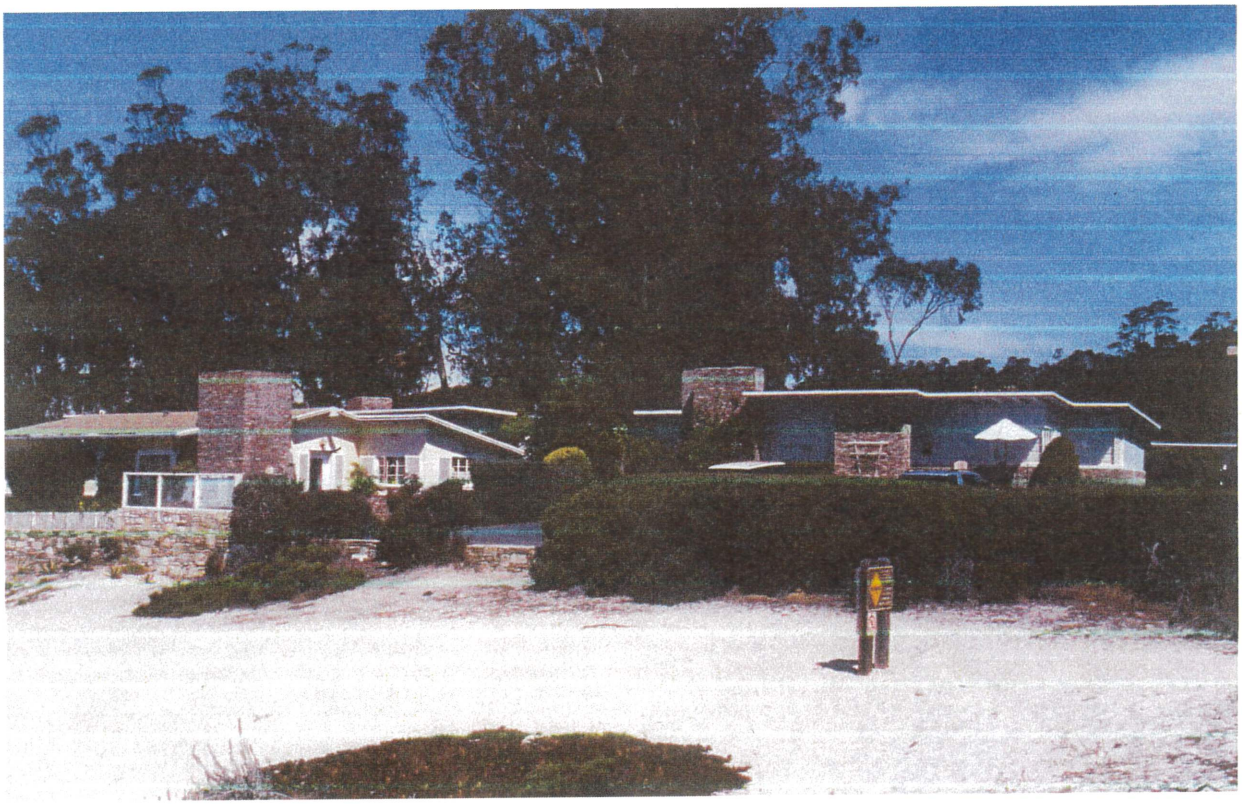
Attachment 8



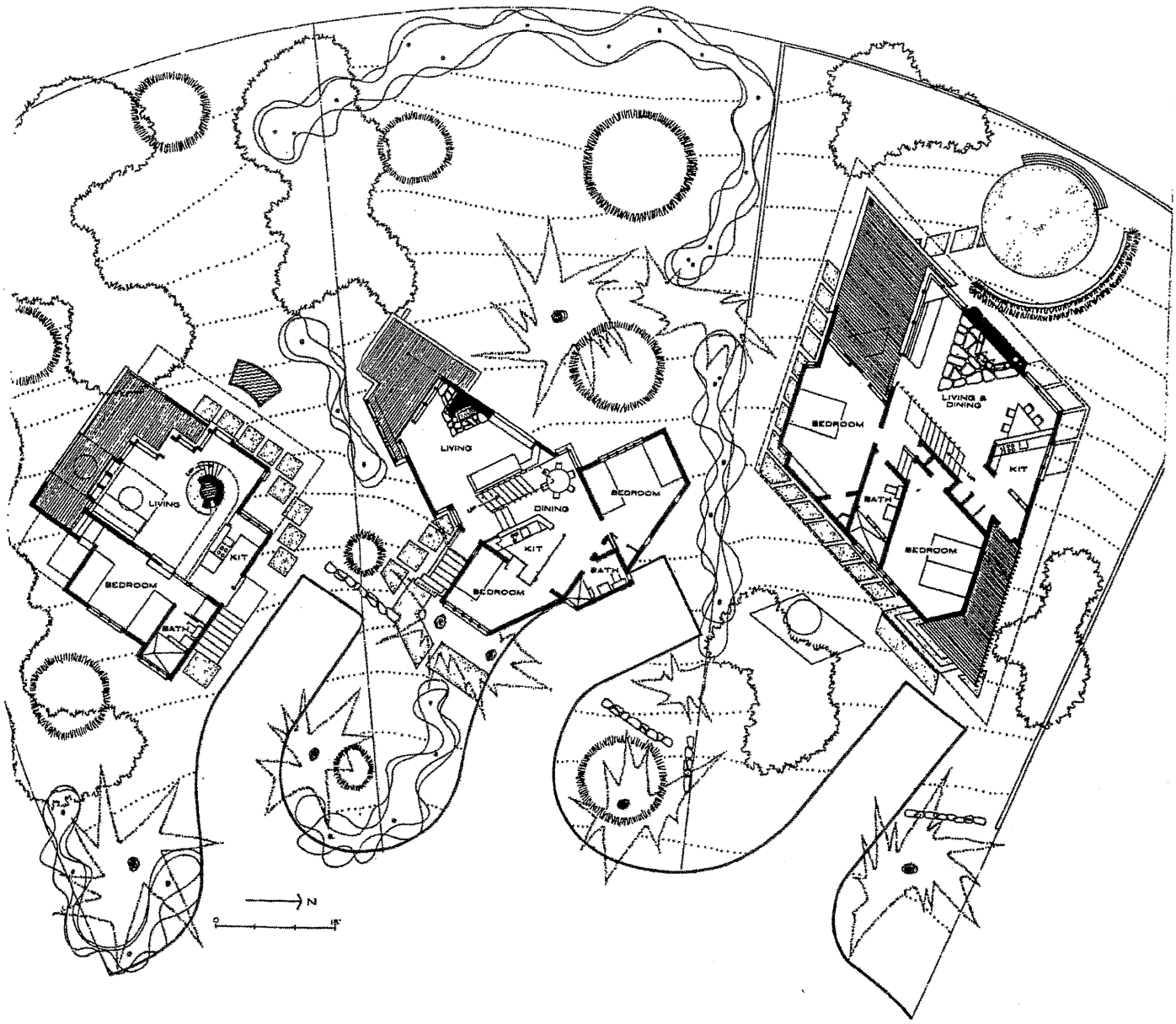
Looking North at modern "Sand & Sea" housing cluster, off 4th & San Antonio, 1941, by Jon Konigshofer, DPR523 image.

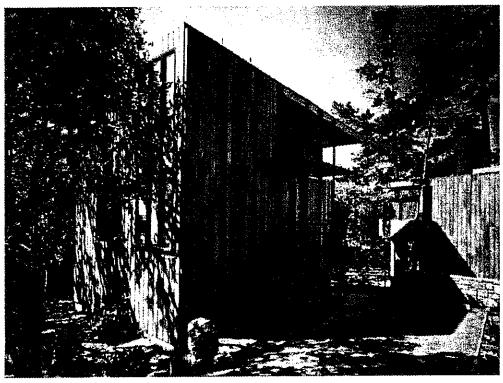


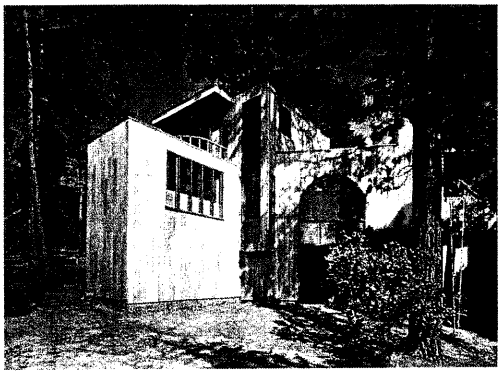
1950



2010









Looking at Albert H. Hills "Three Sisters" modern cluster, on Lopez 1963, note materials, natural setting, Photos unknown.

Attachment 8

Editorial

CEQA can't catch a break

PITY THE poor California Environmental Quality Act. For decades, it was royalty in the Golden State, overriding local control of land uses, empowering environmentalists, frustrating property owners and giving thrills to all those narcissistic activists you see at every city council and county board of supervisors meeting.

So worshipped was CEQA, you'd think it was more infallible than the pope. At least, from the 1970s until just a few years ago, it was treated that way.

But things started to change when powerful politicians and their union allies started noticing that CEQA was getting in the way of projects that would benefit them. Sure, some poor schlub with an undeveloped lot in the middle of a city might spend years trying to figure out what CEQA required him to do, and then even longer in court trying to prove he did it, but when big-money projects started to get the same treatment, the Legislature and the governor rushed to create exemptions. Outstanding examples of this "good for thee but not for me" are the NFL football stadium in Inglewood, the NBA arena in Sacramento, freeway widening projects from San Diego to Eureka, all sorts of "sustainable" transportation proposals, and even major housing developments, provided they served a favored constituency.

As the years went by, it wasn't just things the politicians liked that were lost in the CEQA labyrinth. So destructive was the law, it created a massive housing shortage that even the most ardent no-growther could no longer ignore. And that's when things like the state housing mandates started to emanate from Sacramento — once again overriding local control over land uses, but this time, instead of blocking new development, the legislature and the governor started requiring it and waiving CEQA rules to make sure it happens.

And then came the fires in Los Angeles. This week, Gov. Gavin Newsom issued an executive order suspending not CEQA, but its evil twin, the Coastal Act, to help get the thousands of homes destroyed in Pacific Palisades and other communities rebuilt.

"We will not let over-regulation stop us from helping the L.A. community rebuild and recover," Newsom said.

The step came just days after the governor issued a separate order waiving environmental review and permitting requirements under the California Environmental Quality Act that he said would have resulted in delays for rebuilding efforts.

The entire effort led the Sacramento Bee to ask, "Do environmental rules even matter?"

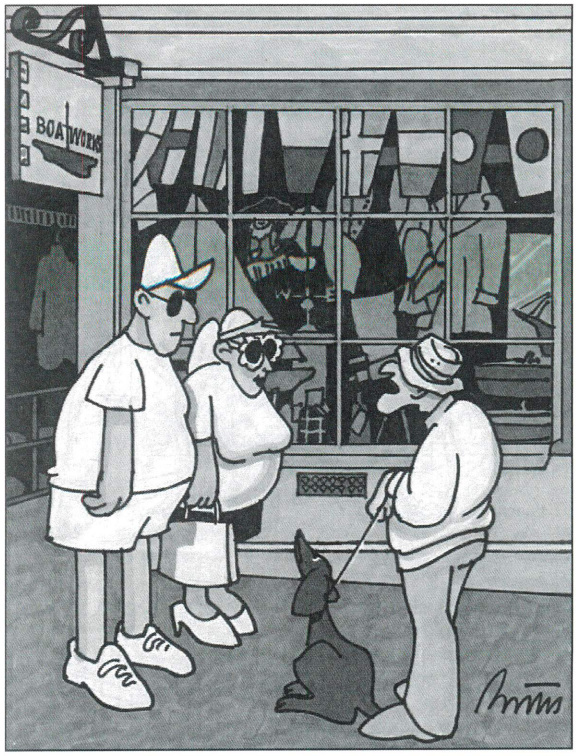
"It is remarkable that Newsom put the Coastal Commission in a choke hold," wrote Tad Weber. "Over-regulation is the charge Republicans have leveled at the commission for years."

Environmental laws to protect species, be they plants or animals, "exist for a reason," Weber observed. "To keep mankind from exterminating creatures and polluting the planet, the only home for humans. But recent history shows how the rules meant to protect nature can also be abused to stop almost anything from being built."

You don't say!

California is finally acting with common sense when it comes to balancing environmental concerns with human needs. What's a shame is that it took so long — and a massive housing shortage and a deadly fire catastrophe — to get them to do it.

BEST of BATES



"You're asking me how to get to Porta Bella? My memory went out when Doc Staniford's Drug Store folded."

Letters to the Editor

The Pine Cone encourages submission of letters which address issues of public importance. Letters cannot exceed 350 words, and must include the author's name and home town. We reserve the right to determine which letters are suitable for publication and to edit for length and clarity.

The Pine Cone only accepts letters to the editor by email. *Please submit your letters to mail@carmelpinecone.com*

Preserving Flanders

Dear Editor,

The Friends of Mission Trail Nature Preserve board of directors would like to respond to the "Flanders Birthday" letter published in last week's Pine Cone. Our goal is to clarify certain misleading statements and share insights into our vision for Flanders Mansion, ensuring its place as a cherished part of the preserve, which we are honored to steward.

The Flanders Mansion Restoration Committee (part of Carmel Outlands) describes its proposal as a "low-impact plan that protects the property, complements Mission Trails, respects the neighborhood, and ensures financial sustainability." To the contrary, the proposal seeks to transform Flanders into a publicly accessible "event destination" where the appointed executive director and his family may reside, manage a commercial enterprise, and operate the property as a "museum," misleadingly asserting that this use would involve no "personal gain."

Carmel Outlands' proposal overlooks the significant ramifications to the Mission Trail's habitats, trails, and wildlife. It also exposes Hatton Road and many surrounding area residents to the dangers and disruptions of increased traffic, parking, and noise, which will necessitate a costly environmental impact study.

To protect one of the most inviting and historic properties in the Carmel region—loved by neighbors, dog enthusiasts, birders, and local tourists — our group has partnered with concerned neighbors who strongly oppose this proposal. Our subgroup, Friends for Flanders, will establish a self-funded fellowship program that offers the community direction on forestry management, climate change, native plant expertise, best practices for fire safety, and effective forest and beach conservation.

Using the Mission Trail Nature Preserve as a living laboratory, our group, which has a 15-year track record of fundraising and stewardship, will oversee the restoration of Flanders Mansion to provide housing for a "resident ranger" and fellows for a set term. This genuinely "low-impact" solution respects the neighbors' needs and leaves the preserve as intended: a place of tranquility and beauty.

While we await the city council's strategic priorities directive for an open, transparent process, we present this alternative option that preserves our local gem and benefits our entire community.

For more information about our

See **LETTERS** *page 29A*

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The Carmel Pine Cone
https://carmelpinecone.com

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EXHIBIT 2

DYAR ARCHITECTURE

DATE: March 5, 2025

PROJECT: Hapuna Residence DS 24207
Mission Street (4) NE of First Avenue
Carmel-by-the-Sea, CA

TO: Chair LePage and Planning Commissioners

SUBJECT: Redesign of Residence

Dear Chair LePage and Members of the Planning Commission,

This letter is to describe our efforts to redesign the home in response to comments from neighbors and the Planning Commission at their November 13, 2024 hearing, as well as, from meetings with the adjacent neighbors who had impacts.

My understanding of the suggestions from the Planning Commissioners and these adjacent neighbors were the following:

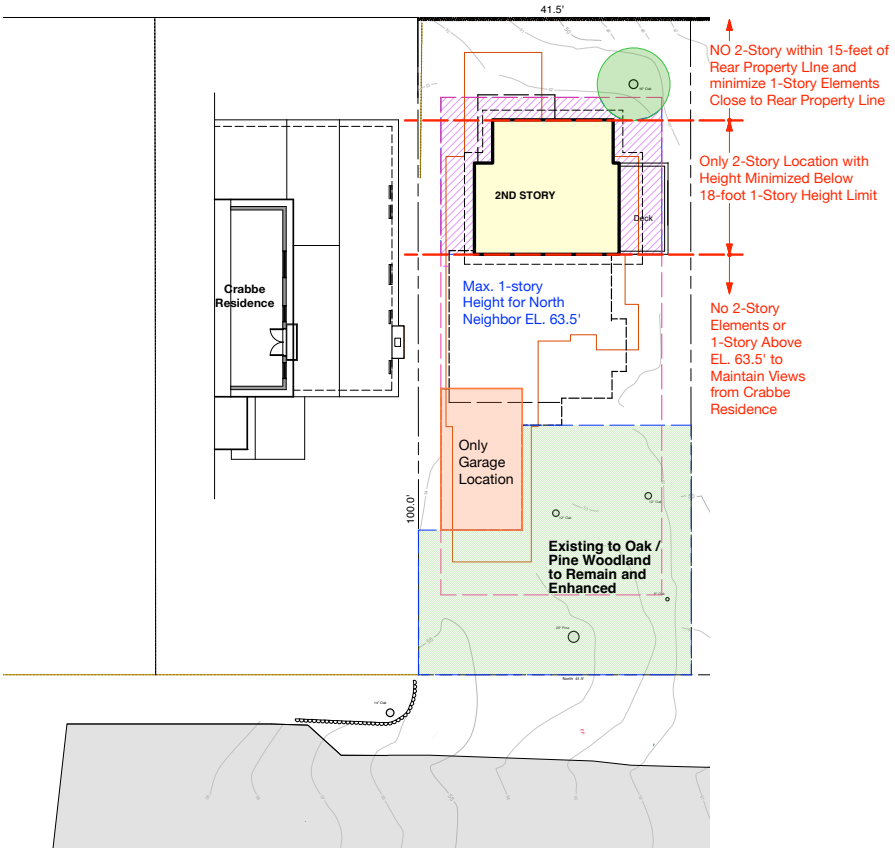
1. Do a redesign of the project to reduce the height of the second story even more for the neighbors to the East and Northeast to make the home less noticeable from their properties.

2. Work with the North neighbors to increase and maintain views from not only their 2nd story but also their windows on the first level.

3. Discuss / hold meetings with neighborhood members to understand their concerns and communicate the nature and details of the projects, including construction impacts, and address their concerns as much as possible.

We went back with an open mind to redesign the project to address these issues. As a starting point, however, we needed to consider the different needs of the North neighbors and those to the East, which are not the same, as well as, the primary design guidelines of maintaining, enhancing and subordinating the structure to the forest setting. The diagram below brings together these disparate issues and shows how they direct the design possibilities.

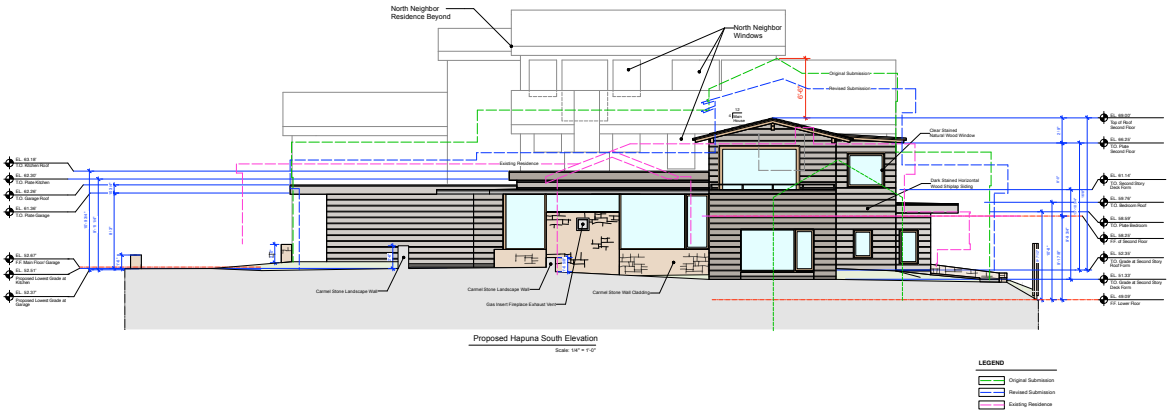
P.O. Box 4709 Carmel, CA 93921 831.250.7378 erik@dyararchitecture.com www.dyararchitecture.com



Hapuna Redesign Considerations

The Crabbe's to the North wanted to keep the house as low as possible from their windows (at upper and lower levels), the neighbors to the East wanted the structure farther away from their property line and lower. As you can see in the diagram, this along with a significant rear yard tree, significantly limits where you can have a 2nd story. The Crabbe's wanted a flat roof on the front part of the lot to maximize their views over it, similar to the existing roof. We have still prioritized maintaining the existing oak/pine woodland in the front which is critical to subordinate the house behind the trees. To maintain this open space, however, we did need to use a small 2-story element to make the house functional. This also guided the location of the garage, which needs to stay in the existing carport's general location away from the woodland

Our solution to meet all these differing constraints was to keep a low flat roof structure (not unlike the existing house) at the front; and at the back portion of the lot, create a split level lowering the floor 3'–7" from the entry level. This allows for a reduction (along with minimal plate heights and low sloping roof) in the 2–story height by 6'–6" from the original design. There was a discussion about considering a one–story house and this 2–story element is only 16'–8" maximum above grade, which is lower than what is allowed for a one–story home. Additionally, we shifted the 2nd story form farther away from the North neighbor, so it is now 8'–7" from the property line. Thus, even from the neighbor's one lower window which doesn't have full views across this property, it has been provided much more light and air. Finally, the first level bedroom in the rear yard has been shifted back 6'–3" from the original design. Now, this low element is barely visible at all above the existing fence from the Eastern neighbors.



After reviewing the revised plans and storypoles, the North neighbors, and the property owner to the East expressed their issues have been addressed and they no longer oppose the project.

Although compromised from the original, the new design, as with its northern neighbor, does maintain views from a 2nd level and 2nd level deck across the lower properties out toward the views of the forest and ocean. Thus, the guideline encouraging the sharing of views is addressed here.

The new design, based on its new massing and configuration and inspired by the early Carmel designs of Mark Mills and Henry Hill, uses horizontal shiplap stained siding, carmel stone accents, a slate roof on the two –story element and earth–tone gravel ballast on the flat roof.

We have had numerous meetings with many of the neighbors to explain our projects and hear their concerns. Many of the neighbors we spoke with, who had expressed concerns or signed the letter provided at the Nov. 13 hearing, were

happy to understand the projects better, happy we mitigated the view impacts and expressed no further opposition. Additionally, we have expressed our commitment to mitigating as much construction impacts as reasonably possible. The owners and potential builders intend to start and complete construction in one years time and utilize all three sites to reduce parking and other impacts on the neighborhood, as well as, establish good communication with everyone nearby to quickly address any concerns as they may arise, and of course , all City requirements will be met.

Sincerely,



Erik Dyar, AIA

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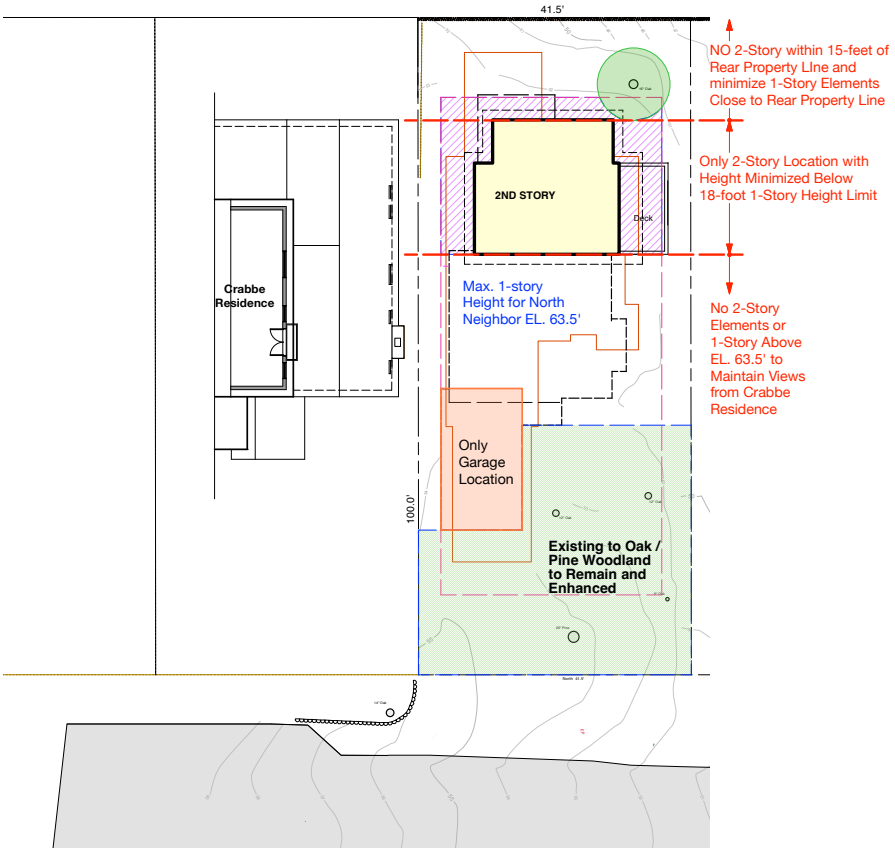
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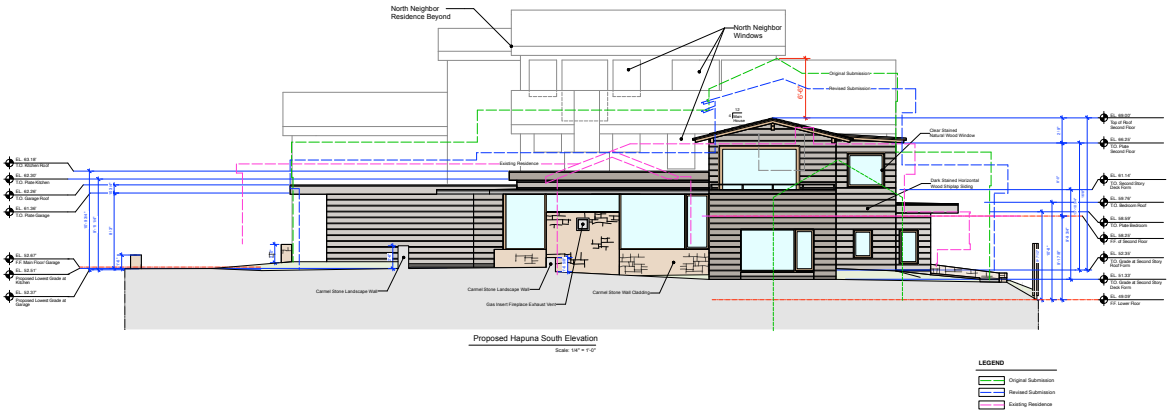
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Sincerely,



Erik Dyar, AIA

Mission Sisters Residences Narrative

DYAR Architecture

March 6, 2025



Dear Chair LePage and Members of the Planning Commission:

This letter is to give an introduction and description of what we are calling the Mission Sisters Residences, located on Mission Street (2, 3, and 4) Northeast of First Avenue. The projects consist of three, new, single-family residences on directly adjacent lots in the 'Carmel Woods' neighborhood, replacing three unremarkable homes.

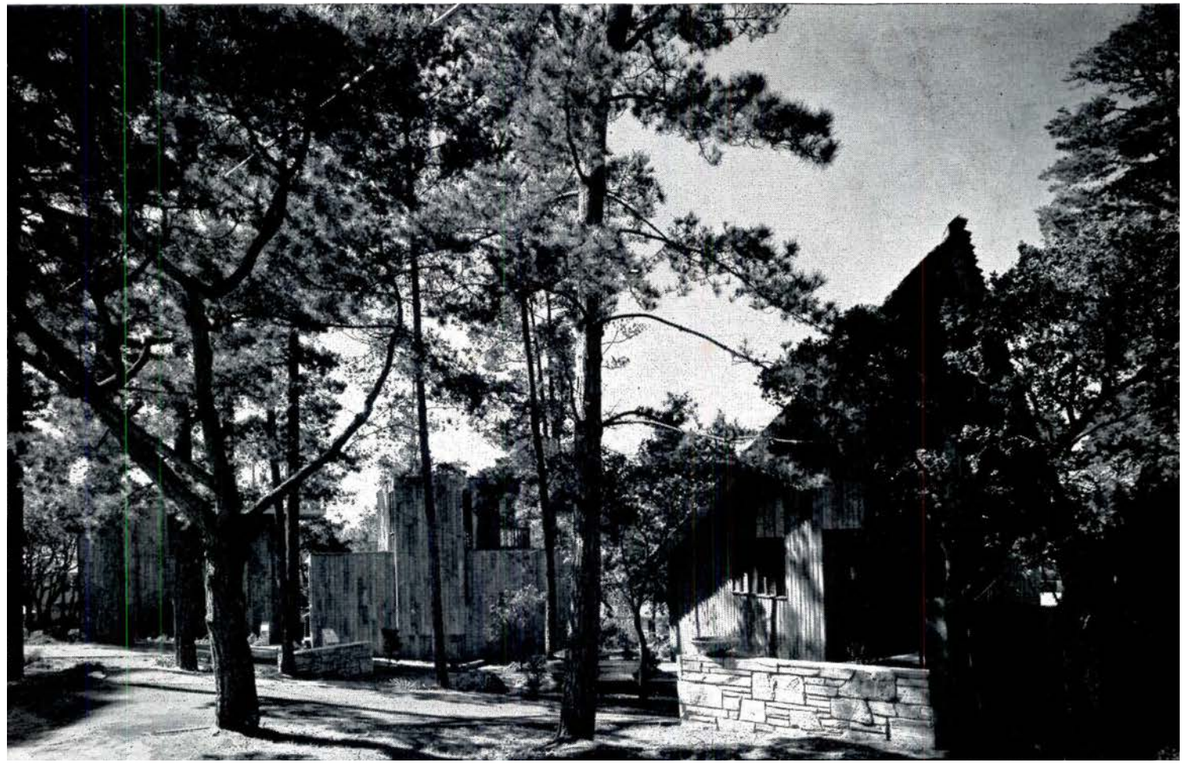
Designing three homes together provided wonderful opportunities to address, respond and manifest the residential principles and character of the village in a way designing a single home on a one lot can never do. There are some stellar examples in town of multiple homes being designed and built together, perhaps most notably Hugh Comstock's development on 'Comstock Hill' (fives homes together) and the Three Sisters by Henry Hill on Lopez where the relationship of connection and difference between the buildings is explored and connective, shared landscapes are created. We take these historic examples as inspiration, but the design process really began and was very much guided by the principles and objectives laid out in Carmel's Residential Design Guidelines. Below, we'll use the guidelines as a format to describe these projects:

Preserving the Forest Character (1.0, 2.0)
These designs absolutely began with understanding the existing forest character and preserving and enhancing the existing Oak and Pine woodland which stretches across the front of these properties. We worked to establish a continuity of the existing urban forest across lot lines, so that it was the forest character and not man-made demarcations which defined especially this street facing edge of the sites. By doing so, the architecture is, exactly per the guideline objective, filtered by the forest and landscape reducing its 'scale and prominence' from the street.

Another guiding principle for the site and architectural designs is creating an informality with no imposition of 'grandiosity' whether in scale or the layout of the architecture in the landscape. More to be discussed on this this later, but the emphasis on informality certainly extends to the treatment of the public right-of-way where the natural woodland landscape spills across the property line blending and integrating the property site and the area to the pavement. Existing edges of the street pavement and drainage are maintained.

Topography (3.0)
While there is a fairly gentle slope down from North to South across the front of the properties, the middle and Southern-most lots slope more steeply down from Northwest to Southeast. The design for each of the properties seeks to maintain the sense of the natural, existing slopes of the lots and each takes advantage of the slope to reduce the bulk and mass, especially as seen from the street. What we are referring to as the Hapuna residence at the North, has the least slope, but the narrow, two-story element of the building is kept towards the lower section of the property, away from the oak/pine woodland and back from the upper-level windows of the Primary Bedroom of the neighbor's house to the North. Additionally, in the revised design, the bottom floor of the two-story element is below grade, creating a split level and keeping the maximum height of the two-story slate roof lower than the maximum allowed height for a one-story home. This lower the roof 6'-6" down from the original design. An existing, low retaining wall between North lot and the Middle lot (Hapuna and Kailea) is proposed for removal in lieu of a planted slope, where landscape screening is installed. (3.3, 3.4). The Kailea house follows the topography and its entrance is lower than the street. As it moves East into the site, it steps down to a hallway directly off a courtyard terrace at grade. It again steps down to the bedroom wing which is two-story. This taller, two-story element is purposely located at the lowest area of the site to minimize mass. At Ahana (the Southern property), there is more of a topographic drop from West to East. In this design, we take advantage of that to provide the look of a low one-story house at the street and locate a lower level just slightly below grade at the bottom rear of the property. (3.3)

All storm water is proposed to be retained on site with natural swales, augmented by percolation pits. Kailea and Ahana both have extensive green roofs which will also increase stormwater retention. (3.5)

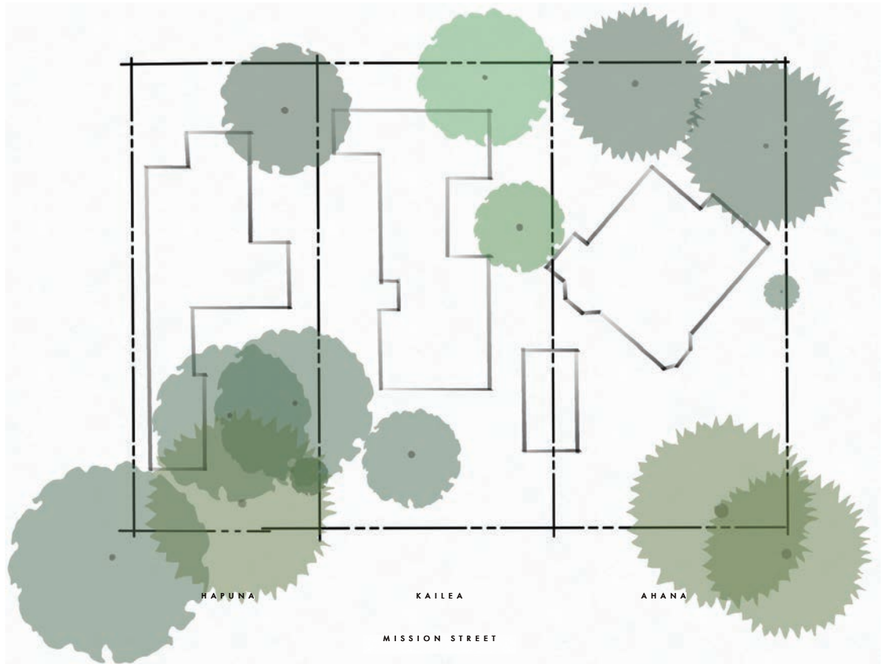


Three Sisters By Henry Hill

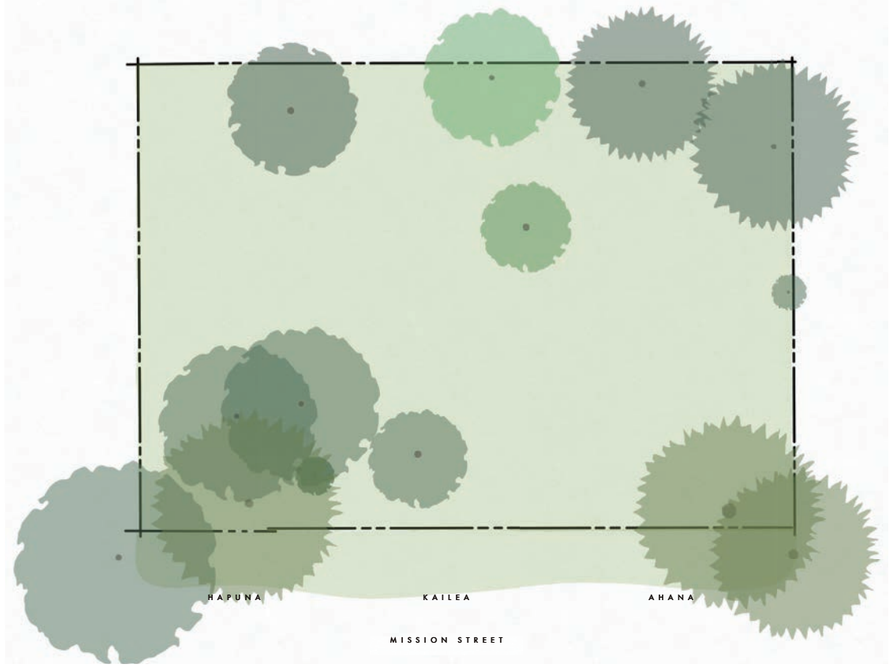


Comstock Hill By Hugh Comstock

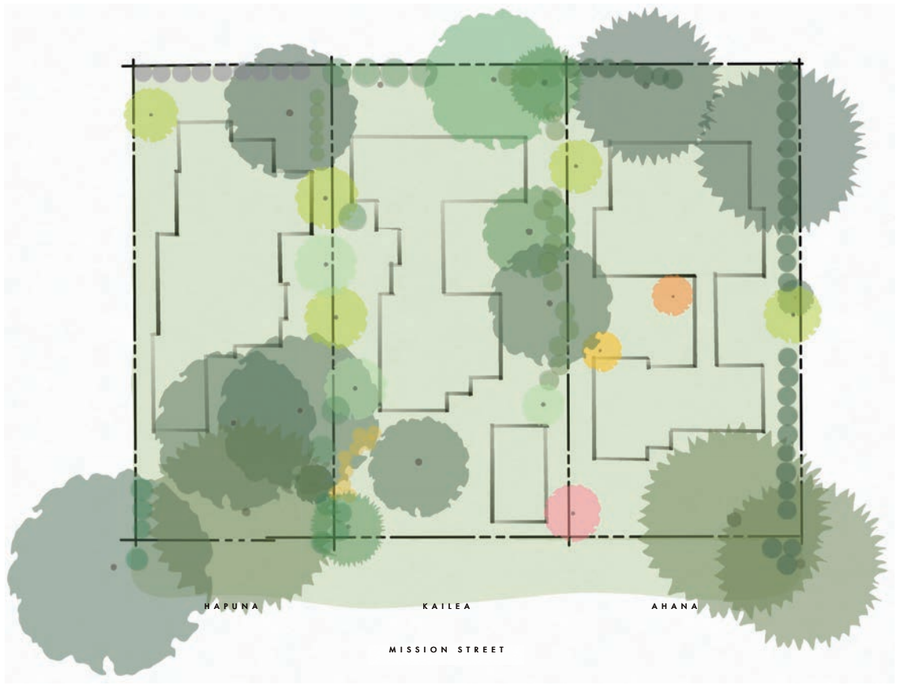
EXISTING HOUSES AND TREES



OAK/PINE FOREST UNIFIES THE SITE



PROPOSED SITE - NATURAL SCREENING

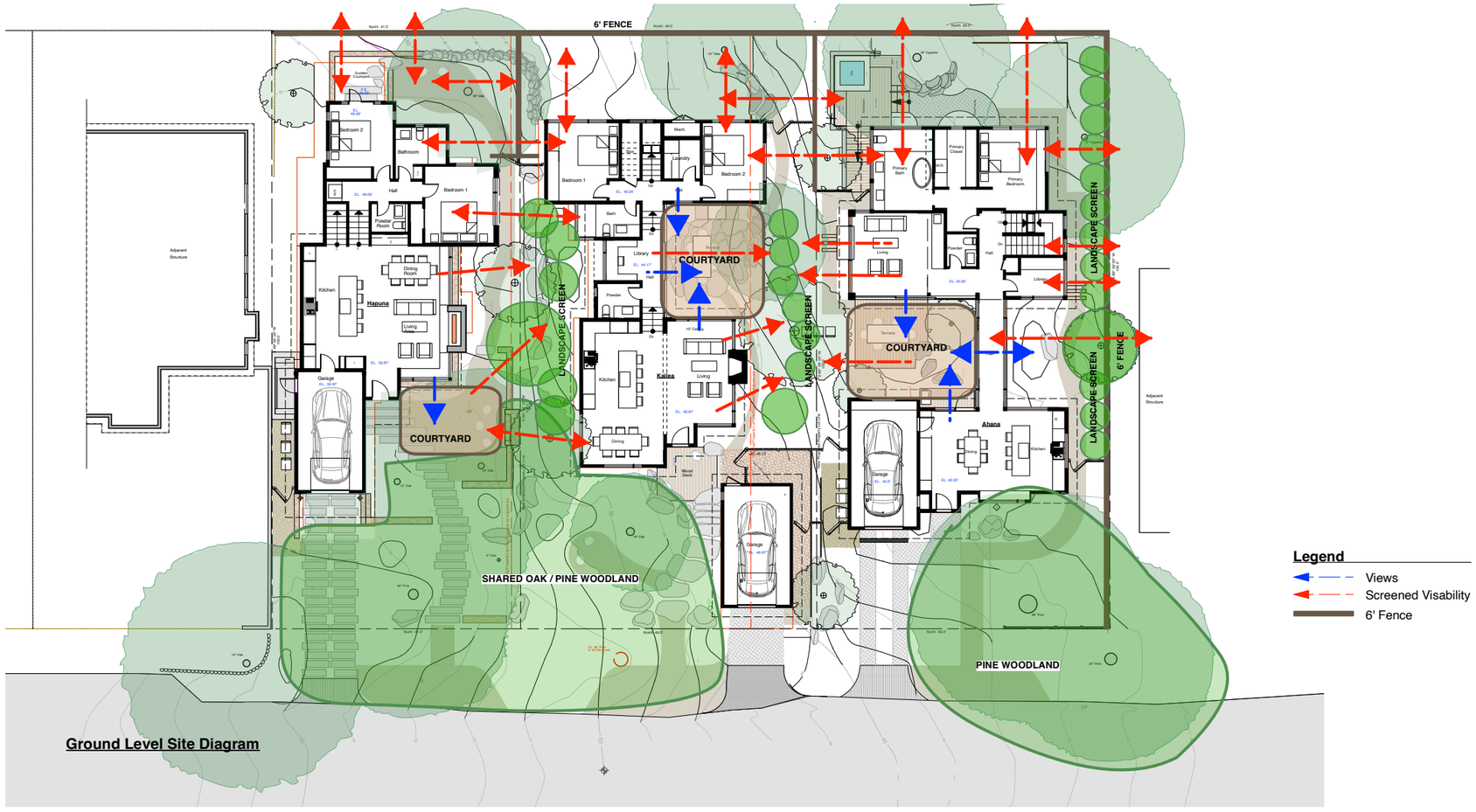


Shared Landscape and Open Space (4.0)
It was important to us to create a shared landscape and large open space with the oak/pine woodland which extends across the fronts of the properties to enhance the views and experience from the street. This maintains the forest character of the streetscape and provides a thick buffer or layer between the private homes and the street. A shared, forest woodland is emphasized while (what unfortunately is NOT often the case in Carmel) the property line demarcations are very much obscured and blurred. We designed this so that it is not the repeated, typical 40' lot widths, one after another that are conspicuous. We even have used more varied, non-standard lot widths for the three properties which also deemphasizes this artificial demarcation.

We also created usable, open space courtyards for each of the homes. Each of the courtyards acts as an outdoor room with strong visual connections from interior to exterior. They are also well insulated from the street and the adjacent properties. Hapuna, at the North, because of the configuration of its woodland, has its courtyard as an entry court under the oaks, but is still 25-feet back from the front property line and 35-feet back from the street pavement. Both the middle lot, Kailea, and the Southern lot, Ahana, have their open courtyards separated from the street by parts of the structure. The houses both open to their respective courtyards and the courtyards are heavily screened with landscaping from the adjacent property. These courtyards are staggered from one property to the other for privacy but also to create irregular, informal side yards as encouraged in the guidelines. (4.3, 4.4). The layered landscape screening also deemphasizes the side property lines creating visual 'penetrations' from one property to the other and limiting the use of fencing.

The structures themselves, based on the existing oak/pine woodland, shared landscapes and open space, provide varied setbacks along the street frontage. (4.3). We also are proposing one detached garage closer to the street on the middle lot, which adds to the variability of streetscape.

Progression of Spaces (4.5)
Hapuna, the Northern property, progresses from informal, planted right-of-way, through layered plantings getting taller as you move into the site through a couple of low stone walls which lead to an entrance courtyard well in from the street, enclosed by a low stone wall. Kailea, the middle lot, goes from the informal right-of-way, stepping down with the topography into the site on natural stone steps to an entrance deck, below the street level. Ahana, on the South, goes from the informal right-of-way, into the site on natural wood square pavers, passing by a fence-enclosed garden to the entry porch.



Ground Level Site Diagram

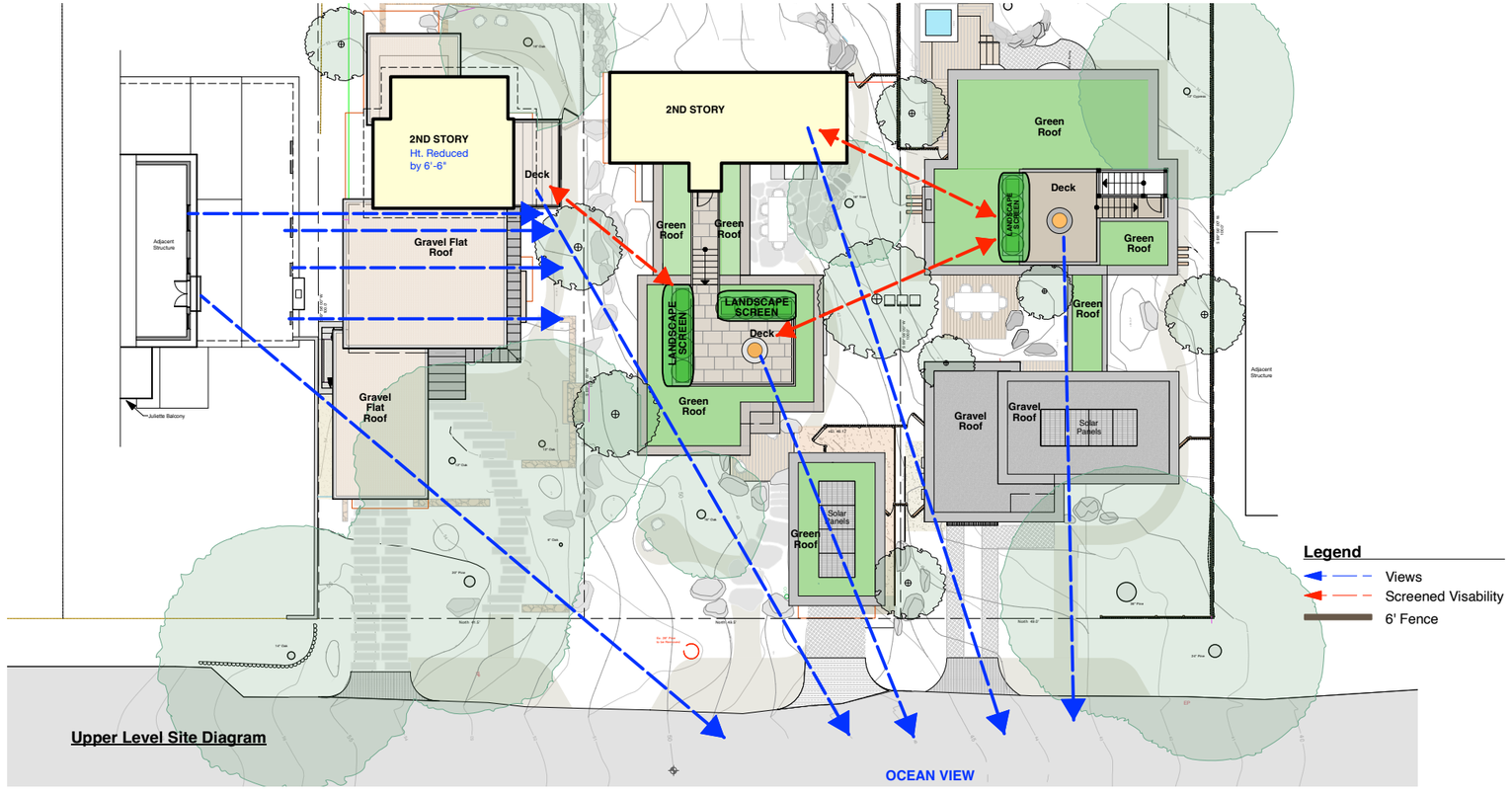
Privacy, Views, Light and Air (5.0).
This section of the guidelines, as it was prioritized from the very beginning of the design process, we feel these projects are particularly successful at addressing. These properties are fortunate to have a view of the ocean through the trees out towards the Southwest. We worked to locate usable outdoor spaces with small, upper level decks on each home to allow opportunities to view this beautiful natural feature, (5.2) while screening them from each other and adjacent properties and the street (5.3).

The siting and massing of the different houses was significantly generated from the need to maintain (from one property to the other) light, air, and privacy, as well, as, views across to the Ocean View beyond. Thus, lower building forms are positioned towards the street and two-story elements back farther and downslope-all per the design guidelines. These considerations also led to the configuration of the two-story elements being narrow and slim in the East-West Direction, so light, air and views are protected North to South across the properties. We enable views from second floors and from one property across the other (including from the neighbor to the North) by using low flat-roofs on the higher West sides of the lots.

As the Commission is well aware, whenever very small, single-story homes are replaced in town, it's very difficult to satisfy all the neighbors, as they usually prefer no change. We did try hard to balance ALL the respective neighbor impacts with the rights to be able to fairly use the City's development standards and design guidelines. It must be said, however, that the proposed new roof heights barely exceed the existing roofs and are often lower.

From the beginning of the design process, we focused on the impacts of the Hapuna House which has much less topography than the other two properties and thus less potential to lower the different building masses. Listening carefully to the neighbors to the North who do have some views to maintain across the Hapuna property to the South and Southwest, and the neighbors to the East and Northeast, who wanted to see as little of the new structure as possible, we went back to the drawing board and redesigned the home keeping the front part of the home actually lower than the existing house, still keeping the two-story element back from the South windows of the neighbor's house to the North and reducing the height by 6'-6" from the original submission. Additionally, we shifted the two-story element away from the North property providing even more light and air to the neighbor.

Because of the view issues for the neighbor to the North and a significant tree in the rear property line, the two-story element really cannot be located anywhere else to minimize impacts, but it is still over 60-feet from the homes to the East, and the lower Kailea's two-story will be 45-feet from its Easterly neighbor. Also, existing trees to remain screen most of the Hapuna house from its East neighbor and help screen Kailea as well. Objectively, there are no significant impacts to privacy, view, light or air to the East. The property behind Ahana is actually built almost on the rear property line. This condition, along with the fence and existing trees to remain, eliminates any views from this property to the Ahana property. Any views from the Ahana property to this neighbor will just extend over the neighbor's existing roof. (5.1)



Upper Level Site Diagram

Kailea locates its 2-story bedroom element also as a narrow, pitched roof form at the lower, rear of the property. The building forms toward the West of that are flat, living roofs (as well as the detached garage), so the views from the properties higher to the North are to natural landscape. The small, upper deck on Kailea has a deep planter located along its North and East sides so that taller screening plants can be installed to block views to and from anyone sitting at the location. The small deck is also located at the center of a roof at the approximate center of the lot, to minimize privacy impacts. It is over 38-feet to the property line and almost 53-feet to the pavement. It also has a large existing lower canopy Oak tree screening it from the street, as well, as the detached garage with its own living roof. A new Tree will be planted to the south to screen it from Ahana.

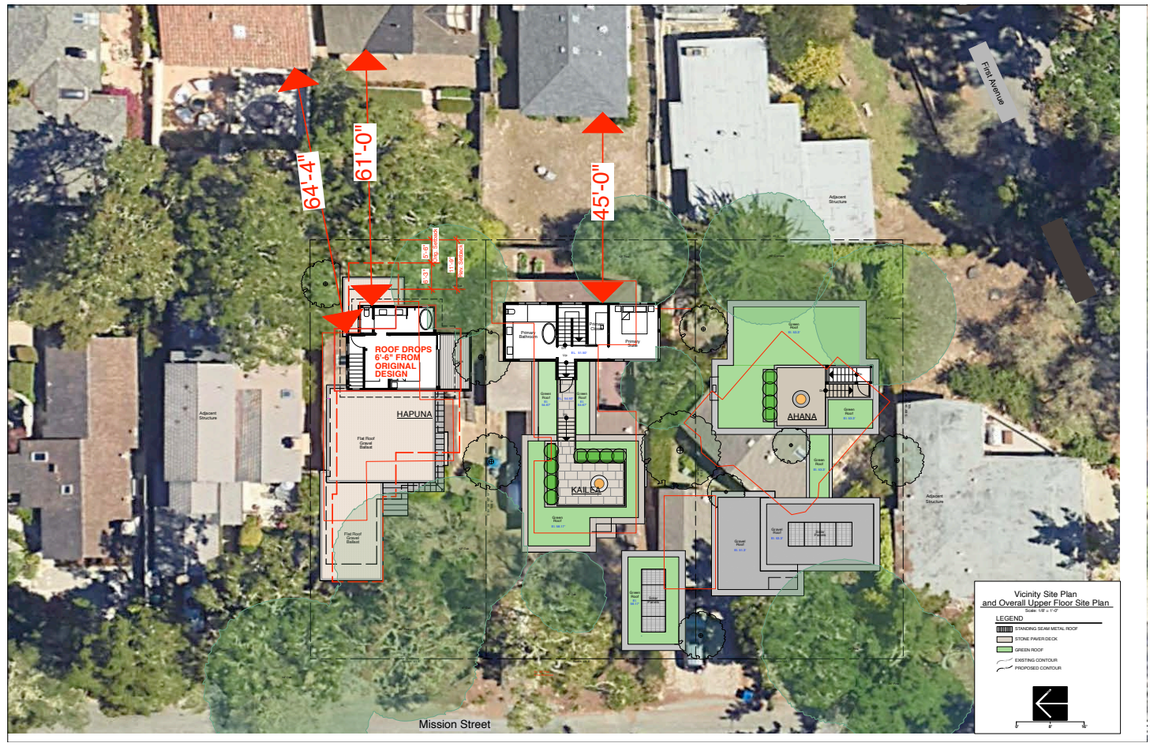
As discussed previously, the design for Ahana utilizes the steeper topography to locate a second floor below, instead of above the entrance level, thus being the least impactful towards the street, as well as maintaining views across it. The small, upper deck here is also set below the level of the roof to additionally obscure anyone sitting here. As with Kailea, a deep planter is located at the north of the deck to provide natural landscape screening. Here again, the deck is located at the center of the property and is 55'-7" to the front property line and almost 68-feet to the street. It is also well set back from the rear property line with an extensive living roof between it and the eave.

Parking and Access (6.0)

All three garages are small and for a single car. They are all integrated into the respective building designs and subordinated to the overall main homes. (6.1). Each of the garages are clad in, along with the garage doors themselves in the respective siding style of the house of which it is connected. To enhance variety along the street edge (6.2), the setbacks to the garages and main houses are staggered. Hapuna, at the North, is a single-car, simple, traditional flat-roof form setback 22'-7" from the property line, leaving room for the oak/pine woodland to the South. At the Middle lot, Kailea, we are proposing a detached garage (6.2) with living roof in the front setback and pulled toward the South to provide room for the Oak/Pine Woodland shared with Hapuna. Not only is this critical to providing the varied front yard setbacks, it allows the main portion of the house to be lowered and made less massive from the street. The Southern lot, Ahana, has the garage well integrated into the overall building form, including using a flush-mount garage door where the board and batten wood siding is in the same plane as the siding surrounding it.

Driveways are all kept minimal with Hapuna using stone-paver tire strips, Ahana using wood-paver tire strips, and Kailea with a decomposed granite drive which is very short as the garage is within 18" of the property line. (6.3)

All front pedestrian walks are separated from the driveway. (6.4).



Building Mass and Scale (7.0)
As part of the design process, we started with designing building forms/blocks which contained the different functions in narrow widths to minimize scale of the pieces and then augment that with smaller elements for a particular function, like a single-door entrance way. We found this overall keeps the scale of the building elements minimal. (7.6)

The other extremely effective strategy was to keep the building forms nearer the street, on the higher side of the lot, low, while locating 2-story elements down slope. The two-story elements are also narrow, all below the maximum height and we keep the second stories to less than 25% of the overall floor area. The Ahana house reveals the least mass to the street of all three projects and appears to be a single-story home. We found the strategy of keeping the large majority of the floor area as a single-level balanced with a smaller upper level to work exceedingly well to balance the need to mitigate bulk and mass, while providing necessary open space for the site. (7.2)(7.7)

The northern Hapuna house, with the least topography of the three properties, requires the flat roof forms near the street to maintain neighbor views and has a low pitched, narrow, gable form for the two-story element. Its two-story element has its narrowest side at the North and South, avoiding the 'tall canyon' effect.(7.3). The middle property, Kailea, as discussed, by using a detached garage at the street and lowering the home, nestling it into the hill, as well as, stepping the building down with the natural topography very much keeps its mass and scale down to all the properties around it. (7.4)

Building Form (8.0)
The forms of all the buildings are traditional and simple. Hapuna uses low, flat roofs and a minimally pitched roof with natural stained wood overhangs. Kailea uses the slate-clad gable for the 2-story element (no overhangs) with traditional, mid-century flat roof, here done as a living roof. Ahana uses the traditional, mid-century modern roof. These flat roofs are similar to the work of Koningsofer and connected to the Bay Area Modern style as identified in the Historic Context statement.(8.1, 8.3)

The forms all emphasize an informality and natural elegance. Entries are small, human scale and deemphasized.

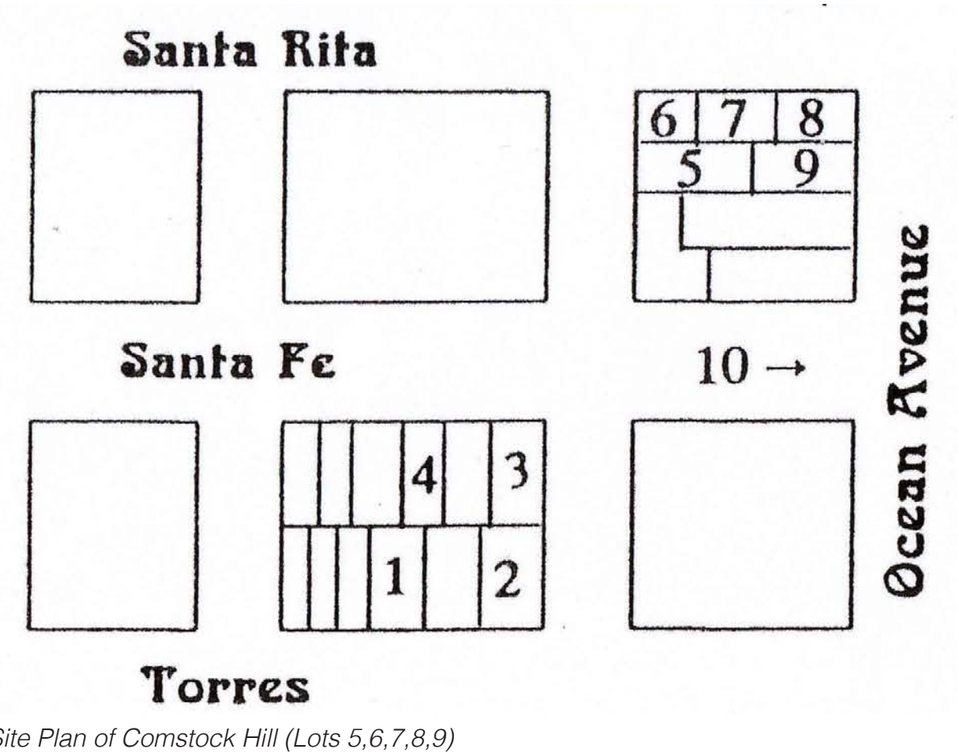
Connection and Difference (9.1)
The Mission Sisters Residences draw from a rich tradition of Carmel homes built together or as a group, such as with the storybook style of Comstock Hill (Five homes), the original Sand and Sea development by Koningsofer, and Henry Hill's Three Sisters. The Mission Sisters, as did these other groupings, seek to create connection between the houses, as well as, differentiating themselves amongst the urban forest which extends across all three. These historic examples and what we are proposing on Mission Street, take a more nuanced, subtle approach to the idea of diversity and style, which helps emphasize the shared landscape and open space between them. It has to be said that exceedingly different architectural styles directly juxtaposed can be more jarring and conflictive. As with the older examples, the Mission Sisters relate and engage in a dialog with each other with landscape as the connective tissue. Perhaps, most importantly each home is positioned and sited based on its individual situation between each other, on the topography of the hillside and based on nestling each into the woodland. This automatically creates difference, interest, responsiveness and appropriateness to each other, the neighborhood and the setting. These designs are really the opposite of a tract home development. It is also true that just style difference does not necessarily create diversity that is compatible with the city in a forest concept. Each of these homes has very different organization, layout, and general character from each other while still relating. The use of living roofs, modern interpretations on wood siding, and general innovative craftmanship is used throughout each project. They are each individual and each has its own unique elements. (9.1). The architectural language and detailing of each home stays consistent to itself. (9.2). The detailing is simple and emphasizes the informality of the overall designs- nothing is grandiose. (9.3)

Materially, it was decided that each would be finished in warm, natural materials and predominantly be wood cottages, but each would be a different type of wood, stain and siding pattern. Hapuna is a warm brown, wood, horizontal shiplap siding with slate on the sloping roof, Carmel stone garden walls and pavers. Kailea is a naturally greyed board and batten siding with a slate on the pitched roof form, natural boulders and stone for walkways and site retaining slopes, granite for house accents like the fireplace, natural, ipe wood spaced board decks as well as an extensive living roof. Ahana is a warm, natural wood finished tight board and batten siding, living roofs, board-formed concrete for accents and natural wood spaced board decking. (9.5, 9.6, 9.7, 9.8)

Each home has its own magic and character yet are linked together by a similar sensibility on connecting to landscape, light, and openness.



Comstock Hill Tudor Revival By Hugh Comstock from 1924 to 1928. Photo from Santa Rita Street



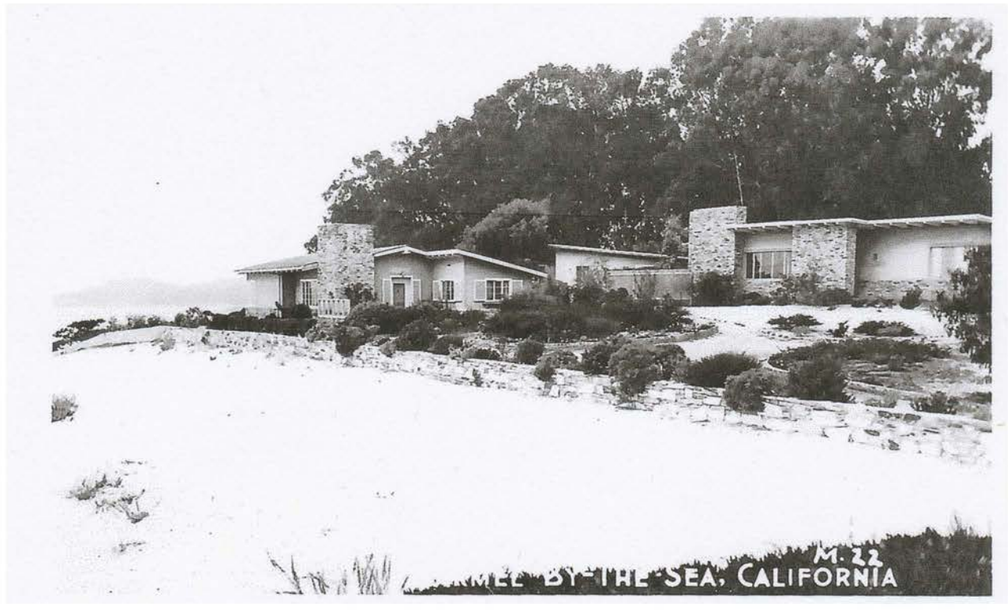
Site Plan of Comstock Hill (Lots 5,6,7,8,9)



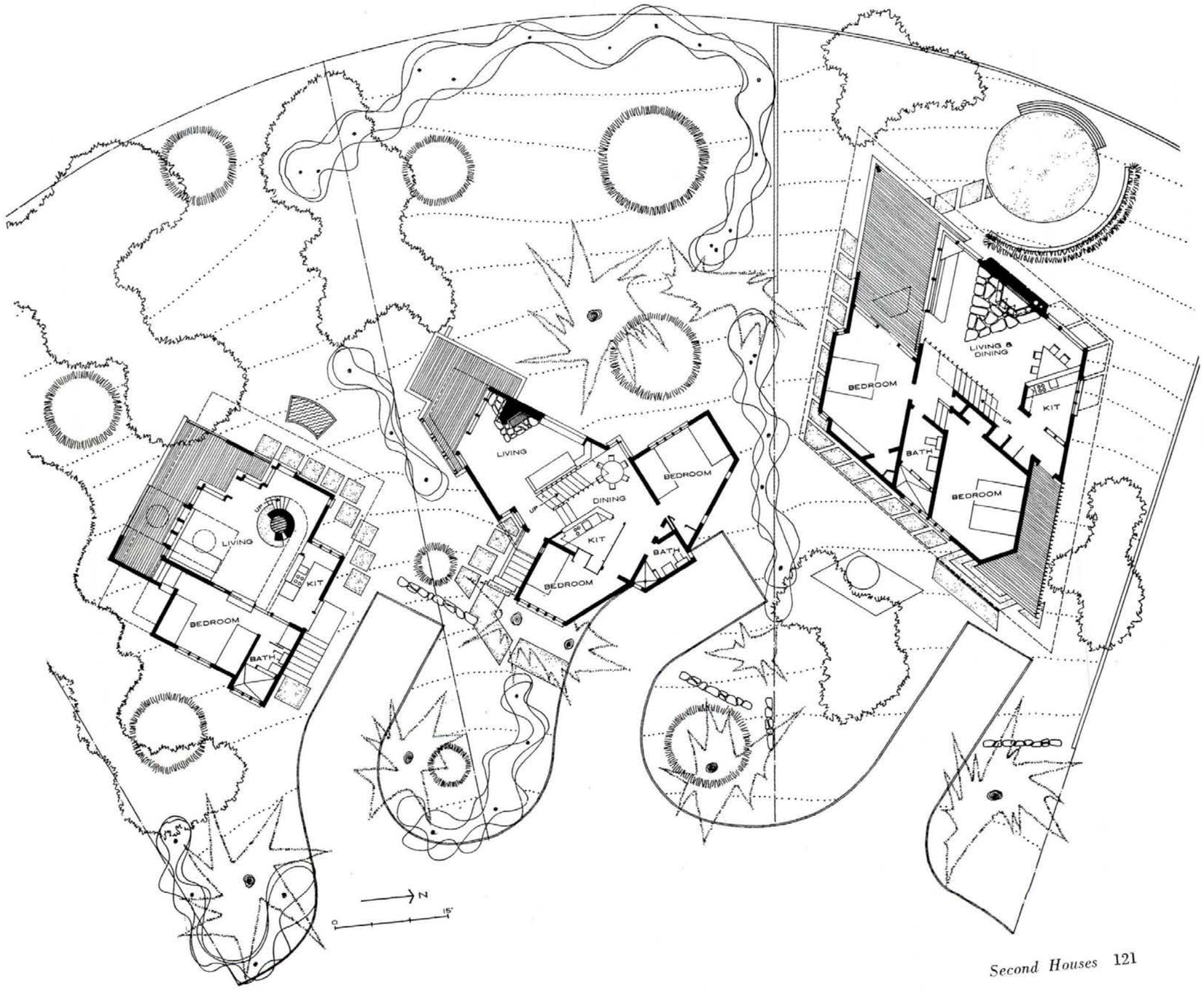
Scenic House By David Allen Smith with Shared Landscape



Three Houses of Different Styles Lacking Diversity



Modern-style “Sand and Sea” house cluster by Jon Konigshofer From 1941



AUGUST 1962 P/A

Three Sister Site Plan By Henry Hill

Glass (9.11, 9.12)
I would like to differentiate between glass/glazing and windows. As these designs are all of a modern sensibility, linked to the Bay Area Modern tradition, the glass used is appropriate to the style. One of the character defining elements of any modern style is creating an inside/outside connection with glass. The character defining element of the Bay Area Modern style from the Historic Context Statement' states, "wide expanses of glass set within wood frames'. In the modern idiom, glass needs to be seen as a system of solid and voids, with glass defining the spaces BETWEEN the mass. The use of glass in the modern tradition is wholly different from what the guidelines refer to as "windows". Windows are located within a wall and are appropriate to more traditional architectural styles. Large expanses of glass in the modern style, actually reduce the sense of mass and scale as they dissolve the materiality of a structure and act as a 'space between' the masses. Additionally, glass used under overhangs and under a dense tree canopy appears darker and dematerialized.

In these homes, the use of glass, is reduced toward the street for privacy and is primarily opened up into interior courtyards screened by landscape. Each of these homes makes strong inside- outside connections to connect the inhabitants to the forest and landscape of this wonderful natural environment. Landscaping is used for layering and screening.

The frames for the glass in each of the homes is different: Hapuna uses Douglas Fir wood, Kailea uses Mahogony, and Ahana uses aluminium consistent with the more modern style.

Landscape (10.0)
The landscape designs closely follow the design guidelines objectives. All trees will remain (except for an unsafe Pine on City property). Plantings are native and drought-tolerant. The shared landscapes reinforce visual continuity along the street while maintaining a sense of informality and discovery.

Sincerely,

Erik D. Dyar, AIA



Adjacent Clarence Mayhew and Jon Koningsofer houses

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

March 12, 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 (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 SW of Vista Avenue
Applicant: Adam Jeselnick
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 because it does not meet the required findings. On March 25, 2024, the property was determined to be ineligible for the Carmel Historic Inventory.

Recommendation:

This item is recommended for continuance to a future date. The agenda for the March 12, 2025, Planning Commission regular meeting was full at the time this project was continued. DS 24014 & VA 24364 (Lewis & McClellan Trust) has been added to the agenda for April 9, 2025, Planning Commission regular meeting. 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 submitted

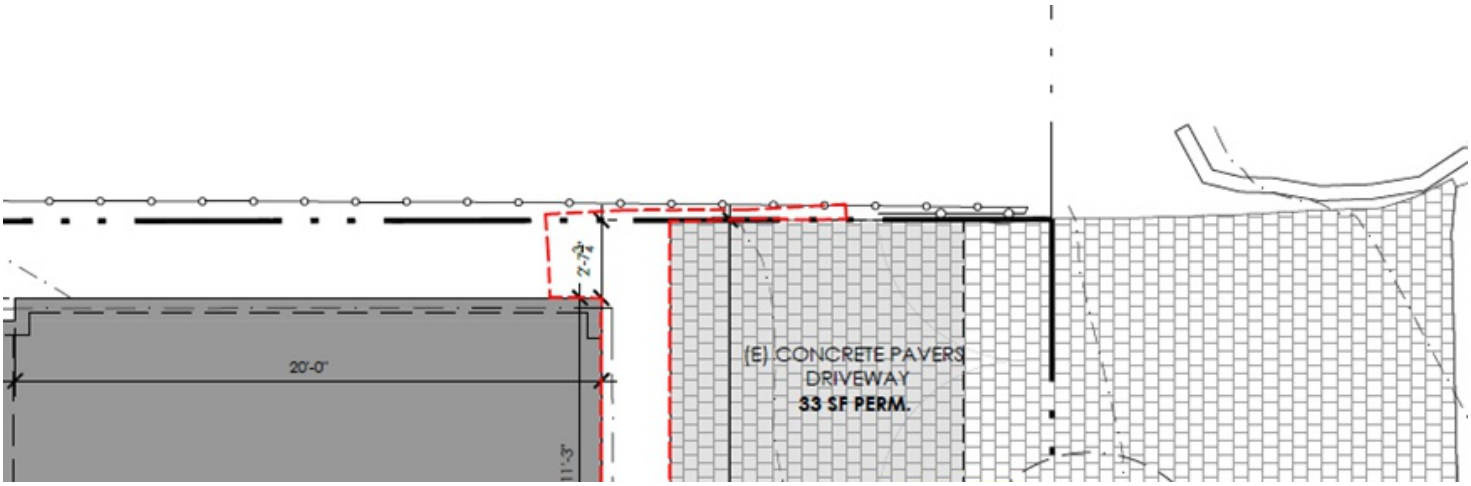
a garage that the applicant is proposing to convert to a bedroom, walk in closet, and half bathroom. The applicant submitted the findings and application for the Variance upon being informed that a Variance was needed in November of 2024.

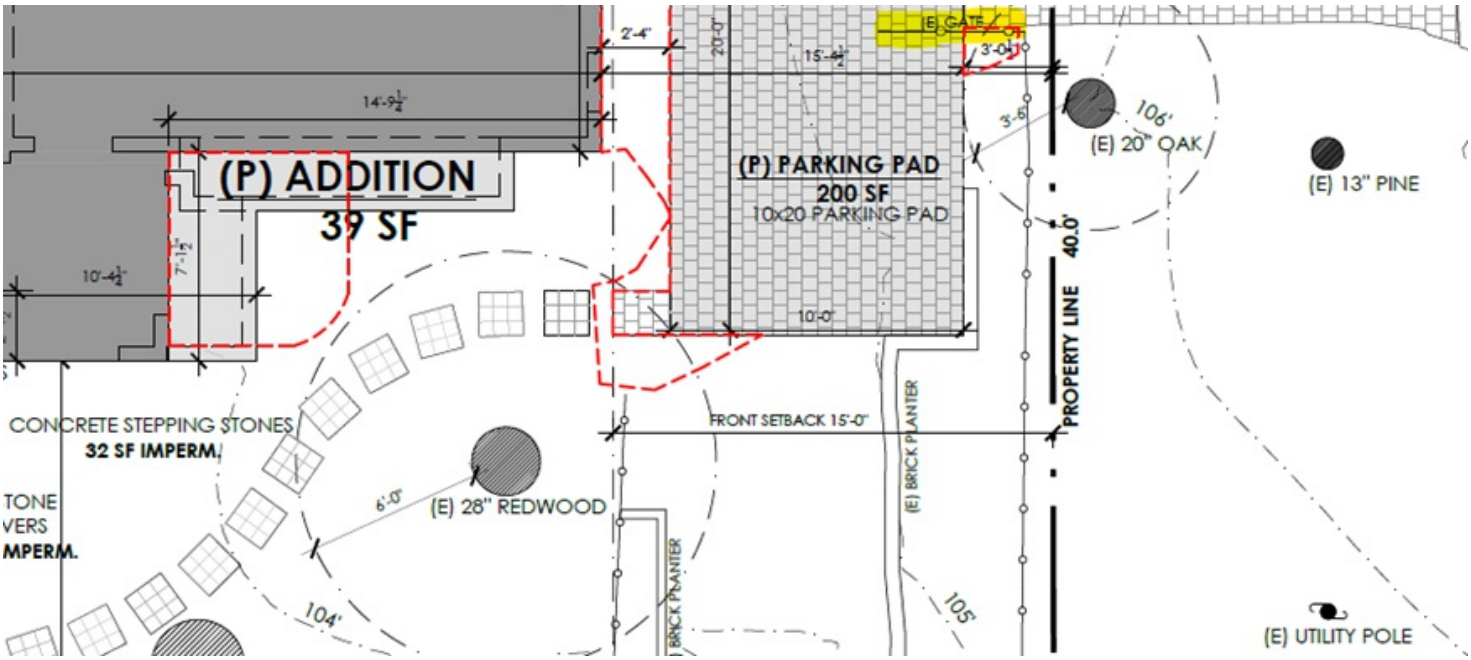
Staff Analysis:

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: The applicant is proposing to convert the existing garage into a primary bedroom with a walk in closet and half bathroom. 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 proposed location of the parking pad does not have the required 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. In addition, there is no practical ingress or egress as currently proposed because the applicant's driveway gate blocks the parking pad (see the screenshot below from the project plans).





In addition to the lack of practical ingress and egress to and from the parking pad, 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 17.64.210), the applicant's findings, and staff's findings.

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 with interior dimensions of ~10'-3" by 19'-1". 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 agrees that the proposed Variance is not detrimental to the 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 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 need 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 being sought because the applicant is proposing to convert the existing garage into a primary bedroom, walk in closet, and half bathroom. The request for a Variance is the direct result of the proposed work by the current owner and applicant.

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.

Other Project Components:

Environmental Review: *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 - Project Plans

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 1

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A2	EXISTING SITE PLAN	A12	EXISTING ELEVATIONS
A3	PROPOSED SITE PLAN	A13	DEMOLITION ELEVATIONS
A4	EXISTING FOUNDATION/ BASEMENT PLAN	A14	DEMOLITION ELEVATIONS
A5	EXISTING FLOOR PLAN	A15	PROPOSED ELEVATIONS
A6	DEMOLITION PLAN	A16	PROPOSED ELEVATIONS
A7	PROPOSED FOUNDATION/BASEMENT PLAN	A17	STREETSCAPE ELEVATIONS
A8	PROPOSED FLOOR PLAN	A18	WINDOW AND DOOR SCHEDULES
A9	EXISTING ROOF PLAN	A19	PROPOSED MATERIALS
		A20	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

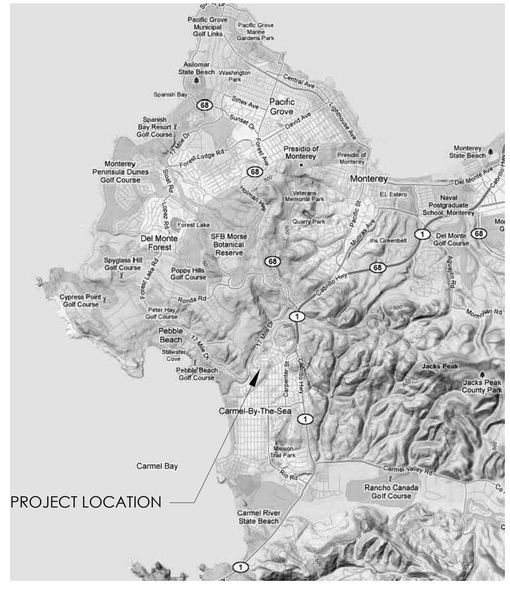
SETBACKS

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")



1 VICINITY MAP
SCALE: N.T.S

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

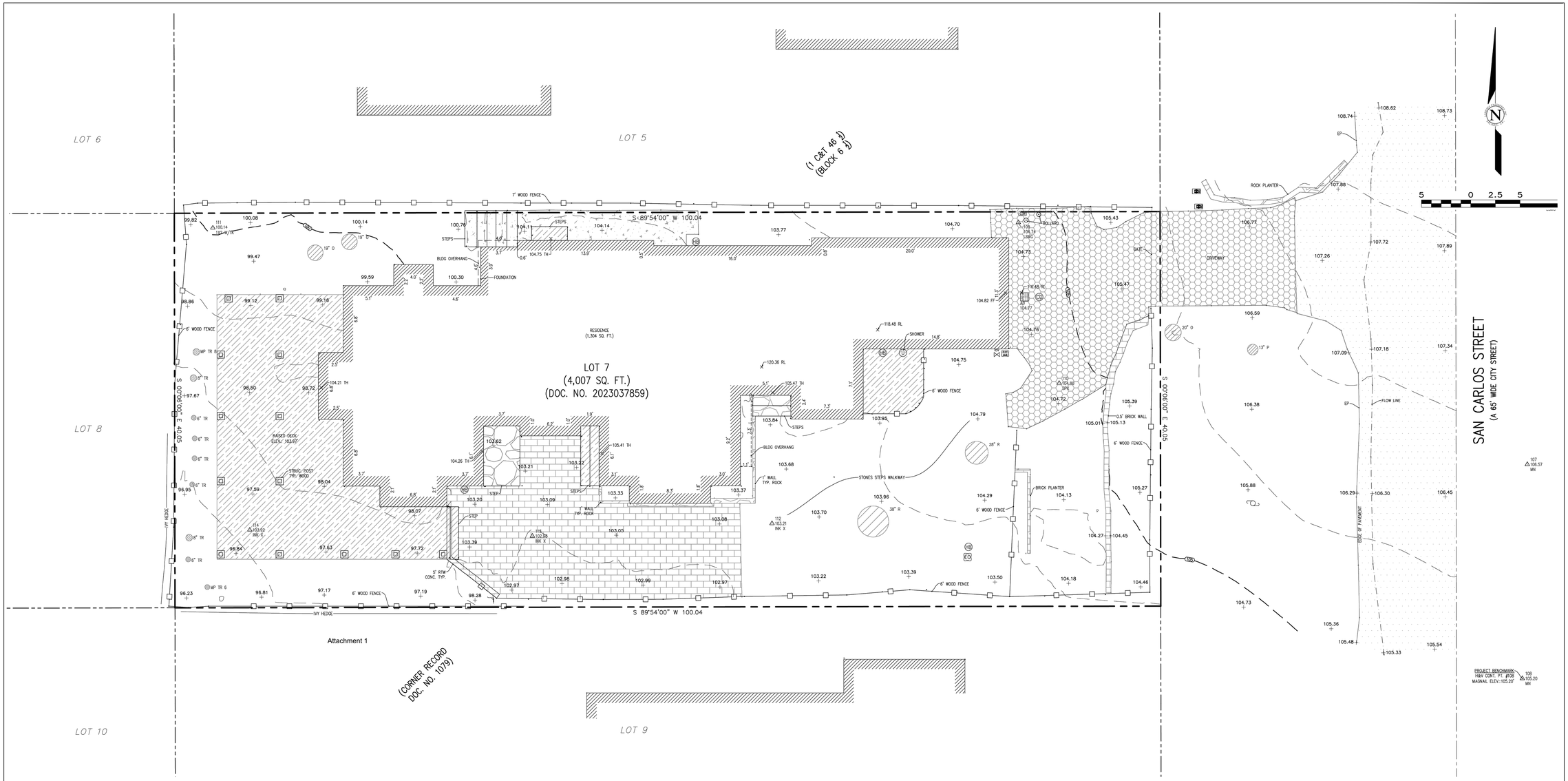
TITLE SHEET

1/17/2025

1/4" = 1'-0"

A0

TRACK 1 DESIGN APPROVAL SET



Attachment 1

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
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- 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.

TRACK 1 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

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

LEWIS RESIDENCE

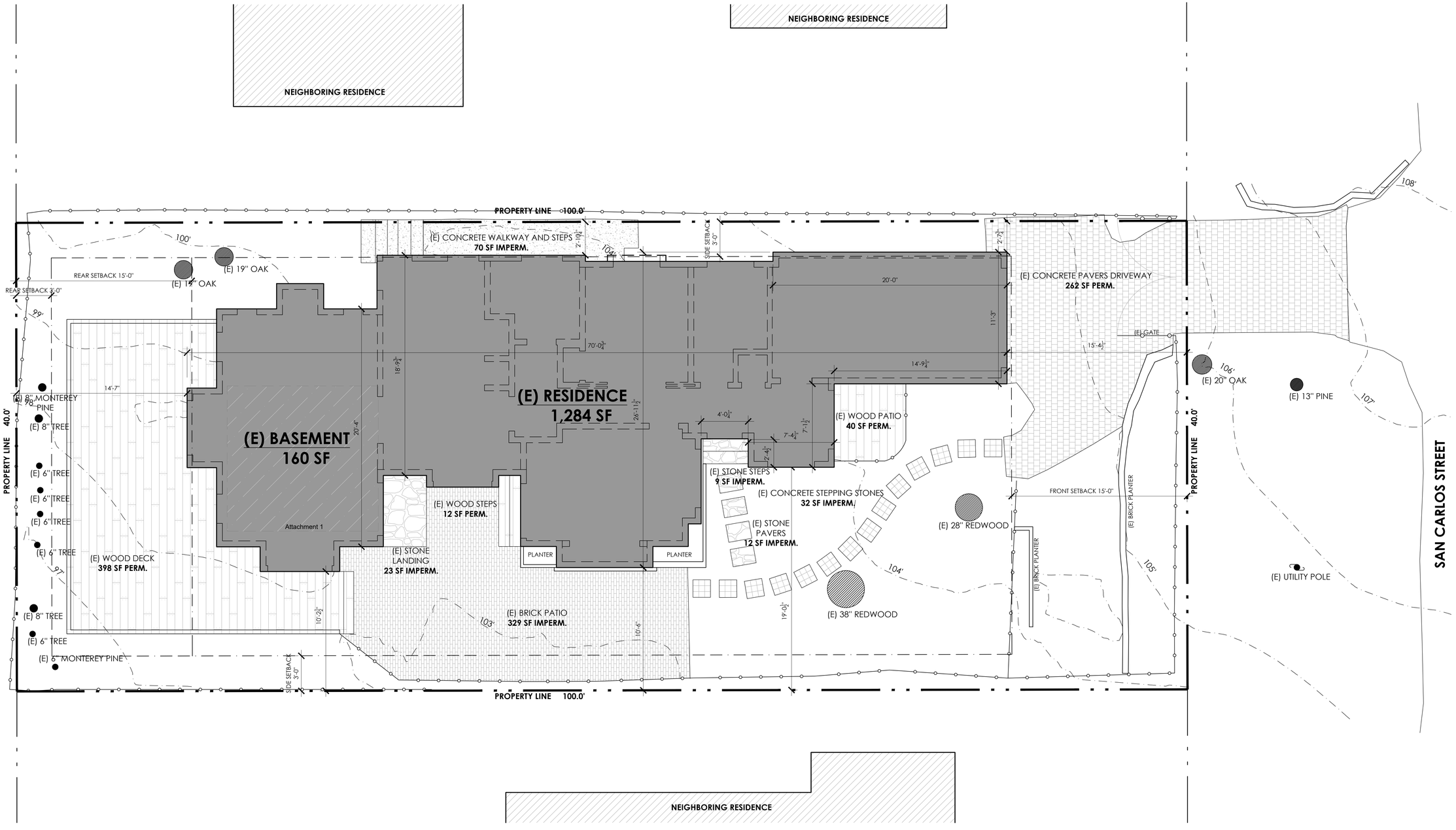
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

TOPOGRAPHIC SURVEY

1/17/2025

1/4" = 1'-0"

A1



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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

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STATE OF CALIFORNIA

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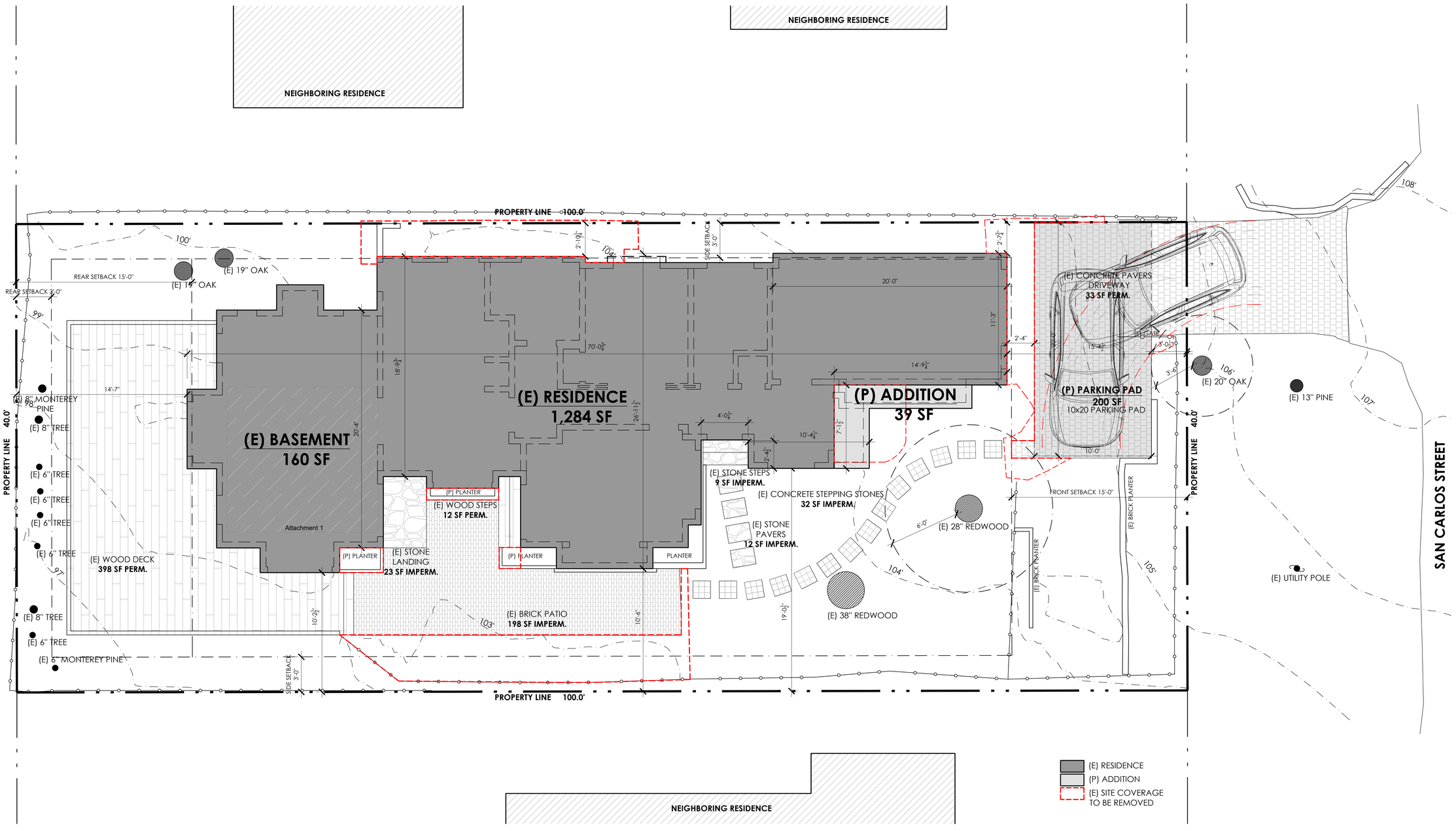
EXISTING SITE PLAN

1/17/2025

1/4" = 1'-0"

A2

TRACK 1 DESIGN APPROVAL SET



1 PROPOSED SITE PLAN

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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C30090
Renew 3/31/25
STATE OF CALIFORNIA

LEWIS RESIDENCE

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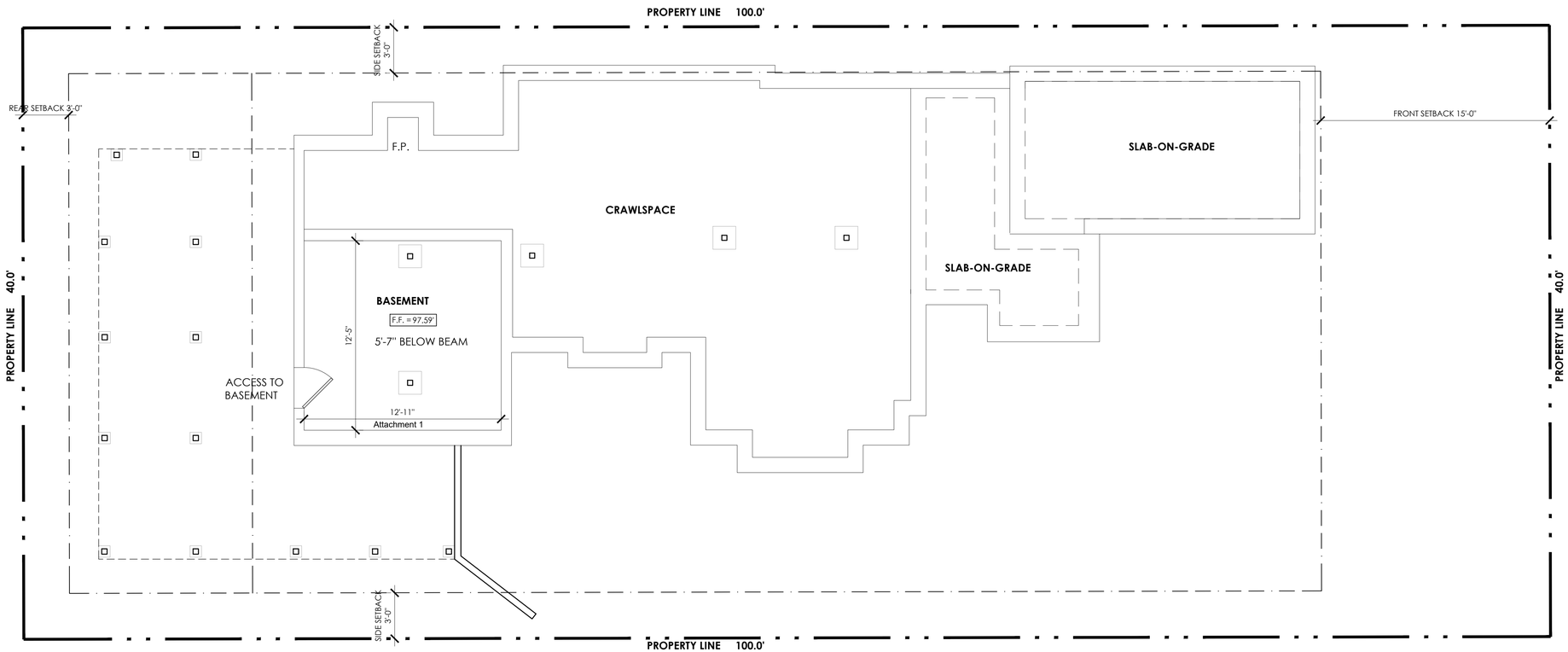
PROPOSED SITE PLAN

2/17/2025

1/4" = 1'-0"

A3

TRACK 1 DESIGN APPROVAL SET



1 FOUNDATION AND BASEMENT 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

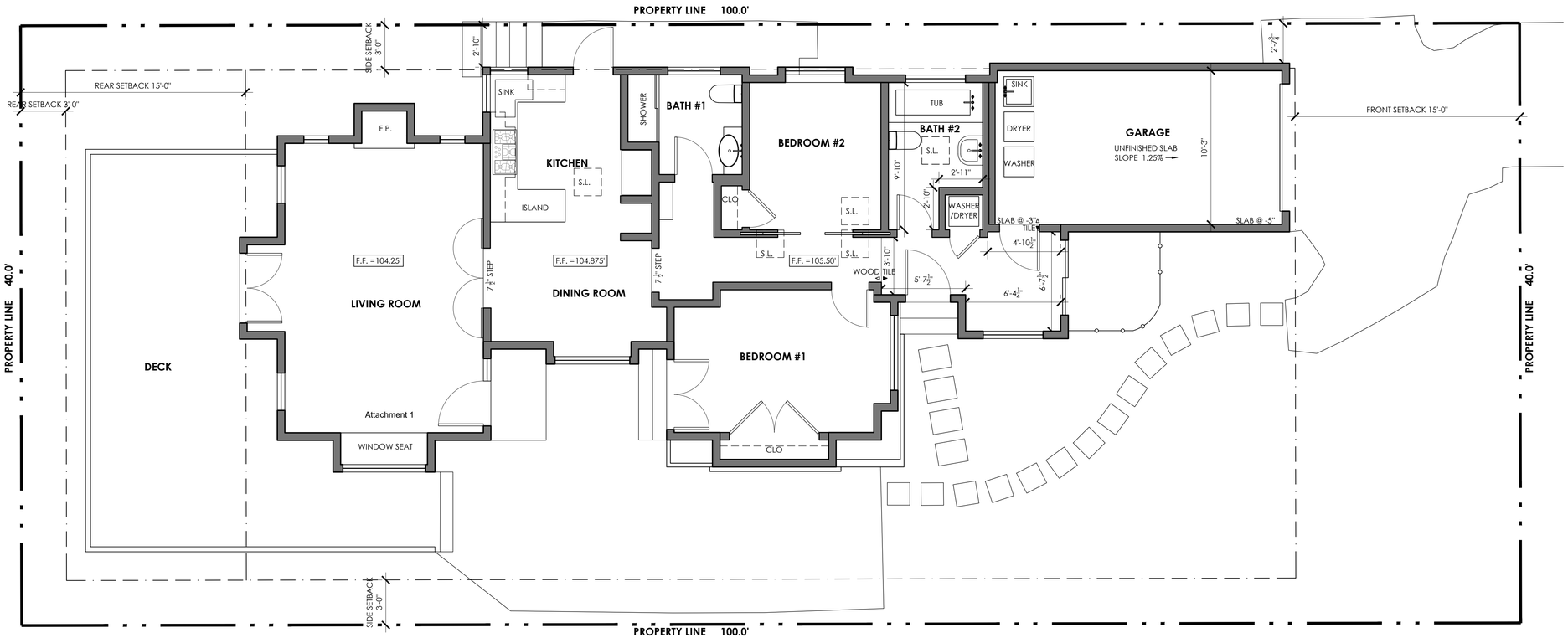
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FOUNDATION/ BASEMENT PLAN

1/17/2025

1/4" = 1'-0"

A4



1 EXISTING FLOOR PLAN

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

1' 2' 4' 8'

N

TRACK 1 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

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

LEWIS RESIDENCE

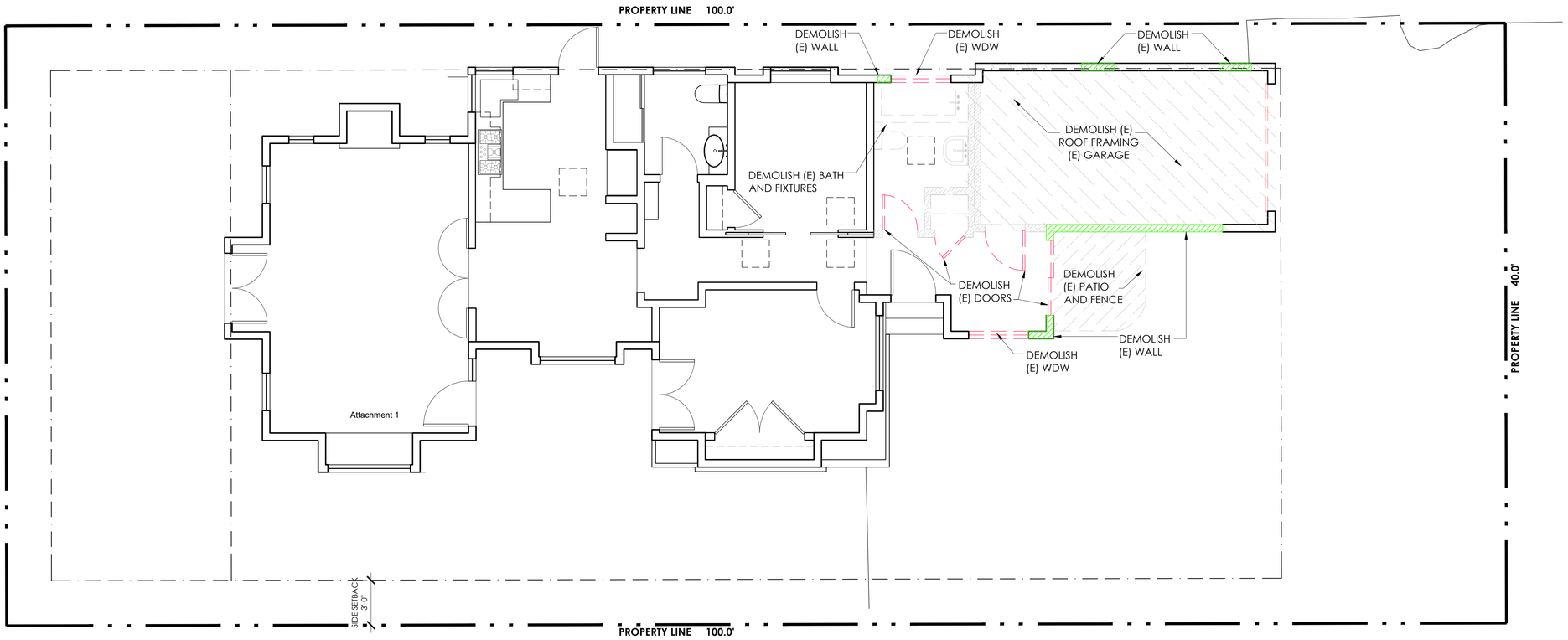
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FLOOR PLAN

1/17/2025

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"

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

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TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

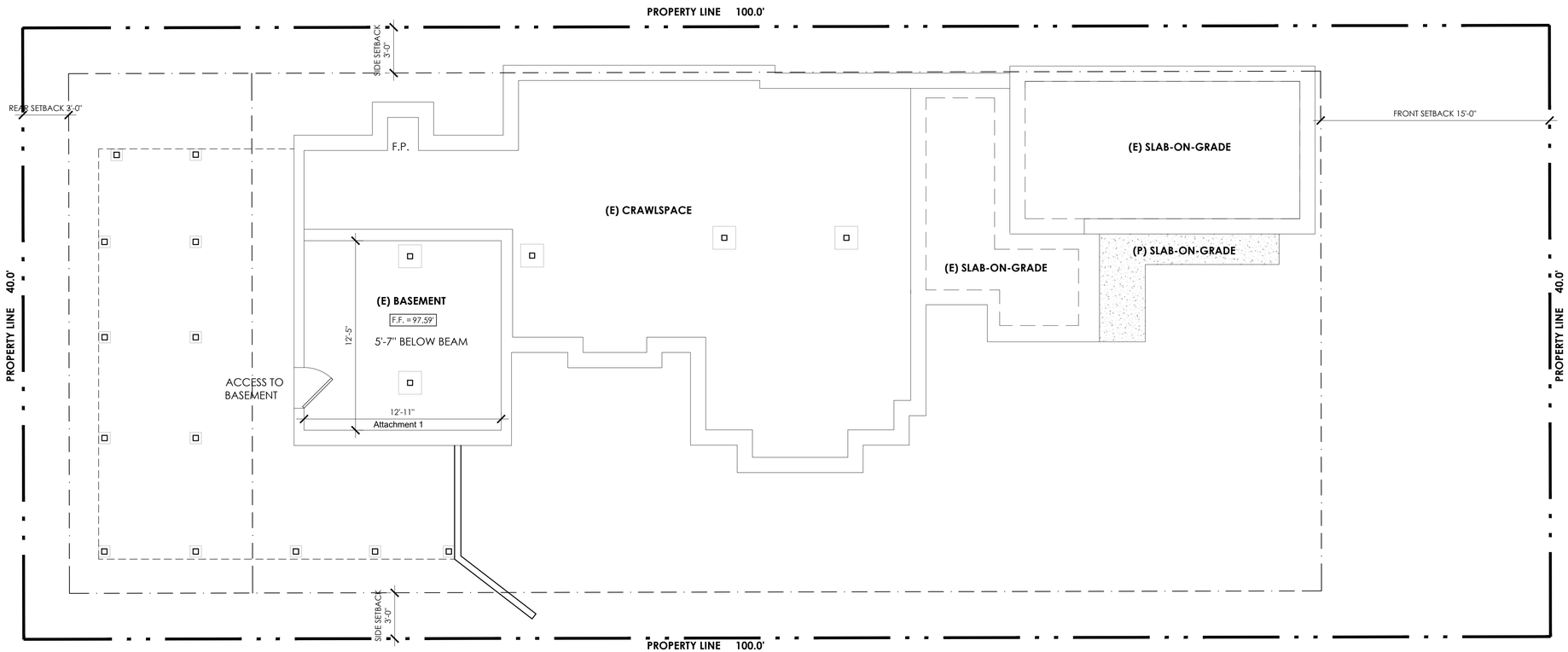
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION PLAN

1/17/2025

1/4" = 1'-0"

A6



1 PROPOSED FOUNDATION/BASEMENT 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

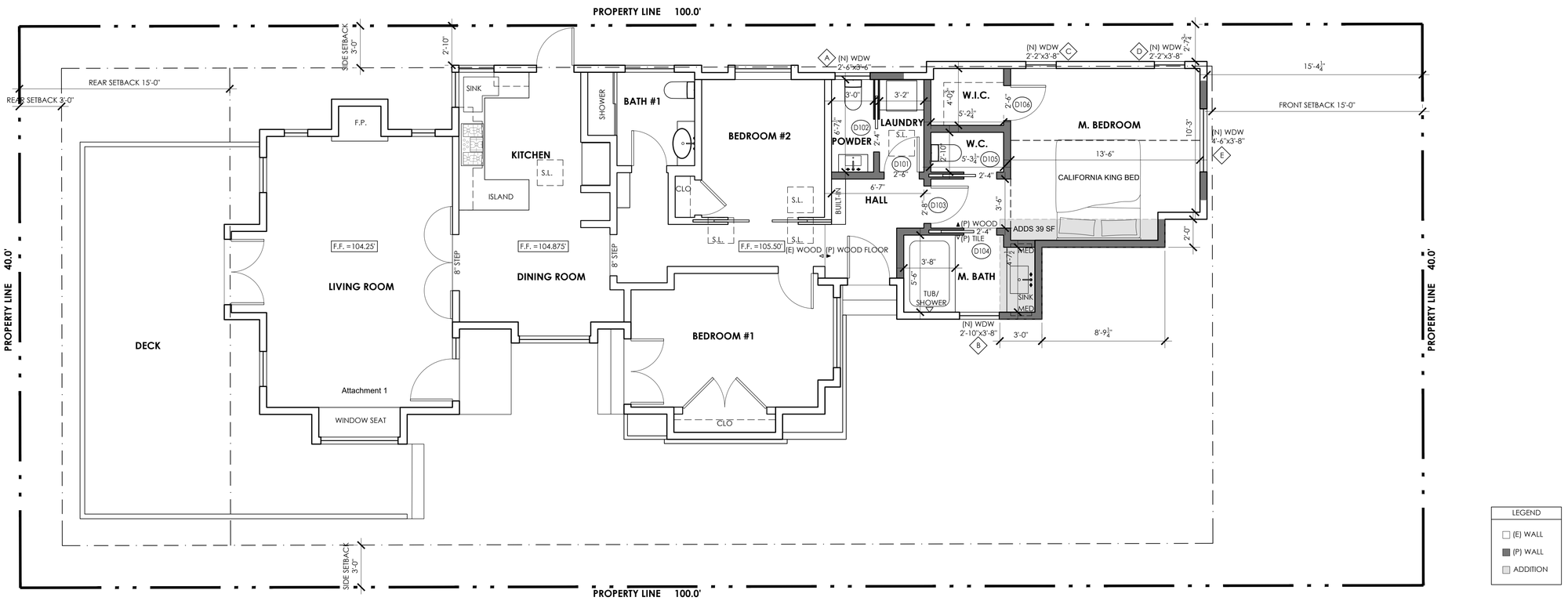
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED FOUNDATION/ BASEMENT PLAN

1/17/2025

1/4" = 1'-0"

A7



LEGEND

- (E) WALL
- (P) WALL
- ADDITION

1 PROPOSED FLOOR PLAN

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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

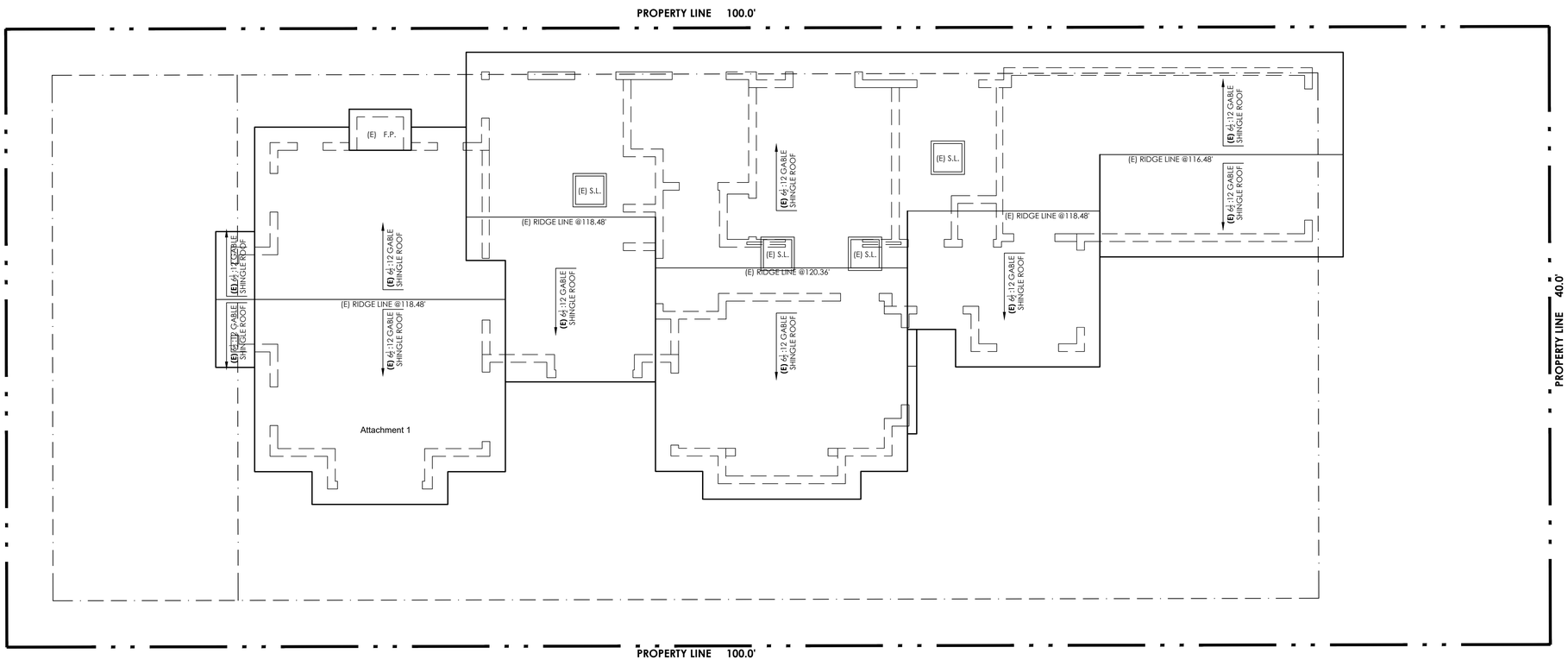
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED FLOOR PLAN

1/17/2025

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

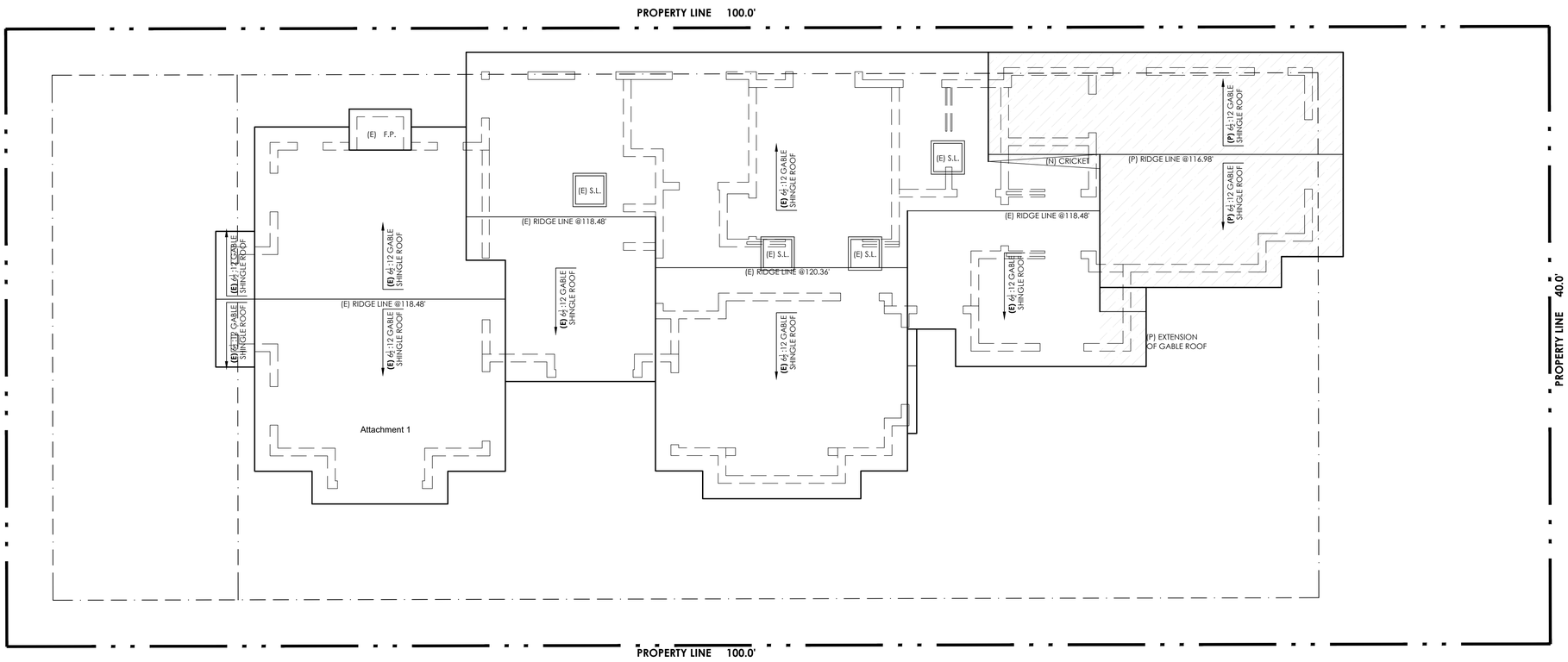
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ROOF PLAN

1/17/2025

1/4" = 1'-0"

A9



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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED ROOF PLAN

1/17/2025

1/4" = 1'-0"

A10

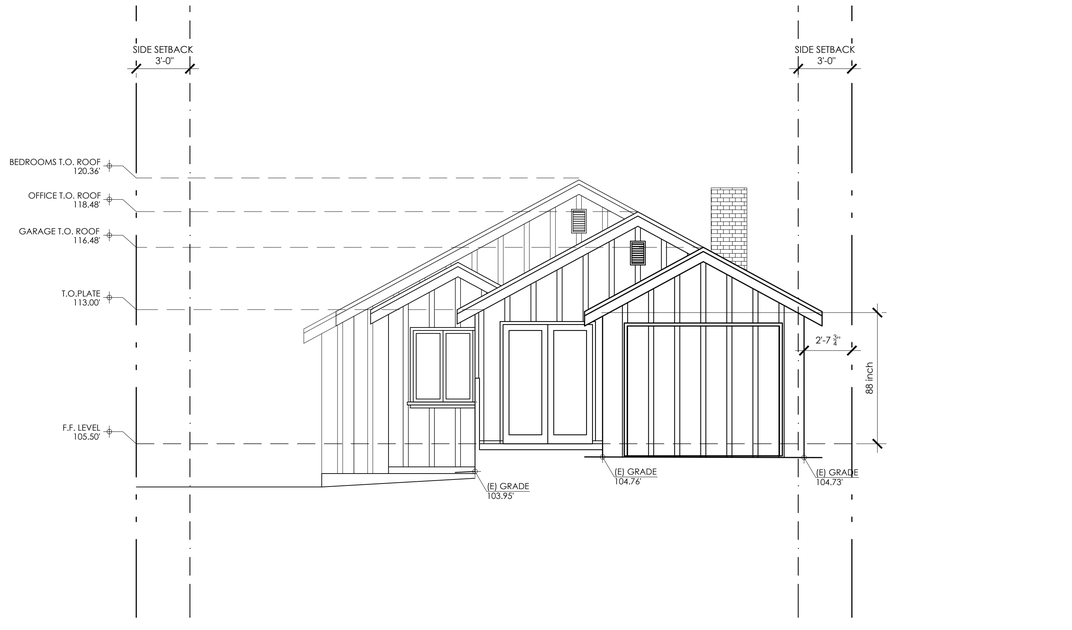
Attachment 1



1 EXISTING SOUTH ELEVATION

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

1' 2' 4' 8'



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,

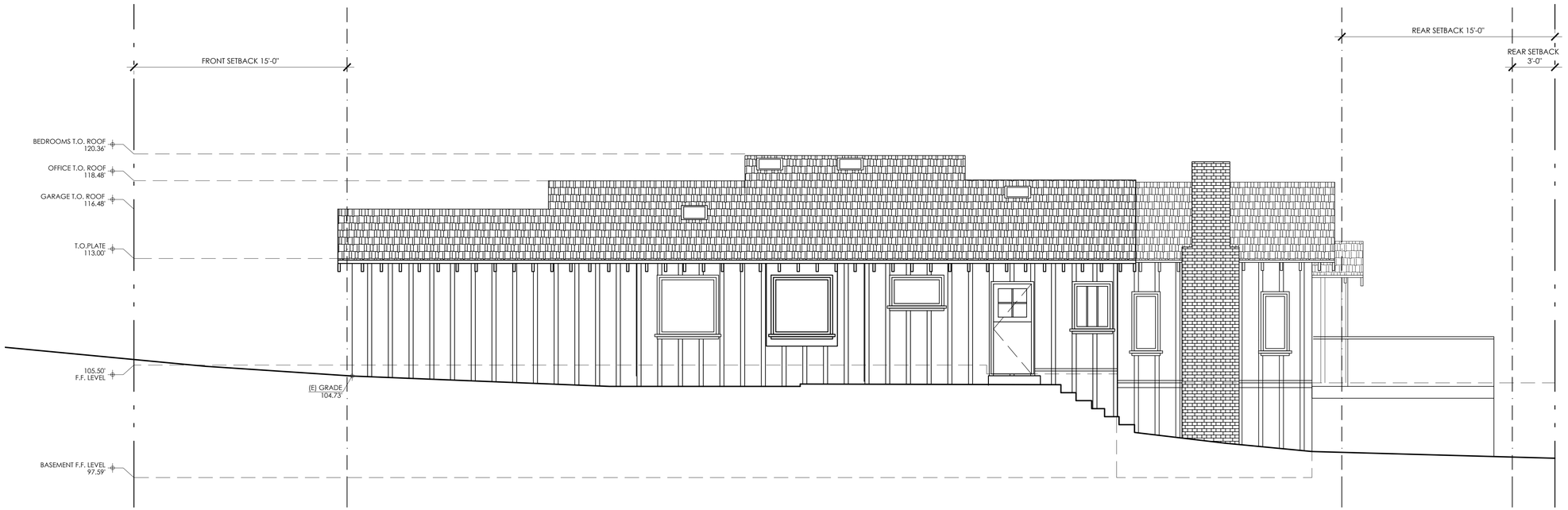
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ELEVATIONS

1/17/2025

1/4" = 1'-0"

A11

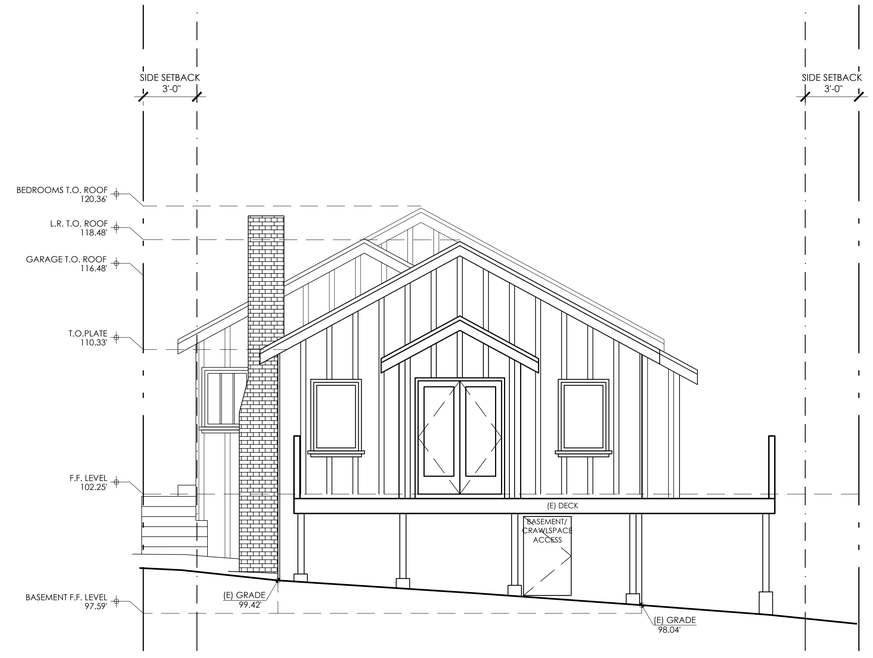


1 EXISTING NORTH ELEVATION

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

1' 2' 4' 8'

Attachment 1



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

1/17/2025

1/4" = 1'-0"

A12

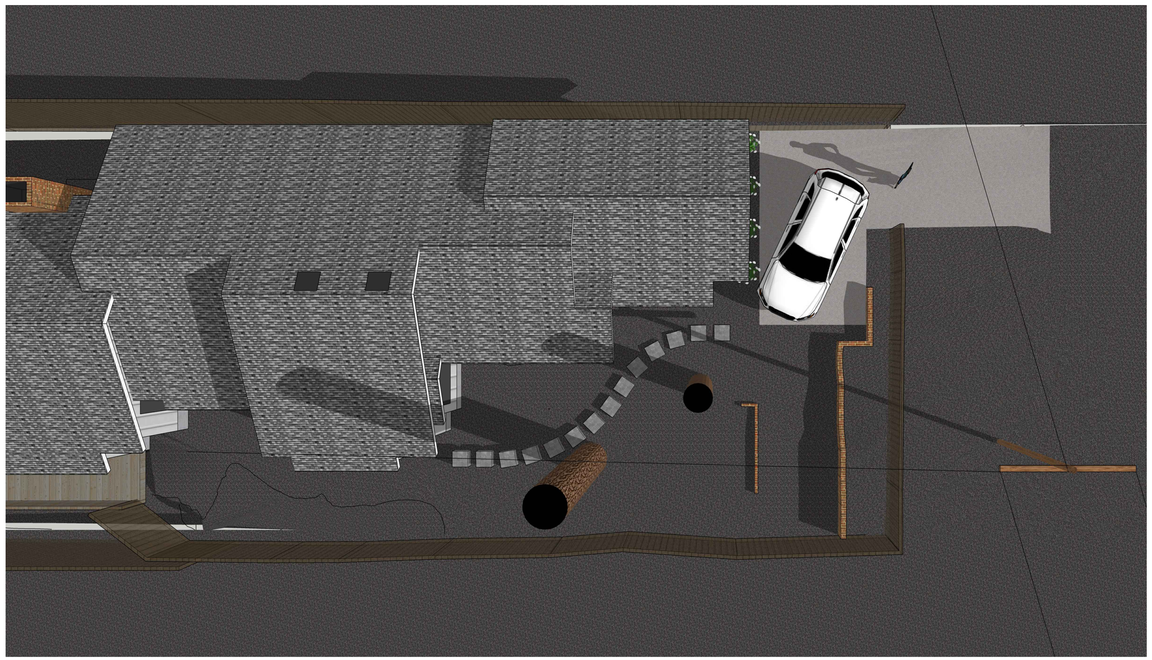


1 FRONT VIEW FROM THE NORTH



2 FRONT VIEW FROM THE SOUTH

Attachment 1



3 OVERVIEW

ADAM JESELNICK ARCHITECT

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

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

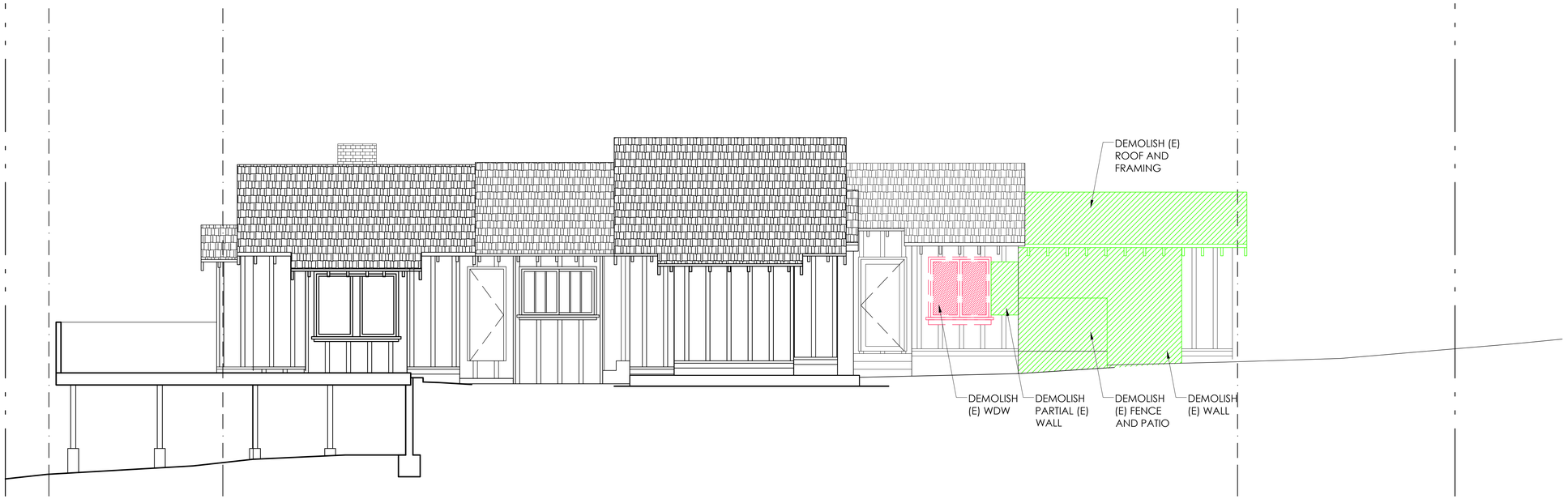
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED RENDERINGS

2/17/2025

N.T.S.

A12

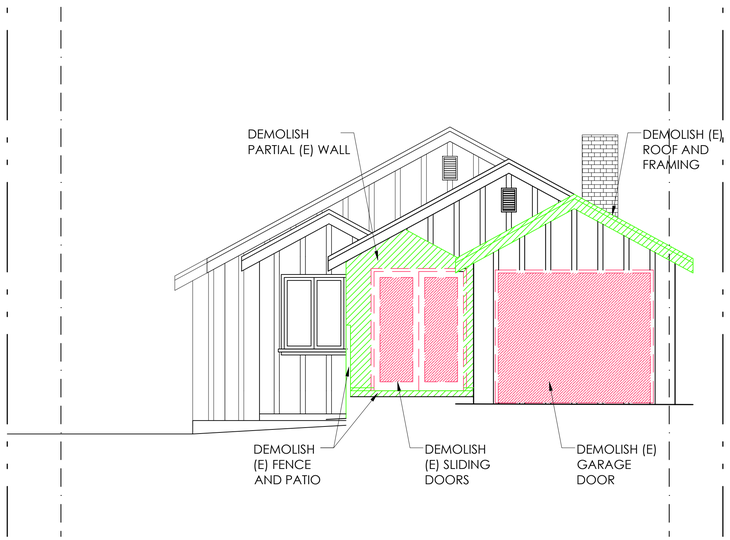


1 DEMOLITION SOUTH ELEVATION

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

1' 2' 4' 8'

Attachment 1



LEGEND

EXTERIOR WALL/ROOF TO BE DEMOLISHED

WINDOW/DOOR TO BE DEMOLISHED

2 DEMOLITION 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,

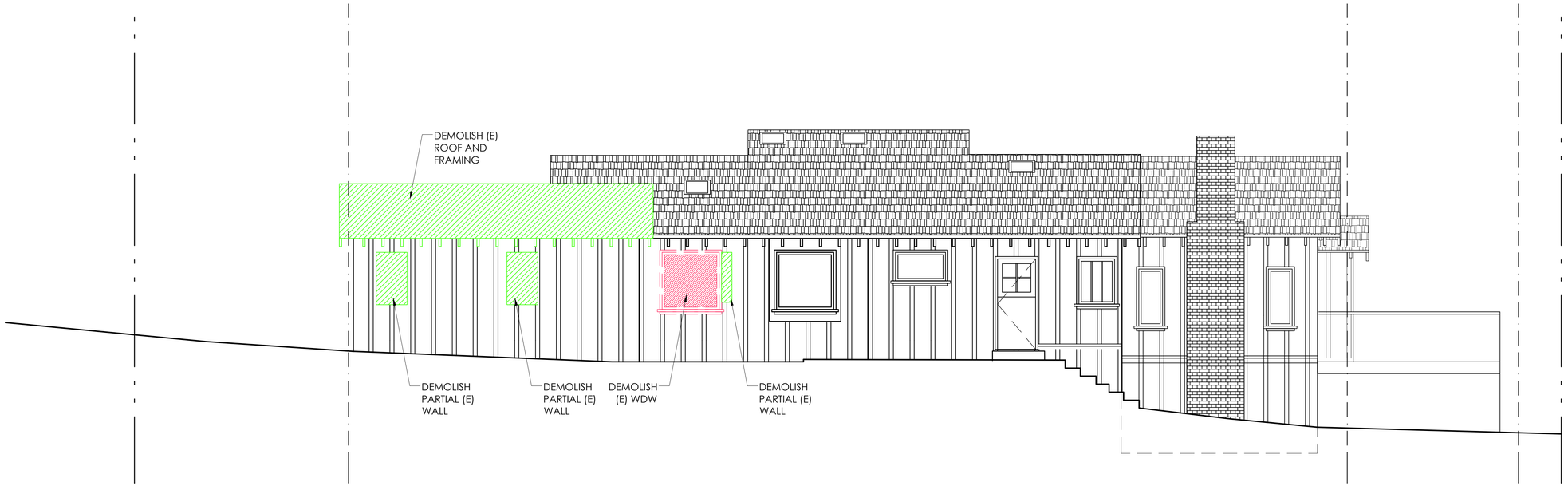
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION ELEVATIONS

1/17/2025

1/4" = 1'-0"

A13

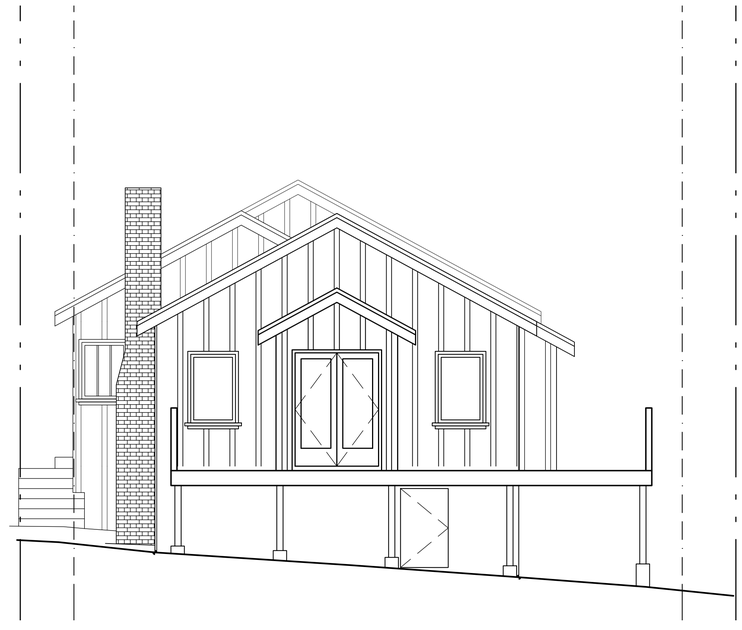


1 DEMOLITION NORTH ELEVATION

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

1' 2' 4' 8'

Attachment 1



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

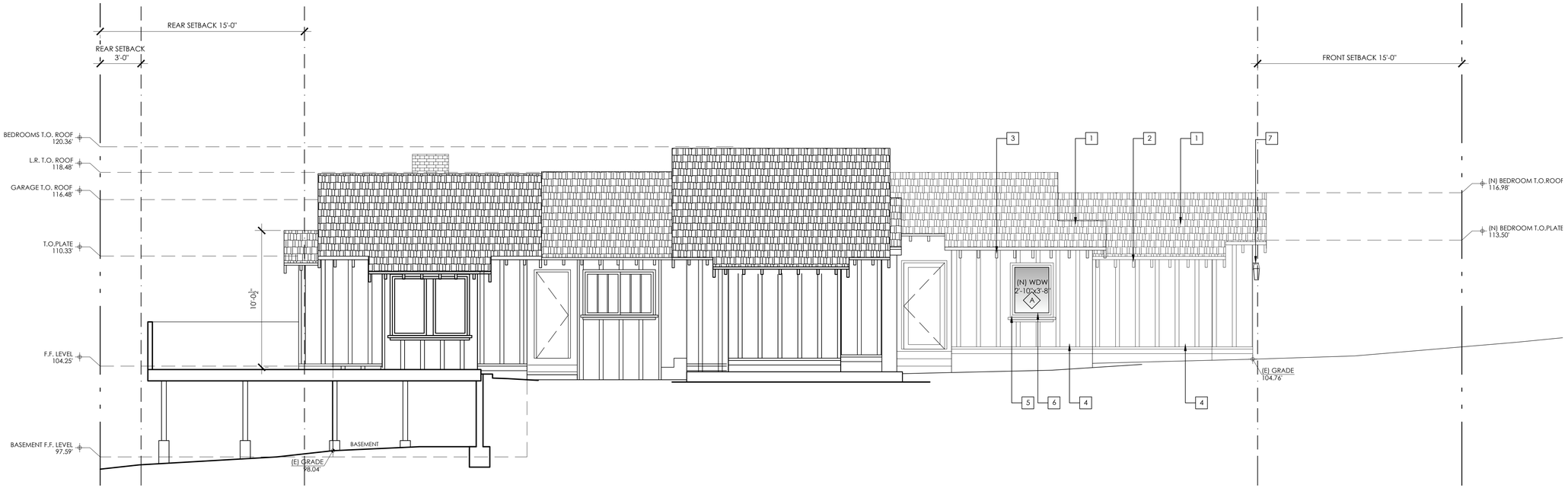
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION ELEVATIONS

1/17/2025

1/4" = 1'-0"

A14



1 PROPOSED SOUTH ELEVATION

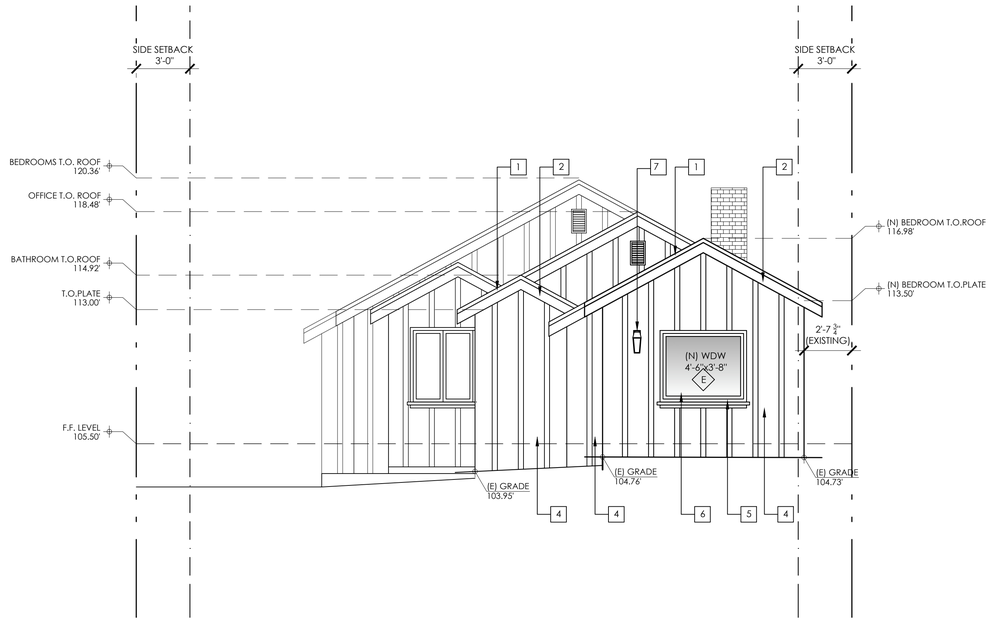
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

Attachment 1

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. C33090 Renew 3/31/25 STATE OF CALIFORNIA

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

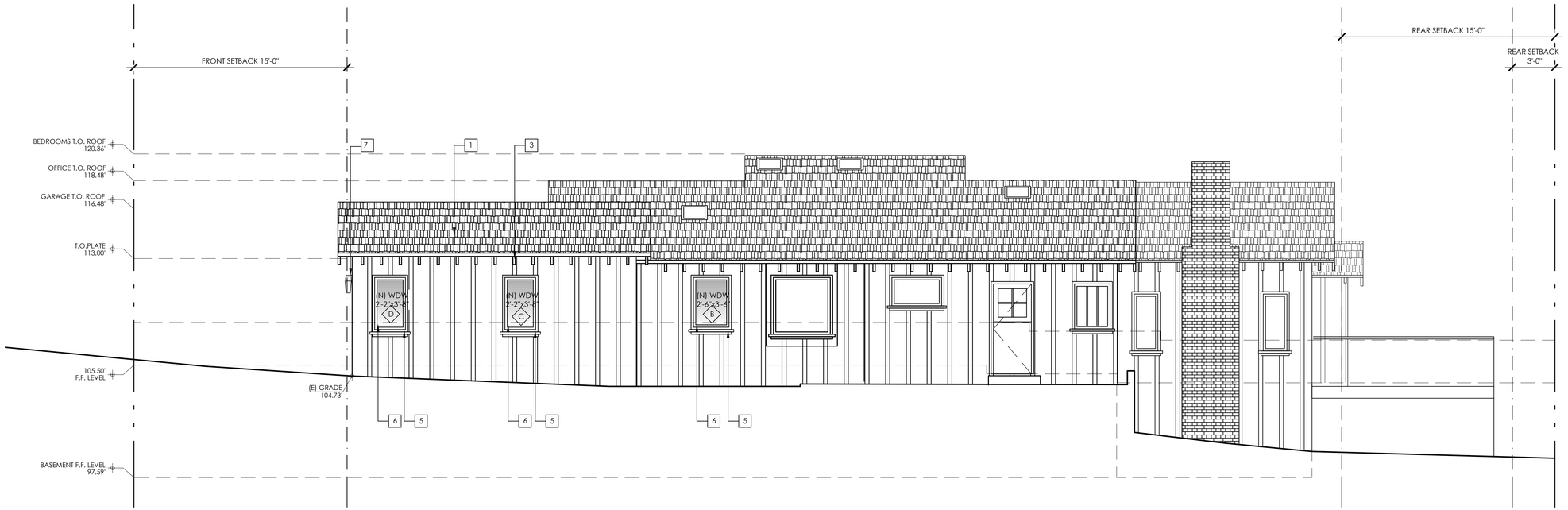
PROPOSED ELEVATIONS

1/16/25

1/4" = 1'-0"

A15

TRACK 1 DESIGN APPROVAL SET



1 PROPOSED NORTH ELEVATION

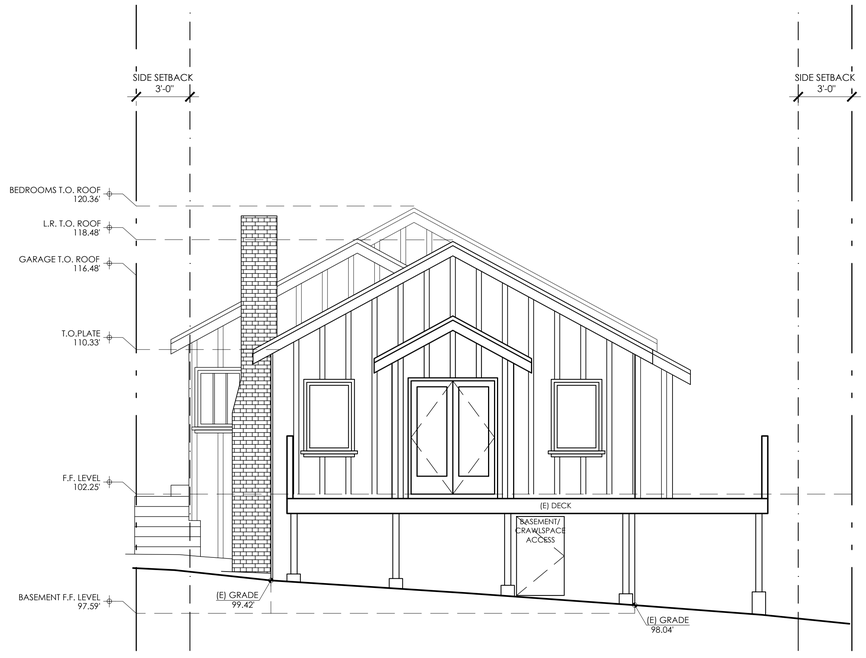
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

Attachment 1

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 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

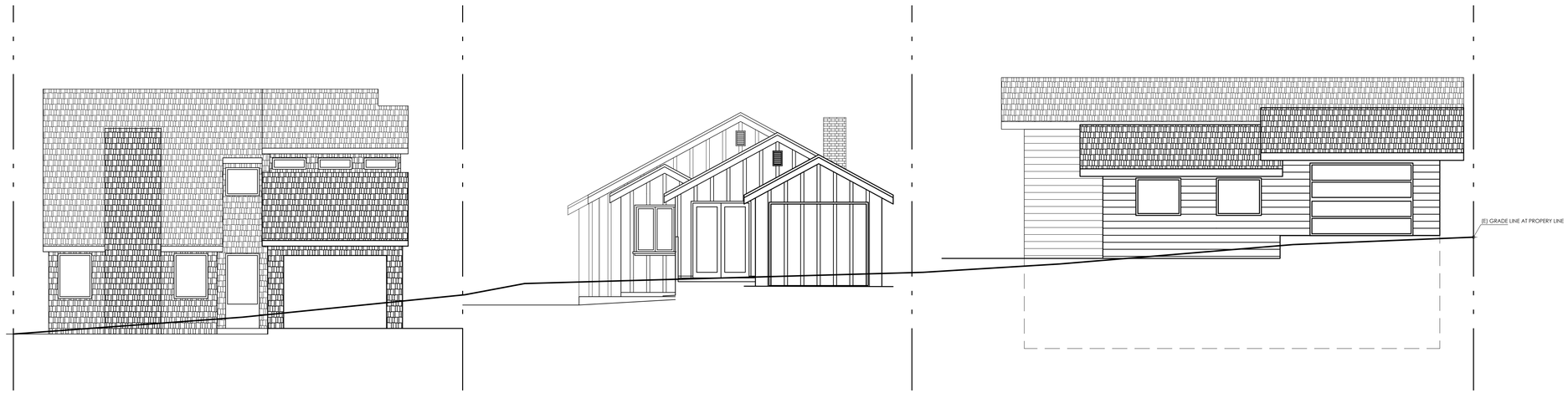
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED ELEVATIONS

1/16/25

1/4" = 1'-0"

A16

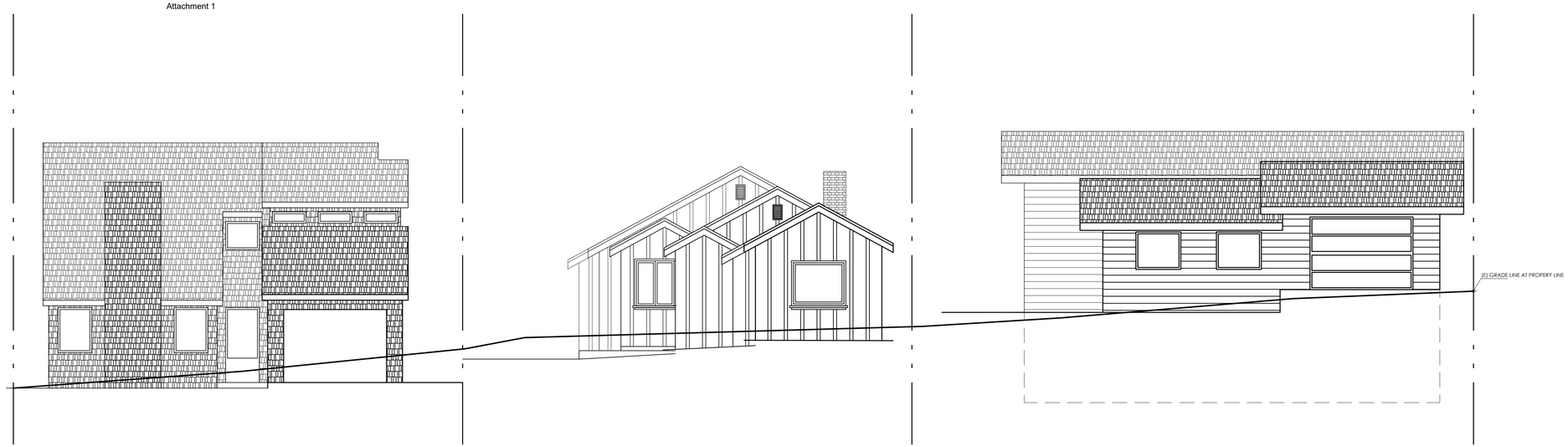


1 EXISTING STREETSCAPE ELEVATION

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

1' 2' 4' 8'

Attachment 1



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

1/17/2025

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	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		FIRST FLOOR				
	A	2'-10" x 3'-8"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	B	2'-6" x 3'-6"		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 3'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED

1 WINDOW SCHEDULE
N.T.S.

Attachment 1

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 1: --.
	TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD					
	TYPE 3	EXTERIOR SLIDING DOORS.WOOD.					TYPE 2: --.
	TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.					TYPE 3: --.
	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					

2 DOOR SCHEDULE
N.T.S.

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

1/17/2025

N.T.S.

A18



1 **ROOF**
COMPOSITE ASPHALT SHINGLE
CERTAINTEED PRESIDENTIAL SHAKE
COLOR:COUNTRY GRAY

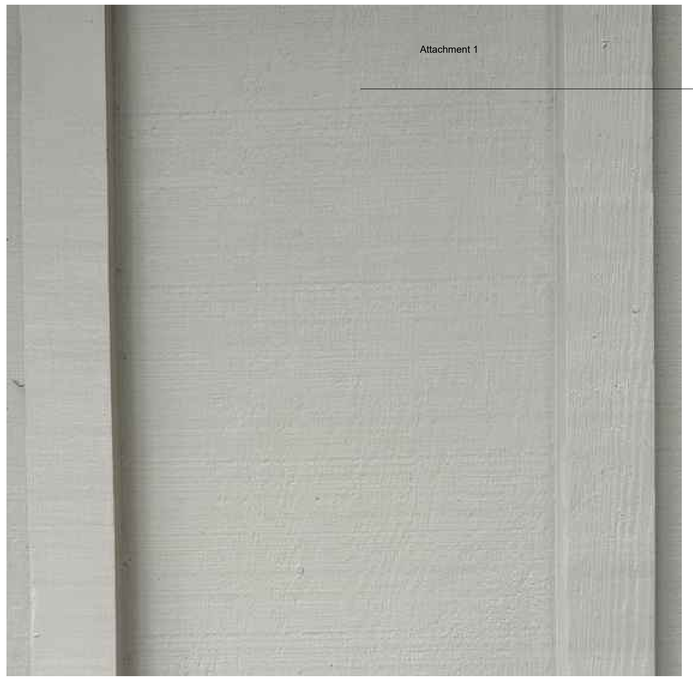
2 **FASCIA**
WOOD
PAINTED WHITE

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 1

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

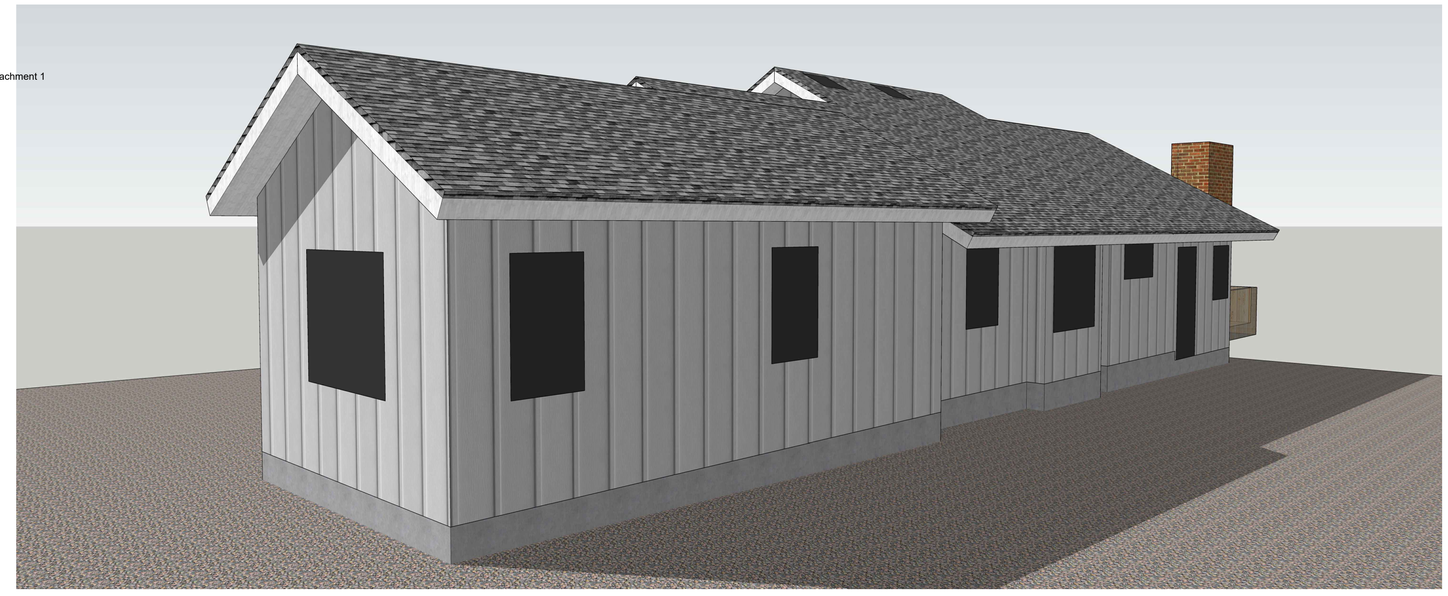
1/16/25

N.T.S.

A19



1 SOUTH-EAST VIEW
N.T.S.



2 NORTH-EAST VIEW
N.T.S.

Attachment 1

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

1/17/2025

N.T.S.

A20

TRACK 1 DESIGN APPROVAL SET

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

March 12, 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 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

Application: DS 23147 (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:

Design Study 23147 (Rodriguez) is a Track 1 Minor Design Study application for the after-the-fact installation of a driveway gate, addition of stucco and stone veneer to a brick chimney, and site improvements. The application is being referred to the Planning Commission, as the project conflicts with the Residential Design Guidelines and cannot be approved at a Staff level. The Historic Resources Board determined the property was ineligible for listing on the Historic Inventory on April 15, 2024.

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:

On May 16, 2023, the Community Planning & Building Department received a design study application 23147 (Rodriguez) for an after-the-fact renovation of the property at Camino Real 4 NW of 11th. At that time, the property had not yet been evaluated as a potential historic resource. Prior to processing the design

study application, the City required the applicant to submit a historic evaluation application. HE 23209 was received on July 11, 2023, and the Historic Resources Board determined the property was ineligible for listing on the Historic Inventory on April 15, 2024. Following the historic determination, the Planning Division reviewed the plans associated with DS 23147.

In the past several years, permitted and unpermitted work has been undertaken. Permitted work includes a new wood shake roof (BP 21321, Rodriguez, approved 7/22/2021); the construction of a 7ft tall stucco arbor and 1ft stucco wall at the front (east) property line, topped with a 3ft iron fence (DS 20276, Rodriguez, approved 11/16/2020); and window replacement within existing openings (EW 20312, Rodriguez and EW 21148, Rodriguez, approved 7/30/2020 and 4/21/2021, respectively).

Unpermitted work in recent years includes the following: new wood doors within existing openings; expansion of an existing rear deck by 76 square feet; replacement of an asphalt driveway with a new mortared stone driveway; new mortared stone walkways throughout the site; a new wrought iron driveway gate; and the application of stucco and "floating stones" to an exterior brick chimney.

Staff is working with the applicant on a solution to bring the property into compliance with the site coverage limit of 673 square feet. The subject property is 5,000 square feet. A 5,000-square-foot lot is permitted 473 SF of site coverage. If 50% of the 473 square feet is permeable or semi-permeable, an additional bonus site coverage of 200 SF is allowed, bringing the total permitted site coverage to 673 square feet. By expanding the deck, replacing the asphalt driveway with a new mortared stone driveway, and installing new mortared stone walkways, site coverage was increased. Pursuant to CMC Section 17.10.030.C.2, sites that exceed maximum site coverage are not permitted to increase coverage. The site coverage table included in the project plans at this time is incomplete. The property owner is considering various modifications to the driveway, walkways, and deck to bring the property into compliance.

While site coverage can be handled at a staff level, there remain two elements of unpermitted work that necessitate a referral to the Planning Commission: the new wrought iron driveway gate, and the application of stucco and "floating stones" to an exterior brick chimney. As described in the Analysis section to follow, these project elements do not comply with the Residential Design Guidelines. Per CMC Section 17.58.040.A.3.b (Procedures), any project that does not comply with the Residential Design Guidelines shall be referred to the Planning Commission for resolution or redirected into a Track 2 Design Study. For the Planning Commission to approve a deviation from the Residential Design Guidelines, the Commission must find that the deviation achieves applicable design objectives, as well as, or better than, what would be achieved by adherence to the Residential Design Guidelines.

Staff Analysis:

1. Application of Stucco and "Floating Stones" to Original Brick Chimney

Final Residential Design Guideline 9.4 states, *Architectural details should appear to be authentic, integral elements of the overall building design concept.*

- *Details that appear to be applied as superficial elements should be avoided.*
- *The use of simple wood and/ or native stone details that are (or appear to be) true structural elements (such as exposed rafter tails, wood beams, stone foundations, etc.) are appropriate.*
- *Avoid details that appear inauthentic, non-structural or gratuitous to the basic architecture.*
- *When design details and surface materials are selected they should be used throughout the full exterior of the building to maintain consistency. Avoid the application of special materials or design treatments to just the street facade.*

Appendix A to the Final Residential Design Guidelines features the following depiction of "floating stones"

with a caption that reads: *The random placement of individual stones or clusters of stones on building elements, such as foundations or chimneys, is discouraged.*

Staff Response on Chimney: The method in which stones were applied to the chimney conflicts with Final Design Guideline 9.4, and the guidance provided in Appendix A to the Final Residential Design Guidelines. The "floating stone" design does not appear authentic, nor structural or integral to the overall building design concept. The Staff recommends removing the floating stones and returning the chimney to its original brick condition.

2. Driveway Gate

Neither the zoning code nor Residential Design Guidelines explicitly address driveway gates. These documents address "fences" and "gates" separately, however, they do not address "driveway gates" specifically. The Final Residential Design Guidelines state the following in respect to fences and gates:

Residential Design Guideline 11.1 *Designing without a fence or wall along the street frontage(s) should be considered first.*

·Blending on-site landscaping with landscaping in the right-of-way can make open spaces appear larger and improve the site's contribution to the urban forest.

·Where a sense of enclosure or privacy is desired shrubs, hedges or other vegetation are encouraged instead of fence or wall structures.

Residential Design Guideline 11.2. *Respect the neighborhood context when designing a fence or wall.*

· Fences and walls should convey a simple, hand-crafted design.

·The use of grapestakes or wood pickets for fences is traditional in most neighborhoods.

·The use of river rock, Carmel stone, brick or plastered masonry for short walls is traditional in most neighborhoods. Ornate, "Victorian" wrought iron and chain link fences are inappropriate.

Residential Design Guideline 11.3. *When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

·Continue the pattern of fences, walls, and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site).

·Keep a sense of openness into the site as seen from the street. Fences and walls along street frontages should be kept low and should not impede visibility for motorists at street intersections.

·Fences and gates should have open, transparent qualities, such as open pickets, that permit filtered views into the front garden.

Prior Commission Direction

Over the last few years, the Planning Commission has expressed concerns with front yard fencing that creates a walled-off appearance or obstructs filtered views of open space areas. The Planning Commission has denied and has also approved driveway gates, based on site-specific and gate-specific findings.

The Planning Commission expressed concerns with a driveway gate proposed for the Rainey (DS 20-205) and Pot D' Or (DS 19-415) projects, finding that closing off the property using a combination of fencing and driveway gates is inappropriate, and not in keeping with the forest setting or the neighborhood context. In those instances, the Commission required the elimination of the proposed gates as Condition of Approvals for the projects, even though the gates had transparent and open qualities. A Track 1 referral for the Cue

project (DS 21-159) was denied with the findings that:

> 1) *The project does not contribute to neighborhood character including the type of forest resources present, the character of the street, and the treatment of open space resources as driveway gates are not part of the neighborhood character and the proposed gate disrupts the pattern of open space resources,* and
>
> 2) *The project is not consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources because the proposed driveway gate would be located at the front property line and solid wood paneling would diminish the open space resources at the front of the property.*

However, most recently, in considering a driveway gate for the Chadwick property under DS 23108 and considering a reversal of the initial rejection of the Rainey driveway gate under DS 24267 (and ultimately approving both driveway gates), the Commission made findings that driveway gates can be considered consistent with the Residential Design Guidelines when designed appropriately.

Staff Response on Driveway Gate

Having reviewed both the denials and approvals of driveway gates by the Commission, staff evaluated the subject driveway gate based on site-specific and design-specific conditions. For site context, the lot size is 5,000 square feet and has a 50-foot wide street frontage. A 1ft tall stucco wall topped with a 3ft tall iron fence – and punctuated with a 7ft tall arched stucco arbor containing a wood door – extends between the driveway and the north property line. A stucco column is located at the north termination point of the stucco wall and matching stucco columns (approximately 5ft tall) flank the driveway opening. The right-of-way is landscaped with mulch and flowering plants. Large flagstones form a walkway between the street edge and the entry arbor at the property line. As outlined in CMC Section 17.34.070.B.1 & 4,*"Paving, gravel, boulders, logs, timbers, planters or other above-ground encroachments are prohibited, except paving for driveways. Pathways paved only with decomposed paved or other soil materials are permitted."* Staff has informed the applicant the flagstone walkway encroachment in the City right-of-way is not permitted.

The wrought iron driveway gate installed without a permit opens inward to the site. The combination of the previously approved stucco wall and iron fence, and the arbor containing a nearly-solid wood door, already minimize views from the public right-of-way into the front yard (which the Design Guidelines encourage). While the transparent nature of the driveway gate does allow views to be maintained into the front yard, it fully walls off the front property line in terms of a physical barrier. Additionally, the design guidelines discourage the use of "ornate" fences. The spiraled wrought iron design can be considered "ornate." As such, Staff's recommendation is to deny the request for the driveway gate due to the physical barrier it creates along the full front property line, and the fact that the Design Guidelines explicitly discourage "ornate, 'Victorian' wrought iron" fences.

Staff Conclusion on Chimney and Driveway Gate:

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. The code also states that prior to approving any project that deviates from the Design Guidelines, the Commission must adopt specific findings based on information in the record to show how the proposed deviation from the Guidelines achieves all applicable design objectives as well as or better than would be achieved by adherence to the adopted design guidelines.

Staff finds that the application of stucco and "floating stones" to the brick chimney and the installation of the driveway gate does not comply with the Residential Design Guidelines. As such, Staff is referring the

application to the Planning Commission for consideration. A draft Resolution of denial has been included in Attachment 1. As previously described, the Applicant is required to bring the property into site coverage compliance regardless of the Planning Commission's decision regarding the chimney and the driveway gate.

If the Planning Commission finds that deviating from the Guidelines is appropriate in this circumstance, and supports the changes to the chimney and the driveway gate, the Commission must make and adopt findings stating the reasons for the action and direct staff to prepare a Resolution of approval. The Resolution of approval would include Conditions of Approval requiring the Applicant to work with staff to bring the site coverage into full compliance, and to clear the City right-of-way of any encroachments. Staff would bring the requested Resolution back to the Commission for adoption.

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
Attachment 2 - Plans
Attachment 3 - Photos

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 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.

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 an after-the-fact approval for the installation of a driveway gate, the addition of stucco and stone veneer to a brick chimney, and site improvements; and

WHEREAS, in regards to 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 site improvements (a rear deck expansion of 76 square feet, a new mortared stone driveway, and mortared stone walkways throughout the site 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.

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.

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.

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.

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 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.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 12th day of March, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Shelby Gorman
Planning Commission Secretary

Attachment 2

CONTACT INFO

OWNER / APPLICANT

GREG & VAN RODRIGUEZ
CAMINO REAL 4NW 11TH
CARMEL CA 93923
greg@gjrconsulting.com
(626) 977-0209

DESIGNER

MONTEREY BUILDING DESIGN
PO BOX 222161
CARMEL, CA 93922
info@montereybuildingdesign.com
(831) 620-9170

DEFERRED SUBMITTAL

1. FIRE SPRINKLER DESIGN AND INSTALLATION SHALL BE PERMITTED AND INSTALLED BY OTHERS.
2. SOLAR ARRAY DESIGN AND INSTALLATION SHALL BE PERMITTED AND INSTALLED BY OTHERS.

NOTES

1. OWNER SHALL SCHEDULE THE MANDATORY PRE-CONSTRUCTION SITE INSPECTION IF ISSUING THE PERMIT BETWEEN OCT 15 AND APRIL 15.

CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR HOMES BUILT PRIOR TO 1994, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING CODES-

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

CAMEL-BY-THE-SEA MUNICIPAL AND ZONING CODE

PROJECT DESCRIPTION

THE OWNERS WOULD LIKE TO SELF REPORT AND CORRECT WORK DONE TO AN EXISTING 1,325 SQFT, SINGLE STORY, THREE BEDROOM, TWO BATHROOM RESIDENCE.
WORK TO INCLUDE, 1. REMOVE RECENTLY CONSTRUCTED IMPERVIOUS WALKWAY TO BE REPLACED BY LOOSE SET PAVERS. 2. A 76 SQFT ADDITION TO AN EXISTING WOOD FRAMED DECK. 3. APPLYING STUCCO AND STONE TO AN EXISTING BRICK CHIMNEY. 4. RECONFIGURING THE ELECTRICAL SYSTEM IN THE GARAGE. 5. REPLACING EXISTING ASPHALT DRIVEWAY WITH IMPERVIOUS PAVERS.

SITE DETAILS

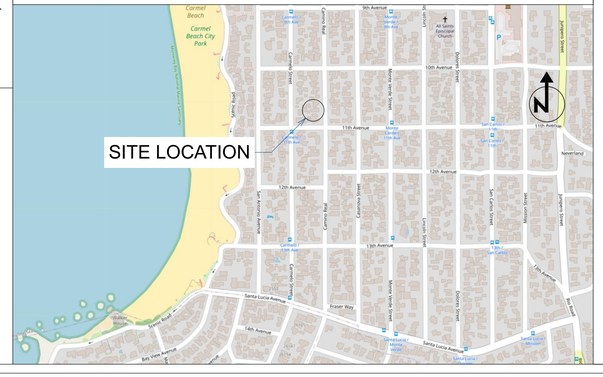
ADDRESS:	CAMINO REAL 4NW 11TH, CARMEL
APN:	AP# 010-275-006-000
OWNER/APPLICANT:	GREG & VAN RODRIGUEZ
ZONING:	R-1
SITE AREA:	5,000 SQFT
RESIDENCE:	1,325 SQFT
YEAR BUILT:	1934
WASTE:	MUNICIPAL
WATER:	MUNICIPAL
ELECTRICITY/GAS:	PGE
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3/U
FIRE SUPPRESSION:	NO

SITE AREA

SITE COVERAGE AREAS	ORIGINAL		EXISTING		PROPOSED	
LOT SIZE	5,000	SQFT	5,000	SQFT	5,000	SQFT
DRIVEWAY (IMPERVIOUS)	775	SQFT	775	SQFT		
WALKWAY- ORIGINAL (IMPERVIOUS)	506	SQFT	506	SQFT	172	SQFT
WALKWAY- EXISTING (IMPERVIOUS)			320	SQFT		
WALKWAY- NEW (PERVIOUS)					349	SQFT
DECK- EXISTING (PERVIOUS)	50	SQFT	50	SQFT	50	SQFT
DECK- NEW (PERVIOUS)			76	SQFT	92	SQFT
TOTAL COVERAGE	1,331	SQFT	1,727	SQFT	663	SQFT
PERCENT OF COVERAGE	26.6%		34.5%		13.3%	
MAX. AREA ALLOWED (W/ BONUS)	673	SQFT	673	SQFT	673	SQFT

BASE FLOOR AREA	ORIGINAL		EXISTING		PROPOSED	
LOT SIZE	5,000	SQFT	5,000	SQFT	5,000	SQFT
UNDERFLOOR STORAGE AREA	231	SQFT	231	SQFT	231	SQFT
UPPER LIVING AREA	1,325	SQFT	1,325	SQFT	1,325	SQFT
GARAGE	256	SQFT	256	SQFT	256	SQFT
LIVING AREA TOTAL	1,325	SQFT	1,325	SQFT	1,325	SQFT
FLOOR AREA RATIO	36.2%		36.2%		36.2%	
BASE FLOOR AREA TOTAL	1,812	SQFT	1,812	SQFT	1,812	SQFT
MAX. AREA ALLOWED	2,150	SQFT	2,150	SQFT	2,150	SQFT

SITE LOCATION



PAGE INDEX

A01	LAYOUT / TITLE PAGE
A1.1	NOTES
A02	PLOT PLAN
A03	EXISTING FLOOR PLAN
A04	EXTERIOR ELEVATIONS
A05	GARAGE PLAN
A06	DECK PLAN & DETAILS

A01

VERSION: 1.3
DATE: 1/25/2025

RODRIGUEZ - REMODEL

LAYOUT / TITLE PAGE

CAMINO REAL 4NW 11TH
CARMEL,CA 93923
AP# 010-275-006-000

DESIGN REVIEW PLAN SET

0 1 2 3 4

REV. #	DATE	NOTE
1	6/27/23	RFI#1

ALL DESIGNS, CONCEPTS AND IDEAS REPRESENTED IN THESE PAGES ARE SOLELY THE INTELLECTUAL PROPERTY OF MONTEREY BUILDING DESIGN AND ARE TO BE USED IN CONNECTION WITH THIS PROJECT ONLY. THEY MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN CONSENT OF MONTEREY BUILDING DESIGN. ALL ATTEMPTS HAVE BEEN UNDERTAKEN TO ENSURE THE ACCURACY OF THESE PLANS. IF ANY UNFORESEEN CONDITIONS OR CIRCUMSTANCES ARISE, IT IS THE RESPONSIBILITY OF THE OWNER AND/OR THE CONTRACTOR TO NOTIFY MONTEREY BUILDING DESIGN IN WRITING BEFORE THE COMMENCEMENT OF RELATED CONSTRUCTION ACTIVITIES. MONTEREY BUILDING DESIGN ASSUMES NO LIABILITY FOR THE CONSTRUCTION OR MAINTENANCE OF THIS PROJECT.

JEREMY MCCULLOUGH - DESIGNER

MONTEREY BUILDING DESIGN

GENERAL BUILDING NOTES

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

CALIFORNIA GREEN BUILDING NOTES:

SEPERATE AND RECYCLE ATLEAST 65% OF ALL CONSTRUCTION WASTE.
ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS AND OTHER COATINGS SHALL COMPLY WITH VOC LIMITS SET FORTH IN TABLE 4.504.1, TABLE 4.504.2 AND TABLE 4.504.3.
CANTRACTOR SHALL PROVIDE BUILDING DEPARTMENT WITH MANUFACTURERS PRODUCT SPECIFICATIONS UPON REQUEST. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR ICF SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

WINDOW NOTES:

ALL WINDOWS SHALL CONFORM TO WINDOW SCHEDULE.

DOOR NOTES:

ALL WALK-THRU EXTERIOR DOORS SHALL BE SOLID CORE
INTERIOR DOORS SHALL BE PAINTED.
EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

CONCRETE NOTES:

1 . ALL CONCRETE AND REINFORCEMENT SHALL CONFORM TO THE MORE STRINGENT REQUIREMENTS OF THE LATEST EDITION OF EITHER THE A.C.I., C.R.C., OR C.B.C.
2. ALL CONCRETE SHALL ATTAIN A MINIMUM STRENGTH OF 2500 P.S.I. IN 28 DAYS U.N.O. DESIGN MIXTURE SHALL BE 5-1/2 SACK CEMENT PER CUBIC YARD CONCRETE. COARSE AGGREGATE SHALL BE 3/4" U.N.O. THE USE OF A DESIGN PUMP MIXTURE MAY BE SUBSTITUTED IF THE CEMENT RATIO IS INCREASED TO 6 SACKS U.N.O.
3. ALL CEMENT SHALL BE PORTLAND TYPE I OR TYPE II OF A.S.T.M. (C-150)
4. THERE SHALL BE NO ADMIXTURES USED UNLESS SPECIFIED OR APPROVED BY THE ENGINEER.
5. ALL CONCRETE SHALL BE VIBRATED AND PLACED IN ACCORDANCE WITH A.S.T.M. (C-143) U.N.O.
6. ALL CONCRETE SHALL BE CURED BY KEEPING THE EXPOSED SURFACES CONTINUOUSLY MOIST FOR A 7 DAY PERIOD AND BY USING AN APPROVED CURING COMPOUND AFTER 7 DAY WET CURE.
7. ALL CONSTRUCTION JOINT LOCATIONS SHALL BE APPROVED BY THE ENGINEER.
8. SLABS SHALL NOT EXCEED 20' IN ANY DIRECTION WITHOUT A CONTROL JOINT PERPENDICULAR TO THAT DIRECTION U.N.O.
9. THE ENGINEER SHALL BE NOTIFIED PROMPTLY OF: CONCRETE WHICH SHOWS HONEYCOMBING, SPALLING, CRACKING, OR OTHER SIGNS OF INADEQUATE STRENGTH; LACK, MISPLACEMENT, OR UNDER SIZING OF ANCHOR HARDWARE. ANY UNCERTAINTY ABOUT HARDWARE OR REINFORCEMENT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PLACING OF CONCRETE.
10. THE BUILDING INSPECTOR AND, WHEN SPECIFIED, ENGINEER SHALL INSPECT REINFORCEMENT AND HARDWARE BEFORE CONCRETE IS PLACED.
11. ALL FALSEWORK AND FORMING DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. FALSEWORK MUST STAY IN PLACE UNTIL CONCRETE REACHES A STRENGTH OF 2000 P.S.I.
12. CONCRETE CYLINDER SAMPLES SHOULD BE TAKEN THROUGHOUT EACH STAGE OF THE FOUNDATION PLACEMENT AND TESTED FOR COMPRESSIVE STRENGTH WHERE MINIMUM REQUIRED STRENGTH IS GREATER THAN 2500 P.S.I
13. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
14. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
15. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER

STRUCTURAL HARDWARE:

1. ALL CONCEALED BOLTS AND/OR NUTS SHALL BE RE-TIGHTENED PRIOR TO APPLYING COVERINGS.
2. HARDWARE SIZE, EMBEDMENT, FASTENERS, AND MEMBERS RECEIVING FASTENERS SHALL MEET THE MOST STRINGENT SPECIFICATION OF THE STANDARD OR SPECIFIC DETAIL. WHERE INTERSECTIONS OF HARDWARE ASSEMBLIES APPEAR TO CONFLICT WITH THE REQUIREMENTS OF ANY INDIVIDUAL STRUCTURAL DETAIL OR INTERFERE WITH STRUCTURAL CONTINUITY, OR UNCERTAINTIES ABOUT INSTALLATION OF THE HARDWARE EXIST, CONTACT THE ENGINEER BEFORE CONTINUING THIS WORK.
3. ALL MANUFACTURED METAL CONNECTORS INDICATED IN DRAWINGS ARE "SIMPSON STRONG TIE" UNLESS OTHERWISE SHOWN. SUBSTITUTIONS MAY BE MADE WITH HARDWARE I.C.C RATED TO PERFORM EQUAL OR BETTER THAN THE SPECIFIC SIMPSON HARDWARE CONTRACTOR SHALL TAKE RISK FOR THE SUITABILITY OF ANY SUBSTITUTION HARDWARE NOT SPECIFICALLY AUTHORIZED BY ENGINEER.

Attachment 2

SITE CONTROL DURING CONSTRUCTION:

THE APPLICANT AND/OR PROPERTY OWNER SHALL ADHERE TO THE FOLLOWING DUST CONTROL MEASURES: 1. WATER ALL ACTIVE CONSTRUCTION ARES TWICE PER DAY AND USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. 2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL. 3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS. 4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY. 5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

HOURS OF CONSTRUCTION :

THE OPERATION OF TOOLS AND EQUIPMENT USED IN CONSTRUCTION SHALL BE LIMITED TO THE HOURS AUTHORIZED BY LOCAL AUTHORITY. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITY IS ALLOWED ON SUNDAYS OR HOLIDAYS. IF THE CITY ADOPTS A NOISE ORDINANCE IN THE FUTURE, APPLICABLE PROVISIONS OF SAID ORDINANCE SHALL REPLACE THIS CONDITION.
DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES :
SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL OR PALEONTOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE AND THE COMMUNITY DEVELOPMENT DEPARTMENT CONTACTED. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS THAT COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUND STONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES EXCAVATION IS HALTED IN THE IMMEDIATE AREA AND THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED WITHIN 24 HOURS OF IDENTIFICATION. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

ROT / DECAY RESISTANCE NOTES:

R317.1 LOCATION REQUIRED
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

1 WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2 WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
3 SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4 THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1 /2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5 WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6 WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING.
7 WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

R317.1.1 FIELD TREATMENT
FIELD-CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

R317.1.2 GROUND CONTACT
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE-PRESERVATIVE-TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE-PRESERVATIVE TREATED.

R507.2.3 FASTENERS AND CONNECTORS
METAL FASTENERS AND CONNECTORS USED FOR ALL DECKS SHALL BE IN ACCORDANCE WITH SECTION R317.3 AND TABLE R507.2.3

TABLE R507.2.3

ITEM	MATERIAL	MINIMUM FINISH/COATING	ALTERNATE FINISH/ COATING
NAILS AND TIMBER RIVETS	IN ACCORDANCE WITH ASTM F1667	HOT-DIPPED GALVANIZED PER ASTM A153	STAINLESS STEEL, SILICON BRONZE OR COPPER
BOLTS LAG SCREWS (INCLUDING NUTS AND WASHERS)	IN ACCORDANCE WITH ASTM A307 (BOLTS), ASTM A563 (NUTS), ASTM F844 (WASHERS)	HOT-DIPPED GALVANIZED PER ASTM A153, CLASS C (CLASS D FOR 3 /8-INCH DIAMETER AND LESS) OR MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR 410 STAINLESS STEEL	STAINLESS STEEL, SILICON BRONZE OR COPPER
METAL CONNECTORS	PER MANUFACTURER'S SPECIFICATION	ASTM A653 TYPE G185 ZINC COATED GALVANIZED STEEL OR POST HOT-DIPPED GALVANIZED PER ASTM A123 PROVIDING A MINIMUM AVERAGE COATING WEIGHT OF 2.0 OZ./FT2	STAINLESS STEEL

CBC 2304.10.5.1 FASTENERS AND CONNECTORS FOR PRESERVATIVE-TREATED WOOD
FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. STAPLES SHALL BE OF STAINLESS STEEL. FASTENERS OTHER THAN NAILS, STAPLES, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. CONNECTORS THAT ARE USED IN EXTERIOR APPLICATIONS AND IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL HAVE COATING TYPES AND WEIGHTS IN ACCORDANCE WITH THE TREATED WOOD OR CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, NOT LESS THAN ASTM A653, TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED. EXCEPTION: PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

2304.12 PROTECTION AGAINST DECAY AND TERMITES
WOOD SHALL BE PROTECTED FROM DECAY AND TERMITES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTIONS 2304.12.1 THROUGH 2304.12.7.

4.410.1 OPERATION AND MAINTENANCE MANUAL

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

1 DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2 OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:

1 EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
2 ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
3 SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
4 LANDSCAPE IRRIGATION SYSTEMS.
5 WATER REUSE SYSTEMS.
3 INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4 PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5 EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30—60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6 INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7 INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
8 INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9 INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10 A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
11 INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.

A1.1

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DATE: 1/25/2025

RODRIGUEZ - REMODEL

NOTES

CAMINO REAL 4NW 11TH
CARMEL,CA 93923
AP# 010-275-006-000

DESIGN REVIEW PLAN SET

0 1 2 3 4

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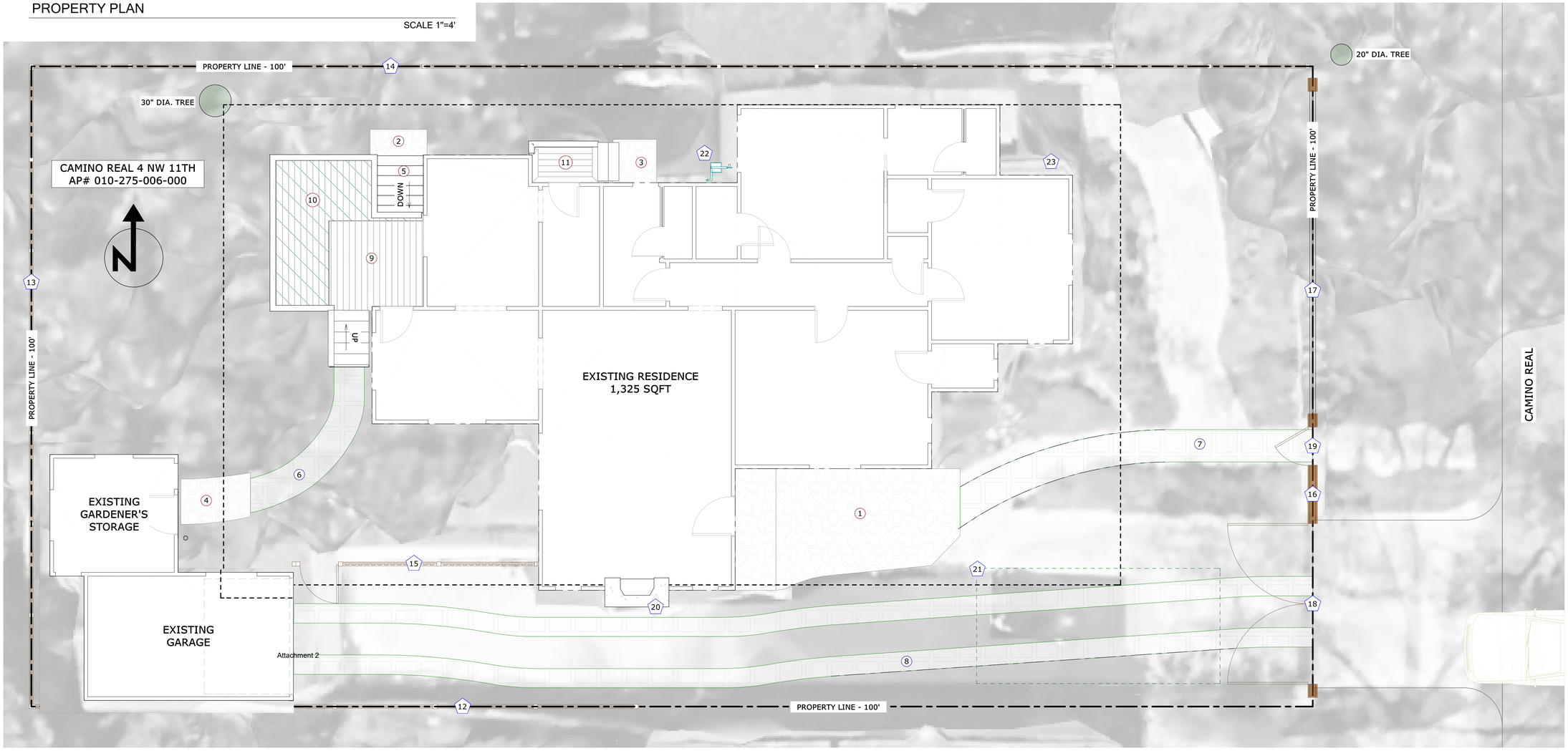
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JEREMY MCCULLOUGH - DESIGNER

MONTEREY
BUILDING DESIGN

PROPERTY PLAN

SCALE 1"=4'



1	EXISTING STONE WALKWAY -IMPERVIOUS	116 SQFT
2	EXISTING STONE WALKWAY -IMPERVIOUS	9 SQFT
3	EXISTING STONE WALKWAY -IMPERVIOUS	12 SQFT
4	EXISTING STONE WALKWAY -IMPERVIOUS	19 SQFT
5	EXISTING CONC. STAIRS -IMPERVIOUS	16 SQFT
6	NEW STONE WALKWAY -TO BE REPLACED BY PERVIOUS, SAND SET PAVERS	35 SQFT
7	NEW STONE WALKWAY -TO BE REPLACED BY PERVIOUS, SAND SET PAVERS	74 SQFT
8	NEW DRIVEWAY PAVERS -PERVIOUS, SAND SET DRIVEWAY TYPE PAVERS	240 SQFT
9	EXISTING DECK -WOOD	50 SQFT
10	NEW DECK -WOOD	76 SQFT
11	EXISTING DECK -WOOD	17 SQFT
12	EXISTING FENCE -WOOD PICKETS	4' TALL

13	EXISTING FENCE -WOOD PANEL	5' TALL
14	EXISTING FENCE -WOOD PANEL	6' TALL
15	EXISTING FENCE -WOOD PICKETS	3' TALL
16	NEW FRONTAGE WALL -STUCCO	4' TALL
17	NEW FRONTAGE WALL -STUCCO W/ WROUGHT IRON RAIL	4' TALL
18	NEW GATE -WROUGHT IRON	4' TALL
19	NEW GATE -WOOD	6' - 8" TALL
20	EXISTING BRICK CHIMNEY COVERED WITH STUCCO	
21	AVAILABLE PARKING	
22	EXISTING GAS METER	
23	EXISTING ELECTRICAL METER	125 AMP

0' 1' 2' 4' 8' 12' 16' 20'

SITE COVERAGE AREAS	ORIGINAL		EXISTING		PROPOSED	
LOT SIZE	5,000	SQFT	5,000	SQFT	5,000	SQFT
DRIVEWAY (IMPERVIOUS)	775	SQFT	775	SQFT		
WALKWAY- ORIGINAL (IMPERVIOUS)	506	SQFT	506	SQFT	172	SQFT
WALKWAY- EXISTING (IMPERVIOUS)			320	SQFT		
WALKWAY- NEW (PERVIOUS)					349	SQFT
DECK- EXISTING (PERVIOUS)	50	SQFT	50	SQFT	50	SQFT
DECK- NEW (PERVIOUS)			76	SQFT	92	SQFT
TOTAL COVERAGE	1,331	SQFT	1,727	SQFT	663	SQFT
PERCENT OF COVERAGE	26.6%		34.5%		13.3%	
MAX. AREA ALLOWED (W/ BONUS)	673	SQFT	673	SQFT	673	SQFT

BASE FLOOR AREA	ORIGINAL		EXISTING		PROPOSED	
LOT SIZE	5,000	SQFT	5,000	SQFT	5,000	SQFT
UNDERFLOOR STORAGE AREA	231	SQFT	231	SQFT	231	SQFT
UPPER LIVING AREA	1,325	SQFT	1,325	SQFT	1,325	SQFT
GARAGE	256	SQFT	256	SQFT	256	SQFT
LIVING AREA TOTAL	1,325	SQFT	1,325	SQFT	1,325	SQFT
FLOOR AREA RATIO	36.2%		36.2%		36.2%	
BASE FLOOR AREA TOTAL	1,812	SQFT	1,812	SQFT	1,812	SQFT
MAX. AREA ALLOWED	2,150	SQFT	2,150	SQFT	2,150	SQFT

A02

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RODRIGUEZ - REMODEL

PLOT PLAN

CAMINO REAL 4NW 11TH
CARMEL,CA 93923
AP# 010-275-006-000

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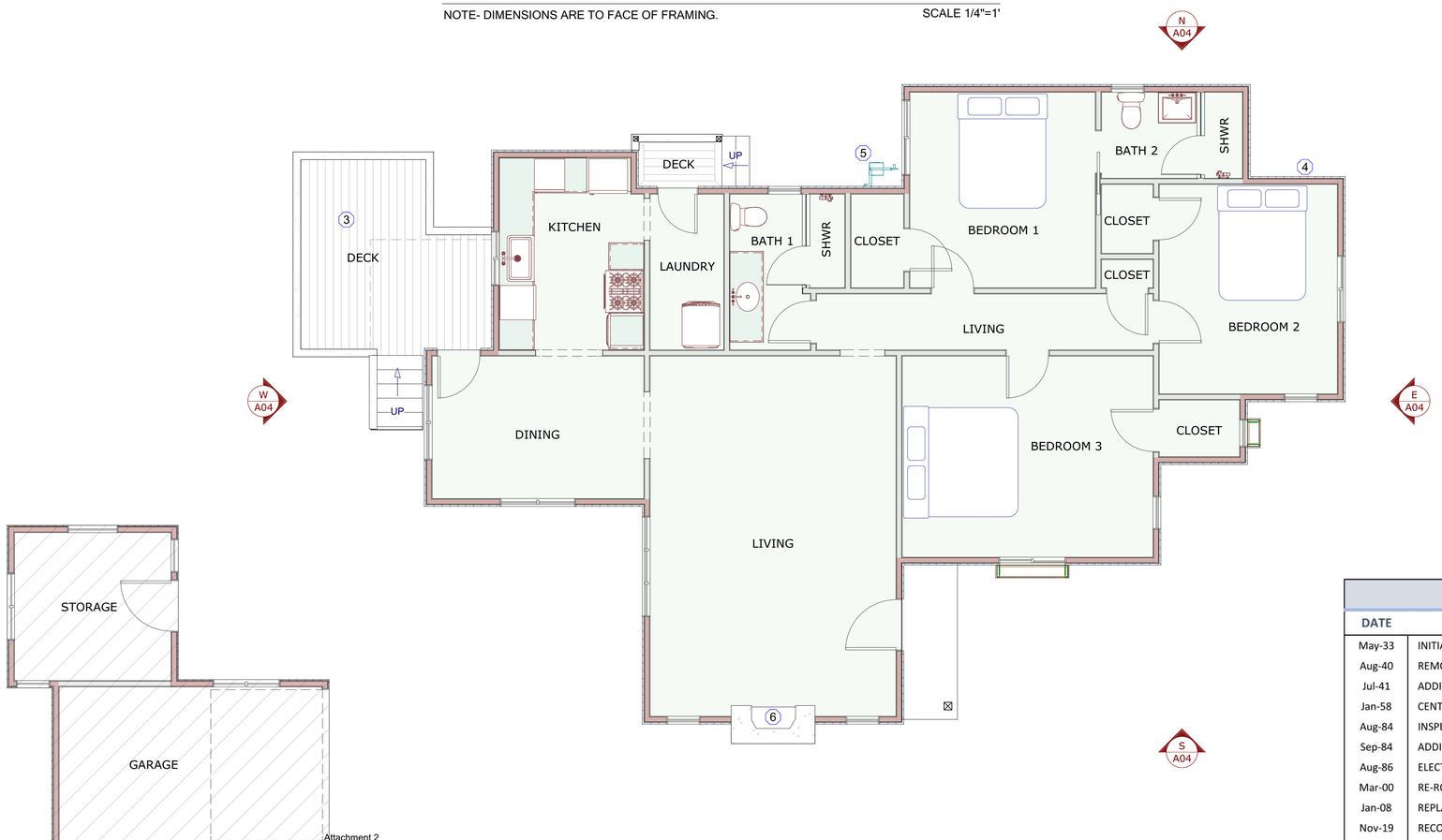
JEREMY MCCULLOUGH - DESIGNER

MONTEREY
BUILDING DESIGN

MAIN FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/4"=1'



1,325 SQFT		- EXISTING LIVING AREA, CEILING 7'-10", CONDITIONED
231 SQFT		- EXISTING UNDERFLOOR STORAGE, CEILING 6'-7", UN-CONDITIONED
256 SQFT		- EXISTING GARAGE, CEILING 8', UN-CONDITIONED

NOTE SCHEDULE		
1	EXISTING GAS FIRED WATER HEATER	
2	EXISTING GAS FIRED FURNACE	
3	WOOD FRAMED DECK ADDITION	76 SQFT NEW
4	ELECTRICAL SERVICE & PANEL	125 AMP
5	GAS METER & SERVICE	W/ SHUT-OFF
6	EXISTING FIREPLACE	WOOD FIRED

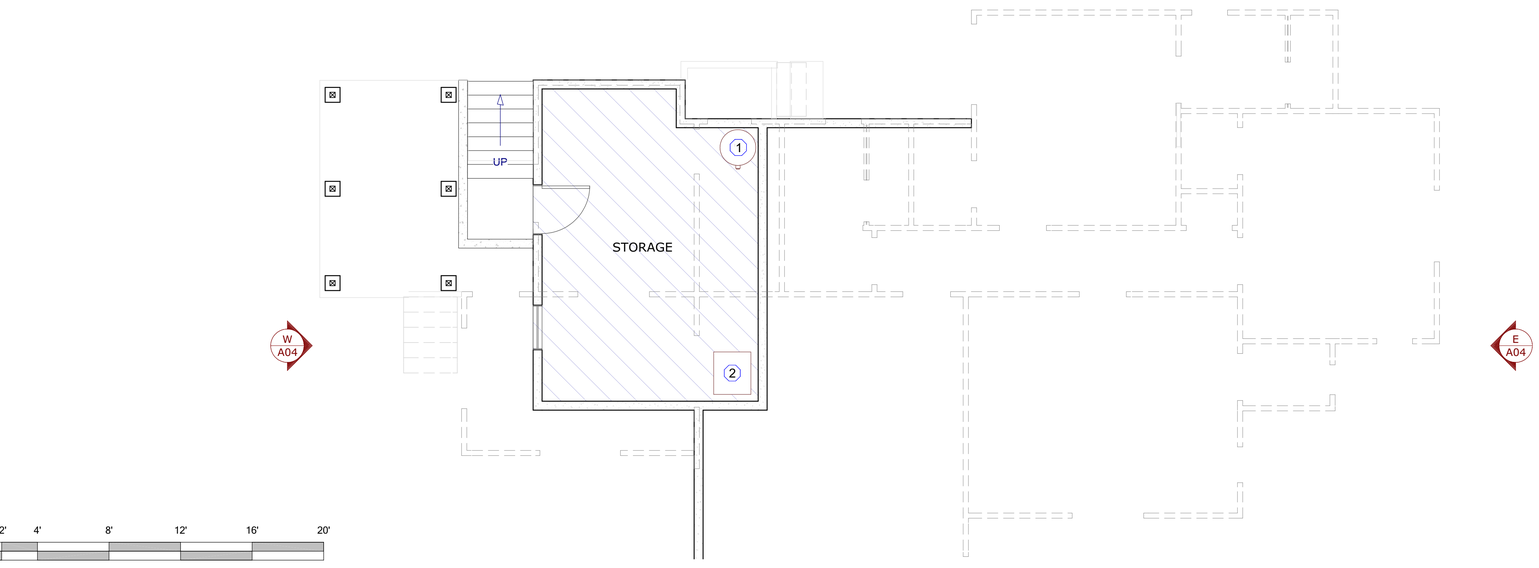
KNOWN WORK HISTORY

DATE	TASK	PERMIT	NOTE
May-33	INITIAL CONSTRUCTION	YES	
Aug-40	REMODEL	YES	
Jul-41	ADDITION	YES	
Jan-58	CENTRAL HEATING	YES	NEW UNIT & DUCTING
Aug-84	INSPECTION	YES	FOR CHANGE OF OWNERSHIP
Sep-84	ADDITION TO GARAGE	YES	CONSTRUCTION OF "GARDENER'S SHED"
Aug-86	ELECTRICAL WORK	YES	
Mar-00	RE-ROOF	YES	GARAGE AND RESIDENCE
Jan-08	REPLACE MAIN ELECTRICAL PANEL	YES	100 AMP
Nov-19	RECORDS REQUEST	NO	
Jun-20	REMODEL	YES	REMODEL BOTH BATHROOMS
Jul-20	FRONT DOOR REPLACEMENT	NO	CONFIRMATION BY EMAIL THAT CITY DID NOT REQUIRE PERMIT
Apr-21	WINDOW REPLACEMENT	YES	FIVE WINDOWS, LIKE-FOR-LIKE
Jul-21	RE-ROOF	YES	GARAGE AND RESIDENCE

LOWER FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/4"=1'



0' 1' 2' 4' 8' 12' 16' 20'

0' 1' 2' 4' 8' 12' 16' 20'

A03

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EXISTING FLOOR PLAN

CAMINO REAL 4NW 11TH
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DESIGN REVIEW PLAN SET

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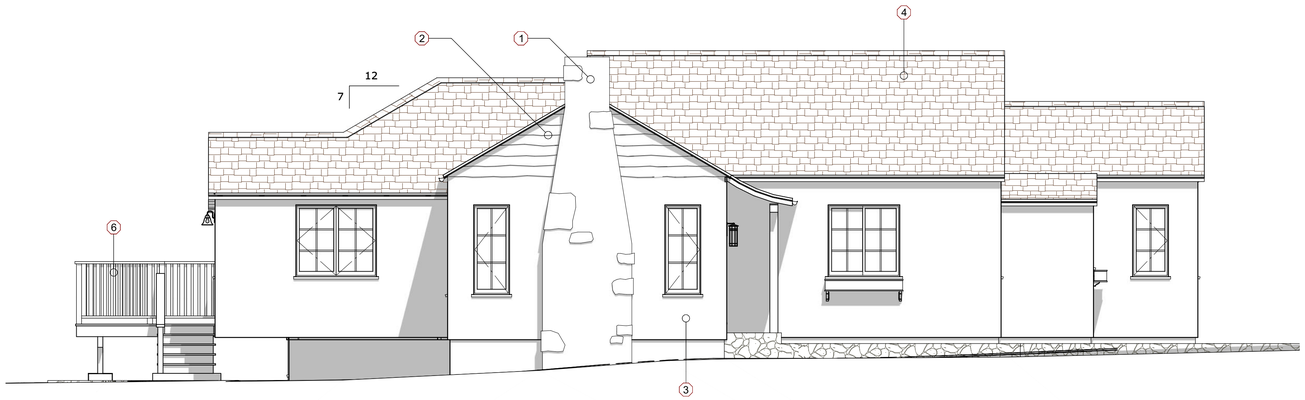
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JEREMY MCCULLOUGH - DESIGNER

MONTEREY BUILDING DESIGN

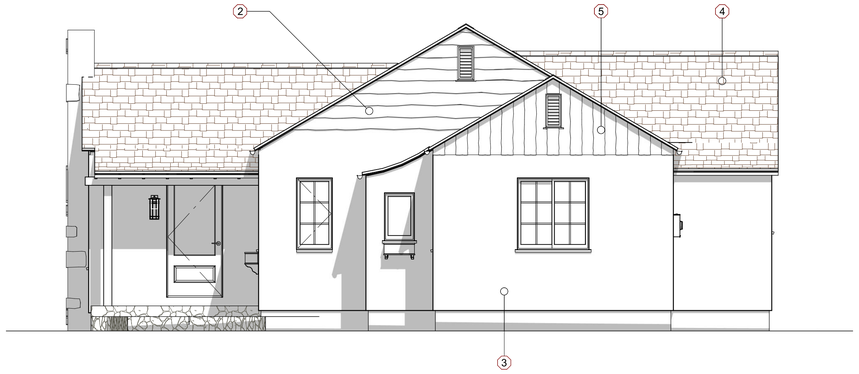
SOUTH ELEVATION

SCALE 1/4"=1'



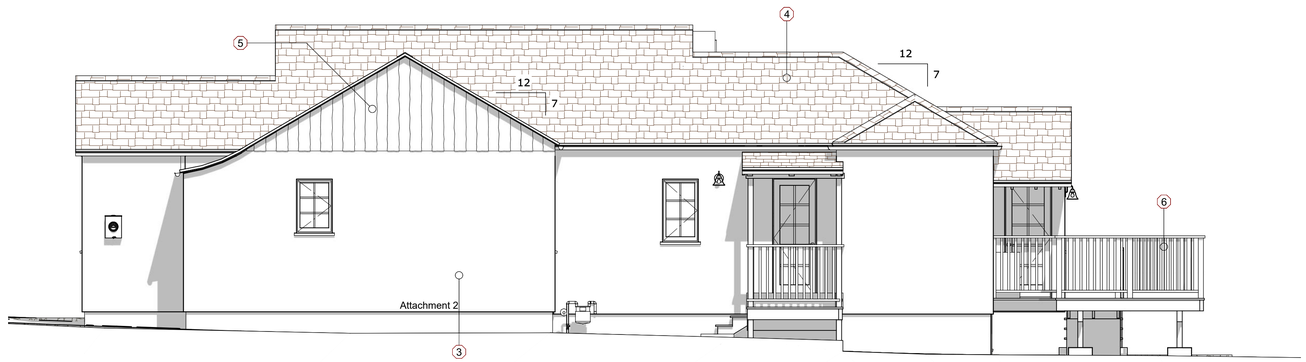
EAST ELEVATION

SCALE 1/4"=1'



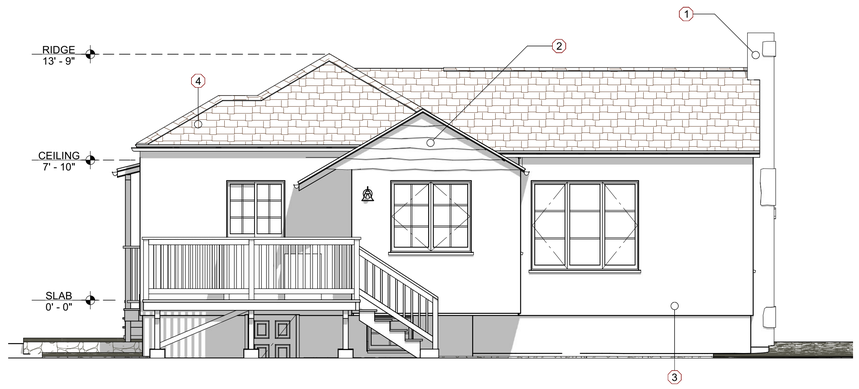
NORTH ELEVATION

SCALE 1/4"=1'



WEST ELEVATION

SCALE 1/4"=1'

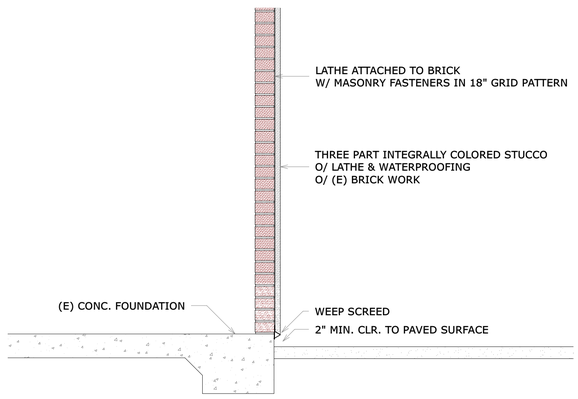


NOTE SCHEDULE		
1	EXISTING BRICK CHIMNEY HAS BEEN REFINISHED W/STUCCO AND STONE	SEE DETAIL, THIS PAGE
2	EXISTING PAINTED-WOOD HORIZONTAL SIDING	
3	EXISTING STUCCO FINISH	
4	EXISTING WOOD SHAKE ROOFING	
5	EXISTING PAINTED-WOOD VERTICAL SIDING	
6	WOOD FRAMED RAILING	42" TALL

0' 1' 2' 4' 8' 12' 16' 20'

STUCCO O/ MASONRY DETAIL

SCALE 1"=1'





A04

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EXTERIOR ELEVATIONS

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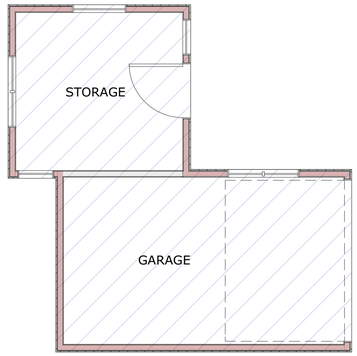
JEREMY MCCULLOUGH - DESIGNER

MONTEREY
BUILDING DESIGN

ORIGINAL GARAGE FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

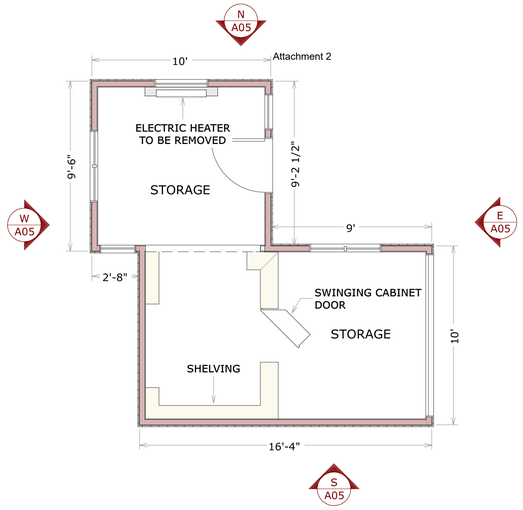
SCALE 1/4"=1'



NEW GARAGE FLOOR PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

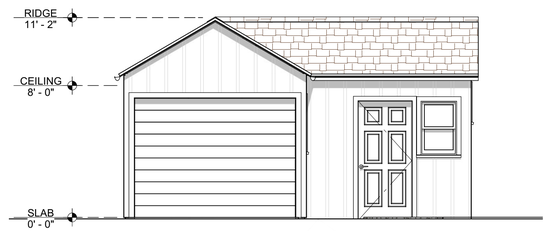
SCALE 1/4"=1'





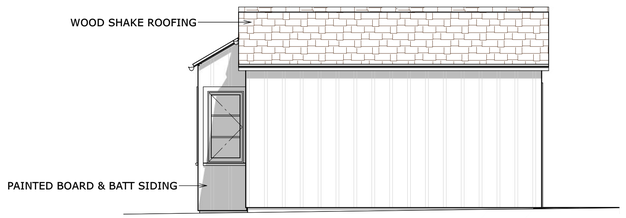
EAST ELEVATION

SCALE 1/4"=1'



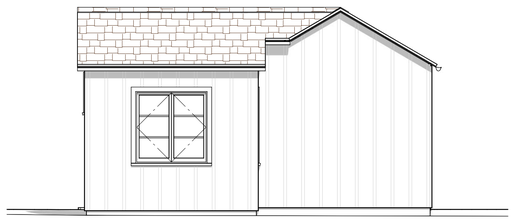
SOUTH ELEVATION

SCALE 1/4"=1'



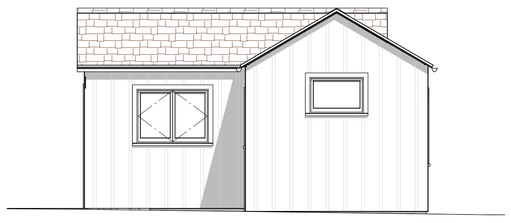
WEST ELEVATION

SCALE 1/4"=1'



NORTH ELEVATION

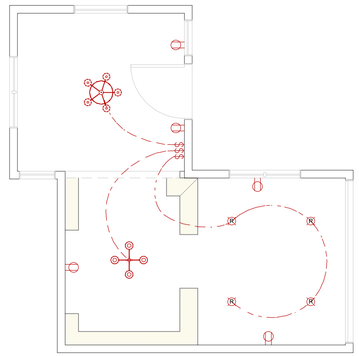
SCALE 1/4"=1'



NEW GARAGE ELECTRICAL PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING.

SCALE 1/4"=1'



ELECTRICAL SCHEDULE			
NUMBER	QTY	DESCRIPTION	2D
E01	1	CHANDELIER 1	
E02	1	CHANDELIER 2	
E03	4	RECESSED DOWN LIGHT 6	R
E04	3	SINGLE POLE SWITCH	
E05	5	OUTLET	

A05

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GARAGE PLAN

CAMINO REAL 4NW 11TH
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REV. #	DATE	NOTE
1	6/27/23	RFI#1

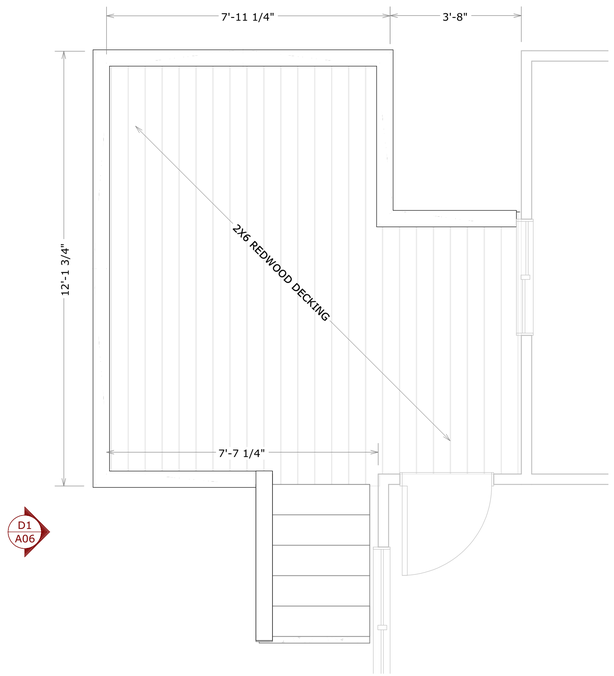
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JEREMY MCCULLOUGH - DESIGNER

MONTEREY
BUILDING DESIGN

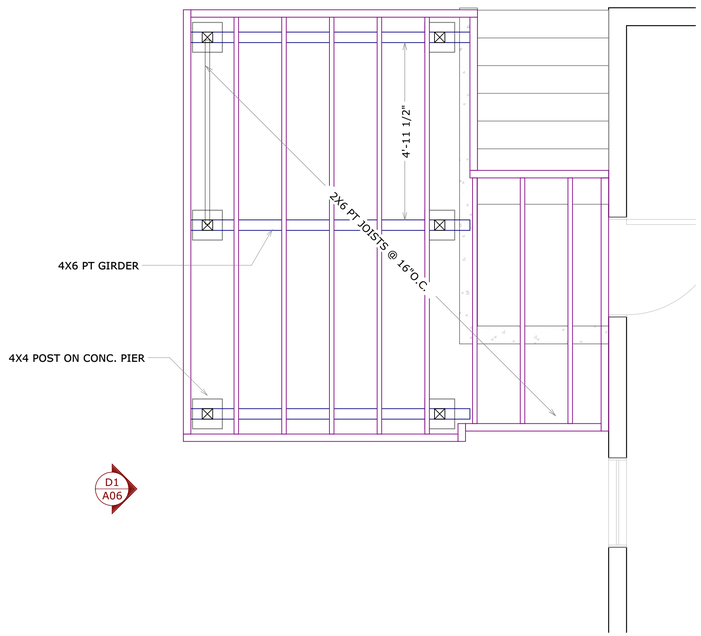
DECK PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING. SCALE 1/2"=1'



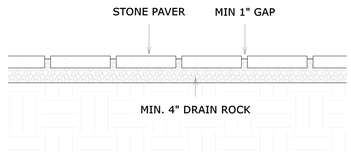
DECK FRAMING PLAN

NOTE- DIMENSIONS ARE TO FACE OF FRAMING. SCALE 1/2"=1'



WALKWAY PAVER DETAIL

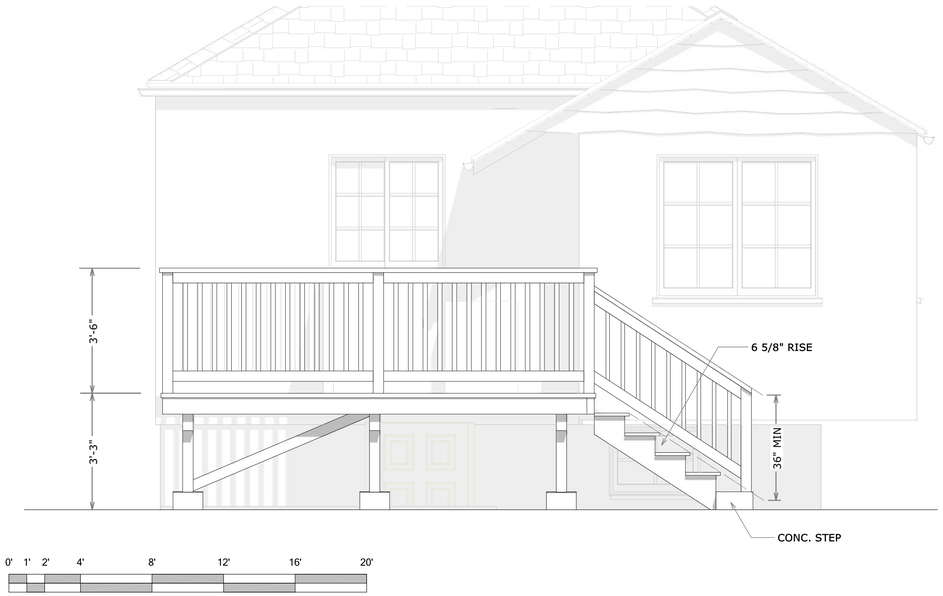
SCALE 1"=1'



DECK ELEVATION D1

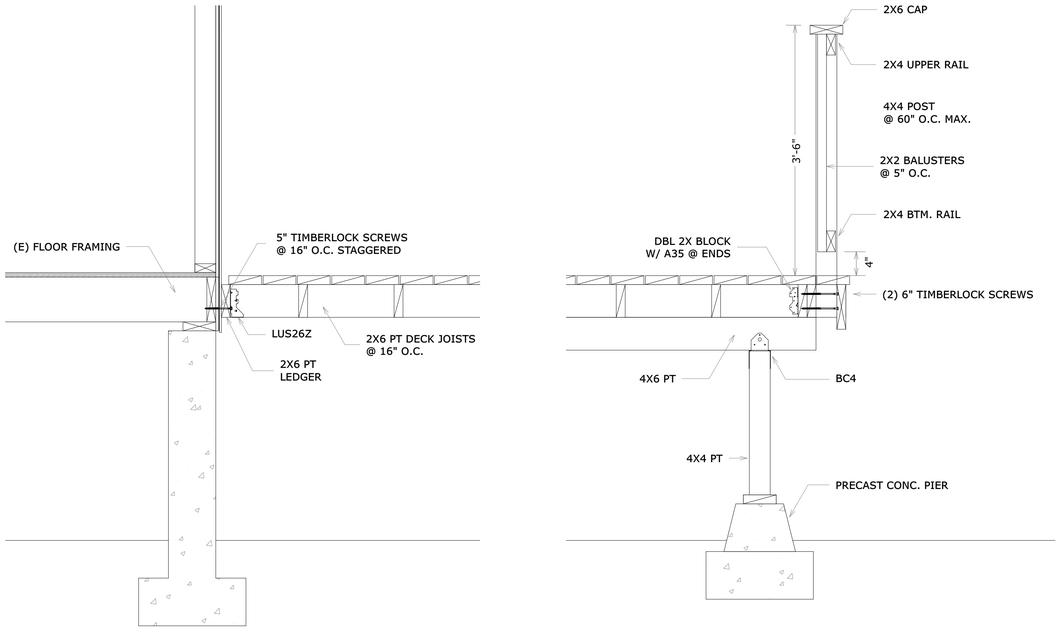
Attachment 2

NOTE- DIMENSIONS ARE TO FACE OF FRAMING. SCALE 1/2"=1'



DECK & RAILING DETAIL

NOTE- DIMENSIONS ARE TO FACE OF FRAMING. SCALE 1"=1'



A06

VERSION: 1.3

DATE: 1/25/2025

RODRIGUEZ - REMODEL

DECK PLAN & DETAILS

CAMINO REAL 4NW 11TH
CARMEL,CA 93923
AP# 010-275-006-000

DESIGN REVIEW PLAN SET

0 1 2 3 4

REV. #	DATE	NOTE
1	6/27/23	RFI#1

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JEREMY MCCULLOUGH - DESIGNER

MONTEREY BUILDING DESIGN



Unpermitted mortared stone driveway and unpermitted driveway gate.



Mortared stone driveway which replaced an asphalt driveway (unpermitted) (image right).



Figure 1: Façade and front stucco wall topped with wrought iron fence (permitted), looking west.



Figure 2: Stucco arched arbor containing a wood door (permitted).



Application of stucco and “floating stone” to the original exposed brick chimney (unpermitted).

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

March 12, 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 24346 (P&T 2024 LLC) letter received 03-11-25 from Michelle Olsen
Attachment 2: Roofing Materials Discussion - handout received during the meeting from Monterey Fire Representatives
Attachment 3: DS 24207 (Hermle-Collins) letter received 02-21-25 from Tom Morjig

Attachment 4: DS 24207 (Hermle-Collins) letter received 02-24-25 from Robert Irvine
Attachment 5: DS 24207 (Hermle-Collins) letter received 02-26-25 from James Smith
Attachment 6: DS 24207 (Hermle-Collins) letter received 03-03-25 from The Law Offices of Panos Lagos
Attachment 7: DS 24207 (Hermle-Collins) letter received 03-04-25 from Anthony Lombardo & Associates
Attachment 8: DS 24207 (Hermle-Collins) letter received 03-06-25 from Erik Dyar, Applicant
Attachment 9: DS 24207 (Hermle-Collins) letter received 03-10-25 from Tom Morjig and John Jaramillo
Attachment 10: DS 24207 (Hermle-Collins) letter received 03-11-25 from Bernard Trainor
Attachment 11: DS 24207 (Hermle-Collins) letter received 03-11-25 from Tom Morjig and John Jaramillo
Attachment 12: DS 24207 (Hermle-Collins) letter received 03-12-25 from Kim Stewart
Attachment 13: DS 24207 (Hermle-Collins) letter received 03-12-25 from Mary Ann Schicketanz
Attachment 14: DS 24207 (Hermle-Collins) handout received during the meeting from John Jaramillo
Attachment 15: DS 24207 (Hermle-Collins) letter received 03-13-25 from Elisabeth Bollman
Attachment 16: DS 23147 (Rodriguez) letter received 03-12-25 from Tobin Schneider

To the planning commission clerk, Shelby.

My name is Michelle Olsen, and I own the property directly North of the property proposing the demo/new build. Katherine Wallace recommended I reach out to you with my concerns regarding the impact this build will have.

Growing up in the Bay Area, I have always loved Carmel's quaint neighborhood feel and cottage style.

My plan has always been to live full time in Carmel as soon as I find suitable housing for my handicapped daughter. It's a challenging process, but should be settled in the next 18-24 months.

That said, when I arrived at my cottage on March 1, I saw the orange netting and the notice attached to my gate. This was the first notice I received as I had been away from Carmel dealing with family emergencies. I did receive a second notice a few days later, via post. I was quite surprised at the extent of the size, and especially height, increase.

After reviewing the plans, I disagree that there will be minimal impact of view and sunlight as the entire side of my house will be impacted from the front of house to the yard. Since I am to the North of their property, the new build will block the (very) small view of the ocean I had, and will be in front of my bedroom, kids' room, and backyard. In addition the garage is set back from the street and so is set to line up with my living room window. Not only will that decrease my light exposure, but the view from all my South/West facing windows will be of their garage and house, the very tops of the trees and sky.

I'm concerned about privacy as well. A 2 story house looking down on a smaller home and yard will mean they can easily see into my house and yard.

I have met these new neighbors and they seem lovely, but I hope a more moderate approach, will be adopted.

I will definitely attend the meeting via the teleconference.

Thank you, Michelle Olsen

[redacted]

I will send photos in separate emails as they don’t seem to be going through email in a group.

Sent from my iPad





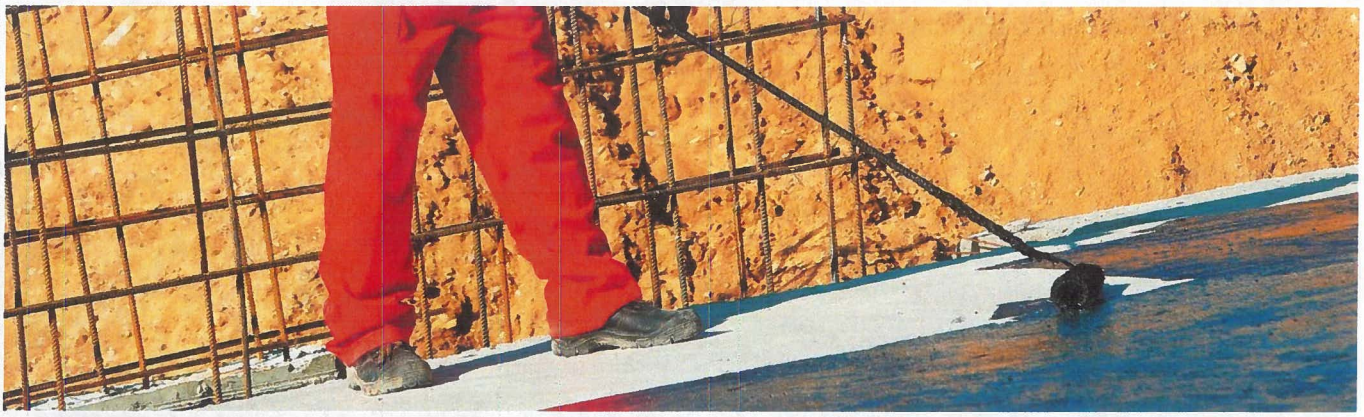


Attachment 1

Attachment 2

Class A, B, and C Roof Ratings

Helpful hints for achieving code compliance



Questions often arise about the construction needed to achieve a Class A, B, or C fire rating for a roof assembly. The information needed to achieve code compliant installations is included below.

What are these ratings?

The UL 790 (ASTM E 108) *Standard Test Methods for Fire Tests of Roof Coverings* covers the fire resistance performance of roof coverings exposed to simulated fire sources originating from outside a building on which the coverings are installed. They are applicable to roof coverings intended for installation on either combustible or non-combustible decks.

This standard includes three classes of fire exposure:

- Class A roof coverings, which are effective against severe fire test exposures
- Class B roof coverings, which are effective against moderate fire test exposures
- Class C roof coverings, which are effective against light fire test exposures.

Under such exposures, the roof coverings afford a degree of fire protection to the roof deck, do not slip from position, and are not expected to produce flying brands.

What ratings are required by codes?

There are several requirements for roof covering fire classifications in model codes and city and county ordinances. These requirements are dependent on the type of building construction and the location of the building. Some jurisdictions, due to the history of fire incidents or because of their location, have increased the minimum fire classification requirements in the IBC.

For example, the IBC requires roof coverings on Type IA, IB, and IIA buildings to have a minimum Class B rating. In comparison, buildings required by the International Wildland-Urban Interface Code to be provided with Class 1 ignition-resistant construction are required to include Class A roof assemblies. It is up to the designer to determine the minimum roof assembly fire classification for a given building, based on locally enforced requirements.

Can ratings be interchanged?

To obtain a UL 790 fire classification, roof assemblies are required to pass a series of exterior fire exposure tests – the Class A tests are more severe than the Class B tests, which are more severe than the Class C tests. Accordingly, Class A roof assemblies are suitable for use where Class A, Class B or Class C roofs are required, and Class B roof assemblies are suitable for use where Class B or Class C roofs are required. Unrated roof assemblies are not suitable for use in any applications requiring a Class A, B or C rating, except when specified in a code.

Where can these roof certifications be found?

UL has a wide range of roof related certifications, but only the following categories include products evaluated for Class A, B, and C ratings:

- Roofing Systems (TGFU)
- Prepared Roof-covering Materials (TFWZ)
- Prepared Roof-covering Materials, Formed or Molded Metal, Fiber-Cement, Plastic or
- Fire-retardant-treated Wood (TFXX)
- Prepared Roofing Accessories (TGDY)
- Building-integrated Photovoltaic Modules and Panels (QHZK)

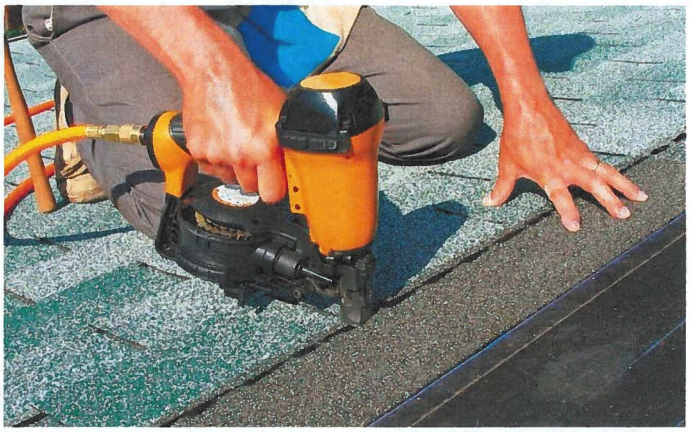
Information on these product categories and the manufacturers' certifications can be found in the UL Online Certifications Directory at www.ul.com/database.

How are these systems to be constructed to achieve the desired rating?

Let's focus on two of the above categories to answer this question, since the other categories have similar installation considerations.

Prepared roof-covering materials include products such as asphalt or glass-fiber shingles. These materials are intended to be installed on combustible decks (3/4-inch thick wood sheathing boards or 3/4-inch thick plywood unless otherwise indicated in the installation instructions).
If the installation instructions specifies a 1/2-inch thick (minimum) plywood, then 15/32-inch thick plywood or 3/8-inch thick (minimum) nonveneer PS-2 rated sheathing (oriented strandboard panels, structural particleboard panels, composite panels or waferboard panels) are suitable alternatives when a certified underlayment is utilized between the sheathing and the prepared roof covering.

Roofing systems consist of a combination of materials intended to be installed on combustible or noncombustible decks in accordance with detailed



instructions included with the packages, and as described in the UL certification.

The details for the manufacturers' system typically include the following information:

- The UL 790 classification (e.g. Class A, B, or C)
- The deck construction supporting the roofing system (combustible or noncombustible)
- Any restrictions on the roof incline
- Required (or optional if so indicated) barrier boards, ply sheets, and surfacing.

The Guide Information for Roofing systems describes specific details for permissible combustible or noncombustible deck constructions.

The roofing system category covers a wide range of roofing systems, including those with metal panels, hot asphalt or coal tar felt, fluid-applied coatings, single-ply membrane, spray-applied foam and coating, and photovoltaic modules among others.

What documentation should be consulted to determine construction details and ratings?

Many architects and contractors attach the UL certification and product category guide information from the UL Online Certifications Directory www.ul.com/database to their plan review packages, along with the manufacturer's instructions. It is also helpful to have this information available at the job site for reference by the contractors and code authorities inspecting the installation.

From: **tom morjig** [redacted]
Date: Fri, Feb 21, 2025 at 3:41 PM
Subject: Re: DS 24207 (Hermle-Collins) - Update Plans
To: Jacob Olander <jolander@ci.carmel.ca.us>

Hi Jacob,

Just a quick note to give you an update on the meeting for the Mission Street Project. Erik and their attorney came by yesterday to drop off notices of the Community Meeting at Sunset Center where you will be moderator scheduled for February.26. The first we heard about it was yesterday morning when John received a call from Erik notifying him of the upcoming meeting. Since John would be traveling that week, he notified us neighbors of his plans. It ended up that myself, my neighbors on both sides (Greg and Susan), along with other immediate neighbors Herb and Leslie, Kimberley, Kristi, Midori and Paul will all be out of town/unavailable. However, after checking with all of them, we will all be available the Wednesday after on March 5.

When Erik came by to drop off the notice, I informed him of everyone's plans and schedules, and because we are all the immediate neighbors to the project, let him know we all wanted to be at that meeting together and gave him the date we would all be available, and asked him to please move your meeting to March 5. He said he planned to have it anyway on February 26, and I told him it would be a waste of time because the directly impacted neighbors who are most affected by this project would not be available.

Please get involved in helping to change the meeting to March 5 (or later that week). Please consider this as our formal request to go on the record, and please forward this request to the Planning Commission.

Thank you,

Tom Morjig

[redacted]

January 21, 2025

Planning Commission
P. O. Box CC
Camel-by-the-Sea, CA. 93921

Dear Commissioners,

Recently I signed a petition in opposition to building projects DS24207, DS2408, and DS2409. I realize now that I did so without all the facts. Since then I have reviewed the plans prepared by Mr. Erik Dyar and I am now in favor of the project. I think it will be an upgrade to the neighborhood. Furthermore, in my opinion Mr. Dyar's plans show him to be an outstanding architect

Sincerely,

Robert R. Irvine
P. O. Box 1653
Carmel-by-the-Sea, CA 93921
[redacted]

RECEIVED
FEB 26 2025
City of Carmel-by-the-Sea
Planning & Building Dept.

James
Newhall
Smith
ARCHITECT

02-25-25

City of Carmel by the Sea
Planning Commission

RE: Hapuna Residence (three separate residences)
Mission St 4 NE of First Ave
Carmel, CA. 93923

I am writing to express my enthusiastic support for this outstanding project. This project is very sensitively designed, meets all of the Design Guidelines, and will be a huge asset for this community. Erik Dyar has demonstrated World-Class design talent and this project is another example of his talent.

The Historic Context Statement from 1997 includes the following:

> *… in the spirit of a village known for avant-garde thought, many residents welcomed the novelty and ingenuity of Modern buildings. To these residents, the practical functionality and minimalism of designs provided a welcome respite from the buildings that dated to earlier periods in Carmel's history. Either way, Modernism was triumphant, as Carmel saw the construction of an incalculable number of Modern-style buildings between the years of 1940 and 1965.*

The City's own Design Guidelines state:

> *3. Balance design objectives.*
> Achieve a sense of being integrated with the community, while also promoting diversity of design on individual sites.

27880 DORRIS DR. SUITE 200 CARMEL VALLEY, CALIFORNIA 93923
831-915-9518 JAMES@JNSARCH.COM

> The enduring principles of design in Carmel-by-the-Sea are variety, modesty and simplicity. While there is wide diversity in design it is the goal of these guidelines that each house draw from and contribute to its neighborhood by generously providing for open space and preserving the City's traditions of simple homes set amidst a forest landscape.

The City has observed that the architectural style of Storybook Vernacular has been over-employed to the point of risking that Carmel was becoming a caricature of itself. While these early design directions were a wonderful chapter of creating and expressing the sense of place locally, the City recognized that this style must not be regurgitated for all future projects and therefore now strongly discourages repetition of overly complex, storybook cottage elements.

Instead, the Guidelines have emphasized diversity and innovation that reflects the expression of our time. We will cherish, and sometimes emulate, the designs of the past, but we need to recognize that these styles were themselves a fabrication to create context. At the time of their construction, they were not authentic to Carmel, as there was no "Context" other than the natural world.

The Guidelines ask designers to be sensitive to the context with scale, mass and form. This project exemplifies those precepts. It needs to be noted that flat roofs are an excellent design response to hide the unsightly solar panels all new houses are required to have. No one wants to look at them on a Cottage or a Contemporary home. Erik has removed these panels from view. This is an innovative design response to our current building environment which the City should remain in favor of. Reducing mass and bulk, as well as maintaining views and sunlight for surrounding neighbors, is also paramount in the Guidelines and is consistent with the flat roofs he is proposing.

In summary, I encourage the City, and the Planning Commission, to maintaining an openness to new ideas and designs that will foster a fresh and dynamic character in Carmel as it inevitably evolves over time.

Sincerely,



James Newhall Smith
Architect

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831-915-9518 JAMES@JNSARCH.COM

City of Carmel-By-The-Sea
Attachment 6
MAR 03 2025
Office of the City Clerk

The Law Offices of
Panos Lagos

TEL. (510) 530-4078
FAX (510) 530-4725

6569 GLEN OAKS WAY
OAKLAND, CA 94611

E-MAIL ADDRESS:
PANOS@PANOSLAGOSLAW.COM

March 3, 2025

VIA HAND DELIVERY
City of Carmel-by-the-Sea
PO Box CC
Carmel-by-the-Sea, CA 93921

Re: Proposed Construction on Mission Street 2, 3, and 4 NE of First Avenue
[DS 24207, DS2408, and DS2409 (Hermle-Collins)]

My Clients: Residents in the Forest Hill Park neighborhood of Carmel

Dear Mayor Byrne, City Council Members, and Planning Commissioners,

I represent residents in the Forest Hill Park neighborhood of Carmel. My clients are very concerned about the three adjacent modern designed houses proposed for construction on Mission Street 2, 3, and 4 NE of First Avenue [DS 24207, DS2408, and DS2409 (Hermle-Collins)], which includes the demolition of three existing old single-story homes. The detailed points that my clients articulated in formal public comments they submitted on these three proposed homes still stand.

The City of Carmel has established an illegal pattern of not implementing the California Environmental Quality Act (CEQA) for project permit applications that clearly should have triggered it. If you fail to implement CEQA again in this case I will file a lawsuit on behalf of my clients to force you to do so and to seek damages.

My clients concerns came to a head at the November 13, 2024 Planning Commission hearing regarding conceptual design consideration for the third house. The Commission acknowledged that they did not receive my client's written public comments that were submitted, and receipt verified, before the hearing. They acknowledged that they "had no chance to read it." This put my client's at a decided disadvantage, particularly with regard to specific CEQA requirements. After hearing my client's oral public comment, the Commission approved the motion to "continue to a date uncertain." Key Commissioner expectations were stated, as follows:

- "I think you have to start over here."
- "There are 12 objections you can't overcome."
- "Should be consistent with the neighborhood."
- "I think you have to do a do-over and include the community."
- "Think seriously about single-story."
- "Reflect character of the neighborhood."
- "Some work needs to be done here between the neighborhood and the applicant."
- "Give the applicant time to work something out that everyone can live with, that will be an asset to the neighborhood, and continue quality of life."

To date, the applicant has not adequately responded to the expectations and direction of the Commission. The applicant has not implemented any semblance of a project "do-over" and has ignored the other two proposed homes.

The three proposed homes constitute a single development and must not be segmented. Each home was submitted simultaneously under a separate land use permit application, but they are:

- Proposed by the **same owner,**
- Designed by the **same architect,**
- Constructed by the **same builder,**
- Coordinated in terms of **design, landscaping, and construction schedule,**
- and **adjacent to each other, side by side.**

Under CEQA Guidelines § 15378(a), "the whole of the action must be considered which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment" including "activity involving the issuance of a permit." Agencies cannot improperly segment a single project into smaller parts to avoid environmental review. The City's approach to processing the homes as three separate individual projects is an illegitimate attempt to evade CEQA.

Unfortunately, "conceptual approval" of two of the three houses was granted by the Planning Commission on October 9, 2024. As addressed above, Planning Commission approval of the third home has been delayed due to extensive feedback from my clients. Consistent with CEQA and Planning Commission direction, conceptual approval of the first two homes must be reassessed along with the third home. The final decision to approve or reject the three homes must not take place until after legitimate CEQA documentation is completed.

CEQA documentation must encompass the whole project, meaning all three homes must be considered a single project, and must identify, assess, and mitigate potential environmental and public health and safety impacts resulting from the construction phase of the project, and potential impacts to the resident's view sheds and privacy, the elementary school a tenth of a mile away, and the traditional character of the neighborhood having 9 historically significant homes. CEQA documentation must also address cumulative impacts, particularly the project's contribution to potential adverse effects associated with numerous foreseeable construction activities in Carmel.

Regrettably, there has been no CEQA consideration, analysis, or activity to date. I strongly encourage you to reverse this and avoid potentially protracted legal actions that will put the City at risk of liability.

City of Carmel-by-the-Sea

Re: Proposed Construction on Mission Street 2, 3, and 4 NE of First Avenue
[DS 24207, DS2408, and DS2409 (Hermle-Collins)]

My Clients: Residents in the Forest Hill Park neighborhood of Carmel

Your cooperation is appreciated.

Very truly yours,

LAW OFFICES OF PANOS LAGOS

Panos Lagos, Esq.

PL/ah

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 4, 2025

Our File No: 5700.000

Chair Michael LePage
City of Carmel Planning Commission
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: DS 24207(Hermle-Collins)

Dear Chair Le Page and Members of the Planning Commission:

Our office represents Lynne Hermle and Craig Collins, owners of the property ("Property") located at Mission Street 4NE of 1st. The Property is the subject of a Design Study Application 24207 ("Hapuna"). This matter was before the Planning Commission on October 9, 2024, and November 13, 2024.

A group submitted a letter to the Planning Commission ("Concerned Citizens Letter") claiming that the City failed to properly comply with the California Environmental Quality Act ("CEQA") with respect to its consideration of the Design Study of Hapuna. The Concerned Citizens Letter is incorrect both legally and factually and the City's implementation of CEQA is, in fact, correct.

THE PLANNING COMMISSION ACTION ON DS 24207 IS NOT A "PROJECT" FOR CEQA PURPOSES

The Concerned Letter states that:

> "CEQA review must be initiated and completed prior to any conceptual design approval because the conceptual design approval is functionally the approval of all substantial aspects of the project…".

CEQA applies to discretionary projects that are carried out by a public agency. Public Resources Code ("PRC") Section 21080(a). An activity must have two essential elements before it can be considered a project. First, action by the public agency must result in a form of entitlement or permit. Second, the activity must result in a direct (or reasonably foreseeable) physical environmental change. PRC Section 21065. To trigger CEQA, the public agency must propose to commit to a definite course of action on the proposed project, and no longer have the

discretion to impose modifications or mitigations. 14 C.C.R. Section 15352(a). Approval does not include an agency's "mere interest" in a project or inclination to support a project. 14 C.C.R. 15004(b)(4). Approval is deemed to occur when there is a commitment to issue a discretionary contract...permit...or other entitlement. C.C.R. Section 15352 (b).

In *Save Tara v. City of West Hollywood* (2008) 45 Ca. 4th 116, 139, the Court considered whether the city's approval of a conditional conveyance and development agreement with a developer amounted to project approval, and it stated the general test as follows:

> [C]ourts should look not only to the terms of the agreement but to the surrounding circumstances to determine whether, as a practical matter, the agency has committed itself to the project as a whole or to any particular features, so as to effectively preclude any alternatives or mitigation measures that CEQA would otherwise require to be considered, including the alternative of not going forward with the project.

The consideration of a Concept Design Study does not satisfy the CEQA definition of "project" because action on a Concept Design Study does not result in issuance of an entitlement, permit or authorization. Approval of a Concept Design Study is a step in the process that leads to CEQA review. Further, approval of a Concept Design Study does not cause a direct or reasonably foreseeable indirect physical environmental change. The City has always and will conduct a CEQA analysis during the Final Details hearing.

CEQA PROVIDES A CATEGORICAL EXEMPTION FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENCES AND THERE IS NO EXCEPTION TO THE EXEMPTION THAT WOULD APPLY TO THIS PROJECT

The Concerned Citizens Letter states:

> "The three modern design homes do not qualify for Categorical Exemptions from CEQA review. If a project potentially falls within any of the categorical exemption classes the Lead Agency must evaluate whether any exception applies to disqualify the proposed project from exemption.....At least two exceptions apply to this three-house project. First the "cumulative effect of successive projects of the same time, in the same place over time is significant, and second, there is a reasonably possibility of significant effect on the environment due to unusual circumstances."

THE CONSTRUCTION OF 3 HOMES.

The reference to the "Project" being three modern houses, in a row, side-by-side, having the same owner, design team and builder" refers to DS 24207 (Hapuna), DS 24208 (Kailea) and DS 24209 (Ahana). Kailea and Ahana received conceptual design study approval on October 9, 2024.

However, 14 C.C.R. Section 15303(a) provides that "...up to three single-family residences may be constructed or converted under this exemption." Thus, the fact that there are three houses being built does not disqualify this project from qualifying for a categorical exemption.

UNUSUAL CIRCUMSTANCES

A project that might otherwise be eligible for a categorical exemption will not be eligible for a categorical exemption if there is a reasonable possibility of a significant effect on the environment due to unusual circumstances (Unusual Circumstances Exception).

An agency's determination that the project presents unusual circumstances involves a factual inquiry under which the agency weighs the relevant evidence to determine if those circumstances are unusual in comparison with other projects in the exempt class. *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal. 4 1086. The California Supreme Court found in this case that a 10,000 sq. ft. home in a neighborhood of 2,000 sq. ft. homes did not create an "unusual circumstance" even though there was a dramatic size difference in comparison to existing homes. The site had an extremely steep slope requiring significant excavation and significant tree removal. The Court concluded that these were not "unusual circumstances" for purposes of CEQA because these issues are common in the construction of a home.

Similarly, there is nothing about the construction of these three houses that are not normally associated with home construction including modern style homes being built in an older neighborhood or 3 homes being built at once (which is specifically defined in the CEQA exemption or other construction activities occurring in the vicinity of home construction). In fact, houses built together at the same time, with the same architectural style, by the same owner and developer are a tradition in Carmel. Please see a letter from Kent Seavey dated February 6, 2025 (copy attached as Exhibit 1), that documents previous such occurrences. Constrained parking for construction workers and demolition of existing structures are also common issues related to construction and not "unusual circumstances". The City will impose standard conditions of approval to address these issues so that the neighborhood will not be unduly burdened.

The remainder of proposed "unusual circumstances" contained in the correspondence are indicative of the misapplication of CEQA discussed in the January 31, 2025, Pine Cone Editorial (Exhibit 2). The presence of historical homes in the vicinity, foreseeable construction of commercial and utility projects in Carmel, and the recently adopted Housing Element would not even begin to justify an exception to the categorical exemption.

THE CONCERNED CITIZENS LETTER PRESENTS NO EVIDENCE TO SATISFY THE CEQA REQUIREMENTS FOR AN EXCEPTION TO THE EXEMPTION BASED ON CUMULATIVE IMPACTS OF SUCCESSIVE PROJECTS

The Concerned Citizens Letter references past construction projects, trenching, approval of new projects, permitted and as yet unpermitted commercial projects, and the ludicrous proposition that the adoption of the City's Housing Element supports the claim that cumulative impacts of successive project satisfy CEQA requirements for an exception to the exemption based on cumulative impacts of successive projects. If this were the case, no development anywhere would qualify for a categorical exemption at any time.

The California Courts have made it clear that a project opponent cannot satisfy the CEQA requirements for showing a cumulative impact by simply listing other projects in the area or occurring at the same time. An opponent must also provide evidence that the impacts of the exempt project and other projects will have an identifiably significant impact on the environment based on substantial evidence. Speculation that significant cumulative impacts will occur simply because other projects may be approved in the same area is insufficient to trigger this exception. Listing other projects in the area that might cause significant cumulative impacts is not evidence that the proposed project will have adverse impacts or that the impacts are cumulatively considerable. *Hines v. California Coastal Comm'n* (2010) 186 CA4th 830, 857.

A laundry list of other activities which are or may occur in Carmel in the future is not evidence that the construction of these homes will have adverse impacts or that the impacts are cumulatively considerable.

CONCLUSION

The correspondence from the project opponents indicates either a lack of understanding of the California Environmental Quality Act or, worse, an attempt to mislead the public and the Planning Commission.

The same individuals opposed the Hofsas House project on virtually identical grounds, which was rejected unanimously by the Carmel City Council, and the Planning Commission should do the same in the case of these three homes.

Sincerely,

Anthony Lombardo
ALL/dc
Enclosures

cc: Evan Kort, Senior Planner
Brandon Swanson, Assistant City Administrator/Building Director
Brian Pierik, City Attorney
clients

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

February 6, 2025

Mr. Anthony Lombardo
Anthony Lombardo & Assoc.
144 West Gabilan Street

Salinas, CA 93901

Dear Mr. Lombardo:

Thank you for the opportunity to discuss any historical precedents relative to the development of individual residential properties immediately adjacent to one another, in Carmel-By-The-Sea. Such development has occurred in the city since its inception in 1888, when Abby Jane Hunter's Women's Real Estate Investment Co. Built two Queen Anne style homes on 4th Ave. at Guadalupe, immediately adjacent. She would have added more on her then seven lots, but went out of business due to a national recession at the time..

Because, in part, Carmel was originally laid out on a standard period housing grid, lots were selling at very low prices, and were being purchased in groups for development. Hunter had about seven lots when she started. Some land sales were in hundreds of parcels throughout the evolving community. The cost benefit ratio of developing several properties adjacent to one another made sense due to constraints of access to building materials and transport at the time.

In the early 1920s contractor Hugh Comstock built such groupings off of Torres & 6th Ave. which became his general headquarters for many years. In 1928 Eastern Developer W. O. Swain was able to get Carmel to accept its first subdivision, made up of five Comstock cottages at Santa Rita & Ocean Ave. M.J. Murphy had done the same much earlier around Ninth & Monte Verde. His designs were a combination of vernacular & Tudor building types.

EXHIBIT 1

In the late 1920s, the Hatton Fields Tract opened for development. Local Carmel contractor S. S. Novak, working with Oakland based architect A. Nastovic began what would be a similar concentration of residential housing (4 to 6 houses) off the NW corner of 7th Ave. & Hatton Road. These were primarily Tudor types with one or two Spanish Eclectic designs. Several have been altered, but the concentration is clearly evident (the *Monterey Daily Herald* newspaper notes in an article dated 1/8/27, "Novak contemplates erection of four more houses in the Hatton Field District.") The "Norman Castle" described in the article is still in the cluster.

Another important example of of this form of group housing was a small complex of pre-WWII flat-roofed modern residences built on the sand dunes at the North end of Carmel beach, called "Sand & Sea". It was developed in 1941 by Carmel Relator Elizabeth McClung White, with noted architect-designer, Jon Konigshofer, in what has come to be regarded as the Bay Region Modern Style (listed as one of the themes in the 2025 Carmel Historic Context Statement). At war's end, in the late 1940s, a number of homes in this regionalist mode were built in Carmel by contractor Raymond Lloyd with Thomas Elston & Wm. Cranston, as were architects Albert Henry Hill, Robert Jones and others. The residential building type is still in vogue.

Another variation of the Modern architectural style emerged in the 1950s & 1960s, the Wrightian Organic style. It was not entirely different in principle from Bay Region Modernism. Local architects inspired by the work of frank Lloyd Wright. Mark Mills a Taliesin fellow for four years, Rowan Maiden and Olaf Dahlstrand were all influenced by Wrightian methods. Albert Henry Hill & his engineer John Kruse designed and constructed a small cluster of modern residences called the "Three Sisters" on Lopez Ave. in 1961with dramatic roof forms sheltering buildings constructed of local natural materials. Their Vivian Homes design business built at least twelve modern homes in Carmel in the 1960s.

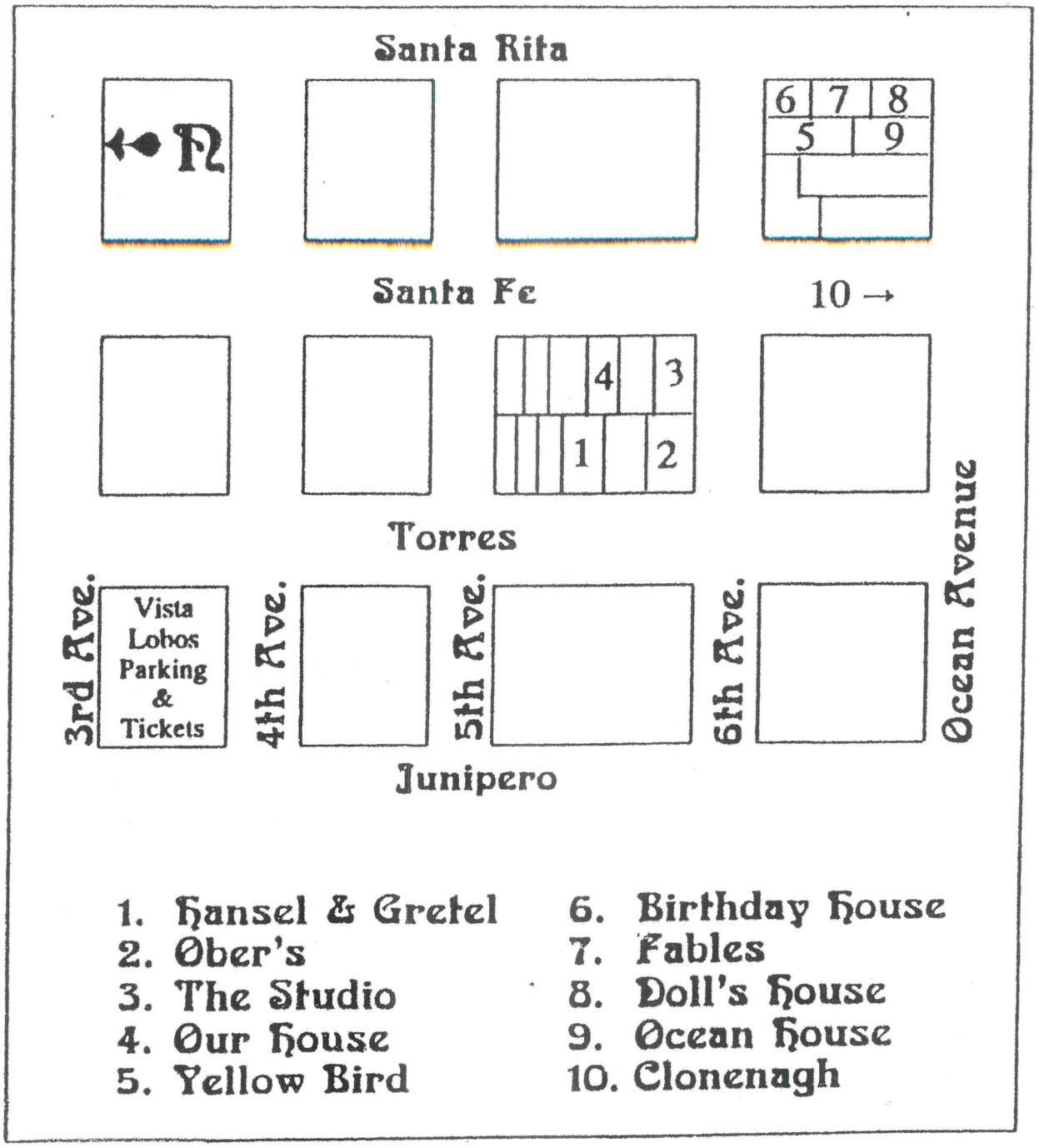
Modern homes in Carmel continue to be constructed within a historical trend of modest size and massing, employing natural materials and incorporating their landscape settings as a significant component of their designs. The aesthetic threads connecting them to their predecessors include independence and creativity in working with form and materials, knowledge of the lessons of the past, curiosity about the possibilities of new or different technologies, and a profound respect for the environment (see documentation provided).

Modernism in building design in Carmel has been with us, in a sense, since California's new ideas of what a house should be appeared in Charles Keeler's 1904 publication "The Simple Home". The use of natural, local materials, open & airy designs, large expanses of glass windows, allowing the outdoor spaces to flow into the interior living spaces." Topography, vegetation and view shed were and are what matter in reasonable habitation.

These principles were echoed by noted American architectural historian Lewis Mumford, the *New Yorker* architectural critic who established the concept of Bay Area Regionalism in 1947, as "That native and humane form of modernism as a free yet unobstructed expression of the terrain, the climate, and the way of life in California." His cogent description of the architectural form, clearly should fit seamlessly into Carmel's concept of the "Carmel Tradition", as should these Small clusters of period residences constructed in the village, over time, and as should the proposed addition of the "Mission Sisters" grouping be recognized as part of this tradition.

Respectfully Submitted,

Kent L. Seavey



Looking at the map of High Comstock and W.O. Swain's cluster of houses between 1924-1928. Swain, '26-'28.

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ORIGINALITY IN HATTON FIELDS

Hatton Fields, the peninsula's newest fine home territory, is the site of a unique house which is now undergoing finishing touches under the direction of S. S. Novak, Carmel contractor.

Novak built the place for his own use, but Jack Orcutt, Monterey attorney, saw it and was so taken with it that he bought it out of hand.

It is a chalk rock building, designed by A. Nastovic, Oakland architect, who was at one time connected with the architectural department at the University of Moscow. Nastovic has designed many of the homes in Hatton Fields.

The central room of the structure, is a high ceiling studio chamber, with a huge fireplace. The ceiling is of stained wood with the rafters uncovered.

Two bedrooms, a kitchen and bath complete the home. Hardwood floors are being installed throughout.

The roof is of French tile, made in Carmel by the Carmel Tile and Roofing Company. The interior is of plaster.

Sub-contractors include: M. J. Murphy, lumber and millwork; Carmel Tile Company, roofing; and A. Morrati, rock work.

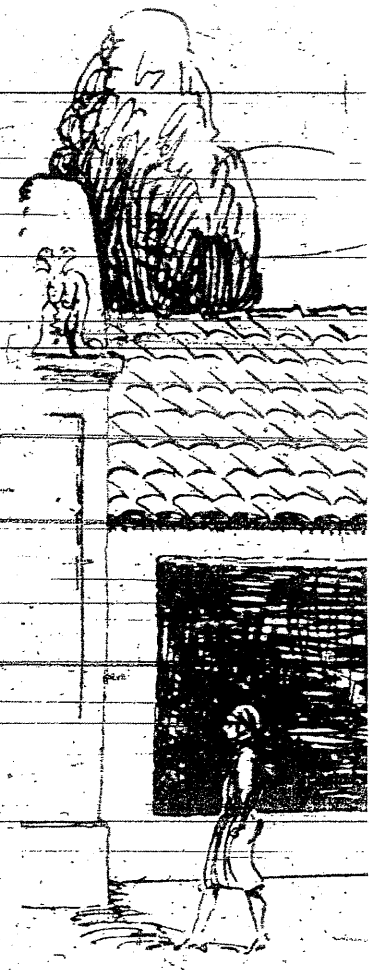
Novak contemplates erection of four more houses in the Hatton Field district. One is to be a miniature Norman Castle, to be built for an Oakland couple. Two are to be Spanish type places, while the third, an English cottage, is to be occupied by himself.

PLAYER SIGNS

NEW YORK, Jan. 8 (AP).—Rogers Hornsby today signed a two year contract to play second base and captain the New York Giants. Terms were not announced but the former St. Louis manager was given an increase over his Cardinal salary, which was $30,000 a year.

JAN 1927

Attachment 7



This is the attractive new business district.

ATTRAC
CA

The men whose busine accurately guess the futu ing some close figuring days of 1926, trying to advance the probable di growth of Carmel's bus tion. "If wishes were h gars might ride," and t tion were certitude, re men could coin money in few months.

THE CARMEL CYMBAL June 15, 1926 p. 15

ABELARD

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Page Eight)

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SIX HOUSES TO GO UP IN HATTON FIELDS AT ONCE

Building in Hatton Fields is beginning with the construction of six houses, all designed by A. Nastovic, the man who is famous for the monument to Alexander III at Moscow. Three of these homes will be located on Ocean avenue and the other three in among the trees to the south. Nastovic says that some of the houses will be of Spanish and others of English architecture.



Looking NW off 7th Ave. at A. Nastovic's cluster of Tudor homes in Hatton Fields, 1927-1928, Photo, Kent Seavey, February, 2025.

Attachment 7

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code *5D1*

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 **Resource Name or #:** (Assigned by recorder) *Konigshofer-White-Sand & Sea Hist. Dist.*

P1. **Other Identifier:** *Elizabeth McClung White-Jon Konigshofer Development*

P2. **Location:** ☐ Not for Publication ☒ Unrestricted **a. County** *Monterey*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; E

City *Carmel-by-the-Sea* Zip *93921*

c. Address:

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

West side San Antonio South of 4th MoCo Assessor's Parcels #s 10-321-16, 10-321-22, 10-321-24, 10-321-26, 10-321-28 Sand & Sea Plots 1,2,3,4,5 Parcel No. *MoCo 10-321-16,*

P3. **Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Sand and Sea District is part of a subdivision in Carmel that dates originally to 1900. Parcels 1 to 5, closest to San Antonio and 4th, were developed in 1941 by Elizabeth McClung White, a Carmel real estate agent, with designs for a house on each parcel by architect-designer Jon Konigshofer in an interesting mix of Modern Architecture and Craftsman Tradition details that have been characterized as the Second Bay Area Tradition.

The subdivision lies on the west side of N. San Antonio Street, projecting into the upper tier of the rolling sand dunes of Carmel Beach. It is flanked on the north by private residential property, with a large stand of mature eucalyptus trees. To the west are several dwellings in the Patterson Subdivision, from the 1970s, and to the southwest is the City of Carmel's Beach property.

(See Continuation Sheet)

P3b. **Resource Attributes:** (List attributes and codes) *HP2 - Single Family Properties*

P4. **Resources Present** ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. **Photograph or Drawing** (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1941 - Carmel Building Files

P7. Owner and Address
Multiple Owners

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408 , Carmel, CA 93922

P9. Date Recorded: *8/28/2002*

P10. Survey Type: (Describe)
HRI Carmel 2001

P11. **Report Citation:** (Cite survey report and other sources, or enter "none")

Attachments ☐ NONE ☒ Continuation Sheet ☒ District Record ☐ Rock Art Record ☐ Other: (List)
☒ Location Map ☒ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record

Resource Name or #: (Assigned by recorder) *Konigshofer-White-Sand & Sea Hist. Dist.*

D1. Historic Name: *White-Konigshofer Development* D2. Common Name: *K-W Sand & Sea Historical District*

D3. Detailed Description (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Sand and Sea District is part of a subdivision in Carmel that dates originally to 1900. Parcels 1 to 5, closest to San Antonio and 4th, were developed in 1941 by Elizabeth McClung White, a Carmel real estate agent, with designs for a house on each parcel by architect-designer Jon Konigshofer in an interesting mix of Modern Architecture and Craftsman Tradition details that have been characterized as the Second Bay Area Tradition.

Three of the four contributing buildings are flat roofed. The fourth, on Lot #5, has a low-pitched peaked roof. All are characterized by the use of horizontal wood siding, large, multi-paned, wood picture windows, wide overhanging eaves, horizontal exterior wood siding, large brick chimneys, and a lower wainscot of brick veneer. From the south they appear as unobtrusive elements on the landscape, framed behind an informal line of dense shrubbery on the south side, and a tall stand of eucalyptus trees to the north.

The siting of each house in the district takes into account the topography of the land and is respectful of the sight lines to the sand dunes of Carmel Beach. The individual lots are all irregular in plan, and the houses are situated on stepped terraces to allow each an unobstructed view of the sand dunes and Carmel Beach to the south and west.

The buildings on lots #2 through #5 are contributors to the district. The recent (1972) house on Lot #1 is a non contributor.

D4. Boundary Description (Describe limits of district and attach map showing boundary and district elements.):

Five irregular adjacent lots bound by San Antonio Avenue on the **east**; **north,** by an access passageway from San Antonio Avenue and 4th running down to Carmel Bay; **south** by city-owned sand dunes and beach extending from Carmel Bay to San Antonio Avenue, **west** by irregular lot boundary lines of lots developed in 1970s sloping toward Carmel Bay.

(Continuation Sheet)

D5. Boundary Justification:

The district includes Lots #1 thru #5 of the Sand & Sea Subdivision of 1941. It is bounded on the north, and northeast by N. San Antonio Road, and a private residential parcel, on the west by the Patterson Subdivision of 1972, and on the southwest and south by the public lands of the City of Carmel-by-the-Sea. The district includes only those lots of record noted above.

D6. Significance: Theme *Architectural Development in Carmel* **Area** *Carmel-by-the-Sea*

Period of Significance *1880-1941* **Applicable Criteria** *CR#3* Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Konigshofer-White Sand and Sea District is significant under California Register Criteria #3 in the area of architectural development as a district of four intact houses designed by architect Jon Konigshofer for Real Estate Agent Elizabeth McClung White in 1941. Originally five distinct houses (two with detached garages) were designed. Only the two-story garage of Plot #1 was built, and a house was later added in 1972 by architect Warren Thompson. The other four houses, # 2, 3, 4, and 5 were all built and have had virtually no modifications. The blending of modern architectural materials with the natural site, the use of open plans and minimum maintenance were all important factors in the designs which are part of the Second Bay Area Tradition that was celebrated in Sunset Magazine and popularized by such architects as William Wilson Wurster, Harwell Hamilton Harris, Henry Hill, Clarence

(See Continuation Sheet)

D7. References (Give full citations including the names and addresses of any informants, where possible.):

1. Carmel Building Records, Planning Department, City Hall, Carmel
2. Carmel Historical Context Statement 1997
3. Original Plot Map (1941) by Jon Konigshofer for E. M. White

(See Continuation Sheet)

D8. Evaluator: *Richard N. Janick* **Date:** *8/28/2002*

Affiliation and Address: *Richard N. Janick, P.O. Box 223408 , Carmel, CA 93922*

D. 4 Boundary Description (Continued from Page 2)
Construction History
1. Permit #912 (August 2, 1941) Only two-story garage constructed. Original plans in file of attached gable roof house (not constructed) (Plot 1)
   a. Permit #73-22 (January 31, 1973) New residence built by Patterson Family utilizing existing garage. Architect: Warren Thompson
2. Permit #848 (May 5, 1941) House No. 2 (Plot 2)
3. Permit #847 (May 6, 1941) House No. 3 (Plot 3)
   a. Permit #959 (October 29, 1941) 2-car detached garage for House No. 3
4. Permit #844 (May 5, 1941) House No. 4 (Plot 4)
   a. Permit #960 (October 29, 1941) 1-car detached garage for House No. 4
5. Permit #849 (May 6, 1941) House No. 5 (Plot 5)

D. 7. References (Continued from Page 2)
4. Plot Map (1966) by Clayton Neill Engineering - Original permit #s, dates and common names for each house
5. "Privacy in a Group," House No. 3- Sand & Sea designed by Jon Konigshofer, Sunset Magazine, January 1947. Photography by Morley Baer
6. Hale, Sharon, "A Tribute to Yesterday," 1980. Valley Press

D. 6. Significance (Continued from Page 2)
Mayhew and Gardiner Dailey, all of whom built houses in Carmel from the 1930s to the 1960s.

The Bay Area Tradition was coined by critic Lewis Mumford in an exhibition about Bay Area architecture in 1949 at the Civic Center Museum in San Francisco to describe the fusion of Modern Architecture materials and processes with the aesthetics and planning principles of the Craftsman Movement. The E.M. White houses by Konigshofer are perfect examples of this new genre that saw the new modest flat roof open plan houses become the heir of the single-wall gabled roof Craftsman Cottages of the 1920s and 30s. Eighty percent of the original development is intact which meets District definition standards, and the designs meet the criteria for architectural development as stated in the Carmel Historical Context Statement of 1997.

JON KONIGSHOFER
Born in Alameda, CA on January 13, 1907, Jon received his basic education locally. He spent two years at the University of Oregon prior to a stint as a merchant seaman that took him to New York. While in New York, he studied at the Art Students League with the view of becoming a magazine illustrator. Konigshofer had also studied design at the Oakland College of Arts and Crafts under Xavier Martinez and Hamilton Wolfe, supporting his studies as a draftsman with a local architectural firm. He came to Carmel in 1937 where he went to work for M. J. Murphy as a designer. He soon left the firm to strike out on his own.

He worked on the design of John Gardener's Tennis Ranch in Carmel Valley and remodeled the Pine Inn for Harrison Godwin and the LaPlaya Hotel for Fred Godwin. His first house design was for J. D. Greenan in 1938, a ranch style overlooking Mission Fields. His second design was for Marie Spreckels Elezalde. He did a lot of work at Pebble Beach including Big Crosby's house. In 1941, when Hollywood producer John Nesbitt brought in Frank Lloyd Wright to design and build a home for him in Pebble Beach, Jon Konigshofer was selected to supervise the project. Unfortunately, the building was never constructed, the principal reason being Wright's unwillingness to provide Nesbitt with a firm cost estimate for the building and the beginning of World War II.

Although never licensed as an architect, Jon Konigshofer's residential designs drew much attention and many were published in leading popular and professional journals in the late 1940s and 1950s. His work appeared in "Architectural Forum," "The Architectural Record," "House Beautiful," "Sunset," "House and Garden" and yearbook of the Encyclopedia Britannica.

In March of 1952, "Life Magazine" featured his "Hillside House" as affordable residential housing under $10,000. Konigshofer's knowledge of Wright's concept of the Usonian House is clearly evident in his own designs. Jon Konigshofer is credited with at least 50 homes in Pebble Beach and more than 150 buildings, residential and commercial, on the Monterey Peninsula.

Elizabeth McClung White worked in the real estate business in Carmel as early at 1922 and particularly for Coastal Properties in the 1930s and 40s. She was also at one time an assistant manager of the Mission Ranch. A medical scholarship at the University of Virginia exists in her name.

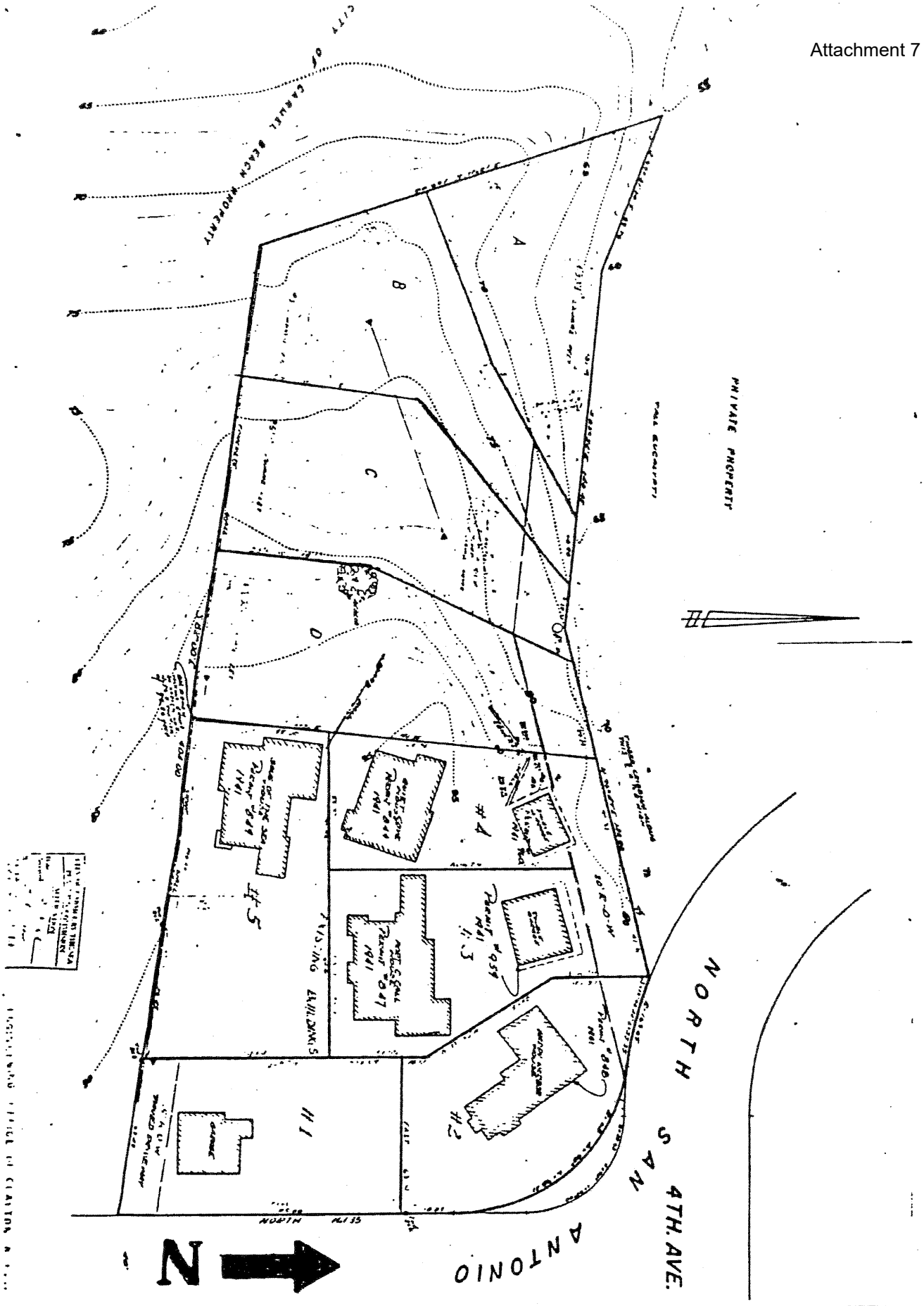
The Konigshofer-White-Sand & Sea District clearly meets the criteria under architectural development as stated in the Carmel Historic Conte Statement (1997).

P. 3 Description (Continued from Page 1)

The siting of each house in the district takes into account the topography of the land and is respectful of the sight lines to the sand dunes of Carmel Beach. The individual lots are all irregular in plan, and the houses are situated on stepped terraces to allow each an unobstructed view of the sand dunes and Carmel Beach to the south and west.

Four of the originally planned five houses were constructed according to the drawings on file with the Carmel Planning Department, and have little or no evidence of alteration over time. Two detached garages to the north have been modified. A fifth house, originally planned for Lot #1 only had its garage base built. In 1972 a modern residence was constructed on the site, which is listed as a non contributor to the district.

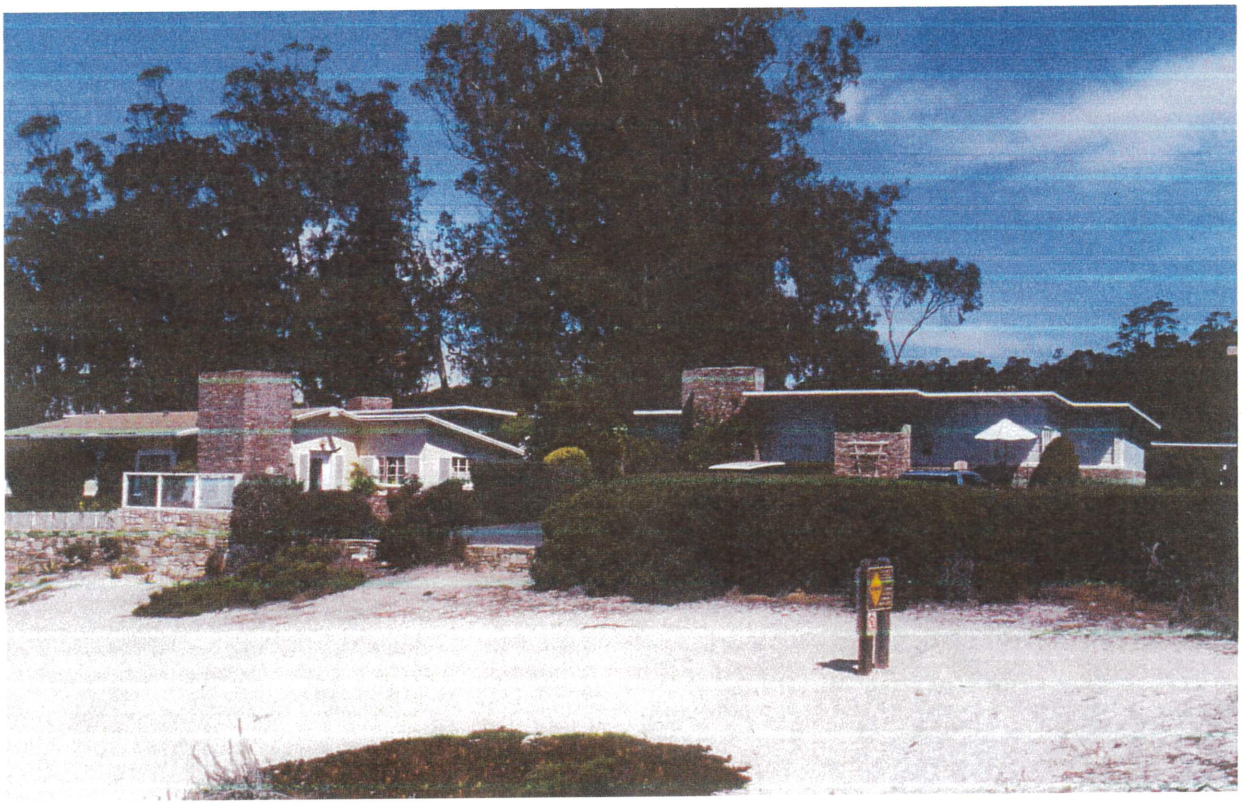
Attachment 7



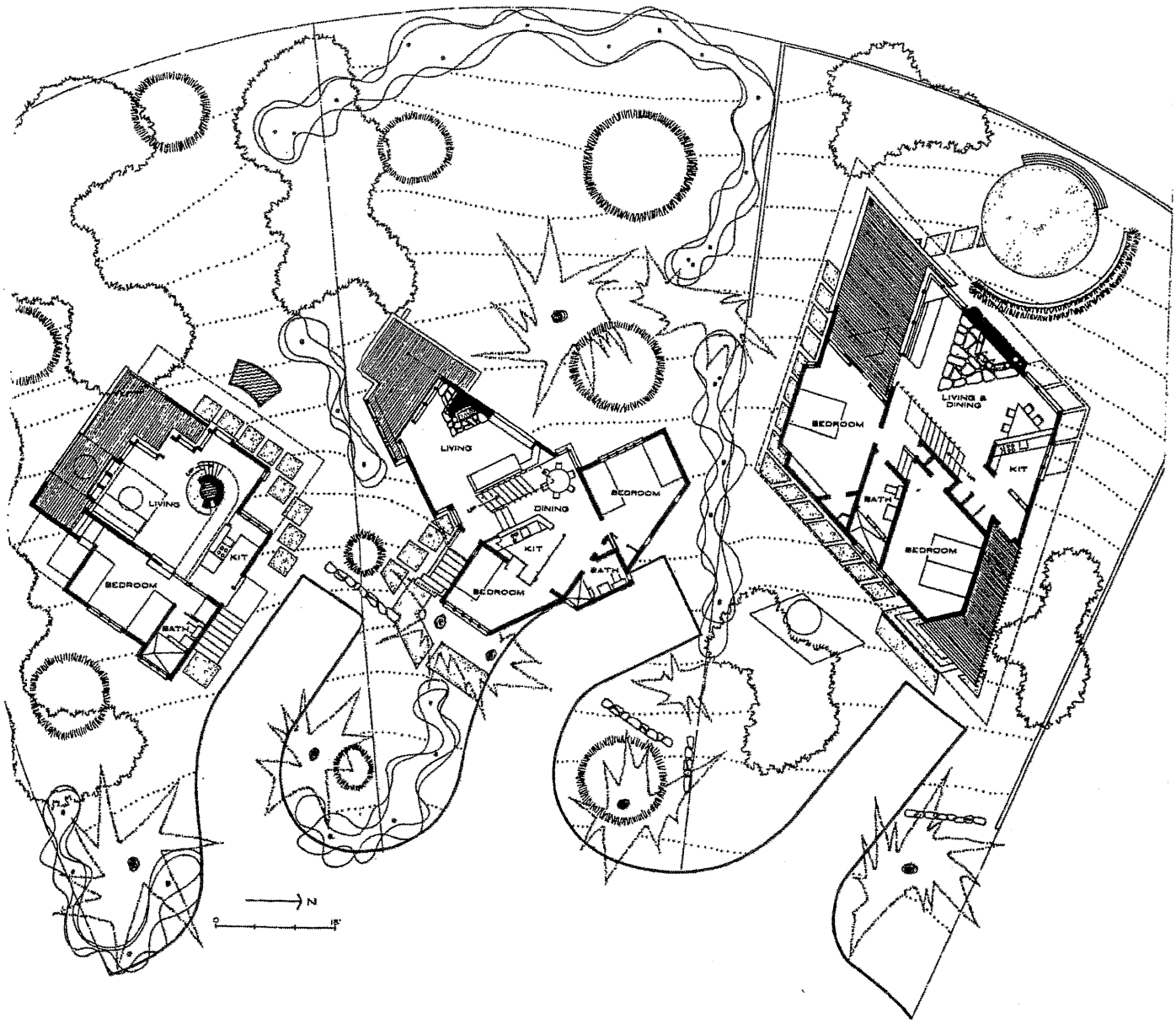
Looking North at modern "Sand & Sea" housing cluster, off 4th & San Antonio, 1941, by Jon Konigshofer, DPR523 image.

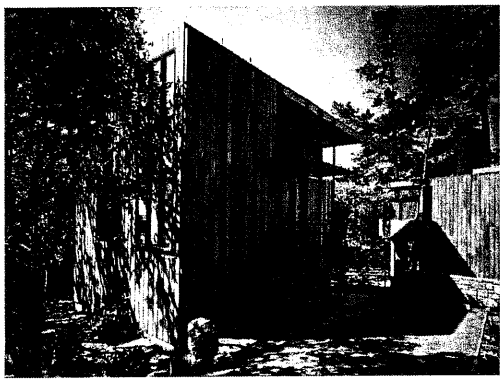


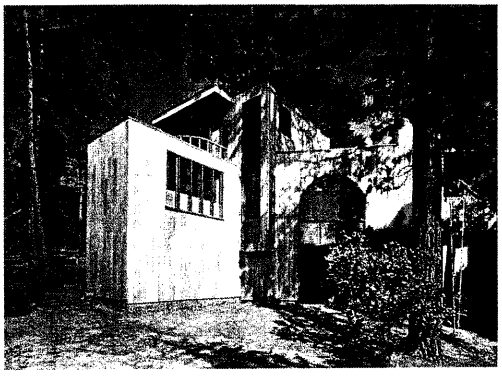
1950



2010









Looking at Albert H. Hills "Three Sisters" modern cluster, on Lopez 1963, note materials, natural setting, Photos unknown.

Attachment 7

Editorial

CEQA can't catch a break

PITY THE poor California Environmental Quality Act. For decades, it was royalty in the Golden State, overriding local control of land uses, empowering environmentalists, frustrating property owners and giving thrills to all those narcissistic activists you see at every city council and county board of supervisors meeting.

So worshipped was CEQA, you'd think it was more infallible than the pope. At least, from the 1970s until just a few years ago, it was treated that way.

But things started to change when powerful politicians and their union allies started noticing that CEQA was getting in the way of projects that would benefit them. Sure, some poor schlub with an undeveloped lot in the middle of a city might spend years trying to figure out what CEQA required him to do, and then even longer in court trying to prove he did it, but when big-money projects started to get the same treatment, the Legislature and the governor rushed to create exemptions. Outstanding examples of this "good for thee but not for me" are the NFL football stadium in Inglewood, the NBA arena in Sacramento, freeway widening projects from San Diego to Eureka, all sorts of "sustainable" transportation proposals, and even major housing developments, provided they served a favored constituency.

As the years went by, it wasn't just things the politicians liked that were lost in the CEQA labyrinth. So destructive was the law, it created a massive housing shortage that even the most ardent no-growther could no longer ignore. And that's when things like the state housing mandates started to emanate from Sacramento — once again overriding local control over land uses, but this time, instead of blocking new development, the legislature and the governor started requiring it and waiving CEQA rules to make sure it happens.

And then came the fires in Los Angeles. This week, Gov. Gavin Newsom issued an executive order suspending not CEQA, but its evil twin, the Coastal Act, to help get the thousands of homes destroyed in Pacific Palisades and other communities rebuilt.

"We will not let over-regulation stop us from helping the L.A. community rebuild and recover," Newsom said.

The step came just days after the governor issued a separate order waiving environmental review and permitting requirements under the California Environmental Quality Act that he said would have resulted in delays for rebuilding efforts.

The entire effort led the Sacramento Bee to ask, "Do environmental rules even matter?"

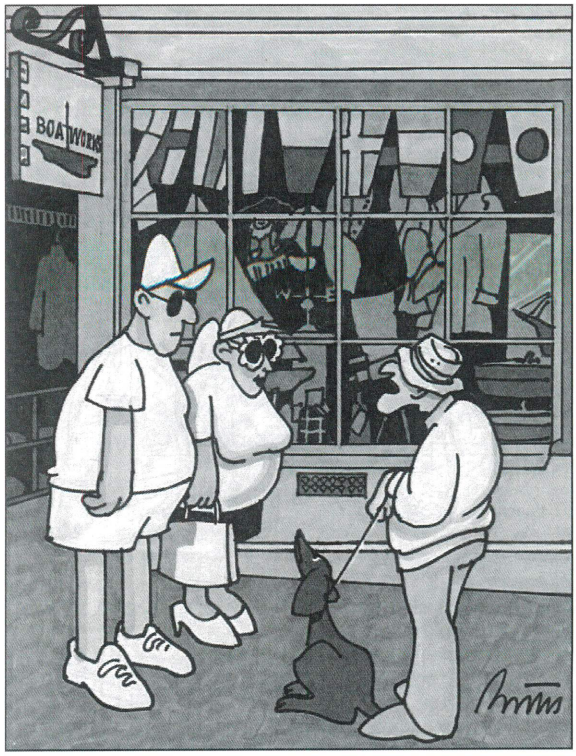
"It is remarkable that Newsom put the Coastal Commission in a choke hold," wrote Tad Weber. "Over-regulation is the charge Republicans have leveled at the commission for years."

Environmental laws to protect species, be they plants or animals, "exist for a reason," Weber observed. "To keep mankind from exterminating creatures and polluting the planet, the only home for humans. But recent history shows how the rules meant to protect nature can also be abused to stop almost anything from being built."

You don't say!

California is finally acting with common sense when it comes to balancing environmental concerns with human needs. What's a shame is that it took so long — and a massive housing shortage and a deadly fire catastrophe — to get them to do it.

BEST of BATES



"You're asking me how to get to Porta Bella? My memory went out when Doc Staniford's Drug Store folded."

Letters to the Editor

The Pine Cone encourages submission of letters which address issues of public importance. Letters cannot exceed 350 words, and must include the author's name and home town. We reserve the right to determine which letters are suitable for publication and to edit for length and clarity.

The Pine Cone only accepts letters to the editor by email. *Please submit your letters to mail@carmelpinecone.com*

Preserving Flanders

Dear Editor,

The Friends of Mission Trail Nature Preserve board of directors would like to respond to the "Flanders Birthday" letter published in last week's Pine Cone. Our goal is to clarify certain misleading statements and share insights into our vision for Flanders Mansion, ensuring its place as a cherished part of the preserve, which we are honored to steward.

The Flanders Mansion Restoration Committee (part of Carmel Outlands) describes its proposal as a "low-impact plan that protects the property, complements Mission Trails, respects the neighborhood, and ensures financial sustainability." To the contrary, the proposal seeks to transform Flanders into a publicly accessible "event destination" where the appointed executive director and his family may reside, manage a commercial enterprise, and operate the property as a "museum," misleadingly asserting that this use would involve no "personal gain."

Carmel Outlands' proposal overlooks the significant ramifications to the Mission Trail's habitats, trails, and wildlife. It also exposes Hatton Road and many surrounding area residents to the dangers and disruptions of increased traffic, parking, and noise, which will necessitate a costly environmental impact study.

To protect one of the most inviting and historic properties in the Carmel region—loved by neighbors, dog enthusiasts, birders, and local tourists — our group has partnered with concerned neighbors who strongly oppose this proposal. Our subgroup, Friends for Flanders, will establish a self-funded fellowship program that offers the community direction on forestry management, climate change, native plant expertise, best practices for fire safety, and effective forest and beach conservation.

Using the Mission Trail Nature Preserve as a living laboratory, our group, which has a 15-year track record of fundraising and stewardship, will oversee the restoration of Flanders Mansion to provide housing for a "resident ranger" and fellows for a set term. This genuinely "low-impact" solution respects the neighbors' needs and leaves the preserve as intended: a place of tranquility and beauty.

While we await the city council's strategic priorities directive for an open, transparent process, we present this alternative option that preserves our local gem and benefits our entire community.

For more information about our

See **LETTERS** *page 29A*

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The Carmel Pine Cone
https://carmelpinecone.com

PUBLISHED EVERY FRIDAY

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The Carmel Pine Cone
was established in 1915 and is a legal newspaper for Carmel-by-the-Sea, Monterey County and the State of California, established by Superior Court Decree No. 35759, July 3, 1952

EXHIBIT 2

DYAR ARCHITECTURE

DATE: March 5, 2025

PROJECT: Hapuna Residence DS 24207
Mission Street (4) NE of First Avenue
Carmel-by-the-Sea, CA

TO: Chair LePage and Planning Commissioners

SUBJECT: Redesign of Residence

Dear Chair LePage and Members of the Planning Commission,

This letter is to describe our efforts to redesign the home in response to comments from neighbors and the Planning Commission at their November 13, 2024 hearing, as well as, from meetings with the adjacent neighbors who had impacts.

My understanding of the suggestions from the Planning Commissioners and these adjacent neighbors were the following:

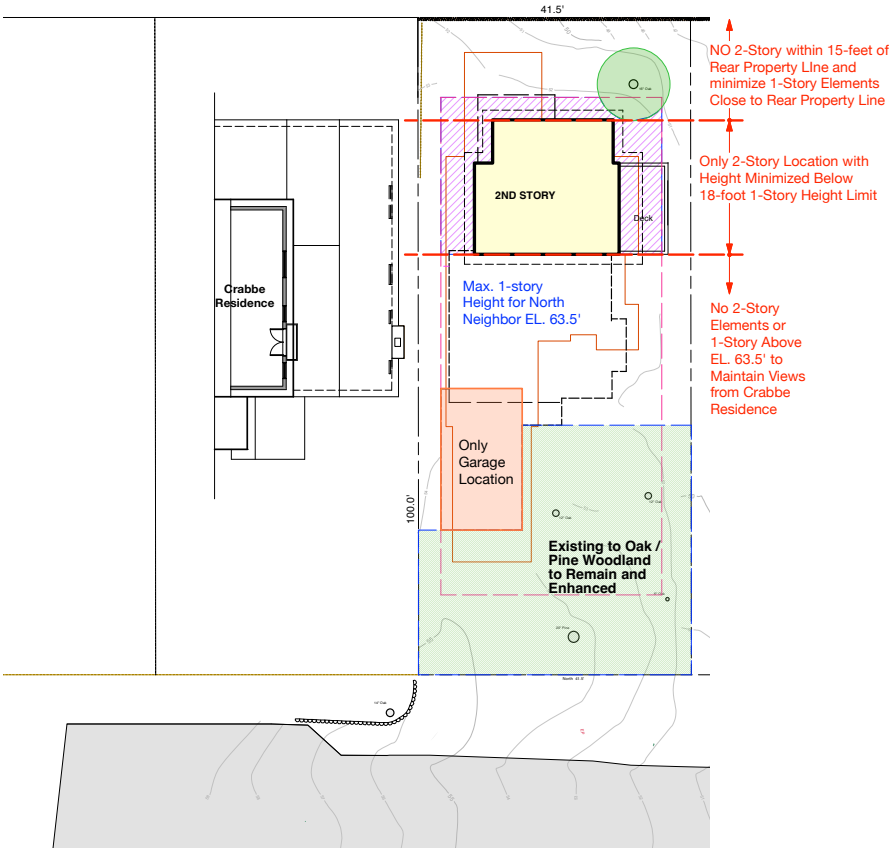
1. Do a redesign of the project to reduce the height of the second story even more for the neighbors to the East and Northeast to make the home less noticeable from their properties.

2. Work with the North neighbors to increase and maintain views from not only their 2nd story but also their windows on the first level.

3. Discuss / hold meetings with neighborhood members to understand their concerns and communicate the nature and details of the projects, including construction impacts, and address their concerns as much as possible.

We went back with an open mind to redesign the project to address these issues. As a starting point, however, we needed to consider the different needs of the North neighbors and those to the East, which are not the same, as well as, the primary design guidelines of maintaining, enhancing and subordinating the structure to the forest setting. The diagram below brings together these disparate issues and shows how they direct the design possibilities.

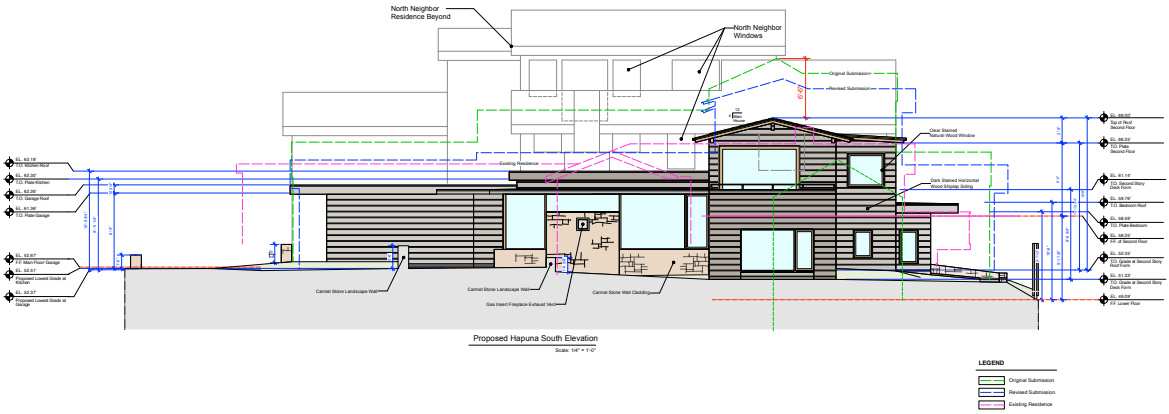
P.O. Box 4709 Carmel, CA 93921 831.250.7378 erik@dyararchitecture.com www.dyararchitecture.com



Hapuna Redesign Considerations

The Crabbe's to the North wanted to keep the house as low as possible from their windows (at upper and lower levels), the neighbors to the East wanted the structure farther away from their property line and lower. As you can see in the diagram, this along with a significant rear yard tree, significantly limits where you can have a 2nd story. The Crabbe's wanted a flat roof on the front part of the lot to maximize their views over it, similar to the existing roof. We have still prioritized maintaining the existing oak/pine woodland in the front which is critical to subordinate the house behind the trees. To maintain this open space, however, we did need to use a small 2-story element to make the house functional. This also guided the location of the garage, which needs to stay in the existing carport's general location away from the woodland

Our solution to meet all these differing constraints was to keep a low flat roof structure (not unlike the existing house) at the front; and at the back portion of the lot, create a split level lowering the floor 3'–7" from the entry level. This allows for a reduction (along with minimal plate heights and low sloping roof) in the 2–story height by 6'–6" from the original design. There was a discussion about considering a one–story house and this 2–story element is only 16'–8" maximum above grade, which is lower than what is allowed for a one–story home. Additionally, we shifted the 2nd story form farther away from the North neighbor, so it is now 8'–7" from the property line. Thus, even from the neighbor's one lower window which doesn't have full views across this property, it has been provided much more light and air. Finally, the first level bedroom in the rear yard has been shifted back 6'–3" from the original design. Now, this low element is barely visible at all above the existing fence from the Eastern neighbors.



After reviewing the revised plans and storypoles, the North neighbors, and the property owner to the East expressed their issues have been addressed and they no longer oppose the project.

Although compromised from the original, the new design, as with its northern neighbor, does maintain views from a 2nd level and 2nd level deck across the lower properties out toward the views of the forest and ocean. Thus, the guideline encouraging the sharing of views is addressed here.

The new design, based on its new massing and configuration and inspired by the early Carmel designs of Mark Mills and Henry Hill, uses horizontal shiplap stained siding, carmel stone accents, a slate roof on the two –story element and earth–tone gravel ballast on the flat roof.

We have had numerous meetings with many of the neighbors to explain our projects and hear their concerns. Many of the neighbors we spoke with, who had expressed concerns or signed the letter provided at the Nov. 13 hearing, were

happy to understand the projects better, happy we mitigated the view impacts and expressed no further opposition. Additionally, we have expressed our commitment to mitigating as much construction impacts as reasonably possible. The owners and potential builders intend to start and complete construction in one years time and utilize all three sites to reduce parking and other impacts on the neighborhood, as well as, establish good communication with everyone nearby to quickly address any concerns as they may arise, and of course , all City requirements will be met.

Sincerely,



Erik Dyar, AIA

MAR 10 '25 PM2:43

March 10, 2025

City of Carmel-By-The-Sea
MAR 10 2025
Office of the City Clerk

City of Carmel-by-the-Sea
PO Box CC
Carmel-by-the-Sea, CA
93921

Dear Mayor Byrne, City Council Members, and Planning Commissioners,

Erik Dyar hosted a presentation of the modifications to the third of the three adjacent proposed houses on Mission Street for we (the residents of the neighborhood) on March 6th. The residents most impacted by the proposal to build three adjacent modern houses met prior to the March 6th presentation. We discussed our concerns amongst each other and Greg Baladjanian volunteered to summarize our concerns in writing, and to read the concerns after Erik's presentation, if appropriate. When Erik finished his presentation, we gathered privately to discuss what we heard and if Greg's summary of concerns still stood. We decided it did, regrouped with Erik and the others, and Greg read the letter as attached. At that point there was an open discussion between the residents, architects, and a representative of the Lombardo law firm. We voiced our concerns regarding several items that had not been resolved.

After the meeting broke up, we gathered again to share and discussed everyone's impression of the meeting. The consensus was that the changes Erik presented did not address what we objected to, and what the Planning Commission advised him to do, that is, work with the neighborhood, make changes to the project, and consider single-story homes. Importantly, we all noted that the neighborhood residents were not consulted or even contacted until after the redesign was completed. This was very disappointing to us and inconsistent with what the Planning Commission articulated four months ago.

The redesign was limited to dropping the height of the back of the house to improve the view and privacy of the two adjoining homes. The design itself remained unchanged. After discussing this it became clear that Mr. Dyer and the project proponents remain steadfast to build three modern buildings whose architecture is completely out of character to the setting of existing traditional and historic homes in this neighborhood in the Carmel Woods urbanized forest. In fact, two historical cottages are directly across the street from the project. If approved, this proposal will change our neighborhood feel and charm. In addition, we are very concerned that this will set a bad precedent for future modern design proposals.

We amiably expressed our disagreements to Mr. Dyar, and to his refusal to change his design. We encouraged him to consider a design to be more in line with the existing charm of our neighborhood in order to harmonize the proposal with the historic setting and surrounding woodlands.

Our conclusion is that Mr. Dyar and the developer of this project have refused to accept the conclusions of 11/13/24 Planning Commissions directions of modifying the current design, reaching out to the residents, seeking agreement on something that works for the neighborhood,

making the homes single story, and modifying the exterior of the homes and roof lines to create the feel and character that Carmel has become so famous for all over the world.

Sincerely,
Neighborhood Residents

To: Erik Dyar — Architect for Collins application DS 24-207 March 6, 2025

Mr. Dryar, I would like to start by taking us back to the end of the last Planning Commission meeting held at the Carmel City Hall on 11/13/24. At the time you had the opportunity to make your closing rebuttal and we could not respond to your startling rebuttal to our community objection, who turned out in numbers at the city hall which has not been seen before for such applications.
What we heard in your closing minutes was astonishing and you set a tone with two remarkable accusations that I will recall again for this meeting:

1) We (the people of this neighborhood) were acting hysterical, and

2) we where ignorant of the quality of your unique design and the materials you intend to use etc.

I cannot but only describe your conduct towards us with only one word — hubris!
Defined as arrogant pride and presumptuous. Your excessive pride and defiance of what our neighborhood in unison was voicing our objection to your design proposal for this project is unacceptable. It was your attitude and not our community that responded with hysteria.

Having set this tone at that meeting, you are leaving us little to work with, because you cannot accept our objection to your design. Your proposed concept does not fit our neighborhood Architecture and what we believe is needed in this neighborhood of Carmel City to create physical and ecstatic harmony with existing historical Architecture. Carmel city is well known around the world for its charm, and we want to preserve it in our neighborhood, and this is why we elect our city government and expect our Mayor and our Planning Commission to protect this Architectural charm.

I would like to remind and refresh our memory what was the conclusion by the Planning Commission at the 11/13/24 meeting, which should be a part of the recorded minutes of that meeting. With all that was said by the commissioners, these were their salient points and conclusion:

1) The design should seriously take into consideration a single story structures to alleviate the objections for neighbor view obstruction.

2) The design should take into consideration the Carmel character, and especially the number of historical homes just on Mission street that directly are across the street from the project of the proposed three homes under consideration.

I need to remind you that the Planning Commission at the time was not made aware, until the end of that meeting, that there was such a large presence of Historical Homes on mission street alone. Nor did the staff check the authenticity of what was in the submitted application to be true. It was up to us the people of the neighborhood to correct the facts in the application.

Finally, instead of taking into account the conclusions and direction of the Planning Commission, you continued to mostly ignore the Commissions direction to go back to the drawing board, and change the design that would be compatible with the existing historical architecture on Mission

street. Instead you proceeded to ignore the conclusions and recommendations of the 11/13/24 Planning Commission with the exception of lowering the two story height on house # 1 of the project to accommodate and relieve view obstruction to the adjoining house owned by the Crab family. And the rest of the project is business as usual. As we review your final presentation of the design of the three homes, it is like we are living in two different neighborhoods. On the west side of mission street the homes are traditional Carmel Cottage Architecture and the east side, startling modern. The contrast is as if the two Architectures are in conflict with each other. This is the opposite of charm and the Urban Forrest theme that Carmel has been promoting since its beginning.

Finally, we refuse to let you to continue to defy us, and the Planing Commissions advice, by continuing this game of attrition and bifurcating the project of three house development as single house construction to get around the regulations that the Planning Commission and their staff must comply with before they can go forward with the permitting phase.
It is clear at this time that you refuse to change the Architecture of your design which does not belong in our neighborhood and devoid of Carmel Historical Charm.
Let me take this opportunity and explain what we mean by charm: Charm is the power or quality of giving delight or arousing admiration. It also evokes an attractive or enticing quality.
This is what attracts people to Carmel City, this harmony of quaint Architecture set in a natural environment of Urban Forrest.
The home must evoke this quality (feeling) of giving delight and attractiveness to the senses that is the eye and thought, and this is what separates Historical Carmel from other towns and cities. Why would we want to destroy this quality that is our heritage given to us from the beginning of this city. It is our responsibility to preserve it! This responsibility is the residents and the elected officials of Carmel City.

Greg Baladjanian

[redacted]

Carmel by the sea CA 93921

From: **Bernard Trainor** <bernard@groundstudio.com>
Date: Tue, Mar 11, 2025 at 9:26 AM
Subject: Project: DS 24207 (Hermle-Collins)
To: <jolander@ci.carmel.ca.us>

Jake Olander, Planner
Project: DS 24207 (Hermle-Collins)
jolander@ci.carmel.ca.us

Good Morning Jake -

I am writing in support of the project listed above with Erik Dyar as architect

The way in which the buildings respond to the particular context is consistent with the history of regional buildings here in Monterey County, in particular Carmel and the surrounding regions -

Henry Hill, Mickey Muennig, Frank Lloyd Wright, David Allen Smith, George Brook-Kothlow, and many others have created architecture that appears to be embedded in the landscape, meaning of the place.

I think a diverse range of architecture is an asset for a community, and in particular designs that are unique to the genius loci of the place where they are created. I will continue to encourage projects where this is the vision of the designers.



BERNARD TRAINOR
Founding Partner

C / 831.601.5252
537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM

Please note that Ground Studio has adopted a Compressed Two-Week Schedule. Our office will be closed on alternate Fridays.
VIEW CALENDAR

March 11, 2025

City of Carmel-By-The-Sea
MAR 11 2025
Office of the City Clerk

City of Carmel-by-the-Sea
PO Box CC
Carmel-by-the-Sea, CA
93921

Dear Planning Commissioners,

The information included in this packet involves violations and possible fraud regarding water credits associated with the three proposed homes on Mission Street that you are reviewing. It includes before and after photos, and copies of letters of non-compliance issued by the Water District. We have filed actions at the appropriate Monterey County offices who will be investigating. We are formally requesting you also investigate this to resolution before any further processing of the permit applications. Please have this packet on hand for reference as we will discuss this in more detail at the Planning Commission meeting.

Sincerely,
Carmel Woods Residents

cc City Council

Xochitl Marina Camacho
MontereyCounty Clerk-Recorder
Recorded at the request of
MONTEREY PENINSULA WATER MAN

2023039720

11/09/2023 11:56:18
Titles: 1 Pages: 2
Fees: $0.00
Taxes: $0.00
AMT PAID: $0.00

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

Recording Requested by:
Monterey Peninsula Water Management District

And When Recorded Mail To:
Monterey Peninsula Water Management District
Post Office Box 85
Monterey, California 93942-0085

Recording Fee Exempt Section 27383 Gov Code

NOTICE OF NON-COMPLIANCE WITH WATER CONSERVATION REQUIREMENTS

NOTICE IS GIVEN that the Monterey Peninsula Water Management District (hereinafter referred to as the Water Management District), duly formed as a water district and public entity pursuant to the provisions of law found at Statutes of 1977, Chapter 527, as amended (found at West's California Water Code Appendix, Chapters 118-1 to 118-901), finds the real property referenced below as "Subject Property" to be in violation of Water Management District rules and regulations.

NOTICE IS FURTHER GIVEN that the real property affected by this Notice of Non-Compliance is situated in the **City of Carmel-by-the-Sea**:

MISSION ST, 3 SOUTHEAST OF VISTA AVE, CARMEL, CA 93923
CARMEL BY THE SEA ADD 4 LOT 6 BLK 8
ASSESSOR'S PARCEL NUMBER 010-112-012-000

This real property is hereinafter referred to as the "Subject Property." The Subject Property is located within the jurisdiction of the Water Management District. **The Collins Hermle Family Trust dated March 2017** is record Owner(s) of the Subject Property.

NOTICE IS FURTHER GIVEN that based upon information obtained by the undersigned within the scope and course of his/her official duties and employment with the Water Management District, it has been determined that the Subject Property has not complied with Water Management District Regulation XIV and/or Regulation XV.

NOTICE IS FURTHER GIVEN that the Water Management District shall suspend processing of any application with respect to the Subject Property until such time as the violation has been corrected.

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

This document shall provide NOTICE of the defect referenced above.

This Notice shall act as a deed restriction upon the Subject Property, and shall be removed when the Subject Property has been deemed to have complied with Water Management District rules and regulations as determined by the General Manager. This document shall be enforceable by the Water Management District or any public entity that is a successor to the Water Management District. Evidence of compliance shall be shown by recordation of a subsequent Notice of Compliance which has been executed by a duly authorized representative of the Water Management District.

This Notice is placed upon the Subject Property. Any transfer of this property, or an interest therein, is subject to its terms.

If any provision of this Notice is held to be invalid, or for any reason becomes unenforceable, no other provision shall thereby be affected or impaired.

By: _____ **Dated:** 11/9/2023

Tricia Nguyen, Conservation Representative
Monterey Peninsula Water Management District

Attachment 11

NP

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G • P.O. BOX 85 • MONTEREY, CA 93942 • (831) 658-5601 • Email conserve@mpwmd.net • www.mpwmd.net

RESIDENTIAL INSPECTION REPORT

3/4/22

Conservation: ☒ Change of Title ☐ Admin Compliance ☐ Pre Inspect ☐ Water Permit Final ☐ Re-Inspection ☐ Rebate

PROPERTY ADDRESS: MISSION ST, 3SE OF VISTA AVE.

CITY: CARMEL BATHROOMS: FULL 1 ½ 1 Other

ASSESSOR'S PARCEL NUMBER: 010 - 112 - 012 E-mail

OWNER'S NAME: COLLINS/HERMLE PERSON CONTACTED: MARK

☒ SINGLE FAMILY ☐ CONDO ☐ AUXILLARY UNIT ☐ MULTI FAMILY

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

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

WATER FIXTURE INVENTORY:

Name of fixture	Fixture Count	Efficiency	Remarks/Location
Washbasin	11	1.2GPM	
Toilet	1 1.6 w/	1.28GPF	1.6 - 1
Large Bathtub (over 55 gal.)	—		
Standard Bathtub or Shower Stall (with one Showerhead)	1	2.0GPM	
Additional Showerhead	1		
Kitchen Sink/Dishwasher	1	1.8GPM: FRIG, FBD2400KASB	
Dishwasher, additional	—		
Laundry Sink or Utility Sink	1	4.0GPM	
Clothes Washer	1	WILL NOT BE	
Bidet	—		
Bar Sink/Vegetable Sink/Entertainment Sink	11	1.8GPM	
Instant-Access Hot Water System	NO		
Swimming Pool (square-feet of surface area)	—		
Rain Sensor/Soil Sensor	—		
Rainwater Harvesting Capacity/Cistern Gallons	—		
Sub-metering (in line meters)	—		
Separate meter requirement	—		

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

Inspector's Notes: ALSO KNOWN AS MISSION, 4NE OF 1ST.
REPLACE TOILET W/ 1.28 GPF TOILET. INSTALL AERATOR TO THE 1.8GPM LAVATORY FAUCET. EMAIL RECEIPT FOR TOILET TO TRICIA@MPWMD.NET

ACTION REQUIRED

☒ Items not in compliance **must be corrected** within thirty (~~30~~ 180) days. OF COE

☐ **Re-inspection required.** Please call 658-5601 to schedule. (Re-inspection Fees of $110.00 are required prior to inspection.)

☒ Provide itemized receipts for ~~Toilets~~, Showerheads, Rain Sensor installation and signed "Water Efficiency Standards Certification" form. Mail documents to P.O. Box 85, Monterey, CA 93942; or email conserve@mpwmd.net.

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

Mark Ryan 6/20/23 — 6/20/23

Acknowledgment of Receipt — Date — MPWMD Representative — Date

See Important Terms and Conditions on back of form.

IMPORTANT TERMS AND CONDITIONS

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

NOTICE

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

SUMMARY OF WATER EFFICIENCY STANDARDS[2]

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

- High Efficiency Toilets with a maximum flush capacity of 1.28 gallons;
- Showerheads shall not exceed maximum flows of 2.0 gallons-per-minute;
- Kitchen, Utility and Bar sink faucets must flow at no more than 1.8 gallons-per-minute;
- Washbasin faucets must flow at no more than 1.2 gallons-per-minute;
- Automatic shut off faucets must flow at no more than 0.25 gallon-per-minute;
- Rain Sensor must be installed with automatic irrigation.

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

- Urinals flush with no more than 0.125 gallon per flush;
- High Efficiency Dishwasher and Clothes Washer;
- Instant-Access Hot Water Systems. Hot water must be available at any access point within ten (10) seconds;
- Drip irrigation for all non-turf landscaping, where appropriate;
- Landscaping that complies with District Rule 142.1, Water Efficient Landscape Requirements;
- Weather-Based Irrigation System Controllers; Rain Sensor; Rotating Sprinkler Nozzles.

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

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

Disclaimer Notice

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

For information on Water Credits and High Efficiency Appliances see MPWMD Rule 25.5 *"Water Use Credits and On-Site Water Credits"* on our website at: www.mpwmd.net.

---

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

[2] *This text is a summary of MPWMD water conservation requirements The text of Regulation XIV shall prevail in the event of any discrepancy between this summary and that regulation. The full regulation can be found at www.mpwmd.net*

PRIOR
TO JUNE
2023
DANISH
JACK DANIEL'S
JACK DANIEL'S



Attachment 11



Attachment 11



Attachment 11

Bathroom
Installed
June 2023

Attachment 11

Xochitl Marina Camacho
MontereyCounty Clerk-Recorder
Recorded at the request of
MONTEREY PENINSULA WATER MAN

2023039718

11/09/2023 11:51:31
Titles: 1 Pages: 2
Fees: $0.00
Taxes: $0.00
AMT PAID: $0.00

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

Recording Requested by:
Monterey Peninsula Water Management District

And When Recorded Mail To:
Monterey Peninsula Water Management District
Post Office Box 85
Monterey, California 93942-0085

Recording Fee Exempt Section 27383 Gov Code

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ASSESSOR'S PARCEL NUMBER 010-112-013-000

This real property is hereinafter referred to as the "Subject Property." The Subject Property is located within the jurisdiction of the Water Management District. **The Collins Hermle Family Trust dated March 2017** is record Owner(s) of the Subject Property.

NOTICE IS FURTHER GIVEN that based upon information obtained by the undersigned within the scope and course of his/her official duties and employment with the Water Management District, it has been determined that the Subject Property has not complied with Water Management District laws, rules or regulations and that Subject Property has installed water fixtures without a Water Permit.

NOTICE IS FURTHER GIVEN that the Water Management District shall suspend processing of any application with respect to the Subject Property until such time as the violation has been corrected.

This document shall provide NOTICE of the defects referenced above and NOTICE that Water Management District Rule 119.3-A allows the Water Management District to collect

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

charges and penalties due by making the same a lien upon the real property and collectible at the same time and in the same manner as taxes and assessments are so collected upon such property.

This Notice shall act as a deed restriction upon the Subject Property, and shall be removed when the Subject Property has been deemed to have complied with Water Management District rules and regulations as determined by the General Manager. This document shall be enforceable by the Water Management District or any public entity that is a successor to the Water Management District. Evidence of compliance shall be shown by recordation of a subsequent Notice of Compliance which has been executed by a duly authorized representative of the Water Management District.

This Notice is placed upon the Subject Property. Any transfer of this property, or an interest therein, is subject to its terms.

If any provision of this Notice is held to be invalid, or for any reason becomes unenforceable, no other provision shall thereby be affected or impaired.

By: _____ **Dated:** 11/9/2023

Tricia Nguyen, Conservation Representative
Monterey Peninsula Water Management District

IMPORTANT TERMS AND CONDITIONS

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

NOTICE

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

SUMMARY OF WATER EFFICIENCY STANDARDS[2]

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

- High Efficiency Toilets with a maximum flush capacity of 1.28 gallons;
- Showerheads shall not exceed maximum flows of 2.0 gallons-per-minute;
- Kitchen, Utility and Bar sink faucets must flow at no more than 1.8 gallons-per-minute;
- Washbasin faucets must flow at no more than 1.2 gallons-per-minute;
- Automatic shut off faucets must flow at no more than 0.25 gallon-per-minute;
- Rain Sensor must be installed with automatic irrigation.

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

- Urinals flush with no more than 0.125 gallon per flush;
- High Efficiency Dishwasher and Clothes Washer;
- Instant-Access Hot Water Systems. Hot water must be available at any access point within ten (10) seconds;
- Drip irrigation for all non-turf landscaping, where appropriate;
- Landscaping that complies with District Rule 142.1, Water Efficient Landscape Requirements;
- Weather-Based Irrigation System Controllers; Rain Sensor; Rotating Sprinkler Nozzles.

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

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

Disclaimer Notice

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

For information on Water Credits and High Efficiency Appliances see MPWMD Rule 25.5 *"Water Use Credits and On-Site Water Credits"* on our website at: www.mpwmd.net.

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

[2] This text is a summary of MPWMD water conservation requirements. The text of Regulation XIV shall prevail in the event of any discrepancy between this summary and that regulation. The full regulation can be found at www.mpwmd.net

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G • P.O. BOX 85 • MONTEREY, CA 93942 • (831) 658-5601 • Email conserve@mpwmd.net • www.mpwmd.net

RESIDENTIAL INSPECTION REPORT

Conservation: ☒ Change of Title 2/11/22 ☐ Admin Compliance ☐ Pre Inspect ☐ Water Permit Final ☐ Re-Inspection ☐ Rebate

PROPERTY ADDRESS: MISSION ST, 4 SE OF VISTA AVE

CITY: CARMEL BATHROOMS: FULL 11 ½ Other

ASSESSOR'S PARCEL NUMBER: 010 - 112 - 013 E-mail

OWNER'S NAME: COLLINS/HERMLE PERSON CONTACTED: MARK

☒ SINGLE FAMILY ☐ CONDO ☐ AUXILLARY UNIT ☐ MULTI FAMILY

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

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

WATER FIXTURE INVENTORY:

Name of fixture	Fixture Count	Efficiency	Remarks/Location
Washbasin	III	1.2GPM	
Toilet	II	1.28GPF	
Large Bathtub (over 55 gal.)	—		
Standard Bathtub or Shower Stall (with one Showerhead)	II	2.0 GPM	
Additional Showerhead			
Kitchen Sink/Dishwasher			
Dishwasher, additional			
Laundry Sink or Utility Sink			
Clothes Washer			
Bidet			
Bar Sink/Vegetable Sink/Entertainment Sink			
Instant-Access Hot Water System			
Swimming Pool (square-feet of surface area)			
Rain Sensor/Soil Sensor			
Rainwater Harvesting Capacity/Cistern Gallons			
Sub-metering (in line meters)			
Separate meter requirement			

2 UNPERMITTED SINKS FOUND BY MPWMD JUNE 23, 2023

No Water Credits are available for outdoor water fixtures, multiple utility sinks, 24 & 25.5)

Inspector's Notes: ALSO KNOWN AS MISSION, SUPERCEDE 6/20/23 REPORT. PERMIT OR REMOVE ERATOR THAT IS 1.6 GPM ON LAUNDRY UTILI

ACTION REQUIRED

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

☐ **Re-inspection required.** Please call 658-5601 to schedule. (Re-inspection Fees of $110.00 are required prior to inspection.)

☐ Provide itemized receipts for Toilets, Showerheads, Rain Sensor installation and signed "Water Efficiency Standards Certification" form. Mail documents to P.O. Box 85, Monterey, CA 93942; or email conserve@mpwmd.net.

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

Acknowledgment of Receipt Date MPWMD Representative 6/23/23 Date

See Important Terms and Conditions on back of form.

Attachment 11

NP

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G • P.O. BOX 85 • MONTEREY, CA 93942 • (831) 658-5601 • Email conserve@mpwmd.net • www.mpwmd.net

2/10/22 RESIDENTIAL INSPECTION REPORT

Conservation: [X] Change of Title [ ] Admin Compliance [ ] Pre Inspect [ ] Water Permit Final [ ] Re-Inspection [ ] Rebate

PROPERTY ADDRESS: MISSION ST, 4SE OF VISTA AVE.

CITY: CARMEL BATHROOMS: FULL 11 ½ Other

ASSESSOR'S PARCEL NUMBER: 010 - 112 - 013 E-mail

OWNER'S NAME: COLLINS/HERMLE PERSON CONTACTED: MARK

[X] SINGLE FAMILY [ ] CONDO [ ] AUXILLARY UNIT [ ] MULTI FAMILY

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

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

WATER FIXTURE INVENTORY:

Name of fixture	Fixture Count	Efficiency	Remarks/Location
Washbasin	III	1.2GPM	
Toilet	II	1.28GPF	
Large Bathtub (over 55 gal.)	—		
Standard Bathtub or Shower Stall (with one Showerhead)	II	2.0GPM	
Additional Showerhead			
Kitchen Sink/Dishwasher	I	1.8GPM TRIG, NOTE	
Dishwasher, additional	—		
Laundry Sink or Utility Sink	I	5.0GPM	
Clothes Washer	I		KENMORE, NOTE
Bidet	—		
Bar Sink/Vegetable Sink/Entertainment Sink	II	1.8GPM	
Instant-Access Hot Water System	NV		
Swimming Pool (square-feet of surface area)			
Rain Sensor/Soil Sensor	NA		
Rainwater Harvesting Capacity/Cistern Gallons	—		
Sub-metering (in line meters)	—		
Separate meter requirement	—		

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

Inspector's Notes: INSTALL AERATOR THAT IS 1.5GPM. EMAIL A PICTURE OF HEADER INSTALLED TO TRICIA@MPWMD.NET

ALSO KNOWN AS MISSION 3NE OF 1ST.

ACTION REQUIRED

[X] Items not in compliance **must be corrected** within ~~thirty (30)~~ 180 days. OF COE

[ ] **Re-inspection required.** Please call 658-5601 to schedule. (Re-inspection Fees of $110.00 are required prior to inspection.)

[X] Provide itemized receipts for Toilets, Showerheads, Rain Sensor installation and signed "Water Efficiency Standards Certification" form. Mail documents to P.O. Box 85, Monterey, CA 93942; or email conserve@mpwmd.net.

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

M. K Ryan 6/20/23 — 6/20/23

Acknowledgment of Receipt — Date — MPWMD Representative — Date

See Important Terms and Conditions on back of form.

IMPORTANT TERMS AND CONDITIONS

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NOTICE

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SUMMARY OF WATER EFFICIENCY STANDARDS[2]

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Disclaimer Notice

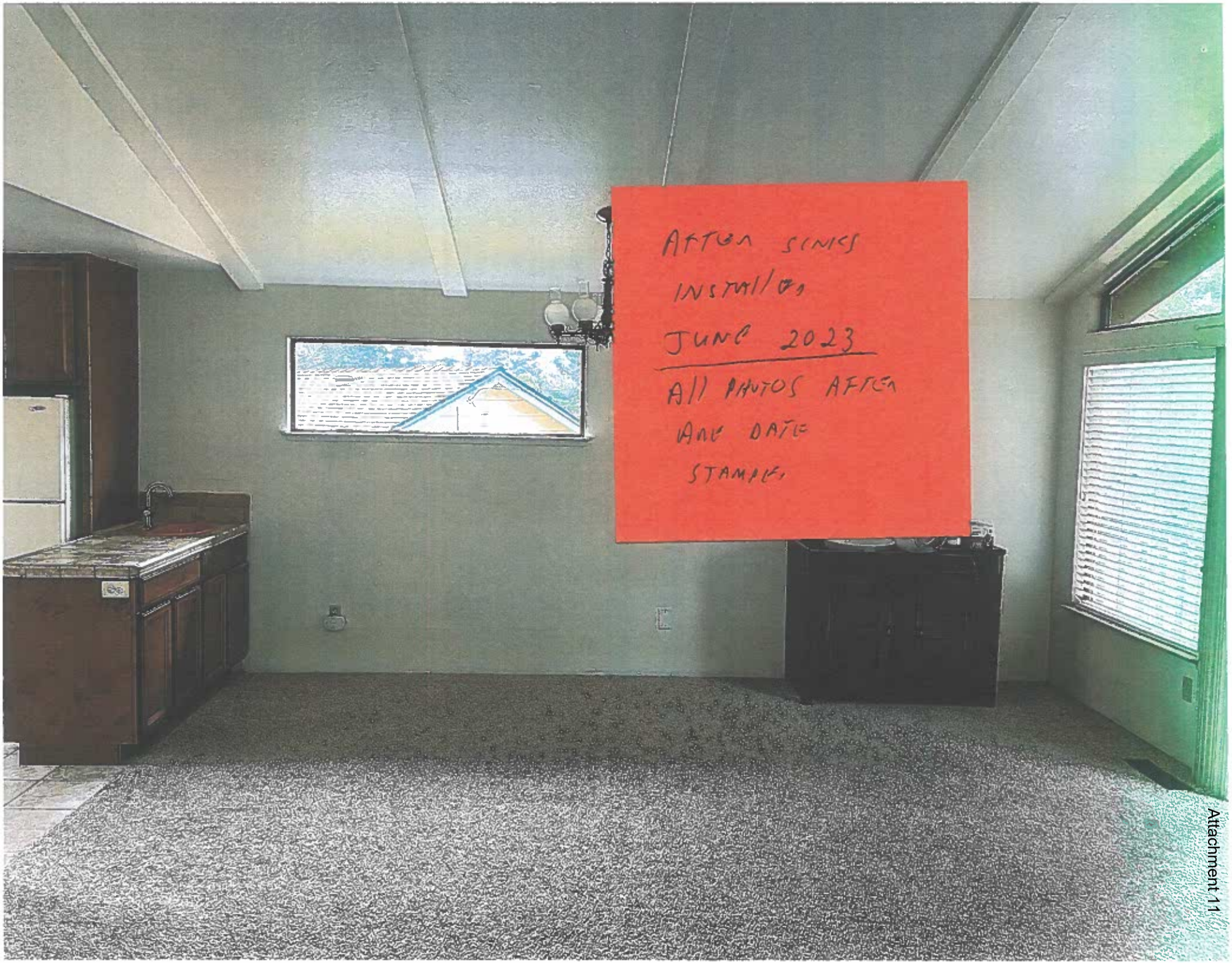
A fixture inventory performed by District inspectors does not "legalize" water. Contact your local jurisdiction to verify that proper permitting was done.

For information on Water Credits and High Efficiency Appliances see MPWMD Rule 25.5 *"Water Use Credits and On-Site Water Credits"* on our website at: www.mpwmd.net.

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

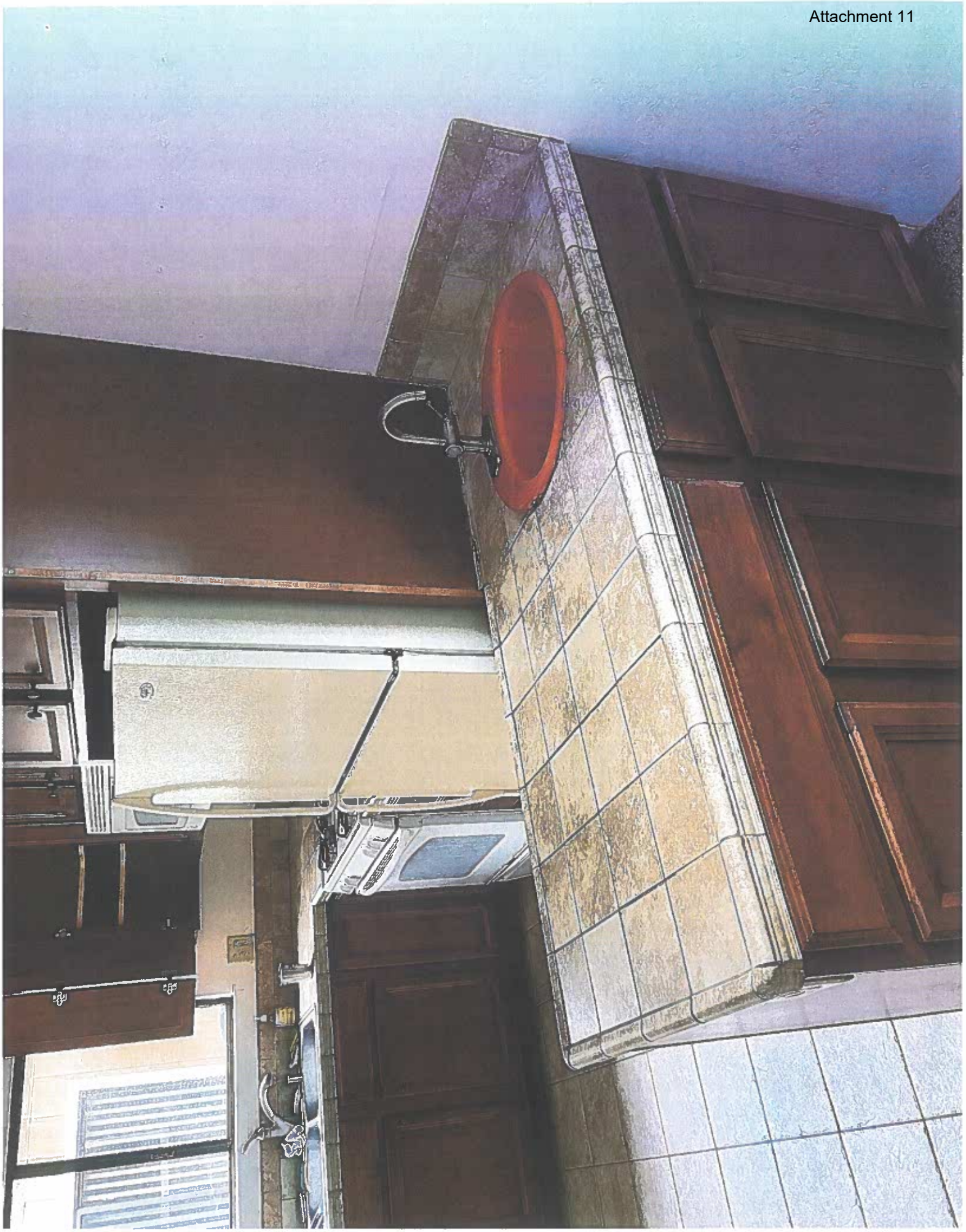
[2] *This text is a summary of MPWMD water conservation requirements. The text of Regulation XIV shall prevail in the event of any discrepancy between this summary and that regulation. The full regulation can be found at www.mpwmd.net*



Attachment 11


8:32
39
Carmel
May 31, 2022 12:45 PM

Attachment 11

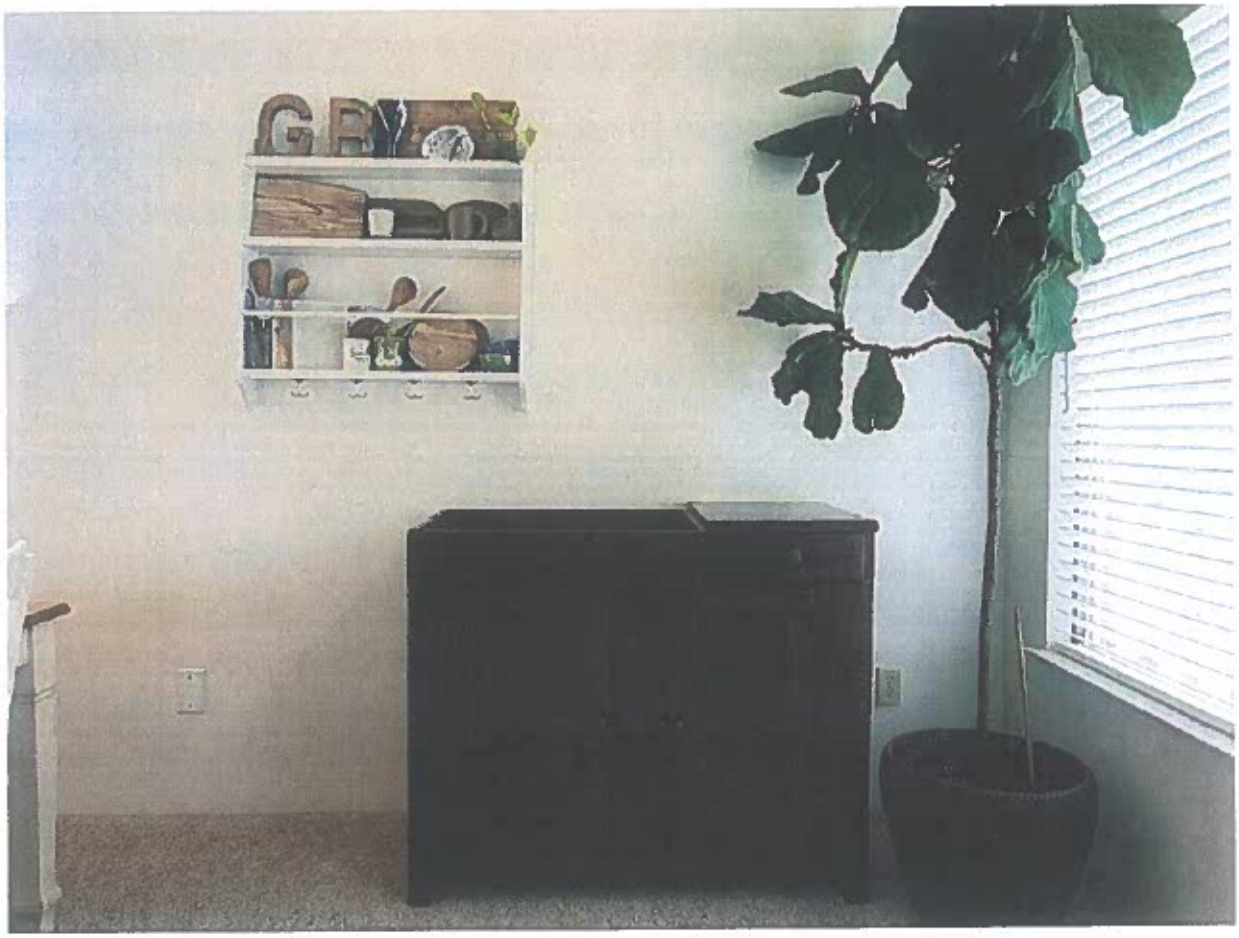



8:23
40
Carmel
May 31, 2022 12:45 PM

10:12

LTE 84

June 5, 2023
11:18 AM



MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

SECOND NOTICE

January 24, 2023

Craig Collins & Lynne Hermle
155 San Rafael Way
San Francisco, CA 94127

Subject: Mission St, 2 NE of 1st Ave, Carmel, CA 93921 **APN: 010-112-007-000**

Water Management District records indicate that the property transferred title on **March 4, 2022**. District Regulation 14 requires that the seller or buyer retrofit with water efficient plumbing fixtures upon change of ownership or use and provide proof of compliance to the District.

Although a passing inspection was performed on **May 13, 1994**, the property must comply with *current* water efficiency standards. **Please retrofit fixtures as needed to meet the requirements listed on the enclosed Water Efficiency Standards Certification form.**

In lieu of a site inspection, the District will accept a completed Water Efficiency Standards Certification form. Please include a copy of a receipt for the toilet (and rain sensor, if applicable, with a photo of the installation location of the rain sensor). District staff will then issue a Certificate of Compliance for the property transfer. **Please respond by April 30, 2023.**

OPTIONS, if a toilet receipt is unavailable:

1. You may submit a copy of a report from a home inspection performed by a licensed inspector, if it documents that the toilet is 1.28 gallons per flush or less.
2. Or you may submit photos of the toilet. Submit a photo of the label or stamp that shows that the toilet is 1.28 gallons per flush or less. (This stamp may be behind the seat hinge or inside the tank.) Also include a photo of the entire toilet in the bathroom.

If the fixtures on the property are not the same as on the inspection report, you will need to apply for a Water Permit and a final inspection will be required.

Properties not verified in compliance with the water efficiency standards are subject to recordation of a Notice of Non-Compliance on the property title. If a Notice of Non-Compliance is recorded, it will be your responsibility to pay recording fees of up to $133.10 to remove the Notice of Non- Compliance. If you have questions about retrofit requirements, District staff is available to assist you at (831) 658-5601.

Sincerely,

Carrie Osborn

Carrie Osborn
Conservation Technician
conserve@mpwmd.net

Enclosures: Latest Inspection Report, Water Efficiency Standards Certification form

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

FINAL NOTICE

June 28, 2023

Craig Collins & Lynne Hermle
155 San Rafael Way
San Francisco, CA 94127

Subject: Mission St, 2 NE of 1st Ave, Carmel, CA 93921 **APN: 010-112-007-000**

This letter is to inform you that a **Notice of Non-Compliance** will be filed with the Monterey County Recorder's office for failure to verify retrofit requirements for the subject property. The Monterey Peninsula Water Management District's water conservation law (Regulation 14) requires retrofitting with ultra-low flow plumbing fixtures upon change of ownership. As the owner of record, you have **68 days** to retrofit the property and submit a Water Efficiency Standards Certification before this action is taken.

Although a passing inspection was performed on **May 13, 1994**, the property must comply with *current* water efficiency standards. **Please retrofit fixtures as needed to meet the requirements listed on the enclosed Water Efficiency Standards Certification form.**

In lieu of a site inspection, the District will accept a completed Water Efficiency Standards Certification form. Please include a copy of a receipt for the toilet (and rain sensor, if applicable, with a photo of the installation location of the rain sensor). District staff will then issue a Certificate of Compliance for the property transfer. **Please respond by September 4, 2023.**

OPTIONS, if a toilet receipt is unavailable:

1. You may submit a copy of a report from a home inspection performed by a licensed inspector, if it documents that the toilet is 1.28 gallons per flush or less.
2. Or you may submit photos of the toilet. Submit a photo of the label or stamp that shows that the toilet is 1.28 gallons per flush or less. (This stamp may be behind the seat hinge or inside the tank.) Also include a photo of the entire toilet in the bathroom.

If the fixtures on the property are not the same as on the inspection report, you will need to apply for a Water Permit and a final inspection will be required.

If a Notice of Non-Compliance is recorded, it will be your responsibility to pay recording fees of up to **$133.10** to remove the Notice of Non-Compliance. If you have questions about the retrofit requirements, District staff is available to assist you at (831) 658-5601.

Sincerely,

Carrie Osborn

Carrie Osborn
Conservation Technician
conserve@mpwmd.net

Enclosures: Latest Inspection Report, Water Efficiency Standards Certification form

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

Xochitl Marina Camacho
MontereyCounty Clerk-Recorder
Recorded at the request of
MONTEREY PENINSULA WATER MAN

2023027617

09/05/2023 01:06:51
Titles: 1 Pages: 2

Fees: $0.00
Taxes: $0.00
AMT PAID: $0.00

Attachment 11

Recording Requested by:
Monterey Peninsula Water Management District

And When Recorded Mail To:
Monterey Peninsula Water Management District
Post Office Box 85
Monterey, California 93942-0085

Recording Fee Exempt Section 27383 Gov Code

NOTICE OF NON-COMPLIANCE WITH WATER CONSERVATION REQUIREMENTS

NOTICE IS GIVEN that the Monterey Peninsula Water Management District (hereinafter referred to as the Water Management District), duly formed as a water district and public entity pursuant to the provisions of law found at Statutes of 1977, Chapter 527, as amended (found at West's California Water Code Appendix, Chapters 118-1 to 118-901), finds the real property referenced below as "Subject Property" to be in violation of Water Management District rules and regulations.

NOTICE IS FURTHER GIVEN that the real property affected by this Notice of Non-Compliance is situated in the **City of Carmel**:

MISSION STREET, 2 NORTHEAST OF 1ST AVENUE, CARMEL, CA 93921
CARMEL BY THE SEA ADD 4 LOT 10 BLK 8 X N 1/2 OF LOT 12 BLK 8
ASSESSOR'S PARCEL NUMBER 010-112-007-000

This real property is hereinafter referred to as the "Subject Property." The Subject Property is located within the jurisdiction of the Water Management District. **The Collins Hermle Family Trust dated March 2017**, is record Owner(s) of the Subject Property.

NOTICE IS FURTHER GIVEN that based upon information obtained by the undersigned within the scope and course of his/her official duties and employment with the Water Management District, it has been determined that the Subject Property has not complied with Water Management District Regulation XIV and/or Regulation XV.

NOTICE IS FURTHER GIVEN that the Water Management District shall suspend processing of any application with respect to the Subject Property until such time as the violation has been corrected.

This document shall provide NOTICE of the defect referenced above.

Attachment 11

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

This Notice shall act as a deed restriction upon the Subject Property, and shall be removed when the Subject Property has been deemed to have complied with Water Management District rules and regulations as determined by the General Manager. This document shall be enforceable by the Water Management District or any public entity that is a successor to the Water Management District. Evidence of compliance shall be shown by recordation of a subsequent Notice of Compliance which has been executed by a duly authorized representative of the Water Management District.

This Notice is placed upon the Subject Property. Any transfer of this property, or an interest therein, is subject to its terms.

If any provision of this Notice is held to be invalid, or for any reason becomes unenforceable, no other provision shall thereby be affected or impaired.

By: _____ **Dated:** 9/5/2023

Fredrick Ignacio, Administrative Assistant
Monterey Peninsula Water Management District

From: **Kim Stewart** <parkgallerycarmel@gmail.com>
Date: Wed, Mar 12, 2025 at 12:30 AM
Subject: Project:DS24207(Hermes-Collin's)
To: jolander@ci.carmel.ca.us <jolander@ci.carmel.ca.us>

Dear Mr Olander

Good morning!!

I believe it is very important to support

creative home design in Carmel, that

Continues the tradition in our town has inherited from designers like my husband, Kipp Stewart and his colleagues like George Kothlow and David Allen Smith.

I feel these homes on Mission street

Will be very special with modern sensibility and worthy of tradition.

Using natural materials , good scale and landscape to integrate homes into

Existing forest setting, While providing

open light filled spaces connected to nature is ideal fit for the Carmel...which why we love about homes here.

Best, Kim Stewart

STUDIO SCHICKETANZ

March 12, 2025

PROJECT:
Hapuna Residence DS 24207
Mission Street (4) NE of First Avenue
Carmel-by-the-Sea, CA

TO: Chair LePage and Planning Commissioners

Dear Chair LePage and Members of the Planning Commission,

This letter is regarding the Consideration of Approval for the Hapuna Residence. I have reviewed the plans Mr. Dyer will be presenting tonight and have been made aware of possible opposition by a few community members based on the style of the house.

As staff will probably also point out in their presentation – the project is fully compliant with the Carmel Design Guidelines.

- It follows all the recommendations presented in the guidelines – such as an innovative site plan that is considerate of the street scape. The homes on the block alternate the frontage of the houses and garages to achieve a nicely staggered look.
- The home appears humble from the street and does not overwhelm the site.
- The materials used blend nicely into the forest and are not of glaring white or have much contrast.
- The design works around existing trees.
- The architect worked on multiple re-designs to maintain the view corridors of the owner's immediate neighbors.

As a fellow architect I would like to assure that we can rely on the Guidelines the City has given us and that we can expect approval of a project if we follow the Design Guidelines and Ordinances of the City of Carmel by the Sea. A few activists who are on a crusade to forbid certain styles – which are specifically included in Carmel's Historic Context Statement – should not be able to block a fully compliant project from getting approval. This home is very understated and considerate of the neighborhood, I hope you will support approval tonight.

Sincerely,
Mary Ann Schicketanz

Studio Schicketanz, Inc.
Post Office Box 2704
Carmel, CA 93921, USA
T: 831.622.9000
F: 831.309.9932
www.studioschicketanz.com

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

Xochitl Marina Camacho
MontereyCounty Clerk-Recorder
Recorded at the request of:
MONTEREY PENINSULA WATER MAN

2025007529

03/10/2025 03:24:12
Titles: 1 Pages: 2
Fees: $0.00
Taxes: $0.00
AMT PAID: $0.00

Attachment 14

Recording Requested by:
Monterey Peninsula Water Management District

And When Recorded Mail To:
Monterey Peninsula Water Management District
Post Office Box 85
Monterey, California 93942-0085

Recording Fee Exempt Section 27383 Gov Code

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NOTICE IS FURTHER GIVEN that the real property affected by this Notice of Non-Compliance is situated in the **City of Carmel**:

SAN CARLOS ST, 3 SOUTHEAST OF 1ST AVE, CARMEL, CA 93921
CARMEL BY THE SEA ADD 4 S 1/2 OF L 8 X N 1/2 OF L 10 BLK 11
ASSESSOR'S PARCEL NUMBER 010-121-013-000

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This document shall provide NOTICE of the defect referenced above.

Attachment 14

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

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By: _____ **Dated:** 3/10/2025

Fredrick Ignacio, Administrative Assistant
Monterey Peninsula Water Management District

From: **Lisa Bollman** [redacted]
Date: Wed, Mar 12, 2025 at 1:58 PM
Subject: Preserve Carmel
To: nromero@ci.carmel.ca.us <nromero@ci.carmel.ca.us>

Please forward this to the Mayor, Council members and Planning Commissioners for today's meeting. Thank you.

Dear Mayor, Council, and Commissioners,

My great-grandfather had Mr. Murphy build him a craftsman style house on Lopez in 1915. It has always been a second home. I was born in 1953. From my earliest memories our little dead end street seemed like something out of a fairy tale. The old charming wooden and stucco houses, with golden light shining through the old-fashioned windows at night, and the quaint fences and gardens, evoked the old books I read, like A Little Princess. Later I learned that the town was inspired by English cottages.Over time it changed, but, with maybe one exception, our street still holds a unique charm.

People come to Carmel for our unmatchable coast, but also for the old-fashioned feeling of our town. The TV ads out currently show the Sweet Shoppe. There is no place like Carmel.

Please set a style standard for the exterior of homes to be traditional in appearance, whether Mission/Spanish revival, Tudor Revival or Craftsman, etc. There are also great ways of designing homes that combine a modern and traditional sensibility. The focus should be first on low-key, warm, traditional, but with a modern touch. The present designs for three houses on Mission between Vista and First, do not maintain the traditional feeling of Carmel that everyone loves. Please demand that they be redesigned, starting with traditional and, if necessary, adding a modern touch.

Thank you,

Elisabeth Bollman
[redacted]
Carmel, CA
[redacted]
Windsor, CA

From: [redacted]
Sent: Friday, March 7, 2025 6:46 PM
To: aginette@ci.carmel.ca.us
Subject: Planning commission meeting Wednesday March 12, 2025: Driveway Gates

Michael LePage,
Chairman, Planning Commission
City of Carmel-by-the-Sea

Dear Chairman LePage,

There has been much confusion among town residents and planning staff regarding driveway gates. Some applications for fences with driveway gates have been allowed and some not allowed. Many of the homes in Carmel have gates across the driveway to complete a perimeter fence. With a gate closed, a fence will appear continuous across a driveway, visually improving the look. A driveway should not be the focal point of any home. Having a gap in a fence for a driveway only emphasizes the driveway. As important, perimeter fencing is desirable to those of us residents who have small children and/or grandchildren and/or dogs. It keeps wandering little ones and pets from going out onto the street and possibly getting hit by a car. Accidents can and do happen. In addition, as Robert Frost said, "good fences make good neighbors."

As Ms. Wallace properly notes in her analysis of a current application for a driveway gate:

Driveway Gate

Neither the zoning code nor Residential Design Guidelines explicitly address driveway gates. These documents address "fences" and "gates" separately, however, they do not address "driveway gates" specifically. The Final Residential Design Guidelines state the following in respect to fences and gates…

I suggest that the Planning Commission adopt a finding that driveway gates are allowed under the current guidelines for fencing, provided that the gates match the material, style, and height of the fence, are operated by hand (not motorized), and should not require a separate permit or design study apart from that of the fence.

Sincerely yours,

Tobin M. Schneider, MD

[redacted]

Carmel-by-the-Sea

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

March 12, 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: Email received 02-27-25 from Mel Alhborn
Attachment 2: Letter received 02-27-25 from Linda Smith
Attachment 3: Handout received during the meeting from Anonymous

Carmel-by-the-Sea

Attachment 1

Shelby Gorman <sgorman@ci.carmel.ca.us>

Fwd: Re: Approved Water Allocations per jurisdictions - beginning Q4 2025

Mel Ahlborn <mahlborn@ci.carmel.ca.us> Tue, Feb 25, 2025 at 6:54 PM
To: Shelby Gorman <sgorman@ci.carmel.ca.us>

Hi Shelby,

Would you please share the email below with the Planning Commission?

Best regards,
Mel
--
Mel Ahlborn
Planning Commissioner
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, Ca. 93921
Phone: 1-831-620-2000
mahlborn@ci.carmel.ca.us
-

See this official Monterey County Peninsula Water District findings webpage here
I've copied the whole document below

ITEM: PUBLIC HEARING

12. CONSIDER SECOND READING AND ADOPTION OF ORDINANCE NO. 197 - ESTABLISHING ALLOCATIONS OF WATER FROM THE PURE WATER MONTEREY EXPANSION PROJECT

Meeting Date:	**January 27, 2025**	**Budgeted:**	**N/A**
From:	**David Stoldt General Manager**	**Program/ Line Item No.:**	**N/A**
Prepared By:	**Stephanie Locke**	**Cost Estimate:**	**N/A**

General Counsel Review: Yes.
Committee Recommendation: The draft ordinance was reviewed by the Water Demand Committee on December 5, 2024, and moved to the Board of Directors.
CEQA Compliance: See CEQA section of staff report.

SUMMARY: The Pure Water Monterey (PWM) Expansion project is expected to be completed in fourth quarter 2025. The PWM Expansion will provide a permanent replacement water supply that could enable the lifting of State Water Resources Control Board Cease-and-Desist Order (CDO) and the California Public Utilities Commission's moratorium on the setting of new Cal-Am meters. Ordinance No. 197 (**Exhibit 12-A**) sets forth the process and the Jurisdictional Allocations from this new water supply.

Since the first reading of the ordinance in December 2024, staff identified that the ordinance was improperly numbered and should be Ordinance No. 197, not 196. This change has been made for the second reading and consideration of adoption. Legal counsel reviewed this oversight and determined that it did not constitute a significant revision, and that second reading could proceed.

The District received a comment letter this month regarding the ordinance from the Monterey County Water Resources Agency that is attached as **Exhibit 12-B**.

Ordinance No. 197 allocates a portion of the new PWM supply and retains flexibility to be able to allocate additional supply when needed to meet future water demands of the Jurisdictions. The ordinance allocates 371 Acre-Feet (AF) (the first allocation) of water from the PWM Expansion to the District's Jurisdictions as follows:

Jurisdiction	Proposed PWM Expansion Allocation	Existing Allocation 11/ 30/2024*	Total Allocation*
Carmel	14 AF	2.479 AF	16.479 AF
Del Rey Oaks	6 AF	0 AF	6.000 AF
Monterey	141 AF	0.469 AF	141.469 AF
Pacific Grove	32 AF	0.024 AF	32.024 AF
Sand City	14 AF	0 AF	14.00 AF
Seaside	21 AF	29.292 AF	50.292 AF
Unincorporated County	72 AF	12.940 AF	84.940 AF
Monterey Peninsula Airport District	44 AF	5.197 AF	49.197 AF
Department of Defense Sites	27 AF	0 AF	27.000 AF
District Reserve	2,097 AF	8.607	2,105.607 AF

*These columns will be updated upon the effective date of the ordinance to reflect Paralta and pre-Paralta Allocations remaining in each Jurisdiction.

RECOMMENDATION: Following a public hearing, the Board should approve the second reading and adoption of Ordinance No. 197.

The draft ordinance was reviewed by the Water Demand Committee on December 5, 2024. The committee provided feedback to staff and unanimously recommended the ordinance move to the Board for consideration.

CEQA REVIEW: In August 2023, the Board received a technical memorandum from Rincon Consultants on the appropriate environmental action for the Allocation Process. The Technical Memorandum concluded (a) that the proposed water allocation qualifies as a project under CEQA because it is being undertaken by a public agency and has the potential for reasonably foreseeable indirect physical changes in the environment, such as facilitating land development through the provision of increased water supplies. In other words, the additional water that would be available to Jurisdictions in the District's service area could facilitate development that would have otherwise been impossible due to lack of water availability; and (b) the document review determined that the Pure Water Monterey Supplemental Environmental Impact Report (EIR), SCH No. 2013051094 (2021 SEIR) certified April 2021, had already analyzed the growth-inducing and secondary environmental effects associated with the proposed water allocation, which is, in practice, a continuation of the District's existing water allocation program. Based on those findings, Rincon recommended preparation of Addendum No. 2 to the 2021 SEIR.

The District's consultant prepared the EIR Addendum pursuant to CEQA Guidelines Sections 15162 and 15164 to evaluate whether the project's environmental impacts are covered by and within the scope of the 2021 SEIR for the Expanded PWM/GWR Project. This Addendum details any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources.

The responses therein substantiate and support the District Board's March 2024 determination that the additional water allocation is within the scope of the 2021 SEIR, does not require subsequent action under CEQA Guidelines Section 15162 and, in conjunction with the 2021 SEIR, adequately analyzes potential environmental impacts. The District Board of Directors considered and approved the Addendum in conjunction with the 2021 SEIR and found that there is substantial evidence that there will be no new significant impacts and none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred.

EXHIBIT

12-A Draft Ordinance No. 197
12-B MCWRA Comments on Draft Ordinance

From: Linda L. Smith [redacted]
Date: Wed, Feb 26, 2025 at 7:44 AM
Subject: Some more historic guidance
To: Nova Romero <nromero@ci.carmel.ca.us>

Dear Nova,

Would you please send this letter and attachments to the mayor, city council and staff for tomorrow's meeting. And would you also copy it to all the various commissions and staff as well? Many thanks.

Linda L Smith
[redacted]
PO Box 422
Carmel, CA 93921

Dear Mayor Byrne and Council Members,

I am a fourth generation Carmelite who still lives in the 700 sq ft cottage built by Mike Murphy for my grandmother in 1905 on 2 1/2 lots of forest. My father spent much of his life here and I grew up here. My grandmother was one of the original group of natural beauty loving Bohemians who came in those early halcyon days and set the tone and direction for Carmel that brought it world renown. It was meant to be a town where people lived simply in community, close to the beautiful nature that surrounded it...amidst the ever present scent and music of the ocean and pine forest. Our homes were small and our pines were beloved, and our business people were members of the community who loved the Place and wanted to preserve it a much as did the artists and musicians and writers and thinkers who envisioned the town. Over time it's been a fight to preserve that beautiful vision and most of it has been lost unfortunately to the money god. We have wandered so far from our original purpose. Our forest and neighborhoods have suffered tremendous loss and degradation. It's unclear what to do.

I thought some reminders of the past struggles Carmelites have gone through would be helpful and provide some inspiration, so here are a few gems from history for you to read. It's a steep learning curve for those who haven't been here long, and even for many who have, to understand what it really is that has made Carmel so unique. And of course, the type of person who lived here in the beginning was of a different nature, less materialistic.

Which is why Carmel became the unique place it is, with a message for the world worth heeding. Our founders were more visionary than even they knew. "Live simply that others may simply live" rings more and more urgently true for us humans. If we do what is right for Nature we will be doing what is right for us, who are a part of Nature.

The last attachment is a brief visual tour through some photos and clippings that speak to Carmel's original Monterey Pine Forest, the very historic existence of which has been questioned. Since our forest is a part of the larger native Monterey Pine Forest of the Monterey Peninsula, and Carmel was the only community, other than Pebble Beach, that embraced it as an essential part of its character, this misunderstanding needs correcting.

Sincerely yours,

Linda L Smith
PO Box 422
Carmel, CA 93921
[redacted]

Frederick R. Bechdolt:

If I had a wish for Carmel it would be that the place should revert to the exact state of things that existed more than fourteen years ago. There were then few people and all of them had simple tastes. Neither architect nor landscape gardener had as yet succeeded in making noticeable changes from the original landscape. If my wish were impossible, and I had a second choice, it would be that those who have come since the old days, and those who are yet to come, would do their best to keep intact what beauties of nature and what simplicity of life are still left.

Testament for tomorrow

By GUNNAR NORBERG
Carmel City Councilman

"Carmel has no prototype," wrote world famous architect Nathaniel Owings in a letter last summer to distinguished architect Henry Hill, who had recently become a member of the Carmel Planning Commission.

"Prototype" says Webster's dictionary means the "the first thing or being of its kind."

Carmel, therefore, is its own prototype. As I have many times said, Carmel is "Sui generis" -- one-of-a-kind.

People all over the world fully understand this special distinction which is Carmel's. But some of the people who inhabit the city, or its immediate environs, sometimes do not. Sometimes even the people who are the government of Carmel -- its city council -- have not fully comprehended, the world-wide significance of the entity known as Carmel-by-the-Sea, and because they have not, local people -- with only money-making in mind -- have been allowed to subtract their unwarranted cubits from the magnificent stature which the entity has nevertheless achieved.

Sometimes particular aspects of Carmel have been threatened. And, surprisingly, from many distant places, famous people who have themselves known Carmel, come to its defense.

Two years ago, the city council had just about decided either to turn the Forest Theater into a corporation yard, or possibly sell it. (It had been a gift to the city in the late 1930s).

"News has reached me in Alabama that there is a possibility that the unique Forest Theater, with all its cultural values, may be permitted to distintegrate completely. I think that this would be deplorable. In 1919 I lived for some five months in that rare and charming town and I played in Alfred Noyes' "Sherwood" in the Forest Theater. It is a vivid occasion in memory. I recall that the eminent Van Wyck Brooks was in the sold-out audience. People came fore hundreds of miles to see the show."

The writer of this letter was Hudson Strode, emeritus professor at the University of Alabama, famous lecturer on the plays of Shakespeare, renowned author of many books: "Sweden: Model for a World," a four-volume biography of Jefferson Davis, "Ultimates in the Far East" (about India), "Timeless Mexico," and many others.

The late Herbert Heron, one-time mayor of Carmel, as well as playwright, poet, and player in the Forest Theater which he founded in 1910, had in his home-- at the time of his death in 1968-- some 500 autographed first-edition copies of books written by people who had resided in Carmel, or who had written their books about Carmel. (The book, "Seacoast of Bohemia," by Franklin Walker, published last year, tells about some of those Carmel writers.)

Another former mayor, Perry Newberry, a nationally known newspaperman and author, was the editor of the **Carmel Pine Cone** when -- in its June 7th, 1929 issue, it announced on its front page that "the zoning ordinance was finally passed by unanimous vote. Although it was the time (June 5) set for public hearing, nobody protested either in writing or by voice. It was passed quietly, smoothly, without the change of a word, and at the end of 30 days becomes law."

The first words of this zoning ordinance are the words which I have frequently quoted in the city council meetings during my three city council terms. They are the words presently being challenged in a law suit by still another former mayor, Keith Evans whose city council term covered the 1940-1942 period.

They are the words of the preamble-- the "purpose clause"-- of all Carmel city zoning from that date forward. The words are these: "Carmel is essentially, predominantly, and primarily a residential city in which business and commerce have been, are now, and are proposed to be in the future, to be in the future, subordinated to its residential character."

As I am writing these words, I do not know whether or not the city council will have passed "first reading" of an ordinance proposed by the city planning commission, to terminate the present "moratorium" on building construction in the commercial zones, and to replace it with a new zoning ordinance devised by that planning commission.

Even if this "first reading" will have been approved as this reaches you, there still will have to be a second reading, and this second reading will-- under usual conditions-- not take place until next month. There is, therefore, still an opportunity for you to try to reach my fellow city councilmen-- in person, by phone, or by mail-- before that March meeting takes place (it is now scheduled for March 19), if you want to try to urge them to see that more teeth are put into that new permanent zoning ordinance, before ever it is finally approved.

There is also an election, March 5, at which two new city councilmen will be voted upon.

As I have said here before, I appreciate what the city planning commission has done to prepare a new permanent zoning ordinance, but I do not think that proposed ordinance is sufficiently broad to control the potential perils which I believe could threaten the special character of Carmel either tomorrow, next year, or in the years after.

I still believe that 1,000-square-foot-per-motel-unit must be increased, preferably to 2,000-square feet per unit.

I still believe the maximum business-building-site should be reduced to 8,000 square feet from the 32,000-square-feet size proposed by the planning commission.

Because there are already a half-a-hundred motels in this small town of 4,500 permanent residents, I still believe there should be a "density" mechanism added to our law, to try to halt any new motel building. My suggestion is that a proviso be made which would say that no new motel could be built withing a block of an already existing one.

Because the kind of stores which are useful to permanent residents--such as grocery, hardware, and plumbing stores-- are dwindling while the various tourist-oriented businesses are growing by leaps and bounds, I believe there should be a separate, special zone established in which only such kinds of business could be established. However there is no such provision in the ordinance put before the city council by its plannins commission.

Just to show why further proliferation of tourist-oriented businesses must be halted if Carmel is to continue to be the "residential city in which business and commerce" are to be "subordinated to its residential character," the latest city hall data says that there are 63 clothing stores, 50 restaurants and cocktail lounges, 55 art galleries, 94 gift shops, 49 motel-hotels.

In a letter to Henry Hill last summer, Francis Violich, director, department of planning, University of California (Berkeley), said: "I would say that (with) almost 50 percent of the population housed in motels, hotels, Carmel could hardly be called balanced. Add a few more and the Carmel residents become a minority with questionable rights. Whose values prevail? The money makers."

Violich continued: "accept the zero population growth and beat the rest of the country. Be a pioneer and say: No more growth; show that economics will allow quality in place of quantity."

Recently, readers may have noticed that the city of Petaluma, once known as "the poultry capital of the world" but now a maturing city troubled by urban sprawl, decided to put a fixed limit on the number of new homes which could be built annually within its boundaries. In its first court test, the Petaluma ordinance ran into difficulty, but it will presumably reach a higher court soon.

Even in its present maturing state, Petaluma is no such one-of-a-kind city as Carmel, and while it is important that its officially ordained wishes should be fully respected, it is vastly more important that so world-renowned a community as Carmel long has been, and continues to be, should be allowed to legislate the kind of commercial-zone controls which could importantly insure its survival into the future.

As Mike Edwards wrote in the November 1972 issue of the **National Geographic Magazine**, after spending a month in Carmel, "To preserve an atmosphere in which poets and painters thrive-- and which any lover of tranquillity will enjoy-- Carmel-by-the-Sea, to use its proper name, has remained an un-city, doggedly defying the stereotype of small towns trying to grow big."

It is to protect this special and long-established-- and world-recognized-- character, that Carmel today must immediately decide on a new commercial-zone ordinance which fully protects its values.

ADVICE TO DEVELOPERS FROM STANLEY MARCUS

Like Carmel, other towns and cities are learning that they must act now, before it is finally too late, if they are to protect their community's integrity against the pressures and the wiles of commercialism. An example is Santa Fe, New Mexico. On July 6th an editorial in that city's newspaper *The New Mexican* called attention to "the perspective of an outsider" who helped Santa Feans re-think their problems with growth and tourism.

The "outsider," Stanley Marcus, spoke to the members of Santa Fe's Downtown Merchants Association. As reported in the editorial, his remarks have obvious relevance to Carmel.

"Marcus told developers to consider *why* they are building in Santa Fe. If it's because they sense a healthy economic growth linked to tourism, then developers must take time to be culturally sensitive, even before they offer a blueprint for consideration. *If they are building because they see a quick buck, it is up to our city fathers, neighborhood associations and residents in general to see that they are stopped.*

"Developers and established businesses should become allies with artists and neighbor-hood associations. They should openly discuss their plans with the neighborhoods that likely will be affected, *before* plans are presented to the city for consideration.

"Issues of growth and building styles are important to this city. A claim by developers of providing jobs is not, by itself, reason enough to permit development. *Commitment to the community must receive a high priority because it is a fine line between unbridled speculation and healthy, orderly growth.*"

We agree 100% with Stanley Marcus!

tVW

CARMEL PINE CONE

A NATIONAL PUBLICATION DEVOTED
TO ART, LITERATURE, MUSIC
AND THE DRAMA

DECEMBER 8, 1921

CITY GROWTH DEMANDS CIVIC LEAGUE'S REVIVAL

Ambitious Program Outlined for Carmel's Future.

After a number of years of suspended animation the Civic League, one of Carmel's oldest and most successful community organizations, has awakened to renewed life. For many years the league, originally an auxiliary of the Arts and Crafts Society, was for all practical purposes the town government. It suspended its functions at or about the time of the incorporation of the town as the City of Carmel-by-the-Sea, five years ago.

In the absence of President Willard a meeting was called last Friday evening by Vice President Silva, at the residence of Miss J. M. Culbertson, the league's secretary.

The constitution and by-laws of the organization were revised to meet present conditions, and the following officers were elected: Edward G. Kuster, president; Miss Elsa Blackman, secretary, and Mrs. B. O. Warren, treasurer. A membership committee was appointed with the following members: Mrs. Cornelia Botke, Charles Sumner Greene and Dr. A. E. Burton.

The league has been revived, according to its officers, for the limited purpose of co operating with the city authorities and with other existing organizations in a sustained and permanent endeavor to maintain the picturesqueness of Carmel; to that end to stimulate and foster a strong public sentiment opposed to "machine-made" ugliness; to discourage and, wherever possible, to prevent needless encroachments on the natural beauty of Carmel and vicinity; to enlist the sympathies of newcomers to Carmel in this ideal as soon as practical after their arrival; and to inculcate in the school children generally accepted principles of taste and love of natural, irregular and rugged beauty.

The attention and energies of the Civic League being concentrated on the single issue above mentioned, it aims to be of assistance to any of the more broadly organized groups of Carmel residents in any special instance where that issue is involved.

The subject is so vital to the happiness of most people who have chosen Carmel as their home that an occasional overlapping of the functions of two groups working toward the same end, though possibly along different lines, will be a source of strength rather than of confusion.

The league is already compiling a comprehensive directory of Carmel and environs and will endeavor to obtain the individual view of every adult resident on the ideal form of development for this community, and the direction in which its present rapid growth should, as far as practicable, be guided.

The league will also, at an early date, ask the co operation of the board of trustees of the city, as well as that of other civic organizations, in bringing about the appointment by the trustees of a city planning and park commission.

Volume XX—No. 39 Carmel,

Founder of Carmel Dies in Oakland

J. Franklin Devendorf, founder of Carmel and sponsor of many institutions which have made the town distinctive, died Tuesday afternoon at the age of 78 in his home, 326 Vernon street, Oakland, following a prolonged illness that culminated in heart disease. He was stricken in Carmel five months ago and confined to his home here until removed north in weakened condition shortly over a month ago.

Mr. Devendorf was a native of Fallensburg, Michigan, and came to California in 1874 on account of favorable climate for his mother's health. His interests centered in San Jose with the Hale Brothers in dry goods, and in that city he married Miss Lilly Potter, of New York, in 1879.

Started Subdivision

His health demanding outside work, he started a San Jose subdivision called Cottage Grove, then a Stockton enterprise and several in the vicinity of Morgan Hill and Gilroy. In 1902 the first map of Carmel was filed by him following exchange of land here for Stockton holdings.

Next year he entered partnership with Frank Powers, of San Francisco, and acquired more land here, aproximately the present city limits of town and formed the Carmel Development Company, of which he became president.

Many stories are told of the early trials of popularizing the village as a summer colony which began to attract artists and persons seeking seclusion of forest and shore and the development of groups such as the Carmel Club of Arts and Crafts, the Forest Theater, the Manzanita Club and various cultural groups, all of which were substantially furthered by Mr. Devendorf.

Other Projects

Carmel Point was acquired and contoured. Carmel Highlands was subdivided in 1915 and the Inn built shortly afterward, with many seacoast residences following. Through out all of his development work there was a geniality and lenience which acquired for him the title "Father" Devendorf, and many a person now nationally known owes title to his or her home to this spirit of helpfulness.

Surviving him are his widow, Mrs. Lilly A. Devendorf and four daughters, Edwina, Mrs. Frank O. Gibbs, Mrs. Edward Hohfeldt, Mrs. S. Angus, and a half brother, Will Gray, of San Jose.

Private funeral services were held yesterday at the family home.

—o—

The Carmel Pine Cone
October 12, 1934

STATEMENT OF POLICY CARMEL PLANNING COMMISSION

The following statement of policy was adopted by the Carmel Planning Commission at its regular monthly meeting Wednesday afternoon. Because we hope that it will influence the development of Carmel we are printing it here in full instead of the editorial column. We believe that it is the expression of the hopes and ideals, not only of the Planning Commission, but of all Carmel citizens who have given even a small measure of thought to what makes up the beauty of the town and why they enjoy living here.

The Planning Commission of the City of Carmel-by-the-Sea, being charged with the responsibility of formulating plans which may substantially affect the development of Carmel and its environs, considers it desirable to adopt a statement of policy.

It is the opinion of the members of the Carmel Planning Commission that it could do no better than to restate the principles expressed in the preamble to the present zoning law of Carmel which provides:

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

The Carmel Planning Commission reaffirms these principles and restates them as being as true today as when originally drafted twenty years ago. It believes that the philosophy expressed in the foregoing preamble expresses what has come to be known as the Carmel tradition, a tradition from which there should be no departure.

Carmel is definitely a residential rather than a commercial community. It has been established through the years that Carmel is made up of people who do not demand nor want the formal improvements which are so often considered to be the test of a progressive city. The people of Carmel do not desire the kind of progress that would disturb or alter the atmosphere and unique charms of Carmel. It is the opinion of this Commission that it has a duty to resolve all of the problems presented to it in a manner that will maintain and preserve Carmel's particular characteristics through the inevitable period of growth and expansion which lies ahead.

Though the present and future members of the Planning Commission will be required to reach conclusions and to act in the light of circumstances as they may then exist, everything possible should be done to discourage encroachment upon the traditional features of Carmel. It should always be the policy of the Carmel Planning Commission to discourage or prohibit overbuilding in both the residential and commercial areas and, by architectural control or zoning, to avoid unattractive exposures of

(Continued on page Fifteen)

STATEMENT OF POLICY OF PLANNING COMMISSION

(Continued from Page One)

land or houses, the indiscriminate clearing of property, whether public or private, and the destruction of trees, shrubs and wild life. The members of this Commission further believe that a policy of reforestation, of development of community owned areas and parks, and the strict observance and enforcement of the zoning laws should be carefully followed.

In this spirit the Carmel Planning Commission undertakes its responsibilities.

Adopted by the Planning Commission June 18, 1947.

★

Carmel Pine Cone Cymbal
June 20, 1947

Carmel Residents Association Carmel-by-the-

EDITORIAL

Since 1916 when they voted in favor of incorporation, the residents of Carmel-by-the-Sea have often roused themselves to defend their remarkable community against what a local newspaper editor long ago called "Santacruzitis." Whether authorizing purchase of the dunes at the foot of Ocean Avenue, thereby to prevent developers from building a major resort hotel, or fighting state legislation that would have required mail delivery and street numbers on each house, this seaside village has been engaged in a running battle against the encroachments of commercialization.

Through the decades this struggle has been sustained and directed by citizen action organizations (such as the Carmel Preservation Society, Old Carmel and the Carmel Citizens Committee) and by a surprising number of local newspapers (at least thirteen), with the *Carmel Pine Cone* leading the way most of the years since its founding in 1915. Even more important, leadership has sometimes come from Mayors and members of the Board of Trustees/City Council who dared to oppose "Progress."

Reflecting on this lively record of democracy in action, one of Northern California's most astute observers—Harold Gilliam—described Carmel in 1985 as "a community that has led the rest of the country in confronting the dilemmas of growth." He went on to note that although in recent years Carmel has been called "a tourist trap ... afflicted with a plague of schlocky souvenir shops and T-shirt emporiums, the overriding truth about the town is of another order: Carmel is probably the first community in the country—maybe in the world—to go to the barricades in defense of its own integrity against the attacks of rampant commercialism."

Overwhelmed by Progress

In other communities citizens have manned the barricades, and yet, somehow, they lost the distinctive elements of their local heritage. In La Jolla, Laguna Beach, Sausalito and other once-lovely places, residents now recall with anger and sorrow battles lost, compromises agreed to. The sight of those towns overwhelmed by Progress, the sound of those residents embittered by Change offer dramatic reminders for Carmel—that the commitment to a residential community requires constant vigilance.

That commitment is not only philosophical, it is—fortunately—also legal. In 1929 City Attorney Argyll Campbell drafted ordinance #96 which has been called Carmel's Magna Carta. The preamble is mounted as a challenge and a reminder on the wall of the City Council chambers. "The City of Carmel-by-the-Sea is hereby determined to be primarily, essentially and predominately a residential city wherein business and commerce have in the past, are now and are proposed to be in the future, subordinated to its residential character. ... "

Despite the clarity of that statement and its legal force (see Ordinance #17 and the General Plan), there is abundant evidence that Carmel has suffered irreparable damage because of decisions (accommodations, compromises and special exceptions) made by Planning Commissions and City Councils, past and present. These decisions have ignored or twisted the fundamental, presumably overriding concept that residential interests must take precedence over commercial interests. An everyday reminder of how commerce has been allowed to dominate is the hulking presence of Carmel Plaza. An equally blatant and immediately adjacent example are the tour buses that park—six and eight of them at one time, belching and grumbling—on the east side of the Plaza. They disgorge their hundreds of hurrying, curious tourists who wander our streets buying ice cream confections from our three, soon to be *four* frozen dessert dispensaries. One hour after their arrival, the tourists climb back into those eight-wheeled behemoths which then groan their way out of town, having given their passengers a chance to "do Carmel."

Anger and Dismay

There is a sadness, a sense of loss and a tone of bitterness in Carmel these days. Anyone who has talked with a random sampling of residents (merchants and property owners, too) has heard their anger and feeling of helplessness. "It's too late now. Carmel is a zoo." "It's gotten to be ridiculous." "The tourists have taken over. There's nothing that can be done."

Anyone who attended the public hearings of the General Plan Review Committee heard residents express their

dismay and at times their outrage at the proposed amendments/revisions that would weaken the General Plan. Anyone who has sat in his/her car behind double-parked trucks or seen the scores (hundreds?) of cars creeping down the hill onto an already traffic-jammed Ocean Avenue must laugh at the thought of calling Carmel a "village."

The transformation of Carmel-by-the-Sea began a long time ago. Many who lamented the changes through the years and others who fought to prevent them have selected the construction of Carmel Plaza as the time and place that most seriously sabotaged our Magna Carta.

Piecemeal Selling

Wherever, however and whenever "commercial creep" started, we have seen its consequences. Now we must organize to stop this piecemeal selling of our town. We cannot stand by immobilized by a sense of futility—nor lulled by an aura of amiability!

We must reassert what Harold Gilliam called "the overriding truth about Carmel" ... that this community has the will to defend itself against the attacks of commercialism.

We need, we demand leadership in this struggle to save Carmel. Who will be the spokesperson for Carmel's future? Who will "stand tall," as they say in Hollywood, against expediency? Who will say "NO" to the next appeal to the Planning Commission and then the City Council for another exception

(continued on page 3)

EDITORIAL *(continued)*

to the established regulations and restrictions? Mayor Eastwood has not provided that leadership. He has not said "NO."

To express Carmel residents' concern and growing anxiety about the policies of the present administration, the Carmel Residents Association was organized last Spring. Like other citizen groups today, we seek to awaken the people of Carmel and the surrounding areas to the facts, the realities, the record. We will make known the issues and their implications. We will offer analysis and background information that is, unfortunately, not available in the *Pine Cone* or at the meetings of the Planning Commission and the City Council.

Values of Voters

The Carmel Residents Association will be a new voice for the old tradition of citizen protest and citizen action in Carmel. Through this newspaper *the VILLAGE WATCH*, through our "blue sheets" that alert the residents to upcoming governmental meetings and their agenda, through our public meetings and through the ever growing force of our membership, the Carmel Residents Association will make known to this and future city governments that our elected representatives must be responsive and responsible to the desires and values of the voters.

The Carmel Residents Association is confident that the people of Carmel are not going to allow their home to be ruined like La Jolla, Laguna Beach, Sausalito and other towns and cities that succumbed to ever more commercial growth, ever more servicing of tourists.

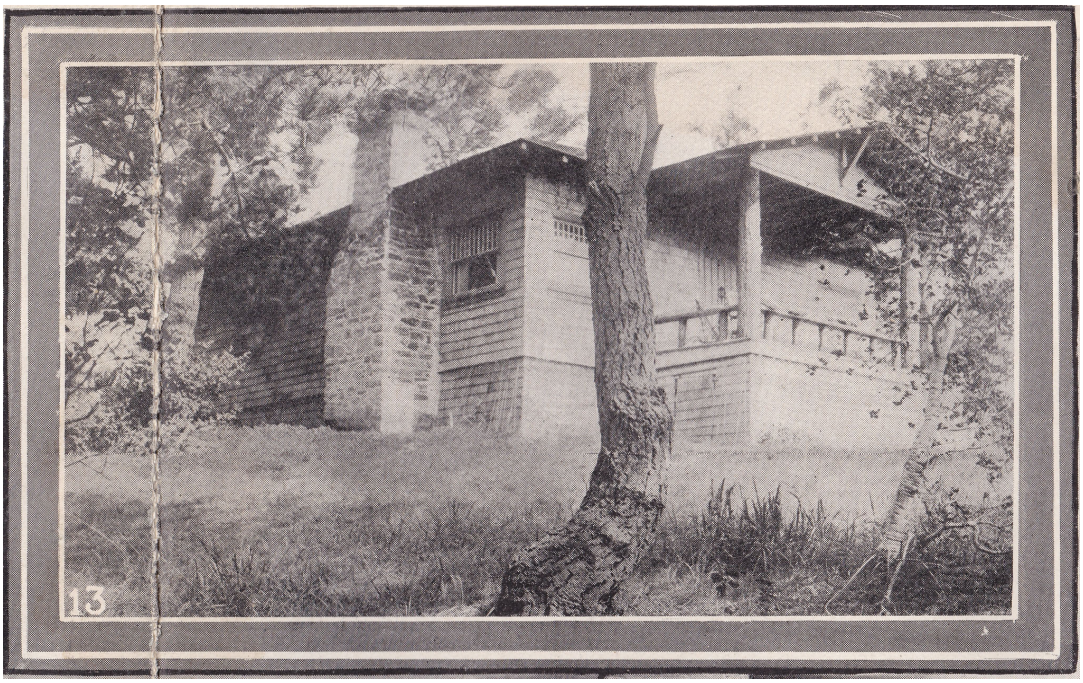
We are confident that it is not too late to give new meaning, new force to the spirit and the letter of our Magna Carta.

It is certain in this community, as throughout this nation, that the voice and the will of an *informed, aware, aroused* electorate can prevail.

tVW

the Village Watch
Carmel-by-the-Sea
Issue 1 August, 1987

CARMEL-BY-THE-SEA
A "VILLAGE IN THE MONTEREY PINE FOREST"
FROM THE EARLY HISTORIC RECORD
1902-1971



George Sterling's home near the Mission Trail

CARMEL-BY-THE-SEA.

A pine forest alongside Carmel Mission, facing a mile of white sand beach, on the sheltered side of the Monterey peninsula.

3 MILES SOUTH FROM MONTEREY STATION.

HOTEL RATES at PINE INN, $8 per week and upward. TENTS—Same rates for rent as at Catalina Tent City. BOARDING-HOUSES—$4 50 per week and upward for board. Special rates for school teachers and Ministers. For particulars address J. F. DEVENDORF, Manager, Monterey, or 330 Pine street, San Francisco.

San Francisco Chronicle April 26, 1903

Mary Austin Reminisces
Circa 1930

By the time I got back, in 1905, there was a small hotel; the beginning of the present establishment, and not more than two or three stores, and a most delightful bake-shop. And practically none of the property had been cleared, but was all grown up in pine and live oak and wild lilac. I lived at the hotel and didn't build until 1911 or '12—I forget the exact date.

These are some of the people you will find at Carmel at one time of the year or another: George Sterling, poet and Bohemian; Chris Jorgensen, artist and enthusiast; Sydney Yard, artist; Arnold Genthe, artist-photographer; Mary Austin, author; Mabel Gray Lachmund, musician; Mrs. Frank H. Powers, artist; Frederick S. Samuels, artist and Bohemian Club man; Willis Davis, president of the Mark Hopkins Institute of Art; Miss Morgan and Miss Froelich, artists; Miss Elise Allen, at one time a member of the faculty of Wellesley College and afterward on the staff of Harper's Magazine, now retired to private life; and Professors Guido Marx, George Pierce, J. M. Stillman, and Raymond Alden of Stanford.

George Sterling's house has recently been completed and stands only a short distance northward from the mission, overlooking the river valley and within hearing of the breakers. Beyond the house in the direction of the village one penetrates into a deep pine forest, whose floor is soft to the feet, the soil being very loamy and covered thickly with pine needles.

The poet's reasons for selecting this spot for a home are beautifully expressed in the following lines, written by him a few days ago:

In Carmel pines the summer wind
Sings like a distant sea
O, harps of green, your murmurs find
An echoing chord in me!

On Carmel shore the billows moan
Like pines that breast the gale:
I fain would sing their grief unknown,
But words cannot avail.

Among the Artists, Writers and Poets at
Carmel San Francisco Call Jan 14, 1906
Ida L Brooks

Many Pleasures for a Vacation

The beautiful beach of pure white silicon sand, with the fifty-two acres of sand dunes, is a playground for the children, and resting place for the nerve weary. The four-hundred acre pine forest, with its deep carpet of pine needles, furnishes all the balsamic odors of the Sierras.

Fishing abounds in the river for trout and steelhead, and in the bay for all kinds of sea-food fish.

Driving and riding, either around the 17-mile drive, or down the coast, or up the valley, are interesting diversions.

More than sixty per cent of the residents of the village are devoting their time to work related to the aesthetic arts. College teachers, artist, poets, magazine writers, and professional men and women find the environment especially conducive to their best work.

The Arts and Crafts club, the Library, the Manzanita club, the Choral society, and several reading circles are organizations for the promotion of social intercourse and intellectual advancement.

CARMEL PINE CONE
Feb. 3, 1915
Vol 1 Issue 1

CARMEL-BY-THE-SEA

FIVE YEARS AGO the Carmel Development Company conceived the idea that the public interested in aesthetic advancement, would be pleased to build homes in the territory chosen by Father Junipero Serra for his favorite mission site. This booklet is published to prove by the photographer's art the correctness of our theory. We submit that a town containing houses of which the halftones here shown are pictures cannot be anything but a

HOME PLACE FOR REFINED FAMILIES

Nature has lavished on Carmel-by-the-Sea its best,—in beaches, in trees, in mountains, in historical surroundings, in climate. These houses show that the citizens are in full harmony with the keynote given by nature. *The town now has 400 houses or thereabouts;* of these more than 200 have been designed by architects who attempted to have the improvements fit the local surroundings. Perhaps someone may differ with them as to the complete fittingness of the result in one or more particular spots, but no one will gainsay that the improvements as a whole make it *A TOWN WITH A TEMPERAMENT WHOLLY ITS OWN.*

CHARACTER OF RESIDENTS

College professors, artists, writers of all kinds, students of music and the arts in their various phases, naturally congregate here. The surroundings are kept to invite them. More than a hundred of our residents are supported by the product of brush or pen or through music or lectures. Their friends and associates have similar interests and similar pursuits.

IMPROVEMENTS OF PERMANENT CHARACTER

The town is on a firm substantial business basis. Every comfort, every luxury possible in a community far enough away from railroad transportation to warrant that the charms of nature are practically as produced by the Creator is available at the local stores at moderate prices.

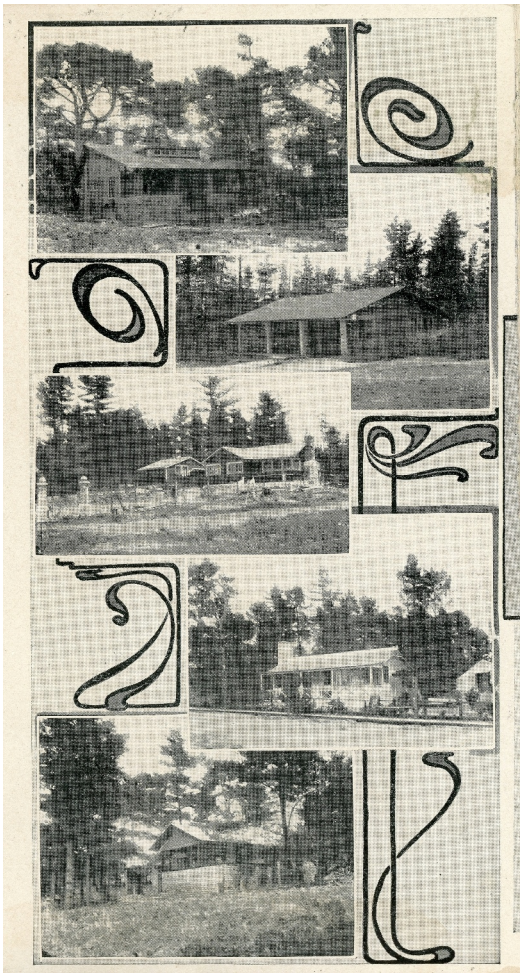
HOTEL ACCOMMODATIONS

Pine Inn, the local family hostelry, is maintained to furnish wholesome comforts to those who are interested in nature and her attendant pleasures. The prices are moderate, from $2.00 to $3.00 per day, special rates for families. Cottages of 4 to 6 rooms with bath can be had for families, with board, at Pine Inn.

PINE INN NEVER CLOSES

Carmel Development Company brochure, showing homes and other buildings 1907

▶



Arnold Genthe, Miss Joy Chapin, Dr. S.M. Gilman, dentist, JF Devendorf, Vernon Kellogg, professor

BY ROBERT TATE, CITY FORESTER

The Carmel Urban Forest is unique and we must continue to take steps to allow it to remain so if it is to survive as we know it today. It cannot be allowed to take care of itself, as it often has in the past, because the encroachments and the demands we make on it are increasing at an alarming rate.

Tonight, I hope to give you a picture of our Urban Forest as I see it from my viewpoint as City Forester based on the two and one half years I've been in Carmel.

I'll deal with the forest in four parts: what we have, why we have it, what we are doing about it, and what we are going to have in the future. Let's begin then with what we have.

Long before Carmel was a city, most of the area it occupies was covered with trees. Several specific references in the literature point this out. Of course, no accurate tree count was taken to determine number and type, but I think it could be safely assumed that from a distance offshore the area which is now bounded by Ocean Avenue east to Monte Verde then south on Monte Verde to Santa Lucia was similar in tree cover to most of Del Monte Forest. I have taken ring counts on certain trees in the northeast section of town and found them to be over 90 years of age. This predates the city by 30 or so years.

The area west and south of Ocean and Monte Verde was for the most part not forested but did support scattered trees. The oldest tree I have found in this area was just under 70 years of age when it died. I suspect most of this area was covered by brush similar to that which grows just south of Carmel Highlands.

The developers of Carmel were not unique in wanting to build a city under the trees. But where they differed from others is that they designed with the trees in mind. Instead of being a nuisance that was readily removed, trees were provided for. People who bought lots apparently shared the same interest and designed houses to fit into their environment rather than changing the environment to fit their houses.

In addition to the trees that were standing, seedlings were planted up and down streets on what is now city property. You can see what I'm driving at and that is that special steps were taken to provide for a future forest as well as the one they had. All this did not just happen. Some far sighted thinking went into our Urban Forest.

It seems the councils of Carmel took their cue from the early Carmelites and became very politically aware of the forest. Ordinances were passed which protect the forest from many evils. As a matter of fact the present council is very near the passage of an ordinance that will give the citizens of Carmel additional control of their Urban Forest on private property.

Several years ago, the council realized that the forest had problems which could only be slowed by the addition of a city forester. Since then, they have responded to the needs of the

From talk by Robert Tate, Carmel City Forester
1971



Carmelo Hotel at base of Ocean Ave
1902



Arnold Genthe's home on Camino Real
and 11th 1906



Young men of Carmel
Lincoln between 4th and 5th
1914



Mrs Emma Jane Gray's home
North Camino Real
1906



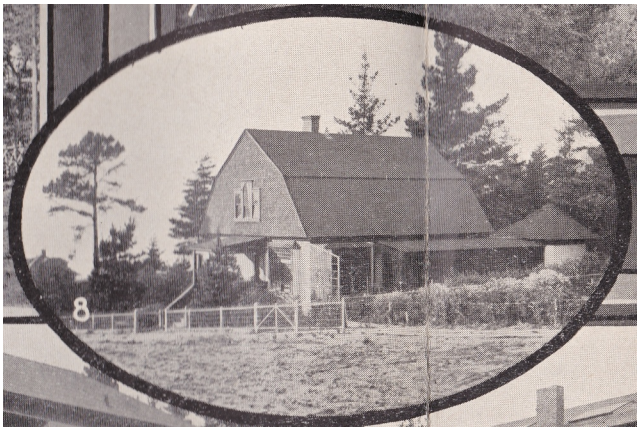
Mrs Mabel Gray Young with Signal Corps
boys and Carmel girls for dance and
entertainment
1917



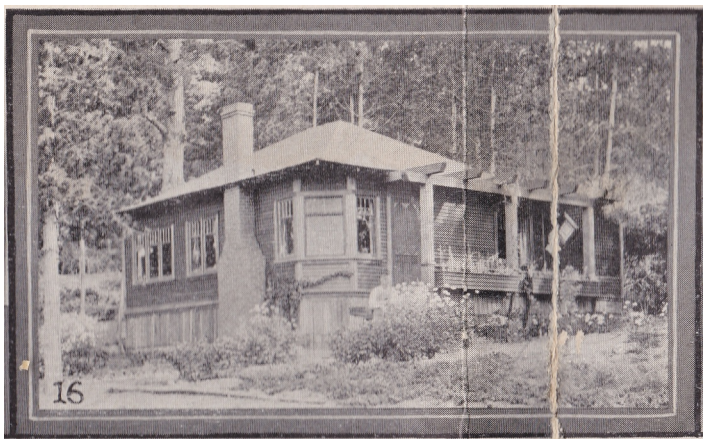
Figure C-1. North elevation looking south by Carmel photographer Lewis Josselyn, circa 1926 (*Courtesy: Estate of Fred Ruhl*).

Flander's Mansion with Pine Forest and
ocean in background

All of the trees in the photos on this and the following page are native Monterey pines and Coast live oaks.



Arts and Crafts Clubhouse
1906



Miss Hancock, the librarian's house
1906



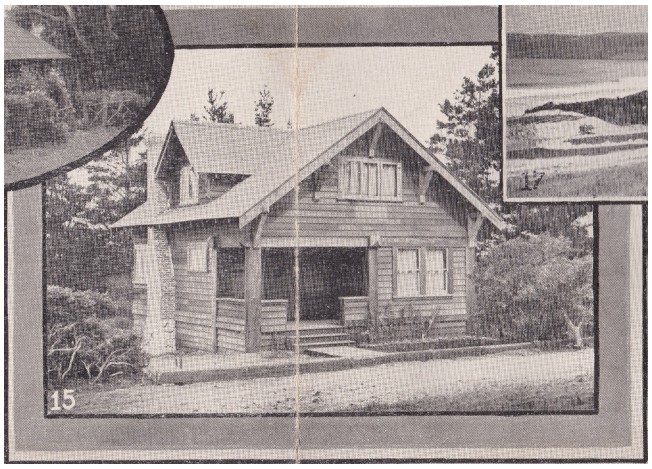
The Pine Inn 1906



Carmel Free Public Library
1906



Chris Jorgensen's house,
later the La Playa, 1906



W. Van Horn, architect's home
1906

Preservation Principles and Standards for Carmel's Existing Properties:

These rules and guidelines ensure that all homeowners contribute to maintaining the integrity of Carmel by the Sea while allowing for thoughtful updates. As a condition of property ownership within Carmel, homeowners are required to maintain the architectural style and historical integrity of their property. Any proposed remodeling, renovation, or exterior alterations must adhere to the following guidelines to preserve the unique heritage of the community. This includes 93921, and 92923 annexed homes under the influence of Carmel by the Sea's Planning Commission.

1. **Architectural Consistency**: Any remodeling, modification, or renovations must align with the original architectural style of the home. All new elements must complement existing features to maintain the original character.
2. **Material Use**: All materials for renovations must be consistent with or complementary to the original construction, ensuring authenticity. For example, wood siding, stone, or brick used in exterior updates must match the era of the existing home.
3. **Approval Process**: All proposed changes must be reviewed and approved by the city's Planning Department. Homeowners must submit detailed plans for any significant alterations to the Carmel's City Planning Department for review and approval prior to starting any demolition or construction, principally for any exterior changes or modifications.
4. **Preservation of Key Features**: Carmel's residents insist on the importance of maintaining defining features of a purchased home. These architectural features include but are not limited to facades, rooflines, porches, windows, and decorative elements; all must be preserved and restored or replaced with a "like-kind" appearance rather than replaced, wherever possible.
5. **Compliance with Standards**: All renovations must comply with this document: Carmel's Standards for the Treatment of Existing Properties, including Historic Properties, ensuring preservation of the home's value to the community, Historic or otherwise.
6. **Historic Resources Inventory**: If the property is listed on the city's Historic Resources Inventory, additional guidelines specific to such properties must be followed to protect these recognized landmarks.
7. **Community Aesthetic**: Preserving the overall aesthetic and cultural heritage of the home is mandatory. All renovations must contribute to the overall aesthetic consistency of the surrounding neighborhood, and existing home, including preserving its cultural and architectural heritage.

By adhering to these requirements, all residents, new and existing, play a vital role in safeguarding the legacy and charm of Carmel by the Sea. Failure to comply with these guidelines shall result in penalties or the need to restore unauthorized changes at the owner's expense. Residents must not purchase any home in Carmel they desire to bulldoze down, unless they are willing to rebuild a home that is "like-kind."