CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

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

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

REGULAR MEETING
Wednesday, December 13, 2023

TOUR 2:00 PM

MEETING 4:00 PM

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

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

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

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

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

A. **DS 21-186 (Melani)** - Carmelo Street 4 southwest of 2nd Avenue

B. **DS 23-213 (North 42, LLC)** - Lincoln Street 5 northeast of 3rd Avenue

C. **DR 23-114 (Hofsas House, Inc.)** - Dolores Street 2 northeast of 4th Avenue (Please park on Dolores Street side.)

D. **DS 21-446 (Pressey)** - Southeast Corner of 3rd Avenue and Santa Fe Street

E. **DS 23-290 (The Golden Mean, LLC)** - Santa Fe Street 3 southwest of Mountain View Avenue

F. **DS 23-180 (Nash)** - Monte Verde Street 3 southwest of 13th 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. Adoption of the 2024 Planning Commission Meeting Calendar
2. Monthly Activity Report: November 2023
3. **UP 23-331 (Earth Cura Apothecary):** Consideration of a Conditional Use Permit for the establishment of a "Handicraft/Custom Manufacturing" use located at San Carlos Street 3 northwest of 8th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-145-004-000.
4. **DS 23-148 (DGB Investment, Inc.):** Consideration of a Final Design Study and associated Coastal Development Permit for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 432-square-foot second story located at Mission Street 2 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000.

ORDERS OF BUSINESS

5. **DR 23-114 (Hofsas House, Inc.) - Concept Review:** Receive a presentation and provide early feedback on the concept plan for the demolition and rebuilding of the Hofsas House Hotel. This is a non-decision-making item and is intended to provide early Planning Commission and Community feedback to the applicants as they finalize their design for the project located at Dolores Street 2 northeast of 4th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-124-014-000.

PUBLIC HEARINGS

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

7. **DS 21-446 (Pressey):** Consideration of a Concept Design Study for the demolition of an existing 1,038-square-foot, one-story single-family residence and 247-square-foot detached garage, and construction of a 1,351-square-foot, one-story single-family residence and 225-square-foot attached garage, and various site coverage changes located on the southeast corner of 3rd Avenue and Santa Fe Street in the Single-Family Residential (R-1) District. APN: 010-029-019-000.

8. **DS 23-213 (North 42, LLC):** Consideration of a Design Study Referral for minor floor area modification, new composite shingle siding, new skylights and roofing, altered roof profile, new fenestration pattern, and various site modifications that collectively qualify as a substantial alteration to an existing single-family residence located on Lincoln Street 5 northeast of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay. APN: 010-128-010-000.

9. **DS 23-180 (Nash):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for a substantial alteration to an existing two-story residence located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-176-018-000.

10. **DS 21-186 (Melani) - Director's Referral:** Director's Referral for after-the-fact consideration of the full demolition and rebuilding of a non-conforming structure. The Planning Commission is being asked to determine if a non-conforming single-family dwelling that was demolished and rebuilt with the same non-conforming setbacks should be allowed to remain as a "repair," or required to conform to current setback standards as a "reconstruction." The subject property is located at Carmelo Street 4 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-124-024-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

11. Next Special Meeting: January 24, 2024

ADJOURNMENT

CORRESPONDENCE

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

the Agenda

13. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings or other items 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

December 13, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of the 2024 Planning Commission Meeting Calendar

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: 2024 Planning Commission Meeting Calendar

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION MEETING DATES
CALENDAR YEAR 2024

MEETING DATES
Wednesday, January 24, 2024 - Special Meeting *Rescheduled from Wednesday, January 10, 2024*
Wednesday, February 14, 2024
Wednesday, March 13, 2024
Wednesday, April 10, 2024
Wednesday, May 8, 2024
Wednesday, June 12, 2024
Wednesday, July 10, 2024
Wednesday, August 14, 2024
Wednesday, September 11, 2024
Wednesday, October 9, 2024
Wednesday, November 13, 2024
Wednesday, December 11, 2024

City-Observed Holidays:

New Year's Day	Monday, January 1, 2024
Martin Luther King, Jr. Day	Monday, January 15, 2024
Lincoln's Birthday	Monday, February 12, 2024
President's Day	Monday, February 19, 2024
Memorial Day	Monday, May 27, 2024
Independence Day	Thursday, July 4, 2024
Labor Day	Monday, September 2, 2024
Veteran's Day	Monday, November 11, 2024
Thanksgiving Day	Thursday, November 28, 2024
Day after Thanksgiving	Friday, November 29, 2024
Christmas Eve	Tuesday, December 24, 2024
Christmas Day	Wednesday, December 25, 2024

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

December 13, 2023
CONSENT AGENDA

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

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report: November 2023

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	December 13, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

NOVEMBER 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In November 2023, 33 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In November 2023, 2 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In November 2023, 53 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In November 2023, 19 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In November 2023, 5 new transient rental compliance case was created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In November 2023, 22 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In November 2023, 19 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following November 2023 totals:

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

November 2023 totals are provided alongside November 2022 totals for comparison. Compared to the same time period in the year 2022, Table 1 denotes percentage changes in the year 2023.

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2022 YTD Totals	355	57	457	234	45	256	166
2023 YTD Totals	373	68	568	219	35	262	360
YTD % Difference	+ 5.07%	+ 19.30%	+ 24.29%	- 6.41%	- 22.22%	+ 2.34%	+ 116.88%

Planning Permit Report

11/01/2023 - 11/30/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23372	Design Review	revised outdoor seating permit	Corner of Dolores & 7th Avenue			In Review
23371	Reasonable Accommodation	Owner requests a reasonable accommodation to exceed site coverage with semi-permeable decking to facilitate the use of the property. Additional site coverage requested is 400 sf.	Casanova 7 NW of Ocean	11/30/2023		In Review
23370	Design Review	outdoor lighting revision	6th Avenue & Junipero Street			In Review
23369	Notice of Exempt Work	Fill holes created by story pole installation to match existing wall finish	7th Avenue and Dolores			In Review
23368	Appeal	Specific action or decision being appealed: The SW section of the wrap-around, upper level deck. Grounds for appeal: SW section of the deck overlooks our front door, and we deem this an invasion of our privacy. Because of the proximity of the deck, anyone on that deck can see right through our house causing security concerns.	Santa Rita 4 SE of Ocean Ave	11/28/2023		In Review
23367	Historic Evaluation	HISTORIC EVALUATION - PHASE 1 INTENSIVE. Evaluation to include two (2) APNs: 010-144-016 & 010-144-015.	SE Corner of Dolores & 8th	11/6/2023		In Review

23366	Design Study	REPLACE, IN KIND, WINDOWS IN SECOND FLOOR BATHROOM. INSTALL NEW HVAC FOR UNIT OVER GARAGE. INSTALL NEW SIDING TO MATCH EXISTING ALONG REAR OF MAIN RESIDENCE. INSTALL NEW GUTTERS AT GARAGE OVER STAIRWAY. COMPLETE WORK AS APPROVED UNDER DS22092 (EXPIRED PERMIT).	Monte Verde 6 SW of 10th Avenue	11/8/2023		In Review
23365	Landscape Plan Check/Inspection	Tree replacement and landscape plan	SW Corner of Santa Rita Street and 5th Avenue	11/6/2023		In Review
23364	Use Permit	Add one (1) table and three (3) chairs to existing outdoor patio for a total of five (5) tables and fifteen (15) chairs.	Southside of San Carlos	11/21/2023		Pending Assignment
23363	Design Study	Expand existing deck 38 S.F.; New 836 S.F. accessory dwelling unit below existing/expanded deck; new 11 S.F. lightwell.	Camino Real 9 NE of 4th Avenue	11/20/2023		In Review
23362	Authorized Work	In-kind repair of damaged sand set paver driveway due to Cal Am water main break.	2922 Santa Lucia Ave	11/17/2023	11/17/2023	Approved
23361	Use Permit	Temporary Use Permit application for a pop-up restaurant service from Toasted for the Homecrafters art fair. Setup will begin at 8 am and run from 10am - 3pm. Trash containers and removal to be provided by Toasted. Pop up to be 10'x10' and located along 9th, taking three parking stalls	SW Corner of San Carlos & 9th	11/16/2023	11/17/2023	Approved

23360	Banners	Installation of ten double sided banners along Ocean Ave from Junipero to Monte Verde as default banners when not otherwise in use.	Ocean from Junipero to Monte Verde	11/16/2023	11/16/2023	Approved
23359	Sign	Installation of two hanging wood signs for entrances on both sides of the store. One at the Carmel Plaza courtyard entrance and one along the Mission Street entrance.	Carmel Plaza Suite 115	11/15/2023		In Review
23358	Design Study	Minor amendments to Design Study approval DS 21-180 (Janz)	NEC 4th & Carpenter	11/15/2023		In Review
23357	Temporary Use Permit	Authorization. This approval grants extended hours of operation for the Barmel Supper Club (operating as a full-line restaurant under a Use Permit). The approved closing time has been extended from 11 pm on Wednesday, November 22nd to 1 am on Thursday, November 23rd. Four (4) additional employees working and one (1) additional security person stationed at the entrance to the supper club for the duration of these extended hours. Supper Club to be fully closed and empty no later than 1:15 am. No live music. Maximum occupancy of 48 individuals.	San Carlos 2 NE of 7th	11/15/2023	11/21/2023	Closed
23356	Design Study	Evaluation of a CUPA 50 Lightweight American Slate material in color Gray for a new roof.	NW Corner of Casanova & 9th	11/15/2023		In Review

23355	Banners	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 5/22/24 - 6/11/24.	Ocean from Junipero to Monte Verde	11/15/2023	11/15/2023	Approved
23354	Design Study	Conversion of 246 sf of existing floor area into ADU along with a 41 sf ADU addition. 60 sf 1st floor addition, 375 sf 2nd floor addition, 166 sf deck expansion over the existing garage and 148 sf 2nd floor deck.	Cassanova 3 se of 4th	11/14/2023		In Review
23353	Design Study	REMODEL OF AN (E) TWO STORY HOUSE WITH AN ATTACHED CARPORT. REPLACE (E) EXTERIOR WOOD WINDOWS & DOORS WITH NEW ALUMINUM CLAD WINDOWS & DOORS. REPLACE (E) ASPHALT ROLL ROOFING WITH NEW PVC ROOF MEMBRANE. REPLACE (E) WALKWAYS & PATIOS WITH NEW. REPLACE (E) FRONT YARD FENCE & GATE WITH NEW 4'H WOOD FENCE & GATE. EXTEND (E) WOOD TRELLIS, ON SIDE OF HOUSE, ALONG FRONT ENTRY & CARPORT. INSTALL NEW EXTERIOR LIGHTING, LANDSCAPE & GAS FIRE PIT.	9TH AVENUE 2 N.W. OF CARMELO ST.	11/14/2023		In Review

23352	Temporary Use Permit	**Authorization issued under TEMP UP 23-357 (Barmel). See notes for details.** 11/21/2023: "Approval. This approval grants extended hours of operation for the Barmel Supper Club (operating as a full-line restaurant under a Use Permit). The approved closing time has been extended from 11 pm on Wednesday, November 22nd to 1 am on Thursday, November 23rd. Four (4) additional employees working and one (1) additional security person stationed at the entrance to the supper club for the duration of these extended hours. Supper Club to be fully closed and empty no later than 1:15 am. No live music. Maximum occupancy of 48 individuals."	San Carlos 2 NE of 7th	11/15/2023	11/21/2023	Approved
23351	Notice of Exempt Work	Roof repairs to the main house, including: resealing all roofing pipes, installing screws at all roofing jacks, painting all metal roofing components to match existing composition shingle roof, resealing two roof windows, and replacing glass in five broken windows. Refer to photos on file in the Community Planning & Building Department.	25987 Mission Street	11/8/2023	11/9/2023	Approved
23350	Design Study	Remove asphalt, concrete walkway and replace with Calstone pavers in Antiquated Cobble Oak Barrel Color, 354sf.	Crespi 6 SW of Mountain View	11/15/2023		In Review

23349	Design Study	Revisions to permitted exterior egress ramps and walkways on the north and south sides of the building. Addition of ADA compliant entrance ramp and front entry improvements on Monte Verde Street side.	Between 8th and 9th Ave off Monte Verde	11/7/2023		In Review
23348	Historic Evaluation	Historic evaluation for proposed Track 1 project	Santa Fe Street 2 SW of 4th Avenue	11/7/2023		In Review
23347	Design Review	Minimize front door for safety and security. Add Maglock remote device to (N) front door. All finishes to match (E).	Ocean Avenue 2 NE of San Carlos	11/28/2023		In Review
23346	Landscape Plan Check/Inspection	Replacing ivy with Carmel Creeper and indigenous vegetation.	NE Corner 5th Ave And Santa Rita	11/7/2023		In Review
23345	Temporary Use Permit	Temporary Use Permit authorization for The Pocket restaurant to host a fundraiser event in conjunction with The Food Bank of Monterey County. The event is authorized to take place on Friday, December 8th from the hours of 6pm to 10pm, with the property hard closed at 10:30pm. The event is to be capped at 250 guests and will be monitored by volunteers from the Food Bank. Two parking stalls in front of The Pocket will be reserved for the Food Bank's trucks. All food and alcohol consumption will be kept to The Pocket private premises. A DJ will be present to provide low level music with no live music on the property.	Lincoln 5 NE of 6th Ave	11/7/2023	12/6/2023	In Review
23344	Design Study	WINDOW & DOOR REPLACEMENT, GUARDRAIL & EXT. LIGHTING MODIFICATIONS	TORRES STREET 10 SW OF 10TH	11/7/2023		In Review

23343	Historic Evaluation	Historic Evaluation.	SE Corner of Dolores & 8th	11/6/2023		In Review
23342	Design Study	A new 9'-6" X13.5' (128 sf) 2nd floor deck expansion above an existing wood deck.	San Carlos 2 NW of 3rd	11/3/2023		In Review
23341	Design Study	This approval of Design Study application DS 23-341 (Fezell) authorizes the installation of a hot tub on the south side of the garage behind a 5-foot tall grape stake fence located on Palou 2 southwest of 2nd Avenue in the Single-Family Residential (R-1) District as depicted in the plans stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval.	Palou 2SW of 2nd	11/3/2023	11/17/2023	Approved
23340	Landscape Plan Check/Inspection	Our initial landscape plan was done by a landscape company that told us that we could change the plants and plan as we go and that the city would have no issue with it. Obviously this was incorrect and false information. So, we have redrawn our plan to fit our homes lot and reduced the plantings by a lot while still setting our yard up to become beautiful.	Oak Knoll 3 NE of Forest	11/2/2023		In Review

Total Records: 33 **12/8/2023**

Business License Report

11/01/2023 - 11/30/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23067	Ownership Change	Rise and Roam Bakery & Pizzeria	Bakery and pizzeria	NE Corner of 7th Avenue & Mission Street	11/6/2023		In Review
23066	New Business	El Bistro By Salt and Pepper	Full-line restaurant	Mission 2 SW of 5th	11/20/2023		In Review

Total Records: 2

12/8/2023

Building Permit Report

11/01/2023 - 11/30/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230566	12/1/2023		Existing retail cabinets to be replaced with cabinets for portable coffee bar equipment and extend existing water/sewage from previous tenants.	15,000	Plumbing	SW Corner of Ocean and Mission
230565	12/1/2023		Repair and Restoration of Existing Windows and Water Damaged Framing at North and South sides of Garage. All work shall be done such that there will be No changes to the appearance of the Existing. Interior and Exterior Materials Shall Remain the Same as Existing. There will be No Change in the Floor Area, Areas of Fenestration, Existing Mechanical and Electrical Systems nor Grading. Replacing Existing Wood Framing in Pony Walls where necessary with Steel Stud Framing in Same Location; Re-Installation of Existing Glass using powder-coated, metal window frames to match existing. Existing steel skylight supports to Remain In Place; Re-Installation of Existing Gas Fireplace and wood shelving units in same locations; and replace existing electrical outlets in repaired Pony Walls with GFCI Outlets (per 2022 CEC) in same locations as existing.	15,000	Building	Torres 3 SE of 3rd
230564	11/29/2023	11/30/2023	Remove & replace rail at two walls with new code compliant guard rail.	0	Building	NE Corner of Lincoln & Ocean
230563	11/29/2023	11/29/2023	Remove and replace 80k BTU furnace and move return air to living room.	11,551	Mechanical	NE Corner of San Carlos and 13th

230562	11/29/2023	12/1/2023	Tear off old asphalt shingle roof and replace with new Owens Corning asphalt roof in color Driftwood.	20,000	Roofing	Lopez 4 NE of 4th
230561	11/29/2023	11/29/2023	Replace Flange and cast iron pipe leading down into one the room below	1,100	Plumbing	NE Corner of Ocean & Monte Verde
230560	11/29/2023		Remove existing roof, install new Landmark Pro 40-year shingles in color Max Def Burnt Sienna.	22,000	Roofing	San Carlos 4 SE of 4th
230559	11/28/2023		Add electrical for hot tub. Hot tub will be hose filled	1,500	Electrical	Palou 2 SW of 2nd
230558	11/27/2023		Remodel to an (e) 3-story SFD with attached two-car garage and new detached ADU. Including site grading and drainage.	1,750,000	Building	San Antonio 1 NW of 9th
230557	11/27/2023	12/6/2023	Remove (e) comp shingles on small area in front of house. Install 30 year Malarkey shingles in Slate Gray.	5,700	Roofing	SW Corner of Junipero & 9th
230556	11/22/2023		Construction of a new 290 SF JADU addition to an existing 1,352 sf single family residence.	135,000	Building	Carpenter 3 NW of 3rd
230555	11/22/2023	11/22/2023	Tear off (e) wood shake roof system. Install waterproofing and Davinci Multi Width Shake in color Aged Cedar.	134,959	Roofing	Palou 2 SW of 2nd
230554	11/22/2023	11/22/2023	We propose to pr1) Remove and dispose of existing unit. 2) Install new Bryant 80% furnace at existing location. 3) Tie into existing supply plenum, gas, thermostat and power. 4) Install new filter box. 5) Install programmable thermostat. 6) Start up and test system.	5,383	Mechanical	Ocean 2 SW of Scenic
230553	11/20/2023	11/20/2023	Remove existing brown composition shingles and replace with new Malarkey Legacy Comp brown shingles in color Natural Wood.	26,940	Roofing	Casanova 5 SE of 2nd
230552	11/20/2023		New accordion window, moving existing door and replace two windows.	30,000	Building	26245 Dolores

230551	11/20/2023	11/27/2023	Replace rotten deck boards in-kind. Explore for possible structural damage.	25,000	Building	Monte Verde 2 NW of Ocean
230550	11/20/2023	11/20/2023	Replace existing wood Sierra Pacific glass french doors with a new wood Sierra Pacific glass sliding door. No sizing or framing changes.	0	Exempt Work	Camino Real 2 NW of 11th
230549	11/20/2023		Interior and exterior remodel of an existing SFR with an attached garage. New doors, windows, two skylights, plumbing, and electrical. New/altered door and window openings. New class A composition roofing and sewer lateral. No grading or landscaping is proposed.	322,581	Building	2836 Santa Lucia
230548	11/17/2023		Obtain permit to legalize shower/tub installation that was installed over 20 years ago with no permit.	0	Building	9th 2 NE of San Antonio
230547	11/16/2023	11/16/2023	Remove (e) 100 amp panel and install (n) 200 amp panel in same location.	2,000	Electrical	SW Corner of Monte Verde & 3rd
230546	11/16/2023		Install Generac Model #7172 10,000 KW Back-Up Generator.	18,750	Mechanical	Lopez 11 NW of 4th
230545	11/16/2023	11/28/2023	137 sf interior remodel of bathroom and kitchen.	15,000	Building	Mission 3 SW of 4th
230544	11/15/2023		Installation of 25kW backup generator.	5,000	Mechanical	Crespi 3 SW of Mountain View
230543	11/15/2023	11/22/2023	Tear off (e) wood shake roof, install winterguard at all penetrations and openings and one layer of Diamond Deck over roof deck. Install Landmark Pro in color "Georgetown Gray". Remove and replace gutter system to match existing.	52,569	Roofing	Ocean 2 NE of Camino Real

230542	11/15/2023		Alterations to an existing duplex. Unit #1: Remodel existing laundry and bathroom, add new window in shower. Add 58 sf to east steps and stone patio. Unit #2: 144sf addition to replace roof deck over existing garage with a new kitchen, remove the existing kitchen and remodel the bathroom and relocate the closets. Add 102 sf to west deck and stairs. Replace one window in the living room with single hung door and one window with a larger window. Garage: add new 15sf storage closet.	300,000	Building	Casanova 2 NW of 7th
230541	11/15/2023	11/15/2023	This approval amends Design Study (DS 20-370, Caplin) and authorizes the installation of film to a skylight located on an accessory building located at on Camino Real 5 SW 13th in the Single Family Residential (R-1) District. This approval authorizes the following to be utilized for the film material:• SOLYX SX3-314 Acid EtchThe film shall be installed on all portions of the glazing on the subject skylight.	0	Exempt Work	
230540			Redo front yard landscape	60,000	Building	Crespi 2 SW, Mountain View
230539			Replacing 1 existing skylight with 2 smaller operable skylights & adding 1 operable skylight to guest bath	0	BP Revision	Monterey St 3 SW of First AVE
230538	11/15/2023	12/6/2023	ROOF MOUNTED SOLAR PV SYSTEM 4.050 kWp. 10 panels.	10,500	Electrical	SW Corner of Santa Fe & 1st
230537	11/15/2023		Install 4.86kw(12 modules) +13.5kwh Energy storage system.	24,000	Electrical	SE Corner of Carmelo & 13th
230536	11/15/2023		Rebuild existing balcony.	5,000	Building	Santa Fe 3 NE of 4th
230535	11/13/2023		Replacement of an exterior stair case to match existing details.	59,900	Building	SW Corner of Camino Real & 8th

230534	11/13/2023	11/16/2023	Remove existing composition shingles and install comp shingles, 30 year Malarkey in color "Silverwood".	22,300	Roofing	Mission 7 SE of 8th
230533	11/13/2023	11/28/2023	Installation of new Valor G3 fireplace insert at existing fireplace opening. Replace code compliant gas line.	10,000	Plumbing	NW Corner of Guadalupe & 3rd
230532	11/9/2023	11/9/2023	Water heater replacement from 50-gallon water heater to tankless water heater.	4,500	Plumbing	Camino Real 3 NW of 11th
230531	11/9/2023		RETAIL TENANT IMPROVEMENT, NO CHANGE OF USE, NO STRUCTURAL ALTERATIONS. ALL SCOPE IS INTERIOR. NO CHANGE OF FIRE/LIFE SAFETY. NO CHANGE TO EXTERIOR OR SITE PLAN.	15,000	Building	San Carlos 3 NE of 6th
230530	11/8/2023	11/28/2023	REMODEL TO RECONFIGURE WINE CELLAR INTO EXPANDED LAUNDRY ROOM. REMOVE NON-PERMITTED WALL IN GARAGE.	6,000	Building	Guadalupe 3 NW of 6th
230529	11/8/2023	11/8/2023	REMOVE AND REPLACE 80K BTU FURNACE	9,471	Mechanical	Camino Real 2 SW of 4th
230528	11/7/2023	11/7/2023	Exterior paint to include walls, eaves, windows and door trim, deck and fences. Interior walls, windows, and doors trim to be plastered and painted. Exterior paint to be Farrow and Ball - Mouse's Back #40 Flat, window sash to be Fine Paints of Europe - Black. Interior walls/trim to be Benjamin Moore - Swiss Coffee - Flat.	0	Exempt Work	Scenic 5 SE of 9th
230527	11/3/2023		Convert existing 208 sf guest house into ADU with an addition of 56sf	0	Building	Carmelo 2 NE of 8th
230526	11/6/2023	11/28/2023	Add New Bryant 38MARBQ36AA3 heat pump to existing furnace in air conditioning only mode.	11,071	Mechanical	Lincoln 2 SW of 8th
230525	11/6/2023	11/15/2023	Tear off one layer of shake roof. Install Premium Heavy Shake	58,000	Roofing	25955 Junipero Avenue
230524	11/6/2023	11/6/2023	Paint exterior of house the same color as existing paint.	0	Exempt Work	Scenic 5 SE of 10th

230523	11/6/2023		Tenant Improvement - update interior with new recessed lighting, sand and refinish existing wood flooring, revise interior door - see accessible upgrades for notes.	30,000	Building	SW Corner of Ocean & Dolores
230522	11/3/2023	11/8/2023	Exploratory demolition of openings on both levels.	5,000	Demolition	Carmel Plaza, Suite 115
230521	11/3/2023		Interior remodel only of existing residential condominium: new plumbing fixtures, electrical, lighting, and cabinets	275,000	Building	NE corner of San Carlos & 8th
230520			revision to EP 23-324	0	Building	4910 Monterey St
230519	11/3/2023		Removal of 17SF from existing main level, replace existing fireplace. New 222 SF garage addition; 183 SF addition to existing upper level. Add first story west-facing dormer, and two second story west-facing dormers.	300,000	Building	Carmelo 2 NE of 8th
230518	11/1/2023	11/28/2023	INSTALLATION OF A 26KW KHOLER ALL HOME GENERATOR WITH A 200AMP TRANSFER SWITCH.	15,000	Electrical	NE Corner of Dolores & 3rd
230517	11/1/2023	11/20/2023	SHOWER SUPPLY LINE REPAIR AND TILE REPLACEMENT	3,000	Plumbing	SE Corner of Camino Real & 9th
230516	11/1/2023		Rear and side yard improvements, deck expansion, new outdoor kitchen, a new hot tub, fencing, gates, and artificial turf.	35,000	Building	Torres 2 NE of 5th
230515	11/1/2023	11/1/2023	Replacing and repairing broken posts and pickets in kind with white cedar.	0	Exempt Work	Camino Real 2 NE of 4th
230203	5/8/2023	5/10/2023	Remove (e) shake roof and replace with new CertainTeed Landmark TL comp shingles in color Country Gray.	33,000	Roofing	Guadalupe 2 NE of 4th

Total Records: 53 **12/8/2023**

Code Compliance Report

11/01/2023 - 11/30/2023

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
23220	11/24/2023	1st NOV sent	SEC Perry Newberry and 4th	Transient Rental	11/24/2023	
23219	11/17/2023	Closed	Carmelo 4 SE of 2nd	Wood burning	11/17/2023	11/24/2023
23218	11/27/2023	Closed	SWC Trail View and Acacia	Cutting tree roots	11/27/2023	12/1/2023
23217	11/20/2023	Closed	Lopez 8 NE of 4th	Transient Rental	11/20/2023	11/27/2023
23216	11/14/2023	1st NOV sent	Lincoln 5 SE of 4th	Transient Rental	11/14/2023	
23215	11/15/2023	Open	Monte Verde 3 NE of 8th	Landscape lighting	11/15/2023	
23214	11/13/2023	Closed	SWC Ocean and Lincoln	Railing construction	11/13/2023	11/13/2023
23213	11/14/2023	1st NOV sent	Casanova 3 SE of 9th	Transient Rental	11/14/2023	
23212	11/14/2023	Closed	5 Sand & Sea	Transient Rental	11/14/2023	12/1/2023
23211	11/8/2023	Closed	Carmel Plaza	Exterior signage	11/7/2023	11/8/2023
23210	11/6/2023	Closed	Ridgewood 2 NE of Junipero	Construction without a permit	11/6/2023	11/7/2023
23209	11/6/2023	Open	25990 Junipero	Hardscape without a permit	11/6/2023	
23208	11/6/2023	Closed	San Carlos NE of 13th	Construction without a permit	11/6/2023	11/7/2023
23207	11/3/2023	Open	SWC 6th and Mission	Expired business license	11/3/2023	
23206	11/3/2023	Open	NEC San Antonio and 13th	Operating without a license	11/3/2023	
23205	11/1/2023	Closed	San Carlos N Camino Del Monte	Gas Leaf Blower	11/1/2023	11/3/2023

23193	11/9/2023	Open	Crespi 2 SW of Mt. View	Site coverage and electrical work without permit	11/9/2023	
23192	11/8/2023	Open	Monte Verde 3 NW of 3rd	Driveway construction	11/8/2023	
23191	11/7/2023	Open	SEC Casanova and 4th	Site coverage	11/7/2023	

Total Records: 19 **12/8/2023**

Transient Rental Report

01/01/2023 - 11/30/2023

Case #	Street	Status	Date Received	Last Status Date	Date Closed
23220	Perry Newberry	1st NOV sent	11/24/2023	11/27/2023	
23217	Lopez	Closed	11/20/2023	11/27/2023	11/27/2023
23216	Lincoln	1st NOV sent	11/14/2023	11/17/2023	
23213	Casanova	1st NOV sent	11/14/2023	11/15/2023	
23212	San Antonio	Closed	11/14/2023	12/1/2023	12/1/2023
23198	Mission	Closed	10/24/2023	10/24/2023	10/24/2023
23194	Casanova	1st NOV sent	10/17/2023	11/15/2023	
23189	San Antonio	1st NOV sent	10/13/2023	11/15/2023	
23173	Mountain View	Potential STR identified	9/16/2023	11/6/2023	
23135	Ocean	Closed	8/18/2023	9/25/2023	9/25/2023
23134	Ocean	Closed	8/18/2023	8/25/2023	8/25/2023
23133	Monte Verde	Closed	8/17/2023	11/1/2023	11/1/2023
23109	13th	Closed	7/28/2023	11/14/2023	11/14/2023
23107	13th	Closed	7/28/2023	8/16/2023	8/16/2023
23104	Santa Fe	Closed	7/21/2023	9/29/2023	11/15/2023
23099	Mission	Closed	7/7/2023	9/19/2023	9/19/2023
23094	2nd	Closed	6/23/2023	8/21/2023	8/21/2023
23093	Rio	Closed	6/21/2023	8/31/2023	8/31/2023
23092	Ocean	Closed	6/21/2023	7/7/2023	7/7/2023
23091	Dolores	Closed	6/22/2023	7/19/2023	7/19/2023
23061	Monte Verde	Closed	4/27/2023	7/17/2023	7/17/2023
23058	Mission	Closed	4/19/2023	6/2/2023	6/2/2023
23057	Carmelo	Closed	4/19/2023	6/2/2023	6/2/2023
23053	San Carlos	Closed	3/21/2023	6/2/2023	6/2/2023
23039	Rio Road	Closed	2/27/2023	4/17/2023	4/17/2023
23015	Carmelo	Closed	1/9/2023	2/3/2023	2/3/2023
23014	Mission	Closed	1/9/2023	1/10/2023	1/30/2023
23013	N Casanova	Closed	1/9/2023	2/3/2023	2/3/2023
23012	Mission	Closed	1/9/2023	1/27/2023	1/27/2023
23009	Santa Fe	Closed	1/8/2023	2/3/2023	2/3/2023
23008	Guadalupe	Closed	1/8/2023	1/13/2023	1/13/2023
23007	2nd	Closed	1/8/2023	1/8/2023	4/8/2023
23005	Carpenter	Closed	1/8/2023	2/3/2023	2/3/2023

23004	5th	Closed	1/5/2023	2/3/2023	2/3/2023
23003	Dolores and 1st	Closed	1/5/2023	2/3/2023	2/3/2023

Total Records: 35 **12/6/2023**

Encroachment Permit Report

11/01/2023 - 11/30/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230261	Temp Ench	11/30/2023	Install scaffolding along the length of the building along 6th avenue sidewalk in order to remove brick facade, install new windows, apply new stucco, and paint the building. Include debris dumpster for limited days.	SW Corner of Mission & 6th	12/6/2023	Issued
230260	Temp Ench	4/26/2023	Applicant to trench, backfill & install electric substructures. PG&E to remove existing overhead service, install underground service conductor, replace pole, install TPX and remove secondary conductor. Tree trimming required. PM# 35420138. Contact: PG&E (408) 478-1894	Lincoln 2 NW of 13th	4/28/2023	Issued
230259	Temp Ench	11/29/2023	Replace sewer lateral using pipe bursting.	SE Corner of Dolores & 8th	11/29/2023	Issued
230258	Temp Ench	11/27/2023	Replace sewer lateral using pipe bursting.	Lincoln 2 SW of Ocean	11/29/2023	Issued
230257	Temp Ench	11/22/2023	PG&E to install underground service, replace pole, and replace overhead transformer. PM# 35436539	NW Corner of San Carlos & 10th		In Review
230256	Temp Ench	11/20/2023	PG&E to install 144' of 350 tpx secondary from existing #2 box to new #2 box. PG&E to pull in 58' of tpx from new #2 box to panel. PM# 35402863.	Lincoln 5 SW of 10th	11/22/2023	Issued
230255	Temp Ench	11/20/2023	Sawcut and remove a section of the sidewalk. Exavate and remove the carmel trap, provide and install a two-way clean-out and backwater valve, backfill all and repour the area of concrete removed to perform the work.	San Carlos 3 SE of 5th	11/28/2023	Issued
230254	Temp Ench	11/17/2023	PG&E to install riser and underground service cable. PM# 35392301	11th 2 NW of Dolores	12/6/2023	Approved
230253	Temp Ench	11/17/2023	Dig 5'x5' bellhole on Dolores, pull approximately 80' of SDR17 from pothole to pothole and tie into the City main.	SE Corner of Dolores & 12th	11/22/2023	Issued

230252	Temp Ench	11/17/2023	Loading of demolition debris into trailer and loading/unloading materials and equipment.	Ocean 2 SW of San Carlos		In Review
230251	Driveway	11/17/2023	Replace existing asphalt driveway with sand set stone pavers from face of new garage to minimum 3' wide asphalt apron at edge of Monte Verde St.	Monte Verde 3 SE of 11th		In Review
230250	Temp Ench	11/16/2023	Closure of three parking spaces and encroachment into the City sidewalk for pop-up restaurant for Toasted to serve at the Homecrafters art faire.	SW Corner of San Carlos & 9th	11/17/2023	Issued
230249	Temp Ench	11/15/2023	Applicant to trench, backfill and install electric substructures. PG&E to replace overhead transformer and install underground service. PM# 35463208	Carmelo 4 NW of Ocean	11/22/2023	Issued
230248	Temp Ench	11/15/2023	PG&E to trench and backfill a 5'x5' bellhole and abandon existing gas service. PM# 35424974.	Carmelo 2 SW of 11th	11/15/2023	Issued
230247	Temp Ench	11/15/2023	Applicant to trench, backfill, and install electric substructures. PG&E to install underground electric service. PM# 35407233.	Mission 4 NE of 10th	11/22/2023	Issued
230246	Temp Ench	11/15/2023	PG&E to trench and backfill a 5'x5' bellhole, PG&E to abandon existing gas service. PM# 35478138	Carmelo 2 NW of 12th	11/15/2023	Issued
230245	Driveway	11/13/2023	Replace existing impermeable paver driveway with sand set permeable paver stripes, reusing existing apron.	San Carlos 7 SW of 13th	11/22/2023	Issued
230244	Driveway	11/13/2023	Replace existing asphalt driveway with new paver driveway not to exceed 14' in width and have a 3' asphalt connection to the right of way.	Monte Verde 5 SW of 2nd	11/17/2023	Issued
230243	Temp Ench	11/9/2023	Replace sewer lateral using pipe bursting.	Mountain View 2 NE of Santa Fe	11/15/2023	Issued
230242	Perm Ench	11/8/2023	Kindly request permssion to place permeable pavers in right of way	Camino Real 3 NW of 8th		In Review
230241	Temp Ench	11/3/2023	Replace waste line from cleanout, approximately 80' long. Install new cleanout and backwater valve.	2984 Santa Lucia	11/3/2023	Issued

230240	Temp Ench	11/1/2023	REPLACE 50' OF 4" SEWER DRAIN 9' DEEP IN THE STREET. WILL INSTALL 2 WAY CLEAN OUT AND BACK WATER VALVE	Casanova 3 SW of 8th	11/3/2023	Closed

Total Records: 22 **12/8/2023**

Tree Permit Report

11/01/2023 - 11/30/2023

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
23342	11/1/2023	Tree Evaluation	11 Vizcaino SW Mountain View	Tree inspection and opinion		
23343	11/3/2023	Tree	Torres 2 NW of 1st	URGENT: PRUNING - One (1) limb, approx. 20" in diameter.	Approved	11/13/2023
23344	11/3/2023	Tree	Casanova Street 2 SE of 13th	REMOVE: One (1) mature, diseased Oak tree with fungus on tree trunk. Very large.		
23345	11/3/2023	Tree	Santa Fe 4 SW of 8th	REMOVE: One (1) large Monterey Pine leaning toward the house.	In Review	
23346	11/6/2023	Tree	Dolores 3 NE of 9th	REMOVE: One (1) large, dead Oak and one (1) smaller dead Oak, verified by Justin Ono.	Approved	11/9/2023
23347	11/6/2023	Tree	NW Corner of Junipero & 10th	Remove dead tree	In Review	
23348	11/15/2023	Tree	Mission 3 NW of 8th	Pruning of three city trees on Mission St. Limbs are touching building and branches making pedestrian travel difficult.	Approved	11/29/2023
23349	11/15/2023	Tree	San Antonio 1 SW of 7th	Trim 20" DBH cypress city tree to be pruned.	In Review	
23350	11/15/2023	Tree	Camino Real 4 SE of Ocean	Removal of one double sparred oak tree on the left side of the driveway. DBH 18" and 20" 2 trunks.	In Review	
23351	11/17/2023	Tree	8th 2 SW of Mountain View	Remove 15" oak spar touching the eves on the right side of the house.	In Review	
23352	11/17/2023	Tree	Casanova 3 SW of 8th	REMOVE: One cedar tree on the City side of the property line.	In Review	
23353	11/17/2023	Tree	Lincoln 5 SW of 10th	Removal of four pine trees and grind stumps.	In Review	
23354	11/21/2023	Tree	2922 Santa Lucia	REMOVAL: One (1) Cypress tree; very large;	Denied	

				in front of house; attached to PG&E pole.		
23355	11/22/2023	Tree	Guadalupe 3 NW of 3rd	EVALUATION TE 23-316 (Crapo). REMOVAL: One (1) Monterey Pine trees on private property.	Approved	11/22/2023
23356	11/22/2023	Tree w/ Construction	Ocean Avenue 4 NE of Guadalupe	REMOVAL: One (1) Coast Live Oak, Tree #3 from Tree Evaluation Worksheet.	In Review	
23357	11/30/2023	Tree Evaluation	Torres 3 NW of 8th Avenue	EVALUATION: All trees on lot, one additional dead tree and limbs on tree to the west. **NOTE**Please call, so owner may be present during the evaluation.	In Review	
23358	11/30/2023	Tree	Scenic 3 NE of 13th	PRUNING: REQUESTING PRUNING OF TWO CYPRESS TREES - APPROXIMATELY 5 LIMBS IN EACH. TREE SIZES ARE 36" DIAMETER.	In Review	
23359	11/30/2023	Tree	SW Corner of Ocean Avenue and Dolores Street	PRUNING: Six (6) medium size limbs off City tree. Please reference photo.		
23360	11/30/2023	Tree	NE Corner of San Antonio & 8TH ST	Trim & Sculpt Cypress Tree. PRUNING: 2 Cypress Trees , each with a ~15" dia. limb. Both are on private property.		

Total Records: 19 **12/8/2023**

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

December 13, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning and Building Director
SUBJECT:	**UP 23-331 (Earth Cura Apothecary):** Consideration of a Conditional Use Permit for the establishment of a "Handicraft/Custom Manufacturing" use located at San Carlos Street 3 northwest of 8th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-145-004-000.

Application: UP 23-331 (Earth Cura Apothecary) **APN:** 010-145-004
Block:91 **Lot:**11
Location: San Carlos Street 3 northwest of 8th Avenue
Applicant: Bonnie Burns, Business Owner **Property Owner:** WESELY OREST & WESELY IRENE M TRS

Executive Summary:

The applicant is requesting approval of a Conditional Use Permit for the establishment of a handicraft/custom manufacturing use. The municipal code defines this use as: “Manufacture of crafts, art, sculpture, stained glass, and similar items. Retail sales are restricted to items manufactured on the premises.” While this is a permitted use in the Central and Service (CC and SC) Zone Districts, in the Residential and Limited Commercial (RC) Zone District (where the subject site is located), the use requires approval of a Conditional Use Permit by the Planning Commission.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Conditional Use Permit, UP 23-331 (Earth Cura Apothecary), for the establishment of a "Handicraft/Custom Manufacturing" use located at San Carlos Street 3 northwest of 8th Avenue in the Residential and Limited Commercial (RC) Zone District. APN: 010-145-004-000.

Background and Project Description:

The subject site is located at San Carlos Street 3 northwest of 8th Avenue in the Residential and Limited Commercial (RC) Zone District. The business space that is proposed to be occupied by the use is an approximately 250 square foot existing ground floor commercial space that fronts San Carlos Street. The business space shares common interior access and shared restroom facilities with a residential building (refer to Attachment 2). Staff has been able to identify legally existing commercial tenants (via business license approvals) at that space/location since at least 2012 –a nail salon and most recently the office of a wedding/event planner.

The applicant is proposing to establish a Handicraft/Custom Manufacturing business at the subject location. While this is a permitted use in the Central and Service (CC and SC) Zone Districts, in the Residential and Limited Commercial (RC) Zone District (where the subject site is located), the subject use requires approval of a Conditional Use Permit by the Planning Commission. If located in the CC or SC Zone Districts, this use would be permitted by-right and would only require the approval of a business license application. The applicant has been made aware of this requirement and alternate process prior to submission of the application and has elected to pursue a conditional use permit application at this location.



Figure 1. Partial Zoning Map. Red: CC District; Pink: SC District; Purple: RC District.

The municipal code defines this handicraft and custom manufacturing as: “Manufacture of crafts, art, sculpture, stained glass, and similar items. Retail sales are restricted to items manufactured on the

premises." The applicant has described their proposed business in their written business description (refer to Attachment 2):

> [A] workspace, office, showroom and retail space of local handicraft artist Bonnie Burns. Every good sold is custom manufactured on the premises by Bonnie Burns. Including handmade wellness self-care goods, crafts and jewelry. Bonnie handcrafts high quality organic skincare and skillfully hand pours her formulations into each bottle. She also crafts one of a kind candles with crystals and herbs, eye pillows, handmade paper bookmakers, feather hair, hat clips and earrings. Earth Cura Apothecary is an inspiring environment with an intimate shopping experience (refer to Attachment 2).

The applicant has also noted in the business description (Attachment 2) that:

> The hours of operation will be adjusted based off of demand. Bonnie will be using the workshop and office space five days a week creating her crafts, managing her online, wholesale business between the hours of 9am-8pm. The retail aspect of the shop will be available six days a week from 11am-6pm, as well as options for shopping appointments. This workshop will be staffed by one person at any given time. At this time there are a total of two employees, Bonnie and her fiancé. Based on the growth and demand of Earth Cura, one part-time employee may be taken on in the future. There is a private restroom separate from the retail unit designated for the tenant's use. Inside the workshop/retail space is a sink for staff and customers to use to sample products.

Staff Analysis:

Conditional Use Permit Required: The proposed use of a Handicraft/Custom Manufacturing Business requires a Conditional Use Permit as outlined in CMC 17.14. In accordance with CMC 17.14.040, Additional Use Regulations, for Handicraft/Custom Manufacturing Uses, the following is required:

1. Only small-scale craft or artisan-oriented production of goods is allowed.

2. Maximum number of employees: five.

Staff Analysis: As noted above and in the applicant's project description (Attachment 2), the business will produce handmade wellness self-care goods, crafts, and jewelry as well as candles with crystals and herbs, eye pillows, handmade paper bookmakers, feather hair, hat clips and earrings. The business is proposed to be staffed by one person at any given time. At this time there are a total of two employees. As the business is located within the RC District, the additional land use regulations for businesses in the RC district (outlined in CMC 17.14.050.H) have been included as Conditions of Approval #11 & #12.

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

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

purpose established for the district within which it will be located.
7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

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

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

As previously described, the proposed business would otherwise be permitted in the two other commercial zone districts, but requires approval of a Conditional Use Permit in the Residential and Limited Commercial Zone Districts. The use is consistent with the findings outlined above as the establishment of the use is not in conflict with any applicable zoning code or general plan policies. No precedent is set in the approval of the use permit, and there are no other expansions of the use or site that would result in an increase in demand for service, and the use is consistent with the surrounding land uses and not injurious to health, safety, or welfare. To staff's knowledge, (through research and local knowledge) there are no other uses in the City that are currently classified as "handicraft/custom manufacturing". Therefore, the establishment of said use would provide additional opportunities to serve local and nonlocal populations' needs through the establishment of a new business. No changes are proposed to the site that would impede ingress or egress or impact surrounding traffic.

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 conversion of an existing commercial space from an office to a handicraft/custom manufacturing use. The Class 3 exemption includes conversions of stores, motels, offices, restaurants or similar structures not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. The subject business is approximately 250 square feet and primarily consists of the manufacture small handicraft. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Description

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A CONDITIONAL USE PERMIT, UP 23-331 (EARTH CURA APOTHECARY), FOR THE ESTABLISHMENT OF A "HANDICRAFT/CUSTOM MANUFACTURING" USE LOCATED AT SAN CARLOS STREET 3 NORTHWEST OF 8TH AVENUE IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) ZONE DISTRCT. APN: 010-145-004-000

WHEREAS, On October 26, 2023 business owner Bonnie Burns ("Applicant"), on behalf of the property owner, WESELY OREST & WESELY IRENE M TRS, submitted an application requesting approval of a Use Permit (UP 23-331) described herein ("Application"); and

WHEREAS, the applicant is requesting approval of a Conditional Use Permit for the establishment of a handicraft/custom manufacturing use; and

WHEREAS, handicraft/custom manufacturing is permitted in the Residential and Limited Commercial (RC) zoning district upon issuance of a Conditional Use Permit by the Planning Commission (CMC 17.14.030); and

WHEREAS, on December 1, 2023, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on December 13, 2023, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the Application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its December 13, 2023 hearing including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 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 Conditional Use Permit:

FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

Municipal Code Findings – CMC 17.64.010 General Findings Required for All Use Permits	**YES**	**NO**
1. The proposed use will not conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits		
1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.	✓	
2. That proposed use will provide adequate ingress and egress to and from the proposed location.	✓	
3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve Use Permit (UP 23-331) for the establishment of a "Handicraft/Custom Manufacturing" use located at San Carlos Street 3 northwest of 8th Avenue in the Residential and Limited Commercial (RC) Zone District (APN: 010-145-004-000) subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

No.	Standard Conditions
1.	**Authorization.** This approval Use Permit (UP 23-331) authorizes: the use of an approximately 250 square foot ground floor commercial business space located at San Carlos Street 3 northwest of 8th Avenue to be used as a Handicraft/Custom Manufacturing Use. Of items produced as part of the use may include: those items specifically listed in CMC 17.68, as well as handmade wellness self-care goods, handmade crafts and handmade jewelry, and other similar handmade items. The business shall operated consistent with the floor plan and business description reviewed by the Planning Commission on September 13, 2023 unless modified by the Conditions of Approval herein.
2.	**Codes and Ordinances.** The use shall be carried in conformance with all requirements of the Residential and Limited Commercial (RC) district. Additionally, all adopted building and fire codes shall be adhered to.
3.	**Permit Validity.** This Use Permit approval shall be valid for nine (9) months following final action by the Planning Commission, or by the City Council on appeal. If the use is not established pursuant to CMC Section 17.52.170 (Time Limits on Approvals and Denials) the approval shall become null and void. The use is considered to be established once a business license has been issued for an associated use.
4.	**Permit Extension. T**he Planning Commission may grant one extension for approvals originally subject to a public hearing. A request to extend the permit approval must be submitted in writing and the appropriate fees paid prior to expiration of the permit.
5.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.
6.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
7.	**Permit Revocation.** Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission pursuant to CMC Section 17.66.050 (Revocation).
8.	**Use Permit Summary.** A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special mitigations) shall be posted on the premises or shall be available upon request by any enforcement officer of the City.

9.	**Abandonment.** Discontinuance of the use for a period of six (6) consecutive months, or replacement with a new use for any period of time, shall constitute abandonment. If the use is abandoned, this Conditional Use Permit (UP 23-331) approval shall become null and void. The Director of Community Planning and Building may, at their discretion, extend the six (6) month provision, provided adequate notice and just cause is provided to the department.
10.	**Conditions of Approval.** These Conditions of Approval shall be signed by the property owner (or authorized agent) and applicant, and returned to the Community Planning and Building Department prior to approval of a business license.
	SPECIAL CONDITIONS
11.	**Hours of Operation.** The use is permitted to operate between the hours of 8:00 AM and 8:00 PM seven (7) days a week. (CMC 17.14.050.H.3)
12.	**Noise.** No activity shall be permitted that generates noise in excess of 55 dB at the exterior of the building or yard in which the use is conducted. No activity shall be permitted that causes in excess of 50 dB measured at the property line of any site in the vicinity of the use. (CMC 17.14.050.H.1)
13.	**Manufacturing and Business Processes.** No use shall be permitted and no process, equipment, or materials shall be employed which is found by the Planning Director or by the Planning Commission to be objectionable to persons residing or working in the vicinity by reason of odor, fumes, noise, vibration, illumination, glare, unsightliness, dust, cinders, dirt, refuse, water carried wastes or heavy truck traffic, or involve any hazard of fire or explosion. (CMC 17.14.040.A.4)
14.	**Maximum Occupancy.** The maximum building occupancy shall not exceed the standards in the California Building and Fire Codes
15.	**Trash Storage.** Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a nuisance to the public or other occupants of the building, and without being placed on the sidewalks or other public ways.
16.	**Exterior Modifications & Signage.** This approval does not authorize any exterior modifications to the building or the installation of any exterior signage. A separate Design Review and Sign applications shall be submitted for review and approval by the Community Planning and Building Department.
17.	**Licensing and Inspections.** Prior to commencement of business operation, the applicant/business owner shall be responsible for obtaining any required licenses or inspections related to the use outside of the purview of the City, including but not limited to approvals from the Monterey County Health Department.

_____ _____ _____

Property Owner Signature Printed Name Date

_____ _____ _____
Applicant Signature Printed Name Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of December 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Leah Young
Chair Planning Commission Secretary

Bonnie Burns
Earth Cura Apothecary
1 Rancho San Carlos Rd.
Carmel Valley, CA 93923

October 23, 2023

City of Carmel by the Sea
Community Planning and Building

Re: Earth Cura Apothecary
Use Permit Application
San Carlos 3 NW 8th

I am honored to present you my application for a Use Permit for a new workshop, office & retail business in Carmel-by-the-Sea.

Description of Business:
Earth Cura Apothecary is the workspace, office, showroom and retail space of local handicraft artist Bonnie Burns. Every good sold is custom manufactured on the premises by Bonnie Burns. Including handmade wellness self-care goods, crafts and jewelry. Bonnie handcrafts high quality organic skincare and skillfully hand pours her formulations into each bottle. She also crafts one of a kind candles with crystals and herbs, eye pillows, handmade paper bookmakers, feather hair, hat clips and earrings. Earth Cura Apothecary is an inspiring environment with an intimate shopping experience.

Aesthetic:
Reminiscent of Big Sur and the natural beauty of Monterey County, the space will be designed with local customized wood, including workshop tables, an office desk and display shelves. The workshop and sink will be in the back, office desk in the side alcove and the front will be designed retail space with shelves and three small wood tables. The attached images are examples of the inspiration for the interior design.

Operation/Employees:
The hours of operation will be adjusted based off of demand. Bonnie will be using the workshop and office space five days a week creating her crafts, managing her online, wholesale business between the hours of 9am-8pm.
The retail aspect of the shop will be available six days a week from 11am-6pm, as well as options for shopping appointments.
This workshop will be staffed by one person at any given time. At this time there are a total of two employees, Bonnie and her fiancé. Based on the growth and demand of Earth Cura, one part-time employee may be taken on in the future. There is a private restroom separate from the retail unit designated for the tenant's use. Inside the workshop/retail space is a sink for staff and customers to use to sample products.

The attached images provide a floor plan, design concept, examples of the handmade goods.

Thank you for your consideration and review. I welcome your questions to provide clarification.

Sincerely,

Bonnie Burns
Earth Cura Apothecary

AESTHETICALLY WE WILL BE AN QUAINT & ELEGANT WORKSHOP SHOWROOM FOR LOCAL HANDCRAFT ARTIST BONNIE BURNS FEATURING ORGANIC HERBAL GOODS & JEWELRY













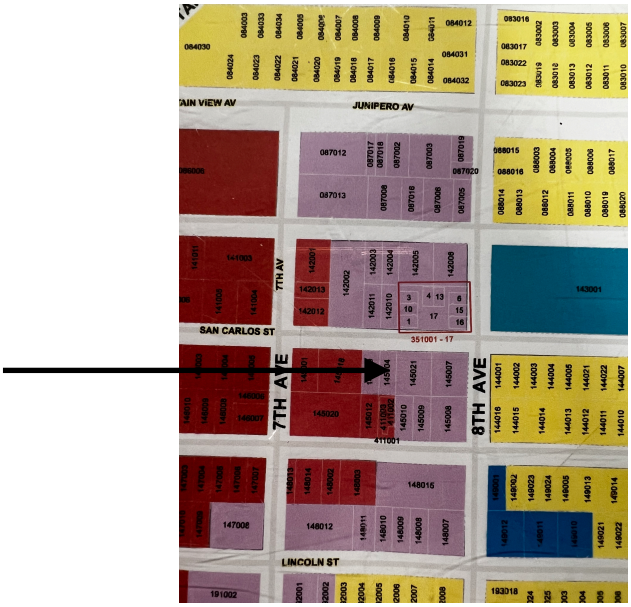






SITE LOCATION:

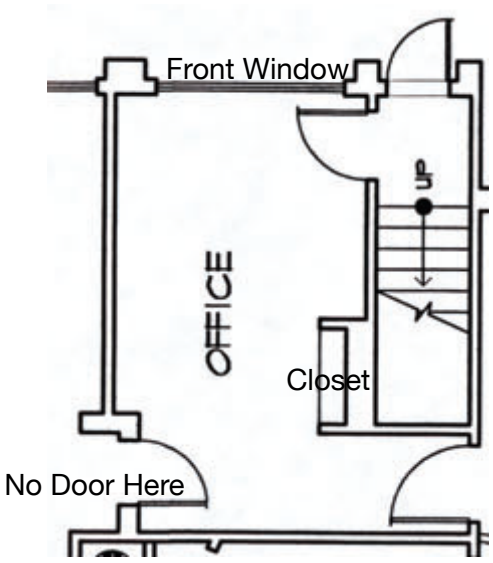
The workshop, retail space is located on San Carlos Street between 7th & 8th, Northwest center of the block, Carmel by the Sea zone district ‘RC'



San Carlos 3NW 8th St.
Residential & Limited Commercial
Assessor’s Parcel # 010-142-004

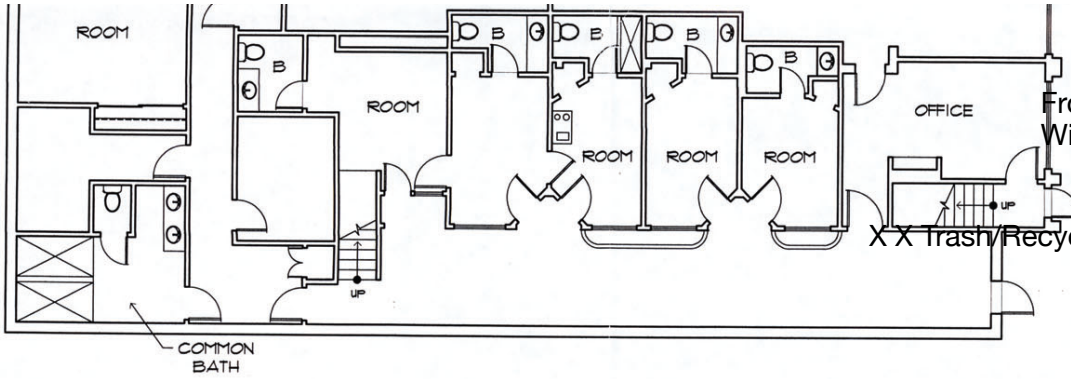
FLOOR PLAN:

220 Sq. Ft.
Front window facing San Carlos St.





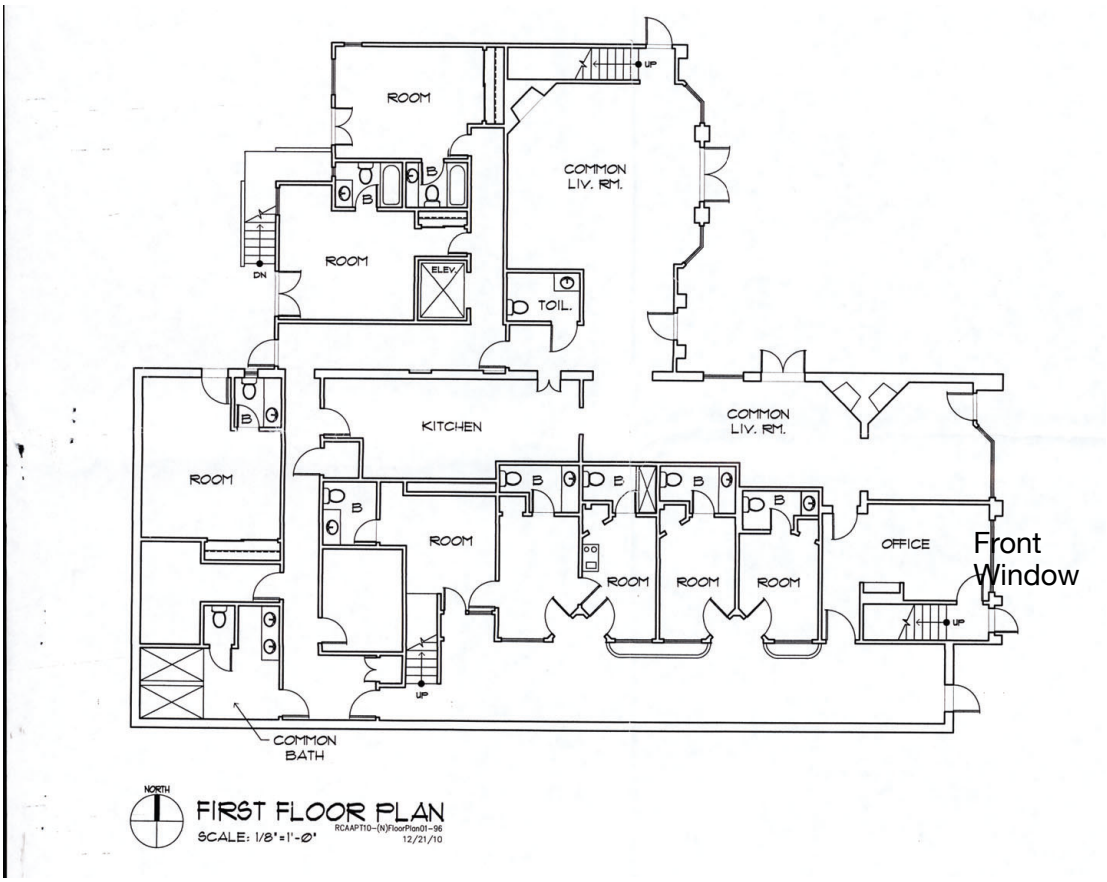
Attachment 2



Front Window

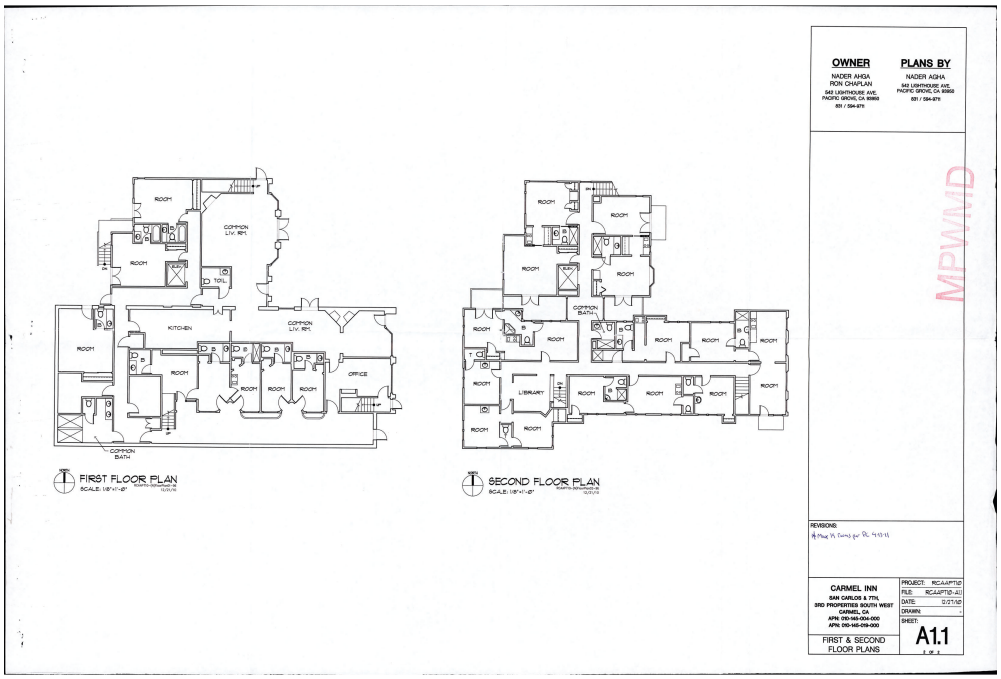
San Carlos St.

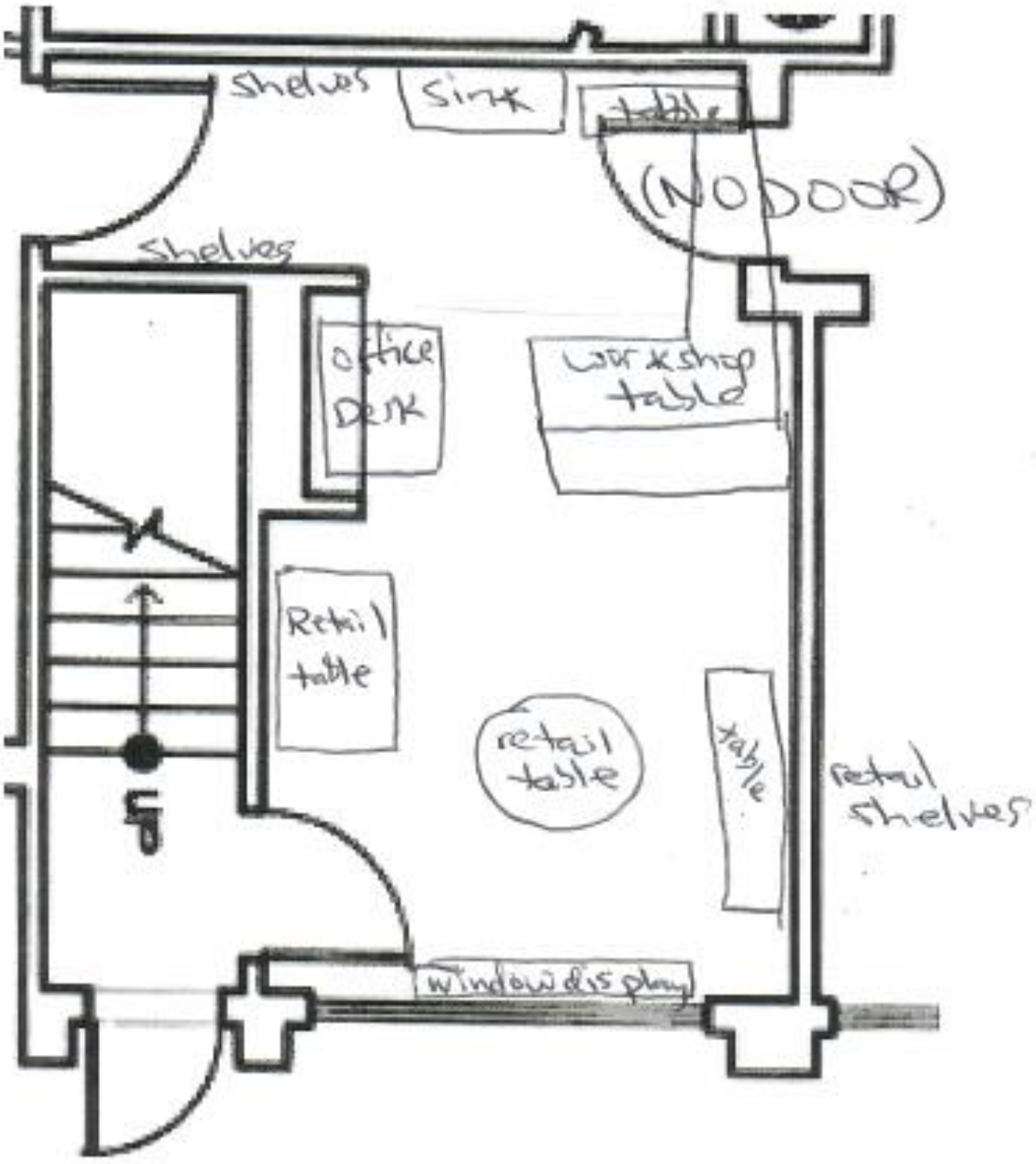
X X Trash/Recycling



Front Window

San Carlos St.




shelves
sink
table
(NO DOOR)
shelves
office desk
workshop table
Retail table
retail table
table
retail shelves
window display

WORKSHOP/SHOWROOM DESIGN CONCEPT:

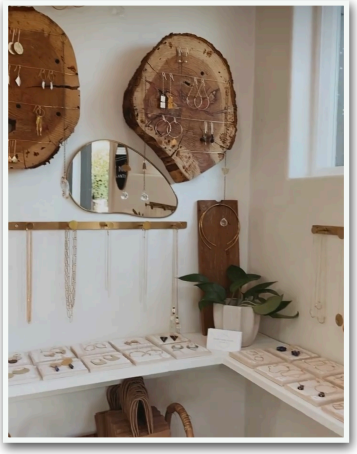












Bonnie Burns has been crafting her jewelry since 2008, and her herbal goods since 2019. She has been making a living selling at local handcraft markets and craft shows, building a local following and gaining recognition in local press, including four consecutive articles in the elite Carmel-by-the-Sea *65 Degree Magazine* in 2022.
This flagship workshop and retail showroom will offer her customers a chance to see where their products are being handmade and to meet the artist in a high-end, personal and holistic shopping experience.

We thank you for the opportunity to review and consider this business plan.

Sincerely,

Bonnie Burns
Earth Cura Apothecary

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

December 13, 2023
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-148 (DGB Investment, Inc.):** Consideration of a Final Design Study and associated Coastal Development Permit for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 432-square-foot second story located at Mission Street 2 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000.

Application: DS 23-148 (DGB Investment, Inc.) **APN:** 010-162-028
Block: 142 **Lot:** 23
Location: Mission Street 2 northwest of Santa Lucia Avenue
Applicant: KC Cullen, Architect **Property Owner:** DGB INVESTMENT INC

Executive Summary:

The Concept Design Study for this addition to a one story residence was accepted at the October 11, 2023 Planning Commission hearing with conditions to address prior to Final Details Review. The Applicant has satisfied those requirements and is requesting approval of the Final Details Approval associated with the Track 2 Project.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study, and associated Coastal Development Permit for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 432-square-foot second story located at Mission Street 2 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000.

Background and Project Description:

The project site is a 7,500 square-foot lot developed with a 1,666 square-foot one story residence. The existing site also includes a 200 square foot detached garage, 55 square foot laundry shed, and 150 square foot garden shed.

The existing one story residence is finished primarily with board and batten siding with a combination of gabled and hipped composition shingle roof forms. The applicant is proposing to demolish 18% of the existing exterior building walls to accommodate additions and a new second floor to the structure. The ground floor of the building is proposed to be expanded by 512 square feet and a new 432 square foot second story addition is also proposed. The building is also proposed to maintain the board and batten finish on the ground floor and is proposed to be finished with cedar lap siding on the new second floor. The existing aluminum windows are proposed to be replaced with new aluminum clad wood windows (some new locations; some existing locations to remain), with a composition shingle roof to match the existing roof. The residence will be painted "Kennebunkport Green" with "Dakota Shadow" (a shade of dark green) trim elements with the new cedar second floor maintaining a natural cedar finish.

The project was initially reviewed at the October 11, 2023 hearing and the concept Design Study was approved (Resolution 2023-052-PC) with conditions of Approval to be addressed prior to scheduling for final details review.

Staff Analysis:

Previous Hearing: The following items were discussed at the November 9, 2022 Planning Commission hearing or listed as draft conditions of approval to address the concerns.

1. Volume Study. The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review.

   Staff Analysis: The required volume study was completed. The development is allowed 33,247 cubic feet of volume and as design is proposed to be 33,160 cubic feet.

2. Tree Pruning/Removal Permit. Prior to scheduling for Final Details Review, the applicant shall submit a Retroactive Tree Pruning Permit Application to be reviewed and approved by the Forestry Department or Forest and Beach Commission, as appropriate, for trees #15 & #22, and adhere to any conditions or recommendations regarding corrective action regarding the pruning. Additionally, the applicant may apply (on the same application) to remove said trees. Should the Tree removal permit be not approved, the applicant shall prepare a revised design that does not require the pruning or removal of the subject branches or further impacts to the trees.

   Staff Analysis: The applicant has submitted the requisite tree pruning/removal permit, however the permit has yet to be approved and is still being processed by the Forestry Department. Planning Staff and Forestry Staff met on-site to review potential impacts of the proposed development to the trees and the forester anticipates approval of the subject permit. As to not delay the Final Details hearing due to administrative processing, staff has included Condition of Approval #34 requiring approval of the subject tree removal permit prior to building permit issuance.

3. Material Cut Sheets. Prior to scheduling for final details review, the applicant shall provide material cut sheets of all exterior materials, including but not limited to driveway pavers, paint colors, building stonework, exterior wall siding, roof materials, etc.

   Staff Analysis: The applicant has provided the requested information on sheet F1.1 of the project plans (refer to Attachment 3). Analysis provided below.

4. Landscape Plan. Prior to scheduling for final details review, a landscape plan shall be submitted that includes the information listed on the Track 2 submittal checklist published by the Community Planning and Building

   Department (CMC 17.34.040).

   Staff Analysis: The applicant has provided the requested information on sheet F1.1 of the project plans (refer to Attachment 3). Analysis provided below.

Finish Details: The proposed finish materials are consistent with the Residential Design Guidelines. Residential Design Guideline 9.5 encourages the use of natural building materials including painted wood clapboard, stained or painted board and batten siding and shingles. Additionally, Residential Design Guideline 9.8 encourages roof material that is consistent with the architectural style of the building and Residential Design Guideline 9.11 encourages window styles and materials to be consistent with the architecture of the building and be uniform throughout.

The Final Details Approval Findings #1-#3 require that:

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.

The residence is proposed to maintain the board and batten finish on the ground floor and is proposed to be finished with cedar lap siding on the new second floor. The applicant has indicated new "Urban Casement" style aluminum clad woods by Sierra Pacific are proposed to match the existing windows that will remain, and the new fixed windows will use insulated glass in wood stops. The roof is proposed to be a composition shingle roof to match the existing roof and the new second floor addition is proposed to have a single skylight on the street facing elevation (as discussed at the concept hearing, the new second floor addition is not visible from the street) and the standard Condition of Approval regarding skylights has been maintained as Condition #12. The residence will be painted “Kennebunkport Green” with “Dakota Shadow” (a shade of dark green) trim elements with the new cedar second floor maintaining a natural cedar finish. The new decking is proposed to be constructed from cedar and will have cedar posts and railings will temped glass infill (refer to Attachment 3, Sheet F1.1)

The project meets both the Final Details Findings and applicable Residential Design Guidelines for finish details.

Landscaping/Site Coverage: The Final Details Approval Finding #4 states the 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.

A preliminary landscape plan has been included on Sheet A1.3 of the project plans. The landscape plan notes the removal of the existing ivy throughout the site with notes indicating “*fill in/replace as req’d with ca native drought tolerant plants*” or similar. Standard Condition of Approval #22 regarding landscaping requires Forester review and approval prior to building permit issuance and adherence to a number of landscape standards as outlined in the zoning code.

In addition to the proposed landscaping, site coverage improvements are proposed throughout. The applicant is proposing to slightly increase the amount of coverage on the site but will still be within the maximum allowable limits for the site (927 square feet). The existing coverage is proposed to be increased from 605 square feet to 745 square feet. The new improvements primarily consist of expansion of a wood deck, and reorganization gravel pathways around the residence.

There are no new fences proposed as part of the project and an existing low brick garden wall located in the

There are no new fences proposed as part of the project and an existing low brick garden wall located in the right-of-way is proposed to be relocated onto the project site. The project site also maintains a significant portion of asphalt that is not part of the public roadway.



Figure 1. Approximate area of asphalt in Right-of-Way. Asphalt removal is not intended to be a perfect rectangular area, but area to be removed will be determined by the location of the street edge, topographic features, and street drainage requirements.





Figure 2. Example of nearby informal landscaped right-of-ways. Red dash line indicates area of existing asphalt area.

In accordance with CMC 12.05.125, "At the issuance of building permit… the building official shall require the abatement of any nonconforming encroachments or the property owner may submit an application for an encroachment permit that will be processed in accordance with CMC 12.08.050." Condition of Approval #36 has been included stating that a note shall be included on the plans submitted to the building division that the asphalt shall be removed prior to final inspection. The city can work with the applicant in respect to the removal and disposal of the asphalt (CMC 12.05.050.B).

Staff also recommends that the landscape plan be revised to include some planting within the right-of-way in and effort to reinforce a sense of continuity along the street, as required by finding #4, and as encouraged by Residential Design Guideline 10.4, which states: Naturalized landscaping consistent with the City's forest character may be added to the right-of-way and be designed to blend into landscaping on site to enhance the sense of open space. This recommendation has been included as Condition of Approval #37.

As conditioned the project complies with the Residential Design Guidelines pertaining to landscaping and meets Final Details Finding #4.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include, alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of interior and exterior alterations to an existing single-family residence including a 739-square-foot net addition (less than 50% of the existing floor area). The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual

circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

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

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A 739-SQUARE-FOOT NET ADDITION TO AN EXISTING ONE-STORY RESIDENCE, INCLUDING THE ADDITION OF A NEW 432-SQUARE-FOOT SECOND STORY LOCATED AT MISSION STREET 2 NORTHWEST OF SANTA LUCIA AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-162-028-000.

WHEREAS, on May 22, 2023, KC Cullen ("Applicant") submitted an application on behalf of DBG Investment, Inc. ("Owner") requesting approval of Track 2 Design Study application DS 23-148 (DBG Investment, Inc.) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 7,500-square-foot lot located at Mission Street 3 northwest of Santa Lucia in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is requesting approval of a Concept Design Study for an addition to a one-story single family residence. The major alterations to be considered for the concept hearing are multiple small additions to the ground floor totaling 512 square feet, and a new 432 square foot second story addition toward the rear of the residence; and

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

WHEREAS, a Coastal Development Permit in accordance with CMC 17.52.090; and

WHEREAS, on October 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on October 11, 2023, the Planning Commission adopted Resolution 2023-052-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, notice of a December 15, 2023 public hearing was published on December 1, 2023 in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on December 15, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

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

CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):	**YES**	**NO**
1. Local Coastal Program Consistency: The project conforms to the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a Final Design Study application DS 23-148 (DGB Investments) for a Final Design Study, and associated Coastal Development Permit for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 432-square-foot second story located at Mission Street 2 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District, APN: 010-162-028-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 23-216, DGB Investments) authorizes a a 739-square-foot net addition to an existing one-story residence, including the addition of a new 432-square-foot second story located at Mission Street 2 northwest of Santa Lucia Avenue (010-162-028-000) in the Single-Family Residential (R-1) District in the Single-Family Residential (R-1) District as depicted in the plans prepared by Karen Cullen, approved by the Planning Commission on December 13, 2023, unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required

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

12.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
14.	**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 windows installed 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, and consistent with the window style approved by the planning commission. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
15.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
16.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
17.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
18.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has

	made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
22.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
23.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.

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

30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
	Special Conditions
31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
34.	**Tree Removal Permit.** Tree removal permit TR 23-320 shall be approved prior to building permit issuance.
35.	**Landscape Inspection.** All landscaping shall be installed on-site prior to final inspection.
36.	**Right-of-Way Encroachments.** Prior to building permit issuance, a note shall be included on the site plan and landscape plan noting "all unpermitted right-of-way encroachments shall be removed." A note shall also be included on the plans submitted to the building division that the asphalt between the property line and roadway shall be removed prior to final inspection. The city can work with the applicant in respect to the removal and disposal of the asphalt (CMC 12.05.050.B). All unpermitted right-of-way encroachments shall be removed prior to final inspection.
37.	**Right-of-way Landscaping.** Prior to building permit issuance, landscape plan shall be revised to include landscaping in the portions of the right-of-way where the asphalt was removed (Condition of Approval #37) to reinforce a sense of continuity along the street edge. The landscaping shall be approved by the City Forester and Community Planning and Building Department and consistent with the requirements of the Residential Design Guidelines, and Right-of-Way Vision Statement.
38.	**Replacement Driveway.** If the driveway is to be replaced during construction, the new driveway shall be constructed of permeable or semi-permeable materials. The proposed material shall be reviewed by the Community Planning and Building Department prior to the issuance of a Driveway Permit or Building Permit, as appropriate
39.	**Exterior Lighting Locations.** No more than one (1) single wall sconce shall be located at any single building entry unless otherwise required by the Building Code to preserve the low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.

Acknowledgment and acceptance of conditions of approval:

_____	_____	_____
Property Owner Signature	Printed Name	Date

_____	_____	_____
Applicant Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of December, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

PROJECT DATA FOR A 7,500 SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,850 SF	2,071 SF	2,810 SF
Site Coverage	627 SF/927 SF	605 SF	745 SF
Trees (Upper/Lower)	7/5	22	22
Ridge Height (1^{st}/2^{nd})	18’/24’	17'6"	17'6"/19'
Plate Height (1^{st}/2^{nd})	12’/18’	11’3”/14'2"	11’3”/14'2"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	23'8"	23'8"
Composite Side Yard	18.75’ (25%)	24.4’	24.4’
Minimum Side Yard	3’	10.6'	10.6'
Rear	15’/3’**	26'4"	15'

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



3 A0.1 **VIEW FROM SOUTHEAST**

PARCEL #010-162-028-000



2 A0.1 **PROPOSED STREET ELEVATION**

PARCEL #010-162-028-000

0 2' 4' 8' 12'



1 A0.1 **EXISTING STREET ELEVATION**

PARCEL #010-162-028-000

0 2' 4' 8' 12'

PROJECT DATA

ADDRESS	0 MISSION 2 NW OF SANTA LUCIA
A.P.N.	010-162-028-000
ZONING	R-1
OCC. GROUP	R-3
CONSTRUCTION TYPE	V-B
LOT SIZE	75' X 100'
LOT AREA	7500 SF
EXISTING HOUSE	1666 SQUARE FEET
EXIST. GARAGE	200 SQUARE FEET
EXIST. LAUNDRY SHED	55 SQUARE FEET
EXIST. GARDEN STRUCTURE	150 SQUARE FEET
EXISTING GROSS FLOOR AREA	**2071 SQUARE FEET**
EXISTING HOUSE	1666 SQUARE FEET
EXIST. GARAGE	200 SQUARE FEET
KITCHEN ADDITION	100 SQUARE FEET
REAR 1ST FLOOR ADD'N.	412 SQUARE FEET
REAR 2ND FLOOR ADD'N.	432 SQUARE FEET
PROPOSED FLOOR AREA	**2810 SQUARE FEET**
ALLOWABLE BASE FLR. AREA (.38 X 7500)	2850 SQUARE FEET
EXISTING IMPERVIOUS COV.	305 SQUARE FEET 4.1%
EXISTING PERVIOUS COV.	300 SQUARE FEET 4.0%
EXISTING SITE COVERAGE	**605 SQUARE FEET 8.1%**
PROPOSED IMPERVIOUS COV.	345 SQUARE FEET 4.6%
PROPOSED PERVIOUS COV.	520 SQUARE FEET 7.0%
PROPOSED SITE COVERAGE	**883 SQUARE FEET 11.8%**
REQ'D. SIDE SETBACKS (.25 X 7500)	10'-6" + 8'-2" = 18'-8"

SCOPE OF WORK:

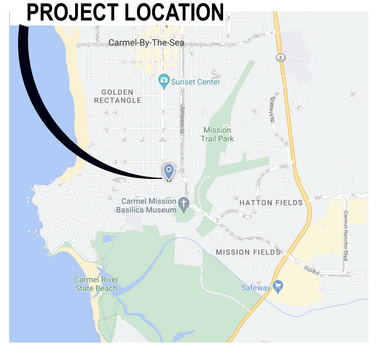
DEMO EXISTING LAUNDRY SHED AND GARDEN STRUCTURE. ADD 100 SF. TO KITCHEN ON NORTH SIDE. ADD TWO STORY 868 SF ADDITION TO REAR WEST SIDE.

OWNER:
DBG INVESTMENT, INC.

ARCHITECT:
KC CULLEN
4 CHUALAR PL.
MONTEREY, CA

650. 388. 8319
kc@kcdesignforliving.com

PROJECT LOCATION



DRAWING INDEX

A0.1	TITLE SHEET
A1.0	SITE SURVEY
A1.1	EXISTING SITE PLAN
A1.2	PROPOSED SITE PLAN
A1.3	STORM DRAINAGE AND LANDSCAPE PLAN
A1.4	ANNOTATED ARBORISTS PLAN
A2.1	EXISTING FLOOR PLAN
A2.2	PROPOSED FLOOR PLAN
A2.3	EXISTING AND PROPOSED ROOF PLANS
E1.1	EXTERIOR LIGHTING PLAN
A3.1	EXISTING AND PROPOSED E & W ELEVATIONS
A3.2	EXISTING AND PROPOSED N & S ELEVATIONS
A3.3	DOOR AND WINDOW SCHEDULE
F1.1	FINISHES

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	7/27/2023
		8/15/2023

TITLE PAGE, STREET VIEW AND RENDERING

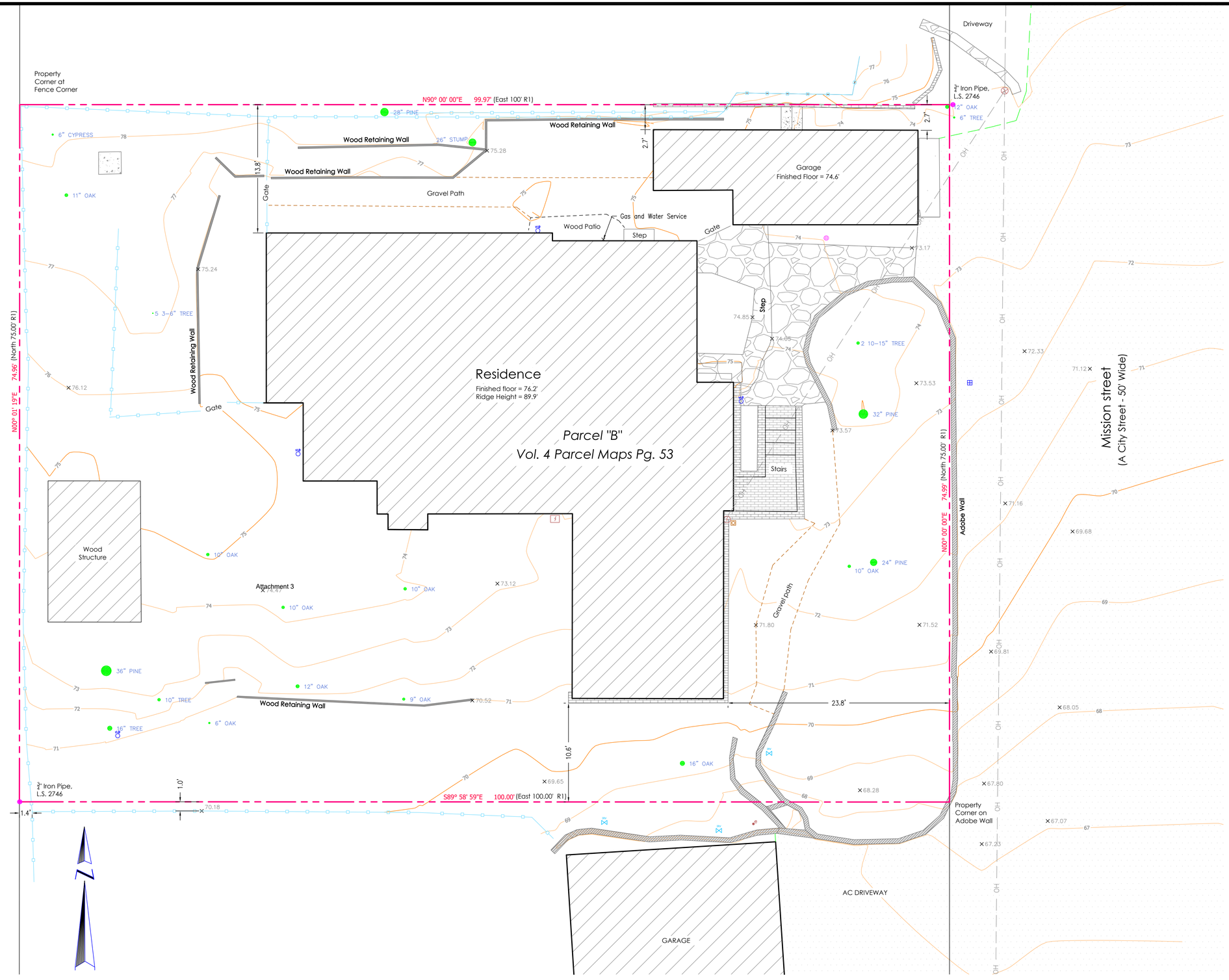
SCOPE OF WORK: TWO STORY ADDITION AT REAR SINGLE STORY ADDITION AT KITCHEN

OWNER: **DBG INVESTMENT, INC.**

0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

A0.1

SURVEY
OF
PARCEL "B", VOL. 4 PARCEL MAPS PG. 53
APN 010-162-028
MISSION ST. 2 NW SANTA LUCIA AVE.,
CARMEL-BY-THE-SEA, CA



LEGEND

- FOUND MONUMENT, AS NOTED
- SPOT ELEVATION
- SEWER CLEANOUT
- WATER METER
- HOSE BIB
- IRRIGATION VALVE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- ELECTRIC RISER
- GAS METER
- TREE, TYPE AND DIAMETER SPECIFIED
- (R1) RECORD DATA PER VOL. 4 PARCEL MAPS PG. 53

- PROPERTY LINE
- LOT LINE
- WOOD FENCE LINE
- EDGE OF FOOT PATH
- EDGE OF PAVEMENT
- OVERHEAD UTILITY LINE
- BUILDING
- CONCRETE
- FLAGSTONE
- AC PAVEMENT
- ADOBE PAVER WALL
- BRICK WALL

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF PIERRE LECOMTE, IN DECEMBER, 2022.

DATED 12-16-2022

LYNN A. KOVACH
P.L.S. 5321

PROFESSIONAL LAND SURVEYOR · LYNN A. KOVACH · P. L. S. 5321 · STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARING OF NORTH ALONG THE WESTERLY RIGHT OF WAY OF MISSION STREET AS SHOWN ON THE MAP RECORDED IN VOLUME 4 PARCEL MAPS PAGE 53 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
3. TREES UNDER 6" WERE NOT LOCATED AS A PART OF THIS SURVEY.

PREPARED FOR: Pierre Lecomte

SURVEYED BY: POC ARIS LAND SURVEYING
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 5' VIEW: ARCH D DATE: December 15, 2022
FILE NAME: Lecomte Site.dwg JOB #22-213 Sheet 1 of 1

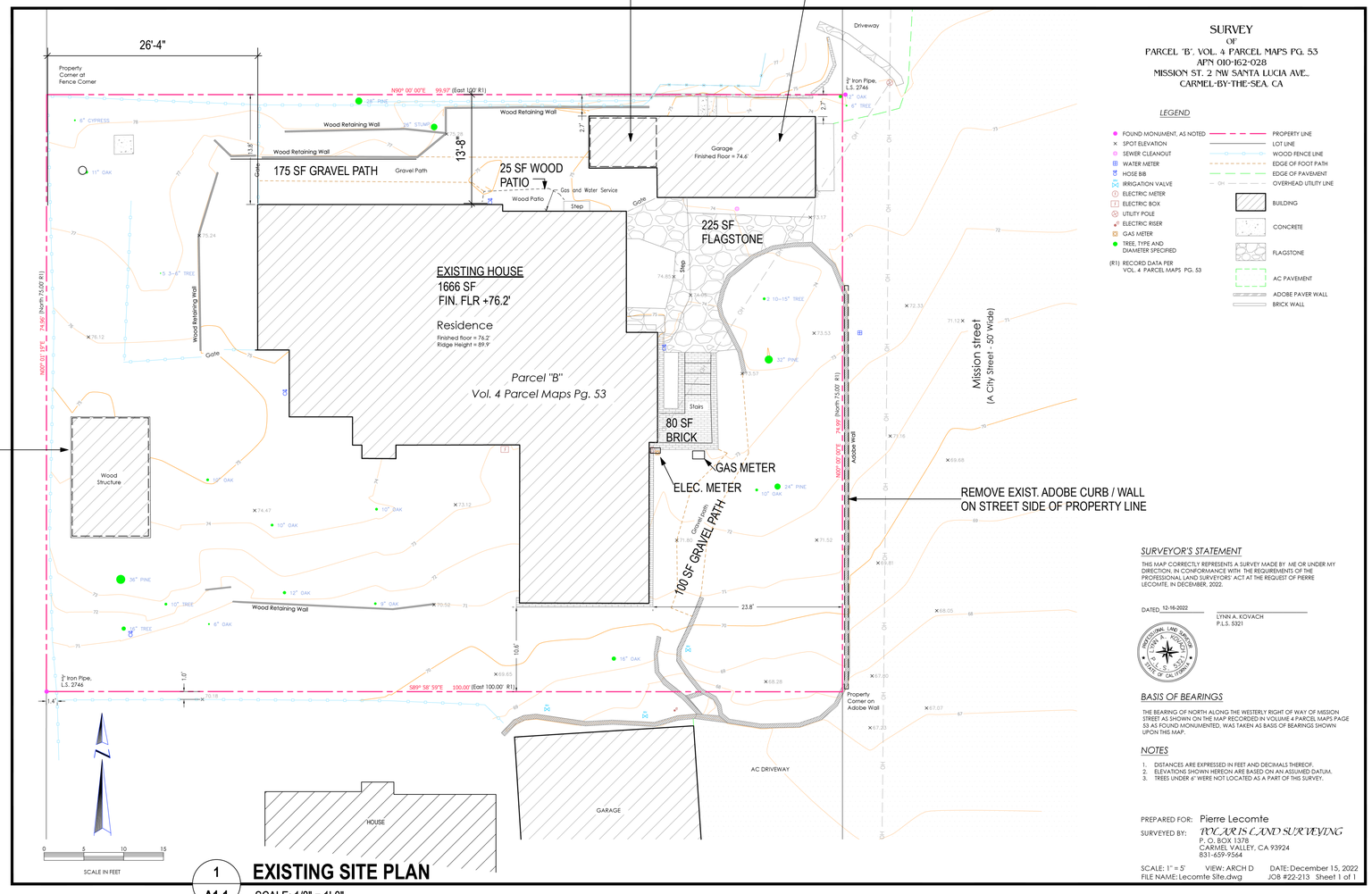
Attachment 3

FLOOR AREA		
F.A.R. ALLOWED	2850 SF	.38 X 7500
	EXISTING	PROPOSED
HOUSE FLOOR AREA	1666 SF	1666 SF
KITCHEN ADDITION		100 SF
1ST FLOOR REAR ADDITION		412 SF
2ND FLOOR REAR ADDITION		432 SF
DETACHED GARAGE	200 SF	200 SF
LAUNDRY SHED	55 SF	
GARDEN STRUCTURE	150 SF	
TOTAL GROSS FLOOR AREA	2071 SF	2810 SF

SITE COVERAGE				
LAND COVERAGE ALLOWED	627 SF		22.0% OF F.A.R.	
BONUS SITE COVERAGE	300 SF		4% OF SITE	
TOTAL SITE COV'G. ALLOWED	927 SF		12.4%	
IMPERVIOUS COVERAGE	EXISTING		PROPOSED	
FLAGSTONE PATIO	225 SF		225 SF	
BRICK STAIRS	80 SF		80 SF	
FLAGSTONE LANDINGS			50 SF	
TOTAL IMPERVIOUS COV'G.	305 SF	4.1%	355 SF	4.75%
PERVIOUS COVERAGE	EXISTING		PROPOSED	
WOOD DECK	25 SF		140 SF	
GRAVEL PATH (SIDE)	175 SF		150 SF	
GRAVEL PATH (FRONT)	100 SF		100 SF	
TOTAL PERVIOUS COV'G.	300 SF	4.0%	390 SF	5.25%
TOTAL COVERAGE	605 SF	8.1%	745 SF	10.0%

REMOVE EXISTING LAUNDRY SHED. RELOCATE W/D AND W.H.

EXISTING GARAGE TO REMAIN



1 **EXISTING SITE PLAN**
A1.1 SCALE: 1/8" = 1'-0"

SURVEY
OF
PARCEL "B", VOL. 4 PARCEL MAPS PG. 53
APN 010-162-028
MISSION ST. 2 NW SANTA LUCIA AVE.,
CARMEL-BY-THE-SEA, CA

LEGEND

- FOUND MONUMENT, AS NOTED
- SPOT ELEVATION
- SEWER CLEANOUT
- WATER METER
- HOSE BIB
- IRRIGATION VALVE
- ELECTRIC METER
- ELECTRIC BOX
- UTILITY POLE
- ELECTRIC RISER
- GAS METER
- TREE, TYPE AND DIAMETER SPECIFIED
- (R1) RECORD DATA PER VOL. 4 PARCEL MAPS PG. 53
- PROPERTY LINE
- LOT LINE
- WOOD FENCE LINE
- EDGE OF FOOT PATH
- EDGE OF PAVEMENT
- OVERHEAD UTILITY LINE
- BUILDING
- CONCRETE
- FLAGSTONE
- AC PAVEMENT
- ADOBE PAVER WALL
- BRICK WALL

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF PIERRE LECOMTE, IN DECEMBER, 2022.

DATED 12-16-2022

LYNN A. KOVACH
P.L.S. 5321

BASIS OF BEARINGS

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PREPARED FOR: Pierre Lecomte

SURVEYED BY: *TOCAR IS LAND SURVEYING*
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 5' VIEW: ARCH D DATE: December 15, 2022
FILE NAME: Lecomte Site.dwg JOB #22-213 Sheet 1 of 1

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	7/27/2023
		8/15/2023

EXISTING SITE PLAN

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

OWNER: DBG INVESTMENT, INC.

0 MISSION 3 NW OF SANTA LUCIA
CARMEL CA

A1.1

FORESTER REPORT NOTES

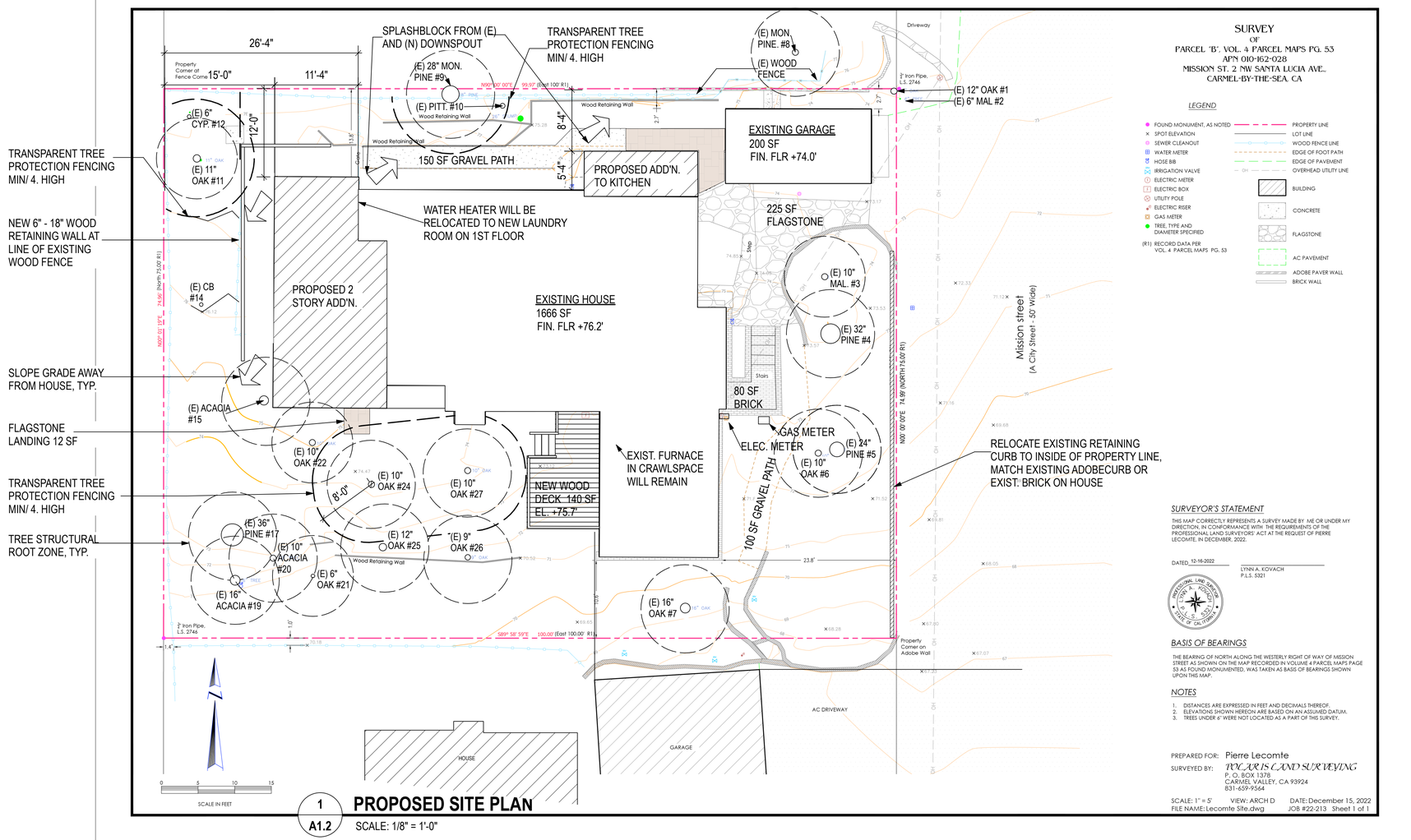
RECOMMENDED TREE DENSITY: 5 UPPER CANOPY, 4 LOWER CANOPY (EXISTING)

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.

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1 **PROPOSED SITE PLAN**
A1.2 SCALE: 1/8" = 1'-0"

SURVEY
OF
PARCEL 'B', VOL. 4 PARCEL MAPS PG. 53
APN 010-162-028
MISSION ST. 2 NW SANTA LUCIA AVE.,
CARMEL-BY-THE-SEA, CA

LEGEND

- FOUND MONUMENT, AS NOTED
- SPOT ELEVATION
- SEWER CLEANOUT
- WATER METER
- HOSE BIB
- IRRIGATION VALVE
- ELECTRIC METER
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DATED 12-16-2022

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PREPARED FOR: Pierre Lecomte
SURVEYED BY: *TOCAR IS LAND SURVEYING*
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 5' VIEW: ARCH D DATE: December 15, 2022
FILE NAME: Lecomte Site.dwg JOB #22-213 Sheet 1 of 1

Attachment 3

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	7/27/2023
		8/15/2023

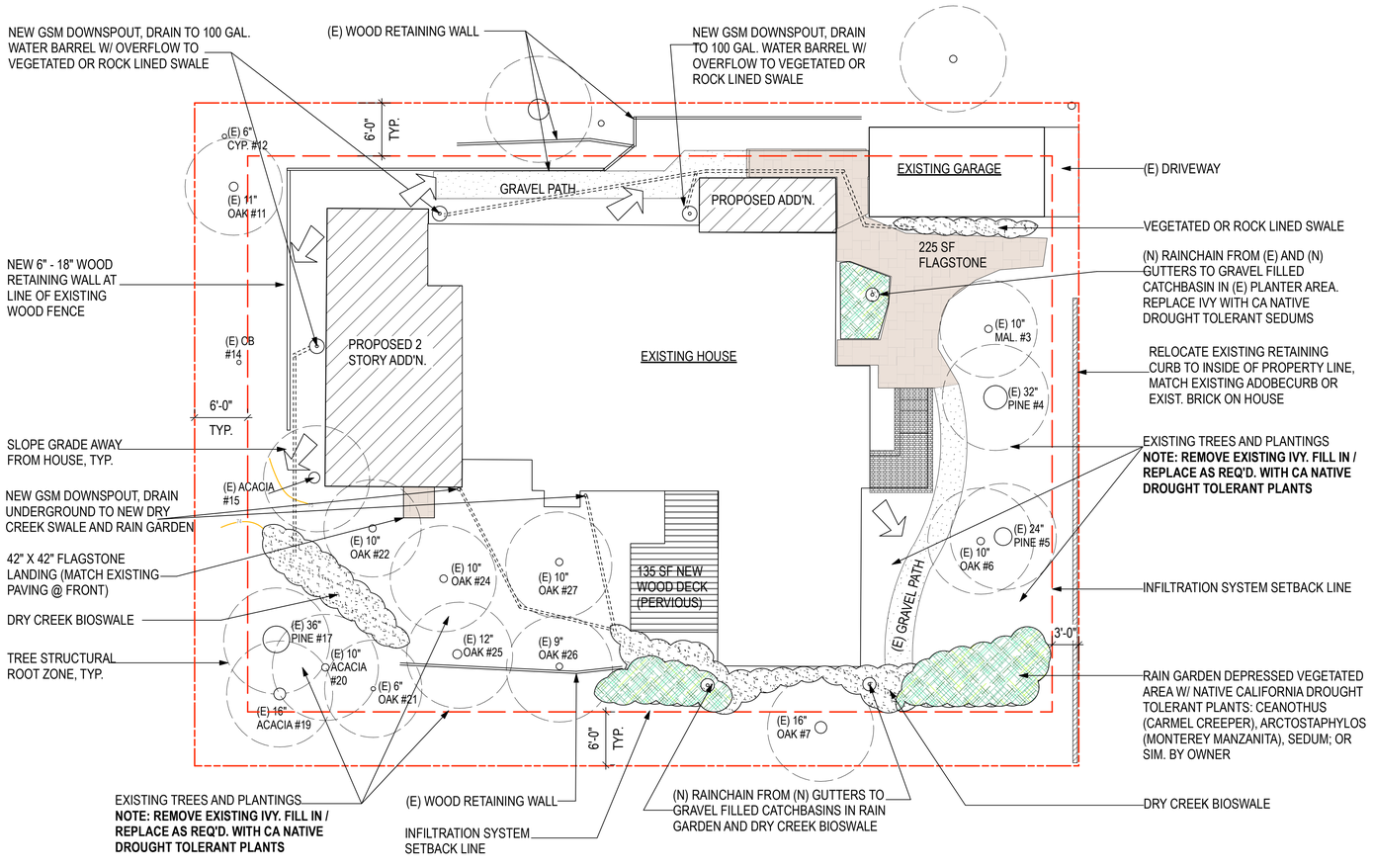
OWNER: **DBG INVESTMENT, INC.**

0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

PROPOSED SITE PLAN

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

A1.2



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

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

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REVISIONS	SUBMITTAL	DATE
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STORM DRAINAGE PLAN
LANDSCAPE PLAN

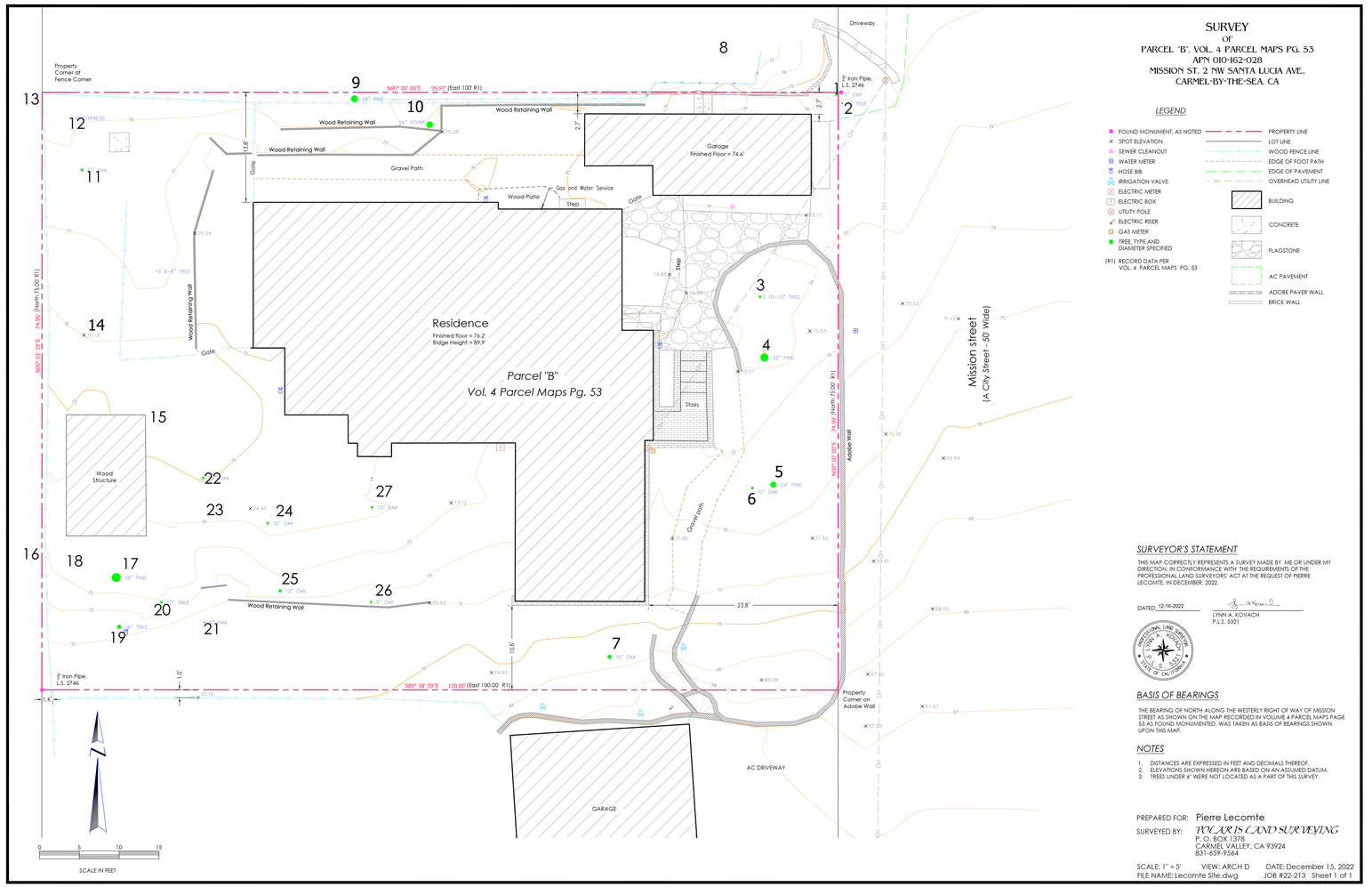
SCOPE OF WORK: TWO STORY ADDITION AT REAR
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OWNER: **DBG INVESTMENT, INC.**

0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

A1.3

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SURVEY
OF
PARCEL 'B', VOL. 4 PARCEL MAPS PG. 53
APN 010-162-028
MISSION ST. 2 NW SANTA LUCIA AVE.,
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SURVEYED BY: *POLARIS LAND SURVEYING*
P. O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 5' VIEW: ARCH D DATE: December 15, 2022
FILE NAME: Lecomte Site.dwg JOB #22-213 Sheet 1 of 1

1 A1.4 **ANNOTATED ARBORIST PLAN**

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KAREN CULLEN
C-24982
11/23
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650. 388. 8319

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	ARCHITECTURAL REVIEW	7/27/2023
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ANNOTATED ARBORIST PLAN

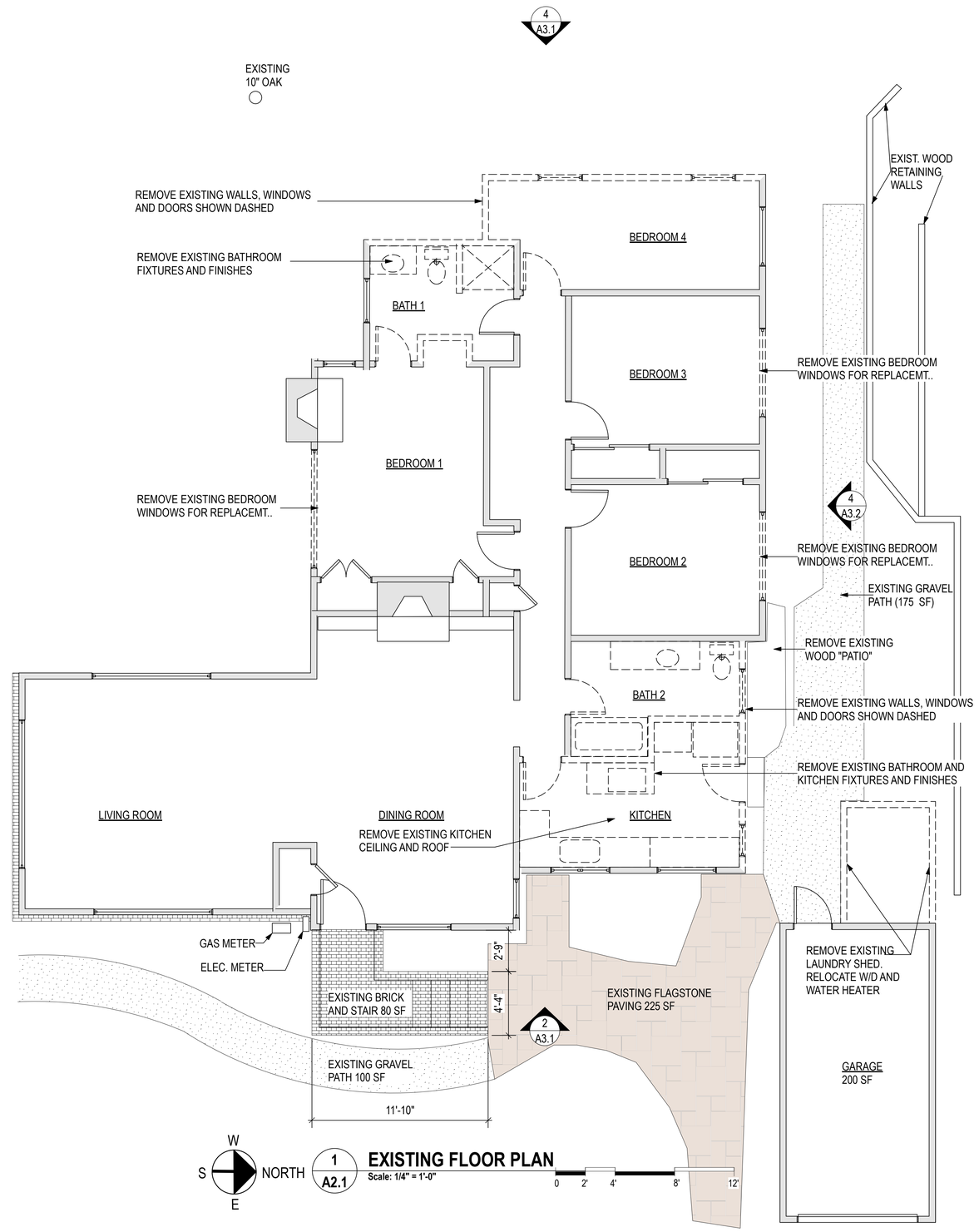
SCOPE OF WORK: REMOVE EXIST. ONE CAR GARAGE. BUILD NEW ONE CAR GARAGE.

OWNER: **DBG INVESTMENT, INC.**

0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

A1.4

Attachment 3



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EXISTING PLAN
DEMO PLAN

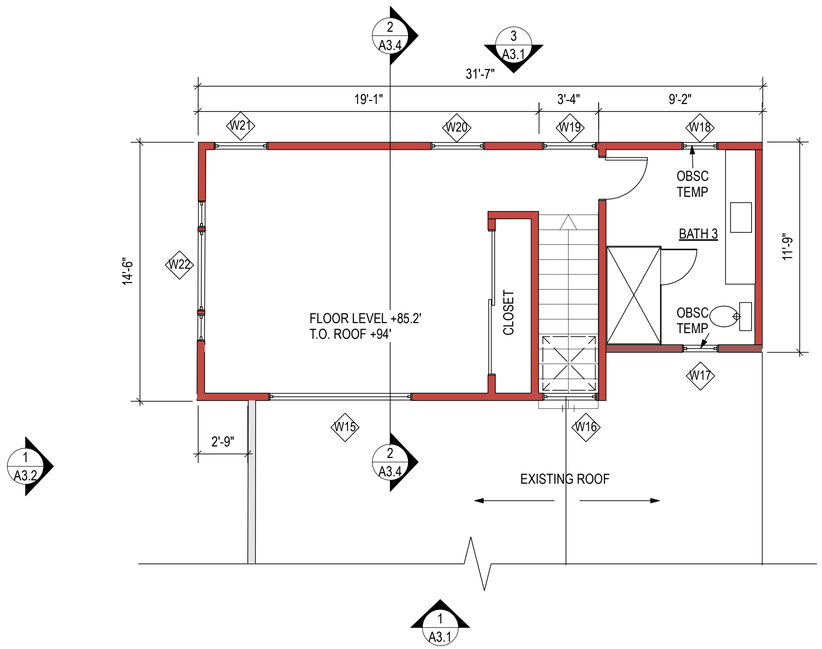
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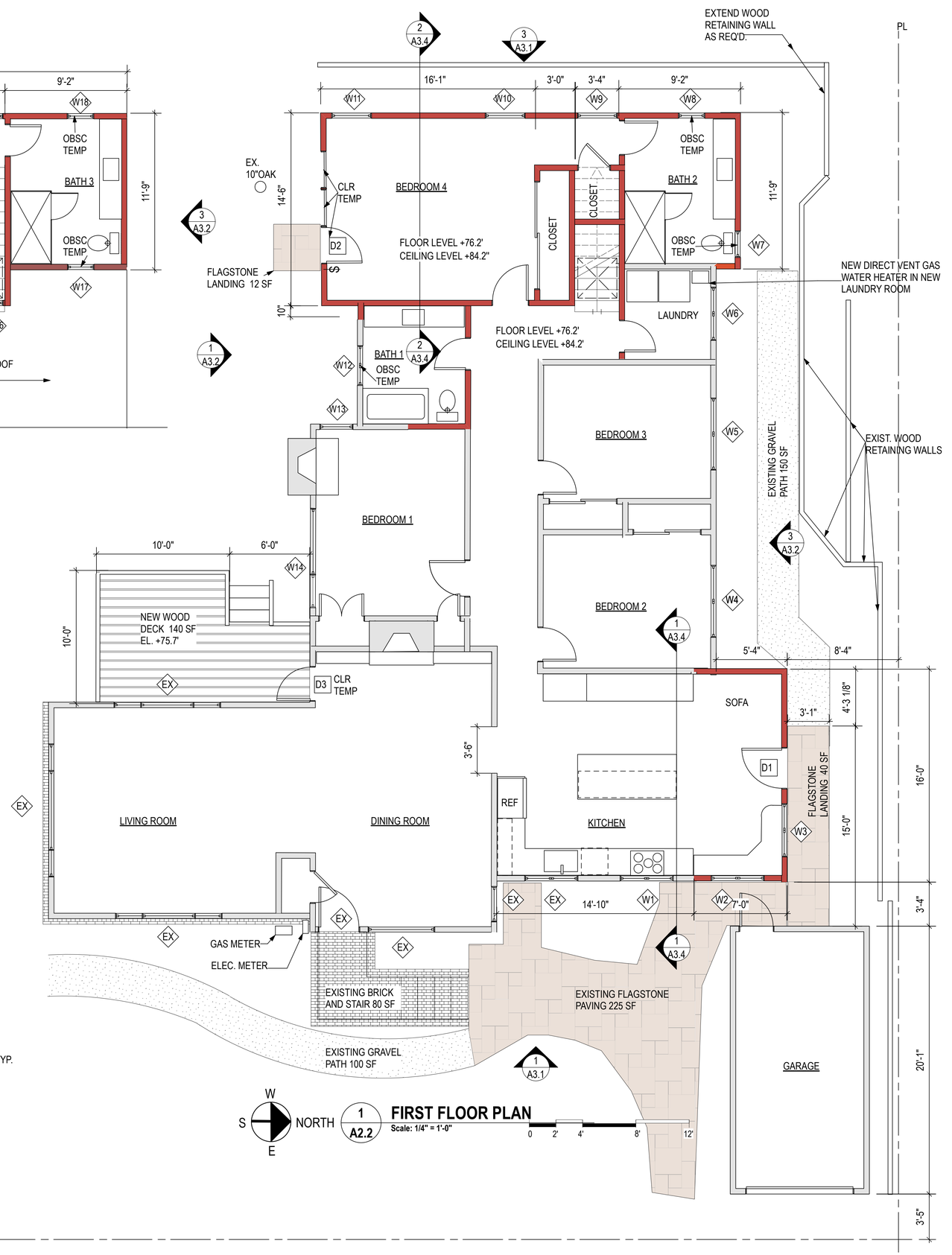
A2.1

Attachment 3



2 A2.2 SECOND FLOOR PLAN

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



WALL LEGEND

EXISTING WALL, TYP.

NEW WALL, TYP.

TOTAL EXTERIOR WALL LENGTH = 202' LF
EXTERIOR WALLS TO BE REMOVED = 36' LF = 18%

W
S NORTH E

1 A2.2 FIRST FLOOR PLAN

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

0 2' 4' 8' 12'

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

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NEW FLOOR PLANS

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

OWNER: DBG INVESTMENT, INC.

0 MISSION 3 NW OF SANTA LUCIA
CARMEL CA

A2.2



CLASS 'A' COMP. SHINGLE
TO MATCH EXISTING

NEW GSM DOWNSPOUT, DRAIN
UNDERGROUND TO DAYLIGHT
AWAY FROM (E) OAK TREE
ROOT ZONES

NEW GSM GUTTER
TO MATCH EXISTING

NEW GABLE ROOF AT 2ND
STORY REAR ADDITION

2:12 SLOPE

2:12 SLOPE

VTR

VTR

VTR

NEW GSM DOWNSPOUT, DRAIN
UNDERGROUND TO DAYLIGHT
AWAY FROM (E) OAK TREE
ROOT ZONES

NEW GSM GUTTER
TO MATCH EXISTING

(E) DOWNSPOUT FROM
(E) GUTTER - SEE
DRAINAGE PLAN 1/A1.3

VELUX SKYLT. FCM 3434, CURB
MOUNTED, BRONZE EXT. W/
INTERNAL BLIND. EXT. GLASS
W/ NEAT® COATING AND 3
LAYERS LO-E COATING ON INT.
TO PREVENT GLARE.

REMOVE EXISTING ROOF FOR
TWO STORY ADDITION

LINE OF WALL BELOW

EXISTING CHIMNEY

EXISTING COMP SHINGLE ROOF,
4:12 SLOPE TYP., U.N.O.

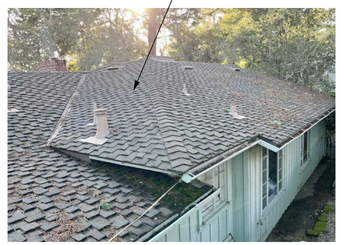
EXISTING CHIMNEY

Attachment 3

LOW SLOPE

LOW SLOPE

REMOVE EXISTING LOW SLOPE
ROOF OVER KITCHEN



EXISTING COMP.
SHINGLE ROOF

LINE OF WALL BELOW

EXISTING
4:12 SLOPE

EXISTING PAINTED
METAL GUTTER

CRICKET OVER EX.
ROOF VALLEY

(N) DOWNSPOUT - SEE
DRAINAGE PLAN 1/A1.3

EXISTING
4:12 SLOPE

4:12 SLOPE

4:12 SLOPE

NEW PAINTED
GSM GUTTER

NEW GABLE ROOF AT
KITCHEN ADDITION.
CLASS 'A' COMP SHINGLE
TO MATCH EXISTING

EXISTING PAINTED
METAL GUTTER

(N) RAINCHAIN FROM (E) AND (N)
GUTTERS TO GRAVEL FILLED
CATCHBASIN IN (E) PLANTER
AREASEE DRAINAGE PLAN 1/A.31

W
S NORTH
E

2
A2.3

EXISTING ROOF PLAN

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

W
S NORTH
E

1
A2.3

NEW ROOF PLAN

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OWNER: **DBG INVESTMENT, INC.**

0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

ROOF PLANS

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

A2.3

ELECTRICAL NOTES

ALL SWITCHES/RECEPTACLES SHALL BE SELECTED BY OWNER.

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.

VERIFY EXISTING OR PROVIDE NEW SMOKE DETECTOR IN BEDROOMS AND IN HALL OUTSIDE BEDROOMS AND AS PER 2019 CBC. SMOKE DECTECTORS OUTSIDE SLEEPING AREAS SHALL BE COMBINATION TYPE TO ALSO DETECT CARBON MONOXIDE.

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.

RECEPTACLES IN BEDROOMS, FAMILY RMS., LIVING RMS., DINING RMS., PARLORS, LIBRARIES, DENS, SUNROOMS, REC RMS., HALLWAYS, CLOSETS 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 IN AREAS OF NEW WORK.

RECEPTACLES IN KITCHEN AND BATHROOMS AND WITHIN 6' OF SINKS TO HAVE GROUND FAULT CIRCUIT PROTECTION. PROVIDE TWO 20 AMP SMALL-APPLIANCE BRANCH CIRCUITS WHICH DO NOT SERVE ANY: OUTSIDE PLUGS, RANGE HOOD, DISPOSAL, DISHWASHER OR MICROWAVE. SMALL APPLIANCE OUTLETS 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

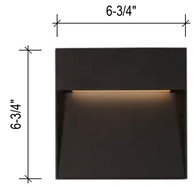
ALL 125-VOLT, 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11

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 STORAGESPACE

Attachment 3

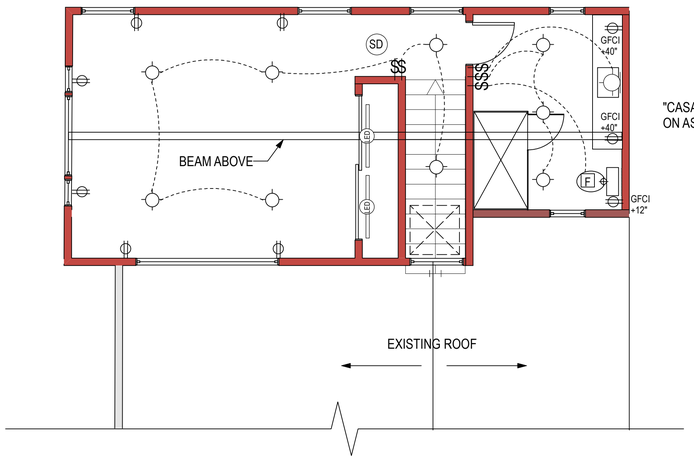
SYMBOLS

- DUPLEX OUTLET
- SWITCH
- O.S. MANUAL-ON OCC. SENSOR SWITCH
- SD SMOKE DETECTOR
- WALL LIGHT
- CELING LIGHT
- RECESSED LIGHT

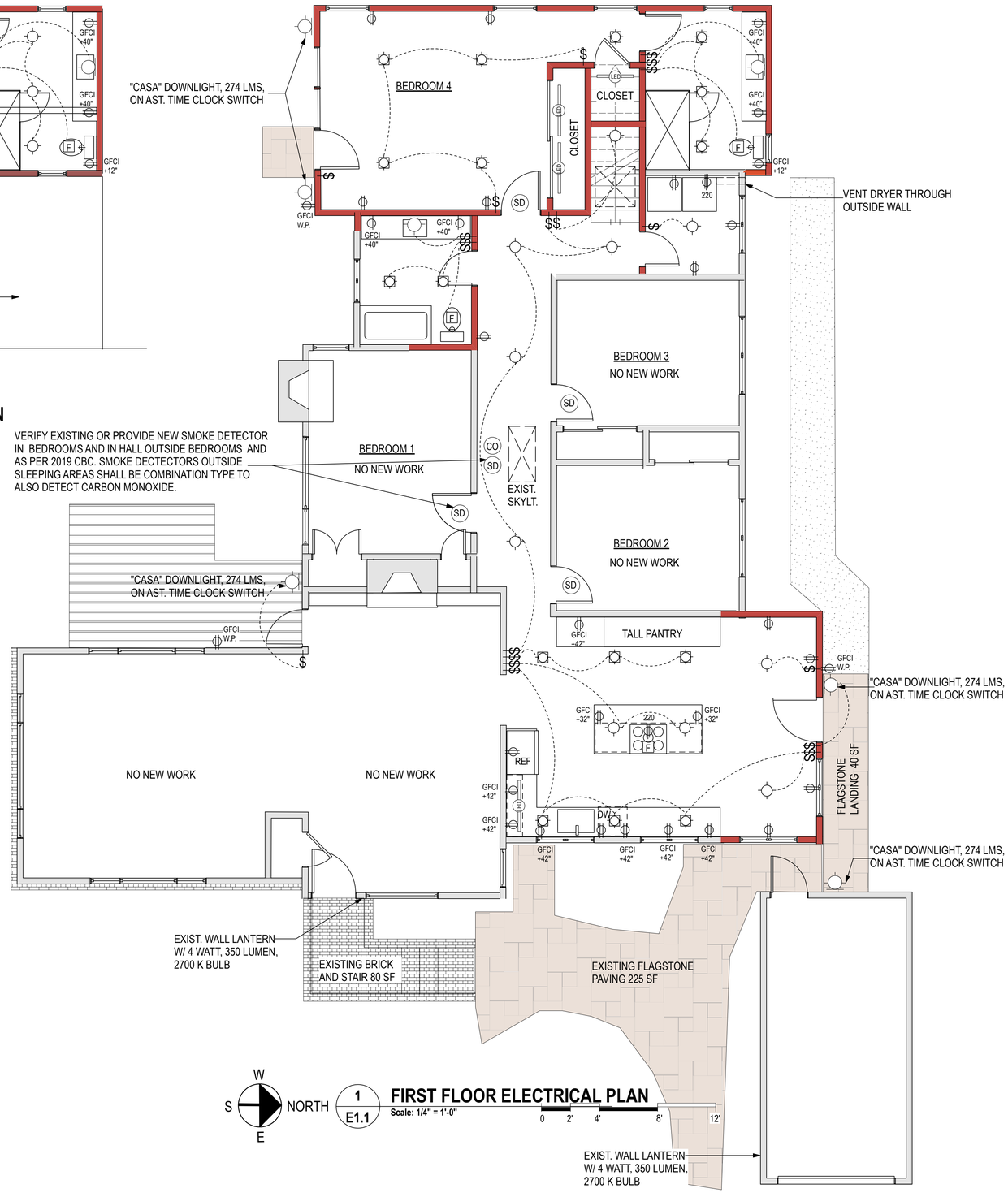


KUZCO "CASA" DOWNLIGHT ON ASTRONOMICAL TIME CLOCK SWITCH TYP. AT NEW EXTERIOR LIGHTS:

LED, 3000K, 90 CRI, 274 LUMENS



2 / E1.1 **SECOND FLOOR ELECTRICAL PLAN**
Scale: 1/4" = 1'-0"



W / S / E / NORTH

1 / E1.1 **FIRST FLOOR ELECTRICAL PLAN**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

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	7/27/2023
		8/15/2023

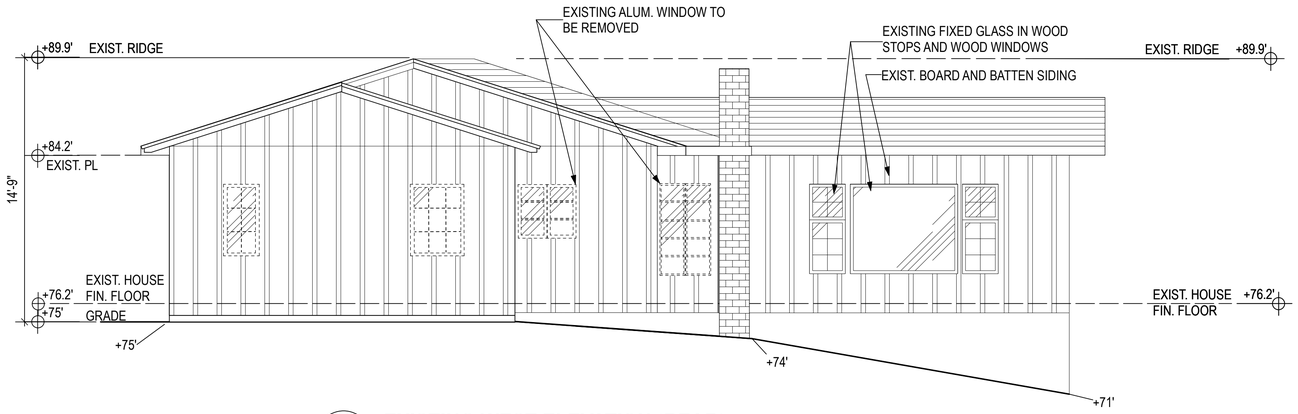
EXTERIOR LIGHTING PLAN

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

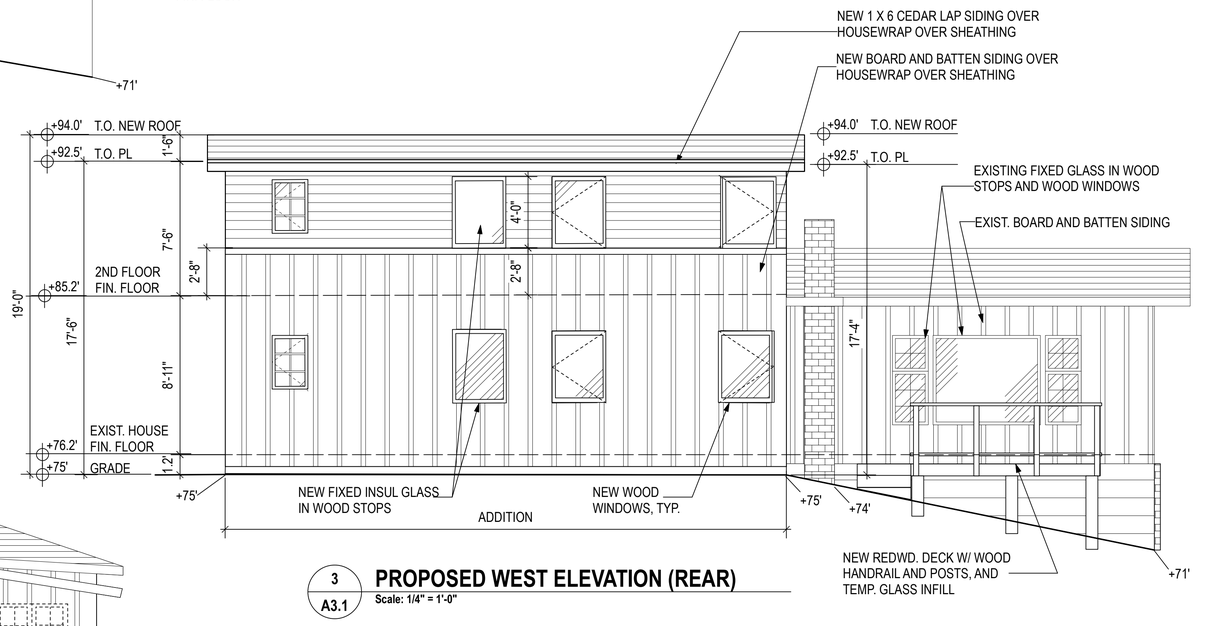
OWNER: DBG INVESTMENT, INC.

0 MISSION 3 NW OF SANTA LUCIA
CARMEL CA

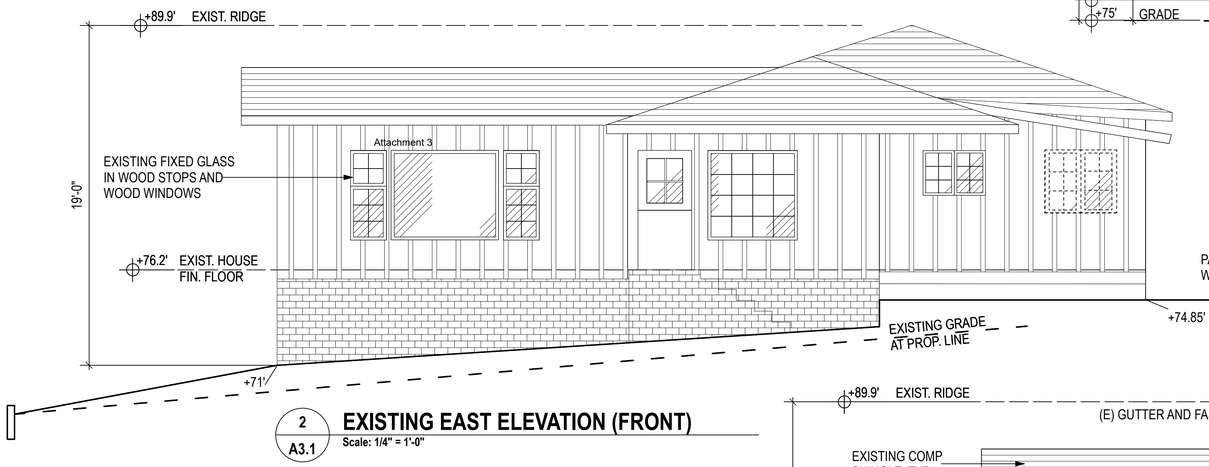
E1.1



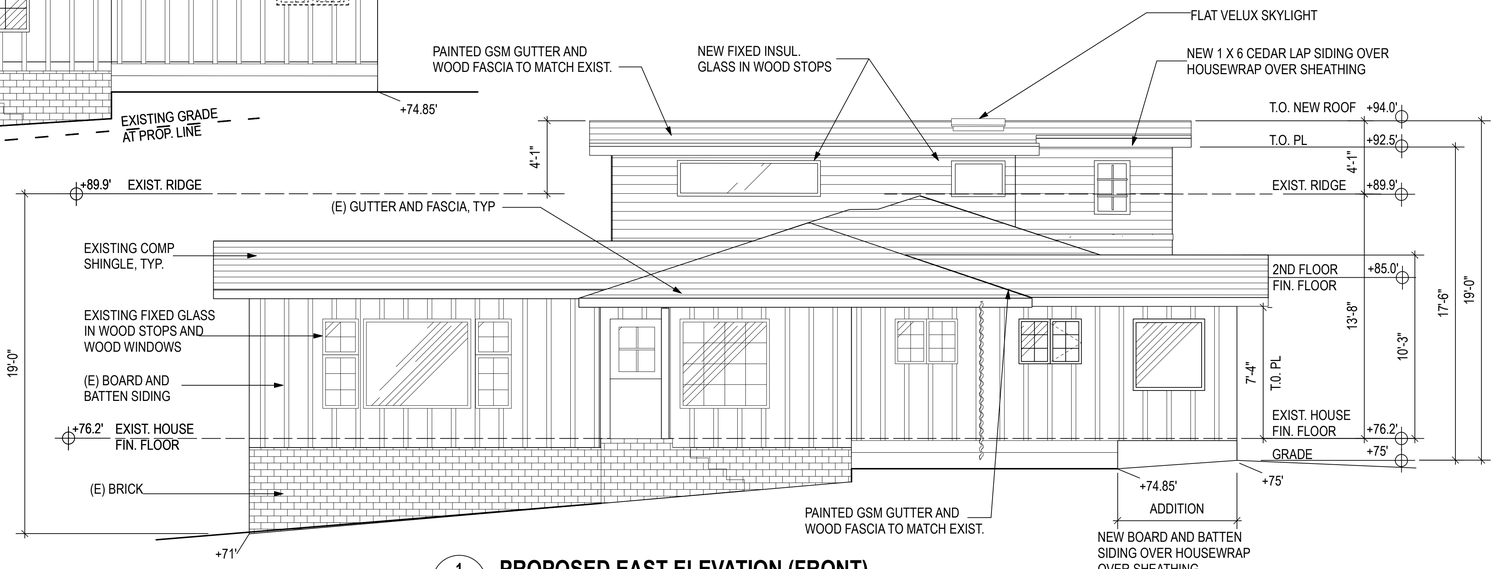
4 A3.1 **EXISTING WEST ELEVATION (REAR)**
Scale: 1/4" = 1'-0"



3 A3.1 **PROPOSED WEST ELEVATION (REAR)**
Scale: 1/4" = 1'-0"



2 A3.1 **EXISTING EAST ELEVATION (FRONT)**
Scale: 1/4" = 1'-0"



1 A3.1 **PROPOSED EAST ELEVATION (FRONT)**
Scale: 1/4" = 1'-0"

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	7/27/2023
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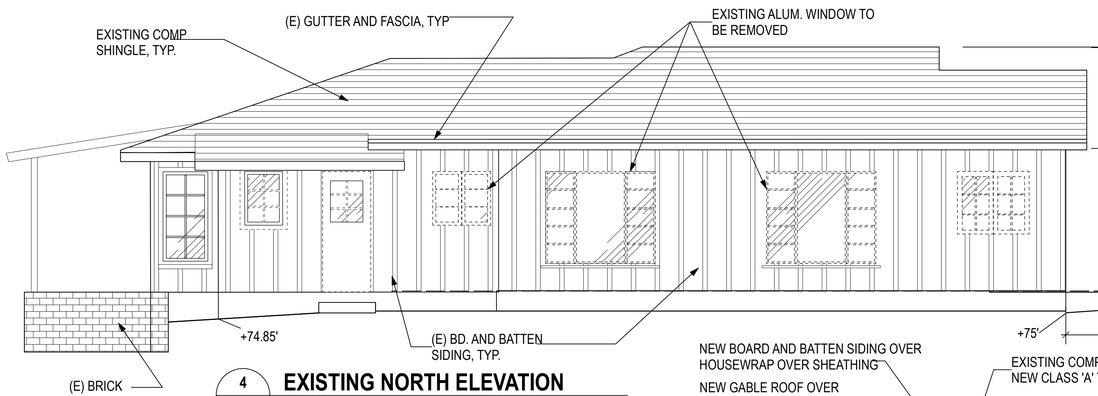
FRONT AND REAR ELEVATIONS

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

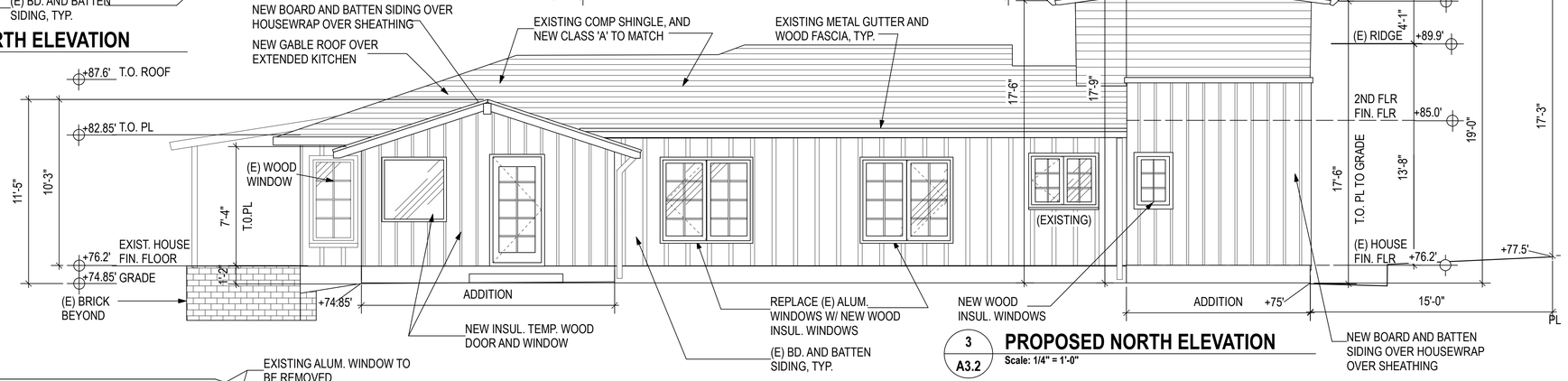
OWNER: **DBG INVESTMENT, INC.**

0 MISSION 3 NW OF SANTA LUCIA
CARMEL CA

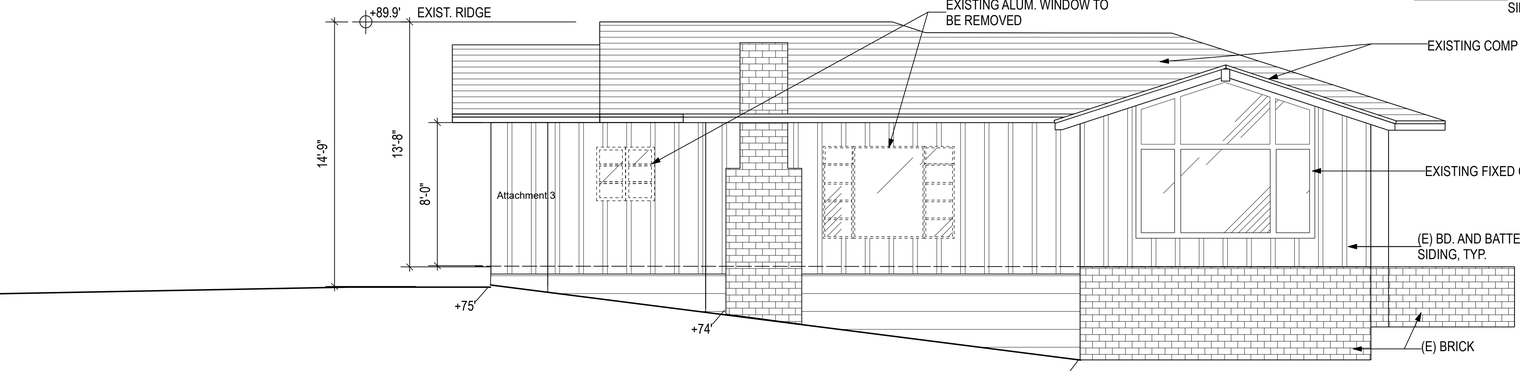
A3.1



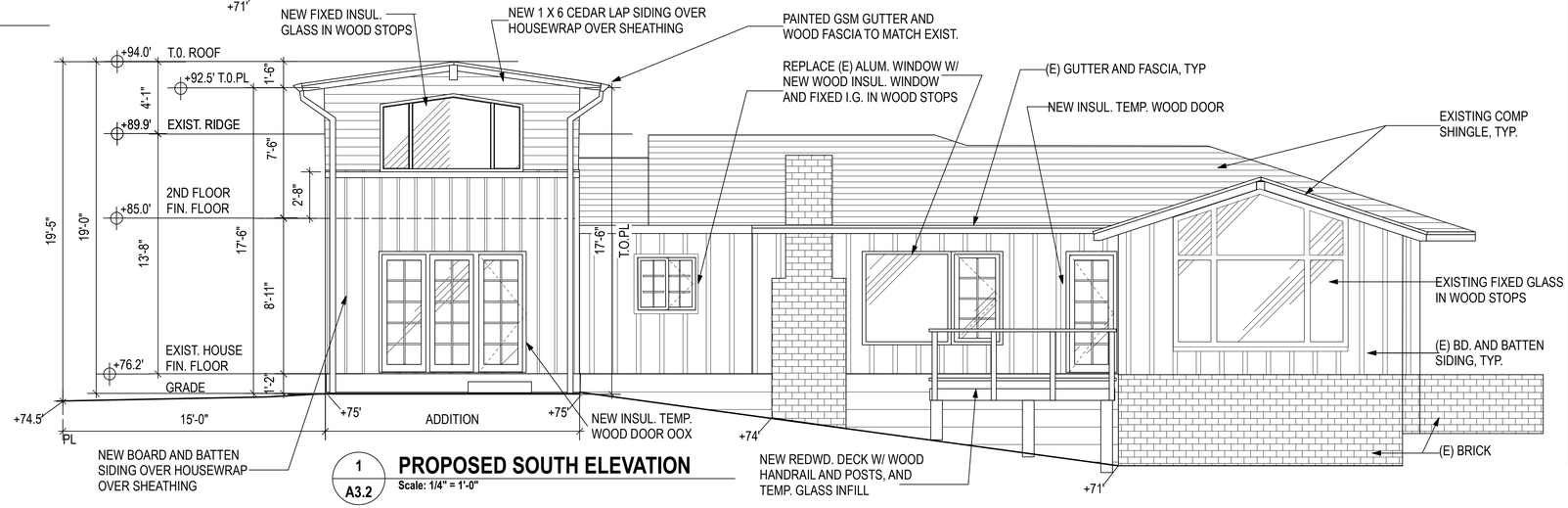
4 A3.2 **EXISTING NORTH ELEVATION**
Scale: 1/4" = 1'-0"



3 A3.2 **PROPOSED NORTH ELEVATION**
Scale: 1/4" = 1'-0"



2 A3.2 **EXISTING SOUTH ELEVATION**
Scale: 1/4" = 1'-0"



1 A3.2 **PROPOSED SOUTH ELEVATION**
Scale: 1/4" = 1'-0"

Attachment 3

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

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REVISIONS	SUBMITTAL	DATE
	ARCHITECTURAL REVIEW	7/27/2023
		8/15/2023

SIDE ELEVATIONS

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

OWNER: DBG INVESTMENT, INC.

0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

A3.2

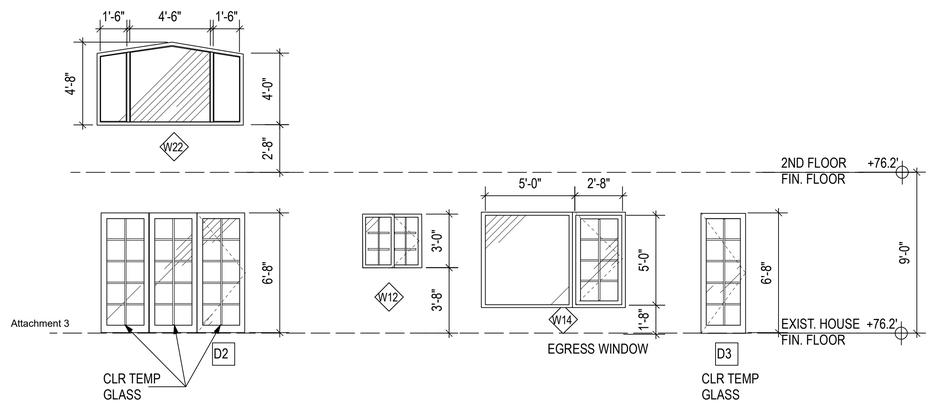


FCM - Fixed Skylight

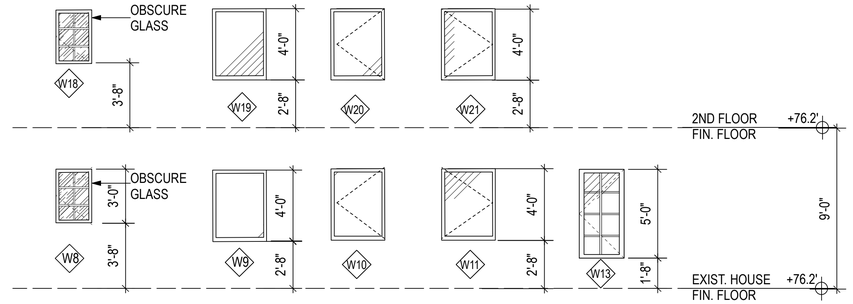
VELUX SKYLT. FCM 3434
CURB MOUNTED, 38"X38" OUTSIDE OF CURB, BRONZE EXT.
W/ INTERNAL BLIND. EXT. GLASS W/ NEAT® COATING ON EXT.
AND 3 LAYERS LO-E COATING ON INT. TO PREVENT GLARE.

WINDOW SCHEDULE

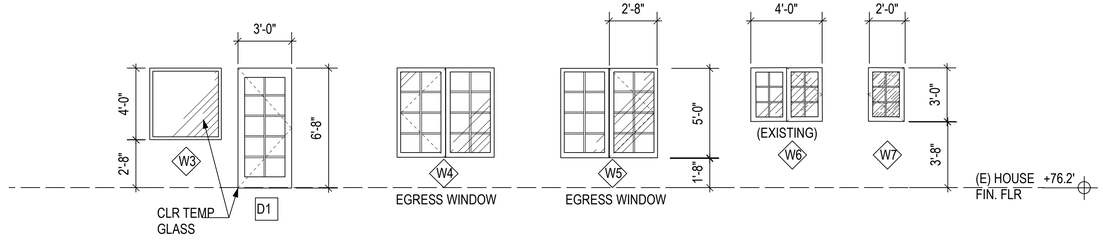
NO.	LOCATION	TYPE	R.O.	VENT AREA	CLR. OPNG	MAT'L.	FINISH	COLOR	GLASS	U-VALUE	SHGC	MFR	NOTES
W1	KITCHEN	CASEMT				WD	PAINT		CLR	≤ .3	≤ .35	SIERRA PACIFIC	MATCH ADJACENT WINDOW SIZE AND SILL HT.
W2	KITCHEN	FIXED	4'-0" X 4'-0"			WD	PAINT		CLR	≤ .3	≤ .35	IG IN WOOD STOPS	
W3	KITCHEN	FIXED	4'-0" X 4'-0"			WD	PAINT		CLR TEMP	≤ .3	≤ .35	IG IN WOOD STOPS	
W4	BEDRM 2	CASEMT	5'-5" x 5'-0"	8.8 SF	25" X 55"	WD	PAINT		CLR TEMP	≤ .3	≤ .35	SIERRA PACIFIC	EGRESS COMPLIANT
W5	BEDRM 3	CASEMT	5'-5" x 5'-0"	8.8 SF	25" X 55"	WD	PAINT		CLR TEMP	≤ .3	≤ .35	SIERRA PACIFIC	EGRESS COMPLIANT
W6	LAUNDRY	CASEMT	4'-0" X 3'-0"	3.7 SF	17" X 31"	WD	PAINT					EXISTING	
W7	BATH 2	CASEMT	2'-0" X 3'-0"	3.7 SF	17" X 31"	WD	PAINT		OBSC	≤ .3	≤ .35	SIERRA PACIFIC	
W8	BATH 2	CASEMT	2'-0" X 3'-0"	3.7 SF	17" X 31"	WD	PAINT		OBSC	≤ .3	≤ .35	SIERRA PACIFIC	
W9	BEDROOM 4	FIXED	3'-0" X 4-0"			WD	PAINT		OBSC TEMP	≤ .3	≤ .35	IG IN WOOD STOPS	
W10	BEDROOM 4	CASEMT	3'-0" X 4-0"	8.6 SF	29" X 43"	WD	PAINT		CLR	≤ .3	≤ .35	SIERRA PACIFIC	
W11	BEDROOM 4	CASEMT	3'-0" X 4-0"	8.6 SF	29" X 43"	WD	PAINT		CLR	≤ .3	≤ .35	SIERRA PACIFIC	
W12	BATH 1	CASEMT	3'-0" X 3'-0"			WD	PAINT		OBSC TEMP	≤ .3	≤ .35	SIERRA PACIFIC	
W13	BEDROOM 1	CASEMT	2'-8" X 5'-0"	8.8 SF	25" X 55"	WD	PAINT		CLR TEMP	≤ .3	≤ .35		
W14	BEDROOM 1	CASEMT / FIXED	2'-8" X 5'-0"	8.8 SF	25" X 55"	WD	PAINT		CLR TEMP	≤ .3	≤ .35		EGRESS COMPLIANT
W15	BEDROOM 5	FIXED	8'-0" X 2'-0"			WD	PAINT		CLR TEMP	≤ .3	≤ .35	IG IN WOOD STOPS	
W16	STAIR	FIXED	3'-0" X 2'-0"			WD	PAINT		CLR	≤ .3	≤ .35	IG IN WOOD STOPS	
W17	BATH 3	CASEMT	2'-0" X 3'-0"	3.7 SF	17" X 31"	WD	PAINT		OBSC	≤ .3	≤ .35	SIERRA PACIFIC	
W18	BATH 3	CASEMT	2'-0" X 3'-0"	3.7 SF	17" X 31"	WD	PAINT		OBSC	≤ .3	≤ .35	SIERRA PACIFIC	
W19	BEDROOM 5	FIXED	3'-0" X 4-0"			WD	PAINT		OBSC TEMP	≤ .3	≤ .35	IG IN WOOD STOPS	
W20	BEDROOM 5	CASEMT	3'-0" X 4-0"	8.6 SF	29" X 43"	WD	PAINT		CLR	≤ .3	≤ .35	SIERRA PACIFIC	
W21	BEDROOM 5	CASEMT	3'-0" X 4-0"	8.6 SF	29" X 43"	WD	PAINT		CLR	≤ .3	≤ .35	SIERRA PACIFIC	
W22	BEDROOM 5	FIXED	8'-0" X 4'-6"			WD	PAINT		CLR TEMP	≤ .3	≤ .35	IG IN WOOD STOPS	*TRAPEZOID - MATCH RAKE TO ROOF SLOPE
SK1	STAIR	FIXED	3'-2" X 3'-2"			WD/ALUM	BY MFR	BRONZE	CT OVER LAM	≤ .3	≤ .35	VELUX	W/ LO-E COATING TO REDUCE GLARE AND INTERNAL BLIND
D1	KITCHEN	RH INSWING	3-0" X 6'-8"			DF	PAINT		CLR TEMP	≤ .3	≤ .35	SIMPSON THERMAL	
D2	BEDROOM 4	OOX RH INSWING	8'-0" X 6'-8"			DF	PAINT		CLR TEMP	≤ .3	≤ .35	SIMPSON THERMAL	
D3	DINING ROOM	RH OUTSWING	2'-8" X 6'-8"			DF	PAINT		CLR TEMP	≤ .3	≤ .35	SIMPSON THERMAL	VERIFY SIZE IN FIELD



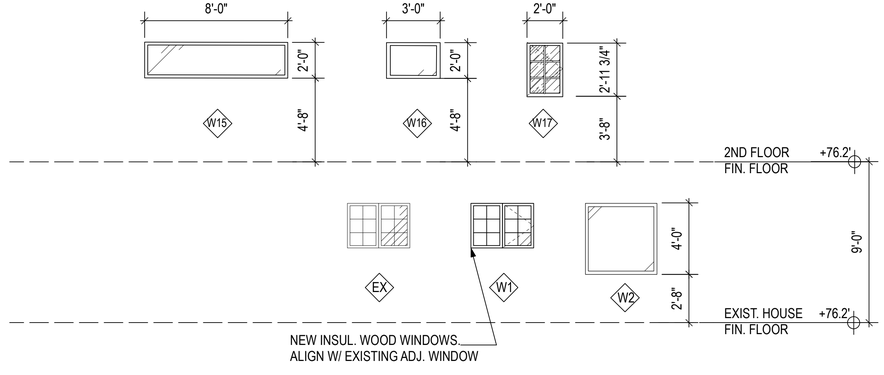
5 A3.3 **SOUTH ELEVATION WINDOWS**
Scale: 1/4" = 1'-0"



4 A3.3 **WEST ELEVATION WINDOWS**
Scale: 1/4" = 1'-0"



2 A3.3 **NORTH ELEVATION WINDOWS**
Scale: 1/4" = 1'-0"



1 A3.3 **EAST ELEVATION WINDOWS**
Scale: 1/4" = 1'-0"

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

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

REVISIONS	SUBMITTAL	DATE
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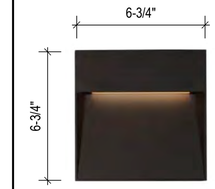
WINDOW SCHEDULE

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

OWNER: DBG INVESTMENT, INC.

0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

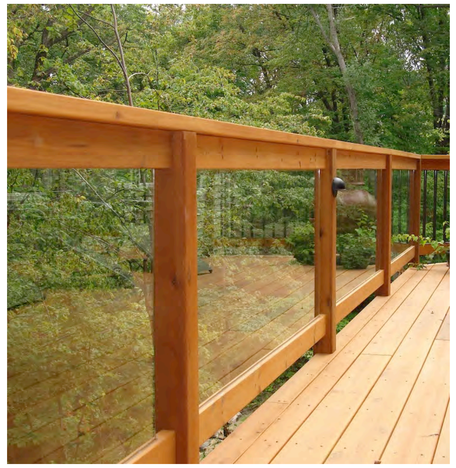
A3.3



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

LED, 3000K, 90 CRI, 274 LUMENS

EXTERIOR LIGHTING



CEDAR DECK AND RAILING WITH TEMPERED GLASS INFILL.



FLAGSTONE PAVING - MATCH EXISTING.





EXISTING AND NEW SHINGLE ROOF: CLASS 'A' COMP. SHINGLE,
CERTAINTEED PRESIDENTIAL SHAKE COUNTRY GRAY OR SIM.



OPERABLE WINDOWS: SIERRA PACIFIC WOOD URBAN CASEMENT,
DOUG. FIR, 5/8" PUTTY DIVIDED LIGHTS





SECOND FLOOR ACCENT SIDING : CLEAR CEDAR SIDING, T&G V-GROOVE,
HORIZONTAL, TRANSLUCENT CEDAR FINISH



FIRST FLOOR BOARD AND BATTEN SIDING (EXISTING AND NEW TO MATCH)
BENJAMIN MOORE "KENNEBUNKPORT GREEN"
WITH BENJAMIN MOORE "DAKOTA SHADOW" WINDOWS AND WINDOW TRIM



KENNEBUNKPORT GREEN



DAKOTA SHADOW

Attachment 3

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

ARCHITECT: KAREN CULLEN
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EXTERIOR FINISHES

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

OWNER: DBG INVESTMENT, INC.

0 MISSION 3 NW OF SANTA LUCIA
CARMEL CA

F1.1

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

December 13, 2023
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Brandon Swanson
APPROVED BY:	Brandon Swanson
SUBJECT:	**DR 23-114 (Hofsas House, Inc.) - Concept Review:** Receive a presentation and provide early feedback on the concept plan for the demolition and rebuilding of the Hofsas House Hotel. This is a non-decision-making item and is intended to provide early Planning Commission and Community feedback to the applicants as they finalize their design for the project located at Dolores Street 2 northeast of 4th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-124-014-000.

Application: **APN:** 010-12-014-000 and 010-124-001-000
Block: 34 **Lot:** 12 and 14
Location: San Carlos Street, 4 Northwest of 4th Avenue
Applicant: Eric Miller **Property Owner:** Hofsas House, Inc.

Executive Summary:

The Planning Commission is being asked to conduct a preliminary concept review of the proposed demo and rebuild of the Hofsas House Hotel. No final decisions are being made at this hearing. The Commission should provide early feedback to staff and the applicant regarding overall design of the project, as well as consistency with the development goals and policies of the City. Feedback received from this meeting will be used by the applicant to finalize their design before returning to the Planning Commission for formal consideration of the Design Review application.

Recommendation:

Receive a presentation and provide early feedback on the concept plan for the demolition and rebuilding of the Hofsas House Hotel. This is a non-decision-making item and is intended to provide early Planning Commission and Community feedback to the applicants as they finalize their design for the project located at Dolores Street 2 northeast of 4th Avenue in the Residential and Limited Commercial (RC) District. APN:

010-124-014-000.

Background and Project Description:

Sitting on a site that was first developed in the 20's and 30's with individual residences, the Hofsas House's evolution into a 38-unit hotel, is the product of multiple construction projects between the 1940's and 1970's. In early 2023, the owners of the property began seriously exploring a project that would demolish and reconstruct the entire hotel on the existing site, with the stated goal of structurally modernizing the building, addressing several accessibility issues, and creating a new hotel that would serve visitors for many more years to come. As part of this exploration, the applicant team has hosted two (2) community meetings of their own to gain early public feedback on the design and overall concept. City Staff, including Public Works, has also spent time and provided comments to the development team to help inform this early concept design. These early comments also helped shape the concept design being considered by the Planning Commission. Based on those meetings, the applicant has prepared a more refined early concept that they are now seeking Planning Commission feedback and direction on before finalizing their design.

Staff Analysis:

The scope of the Planning Commission's concept review is meant to be broad, and all comments related to the project's conformance with City development standards and guidelines will be appreciated by Staff and the applicant. However, there are some specific topics that the Commission is being requested to provide feedback on. Those topics are:

- *Design*

  The Planning Commission should provide feedback on the overall concept design and architecture of the hotel, specifically as it relates to the City's Design Guidelines. The Commercial Design Guidelines (Click to View) should provide the basis for this review along with section 17.58.030 of the Zoning Code (Click to View) The applicant has provided color renderings of the project (Attachment 1, Pages 2-4 and Sheets A.14 & A.15) and will also present a 3-D video at the hearing to provide more detail about the overall architectural concept. The applicant also has a dedicated website where more details can be seen on the overall design concept: (Click to View)
- *Mass on San Carlos*

  The applicant has provided renderings that show the mass of the existing Hofsas House Hotel relative to the proposed new Hotel (Attachment 1, Sheet A-23). Given the Hotel's proximity to the residential district, the Planning Commission is being asked to provide feedback on the overall massing of the proposed project.
- *Height*

  The analysis of height on this project is complicated, as there are regulations which require those portions of the site facing the Residential District (R-1) be limited to 24-feet in height, versus the allowed height in the Residential and Limited Commercial District (RC) of 26-feet that applies to the rest of the site. This calculation is made even more complicated by the large amount of excavation that has taken place over the years to construct the existing development, which makes measuring height from a "previous" grade difficult. The Planning Commission is being asked to provide feedback and direction on the approach being taken to measure the height of development on this site, as well as the interpretation of whether some features of the project are exempt from the height limits. Here are the topics for consideration:

1. How to measure the height
    - 17.06.020.F – Rules of Measurement, Grades: This section of code (Click to View) deals with how to measure height of a proposed development on a site that has been disturbed by previous grading and excavation. In short, the section of code says that in cases of previous excavation, that an "average grade" can be established with a set of criteria on how to determine it. However, one requirement for being able to use this provision, is that the resulting project is "consistent with the R-1 design objectives". Despite this project being in the RC District, in order for this project to use this provision it must also comply with the R-1 Design Objectives, which are a set of 13 high level development policy goals such as contributing to the surrounding neighborhood, human scale forms, and protection of privacy and views, to name a few. If the project does not comply with these objectives, thereby not being able to measure height using an "average grade" across the whole site, this could pose a potential height issue on some portions of the property that are previously excavated. The applicant has prepared sheets (Attachment 2, Sheets A-19 through A-20) that provide responses for how the project complies with each of the 13 residential design objectives, as well as sheets that show how "average grade" would be measured if this project qualifies to be measured under 17.06.020.F as described above. The Planning Commission is being asked to provide direction on the appropriateness of applying the "average grade" measurement.

2. Exempt features
    - 17.14.150.B – Building Height: This section of code (Click to View) deals with certain architectural features that are exempt from the height limits of a zoning district. In part, the code says that "Small areas not exceeding 10 percent of the proposed building coverage and occupied by special design features such as towers, steeples and ornamentation may exceed these heights if approved by the Planning Commission." In other words, the design features lists in this section of code, like "towers", are exempt from the height limit, and may project above that line, as long as the total area of these projections is not more than 10% of the building footprint. The proposed project includes a handful of projections above the allowable height limit. Most of these projections are for things that have commonly been considered exempt by the Planning Commission such as chimneys and elevator shafts. However, two of the projections, although they could be considered as taking the form of a "tower", are larger in size and effectively function as a taller ceiling over the top of the restaurant and lounge areas. The total area of all of these projections is less than the 10% limit. A diagram has been prepared by the applicant, and annotated by the City, showing these features and what their respective uses are (Attachment 2, Sheets A-21 and A-22). The Planning Commission is being asked to provide direction to the applicant as to whether the proposed projections above the height limit all qualify for an exemption, or if some should be modified and reduced in height before returning for formal consideration.

- *Parking/Traffic*

  The existing 38-room hotel is currently non-conforming to the parking standards for hotels, which requires a 1 to 1 ratio of spaces to rooms. The proposed hotel would have 50 total valet only spaces, which would bring the property into conformance. While parking does not appear to be an issue, the Planning Commission is being asked to provide feedback on the entrances and exits to the property and any potential impacts to surrounding streets and uses. The connection of driveways and parking lots can be found throughout Attachment 1.

- *Ancillary Uses*

  In addition to the main hotel use, the applicant is proposing a handful of ancillary uses which, based on the project description, would be for use by hotel guests only. These uses include:

- On-site restaurant
- Café/Bakery
- Pool
- Gym
- Business center
- Health spa with salon and massage services

The Planning Commission should provide feedback on the appropriateness of these ancillary uses related to the hotel use, and discuss any conditions that may need to be considered for managing impacts of these uses when the project returns for a formal hearing.

The topics above are intended only to focus the concept hearing discussion on specific topics that need feedback for the project to move forward. The Planning Commission is encouraged to provide any other feedback on the project related to the City's development codes and guidelines. Following this meeting, staff will work with the applicant to incorporate Commission feedback into the project, and will return at a future meeting for formal consideration of a Design Review.

Other Project Components:

Staff recommends that pursuant to Section 15378 of the CEQA Guidelines, the Application is "not a project." A concept design review does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment.

Attachment 1 - Concept Project Plans
Attachment 2 - Height Analysis Plans

Legacy Hotel Carmel

2NW of 4th Ave. on San Carlos St.

Carmel-by-the-Sea, CA 93921

ACCESSORY USES

DINING ROOM	1106 S.F.
KITCHEN	426 S.F.
CAFE / BAKERY	271 S.F.
FIRESIDE LOUNGE	271 S.F.
GYM	351 S.F.
BUSINESS CENTER	324 S.F.
SPA	690 S.F.
TOTAL ACCESSORY USES	3,439 S.F.
TOTAL HOTEL FLOOR AREA	30,545 S.F.
TOTAL FLOOR AREA	32,373 S.F.
ACCESSORY USES PERCENTAGE	11 %

CBC HANDICAP REQUIREMENTS

TABLE 11B-208.2 PARKING SPACES PROVIDED 26-50 > 2 HC SPACES REQUIRED

TABLE 11B-224.2 GUEST ROOMS WITH MOBILITY FEATURES-

REQUIRED

1 WITH ROLL IN SHOWER
2 W/OUT ROLL-IN SHOWER

3 TOTAL

TABLE 11B-224.4 - GUEST ROOMS WITH COMMUNICATION FEATURES -

4 REQUIRED

REVISION	No.

CONSULTANT:

PROJECT DATA

TYPE OF CONSTRUCTION	TYPE I - GARAGE TYPE VA- BUILDING
SETBACK	
FRONT	5' RC & 7.5' R1
REAR	0' RC & 10' R1
SIDE	5' FOR 50% @ RC & 5' FOR 100% AT R1
BUILDING HEIGHT	26' @ RC 24' @ R1

ZONING REQUIREMENTS FOR HOFSAS HOUSE HOTEL PARCELS

ZONE— RC

EXISTING LOT SIZES

LOT-1	28,200 SF	APN: 010-124-014
LOT-2	8,000 SF	APN: 010-124-010
SUM	36,200 SF	

ADJUSTED LOT SIZES

LOT-1	18, 483 SF
LOT-2	17,717 SF
SUM	36,200 SF
ALLOWED LOT SIZE	32,000 SF

BUILDING (LOT) COVERAGE

ALLOWED	70%		FOR 4,000 SF PARCEL			
	1%		DEDUCTION OF 1% FOR EACH ADDITIONAL 2,000 SF			
			Attachment 1			
LOT-1	18,333	-	4,000 =	14,333 /	2,000 =	7.17%
	70.00%	-	7.17% =	62.83%		
	18,333	X	62.83% =	11,519	SF MAX ALLOWED	
LOT-2	17,867	-	4,000 =	13,867 /	2,000 =	6.93%
	70.00%	-	6.93% =	63.07%		
	17,867	X	63.07% =	11,269	SF MAX ALLOWED	
CMC COMBINED MAX ALLOWED =				22,788 SF	= 62.95%	
PROPOSED =				23,268 SF	= 64.2%	

FLOOR AREA RATIO FAR

80% ALLOWED FOR 2 STORY BUILDING

10% BONUS ALLOWED FOR 400 SF COURT OR 4' WIDE INTRABLOCK ACCESS

UNDERGROUND GARAGE & OTHER BASEMENT AREAS ARE EXCLUDED

LOT-1	18,333	X	80.00% =	14,666 SF	
	18,333	X	10.00% =	1,833 SF	
			SUM =	16,499 SF	
LOT-1	17,867	X	80.00% =	14,294 SF	
	17,867	X	10.00% =	1,786 SF	
			SUM =	16,080 SF	
COMBINED MAX ALLOWED =				32,579 SF	= 90%
PROPOSED =				32,373 SF	= 89.4%

CBC ALLOWED FOR R-1 V-A 36,000 S.F. PER TABLE 506.2

MAX BUILDING SIZE ALLOWED — 10,000 SF

EXISTING F.A.R. & LOT COVERAGE

F.A.R. = 65.5%

LOT COVERAGE = 38%

SEE PAGE A-3 FOR CALCULATIONS & DIAGRAMS

HOTEL UNIT CATALOGUE

JUNIOR SUITES— 16 UNITS

UNIT A1-	4 UNITS	STUDIO	321 S.F.
UNIT A2-	4 UNITS	STUDIO	382 S.F.
UNIT A3-	4 UNITS	STUDIO	371 S.F.
UNIT A4-	2 UNITS	STUDIO	357 S.F.
UNIT A5-	2 UNITS	STUDIO	345 S.F.

UNIT B— 14 UNITS
1 BED / 1.5 BATH 840 S.F.

UNIT C— 8 UNITS
1 BED / 1.5 BATH 704 S.F.

TOTAL— 38 HOTEL UNITS

RESIDENTIAL CATALOGUE

APT. 1— STUDIO 805 S.F.

APT. 2— 1 BEDROOM 1,023 S.F.

TOTAL— 2 RESIDENTIAL UNITS

FLOOR AREA RATIO

LOBBY

L2	2,218 S.F.
L3	2,505 S.F.
L4	1,140 S.F.
LOBBY SUBTOTAL	5,863 S.F.

HOUSE

APT. 1	805 S.F.
APT. 2	1,023 S.F.
HOUSE SUBTOTAL	1,828 S.F.

BLDG 1

B-1.1	2,336 S.F.
B-1.2	2,336 S.F.
SUBTOTAL	4,672 S.F.

BLDG 2

B-2.1	2,336 S.F.
B-2.2	2,336 S.F.
SUBTOTAL	4,672 S.F.

BLDG 3

B-3.1	2,336 S.F.
B-3.2	2,336 S.F.
SUBTOTAL	4,672 S.F.

BLDG 4

B-4.1	2,336 S.F.
B-4.2	2,336 S.F.
SUBTOTAL	4,672 S.F.

BLDG 5

B-5.1	2,997 S.F.
B-5.2	2,997 S.F.
SUBTOTAL	5,994 S.F.

TOTAL F.A.R. 32,373 S.F. (89.4%)

TOTAL ALLOWED F.A.R. 32,579 S.F. (90 %)

BUILDING (LOT) COVERAGE

BUILDINGS

LOBBY	5,175 S.F.
HOUSE	1,526 S.F.
BUILDING 1	3,170 S.F.
BUILDING 2	3,170 S.F.
BUILDING 3	2,727 S.F.
BUILDING 4	2,727 S.F.
BUILDING 5	3,937 S.F.
SUBTOTAL	22,432 S.F.

EAVES 245 S.F.

STAIRS

STAIR 1-7	591 S.F.
SUBTOTAL	591 S.F.

TOTAL LOT COVERAGES 23,268 S.F. (64.2%)

ALLOWED LOT COVERAGES 22,788 S.F. (62.95 %)

TOTAL LOT SIZES 36,200 S.F.

PROJECT TEAM

OWNER: HOFSAS HOUSE INC.
REPRESENTED BY CARRIE THEIS
PO BOX 1195
CARMEL, CA 93921
PH: 831-624-2745

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: CRISTO STAEDLER & LUYEN VU

SURVEYOR: LANDSET ENG, INC.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRARDO

CIVIL:

LANDSCAPE:

ARBORIST:

PARKING

EXISTING	26 ON SITE
	2 ON SAN CARLOS
	28 TOTAL
NEW	50 ON SITE (VALET)
	50 TOTAL

TREE REMOVAL

1- 3" OAK
1- 4" OAK

2 OAKS TO BE REMOVED
4 5GAL. OAKS SHALL BE PLANTED

PROJECT DESCRIPTION

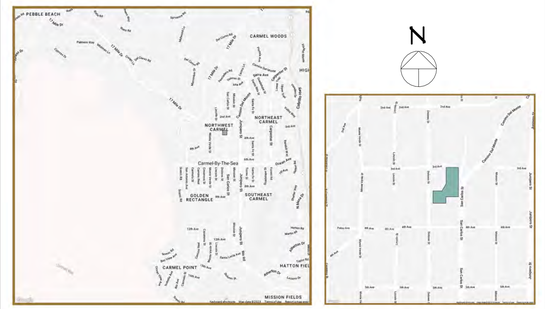
THE PROJECT INCLUDES DEMOLITION OF THE EXISTING HOFSAS HOUSE HOTEL AND RENOVATION OF THE EXISTING HOFSAS HOUSE. THE EXISTING HOTEL STRUCTURES ARE 1 TO 4 STORIES IN HEIGHT IN MULTIPLE BUILDINGS. THESE STRUCTURES INCLUDE 38 HOTEL UNITS, MANAGER'S APARTMENT, BANQUET ROOM, POOL, SERVICE AREAS AND PARKING FOR 26 CARS ON SITE AND 2 ON SAN CARLOS STREET.

THE PROPOSED HOTEL, THE LEGACY HOTEL, SHALL CONSIST OF 6 SEPERATE BUILDINGS CONNECTED WITH ON-GRADE OR ELEVATED WALKWAYS. THEY SHALL ALL BE TWO STORIES IN HEIGHT AND CASCADING DOWN THE STEEP SLOPE.

THE HOTEL SHALL INCLUDE 38 HOTEL UNITS, 2 RESIDENTIAL APARTMENTS, HOTEL SERVICE AREAS SUCH AS A 50 SEAT RESTAURANT, KITCHEN, BUSINESS CENTER, HAIR AND BEAUTY SALON, SPA, FITNESS ROOM, POOL, HOTEL STORAGE, MECHANICAL AREAS AND UNDERGROUND GARAGES FOR 50 CARS. ALL SERVICE AREAS, INCLUDING GARAGE, SHALL BE ONLY FOR THE USE OF THE HOTEL GUESTS. THE GARAGE SHALL BE VALET PARKING ONLY AND ALSO SERVE DELIVERIES AND WASTE PICK-UP.

THE HOFSAS HOUSE SHALL BE RENOVATED FROM A RESIDENCE TO TWO RESIDENTIAL APARTMENTS.

LOCATION MAP



SHEET INDEX

SHEET NUMBER	SHEET NAME
A-1	PROJECT INFORMATION
A-1.1	RENDERED ELEVATION
A-1.2	RENDERINGS
A-1.3	RENDERINGS
A-1T	TOPOGRAPHIC MAP
A-2	EXISTING SITE PLAN
A-3	EXISTING HOTEL PLANS
A-4	EXISTING HOTEL ELEVATIONS
A-5	EXISTING RESIDENCE PLANS
A-6	EXISTING RES. ELEVATIONS
A-7	SITE PLAN
A-7D	SITE DIAGRAMS
A-7FD	FIRE DEPARTMENT PLAN
A-8	BASEMENT GARAGE PLAN
A-8.2	PARKING LEVEL 2
A-9	LEVEL 1 FLOOR PLANS
A-10	LEVEL 2 FLOOR PLANS
A-11	LEVEL 3 FLOOR PLANS
A-12	LEVEL 4 FLOOR PLANS
A-13	ROOF PLAN
A-14	EAST & NORTH ELEVATIONS
A-15	WEST & SOUTH ELEVATIONS
A-16	SECTIONS BLDG 1 & 3
A-17	SECTIONS BLDG 2 & 4
A-18	SECTIONS LOBBY & BLDG 5
A-19	ADJACENT PREEXISTING GRADE
A-19B	PREEXISTING GRADE W/ BLDGS
A-19C	R-1 OBJECTIVES
A-20	PREEXISTING GRADE HEIGHTS
A-21	PREEXISTING GRADE HEIGHTS
A-22	TEN PERCENT SPECIAL FEATURES
A-23	EXISTING HOTEL MASS OVERLAY
A-24	ENLARGED BLDG 1 & 2 LOWER
A-25	ENLARGED BLDG 1 &2 UPPER
A-26	ENLARGED BLDG 3 &4 LOWER
A-27	ENLARGED BLDG 4 UPPER

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

PROJECT INFORMATION
Job Name: LEGACY HOTEL CARMEL
2NW OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE: 12/1/2023
SCALE: 1/16" = 1'-0"
DRAWN C.S.
JOB NO. 22.14

A-1
SHEET OF

12/1/2023 12:16:24 PM C:\Users\cristo\Desktop\Revit Files\cristo\Legacy planning_r3.rvt
THESE DRAWINGS AND SPECIFICATIONS REMAIN THE ARCHITECT WHETHER PROJECTED OR NOT. ALL RIGHTS RESERVED. UNAUTHORIZED USE OF THESE DRAWINGS & SPECIFICATIONS WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. ANY VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

San Carlos Street











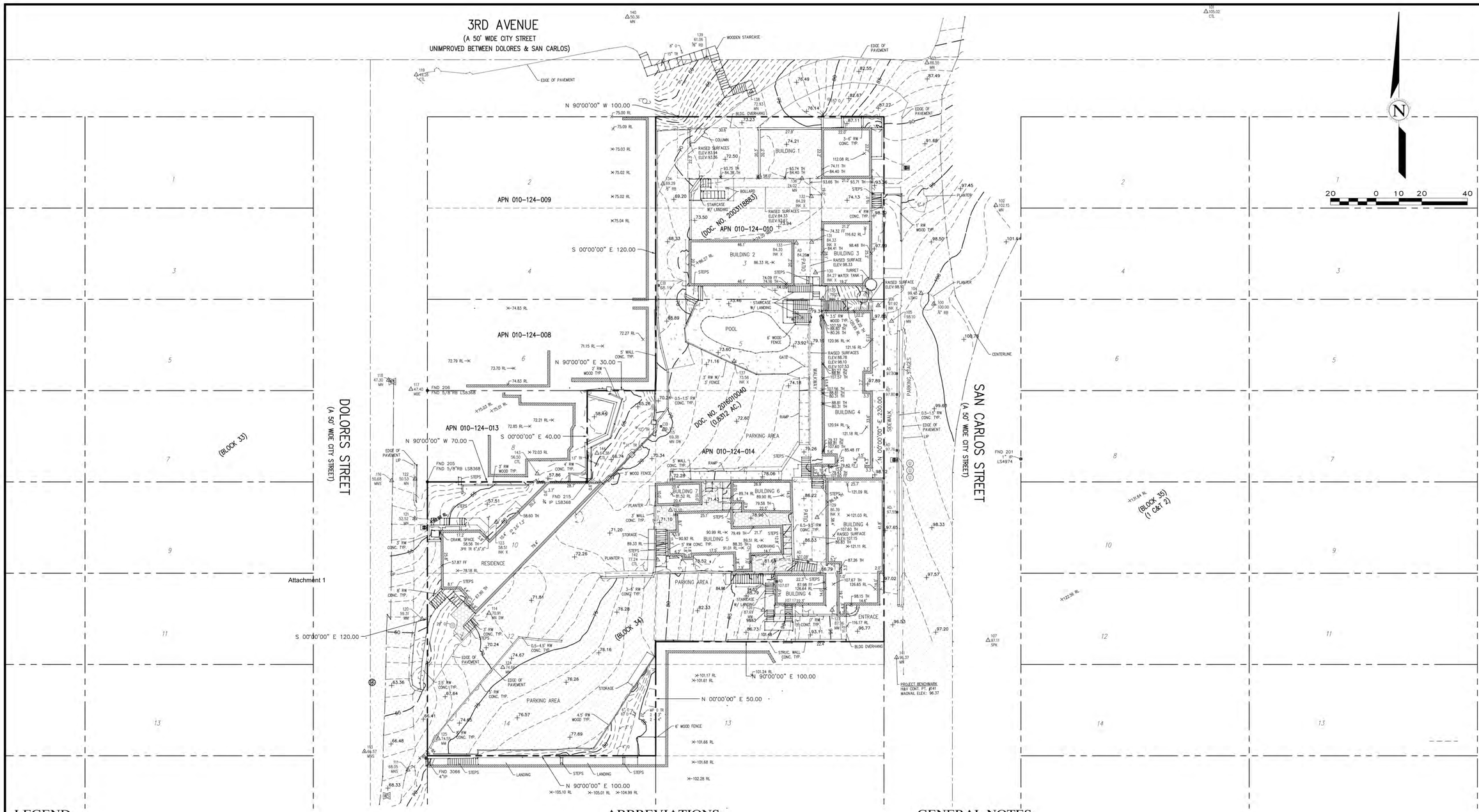








SCULPTURES BY LOCAL CARMEL ARTISTS: ASHLEY BENNETT-STODDARD AND CRISTO STAEDLER



Attachment 1

LEGEND:

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

ABBREVIATIONS:

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #141, A MAGNETIC NAIL LOCATED APPROXIMATELY 6.9' SOUTHERLY AND 5.5' EASTERLY FROM THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 96.37' 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 (7/18/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS..

CONTACT INFORMATION:

ARCHITECT:
ATTN: MR. ALEM DERMICEK
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93942

SITE LOCATION:
SAN CARLOS STREET, 2 NW OF 4TH AVE.
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	8/12/22	AL	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRARDO P.L.S. No. 8703
EXP. 12-31-23

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

A.P.N.: 010-124-014 & 010-124-010

TOPOGRAPHIC MAP
OF
THOSE CERTAIN PARCELS DESCRIBED IN DOCUMENT NO. 2016010040 & 2003118883
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
ERIC MILLER ARCHITECTS

SCALE: 1" = 20'
DATE: AUG 2022
JOB NO. 2528-01

SHEET 1
OF 1 SHEETS

L: \ _PROJECTS - LANDSET ENGINEERS \ 2528-HOFSAS HOUSE \ SITE TOPO \ DWG \ 2528-TOPO.dwg

SAN CARLOS ST.
A 50' WIDE CITY STREET

3RD AVENUE
(A 50' WIDE CITY STREET
UNIMPROVED BETWEEN DOLORES & SAN CARLOS)

DOLORES ST.
A 50' WIDE CITY STREET

HOFSAS HOTEL

HOFSAS HOUSE RESIDENCE

PROPERTY LINE

Attachment 1

EXISTING SITE PLAN

N

1 Site
3/32" = 1'-0"

REVISION	No.

CONSULTANT:

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

EXISTING SITE PLAN

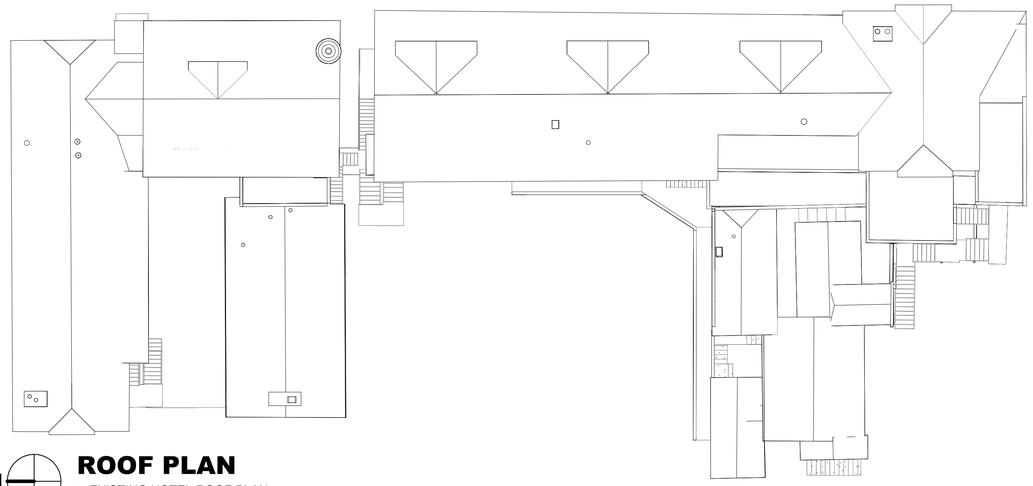
Job Name: HOFSAS HOUSE LEGACY

2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	2/8/2023
SCALE:	3/32" = 1'-0"
DRAWN	KJL
JOB NO.	2214

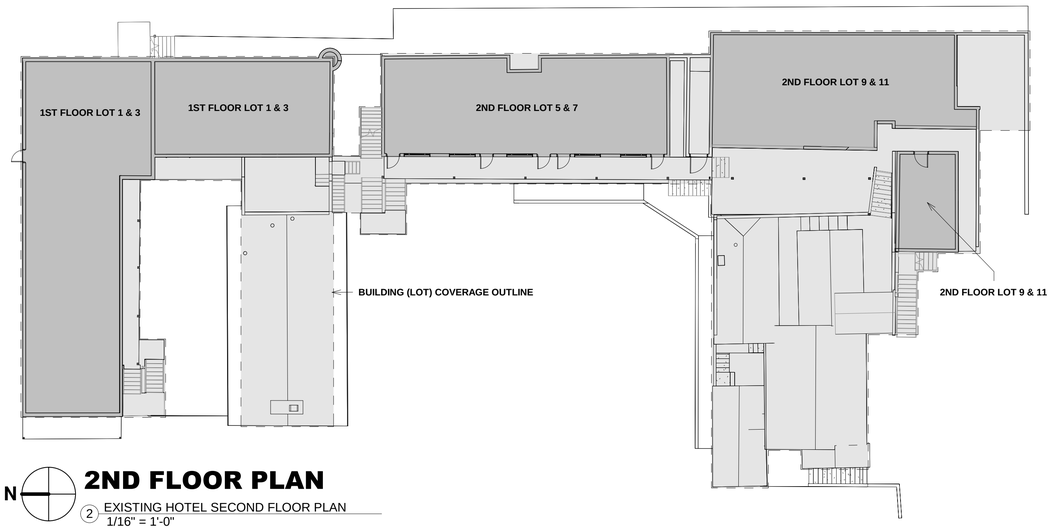
A-2
SHEET OF

2/8/2023 3:04:22 PM C:\Arch_Art\Hofsas House Hotel Mstr.rvt
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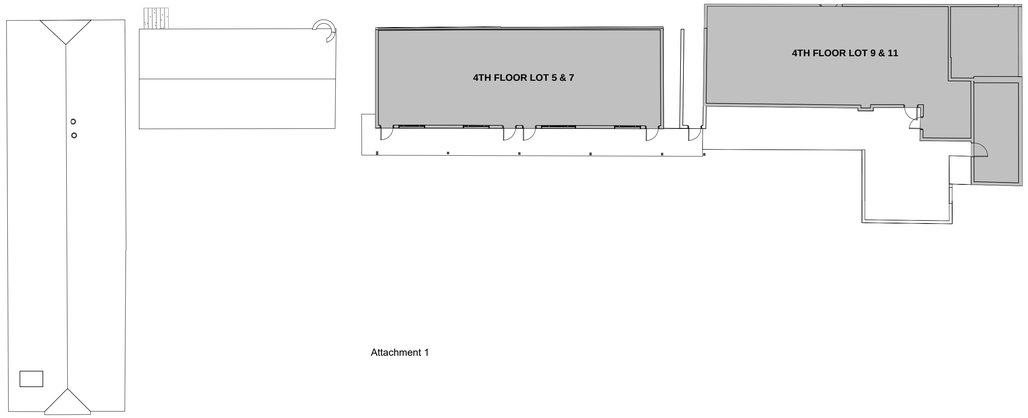
ROOF PLAN

5 EXISTING HOTEL ROOF PLAN
1/16" = 1'-0"



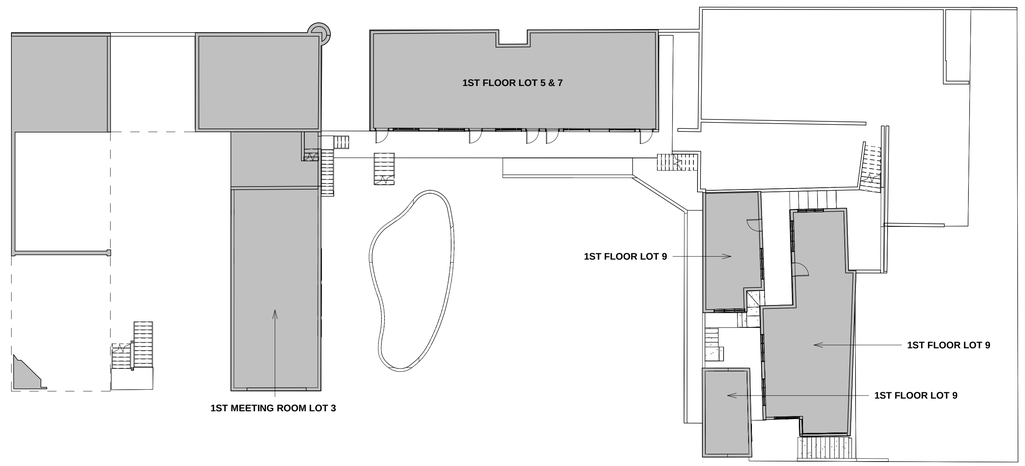
2ND FLOOR PLAN

2 EXISTING HOTEL SECOND FLOOR PLAN
1/16" = 1'-0"



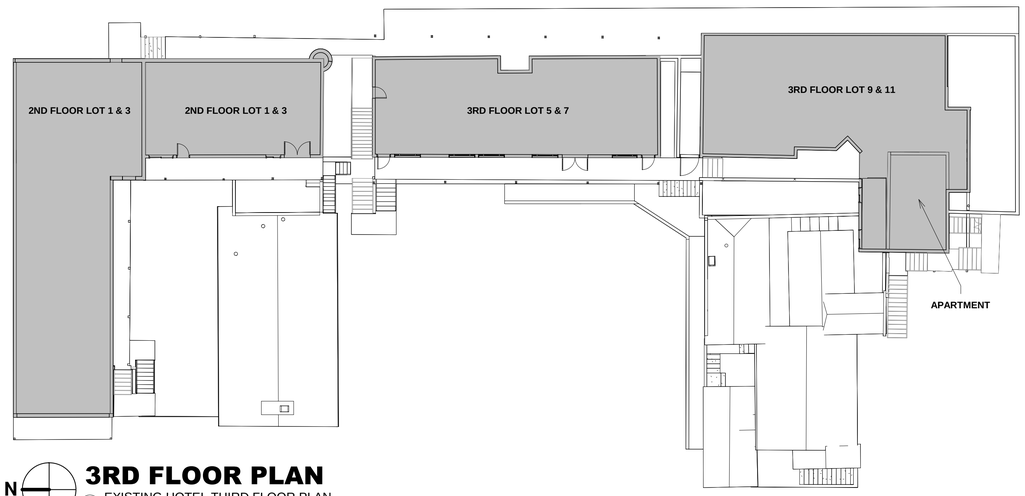
4TH FLOOR PLAN

1 EXISTING HOTEL FOURTH FLOOR PLAN
1/16" = 1'-0"



1ST FLOOR PLAN

3 EXISTING HOTEL GROUND FLOOR PLAN
1/16" = 1'-0"



3RD FLOOR PLAN

4 EXISTING HOTEL THIRD FLOOR PLAN
1/16" = 1'-0"

(E) LOT COVERAGE)	
HOFSAS HOTEL	11,959 S.F.
HOFSAS HOUSE	1,809 S.F.
TOTAL COVERAGE	13,768 S.F.
	38%

(E) FAR Schedule

Type	Area	Site Area	FAR	
1st Floor Lot 1 & 3	1987 SF	36200 SF	0.05	
1st Floor Lot 1 & 3	903 SF	36200 SF	0.02	
2nd Floor Lot 1 & 3	1987 SF	36200 SF	0.05	
2nd Floor Lot 1 & 3	884 SF	36200 SF	0.02	
2nd Floor Lot 5 & 7	1443 SF	36200 SF	0.04	
2nd Floor Lot 9 & 11	1691 SF	36200 SF	0.05	
3rd Floor Lot 5 & 7	1444 SF	36200 SF	0.04	
3rd Floor Lot 9 & 11	2031 SF	36200 SF	0.06	
4th Floor Lot 5 & 7	1461 SF	36200 SF	0.04	
4th Floor Lot 9 & 11	1931 SF	36200 SF	0.05	
Apartment	311 SF	36200 SF	0.01	
Residence Lower Floor	1501 SF	36200 SF	0.04	
Residence Upper Floor	1482 SF	36200 SF	0.04	
TOTAL: 13	19056 SF		0.53	53 %

FLOOR PLATE OUTLINE	
BUILDING (LOT COVERAGE)	

REVISION	No.

CONSULTANT:

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

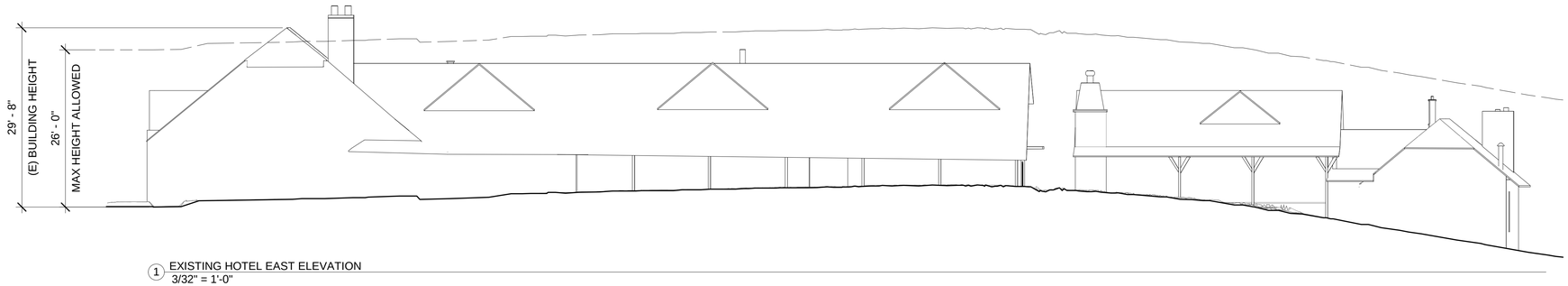
EXISTING HOTEL PLANS

Job Name: HOFSAS HOUSE LEGACY
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

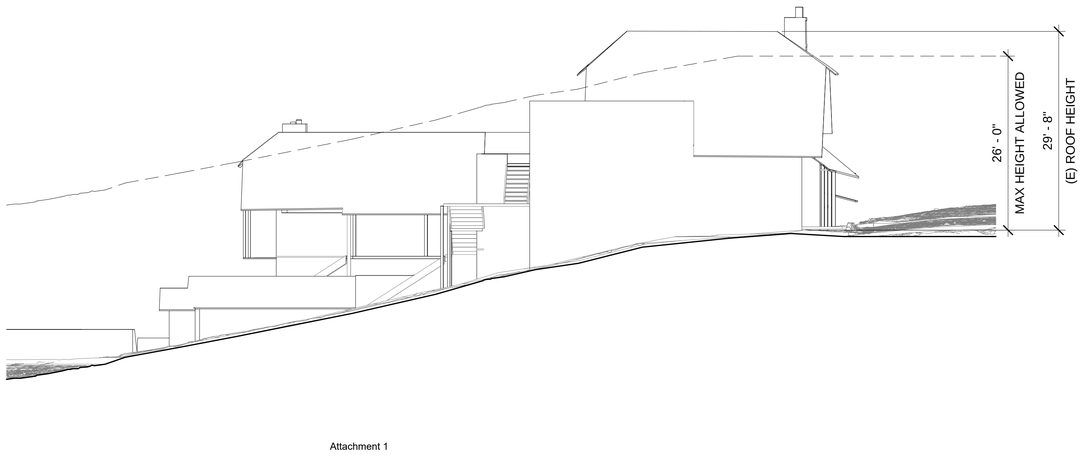
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SCALE: As indicated
DRAWN KJL
JOB NO. 2214

A-3
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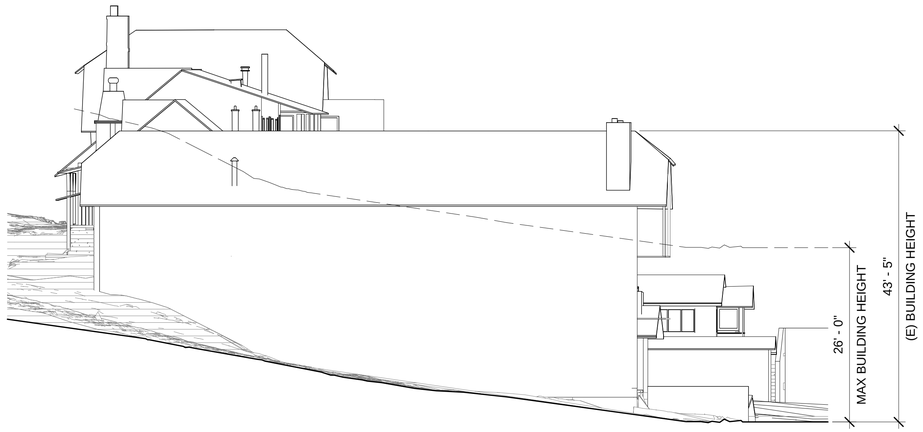
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1 EXISTING HOTEL EAST ELEVATION
3/32" = 1'-0"



4 EXISTING HOTEL SOUTH ELEVATION
3/32" = 1'-0"



2 EXISTING HOTEL NORTH ELEVATION
3/32" = 1'-0"



3 EXISTING HOTEL WEST ELEVATION
3/32" = 1'-0"

Attachment 1

REVISION	No.

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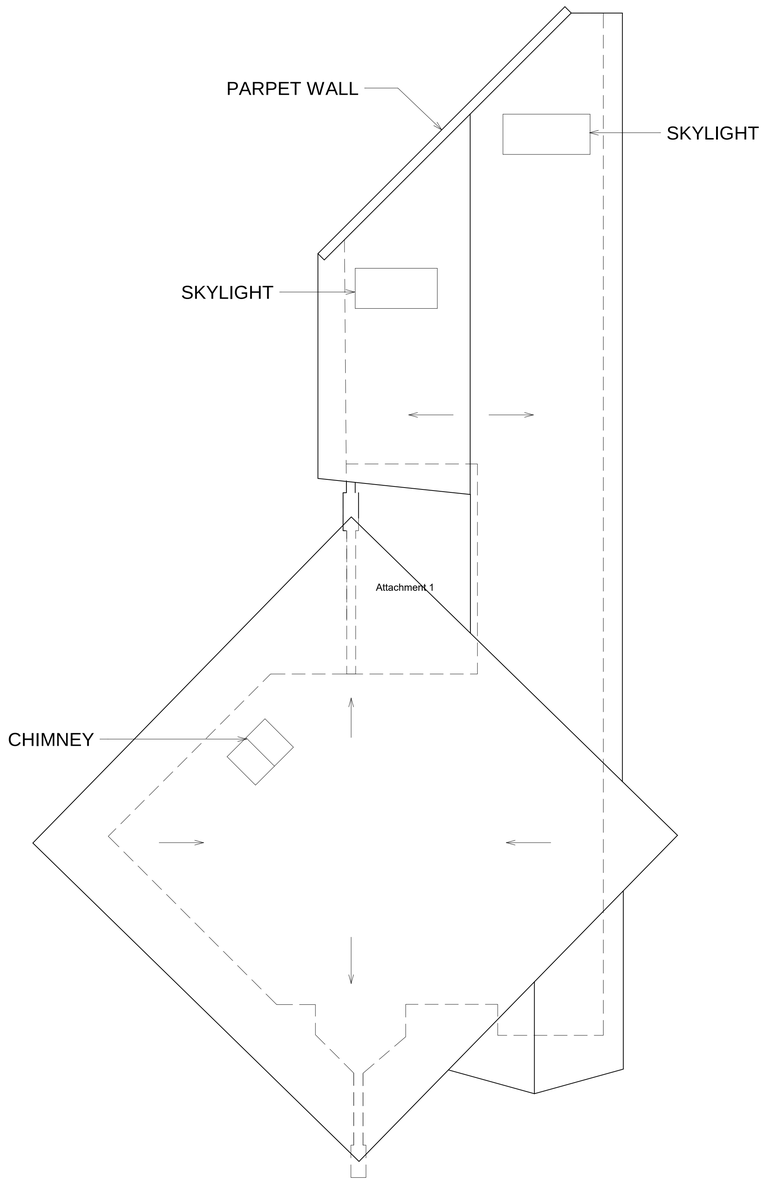
EXISTING HOTEL ELEVATIONS

Job Name: HOFSAS HOUSE LEGACY
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CARMEL-BY-THE-SEA
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DRAWN	KJL
JOB NO.	2214

A-4
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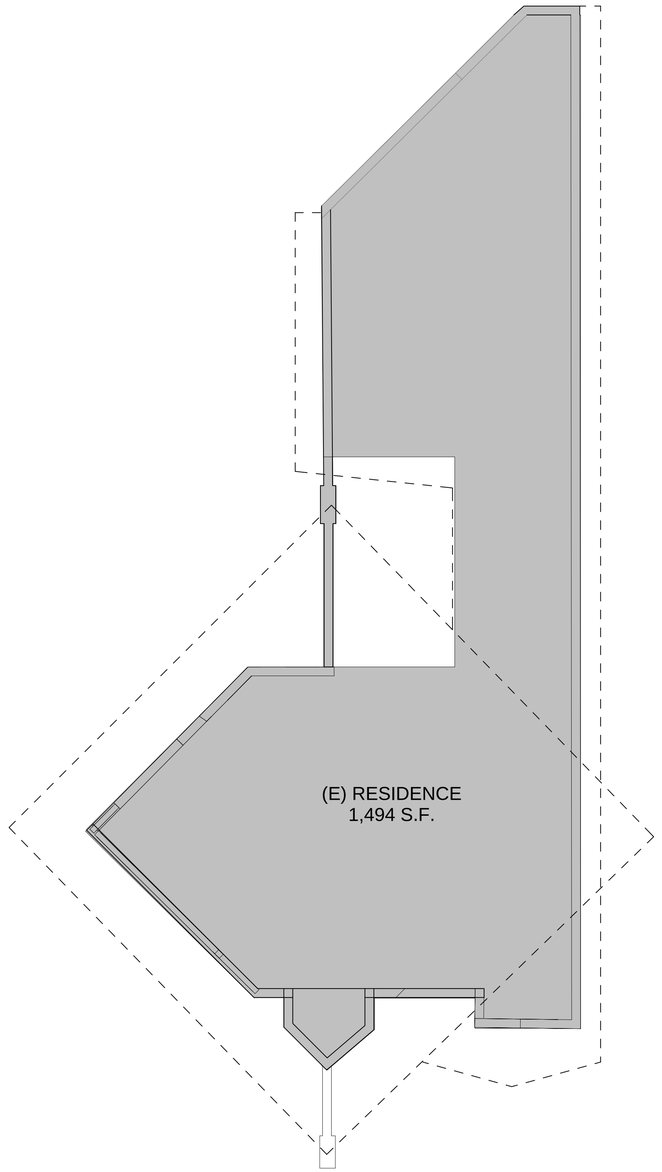
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N

ROOF FLOOR PLAN

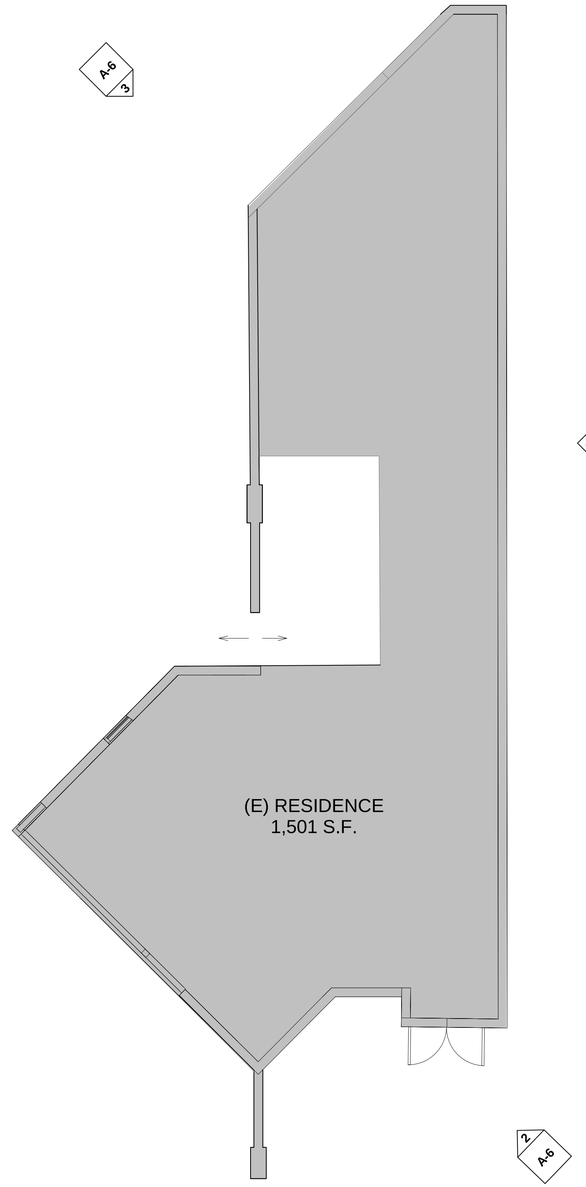
3 EXISTING RESIDENCE ROOF PLAN
3/16" = 1'-0"



N

2ND FLOOR PLAN

1 EXISTING RESIDENCE SECOND FLOOR PLAN
3/16" = 1'-0"



N

1ST FLOOR PLAN

2 EXISTING RESIDENCE GROUND FLOOR PLAN
3/16" = 1'-0"

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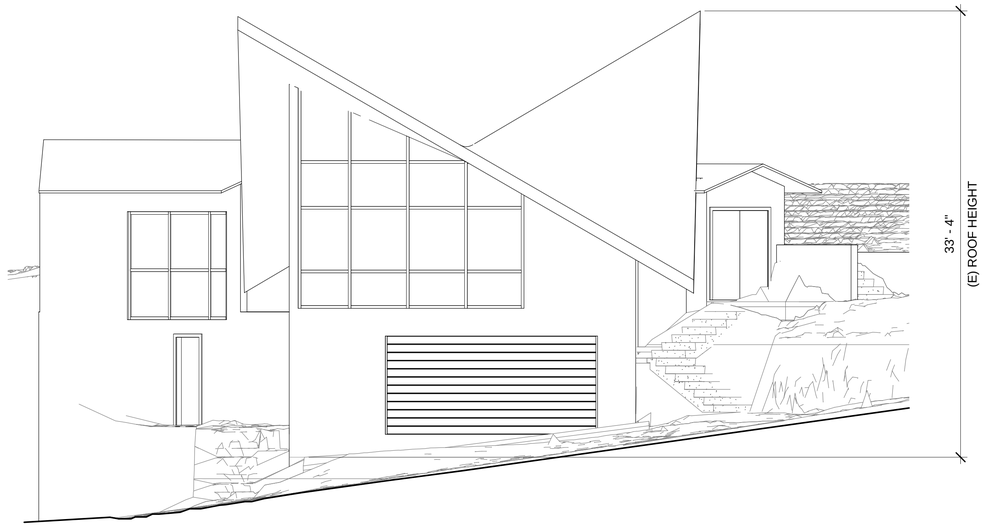
EXISTING RESIDENCE PLANS

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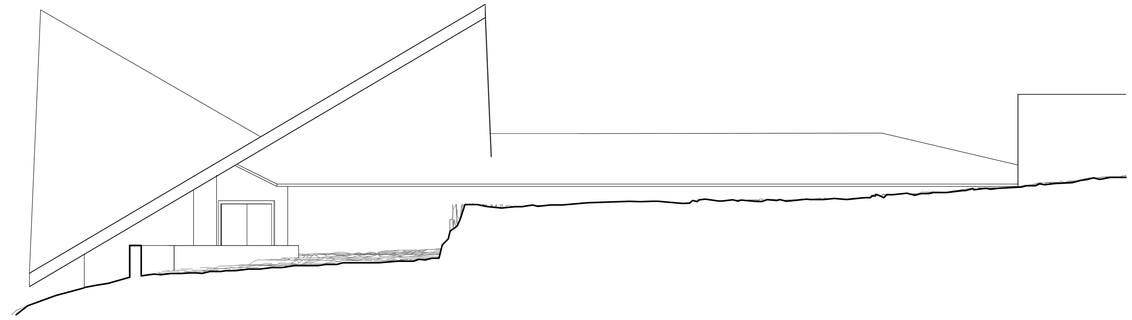
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JOB NO.	2214

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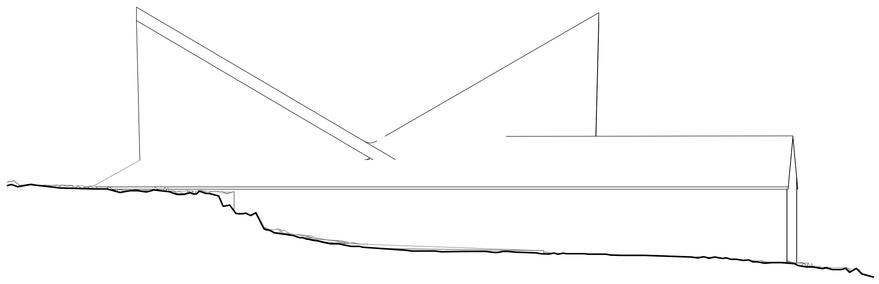
1 EXISTING RESIDENCE EAST ELEVATION
3/16" = 1'-0"



2 EXISTING RESIDENCE SOUTH ELEVATION
3/16" = 1'-0"



3 EXISTING RESIDENCE NORTH ELEVATION
3/16" = 1'-0"



4 EXISTING RESIDENCE WEST ELEVATION
3/16" = 1'-0"

REVISION	No.

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EXISTING RES. ELEVATIONS

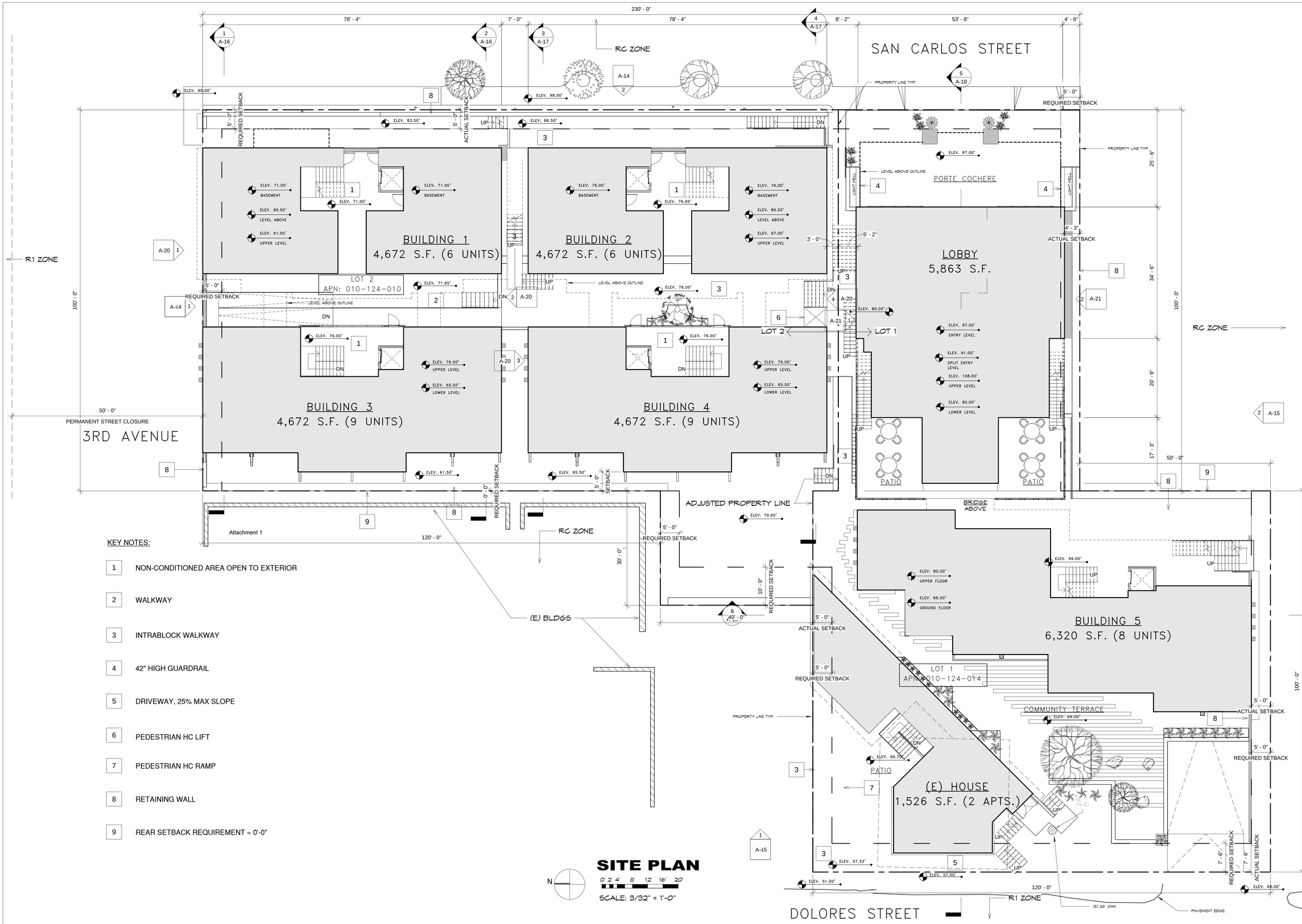
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KEY NOTES:

1. NON-CONDITIONED AREA OPEN TO EXTERIOR
2. WALKWAY
3. INTRABLOCK WALKWAY
4. 42" HIGH GUARDRAIL
5. DRIVEWAY, 25% MAX SLOPE
6. PEDESTRIAN HC LIFT
7. PEDESTRIAN HC RAMP
8. RETAINING WALL
9. REAR SETBACK REQUIREMENT = 0'-0"

SITE PLAN

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

SCALE: 3/32" = 1'-0"

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SITE PLAN

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/7/2023
SCALE:	3/32" = 1'-0"
DRAWN	G.S.
JOB NO.	22.14

A-7

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LOT COVERAGE

BUILDINGS

LOBBY	5,175 S.F.	
HOUSE	1,526 S.F.	
BUILDING 1	3,170 S.F.	
BUILDING 2	3,170 S.F.	
BUILDING 3	2,727 S.F.	
BUILDING 4	2,727 S.F.	
BUILDING 5	3,937 S.F.	
	SUBTOTAL	22,432 S.F.

EAVES

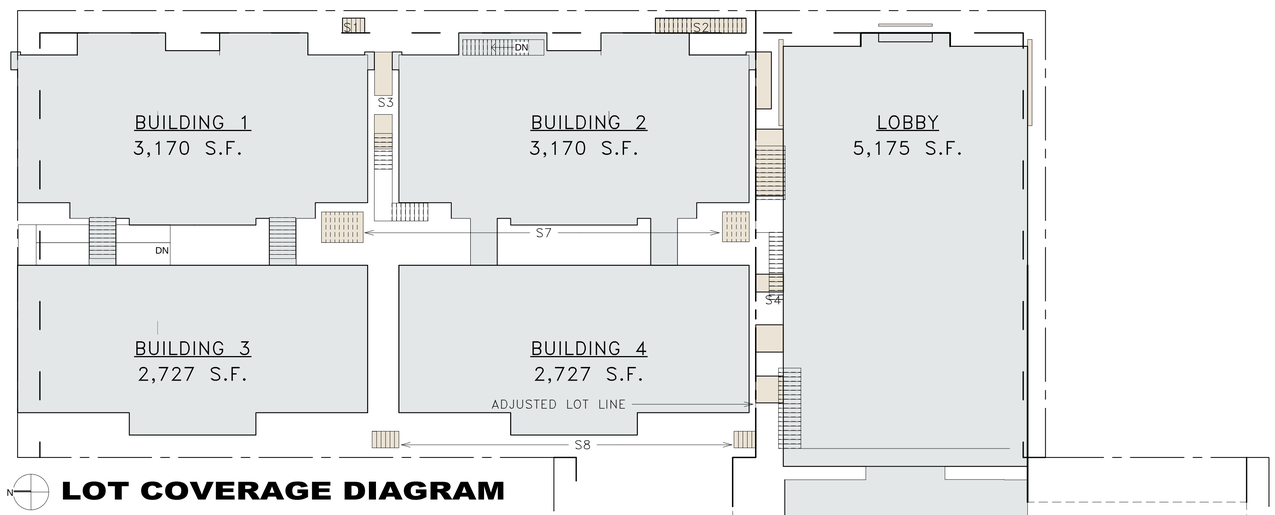
245 S.F.

STAIRS

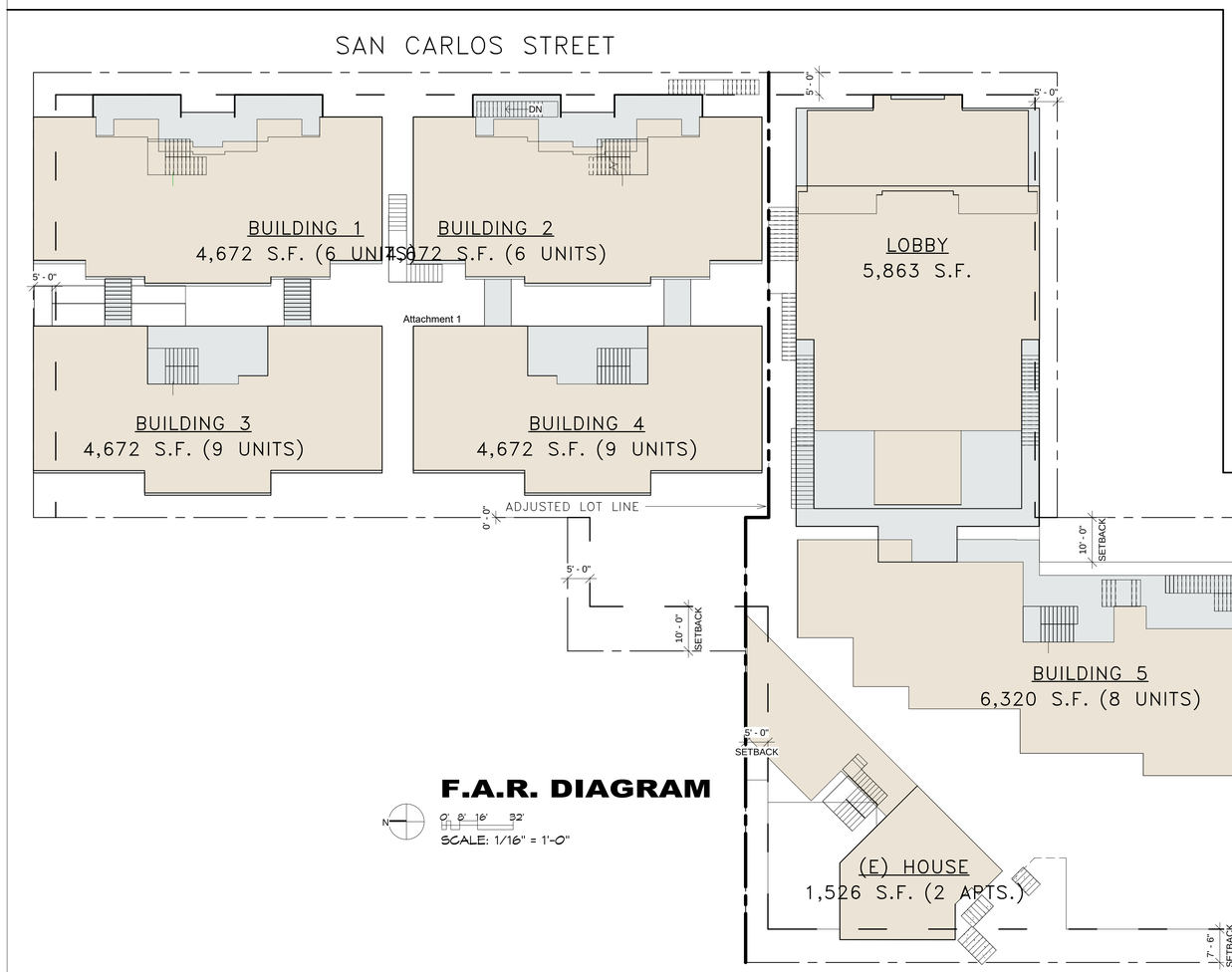
STAIR 1–8	591 S.F.	
	SUBTOTAL	591 S.F.

TOTAL LOT COVERAGES 23,268 S.F. (64.2 %)
ALLOWED LOT COVERAGES 22,788 S.F. (62.95 %)

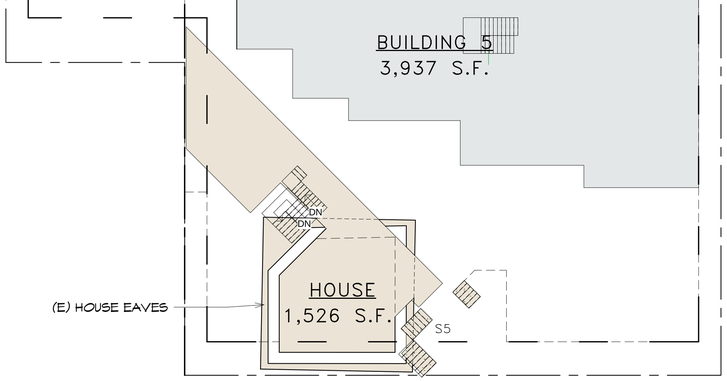
TOTAL LOT SIZES 36,200 S.F.



LOT COVERAGE DIAGRAM



F.A.R. DIAGRAM



LOBBY			BLDG 2		
L2	2,218 S.F.		B-2.1	2,336 S.F.	
L3	2,505 S.F.		B-2.2	2,336 S.F.	
L4	1,140 S.F.		SUBTOTAL		4,672 S.F.
LOBBY SUBTOTAL		5,863 S.F.			
			B-3.1	2,336 S.F.	
HOUSE			B-3.2	2,336 S.F.	
APT. 1	805 S.F.		SUBTOTAL		4,672 S.F.
APT. 2	1,023 S.F.				
HOUSE SUBTOTAL		1,828 S.F.	B-4.1	2,336 S.F.	
			B-4.2	2,336 S.F.	
			SUBTOTAL		4,672 S.F.
BLDG 1					
B-1.1	2,336 S.F.		B-5.1	2,997 S.F.	
B-1.2	2,336 S.F.		B-5.2	2,997 S.F.	
SUBTOTAL		4,672 S.F.	SUBTOTAL		5,994 S.F.

TOTAL F.A.R. 32,373 S.F. (89.4%)
TOTAL ALLOWED F.A.R. 32,579 S.F. (90 %)

REVISION	No.

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SITE DIAGRAMS
Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE: 12/1/2023
SCALE: 1/16" = 1'-0"
DRAWN C.S.
JOB NO. 22.14

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SAN CARLOS STREET

BUILDING 1
4,672 S.F. (6 UNITS)

BUILDING 2
4,672 S.F. (6 UNITS)

BUILDING 3
4,672 S.F. (9 UNITS)

BUILDING 4
4,672 S.F. (9 UNITS)

LOBBY
5,863 S.F.

PORTE COCHERE

BUILDING 5
6,320 S.F. (8 UNITS)

(E) HOUSE
1,526 S.F. (2 APTS.)

LOT 1
APN: 010-124-014

LOT 2
APN: 010-124-010

PATIO

COMMUNITY TERRACE

BRIDGE

REQUIRED SETBACK

ACTUAL SETBACK

PROPERTY LINE TYP.

LEVEL ABOVE OUTLINE

BUILDING OUTLINE

50' - 0"
PERMANENT STREET CLOSURE

105' - 0"

96' - 0"

94' - 0"

120' - 0"

54' - 0"

56' - 0"

44' - 0"

40' - 0"

42' - 6"

ELEV. 83.50'
ELEV. 86.50'
ELEV. 71.00'
ELEV. 76.00'
ELEV. 72.00'
ELEV. 79.00'
ELEV. 97.00'
ELEV. 69.00'
ELEV. 66.70'

UP
DN

(E) 25" OAK

STREET PAVEMENT EDGE

DOLORES STREET

Attachment 1

NOTE:

SEE PAGE A7-SITE PLAN FOR ADDITIONAL INFORMATION NOT NOTED.

KEY NOTES:

F FIRE DEPARTMENT 150' MAX PULL DIMENSION

FIRE DEPARTMENT PULL DIMENSIONS

N

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

SCALE: 3/32" = 1'-0"

PROPOSED FIRE PLAN

REVISION	No.

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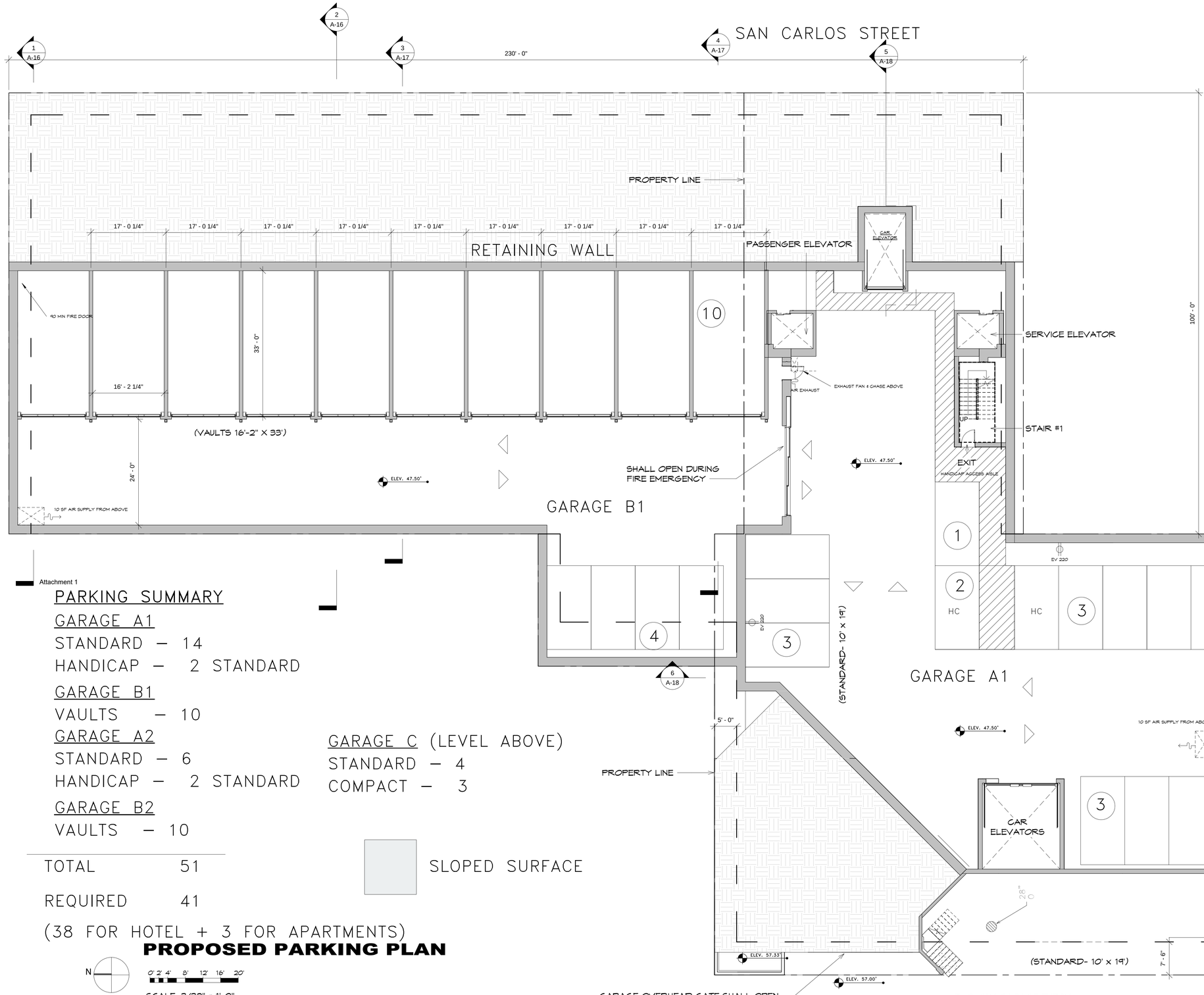
FIRE DEPARTMENT PLAN

Job Name:
LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
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Attachment 1

PARKING SUMMARY

GARAGE A1
STANDARD – 14
HANDICAP – 2 STANDARD

GARAGE B1
VAULTS – 10

GARAGE A2
STANDARD – 6
HANDICAP – 2 STANDARD

GARAGE B2
VAULTS – 10

GARAGE C (LEVEL ABOVE)
STANDARD – 4
COMPACT – 3

TOTAL 51

REQUIRED 41

(38 FOR HOTEL + 3 FOR APARTMENTS)

LEGEND
- TRASH COMPACTOR
- T — 2 CUBIC YARD DUMPSTER - CARDBOARD
- C — 2 CUBIC YARD DUMPSTER - SPARE
- S — 2 CUBIC YARD DUMPSTER
- R — RECYCLING 95 GAL ROLLING CART -
- 55 GAL. DRUM - TALLOW
- GREASE INTERCEPTOR

SLOPED SURFACE

PROPOSED PARKING PLAN

N
0' 2' 4' 8' 12' 16' 20'
SCALE: 3/32" = 1'-0"

REVISION	No.

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BASEMENT GARAGE PLAN

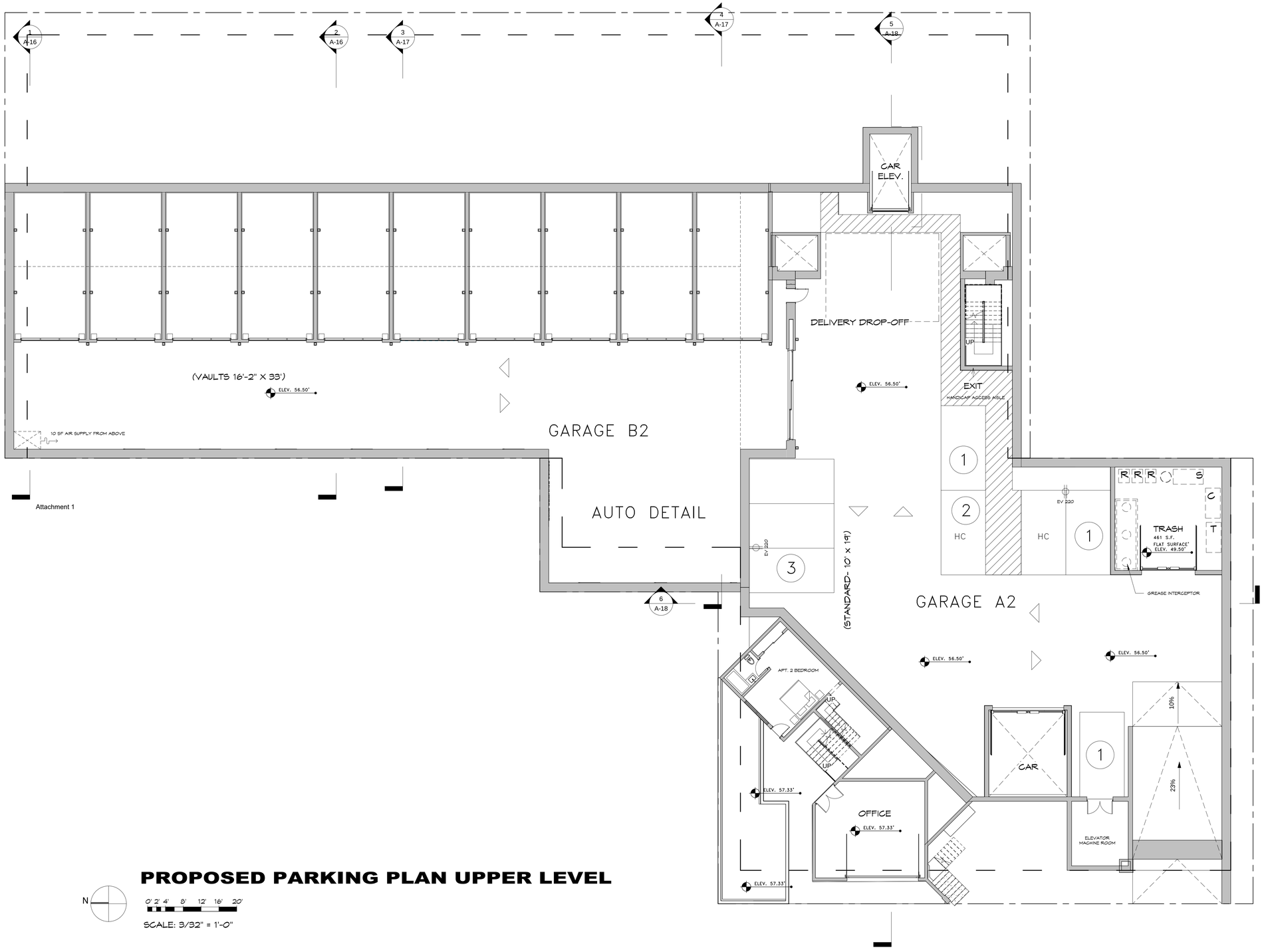
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CARMEL-BY-THE-SEA
A.P.N.: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	3/32" = 1'-0"
DRAWN	G.S.
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Attachment 1

PROPOSED PARKING PLAN UPPER LEVEL

N

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

SCALE: 3/32" = 1'-0"

1 PARKING L2 F.F.
3/32" = 1'-0"

REVISION	No.

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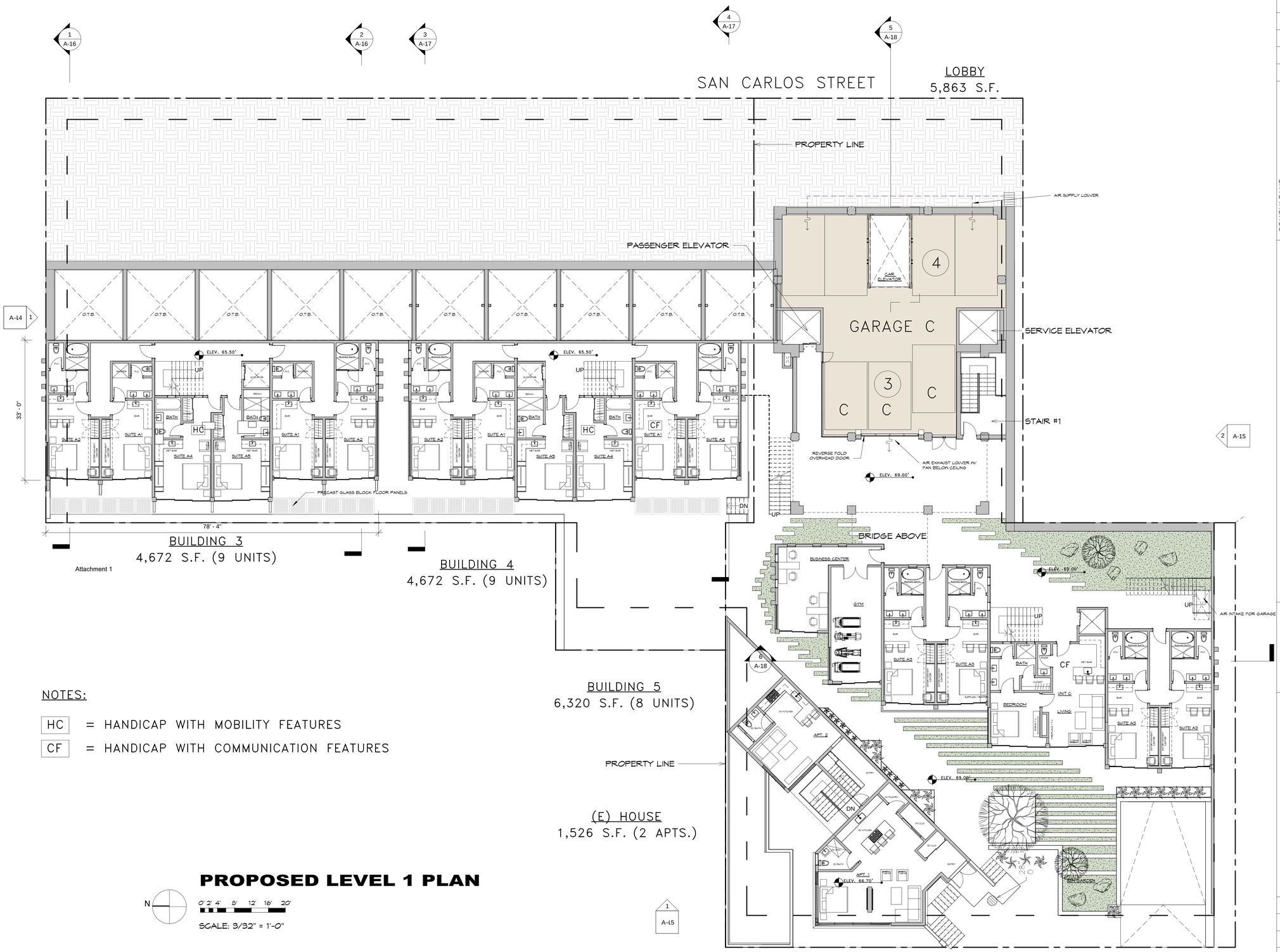
PARKING LEVEL 2

Job Name: LEGACY HOTEL CARMEL
2NW OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	3/32" = 1'-0"
DRAWN	G.S.
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Attachment 1

NOTES:

HC = HANDICAP WITH MOBILITY FEATURES

CF = HANDICAP WITH COMMUNICATION FEATURES

PROPOSED LEVEL 1 PLAN

N

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

SCALE: 3/32" = 1'-0"

REVISION	No.

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LEVEL 1 FLOOR PLANS

Job Name: LEGACY HOTEL CARMEL
2NW OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N.: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	3/32" = 1'-0"
DRAWN	G.S.
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SAN CARLOS STREET

BUILDING 1
4,672 S.F. (6 UNITS)

BUILDING 2
4,672 S.F. (6 UNITS)

LOBBY
5,863 S.F.

PROPERTY LINE

BASEMENT CLASSIFICATION

AIR INTAKE GRILLE FOR LEVEL 1 GARAGE

MECHANICAL
STORAGE
KITCHEN
SERVER STATION
CAFE/ BAKERY
FIRESIDE LOUNGE
PATIO LOUNGE
BRIDGE
HEALTH SPA
RESTROOM
EMPLOYEE RESTROOM
LIGHT WELL
LULA ELEVATOR
GUEST ELEVATOR
SERVICE ELEVATOR
WHEELCHAIR LIFT
EXIT WINDOW
REVERSE FOLD OVERHEAD DOOR
PRECAST GLASS BLOCK FLOOR PANELS
BUILDING OUTLINE ABOVE
ELEV. 71.00'
ELEV. 76.00'
ELEV. 80.00'
UP
DN

UNIT B
UNIT C
BEDROOM
BATH
LIVING
CLOSET
DESK
DINING
KITCHEN
HOT BAR
TUB
SHOWER
VANITY
PATIO
CLEAR PATIO
CF
HC

BUILDING 3
4,672 S.F. (9 UNITS)

BUILDING 4
4,672 S.F. (9 UNITS)

BUILDING 5
6,320 S.F. (8 UNITS)

(E) HOUSE
1,526 S.F. (2 APTS.)

PROPERTY LINE

DOLORES STREET

NOTES:

HC = HANDICAP WITH MOBILITY FEATURES

CF = HANDICAP WITH COMMUNICATION FEATURES

PROPOSED LEVEL 2 PLAN

N

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

SCALE: 3/32" = 1'-0"

Attachment 1

REVISION	No.

CONSULTANT:

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

LEVEL 2 FLOOR PLANS

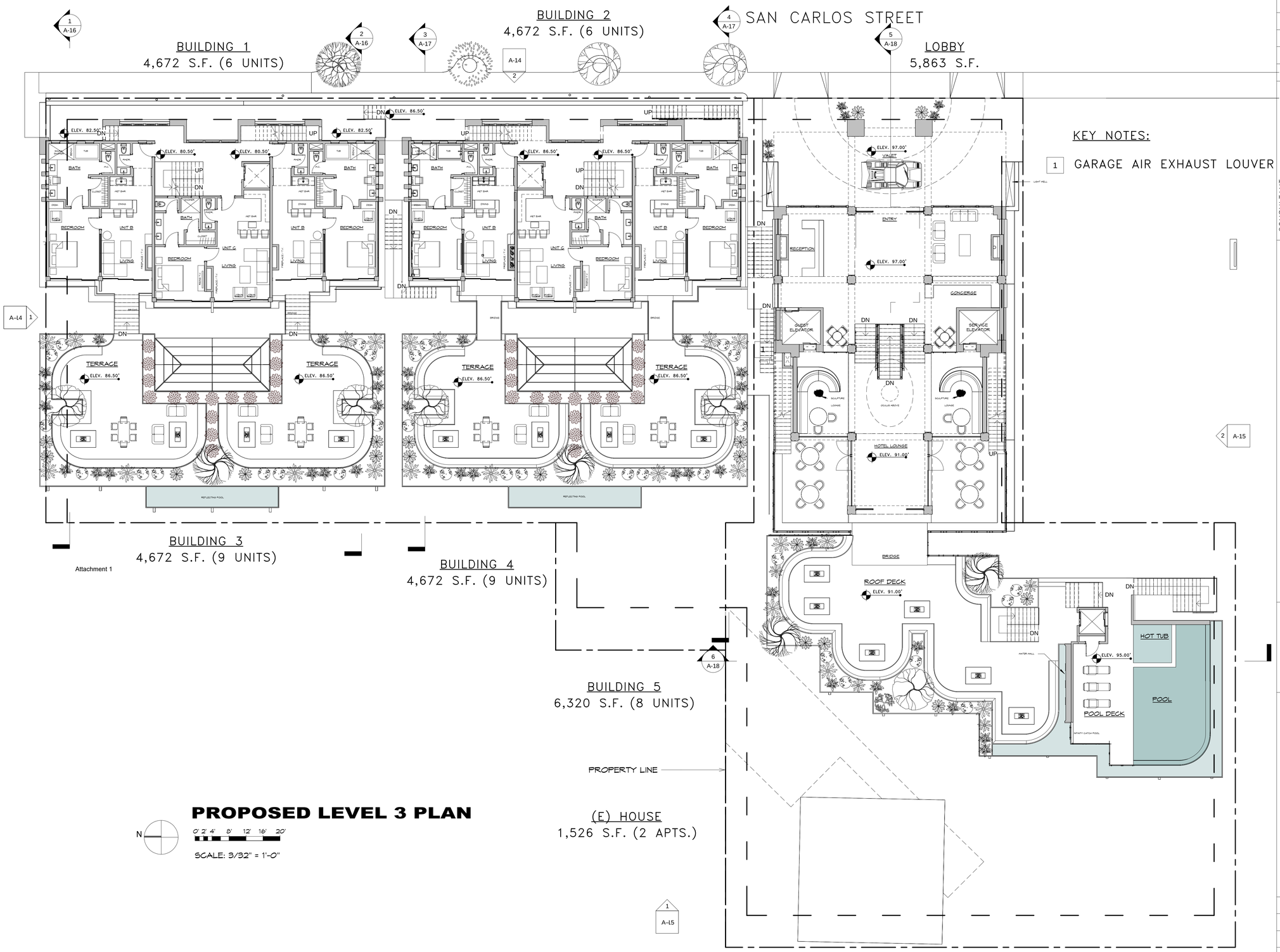
Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N.: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	3/32" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

A-10
SHEET OF

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PROPOSED LEVEL 3 PLAN

N

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

SCALE: 3/32" = 1'-0"

Attachment 1

KEY NOTES:

1 GARAGE AIR EXHAUST LOUVER

REVISION	No.

CONSULTANT:

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

LEVEL 3 FLOOR PLANS

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	3/32" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

A-11
SHEET OF

SAN CARLOS STREET

BUILDING 1
4,672 S.F. (6 UNITS)

BUILDING 2
4,672 S.F. (6 UNITS)

LOBBY
5,863 S.F.

BUILDING 3
4,672 S.F. (9 UNITS)

BUILDING 4
4,672 S.F. (9 UNITS)

BUILDING 5
6,320 S.F. (8 UNITS)

(E) HOUSE
1,526 S.F. (2 APTS.)

LEVEL 3 POOL DECK BELOW

DOLORES STREET

Attachment 1

PROPOSED LEVEL 4 PLAN

N

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

SCALE: 3/32" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
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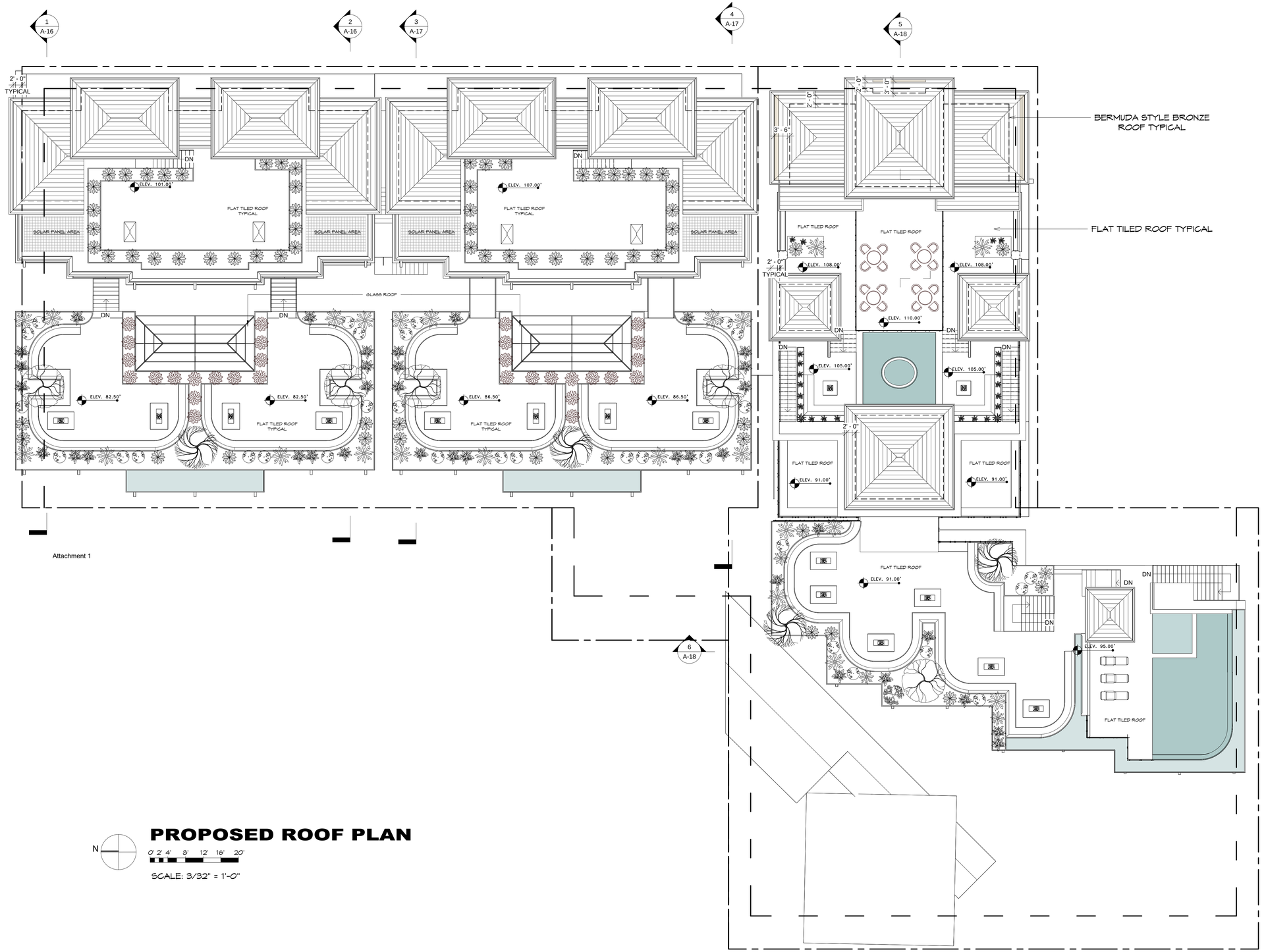
LEVEL 4 FLOOR PLANS

Job Name: LEGACY HOTEL CARMEL
2NW'S OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N.: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	3/32" = 1'-0"
DRAWN	G.S.
JOB NO.	22.14

A-12
SHEET OF

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Attachment 1

PROPOSED ROOF PLAN

N

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

SCALE: 3/32" = 1'-0"

REVISION	No.

CONSULTANT:

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

ROOF PLAN

Job Name:

LEGACY HOTEL CARMEL
2NW'ly OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N.: 010-124-010 & 014

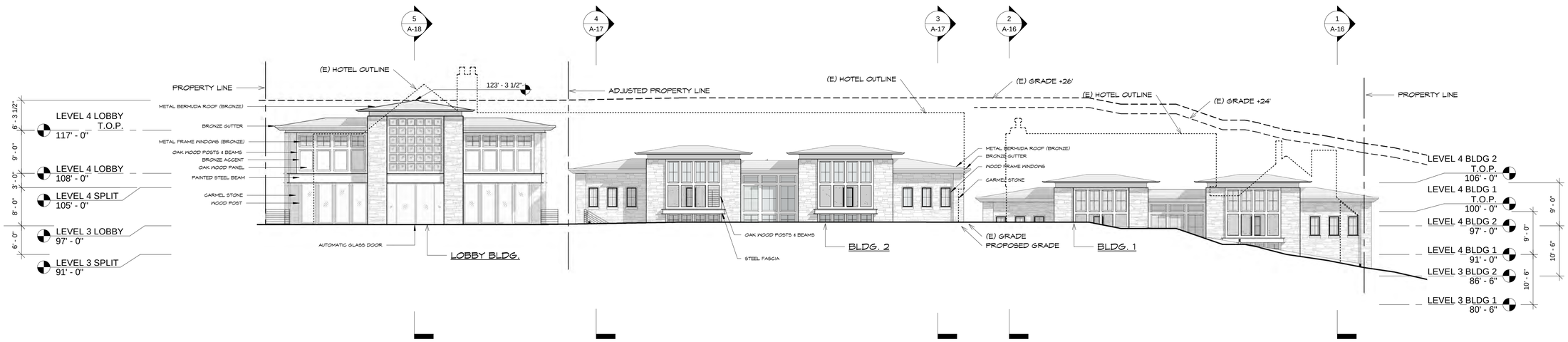
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JOB NO.	22.14

A-13

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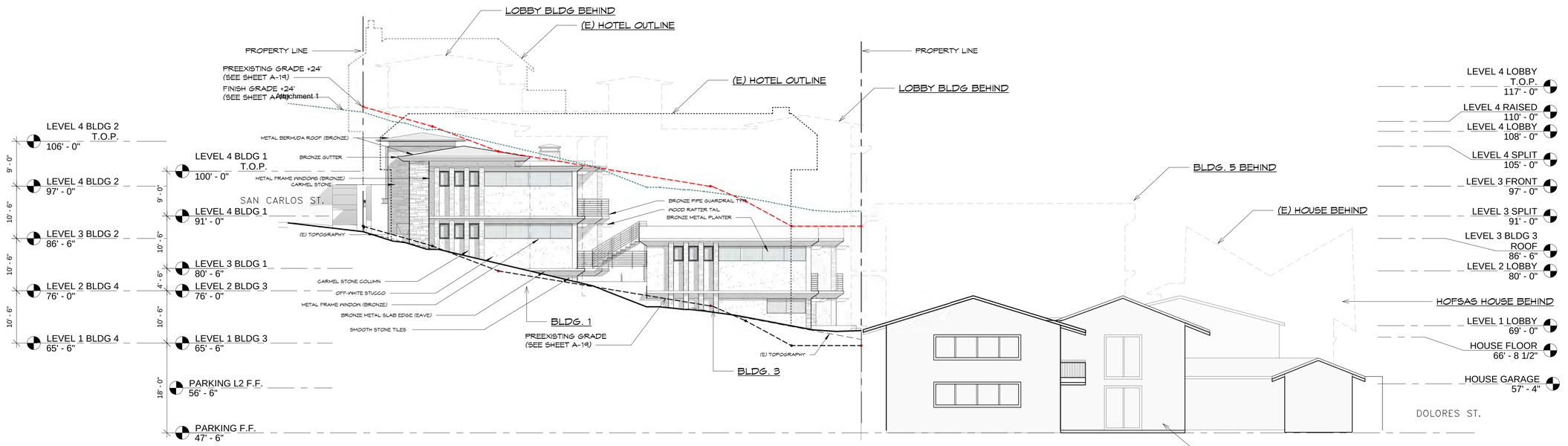
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2 PROPOSED EAST ELEVATION (SAN CARLOS ST.)

SCALE: 3/32" = 1'-0"



1 PROPOSED NORTH ELEVATION (3RD AVE.)

SCALE: 3/32" = 1'-0"

REVISION	No.

CONSULTANT:

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

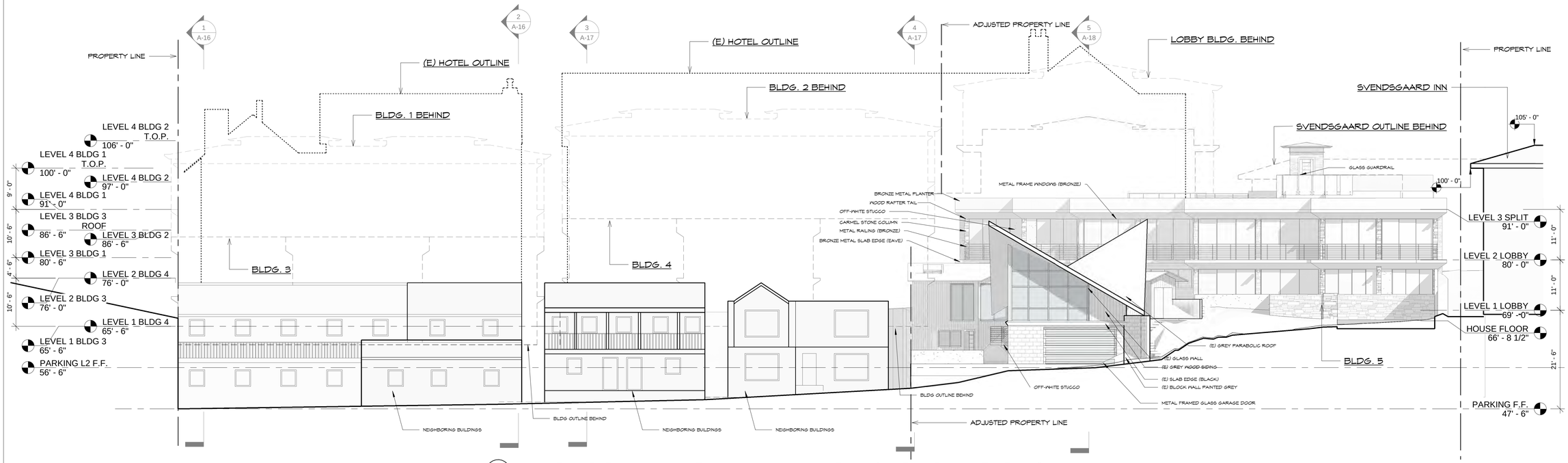
EAST & NORTH ELEVATIONS

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	3/32" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

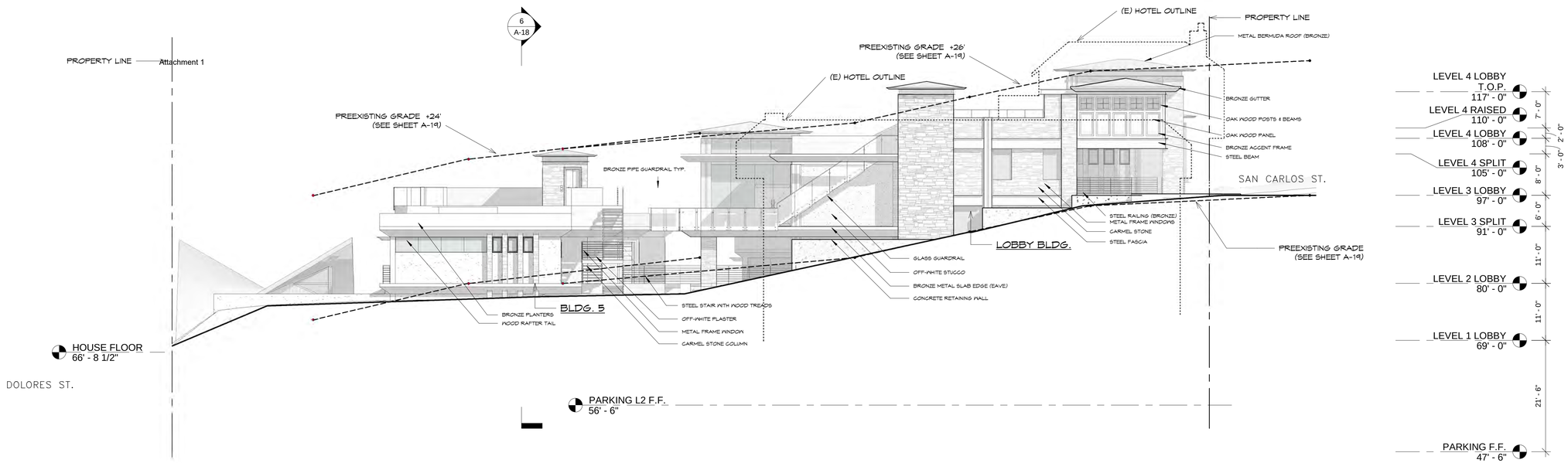
A-14
SHEET OF

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1 PROPOSED WEST ELEVATION (DOLORES ST.)

SCALE: 3/32" = 1'-0"



2 PROPOSED SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

REVISION	No.

CONSULTANT:

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

WEST & SOUTH ELEVATIONS

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

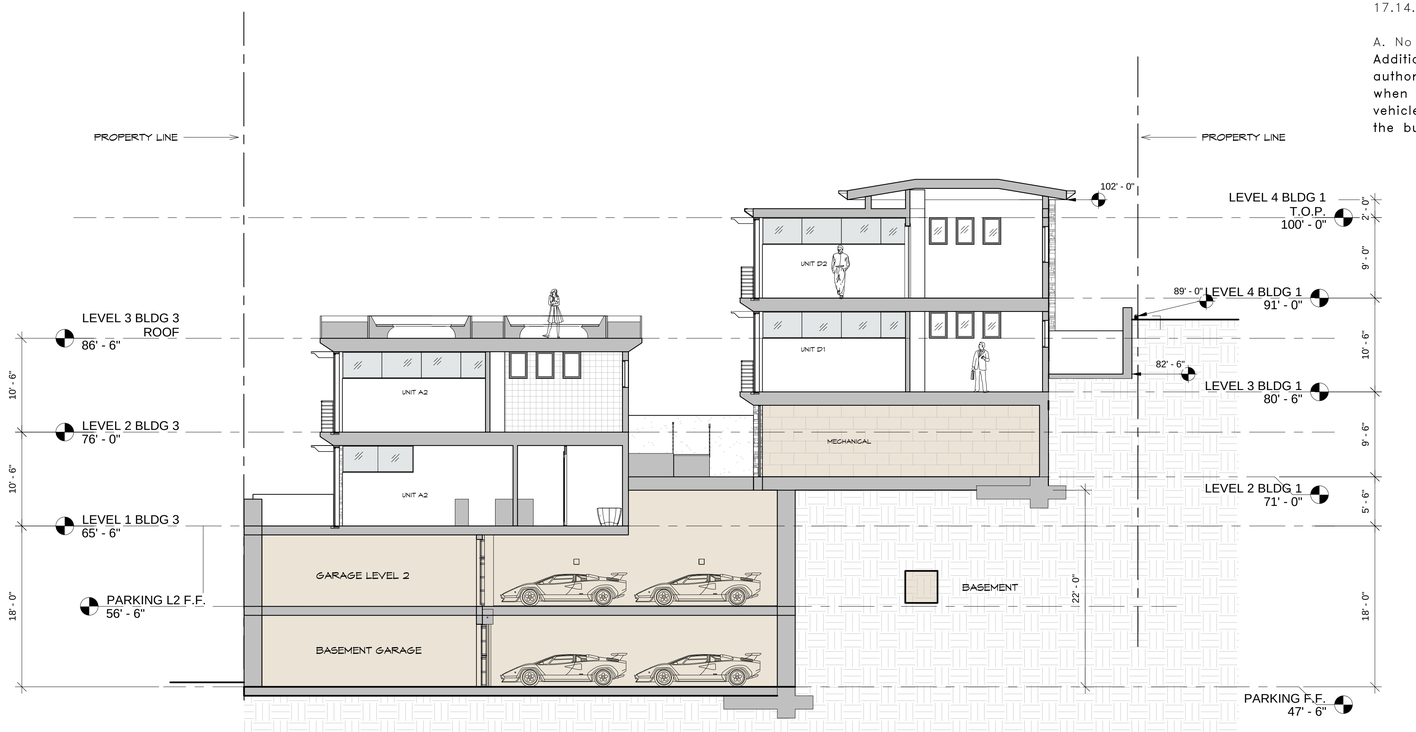
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DRAWN	C.S.
JOB NO.	22.14

A-15
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17.14.150 Building Height.

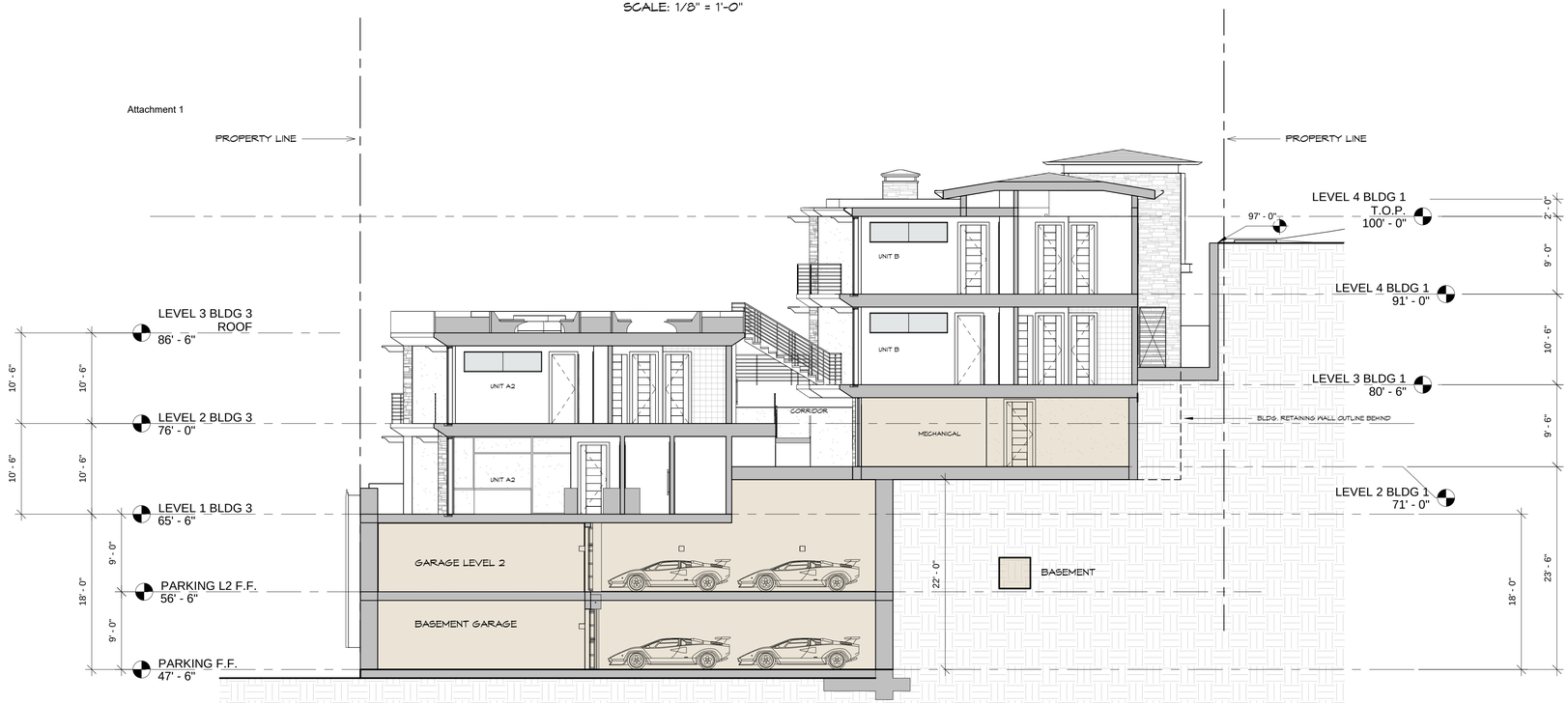
A. No building shall have more than two stories above grade. Additional underground floors, not defined as a story, may be authorized by a use permit approved by a Planning Commission when the use of these floors is expressly limited to the parking of vehicles, noncommercial storage and mechanical equipment serving the building



SECTION 1 (BLDG. 1 &3)

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

Attachment 1



SECTION 2 (BLDG. 1 &3)

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

REVISION	No.

CONSULTANT:

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

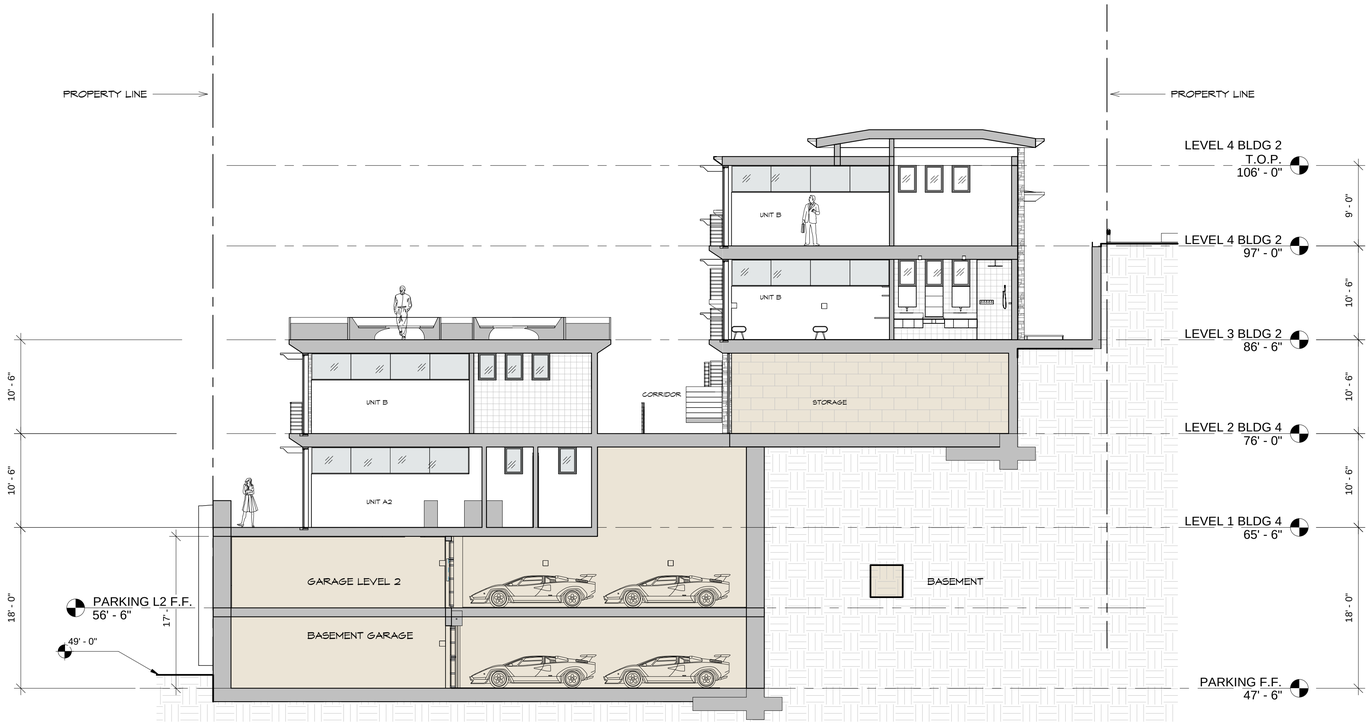
SECTIONS BLDG 1 & 3

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	1/8" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

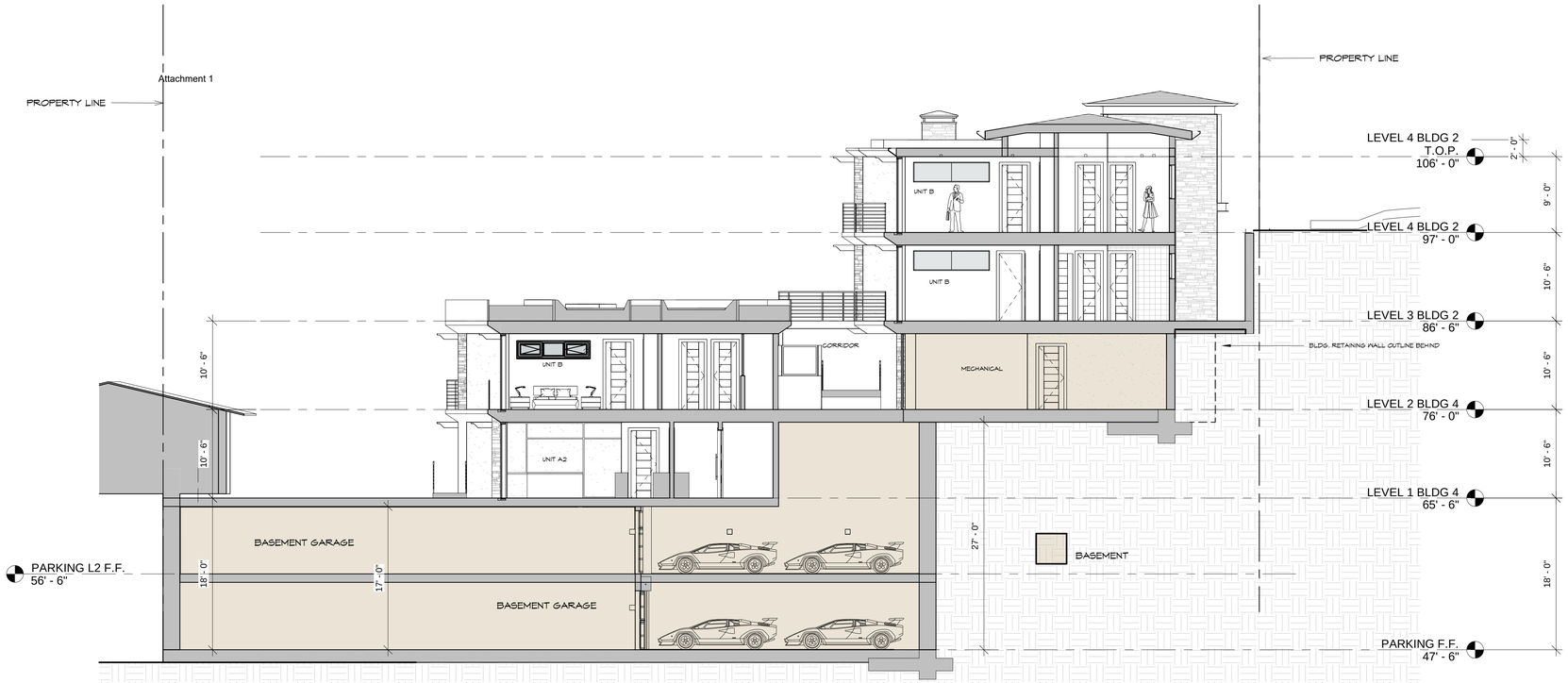
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SHEET OF

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SECTION 3 (BLDG. 2 & 4)

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



SECTION 4 (BLDG. 2 & 4)

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

REVISION	No.

CONSULTANT:

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

SECTIONS BLDG 2 & 4

Job Name:
LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

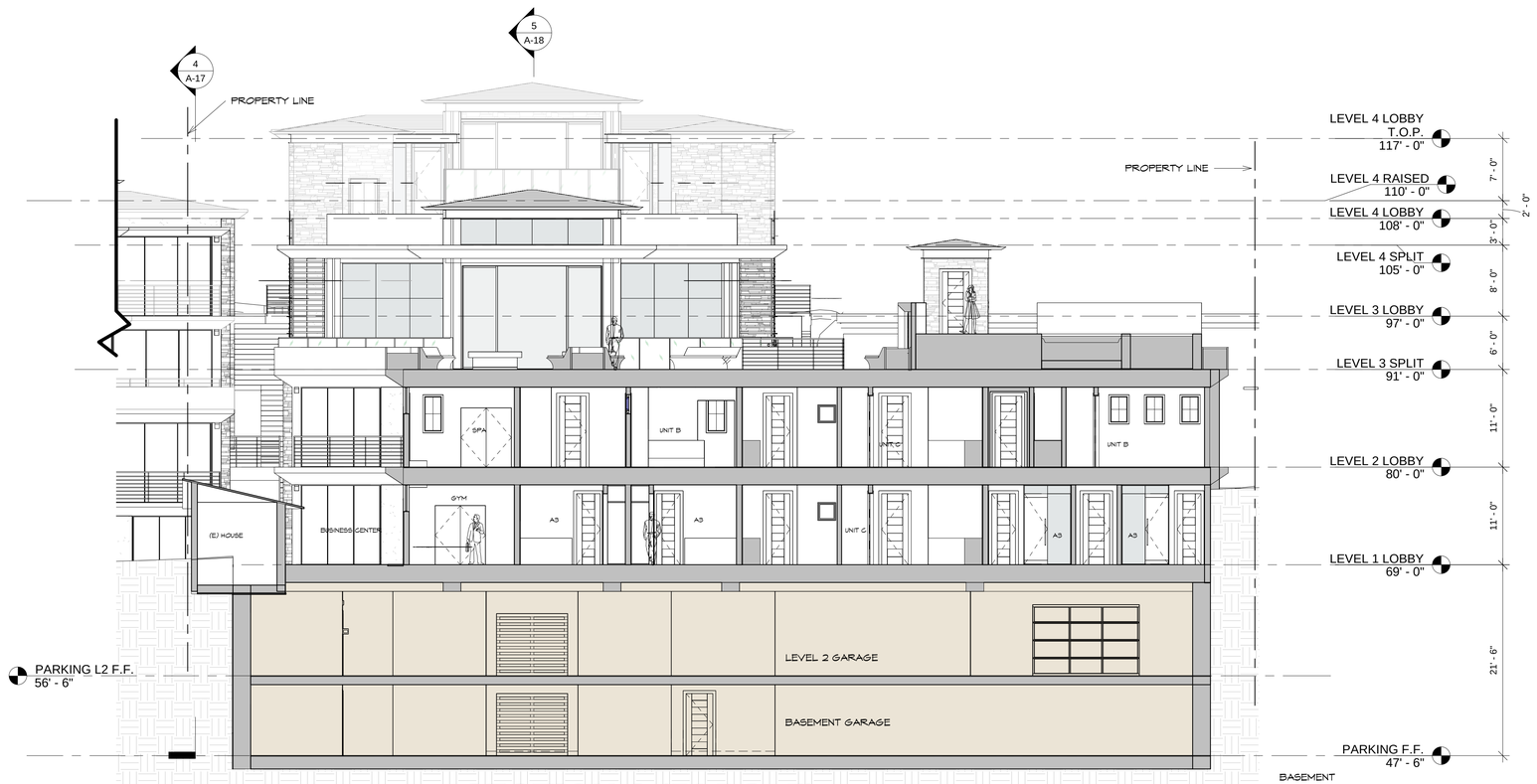
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JOB NO.	22.14

A-17
SHEET OF

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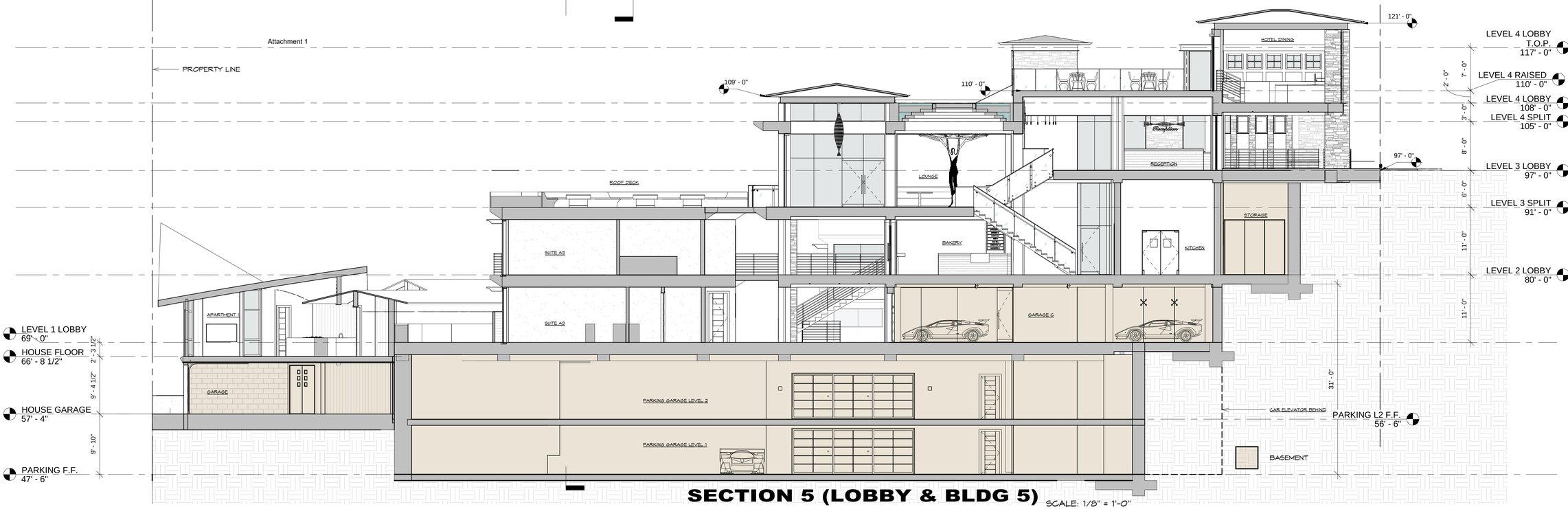
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SECTION 6 (BLDG. 5)

6
A-18
SCALE: 1/8" = 1'-0"



SECTION 5 (LOBBY & BLDG 5)

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

REVISION	No.

CONSULTANT:

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

SECTIONS LOBBY & BLDG 5

Job Name:
LEGACY HOTEL CARMEL
2NW OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	1/8" = 1'-0"
DRAWN:	G.S.
JOB NO.	22.14

A-18
SHEET OF

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SAN CARLOS STREET

3RD AVENUE

EDGE OF PAVEMENT

APN 010-124-009

APN 010-124-008

APN 010-124-013

Attachment 1

CARMEL CODE 17.06.020- RULES OF MEASUREMENT

F. "On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography and is consistent with R-1 design objectives."

*SEE ATTACHED RESPONSE DOCUMENT ON R-1 DESIGN OBJECTIVES

APPROXIMATION OF PREEXISTING CONDITIONS

N

0' 8' 16' 32'

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

REVISION	No.

CONSULTANT:

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

ADJACENT PREEXISTING GRADE

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	3/32" = 1'-0"
DRAWN	C.S.
JOB. NO.	22.14

A-19

SHEET OF

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SAN CARLOS STREET

3RD AVENUE

ADJUSTED LOT LINE

(E) HOUSE
629 S.F.

APN 010-124-009

APN 010-124-008

APN 010-124-013

APN 010-124-014

APN 010-124-010

WALKWAY

PATIO

PARKING AREA

Attachment 1

CARMEL CODE 17.06.020- RULES OF MEASUREMENT

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*SEE ATTACHED RESPONSE DOCUMENT ON R-1 DESIGN OBJECTIVES

PREEXISTING CONDITIONS WITH BUILDINGS

N

0' 8' 16' 32'

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

REVISION	No.

CONSULTANT:

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PREEXISTING GRADE W/ BLDGS

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
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DRAWN	G.S.
JOB NO.	22.14

A-19B

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The Legacy Hotel
R-1 Design Objectives

A. The Urban Forest. Site improvements and the public right-of-way should be designed to preserve significant trees and to perpetuate the established urban forest in each neighborhood where it exists. Each site should contribute to the urban forest or other vegetation characteristic of the neighborhood, by harboring an appropriate number and mix of trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape.

The Legacy Hotel not only meets the description and perpetuation of the "Urban Forest", but re-imagines how the vegetation and architecture can be integrated into one; occupying and interacting within the built environment of the hotel.

Each building provides a vegetative Roof Deck that houses a variety of trees and shrubs. Essentially, redefining the ground plane and perpetuating the "Urban Forest" tree canopy above each building. Plantings and greenery can be found within the interblock walkways and circulation corridors between the buildings. Low-profile ground-cover or grasses are even planned to be integrated into the floor slab of the public space closest to Dolores Street.

In addition, forestry recommended trees and plantings will be added along San Carlos Street for improvement to the current streetscape. This will act to give a sense of natural proportion, balance and scale to the San Carlos facade; while providing an environmental, visual boundary to visitors entering the city from Camino Del Monte.

The current site is barren, so every effort has been made to preserve any existing trees and surrounding shrubs.

B. Neighborhood Design. Each site shall contribute to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping. It is intended by this objective that diversity in architecture be encouraged while preserving the broader elements of community design that characterize the streetscape within each neighborhood.

The design and aesthetic of the Legacy Hotel is a composition of many celebrated local architectural expressions. Most notably, the hotel, inadvertently, shares many of the characteristics seen in Carmel's most iconic architectural attraction; the Clinton Walker house by Frank Lloyd Wright. The same use of Carmel Stone to clad heavy elements that visually anchor the structure to the landscape. Accompanied by low- sloping, bermuda-style metal hip roofs and windows that are delineated with unique wood-lined borders.

Using timber and locally sourced stone with Craftsman articulation and detail, the architecture builds off of the shoulders of celebrated Carmel, Coastal, and Californian design styles. The massing is broken up into a collection of smaller buildings, with a clear emphasis on holding the street line while cascading down in accordance with the local topography.

In fact, the current site is completely excavated into a 4 story pit. So the Legacy acts to redefine the lost pre-existing natural grade, by stepping down in multiple directions and providing a gradual interpretation of what the hillside once was. Allowing visitors and pedestrians to safely traverse and navigate between blocks; restitching the natural urban fabric.

The neighboring property (The Svendgaard) is pulled away from San Carlos, welcoming visitors to Carmel with a view of a parking lot and motel style swimming pool. We find it important to follow Carmel and European planning strategies, by holding the street edge and essentially funneling the pedestrians towards downtown. Yet, in the same breath, the San Carlos Street buildings maintain a low profile (sometimes with only 1 story visible) and adhere to the height objectives and massing objectives of the village character.

C. Site Design. Good site design is essential to good building design. Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. Design solutions should relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations, rather than ignoring them or trying to override them.

See response to Objective B for site design in relation to topography.

The Legacy Hotel takes a unique approach to site and circulation design, which should improve the neighborhood character and move away from the outdated "Motel model" that is hurting the City's character.

Carmel's charm is negatively impacted by hotels/ motels with exposed exterior walkways featuring a wall of hotel room doors visible from the street. The Legacy Hotel site design features a central, outdoor corridor that leads guests to all buildings from the center of the property. This allows the San Carlos Facade to conceal circulation corridors/ hotel room doors/ and stairwells from the eye of the public.

This central artery is essential to the handicap accessibility of all buildings, while allowing the buildings to cascade down in accordance with the topography.

D. Mass and Bulk. 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.

The Legacy weaves a simple composition between Carmel Stone to denote the heavy/ anchoring elements, with a neutral stucco for most walls, and timber framed window sequences, paneling and rafter tails found throughout. The simple massing includes one low horizontal element intersecting with one or two tower-like, vertical elements.

These towers are found in strategic locations throughout the project, with the main tower signaling the entrance to the Lobby. Due to the restricting height limitations, these "special features" allow the buildings to maintain a proper scale and street presence, without exceeding a height protrusion percentage of 10%. Without these towers, the buildings would have a disconnected relationship with the human scale on San Carlos Street. This is due to having to sink the building so far down below the street, that pedestrians are sometimes met with a view of the roof. The towers help to regain an ordinary street height, scale and proportion.

There are no long stretches of simultaneous surface. The building surface jogs and bumps to a minimum degree, often accompanied by a material change from stone to stucco. The natural and neutral color palette of browns, beiges and wood grain work to blend architecture into the Urban Forest and surrounding context.

E. Scale. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and shall be avoided.

As stated in the previous objective, our building has adapted and responded to the unnatural topographic challenges and pre-existing excavated pit. The buildings cascades down the hill, re-establishing the pre-existing slope of the hillside.

The proposed buildings decrease the scale and dominating behavior of the previous hotel. The existing hotel towers above the neighborhood as a 4 story wall of hotel units. The Legacy structures, in contrast, are broken up and dropped down into the hillside to meet Carmel's objective on scale.

The Lobby Building, purposely, represents the uppermost point of the aggregation of buildings throughout the site. This allows the architecture to delineate its function as the gateway and central node of the aggregation of buildings. Yet, even this building retains a 26 foot height from the finish grade of San Carlos Street. The Lobby also steps down to split levels in accordance with the sloping topography; only allowing special features (towers) to extend up vertically as architectural statements. These provide a vertical rhythm, and break up the horizontal attributes of the structure.

F. Boxed-in Neighbors. Designs should preserve reasonable access to light, air and open space for surrounding properties when considered cumulatively with other buildings in the neighborhood. Designs incorporating tall or bulky building elements located near an adjoining site that is already partially boxed-in by previous development should be avoided.

The Legacy Hotel preserves reasonable access to light, air and open space for surrounding properties. Even allowing the public to pass through the outdoor open spaces and intra-block walkways that connect the surrounding streets. The hotel steps down in terraced increments, which allow sunlight from the East to reach the properties below on Dolores. Southern sunlight exposure is unobstructed to all neighboring properties.

G. Privacy. Designs should respect the privacy of neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.

The design respects the privacy of neighbors. The hotel rooms orient main openings/ sliding glass doors to the West, overlooking the privately owned Legacy Hotel property towards the sea. There are no privacy conflicts with any neighboring properties along Dolores, as they exist on a lower grade level than the hotel. This is illustrated on the North Elevation (Sheet A-14).

H. Open Space. The design of structures shall be coordinated with open space to enhance the park-like environment of the City. Open space should be distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites. Open space is a shared community resource and some front yard open space on each site should remain visible from the street when this is consistent with the context established by neighboring sites.

Interconnected pathways, intra-block walkways, and the arterial central corridor all act to provide visual separation and circulation connections between all the buildings.

Building 5, closest to Dolores, features a landscaped community terrace. This allows the building to be set back from the neighborhood, with the outdoor terrace leading to the street edge. Therefore, the Hofsas House Residence is the only building with a direct contextual relationship to the Dolores Street neighborhood. Each building features an open Roof Deck, which allows each building footprint usage to be enhanced with both interior and outdoor space.

I. Landscaping. Designs should coordinate structural elements with landscaping to achieve a pleasing overall site design. Landscaped open space on-site can help enhance the urban forest, or other vegetation characteristic of the neighborhood, by coordinating with open space on neighboring sites and roadside vegetation. Landscaping also can aid in achieving other design objectives such as breaking up mass and bulk and protecting privacy, but such use of landscaping should not substitute for good building design.

Please refer to the answer to Objective A.

J. Public Views. Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view. The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

K. Private Views. 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.

The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

L. Solar Access. 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.

Please refer to the answer to Objective F.

M. Equity. Design controls and conditions of approval should be reasonable and fair. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

The design aims to adhere to all reasonable and rational interpretations of the code and approval processes.

REVISION	No.

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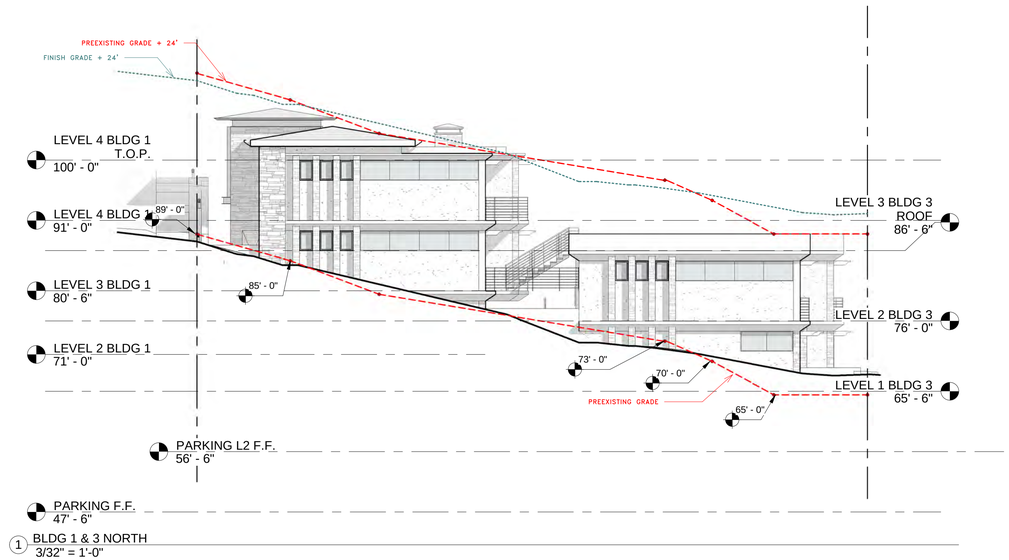
R-1 OBJECTIVES

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2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

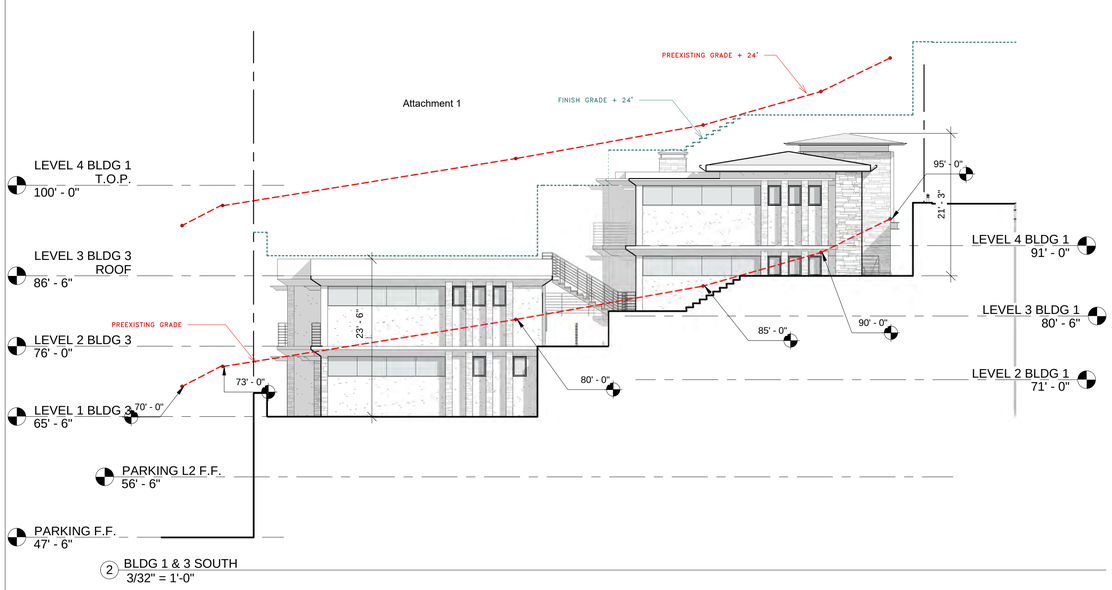
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JOB NO.	22.14

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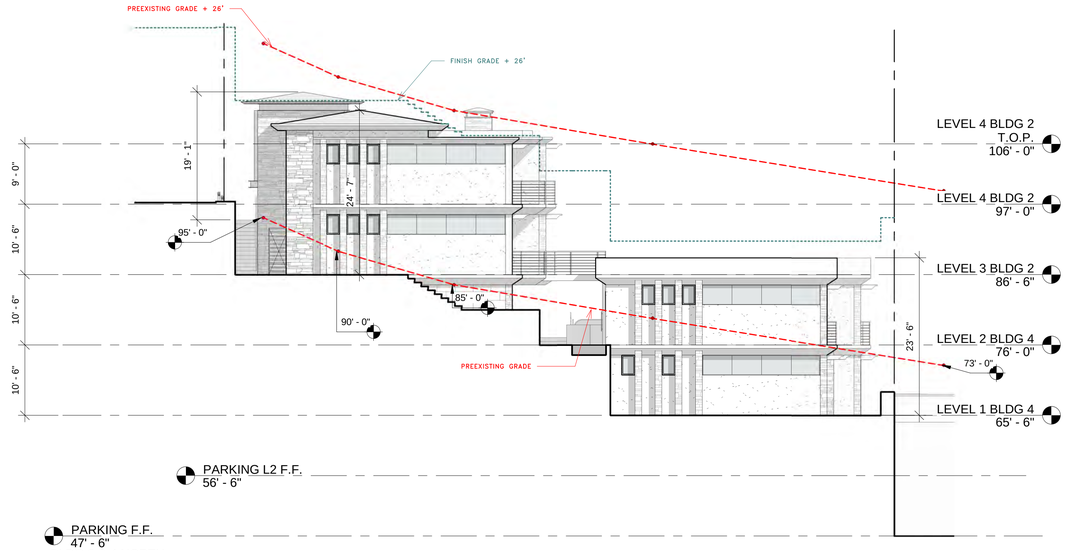


1 BLDG 1 & 3 NORTH
3/32" = 1'-0"

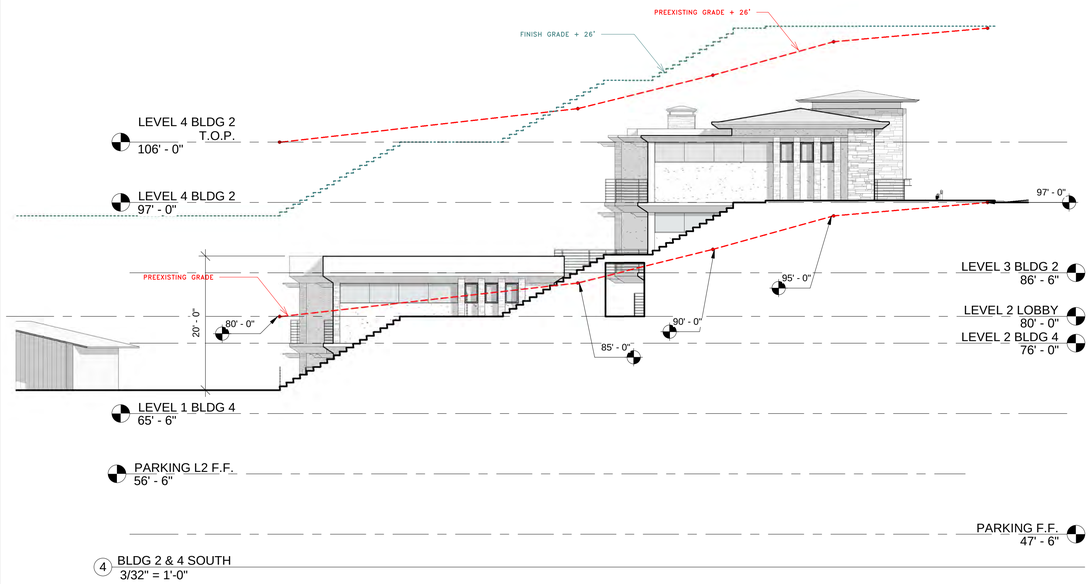


2 BLDG 1 & 3 SOUTH
3/32" = 1'-0"

BUILDING 1 & 3 HEIGHT ANALYSIS



3 BLDG 2 & 4 NORTH
3/32" = 1'-0"



4 BLDG 2 & 4 SOUTH
3/32" = 1'-0"

BUILDING 2 & 4 HEIGHT ANALYSIS

NOTES: SEE PAGE A-7 FOR VIEW MARK LOCATIONS
SEE PAGE A-19B FOR COORDINATED PERIMETER GRADE POINTS

REVISION	No.

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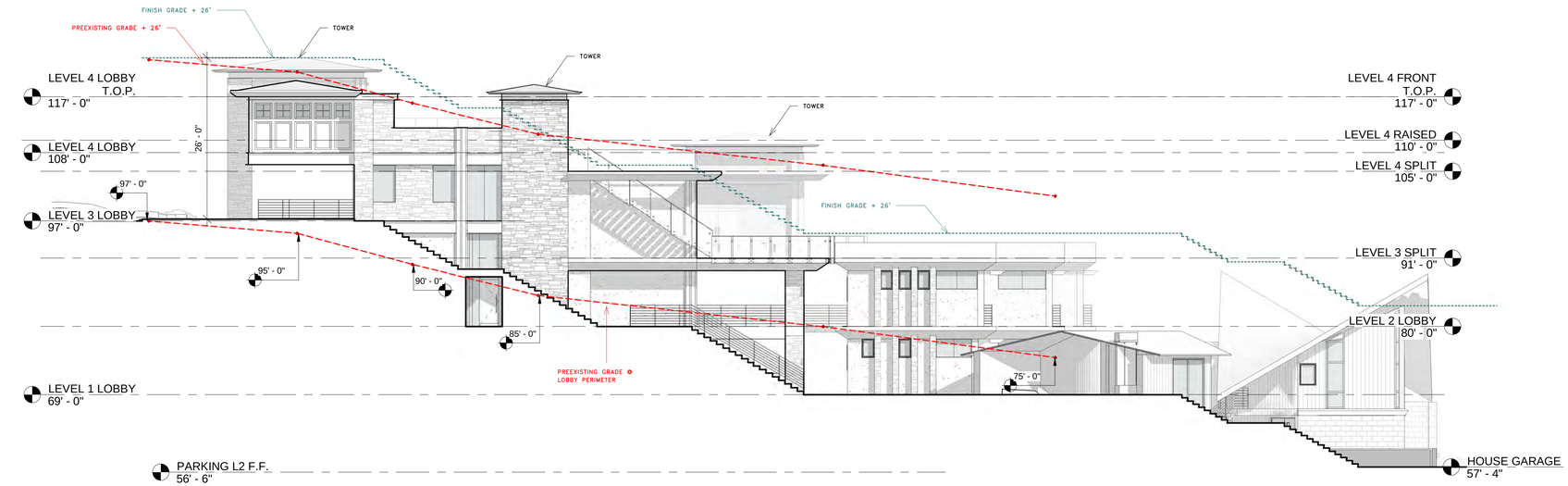
PREEXISTING GRADE HEIGHTS

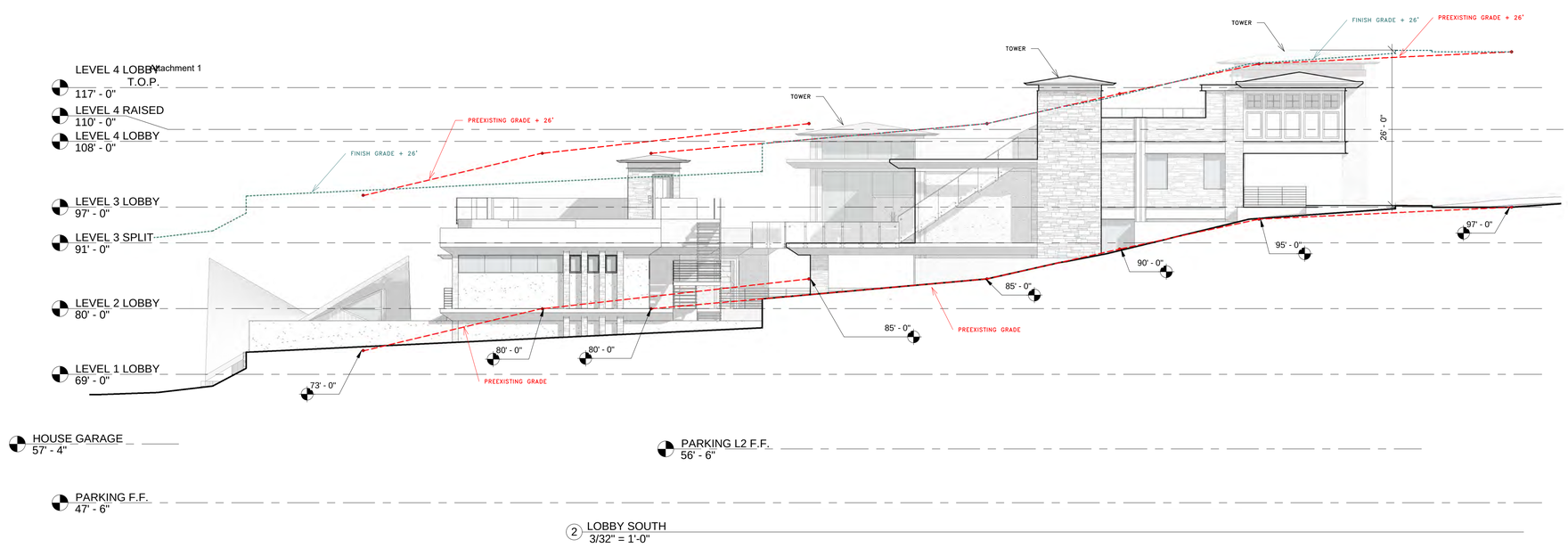
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2NW of 4th Ave. on San Carlos St.
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A.P.N: 010-124-010 & 014

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A-20
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LOBBY HEIGHT ANALYSIS

NOTES: SEE PAGE A–7 FOR VIEW MARK LOCATIONS
SEE PAGE A–19B FOR COORDINATED PERIMETER GRADE POINTS

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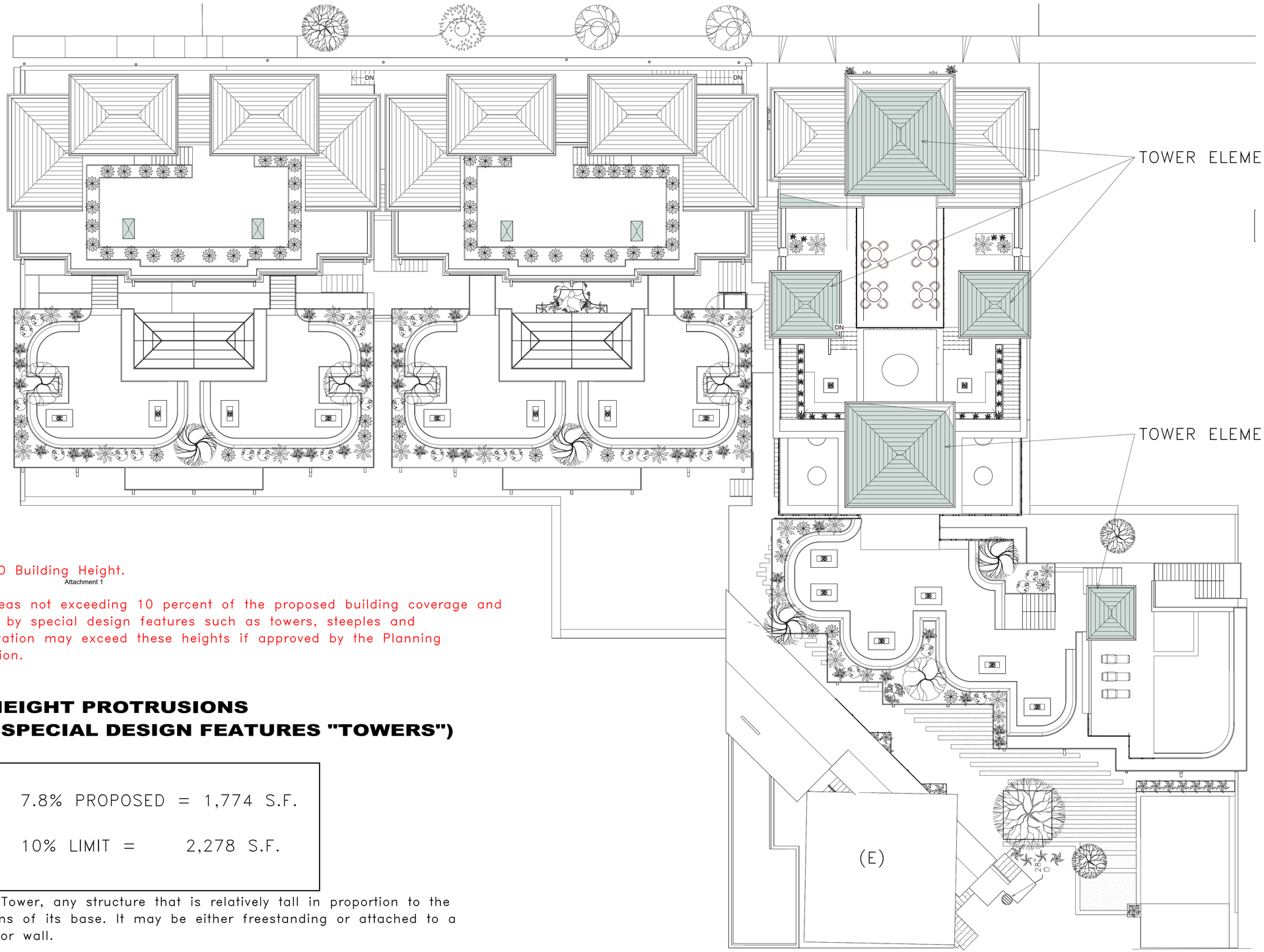
PREEXISTING GRADE HEIGHTS

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Attachment 1



17.14.150 Building Height.

Attachment 1

Small areas not exceeding 10 percent of the proposed building coverage and occupied by special design features such as towers, steeples and ornamentation may exceed these heights if approved by the Planning Commission.

HEIGHT PROTRUSIONS (SPECIAL DESIGN FEATURES "TOWERS")

7.8% PROPOSED =	1,774 S.F.
10% LIMIT =	2,278 S.F.

TOWER– Tower, any structure that is relatively tall in proportion to the dimensions of its base. It may be either freestanding or attached to a building or wall.

–ENCYCLOPEDIA BRITANNICA

–a tall, narrow building, either freestanding or forming part of a building...

–OXFORD LANGUAGES

1 site Copy 1
3/32" = 1'-0"

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TEN PERCENT SPECIAL FEATURES

LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
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EXISTING HOTEL OVERLAY



SAN CARLOS FACING SOUTHWEST



Attachment 1



SAN CARLOS



NORTH ELEVATION OVERLAY

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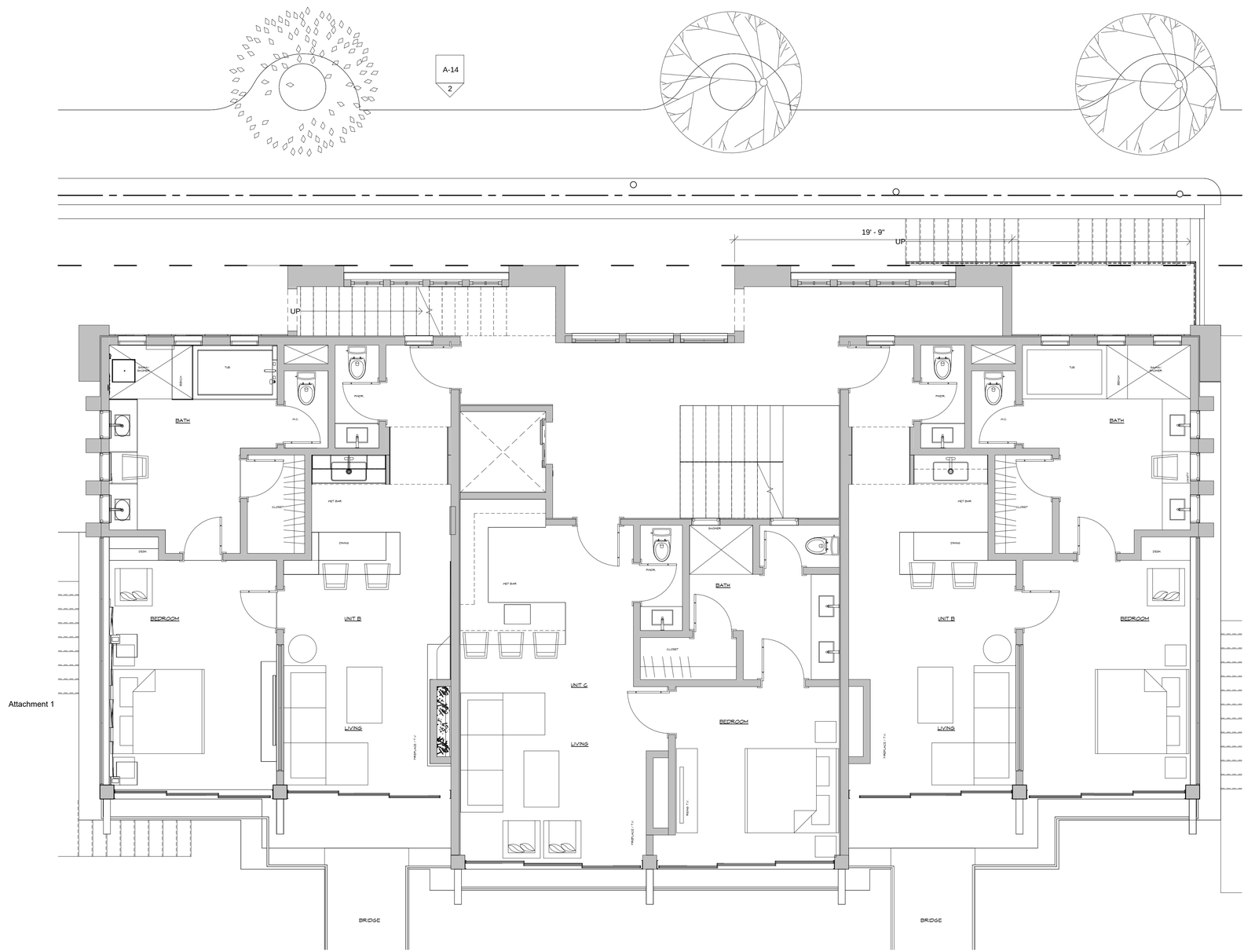
EXISTING HOTEL MASS OVERLAY
LEGACY HOTEL CARMEL
2NW OF 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
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Attachment 1

TYPICAL BUILDING 1 & 2 (LOWER FLOOR PLAN)

N

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

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

REVISION	No.

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ENLARGED BLDG 1 & 2 LOWER

Job Name: LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N. 010-124-010 & 014

DATE:	12/1/2023
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

A-24
SHEET OF

Attachment 1



TYPICAL BUILDING 1 & 2
(UPPER FLOOR PLAN)

N

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

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

REVISION	No.

CONSULTANT:

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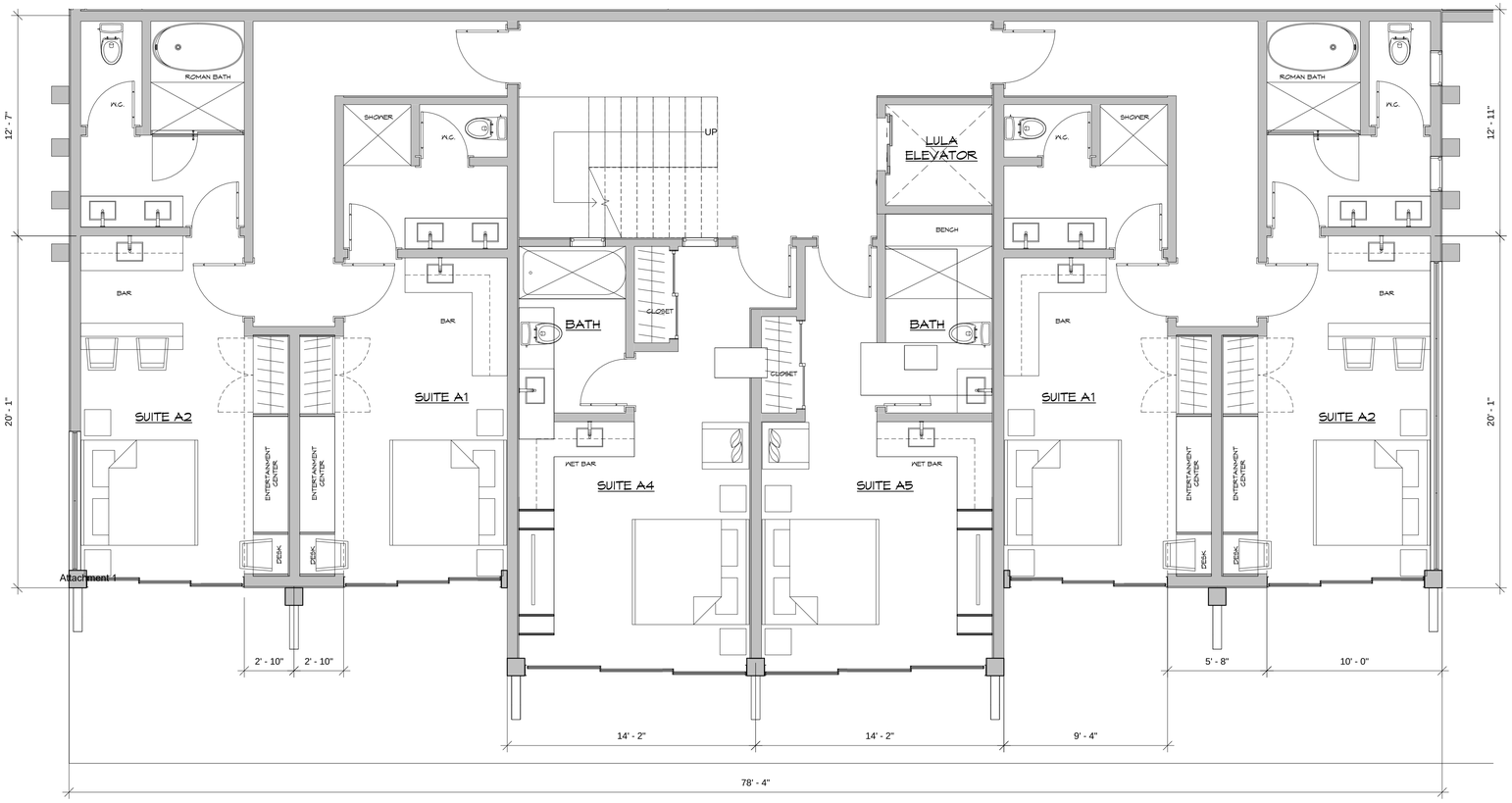
ENLARGED BLDG 1 &2 UPPER

Job Name: LEGACY HOTEL CARMEL
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A.P.N. 010-124-010 & 014

DATE:	12/1/2023
SCALE:	1/4" = 1'-0"
DRAWN	G.S.
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Attachment 1

TYPICAL BUILDING 3 & 4
(LOWER LEVEL FLOOR PLAN)

N

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

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

REVISION	No.

CONSULTANT:

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

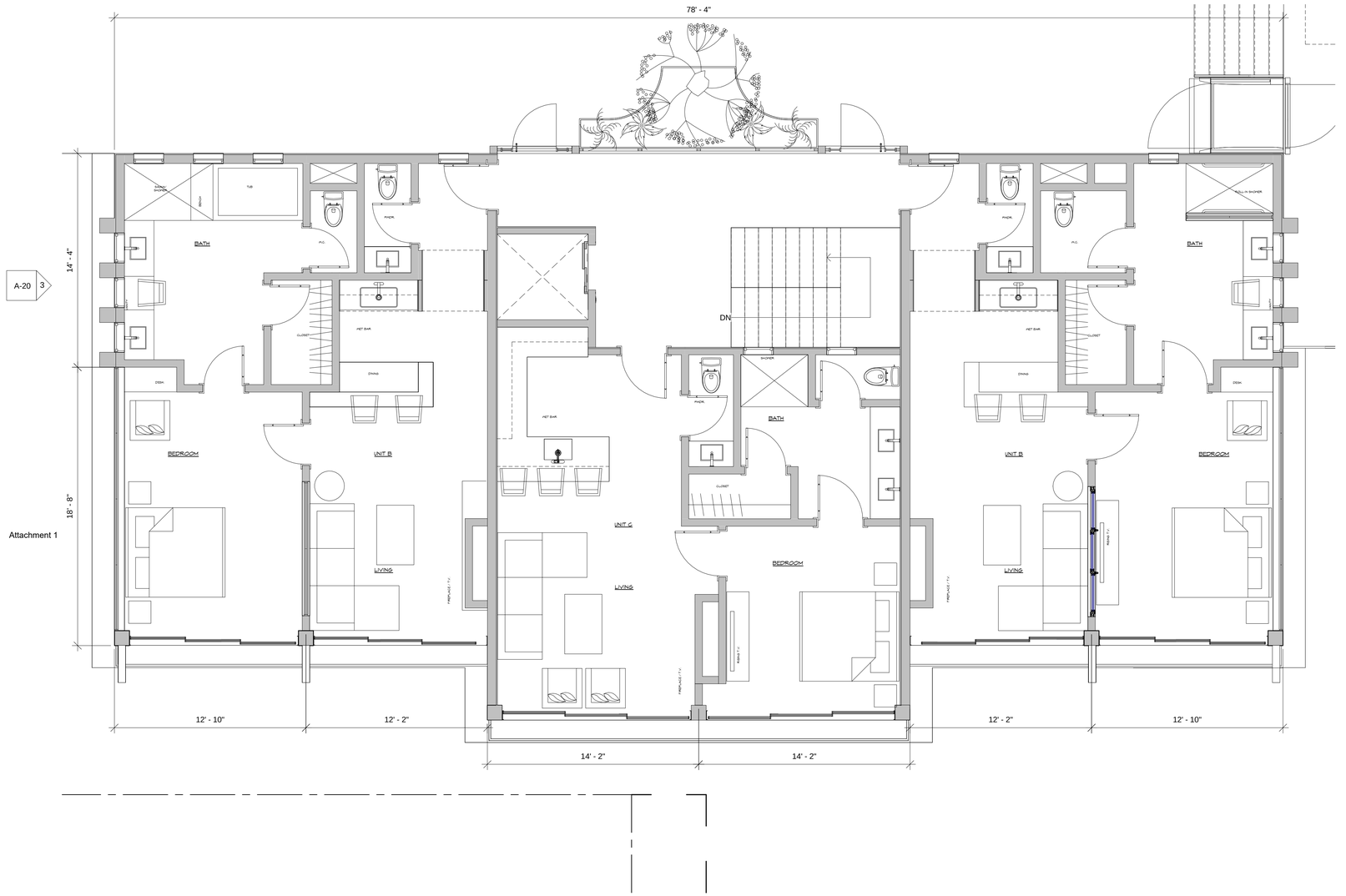
ENLARGED BLDG 3 &4 LOWER

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2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

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BUILDING 4 (UPPER LEVEL FLOOR PLAN)

N

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

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

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ENLARGED BLDG 4 UPPER

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SAN CARLOS STREET

3RD AVENUE

Attachment 2

APN 010-124-009

APN 010-124-008

APN 010-124-013

97

95

90

85

80

73

70

5' - 0"

8' - 0"

7' - 6"

SETBACK

CARMEL CODE 17.06.020-
RULES OF MEASUREMENT

F. "On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography and is consistent with R-1 design objectives."

*SEE ATTACHED RESPONSE DOCUMENT ON R-1 DESIGN OBJECTIVES

APPROXIMATION OF PREEXISTING CONDITIONS

N

0' 8' 16' 32'

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

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ADJACENT PREEXISTING GRADE

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SAN CARLOS STREET

3RD AVENUE

ADJUSTED LOT LINE

(E) HOUSE
629 S.F.

APN 010-124-009

APN 010-124-008

APN 010-124-013

APN 010-124-014

APN 010-124-010

WALKWAY

PATIO

PARKING AREA

SETBACK

5' - 0"

10' - 0"

7' - 6"

Attachment 2

CARMEL CODE 17.06.020- RULES OF MEASUREMENT

F. "On sites disturbed from previous grading or excavation activities, an approximation of preexisting conditions may be used as a reference for determining average or existing grade using grades on adjacent sites, retaining walls and prior survey maps. All such grade approximations shall require the concurrence of the Department and a determination that the resulting project complies with all requirements of the Zoning Ordinance, avoids large exposed cuts and unnatural topography and is consistent with R-1 design objectives."

*SEE ATTACHED RESPONSE DOCUMENT ON R-1 DESIGN OBJECTIVES

PREEXISTING CONDITIONS WITH BUILDINGS

N

0' 8' 16' 32'

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

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PREEXISTING GRADE W/ BLDGS

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The Legacy Hotel
R-1 Design Objectives

A. The Urban Forest. Site improvements and the public right-of-way should be designed to preserve significant trees and to perpetuate the established urban forest in each neighborhood where it exists. Each site should contribute to the urban forest or other vegetation characteristic of the neighborhood, by harboring an appropriate number and mix of trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape.

The Legacy Hotel not only meets the description and perpetuation of the "Urban Forest", but re-imagines how the vegetation and architecture can be integrated into one; occupying and interacting within the built environment of the hotel.

Each building provides a vegetative Roof Deck that houses a variety of trees and shrubs. Essentially, redefining the ground plane and perpetuating the "Urban Forest" tree canopy above each building. Plantings and greenery can be found within the interblock walkways and circulation corridors between the buildings. Low-profile ground-cover or grasses are even planned to be integrated into the floor slab of the public space closest to Dolores Street.

In addition, forestry recommended trees and plantings will be added along San Carlos Street for improvement to the current streetscape. This will act to give a sense of natural proportion, balance and scale to the San Carlos facade; while providing an environmental, visual boundary to visitors entering the city from Camino Del Monte.

The current site is barren, so every effort has been made to preserve any existing trees and surrounding shrubs.

B. Neighborhood Design. Each site shall contribute to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping. It is intended by this objective that diversity in architecture be encouraged while preserving the broader elements of community design that characterize the streetscape within each neighborhood.

The design and aesthetic of the Legacy Hotel is a composition of many celebrated local architectural expressions. Most notably, the hotel, inadvertently, shares many of the characteristics seen in Carmel's most iconic architectural attraction; the Clinton Walker house by Frank Lloyd Wright. The same use of Carmel Stone to clad heavy elements that visually anchor the structure to the landscape. Accompanied by low- sloping, bermuda-style metal hip roofs and windows that are delineated with unique wood-lined borders.

Using timber and locally sourced stone with Craftsman articulation and detail, the architecture builds off of the shoulders of celebrated Carmel, Coastal, and Californian design styles. The massing is broken up into a collection of smaller buildings, with a clear emphasis on holding the street line while cascading down in accordance with the local topography.

In fact, the current site is completely excavated into a 4 story pit. So the Legacy acts to redefine the lost pre-existing natural grade, by stepping down in multiple directions and providing a gradual interpretation of what the hillside once was. Allowing visitors and pedestrians to safely traverse and navigate between blocks; restitching the natural urban fabric.

The neighboring property (The Svendgaard) is pulled away from San Carlos, welcoming visitors to Carmel with a view of a parking lot and motel style swimming pool. We find it important to follow Carmel and European planning strategies, by holding the street edge and essentially funneling the pedestrians towards downtown. Yet, in the same breath, the San Carlos Street buildings maintain a low profile (sometimes with only 1 story visible) and adhere to the height objectives and massing objectives of the village character.

C. Site Design. Good site design is essential to good building design. Site improvements shall be compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. Design solutions should relate to and take advantage of site topography, vegetation and slope. Designs shall recognize the limitations of the land and work with these limitations, rather than ignoring them or trying to override them.

See response to Objective B for site design in relation to topography.

The Legacy Hotel takes a unique approach to site and circulation design, which should improve the neighborhood character and move away from the outdated "Motel model" that is hurting the City's character.

Carmel's charm is negatively impacted by hotels/ motels with exposed exterior walkways featuring a wall of hotel room doors visible from the street. The Legacy Hotel site design features a central, outdoor corridor that leads guests to all buildings from the center of the property. This allows the San Carlos Facade to conceal circulation corridors/ hotel room doors/ and stairwells from the eye of the public.

This central artery is essential to the handicap accessibility of all buildings, while allowing the buildings to cascade down in accordance with the topography.

D. Mass and Bulk. 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.

The Legacy weaves a simple composition between Carmel Stone to denote the heavy/ anchoring elements, with a neutral stucco for most walls, and timber framed window sequences, paneling and rafter tails found throughout. The simple massing includes one low horizontal element intersecting with one or two tower-like, vertical elements.

These towers are found in strategic locations throughout the project, with the main tower signaling the entrance to the Lobby. Due to the restricting height limitations, these "special features" allow the buildings to maintain a proper scale and street presence, without exceeding a height protrusion percentage of 10%. Without these towers, the buildings would have a disconnected relationship with the human scale on San Carlos Street. This is due to having to sink the building so far down below the street, that pedestrians are sometimes met with a view of the roof. The towers help to regain an ordinary street height, scale and proportion.

There are no long stretches of simultaneous surface. The building surface jogs and bumps to a minimum degree, often accompanied by a material change from stone to stucco. The natural and neutral color palette of browns, beiges and wood grain work to blend architecture into the Urban Forest and surrounding context.

E. Scale. Buildings shall relate to a human scale in their forms, elements and in the detailing of doors, windows, roofs and walkways. Oversized design elements make structures appear dominating and monumental. This out-of-scale character represents a poor fit to the human form, vitiates the more intimate, rural charm and village character of Carmel-by-the-Sea and shall be avoided.

As stated in the previous objective, our building has adapted and responded to the unnatural topographic challenges and pre-existing excavated pit. The buildings cascades down the hill, re-establishing the pre-existing slope of the hillside.

The proposed buildings decrease the scale and dominating behavior of the previous hotel. The existing hotel towers above the neighborhood as a 4 story wall of hotel units. The Legacy structures, in contrast, are broken up and dropped down into the hillside to meet Carmel's objective on scale.

The Lobby Building, purposely, represents the uppermost point of the aggregation of buildings throughout the site. This allows the architecture to delineate its function as the gateway and central node of the aggregation of buildings. Yet, even this building retains a 26 foot height from the finish grade of San Carlos Street. The Lobby also steps down to split levels in accordance with the sloping topography; only allowing special features (towers) to extend up vertically as architectural statements. These provide a vertical rhythm, and break up the horizontal attributes of the structure.

F. Boxed-in Neighbors. Designs should preserve reasonable access to light, air and open space for surrounding properties when considered cumulatively with other buildings in the neighborhood. Designs incorporating tall or bulky building elements located near an adjoining site that is already partially boxed-in by previous development should be avoided.

The Legacy Hotel preserves reasonable access to light, air and open space for surrounding properties. Even allowing the public to pass through the outdoor open spaces and intra-block walkways that connect the surrounding streets. The hotel steps down in terraced increments, which allow sunlight from the East to reach the properties below on Dolores. Southern sunlight exposure is unobstructed to all neighboring properties.

G. Privacy. Designs should respect the privacy of neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.

The design respects the privacy of neighbors. The hotel rooms orient main openings/ sliding glass doors to the West, overlooking the privately owned Legacy Hotel property towards the sea. There are no privacy conflicts with any neighboring properties along Dolores, as they exist on a lower grade level than the hotel. This is illustrated on the North Elevation (Sheet A-14).

H. Open Space. The design of structures shall be coordinated with open space to enhance the park-like environment of the City. Open space should be distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites. Open space is a shared community resource and some front yard open space on each site should remain visible from the street when this is consistent with the context established by neighboring sites.

Interconnected pathways, intra-block walkways, and the arterial central corridor all act to provide visual separation and circulation connections between all the buildings.

Building 5, closest to Dolores, features a landscaped community terrace. This allows the building to be set back from the neighborhood, with the outdoor terrace leading to the street edge. Therefore, the Hofsas House Residence is the only building with a direct contextual relationship to the Dolores Street neighborhood. Each building features an open Roof Deck, which allows each building footprint usage to be enhanced with both interior and outdoor space.

I. Landscaping. Designs should coordinate structural elements with landscaping to achieve a pleasing overall site design. Landscaped open space on-site can help enhance the urban forest, or other vegetation characteristic of the neighborhood, by coordinating with open space on neighboring sites and roadside vegetation. Landscaping also can aid in achieving other design objectives such as breaking up mass and bulk and protecting privacy, but such use of landscaping should not substitute for good building design.

Please refer to the answer to Objective A.

J. Public Views. Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view. The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

K. Private Views. 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.

The proposed hotel does not increase obstruction of any current views. The proposed hotel is positioned lower than the current hotel in relation to all surrounding properties with views.

L. Solar Access. 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.

Please refer to the answer to Objective F.

M. Equity. Design controls and conditions of approval should be reasonable and fair. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

The design aims to adhere to all reasonable and rational interpretations of the code and approval processes.

REVISION	No.

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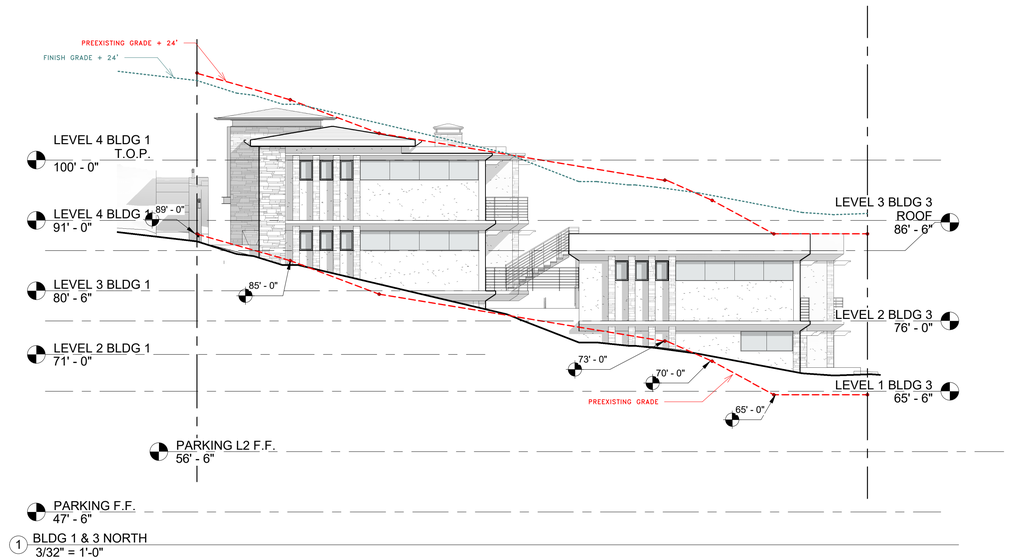
R-1 OBJECTIVES

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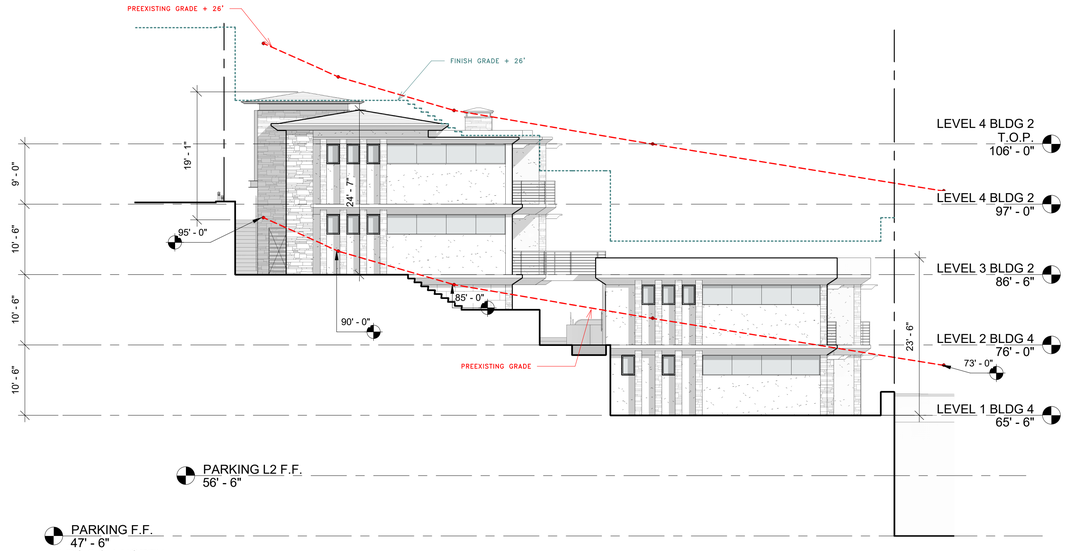
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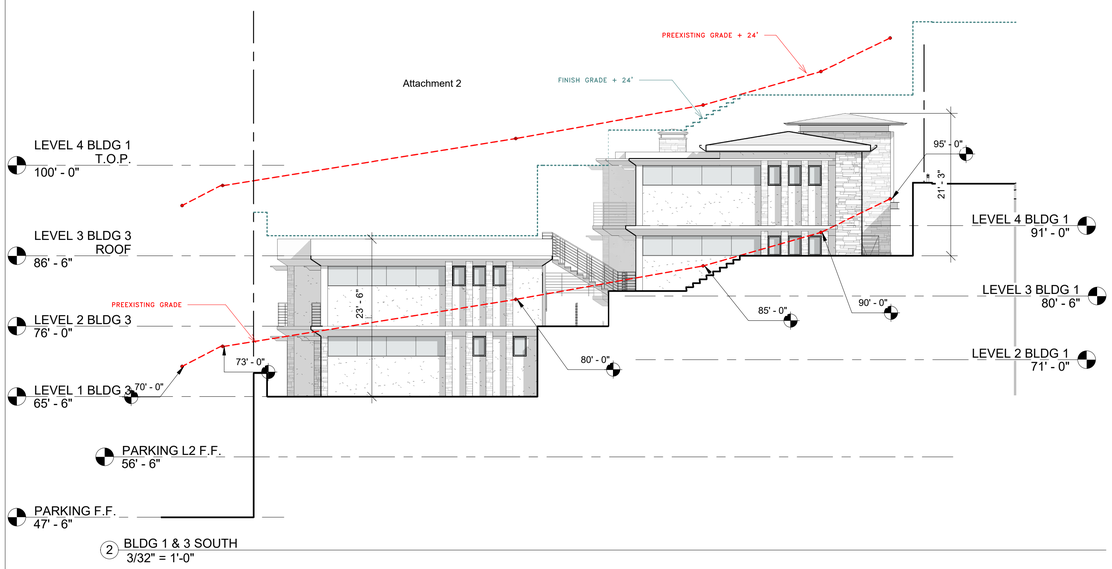
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1 BLDG 1 & 3 NORTH
3/32" = 1'-0"

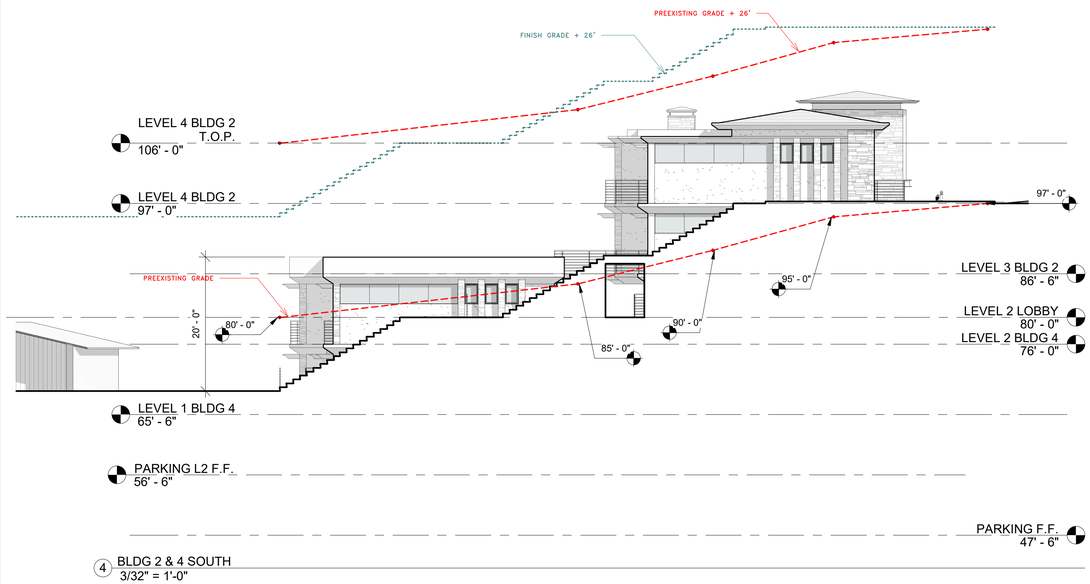


3 BLDG 2 & 4 NORTH
3/32" = 1'-0"



2 BLDG 1 & 3 SOUTH
3/32" = 1'-0"

BUILDING 1 & 3 HEIGHT ANALYSIS



4 BLDG 2 & 4 SOUTH
3/32" = 1'-0"

BUILDING 2 & 4 HEIGHT ANALYSIS

NOTES: SEE PAGE A-7 FOR VIEW MARK LOCATIONS
SEE PAGE A-19B FOR COORDINATED PERIMETER GRADE POINTS

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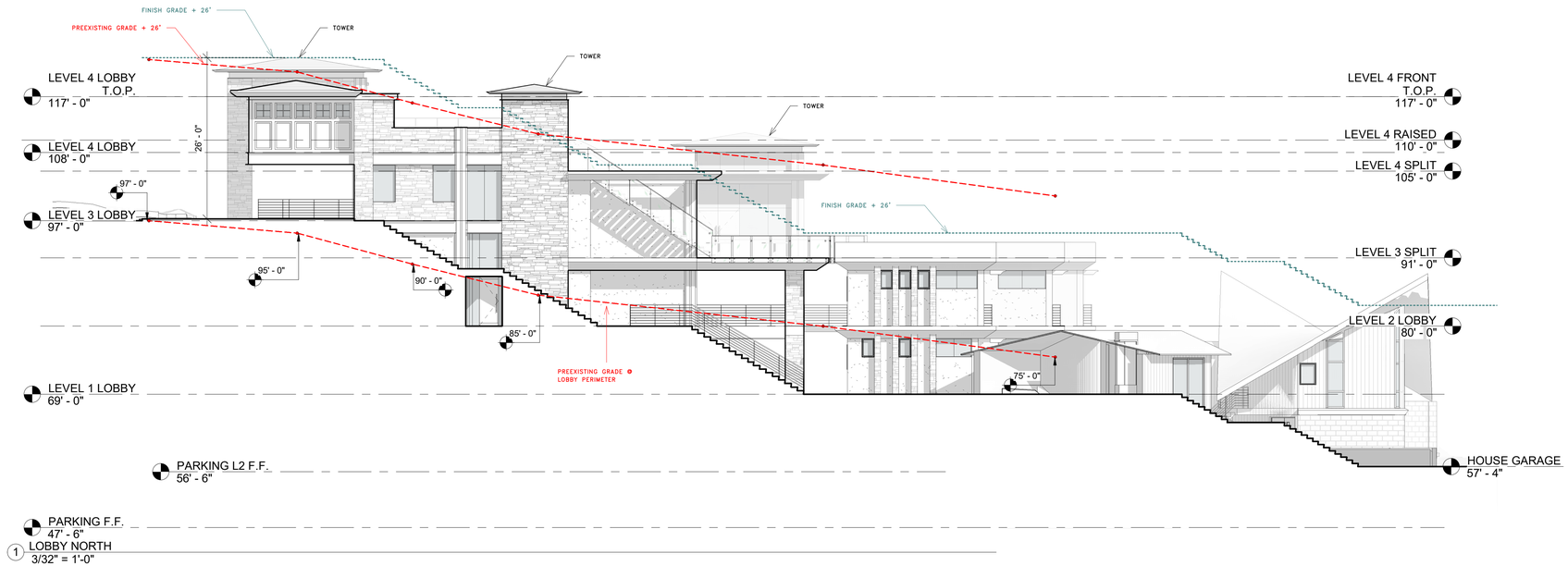
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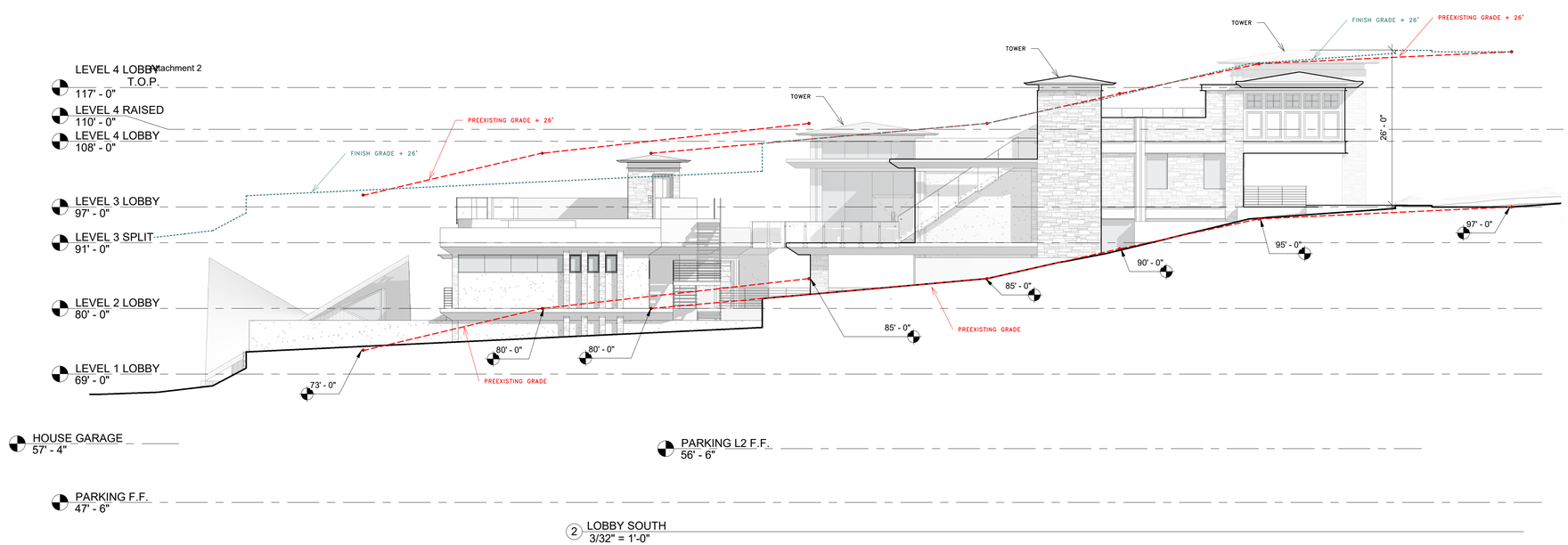
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1 LOBBY NORTH
3/32" = 1'-0"



2 LOBBY SOUTH
3/32" = 1'-0"

LOBBY HEIGHT ANALYSIS

NOTES: SEE PAGE A-7 FOR VIEW MARK LOCATIONS
SEE PAGE A-19B FOR COORDINATED PERIMETER GRADE POINTS

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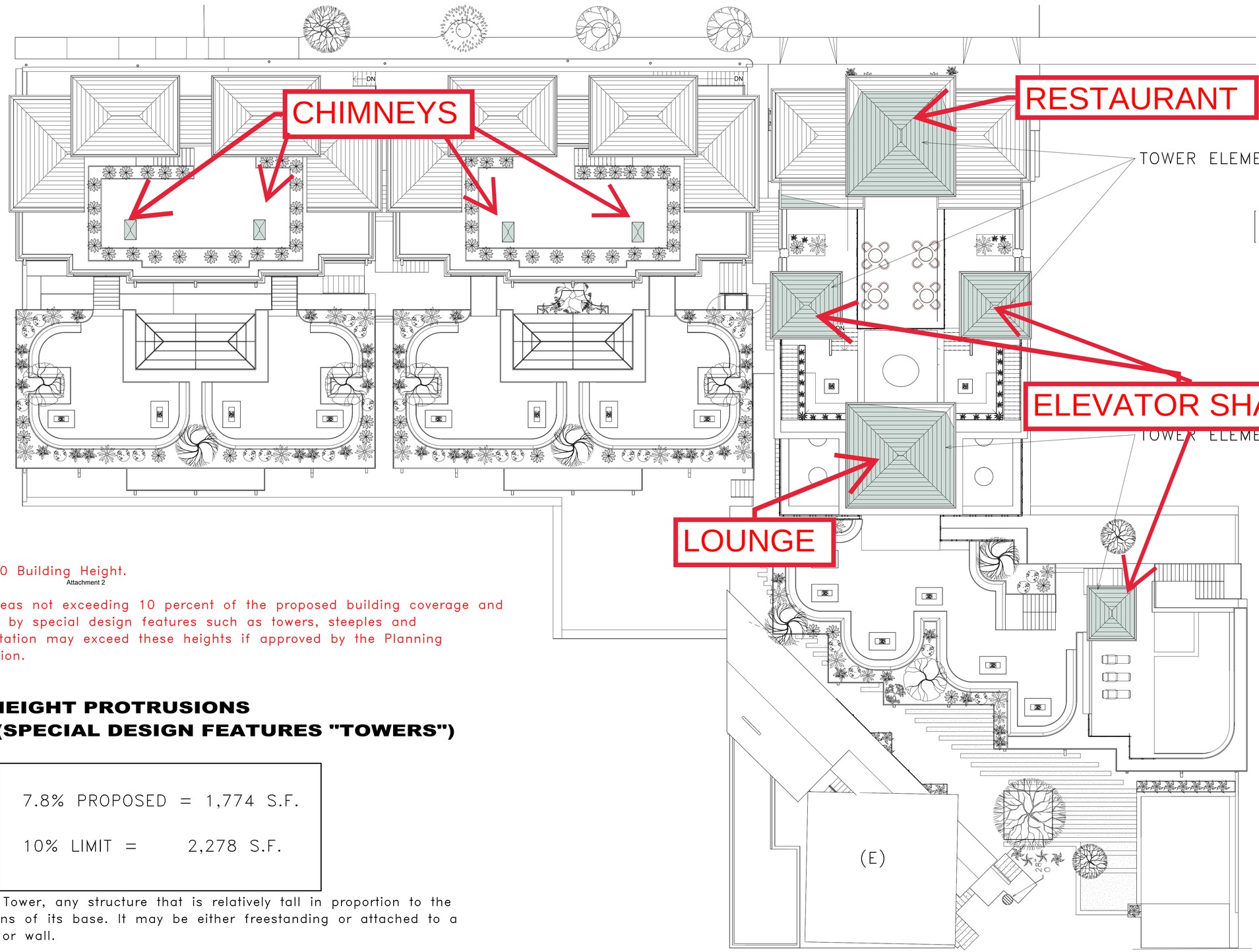
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17.14.150 Building Height.

Attachment 2

Small areas not exceeding 10 percent of the proposed building coverage and occupied by special design features such as towers, steeples and ornamentation may exceed these heights if approved by the Planning Commission.

HEIGHT PROTRUSIONS (SPECIAL DESIGN FEATURES "TOWERS")

7.8% PROPOSED =	1,774 S.F.
10% LIMIT =	2,278 S.F.

TOWER– Tower, any structure that is relatively tall in proportion to the dimensions of its base. It may be either freestanding or attached to a building or wall.

–ENCYCLOPEDIA BRITANNICA

–a tall, narrow building, either freestanding or forming part of a building...

–OXFORD LANGUAGES

1 site Copy 1
3/32" = 1'-0"

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TEN PERCENT SPECIAL FEATURES

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A.P.N: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	3/32" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

A-22
SHEET OF

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EXISTING HOTEL OVERLAY



SAN CARLOS FACING SOUTHWEST





SAN CARLOS



NORTH ELEVATION OVERLAY

Attachment 2

REVISION	No.

CONSULTANT:

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

EXISTING HOTEL MASS
OVERLAY LEGACY HOTEL CARMEL
2NW of 4th Ave. on San Carlos St.
CARMEL-BY-THE-SEA
A.P.N: 010-124-010 & 014

DATE:	12/1/2023
SCALE:	1" = 1'-0"
DRAWN	C.S.
JOB NO.	22.14

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SHEET OF

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

December 13, 2023
PUBLIC HEARINGS

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

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

Executive Summary:

Following the publication of the noticing documents, the applicant requested a continuance of the hearing to revise the design of the project.

In preparation of the staff report, staff identified a number of issues with the project which would have resulted in the inclusion of multiple Conditions of Approval to address prior to Final Details review, many of which would require design changes to the residence and alterations to site work. Staff informed the applicant of the identified issues and as a result, the applicant requested a continuance to revise the design with the identified conflicts in an effort to address the concerns prior to the hearing.

The applicant is continuing to work with staff to revise the project and will be re-scheduled for hearing at the next available date once revised plans are re-submitted.

Recommendation:

Staff recommends the Planning Commission continue the item to a date uncertain.

Background and Project Description:

Staff Analysis:

Other Project Components:

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

December 13, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort & Katherine Wallace, Associate Planners
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 21-446 (Pressey):** Consideration of a Concept Design Study for the demolition of an existing 1,038-square-foot, one-story single-family residence and 247-square-foot detached garage, and construction of a 1,351-square-foot, one-story single-family residence and 225-square-foot attached garage, and various site coverage changes located on the southeast corner of 3rd Avenue and Santa Fe Street in the Single-Family Residential (R-1) District. APN: 010-029-019-000.

Application: DS 21-446 (Pressey) **APN:** 010-029-019
Block:39 **Lot:**2
Location: Southeast corner of 3rd Avenue and Santa Fe Street
Applicant: Thomas R. Hardy, Architect **Property Owner:** Ana and Daniel Pressey

Executive Summary:

The applicant is requesting approval of a Concept Design Study for the demolition of an existing one story single-family residence and construction of a new one-story single-family residence.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for a demolition of an existing 1,038-square-foot, one-story single-family residence and 247-square-foot detached garage and construction of a 1,351-square-foot, one-story single-family residence and a 225-square-foot attached garage and various site coverage changes located on the southeast corner of 3rd Avenue and Santa Fe Street in the Single-Family Residential (R-1) District. APN: 010-029-019.

Background and Project Description:

The project site is a 4,000 square-foot lot developed with a 1,038-square foot residence (858-square-foot first story with a 108-square-foot lower level mechanical room) and a 247-square foot detached garage.

The existing one story residence features concrete block siding with a stucco finish, and a low-pitched front- and side-gabled roof clad in composition shingles. A shed-roofed deck fronts Santa Fe Street. A detached garage with board-and-batten siding fronts 3rd Avenue. The applicant is proposing to demolish the existing residence and garage and construct a new one-story 1,351-square-foot, one-story single-family residence (inclusive of a 108-square-foot lower-

construct a new one-story 1,661 square-foot, one-story single-family residence (inclusive of a 186 square-foot lower level mechanical room) and a 225-square-foot attached garage.

The new residence and attached garage is proposed to be stucco, with true divided-light painted Mahogany windows (Loewen), wood doors, and a red clay tile Mission-style roof.

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

Staff Analysis:

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

Finding #2 for Concept Design Study Approval Requires that "the project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design." For a 4,000 square foot site, the recommended tree density is 3 upper canopy trees and 1 lower canopy tree. The property presently features three Coast Live Oaks (two of which are significant) and one non-native significant tree; a Monterey Cypress identified on the Preliminary Site Assessment was removed in January 2023 after the winter storms. The applicant proposes to plant one (1) Allepo Pine tree and seven (7) Fern Pine Column trees (see Sheet L2.0). Additionally, "each site should contribute to the urban forest or other vegetation characteristic of the neighborhood, by harboring an appropriate number and mix of trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape" (CMC 17.10.010.A). Sheet L2.0 indicates several proposed shrubs; the landscaping plan has yet to be reviewed and approved by the City Forester but will be prior to the Final Details hearing.

Finding #7 for Concept Design Study Approval states, "The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees." No significant trees are proposed to be removed, and the proposed development is setback a minimum of 6 feet from the significant trees on the project site with the exception of tree #5, a significant split trunk 6"-8" oak.

The existing setback from the trees is less than 2' and that setback is proposed to remain unchanged. In discussion with the city forester, the existing trees should not be impacted as the new building wall and foundation is proposed to be re-constructed at the same location as the existing building and within the same proximity to the existing trees. The standard tree protection measures will be included in the final resolution, such as contacting the forester if significant roots are located, and the Commission can require the use of bridge footings or piers within this area of the structure if deemed necessary to further protect the trees.

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

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

balconies the design respects the rights to reasonable privacy on adjoining sites."

At the time of writing this report staff has not received any correspondence from neighbors regarding privacy concerns. The neighboring property to the south has a driveway and rear detached garage located fairly close to the shared property line. The existing deck overlaps with an existing neighboring window; the proposed design features a new front terrace that sits lower than the present deck, improving the existing condition. Additionally, the south elevation of the existing residence features a large bank of windows proposed to be replaced with fewer, smaller windows, resulting in a lesser privacy impact to the south neighbor. Further, new plantings are proposed along the south property line to further protect the privacy of both the Presseys and the south neighbor. No privacy impacts appear to impact the east neighbor.

Finding #5 for Concept Design Study Approval states, "The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites."

The proposed project does not obstruct any public view, as defined in CMC 17.10.010.J, which relates to significant coastal views as seen from the right-of-way.

The project also meets the design objective pertaining to solar access which states, "Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided." The building is proposed to be 14'11 ¼" tall, which is less than the maximum allowed for a one-story building (18'). The proposed residence also features a 15' front setback, a 5' street side setback, a 5' side setback, and a 3' rear setback. The setbacks and low building height will allow for a reasonable amount of solar access for neighboring sites.

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

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

Concept Finding #3 requires that "The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context. Additionally, Concept Finding #4, requires that "The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity."

In plan, the proposed residence is a simple, boxy form with modest offsets and a hyphen connector to the proposed attached garage. The roof is comprised of gabled roof forms moderately pitched at 4:12 throughout, as encouraged by the residential Design Guidelines. The residence gables run east to west, with the attached garage gable oriented north/south.The mass and bulk of the residence is also minimized by the fact that the lot slopes down to the south, meaning that while the under-floor mechanical space will be visible from the south, it will be minimally visible from Santa Fe and not visible from 3rd Avenue.

FC and not visible from 3rd Avenue.

Unfortunately, during the initial review of the project, it was missed that on the south (interior facing) elevation of the building, both plate and ridge height exceed the allowable heights for a one-story building (18' ridge allowed; 12' foot plate allowed - ~20'9" ridge proposed; ~14'9" plate proposed). The south elevation does however qualify as a two story element as the finished floor is more than 5' above above grade and therefore be allowed a ridge height of 24' and plate height of 18'.

For comparison, the north (street facing) elevation will have a maximum ridge height of 17'1" and a plate height of 11'1". The interior plate heights throughout are proposed to be 9' tall.

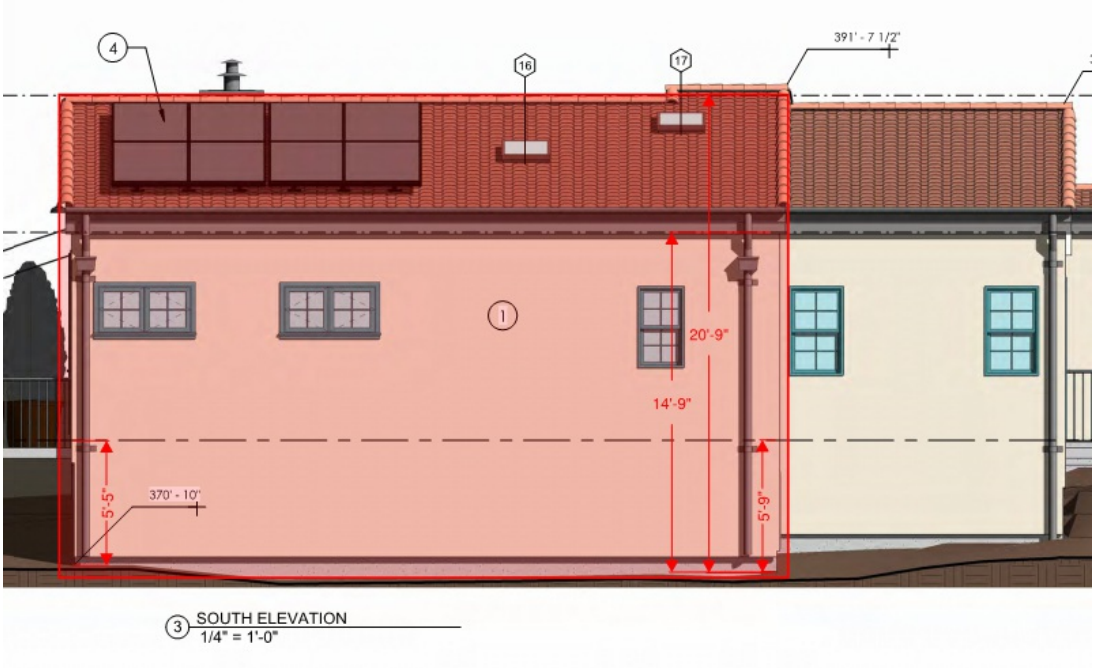


Figure 1. Subject building element exceeding one story height limit on south elevation shaded in red.

In accordance with Residential Design Guideline 3.3 (emphasis added in bold throughout), the applicant should avoid the creation of tall, unused underfloor areas that add to building mass. The level of the finished floor above unused,

underfloor spaces should not be higher than five feet above the ground at any point around the full perimeter of the building. Residential Design Guideline 7.4 states, Avoid the creation of large, unused underfloor areas that increase building mass. If floor levels cannot be stepped, **larger underfloor spaces should be counted and used as part of the allowed floor area**. The project is still consistent with the Design Guidelines, however, as the additional massing is not visible from the street and the building and is presented as a one-story structure from the right-of-way, as encouraged by the Design Guidelines.

Residential Design Guideline 7.4 is supported by the zoning code definition of a story, which qualifies underfloor space or crawl space are counted as a story where the finished floor above such space is five feet or more above the final grade adjacent to any exterior wall around the perimeter of the building, as well as the definition of floor area which states: *'"Floor area" means 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…"* (CMC 17.70; CMC 17.10.030.D.1).

As such, the height of the south elevation will comply with the underlying zoning for a two story element, however, the underfloor area will need to be included in the floor area consistent with the analysis above.

In determining the amount of underfloor area to be counted as floor area the location of grade must be established to determine where the finished floor above is 5' or more above finished grade. CMC 17.06.020.E provides a

determine where the finished floor above is 5' or more above finished grade. CMC 17.06.020.F provides a methodology for approximation of pre-existing conditions when the site has been disturbed from previous grading or construction activities. As the proposed residence will be built within the same footprint of the existing residence, this methodology has been used to determine grade.

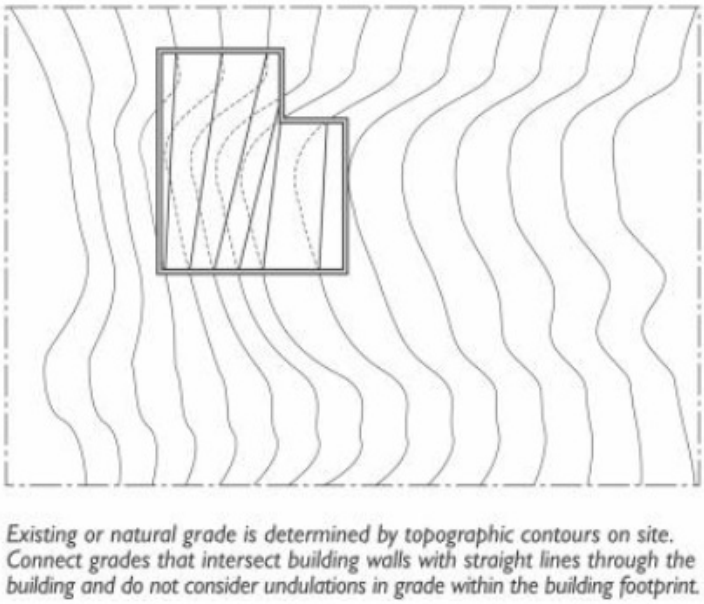


Figure 2. Figure I-4: Existing Grade from zoning code. Referenced in CMC 17.06.020.F

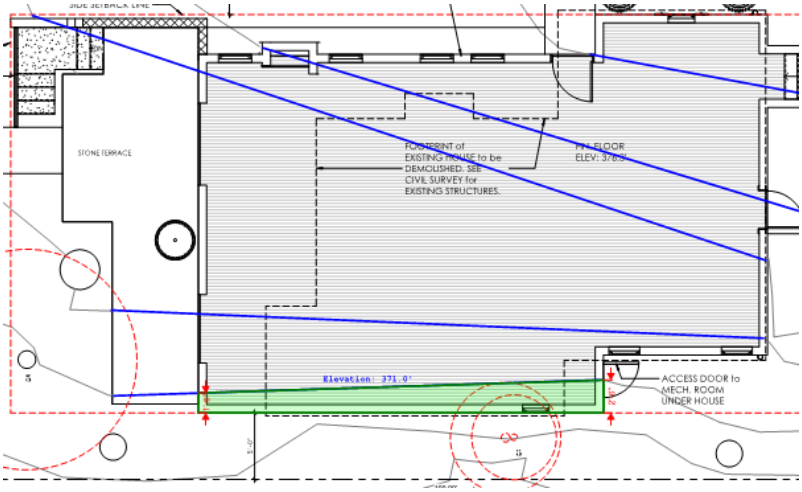
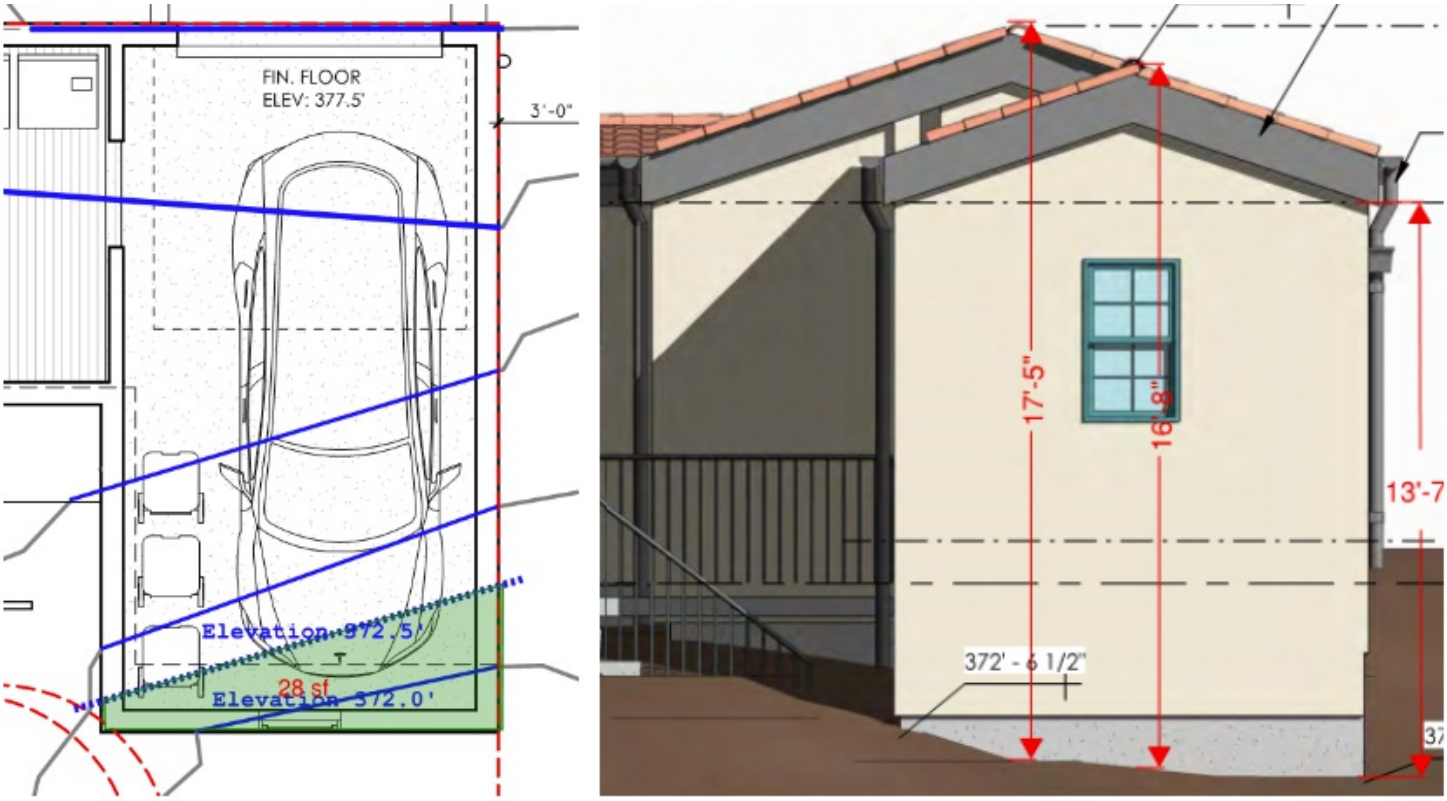


Figure 3. Partial Floor Plan. Finished floor level 376' - 5' = 371'.

As illustrated in Figure 3, all interior space on the downhill side of the 371' elevation line would be exceeding 5' above grade and therefore should be counted in floor area.

The garage presents a similar issue where the finished floor level of the garage is 377.5' and there are portions of the located below the 372.5' grade line (5' or greater difference). These areas are to be included in floor area as well which would also resolve a non-conforming plate height issue identified with the rear of the garage. In addition to the plate height exceeding the allowable height, the garage structure itself also exceeds the maximum allowable height for garages located in the rear setback. For all structures located within the 15' rear setback, the maximum height limit is 15'

tall -the proposed structure exceeds this height limit.



Figures 4a and 4b. Partial floor plan of garage and area floor level over 5'.
Rear elevation of garage and plate height exceeding one-story plate height (12' one story height limit; height limit exceeds 15').

While the applicant has already included a 108 square foot mechanical room in the floor area of the proposed residence, the underfloor area to be counted in the square footage of the underfloor area of the main residence results

in an additional net increase of floor area of 41 square feet for the project (excluding additional floor area for the garage). This results in a project total of 1,617 square feet for the total project, still well below the maximum allowable for the site (1,800 square foot maximum). Resolving the height issue with the garage, may or may not result in requiring the inclusion of the underfloor area of the garage. If the underfloor area of the garage is to be included, approximately 28 square feet of under floor area should be counted in the proposed square footage for the project, as shown in figure 4a.

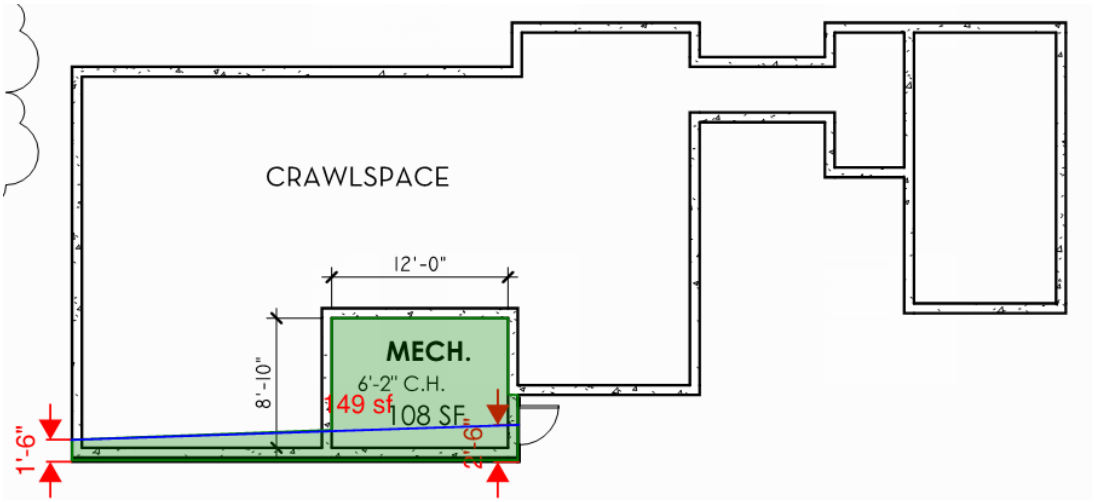


Figure 5. Floor Area Diagram with under floor area included in floor area.

Staff has included Draft Condition of Approval #2 stating prior to Final Details Review, the applicant shall revise the plans to revise the floor area diagram accordingly and include the underfloor area in the project data table accordingly for the primary dwelling and the garage (as appropriate). The purpose of this Condition is to find the project, as proposed, consistent with the development standards for the underlying zoning and not to allow for additional modification that may otherwise increase the mass, bulk, or bring other changes to the proposed residence. Should additional changes be made to the project, additional review may be required. Condition of Approval #3 has also been included stating the height of the garage shall be revised to comply with the 15' height limit for projects located within the 15' rear setback.

As an alternative to these Draft Conditions, the Commission may wish to consider if they would be supportive of a variance. In accordance with CMC 17.352.070, a variance can be granted for maximum height regulations and therefore the project could still be considered as a one-story residence without the project having the underfloor area being counted as floor area. A variance would require the submission of a variance application and associated fees, with the variance findings (CMC 17.64.210) made in the affirmative and adopted by the Planning Commission -the findings could be adopted at the final details hearing. Initial support for a variance would not constitute a guarantee of future approval.

As conditioned, the proposed project complies with the Residential Design Guidelines pertaining to mass and bulk and

As conditioned, the proposed project complies with the Residential Design Guidelines pertaining to mass and bulk and building and roof form and meets Concept Phase Approval Findings #3 and #4 pertaining to avoiding the use of complex building forms and maintaining a scale similar to those in the immediate neighborhood (CMC 17.64.080).

Considerations for Final Details Review: The building is proposed to be finished with stucco painted “Monterey White” by Benjamin Moore. The entry door, garage door, and window shutters are proposed to be painted “Chrome Green” by Benjamin Moore. The windows will be true divided light Loewen windows, in both rectilinear and arched-top styles, painted “Aegean Teal” by Benjamin Moore. The roof is proposed to be clad with red clay Mission-style tiles by Ludowici.

The project proposes 391 square feet of site coverage, inclusive of 278 square feet of stone paving (walkway and terrace) fronting Santa Fe Street; 30 square feet of stone paving fronting 3rd Avenue (walkway to front door); 36 square feet of stone paving for rear steps; and 47 square feet of driveway pavers (not including the portion in the City right-of-way) (see Sheet L1.0). All proposed site coverage is impermeable, and at 391 square feet meets the site coverage limit of 396 square feet for a 4,000 square foot lot.

The landscape plan (Sheet L1.0, L2.0, L3.0) has not yet been reviewed by the City Forester.

Public Correspondence: At the time of writing this report, staff has not received any correspondence regarding this project.

Other Project Components:

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

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

CITY OF CARMEL-BY-THE-SEA

PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR A DEMOLITION OF AN EXISTING 1,038-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE AND 247-SQUARE-FOOT DETACHED GARAGE AND CONSTRUCTION OF A 1,351-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE AND A 225-SQUARE-FOOT ATTACHED GARAGE AND VARIOUS SITE COVERAGE CHANGES LOCATED ON THE SOUTHEAST CORNER OF 3RD AVENUE AND SANTA FE STREET IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-029-019.

WHEREAS, on December 29, 2021, Thomas Hardy ("Applicant") submitted an application on behalf of Ana and Daniel Pressey ("Owner") requesting approval of Track 2 Design Study application DS 21-446 (Pressey) described herein as ("Application"); and

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

WHEREAS, the applicant is requesting approval of a Concept Design Study for an addition to a one-story single family residence. The major alterations to be considered for the concept hearing are multiple small additions to the ground floor totaling 512 square feet, and a new 432 square foot second story addition toward the rear of the residence; and

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

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

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

WHEREAS, on December 1, 2023, a notice of the public hearing scheduled for December 15, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before December 3, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before December 3, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on December 15, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the concept plans submitted or as recommended to be conditioned support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

CMC Section 17.64.080.A – Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	

5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 868-square-foot second story located at Mission Street 2 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000, subject to the draft conditions/recommendations listed below:

CONCEPT CONDITIONS OF APPROVAL	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.
2.	**Floor Area Revision.** Prior to scheduling for Final Details Review, the applicant shall revise the plans to revise the floor area diagram accordingly and include the underfloor area in the project data table accordingly for the primary dwelling and the garage (as appropriate) for review by the Community Planning and Building Department, as described in the subject staff report. The purpose of this Condition is to find the project, as proposed, consistent with the development standards for the underlying zoning and not to allow for additional modification that may otherwise increase the mass, bulk, or bring other changes to the proposed residence. Should additional changes be made to the project, additional review may be required.
3.	**Garage height.** Prior to scheduling for Final Details Review, the applicant shall submit revised plans to the Community Planning and Building Department so that the height of the garage complies with the 15' height limit for building elements located within the 15' rear setback.
4.	**Garage Elevations.** Prior to scheduling for Final Details Review, the applicant shall submit revised plans to include a complete east elevation that includes the garage, as described in Condition #3.
5.	**Site Coverage Improvements.** Prior to building permit issuance, the project plans shall be revised so that all proposed walkways, pathways, decks, and other site coverage improvements shall be clearly labeled with materials identified on both the site plan and corresponding landscape plan.

	The applicant shall demonstrate the proposed improvements the site meets the requirements to qualify for the site coverage permeability bonus, or revise the plans accordingly. A project data table showing existing and proposed site coverage noting the material of each improvement and whether it is permeable or impermeable shall be printed on the cover sheet of the project plans.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 15th day of December 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area[1]	4,000 (45%)	1,285 SF	1,576 SF
Site Coverage[2]	396 SF/556 SF	Not provided	556 SF
Trees (Upper/Lower)	3/1	0/4	1/4
Ridge Height (1st/2nd)[3]	18'/24'	Not provided	20'9" 17'5" (portion of garage in rear setback)*
Plate Height (1st/2nd)[4]	12'/18'	Not provided	14'9"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	34'3"	29'1"
Composite Side Yard	10' (25%)	15'	10'
Side Yard	3'	3'	5'
Street Side Yard	5'	4'9"	5'
Rear[5]	15'/3'*	28'	3'

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

[1] Refer to Condition of Approval #2 requirement to amend proposed floor area.
[2] Refer to Condition of Approval #5. Proposed floor area determined by staff by dimensioning proposed landscape plan.
[3] Refer to discussion in Staff Report in mass and bulk section.
[4] Refer to discussion in Staff Report in mass and bulk section.
[5] Refer to discussion in Staff Report in mass and bulk section.

A New House
for ANA & DANIEL PRESSEY
Santa Fe & 3rd Avenue
Carmel-by-the-Sea

Attachment 3

PROJECT TEAM

ARCHITECT:
Thomas Rex Hardy, AIA
CA lic. 12683
53826 Balboa Street
San Francisco, CA 94121
(415) 837-0489
trhaia@sbcglobal.net
www.TRHaia.com

GENERAL CONTRACTOR:
J. Stepanek Construction
Jaroslav "Jerry" Stepanek
3063 Larkin Rd.
Pebble Beach, CA 93953
(831) 915-2730
stepanekj@comcast.net

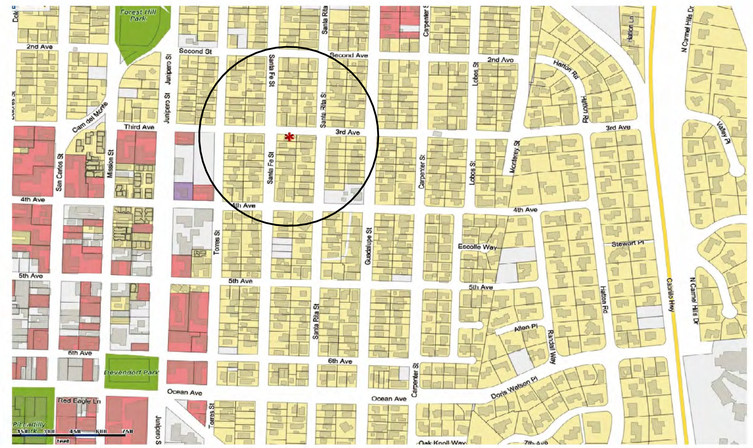
LANDSCAPE ARCHITECT:
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epd Environmental Planning & Design
50 Corral de Tierra Road
Salinas, CA 93908
(831) 596-6664
marion@epdla.com
www.epdla.com

STRUCTURAL ENGINEER:
Dolmen Structural Engineers
Contact: Diarmuid Mac Neil
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San Francisco, CA 94102
(415) 409-9200 x101
diarmuid@dolmen-engineers.net
www.dolmen-engineers.net

MECHANICAL ENGINEER:
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26465 Rancho Carmel Blvd suite 8
Carmel, CA 93923
www.montereyenergygroup.com

SURVEY & CIVIL ENGINEER:
Monterey Bay Engineers, Inc
607 Charles Avenue Suite B
Seaside, CA 93955
(831) 899-7899
http://mbeinc.com

VICINITY MAP



PROJECT SUMMARY

1. Demolish existing 858 square foot one-story house, 247 square foot detached garage, and 250 square foot deck.
2. Build new 1,243 square foot one-story residence with 108 square foot below grade mechanical space and 225 square foot attached garage.

BUILDING CODES

All construction shall comply with the following codes:
2019 Title 24, Part 2, California Building Code
2019 Title 24, Part 3, California Electrical Code
2019 Title 24, Part 4, California Mechanical Code
2019 Title 24, Part 5, California Plumbing Code
2019 Title 24, Part 6, California Energy Code
2019 Title 24, Part 9, California Fire Code
2019 Title 24, Part 11, California Building Standards Code
2019 Title 24, California Green Building Standards Code
City of Carmel-by-the-Sea Municipal Code

SITE DATA

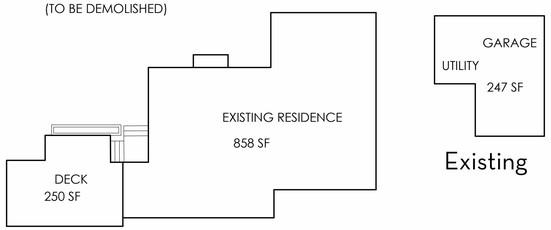
APN:	010-029-019-000
SITE ADDRESS:	0 SE Corner of 3rd and Santa Fe
OWNERS:	Ana & Daniel Pressey PO Box 632 Calistoga, CA 94515 (707) 225-1831 danielovines@gmail.com
ZONING:	R-1 Single Family Residential
LOT AREA:	4,000 square feet (40' x 100')
USE:	R3
TYPE of CONSTR:	VB-sprinklered
PSA:	20-220 (Pressey)
SETBACKS:	
Front:	15' (from Santa Fe Street prop. line)
Street Side:	5'
Interior Side:	3' and combined 10'
Rear:	3'

DRAWING SHEET LIST

No.	Sheet Name
G1.0	TITLE SHEET
G1.1	STREETSCAPE ELEVATIONS
G1.2	City Forester Tree Survey
A1.0	SITE PLAN
A1.1	FLOOR PLAN
A1.2	ROOF PLAN MATERIALS
A2.1	EXTERIOR ELEVATIONS
A3.1	SECTIONS
C1	PROJECT SPECS & KEY MAP. TOPOGRAPHIC SURVEY
C2	GRADING & DRAINAGE PLAN
C3	CIVIL BMPs
L1.0	PRELIMINARY LANDSCAPE SITE PLAN
L2.0	PRELIMINARYPLANTING PLAN
L3.0	PLANTING DETAILS

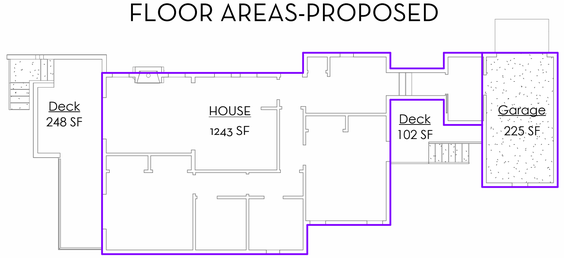
FLOOR AREAS-EXISTING

(TO BE DEMOLISHED)



Existing

FLOOR AREAS-PROPOSED

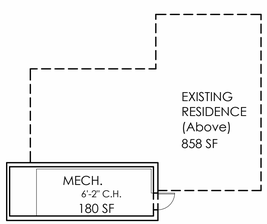


FLOOR PLAN Proposed

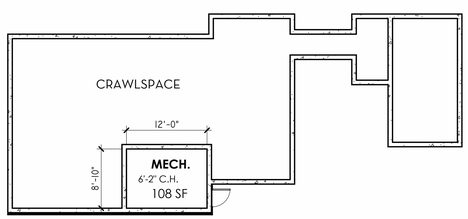
BUILDING AREA Proposed

Gross Building Areas

HOUSE	1,243 SF
GARAGE	225 SF
MECH.	108 SF
TOTAL	1,576 SF



BASEMENT MECHANICAL Existing



BASEMENT MECHANICAL Proposed



Views from 3rd Avenue



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SAN FRANCISCO, CA 94118
(415) 837-0489

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Pressey Residence
Ana & Daniel Pressey
3rd & Santa Fe, Carmel
APN # 010-029-019-000

No.	Description	Date
1	Area Calcs	10/23/23

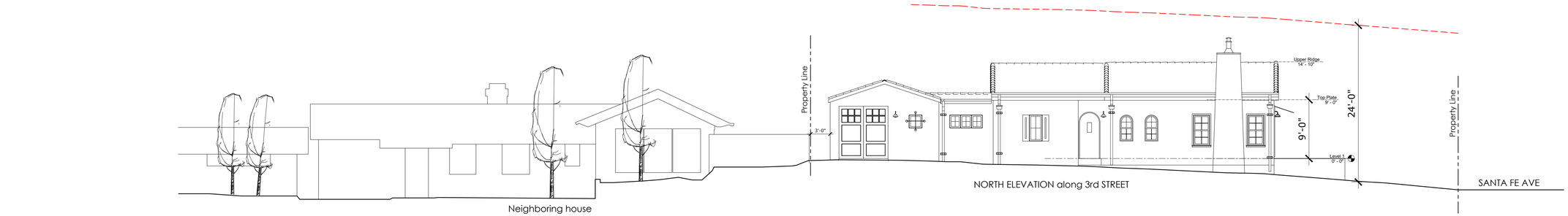
Design Review Part 1

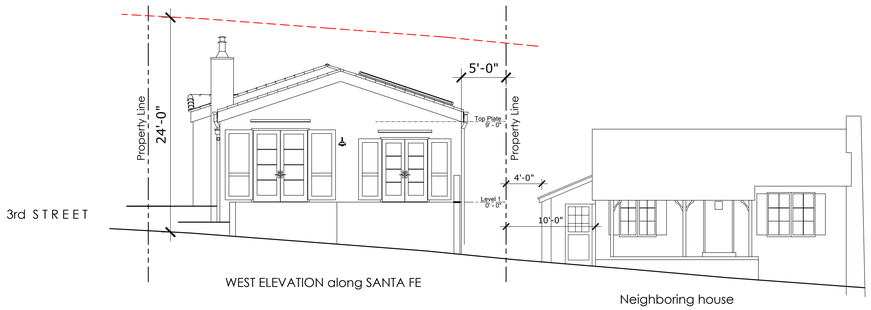
TITLE SHEET

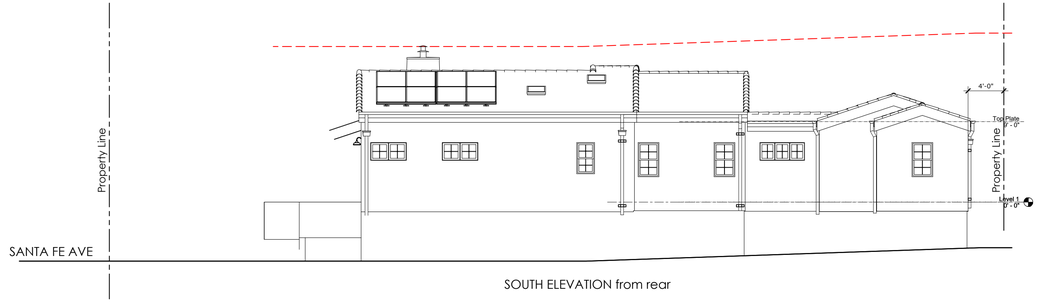
Project No.	2004
Date	8/18/23
Drawn by	TRH
Scale	3/32" = 1'-0"

G1.0

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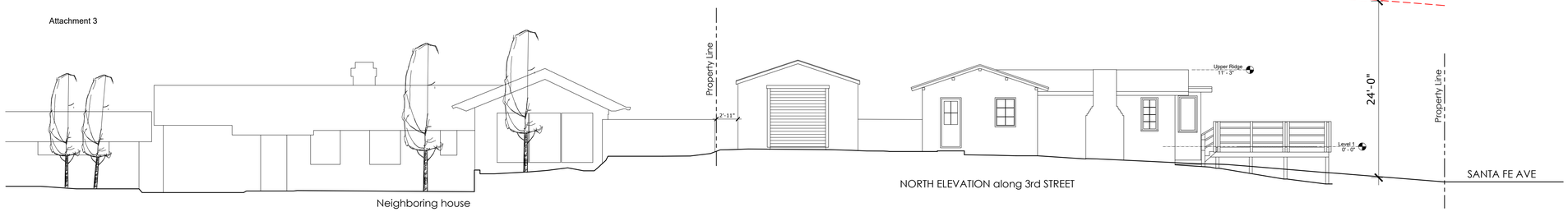


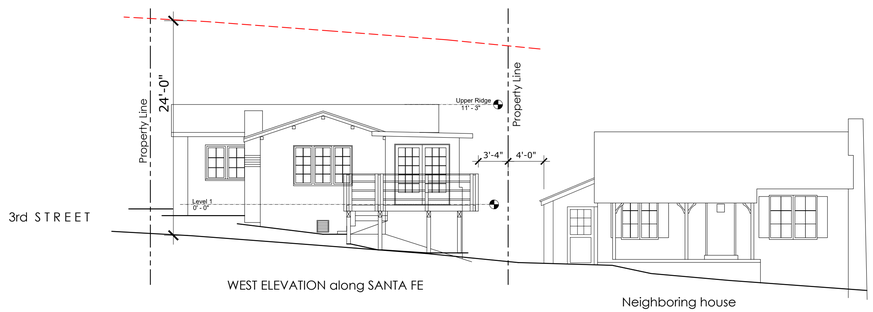


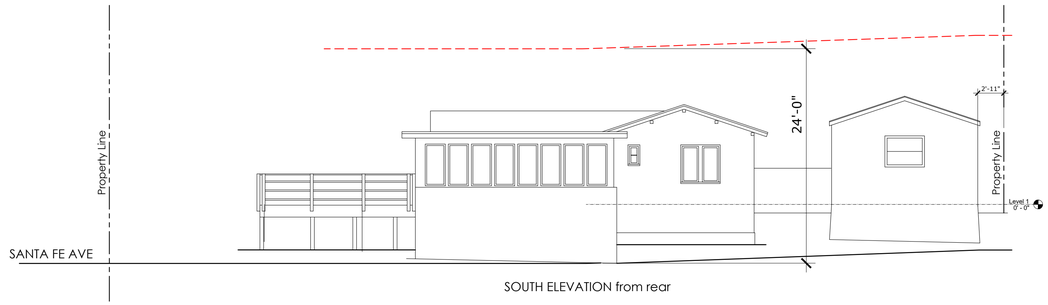


PROPOSED STREETSCAPE ELEVATIONS

Attachment 3







EXISTING STREETSCAPE ELEVATIONS

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Pressey Ana & Daniel
PresseyProject 3rd & Santa Fe,
Carmel

APN: 010-029-019-000

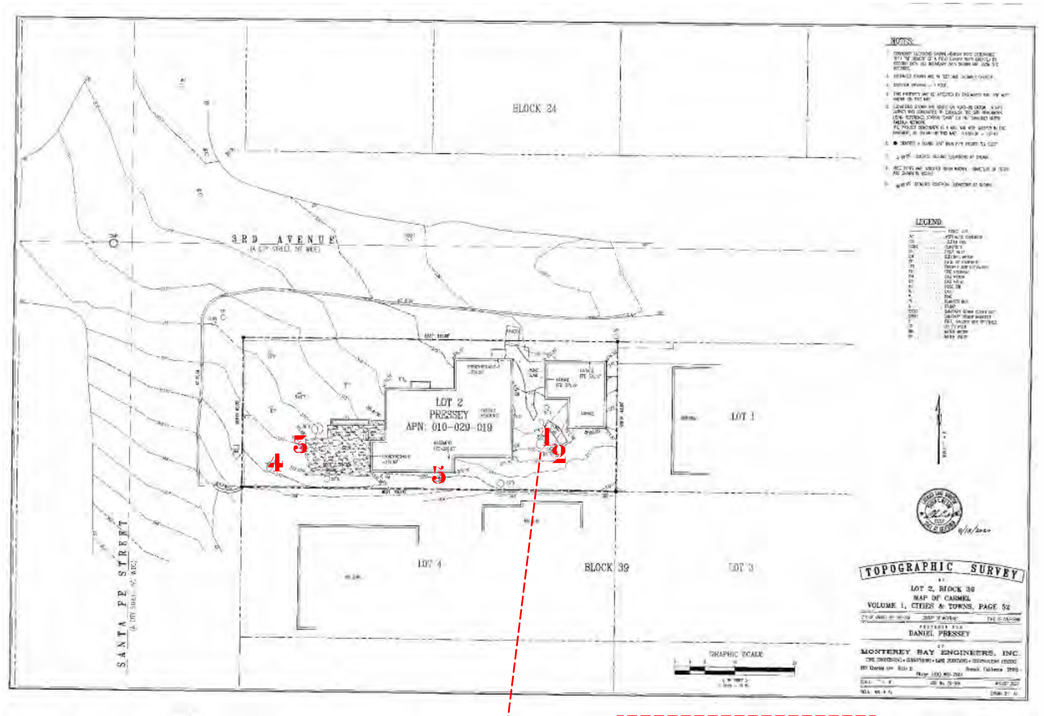
No.	Description	Date

Design Review part 1

STREET ELEVATIONS & PROFILES Existing & Proposed

Project Number	2004
Date	8/18/23
Drawn by	TRH
Scale	1/8" = 1'-0"

G1.1



Please note that tree #1 indicated on original tree survey was removed in January 2023 after damage from winter storms caused hazardous conditions.

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

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

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

Tree #	1	2	3	4	5										
score	2	2	2	1	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										
score	2	2	1	1	1										

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.

1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.

2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment

Please record the total points scored on pages two and three for each tree.

Tree #	1	2	3	4	5										
Total Score	8	7	7	4	7										

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

Tree #	1	2	3	4	5										
YES	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)

No _X___ 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	16
SIGNIF	X	X	X		X											
MOD SIGNIF				X												
NOT SIGNIF																

Significant Tree Evaluation Worksheet

Attachment 3

Block: 39 Lot(s): 2 APN: 010-029-000 Street Location: SE Corner of 3rd and Santa Fe

Planner: C Tarone City Forester: S Davis

Property Owner: Daniel Pressey

Recommended Tree Planting: 1 upper canopy tree

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										
YES															
NO	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										
Species	MP	CO	CO	CO	OT										
YES	X	X	X	X											
NO					X										

MP – Monterey pine MC – Monterey cypress BP – Bishop pine CR – Coast redwood CO – Coast live oak
CI – Catalina Ironwood CS – California sycamore BL – Big leaf maple OT – Other

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

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

Tree #	1	2	3	4	5										
YES	X	X	X	X	X										
NO															

	Diameter	Height
Monterey pine, Monterey cypress, Bishop pine, Coast redwood	6 inches @ dbh	15 Feet
Coast live oak – single trunk tree	6 inches @ dbh	N/A
Coast live oak – cluster or multi-trunk tree measured as an average diameter of all the trunks that reach breast height	6 inches @ dbh	N/A
California sycamore, Big leaf maple, Catalina ironwood	10 inches @ dbh	25 Feet

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										
score	2	1	2	1	2										

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.

1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.

2 points: The tree appears healthy and in good condition.

3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

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

Tree #	1	2	3	4	5										
score	2	2	2	1	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 trunk/branch.

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SAN FRANCISCO, CA 94108
(415) 837-0489

LICENSED ARCHITECT ☆ STATE OF CALIFORNIA ☆ THOMAS REX HARDY C-12683 EXP 5/31/2025

www.TRHaia.com

Pressey Residence
Ana & Daniel Pressey
3rd & Santa Fe, Carmel

APN # 010-029-019-000

No.	Description	Date

Design Review Part 1

City Forester Tree Survey

Project No.	2004
Date	8/18/23
Drawn by	Author
Scale	

G1.2

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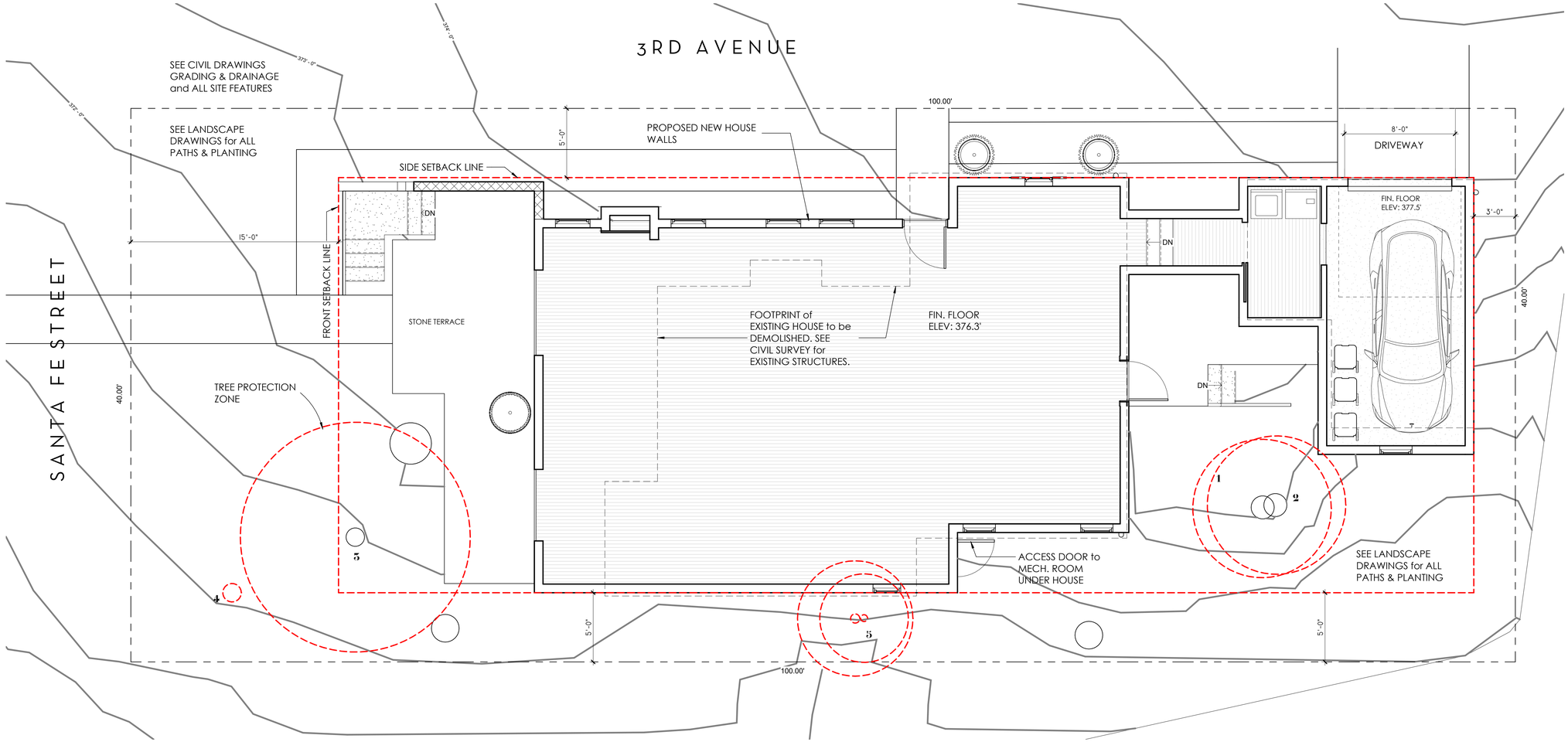
Attachment 3

TREE PROTECTION

No.	TRUNK SIZE	ROOT ZONE
1	[30" trunk removed Jan. 2023]	
2	10" + 10"	5' + 5'
3	16"	8'
4	16"	8'
5	6" + 8"	3' + 4'

SEE CIVIL DRAWING C1 for SITE SURVEY and EXISTING STRUCTURES and SITE FEATURES, and C2 for GRADING & DRAINAGE PLANS.

SEE LANDSCAPE DRAWINGS for PROPOSED PLANTING and SITE FEATURES.



1 SITE
1/4" = 1'-0"

0' 2' 4' 8 16'
0 1/2" 1" 2" 4"
Scale: 1/4" = 1'-0"

North

THOMAS REX HARDY, AIA
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SAN FRANCISCO, CA 94108
(415) 837-0489

LICENSED ARCHITECT ☆ STATE OF CALIFORNIA ☆ THOMAS REX HARDY C-12683 EXP 5/31/2025

www.TRHaia.com

Pressey Residence
Ana & Daniel Pressey
3rd & Santa Fe, Carmel

APN # 010-029-019-000

No.	Description	Date

Design Review Part 1

SITE PLAN
ARCHITECTURAL

Project No.	2004
Date	8/18/23
Drawn by	TRH
Scale	As indicated

A1.0

12/4/2023 4:06:28 PM



WOOD WINDOWS with TRUE-DIVIDED LITES by LOEWEN. PAINTED MAHOGANY EXTERIOR, CLEAR FINISH or PAINTED INTERIOR.

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	HEAD HT.	OPERATION	DESCRIPTION	COMMENTS
1	2' - 0"	4' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
2	5' - 0"	2' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
3	2' - 0"	2' - 0"	6' - 8"	FIXED	MAHOGANY PAINTED	
4	2' - 4"	3' - 10"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
5	5' - 0"	2' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
7	2' - 4"	3' - 10"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
8	2' - 4"	3' - 10"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
9	2' - 0"	3' - 6"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
10	4' - 0"	2' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
11	4' - 0"	2' - 0"	6' - 8"	CASEMENT	MAHOGANY PAINTED	
12	2' - 6"	5' - 0"	7' - 0"	ARCHED HEAD D.H.	MAHOGANY PAINTED	
13	2' - 6"	5' - 0"	7' - 0"	ARCHED HEAD D.H.	MAHOGANY PAINTED	
14	2' - 6"	4' - 8"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
15	2' - 6"	4' - 8"	6' - 8"	DOUBLE HUNG	MAHOGANY PAINTED	
16	2' - 0"	2' - 0"		FIXED FIXED SKYLIGHT	SKYLIGHT-DARK BRONZE	VELUX
17	2' - 0"	2' - 0"		FIXED FIXED SKYLIGHT	SKYLIGHT-DARK BRONZE	VELUX

Attachment 3

WINDOW NOTES

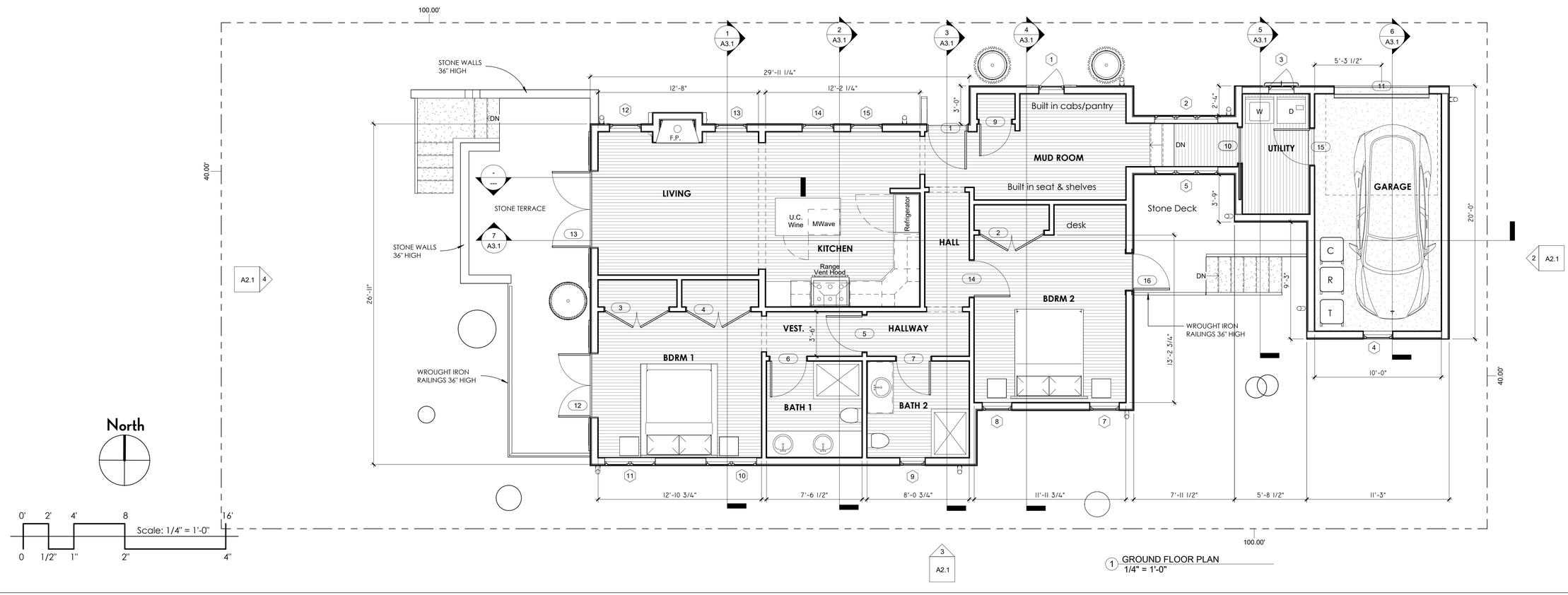
1. ALL WINDOWS shall be CUSTOM, TRUE-DIVIDED LITE, PAINTED MAHOGANY. By LOEWEN or APPROVED EQUAL.
2. ALL GLAZING shall be TEMPERED or LAMINATE SAFETY GLASS.
3. SKYLIGHTS shall have NON-REFLECTIVE GLASS and be EQUIPPED with INTERIOR SHADE. SKYLIGHT FLASHING shall be DARK to MATCH ROOF MATERIAL.

DOOR SCHEDULE

TAG	WIDTH	HEIGHT	THCKNESS	FIRE RATING	DESCRIPTION
1	3' - 0"	7' - 0"	0' - 1 1/2"	-	Wood arched top
2	5' - 0"	7' - 0"	0' - 1 1/2"		Pair
3	5' - 0"	7' - 0"	0' - 1 1/2"		Pair
4	5' - 0"	7' - 0"	0' - 1 1/2"		Pair
5	2' - 10"	7' - 0"	0' - 1 1/2"		
6	2' - 10"	7' - 0"	0' - 1 1/2"		
7	2' - 8"	7' - 0"	0' - 1 1/2"		
9	2' - 6"	6' - 8"	0' - 1 1/2"		
10	2' - 10"	6' - 8"	0' - 1 1/2"		Pocket
11	7' - 6"	8' - 0"			Garage Door
12	5' - 0"	7' - 0"	0' - 1 1/2"		
13	6' - 0"	8' - 0"	0' - 1 1/2"		
14	2' - 10"	7' - 0"	0' - 1 1/2"		
15	2' - 10"	6' - 8"	0' - 1 1/2"	20-min. label	Self-closing
16	2' - 10"	6' - 8"	0' - 1 1/2"		
17	2' - 8"	3' - 0"	0' - 2"		

DOOR NOTES

1. ALL EXTERIOR DOORS shall be CUSTOM, TRUE-DIVIDED LITE, PAINTED MAHOGANY.
2. ALL GLAZING shall be TEMPERED or LAMINATE SAFETY GLASS.
3. GARAGE DOOR shall be CUSTOM WOOD, with TRUE-DIVIDED LITE SAFETY GLAZING. PAINTED.



1 GROUND FLOOR PLAN
1/4" = 1'-0"

THOMAS REX HARDY, AIA
3826 BALBOA STREET
SAN FRANCISCO, CA 94108
(415) 837-0489

LICENSED ARCHITECT ☆ STATE OF CALIFORNIA ☆ THOMAS REX HARDY C-12683 EXP 5/31/2025

www.TRHaia.com

Pressey Residence
Ana & Daniel Pressey
3rd & Santa Fe, Carmel

APN # 010-029-019-000

No.	Description	Date

Design Review Part 1

FLOOR PLAN

Project No.	2004
Date	8/18/23
Drawn by	TRH
Scale	1/4" = 1'-0"

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PROPOSED MATERIALS

LEGACY COLLECTION

TAPERED BARREL MISSION 14 1/4" TILE LUDOWICI

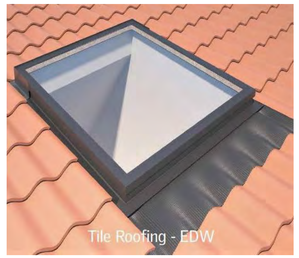


A mission barrel system comprised of small tapered mission caps and straight barrel pans with a smooth surface, Ludowici's short tight tapered barrel tiles create an authentic old European look. Greater pieces per square allow for enhanced color distribution when installing a color blended roof pattern. Tapered barrel Mission tiles are available in all standard and custom colors, mists and blends offered by Ludowici. See the *Colors of Ludowici* brochure for more information about our extensive color program.

ROOF TILES. LUDOWICI 14-1/4" TAPERED BARREL MISSION. CLAY RED.



ROOF TILES. LUDOWICI 14-1/4" TAPERED BARREL MISSION. CLAY RED.



VELUX LOW PROFILE SKYLIGHT with DARK FLASHING and NON-REEFLECTIVE GLASS. INTERIOR SHADES.



TYPICAL WROUGHT-IRON RAILING.

Attachment 3



RHEINZINK HALF-ROUND GUTTERS and 3" DIA. DOWNSPOUTS.

S|H STUDIOS lightingshs.com

Mission Ridge Small Outdoor Light – Short

Specifications

Width: 5"
Height: 10"
Projection: 7
Canopy Size: 4.5" x 8.75"
Max Wattage: E-26 60w
Weight: 6.5 lbs.
Sockets: 1
Weather Location: Wet



EXTERIOR LIGHT FIXTURE.
LED max. 225 lumens
Steven Handelman Studios
Bronze finish.

PROPOSED PAINT COLORS

All Benjamin-Moore colors.

Monterey White
HC-27

EXTERIOR PLASTER WALLS.

Aegean Teal
2136-40

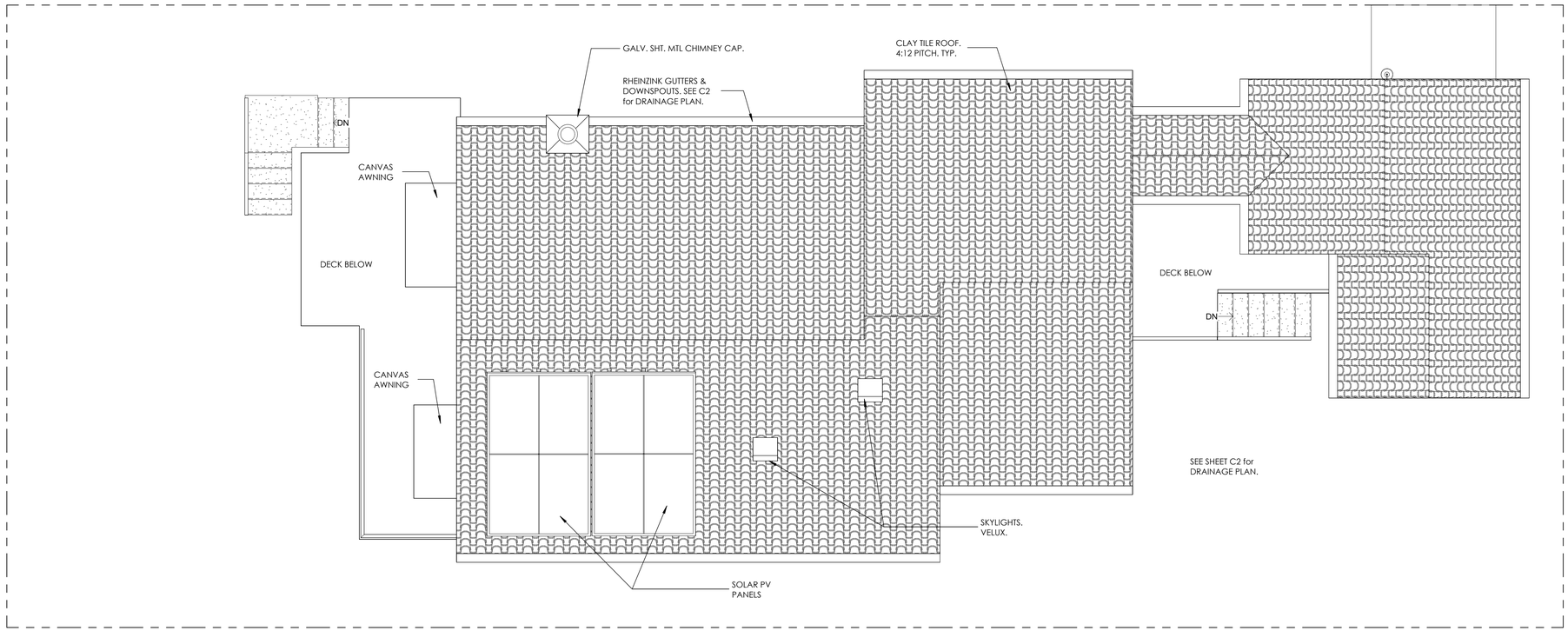
WINDOWS and TRIM.

Chrome Green
HC-189

ENTRY DOOR, GARAGE DOOR, SHUTTERS.



CARMEL STONE for LOW WALLS and STEPS



1 ROOF PLAN
1/4" = 1'-0"

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Design Review Part 1

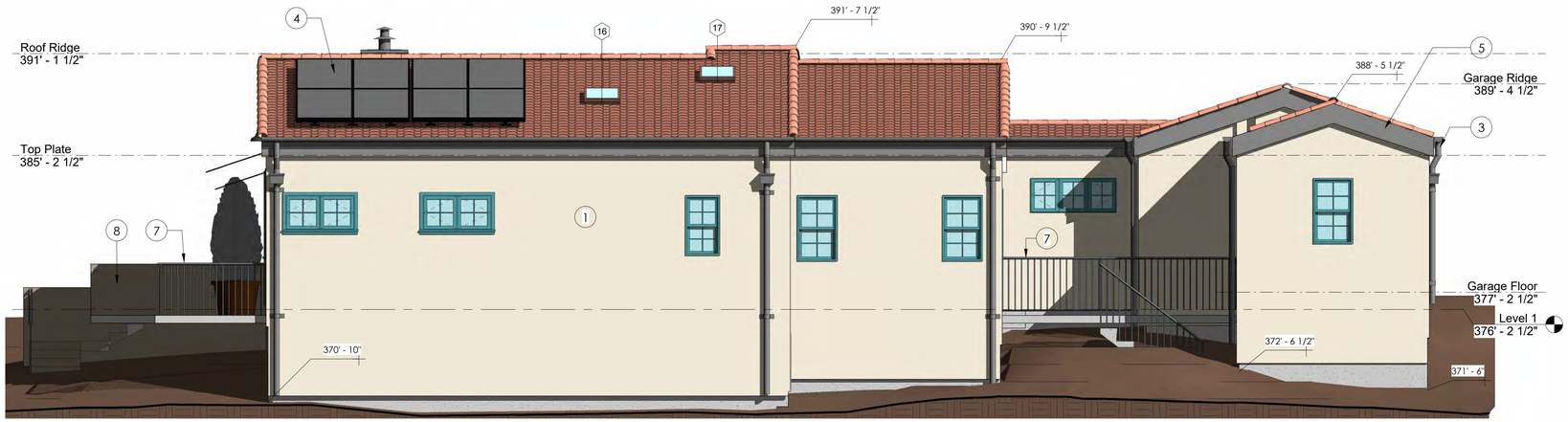
ROOF PLAN MATERIALS

Project No.	2004
Date	8/18/23
Drawn by	TRH
Scale	1/4" = 1'-0"

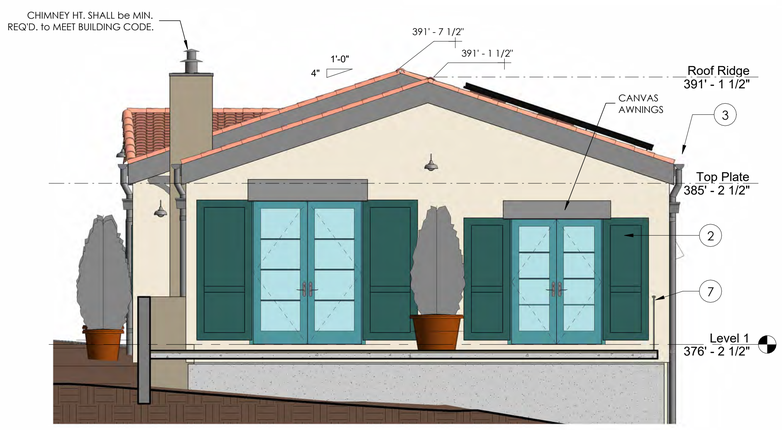
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Attachment 3



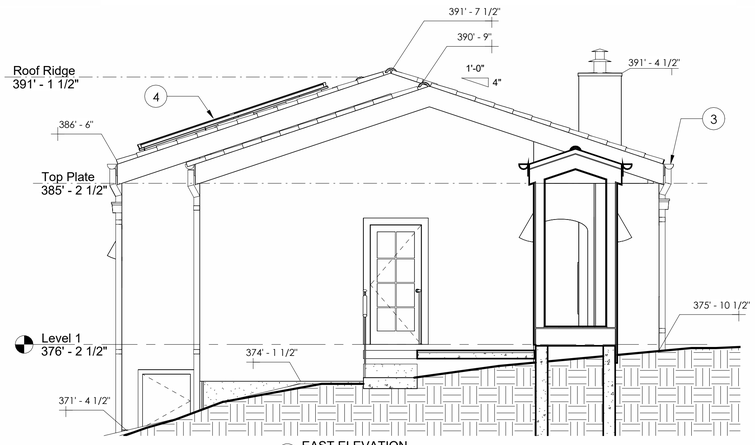
3 SOUTH ELEVATION
1/4" = 1'-0"



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

ELEVATION NOTES

1	PAINTED STUCCO. TYP.
2	WOOD SHUTTERS PAINTED.
3	RHEINZINK GUTTERS & DOWNSPOUTS
4	PV PANELS
5	CLAY TILE ROOF. Ludowici tapered barrel mission tile
6	MAHOGANY WINDOWS. PAINTED
7	WROUGHT IRON RAILINGS
8	CARMEL STONE



2 EAST ELEVATION
1/4" = 1'-0"



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

0' 2' 4' 8 16'
0 1/2" 1" 2" 4"
Scale: 1/4" = 1'-0"

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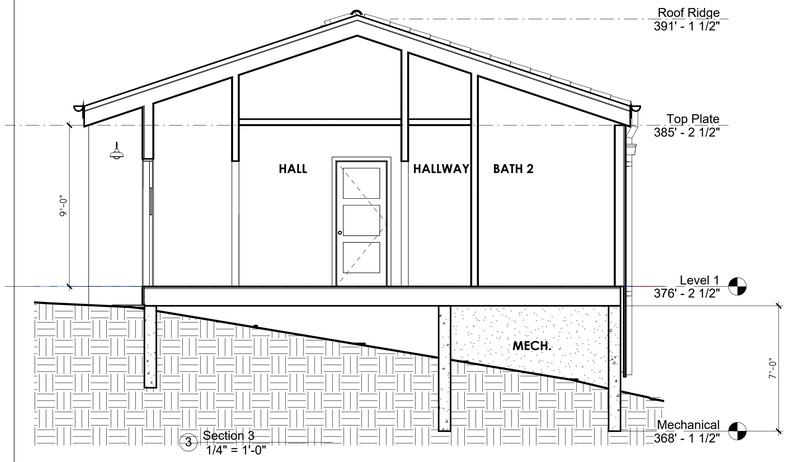
EXTERIOR ELEVATIONS

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Date	8/18/23
Drawn by	TRH
Scale	1/4" = 1'-0"

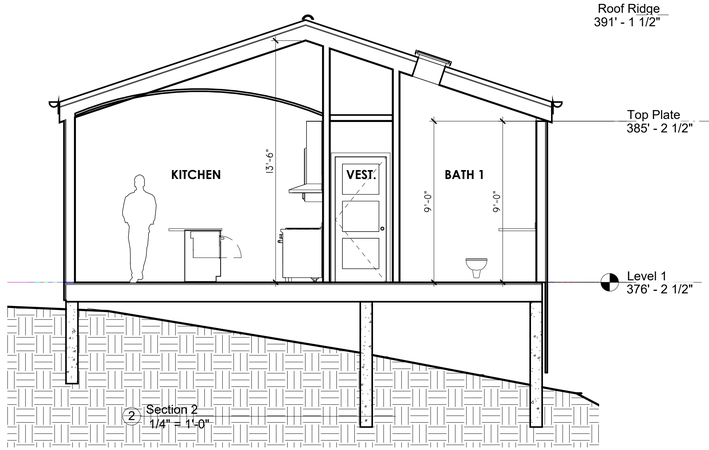
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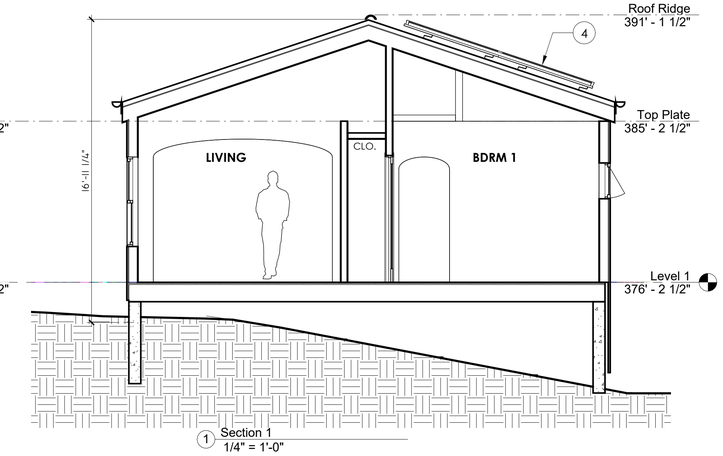
Attachment 3



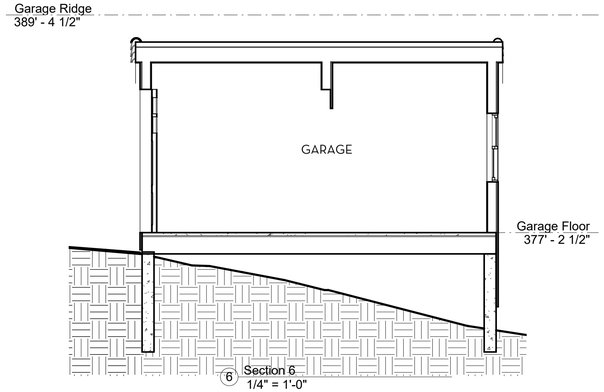
3 Section 3
1/4" = 1'-0"



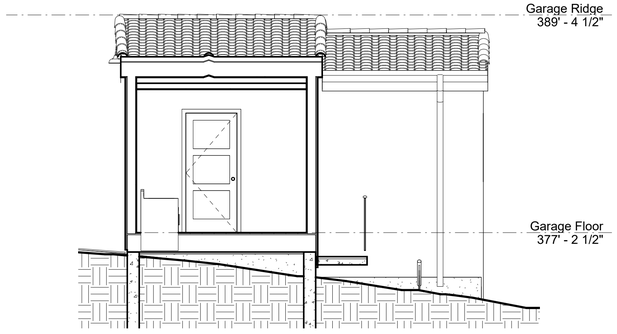
2 Section 2
1/4" = 1'-0"



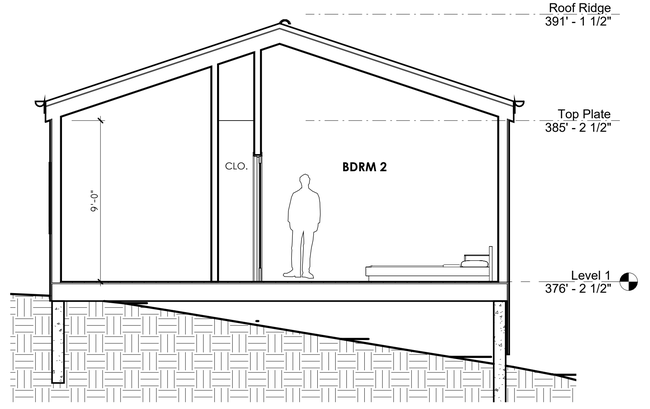
1 Section 1
1/4" = 1'-0"



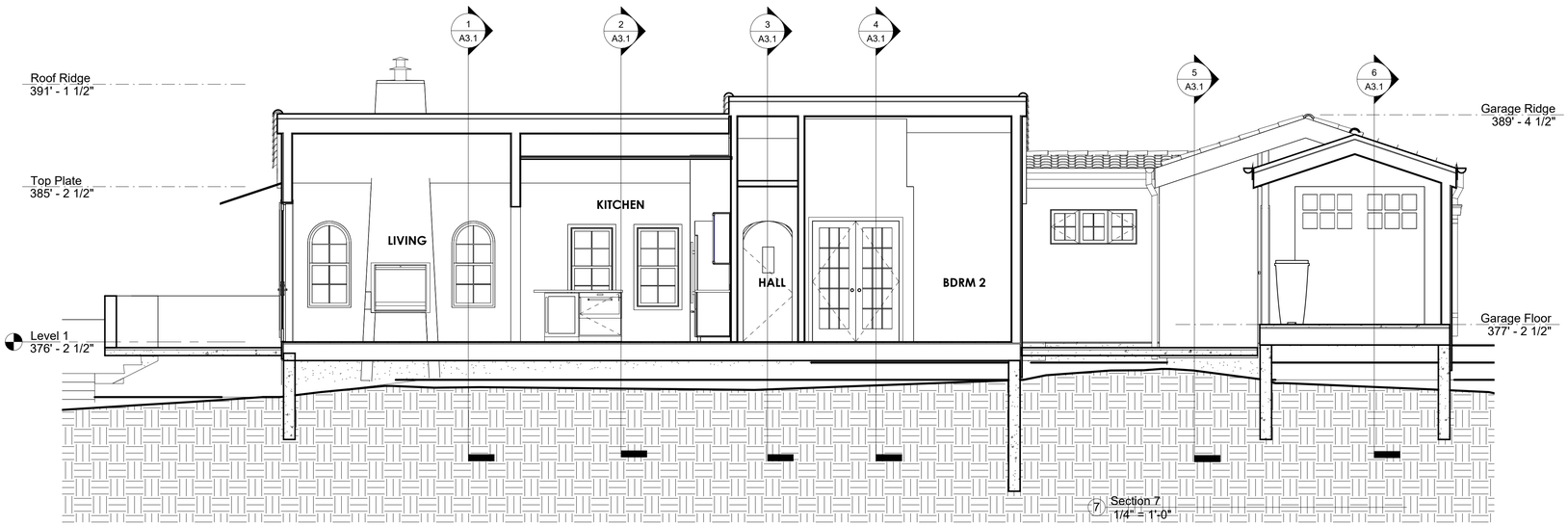
6 Section 6
1/4" = 1'-0"



5 Section 5
1/4" = 1'-0"



4 Section 4
1/4" = 1'-0"



7 Section 7
1/4" = 1'-0"

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Design Review Part 1

SECTIONS

Project No.	2004
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Scale	1/4" = 1'-0"

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PROPOSED PRESSEY RESIDENCE
GRADING & DRAINAGE IMPROVEMENT PLANS
LOT 2, BLOCK 39
MAP OF CARMEL CITY
VOLUME 1 CITIES & TOWNS, PAGE 52
(APN: 010-029-019)

PREPARED FOR

DANIEL & ANA PRESSEY

APRIL, 2023

BEST MANAGEMENT PRACTICE NOTES

1. **OWNER:**
DANIEL & ANA PRESSEY
1744 EMERALD DRIVE
CALISTOGA, CA 94515
PHONE: (707) 225-1831

2. **CIVIL ENGINEER: STEVEN C. WILSON**
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
PHONE: (831) 899-7899

3. **CONSTRUCTION SUPERINTENDENT:**
_____
_____

4. **ESTIMATED CONSTRUCTION STARTING & COMPLETION DATE:**
_____
24 HOUR PHONE NUMBER:
PHONE:_____ SITE PHONE:
CONTRACTOR:
_____
_____

5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. THE GRADING AND DRAINAGE PLANS SHALL BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
6. THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES SHALL BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT THE WINTER MONTHS. WHENEVER RAIN IS FORECAST, AT THE END OF THE LAST DAY OF A WORK WEEK OR BEFORE ANY EXTENDED SUSPENSION OF WORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE MEASURES SHOWN ON THESE PLANS SHALL BE IN PLACE AND SATISFACTORILY INSTALLED TO PROVIDE THE INTENDED PROTECTION. AFTER EACH RAIN, THE GENERAL CONTRACTOR SHALL INSPECT THE EROSION CONTROL AND STORM WATER POLLUTION CONTROL MEASURES TO DETERMINE THAT THEY OPERATED SATISFACTORILY. REPAIRS SHALL BE MADE AS REQUIRED. IF IT IS DETERMINED THAT A PARTICULAR MEASURE IS NOT PROVIDING THE INTENDED PROTECTION, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND DESIGN ENGINEER TO DETERMINE ALTERNATIVE MEASURES. ALTERNATIVE DESIGNS WILL BE SUBMITTED TO THE CITY OF CARMEL BY THE SEA FOR REVIEW PRIOR TO IMPLEMENTATION.
7. THE GENERAL CONTRACTOR SHALL KEEP ADEQUATE SUPPLIES ON SITE TO PROVIDE EMERGENCY REPAIRS AS REQUIRED. THESE SUPPLIES MAY BE ADDITIONAL SILT FENCING, FILTER FABRIC, STRAW BALES, JUTE NETTING, BAGS AND TARPS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
9. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
10. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
11. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
12. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
13. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
14. HYDROSEEDING SHALL BE APPLIED AS PER CALTRANS SPECIFICATIONS, OR AS OTHERWISE NOTED ON THESE PLANS.
15. WITH THE APPROVAL OF THE CIVIL ENGINEER, THE EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGE CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
   E. SEDIMENT REMOVED FROM TRAPS SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. SAND BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE SAND BAG.

EROSION & SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF THE SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1ST OF EACH YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY OF CARMEL BY THE SEA.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ON TO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY OF CARMEL BY THE SEA.
5. IF HYDRO SEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER; 2) BLOWN STRAW; 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. THIS EROSION CONTROL AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY OF CARMEL BY THE SEA OR REPRESENTATIVE OF ANY FIELD CHANGES.

Attachment 2

SEED AND STRAW MULCH

1. SEED AND STRAW MULCH IS TO BE USED FOR SOIL DISTURBED AREAS AS A MEANS FOR TEMPORARY PROTECTION UNTIL PERMANENT STABILIZATION IS ESTABLISHED. IT MAY BE USED ON SLOPES UP TO 2:1 H:V (50%).
2. SEED AND STRAW MULCH SHALL CONSIST OF SPREADING SEED (A MINIMUM OF 5 LBS/1000 SQ. FT.) OVER DISTURBED AREAS AND THEN PLACING A UNIFORM LAYER OF STRAW (2-3 BALES/1000 SQ.FT.) INCORPORATING IT INTO THE SOIL WITH A STUDDED ROLLER OR ANCHORING IT WITH A TACKIFIER STABILIZING EMULSION.
3. NOTE: IN AREAS THAT ARE NOT SENSITIVE HABITAT, THE SEED SHALL BE ANNUAL WINTER BARLEY AND THE STRAW SHALL BE DERIVED FROM RICE, BARLEY OR WHEAT. IN AREAS THAT ARE SENSITIVE HABITAT, THE SEED MIX AND STRAW SHALL BE AS RECOMMENDED BY THE PROJECT BIOLOGIST, BE INDICATED ON THE PLANS, AND APPROVED BY THE PLANNING DEPARTMENT.

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS
1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
2. ALL CHEMICALS SHALL BE STORED IN WATERTIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

WASTE MANAGEMENT
1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY; AND
9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

VEHICLE STORAGE AND MAINTENANCE
1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ONSITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

LANDSCAPE MATERIALS
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
4. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

WASTE MANAGEMENT PLAN

REF: CALIFORNIA STORMWATER BMP HANDBOOK, CONSTRUCTION, SECT. 4

1. THE CONTRACTOR SHALL MAINTAIN AND MONITOR THE HANDLING AND DISPOSAL OF ALL WASTE GENERATED ON SITE.
2. STORE HAZARDOUS MATERIALS AND WASTE IN COVERED CONTAINERS AND PROTECT FROM VANDALISM.
3. ENSURE THAT A STOCKPILE OF SPILL CLEANUP MATERIALS ARE AVAILABLE AND READILY ACCESSIBLE.
4. DO NOT ALLOW WATER USED FOR CLEANING AND DECONTAMINATION TO ENTER STORM DRAINS OR WATERCOURSES.
5. COLLECT AND DISPOSE OF CONTAMINATED WATER IN ACCORDANCE WITH WM-10, LIQUID WASTE MANAGEMENT.
6. DRIP PANS OR ABSORBENT MATERIALS SHALL BE PLACED UNDER PAVING EQUIPMENT WHEN NOT IN USE.
7. FOR REFUELING ON SITE, USE DESIGNATED AREAS LOCATED AWAY FROM WATER COURSES.
8. WHEN FUELING, USE SECONDARY CONTAINMENT TO CATCH SPILL/LEAKS.
9. DUMPSTERS SHALL BE MAINTAINED ON SITE FOR THE COLLECTION AND DISPOSAL OF CONSTRUCTION WASTE.
10. HAZARDOUS WASTE SHALL BE SEGREGATED FROM NONHAZARDOUS CONSTRUCTION WASTE.
11. KEEP HAZARDOUS WASTE CONTAINERS IN SECONDARY STORAGE.
12. ALL HAZARDOUS WASTE SHALL BE STORED, TRANSPORTED, AND DISPOSED AS REQUIRED IN TITLE 22 CCR, DIVISION 4.5 AND 49 CFR 261-263.
16. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY.
17. A CONCRETE WASHOUT FACILITY SHALL BE CONSTRUCTED ON SITE. SEE DETAIL 'E' LOCATED ON SHEET C-4.
18. DISPOSE OF HARDENED CONCRETE WASTE ON A REGULAR BASIS IN ACCORDANCE WITH WM-5, SOLID WASTE MANAGEMENT.
19. SANITARY FACILITIES SHALL BE PROVIDED AND MAINTAINED ON SITE.

TREE TRIMMING NOTES

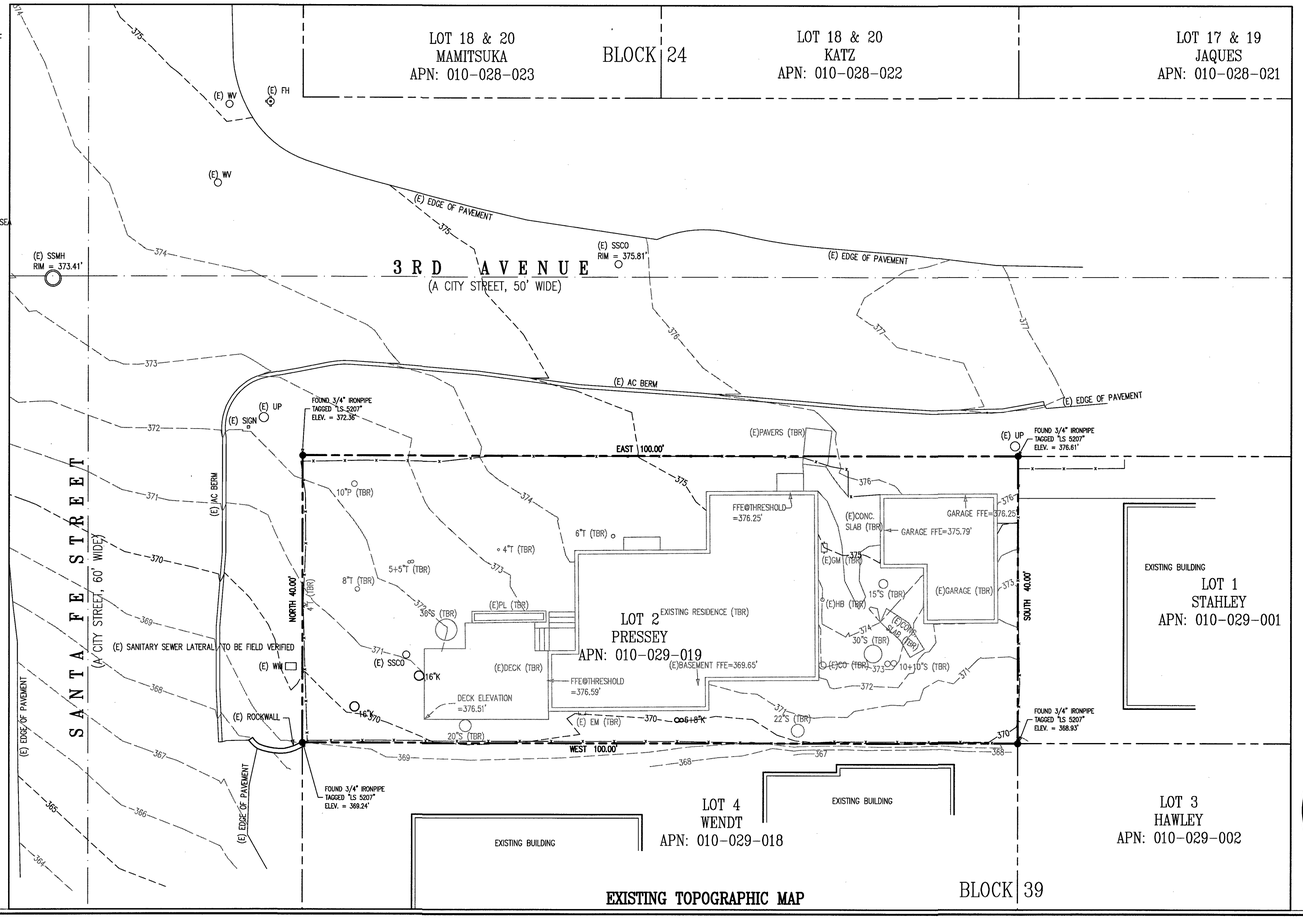
1. ALL TREE PRUNING MUST BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST TO ENSURE THE PROPER ASSESSMENT OF DRIP LINE AND THAT STANDARD TREE PRUNING PRACTICES ARE UPHELD. REFER TO SPECIFICATION SECTION 02231 TREE PROTECTION, SECTION 3.02 FOR THE BEST PRACTICES OF TREE PRUNING AS SPECIFIED BY THE ISA.
2. NO LIMBS OR ROOTS SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST OCCUR UNDER THE SUPERVISION OF A LICENSED ARBORIST.
3. NOTIFY THE LANDSCAPE ARCHITECT WHEN A TREE LIMB OR ROOT IS IN CONFLICT WITH THE CONSTRUCTION.
4. PRUNE TREES TO BALANCE THE CROWN, AND ELIMINATE HAZARDS. PERFORM MAIN WORK TO REDUCE SAIL EFFECT THROUGH THINNING, REDUCING END WEIGHTS, SHORTENING LONG HEAVY LIMBS, REMOVING DEADWOOD, WEAK LIMBS AND SUCKER GROWTH. PRUNE LIMBS BACK TO AN APPROPRIATE LATERAL BRANCH.
5. MAKE FINAL CUTS AT THE OUTER EDGE OF THE BRANCH COLLAR IN ACCORDANCE WITH ARBORISTS RECOMMENDATIONS.
6. PERFORM PRUNING WORK IN A SAFE AND PROPER MANNER, ADHERING TO CAL-OSHA AND ANSI STANDARDS.
7. AVOID CUTTING TO PREVENT DISRUPTION OF THE TREE'S WATER AND NUTRIENT CARRYING CAPACITY AND THE NATURAL STABILITY BASED ON BALANCE OF RADIAL OR SINKER ROOT SYSTEM. UNDERGROUND UTILITIES SHALL WHERE POSSIBLE, BE ROUTED OUTSIDE THE TREE PROTECTION ZONE.

SURVEY NOTES

1. 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.
2. ELEVATIONS SHOWN ARE BASED ON NGVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAMT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT AS SHOWN ON THIS MAP. ELEVATION = 137.44'
3. CONTOUR INTERVAL = 1 FOOT.
4. ALL TREES ARE SHOWN IN INCHES.
5. TOPOGRAPHIC SURVEY PROVIDED BY RASMUSSEN LAND SURVEYING, INC., DATED FEBRUARY, 2019.

ROOF WATER COLLECTION NOTES:

1. ALL ROOF RUNOFF SHALL BE COLLECTED BY EVE GUTTERS AND RAIN WATER LEADERS.
2. ALL DOWNSPOUTS AT LANDSCAPE AREAS TO UTILIZE SPLASH BLOCKS AND SHALL SURFACE DRAIN TO STORMWATER DISPERSION TRENCH CONTROL MEASURE.
3. MAINTAIN POSITIVE SLOPE AWAY FROM EXTERIOR OF BUILDING AND ADJOING PROPERTIES PER THE 2016 CALIFORNIA BUILDING CODE.



EXISTING TOPOGRAPHIC MAP

APPLICANT INFORMATION

PROJECT APN:	010-029-019
ADDRESS:	SE CORNER OF SANTA FE & 3RD AVENUE. CARMEL BY THE SEA, CA 93921 (707) 225-1831
OWNER:	DANIEL & ANA PRESSEY P.O BOX 632 CALISTOGA, CA 94515 (707) 225-1831
CIVIL ENGINEER:	STEVEN C. WILSON, RCE25136 MONTEREY BAY ENGINEERS, INC. 607 CHARLES AVENUE, SUITE B SEASIDE, CA 93955 (831) 899-7899
PROJECT ARCHITECT:	THOMAS REX HARDY, AIA 3826 BALBOA STREET SAN FRANCISCO, CA 94121 (415) 837-0489

GRADING NOTES

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2016 C.B.C, UFC, UMC, UPC, TITLE 24 AND 1996 NEC, AND THE LATEST CITY OF CARMEL BY THE SEA STANDARDS AND SPECIFICATION.
2. ALL GRADING SHALL CONFORM TO THE LATEST CITY OF CARMEL BY THE SEA STANDARDS AND SPECIFICATIONS, AND GRADING ORDINANCES.
3. ALL LOOSE SOIL TO WITHIN FIVE FEET OUTSIDE THE BUILDING AREAS MUST BE4 SUBEXCAVATED TO A DEPTH OF 30" OR MORE AS NEEDED AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, THEN BACKFILLED AND RECOMPACTED.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
5. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION UNDER DRIVEWAY AND PAVED AREAS, AND 90% ELSEWHERE.
6. SOIL TYPE: ESD-ELKHORN FINE SANDY LOAM.
7. ALL FILL SHOULD BE PLACED AND COMPACTED IN 8" LIFTS.
8. FLEXIBLE PIPE SHALL NOT BE USED IN THIS PROJECT.
9 TOPOGRAPHIC INFORMATION TAKEN FROM FIELD DATA OBTAINED BY MONTEREY BAY ENGINEERS, INC., DATED AUGUST, 2020.
10. ESTIMATED EARTHWORK QUANTITIES:

CUT:	38 CUYDS.
FILL:	38 CUYDS.
TOTAL:	0 CUYDS.
EXPORT:	0 CUYDS.

11. EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER. TOPSOIL FILL TO BE SPREAD A MAXIMUM OF 12" THICK (DEEP) OVER ALL AREAS NOT OCCUPIED BY PAVING OR STRUCTURES FOR FINAL LANDSCAPING.
12. ALL CUT SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. ROCK OVER TWELVE INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN A FILL. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY, AND WHICH DOES NOT EXCEED 12 INCHES IN DEPTH.
13. ALL GRADING AROUND THE HOUSE SHOULD SLOPE AWAY FROM THE STRUCTURE AT 2% FOR 5' MIN.
14. ALL CUT AND FILL SLOPES ARE SPECIFIED NOT STEEPER THAN 2' HORIZONTAL = 1' VERTICAL.
15. PRIOR TO PLACEMENT OF EARTHEN FILL, THE FILL KEY WAY SHALL BE INSPECTED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
16. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
17. GRADING WORK WILL BEGIN WITHIN 180 DAYS OF THE ISSUANCE OF A GRADING PERMIT.
18. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
19. A WATER TRUCK SHALL BE MAINTAINED ON SITE AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION.
20. THE PURPOSE OF GRADING IS FOR THE PROPOSED NEW RESIDENCE.
21. DUST FROM THE GRADING OPERATION MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS.

TREE PROTECTION NOTES

1. NO NATIVE TREES ARE TO BE REMOVED DURING THIS PROJECT.
2. NATIVE TREES SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION.
3. A TREE PROTECTION PLAN SHALL BE APPROVED AND IN PLACE PRIOR TO THE ISSUANCE OF ANY PERMITS.
4. PROTECTIVE FENCING IS TO BE PLACED PRIOR TO THE START OF EARTHWORK.
5. ANY CUT, FILL AND/OR BUILDING FOUNDATIONS LOCATED WITHIN A MINIMUM OF 3 TIMES THE DIAMETER OF THE TREE AWAY FROM THE TRUNK OF ALL TREES SCHEDULED FOR PRESERVATION MUST BE ACCOMPANIED BY TREE PROTECTION MEASURES PROVIDED BY THE APPLICANT TO BE REVIEWED BY PLANNING STAFF.
6. THE MINIMUM RECOMMENDED DISTANCE PERMITTED SHALL BE 6'-0" AWAY FROM THE OUTSIDE EDGE OF THE TRUNK FOR ALL TREES OF A DIAMETER OF LESS THAN 2'-0".
7. DIAMETER OF A TREE SHALL BE MEASURED AT 4'-6" ABOVE THE SURROUNDING GRADE (DIAMETER AT BREAST HEIGHT (DBH))
8. ALL TREES SCHEDULED FOR PRESERVATION (WHICH MAY BE AT RISK OF INJURY OR HARM DURING TREE REMOVAL OF TREES APPROVED FOR REMOVAL OR DURING GRADING, TRENCHING OR OTHER ACTIVITIES ASSOCIATED WITH THIS PROJECT) SHALL BE TEMPORARILY FENCED DURING SUCH ACTIVITIES.
9. FENCING SHALL BE INSTALLED PRIOR TO THE BEGINNING OF TREE REMOVALS, GRADING AND CONSTRUCTION.
10. FENCING SHALL BE INSTALLED AT THE EDGE OF THE ROOT ZONE UNLESS AN ALTERNATE LOCATION DETERMINED ESSENTIAL TO THE CONSTRUCTION OF THE PROJECT IS APPROVED. THE ROOT ZONE IS DETERMINED TO BE THE AREA LOCATED WITHIN A DISTANCE OF 15 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS.
11. FENCING SHALL CONSIST OF CHAIN LINK OR PLASTIC LINK FENCE, RIGIDLY SUPPORTED AND MAINTAINED DURING ALL CONSTRUCTION AT A MINIMUM HEIGHT OF 4'-0" ABOVE GRADE. REMOVAL OF FENCING SHALL BE AT THE DIRECTION OF THE MONTEREY COUNTY PLANNING DEPARTMENT.
12. FENCED AREAS SHALL BE MAINTAINED IN NATURAL CONDITION AND NOT BE USED FOR ANY MATERIAL OR EQUIPMENT STORAGE.
13. UTILITY AND DRAIN LINES SHALL BE LOCATED OUTSIDE OF THE ROOT ZONE UNLESS ESSENTIAL TO DEVELOPMENT AS APPROVED. UTILITY LINES SHALL NOT BE WITHIN 3' OF THE TRUNK.
14. NO ROOT WITH A DIAMETER GREATER THAN 2" SHALL BE CUT. USE A SAW TO CUT ROOTS TO LEAVE A SMOOTH SURFACE AND AVOID JAGGED CUTS AND TEARING OF THE ROOT.
15. ABSORBENT TARPS SHALL BE PLACED OVER GRADE CUTS WHERE ROOTS ARE EXPOSED. TARPS ARE TO BE SECURED WITH STAKES AND 2" TO 4" OF COMPOST OR WOOD CHIPS TO PREVENT MOISTURE LOSS. MOISTURE LEVELS BENEATH THE TARP ARE TO BE KEPT COMPARABLE TO MOISTURE LEVELS IN THE SURROUNDING SOIL.
16. ALL TREE PRUNING MUST BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST TO ENSURE THE PROPER ASSESSMENT OF DRIP LINE AND THAT STANDARD TREE PRUNING PRACTICES ARE UPHELD. REFER TO SPECIFICATION SECTION 02231 TREE PROTECTION, SECTION 3.02 FOR THE BEST PRACTICES OF TREE PRUNING AS SPECIFIED BY THE ISA.

GRADING LEGEND

(E) EXISTING	FG FINISHED GRADE	50 / 49	EXISTING CONTOURS
(P) PROPOSED	FL FLOWLINE	50 / 49	PROPOSED CONTOURS
(F) FUTURE	INV INVERT ELEVATION		(E) CHAIN LINK FENCE
AB AGGREGATE BASE	PL PROPERTY LINE		PROPOSED BUILDING
AC ASPHALT CONCRETE	RIM RIM ELEVATION		
BW BASE OF WALL	TBR TO BE REMOVED/RELOCATED		ASPHALT
C&G CURB & GUTTER	TC TOP OF CURB		BUILDING PAD(S)
CB CATCH BASIN	TDC TOP OF DEPRESSED CURB		CONCRETE
CL CENTERLINE	T.E TRASH ENCLOSURE		LANDSCAPING
CO CLEAN OUT	TW TOP OF WALL		
CONC. CONCRETE	UP UTILITY POLE	XX.XX'	TOP OF CURB ELEVATION
D/W DRIVEWAY	WM WATER METER	XX.XX'	FLOWLINE ELEVATION
DI DROP INLET	R RADIUS		
EL OR ELEV. ELEVATION	RWL RAIN WATER LEADER		
FC FACE OF CURB	S SLOPE		
FF FINISHED FLOOR			

UTILITY LEGEND

(E) EXISTING	INV INVERT ELEVATION	SD	STORM DRAIN LINE
(N) NEW	LF LINEAR FEET	SS	SEWER LINE
AB AGGREGATE BASE	(P) PROPOSED	W	WATER LINE
AC ASPHALT CONCRETE	R RADIUS	CTCO	JOINT UTILITY TRENCH
BFP BACKFLOW PREVENTER	RIM RIM ELEVATION		4" PVC RAIN WATER LEADER
BW BACK OF SIDEWALK	RWL RAIN WATER LEADER		4" PREFORATED WALL DRAIN
C&G CURB & GUTTER	S SLOPE		PROPOSED BUILDING
CB CATCH BASIN	SD STORM DRAIN		ASPHALT
CL CENTERLINE	SF SQUARE FEET		BUILDING PAD(S)
CO CLEAN OUT	TB THRUST BLOCK		CONCRETE
D/W DRIVEWAY	TBD TO BE DETERMINED		LANDSCAPING
DI DROP INLET	TBR TO BE REMOVED/RELOCATED		
DS DOWN SPOUT	TC TOP OF CURB		
FD FLOOR DRAIN	TDC TOP OF DEPRESSED CURB		
FF FINISHED FLOOR	UP UTILITY POLE		
FG FINISHED GRADE	WM WATER METER		
FL FLOWLINE	WV WATER VALVE		
GB GRADE BREAK			

SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CALIFORNIA
6/21/2023

REVISIONS	
DATE	BY

JOB No. 22-123

CIVIL IMPROVEMENT PLANS

PROJECT SPECIFICATIONS & KEY MAP
LOT 2, BLOCK 39, MAP OF CARMEL CITY
VOLUME 1, CITIES & TOWNS, PAGE 52, RECORDS OF MONTEREY COUNTY
APN: 010-029-019
CARMEL BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
DANIEL & ANA PRESSEY

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
1" = 10'	APRIL, 2023	SPH	C1 OF 11SHEETS

LOT 18 & 20
MAMITSUKA
APN: 010-028-023

BLOCK 24

LOT 18 & 20
KATZ
APN: 010-028-022

LOT 17 & 19
JAQUES
APN: 010-028-021

3RD AVENUE
(A CITY STREET, 50' WIDE)

SANTA FE STREET
(A CITY STREET, 60' WIDE)

(E) EDGE OF PAVEMENT
(E) WV
(E) FH
(E) SSMH
RIM = 373.41'
(E) SSCO
RIM = 375.81'
(E) AC BERM
(E) SIGN
(E) UP
FOUND 3/4" IRONPIPE TAGGED "LS 5207" ELEV. = 372.38'
(P) V-64 D.I. WITH SILT TRAP
CONSTRUCT (P) ROOF WATER DISPERSION OUTLET PER DETAIL 1
(P) 4" PVC ROOF WATER STORM DRAIN
(P) SHREDDED WOODCHIPS
EAST 100.00'
(P) STONE PATHWAY
(P) DRIVEWAY
(P) JOINT UTILITY TRENCH
FOUND 3/4" IRONPIPE TAGGED "LS 5207" ELEV. = 376.61'
(P) HOUSE
FF ELEV.=376.30'
LOT 2
PRESSEY
APN: 010-029-019
(P) GARAGE
FF ELEV.=377.30'
(P) STONE TERRACE
(P) STONE DECK
HIGH LEVEL @ 376.26'
NORTH 40.00'
SOUTH 40.00'
(E) SANITARY SEWER LATERAL TO BE FIELD VERIFIED
(E) WM
(E) ROCKWALL
Attachment 3
(P) 4" PVC ROOF WATER STORM DRAIN
WEST 100.00'
(P) V-64 D.I. WITH SILT TRAP
FOUND 3/4" IRONPIPE TAGGED "LS 5207" ELEV. = 369.24'
HAND DIG AROUND (E) OAK TREE AND TUNNEL UNDER ROOTS TO AVOID DAMAGE.
FOUND 3/4" IRONPIPE TAGGED "LS 5207" ELEV. = 368.93'
(P) CO
EXISTING BUILDING
LOT 1
STAHLEY
APN: 010-029-001
LOT 4
WENDT
APN: 010-029-018
EXISTING BUILDING
SCALE: 1" = 8'

8" MIN. UNDER CONCRETE
12" MIN. UNDER A.C.
RAINWATER LEADER, PER ARCHITECT PLANS
PVC STORM DRAIN
PROFILE
BUILDING WALL
FINISH FLOOR SLAB ELEVATION PER PLAN SEE STRUCTURAL PLAN
RAINWATER LEADER
CONCRETE
12" MIN
4" PVC

A RAIN WATER LEADER DETAIL
NOT TO SCALE

CHRISTY V1 BOX WITH FBD LID
CONCRETE WALK
THREADED PLUG
LONG 90° SWEEP

B RAIN WATER LEADER CLEAN OUT DETAIL
NOT TO SCALE

V-64 DROP INLET
SLOPE VARIES
SLOPE VARIES
CONC. PAVING
6"ø PVC TO INFILTRATOR SYSTEM S=0.020 MIN.
INV OUT ELEV = PER PLAN
12" MIN.
12"
MAXIMUM ELEV.
12"

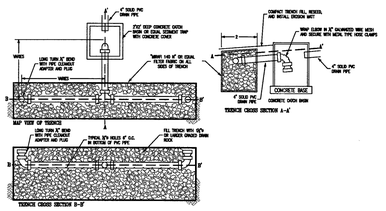
C V-64 GREASE TRAP DETAIL
NOT TO SCALE
NOTE: WATER TIGHT CONSTRUCTION OF CATCH BASIN IS REQUIRED.

PROPOSED BUILDING
DOWNSPOUT
PRECAST CONCRETE SPLASH BLOCK
RIVER ROCK
FLOW
PLAN VIEW
DOWNSPOUT
PRECAST CONCRETE SPLASH BLOCK
RIVER ROCK
FINISH FLOOR
SLOPE
FINISH GRADE WITH LANDSCAPING
CONC. FOUNDATION

D SPLASH BLOCK DETAIL
NOT TO SCALE

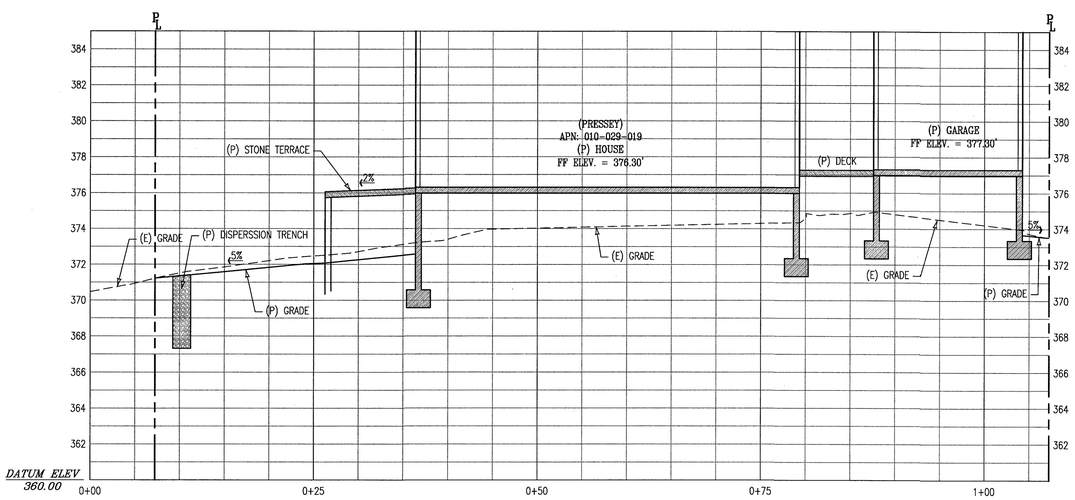
(N) GRADE
24" MIN COVER
CATV
ELECTRICAL
COMMUNICATION
12" MIN
12" MIN.
POLYETHELENE GAS
18"

E PG&E TRENCH DETAIL
NOT TO SCALE

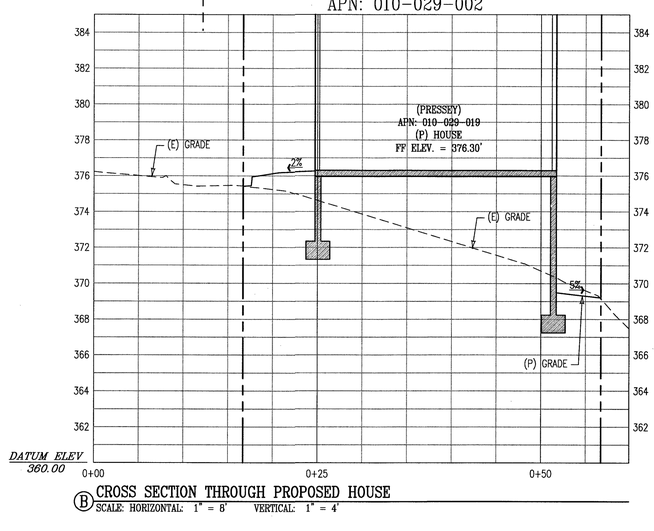


F ROOF WATER DISPERSION OUTLET DETAIL
NOT TO SCALE

NOTES:
1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
2. TRENCH TO BE 4" OR EQUAL PLUS FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP AND BOTTOM OF TRENCH.
3. DISPERSION TRENCH SHALL BE LOCATED ON THE LOWEST SIDE OF THE PROPERTY.
4. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.



A CROSS SECTION THROUGH PROPOSED HOUSE AND GARAGE
SCALE: HORIZONTAL: 1" = 8' VERTICAL: 1" = 4'



B CROSS SECTION THROUGH PROPOSED HOUSE
SCALE: HORIZONTAL: 1" = 8' VERTICAL: 1" = 4'

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CA
6/21/2023

REVISIONS	
DATE	BY

JOB No. 22-123

CIVIL IMPROVEMENT PLANS

GRADING & DRAINAGE PLANS

LOT 2, BLOCK 39, MAP OF CARMEL CITY
VOLUME 1, CITIES & TOWNS, PAGE 52, RECORDS OF MONTEREY COUNTY
APN: 010-029-019

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

PREPARED FOR
DANIEL & ANA PRESSEY

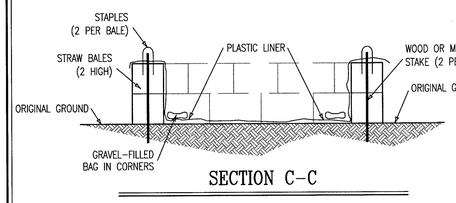
BY

MONTEREY BAY ENGINEERS, INC.
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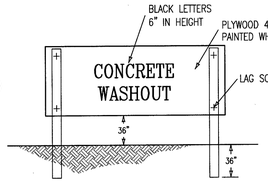
SCALE	DATE	DRAWN BY	SHEET
1" = 8'	APRIL, 2023	SPH	C2 OF THREE

NOTES

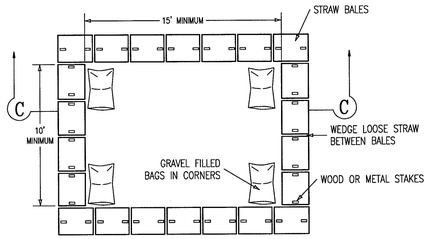
1. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
2. STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON SITE. PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON SITE, EXCEPT IN DESIGNATED AREAS.
3. LOCATE WASHOUT AREA AT LEAST 50' FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
4. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO A BERMED OR LEVEL AREA. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAIN. COLLECT AND RETURN SWEEPINGS TO AGGREGATE BASE STOCK PILE, OR DISPOSE IN TRASH.



SECTION C–C



CONCRETE WASHOUT SIGN DETAIL

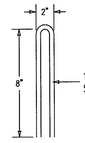


ON GRADE WASHOUT FACILITY

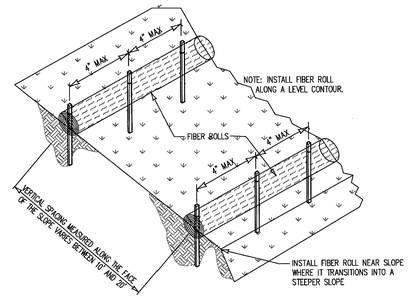
PLAN VIEW

15 TEMPORARY CONCRETE WASHOUT FACILITY

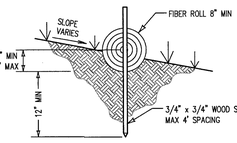
NOT TO SCALE



STAPLE DETAIL



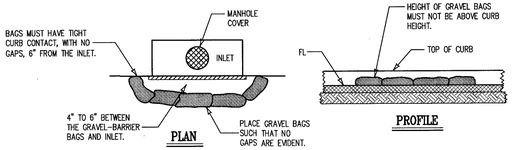
TYPICAL FIBER ROLL INSTALLATION



ENTRENCHMENT DETAIL

15 FIBER ROLLS

NOT TO SCALE



NOTES

1. GRAVEL BAGS SHALL CONTAIN 1" TO 2" DIAMETER ROCK CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS ABOUT 24" LONG, 12" WIDE, AND 6" HIGH.

16 DRAIN INLET BARRIER

NOT TO SCALE

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ 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.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

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.



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.

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.
- ❑ 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.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



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, fiber rolls, 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.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - 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 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.
- ❑ 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.



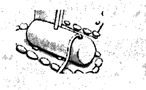
PAINTING & PAINT REMOVAL

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



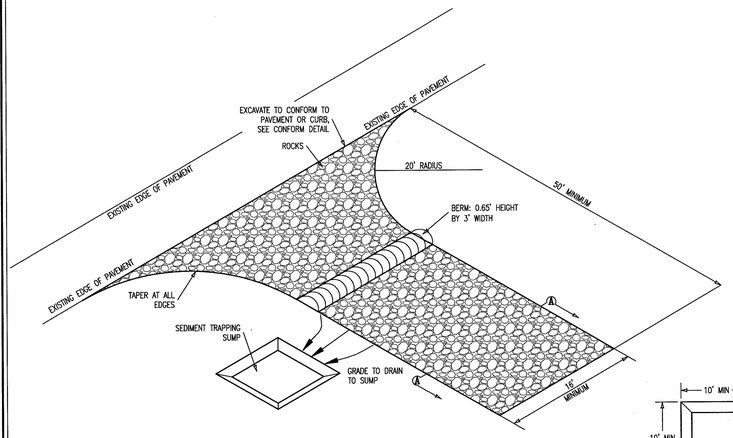
DEWATERING

- ❑ 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 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 may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

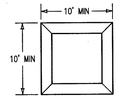
* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

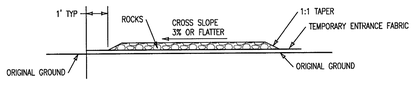
Attachment 3



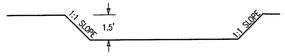
PERSPECTIVE VIEW



PLAN VIEW



SECTION A–A



ELEVATION
SEDIMENT TRAPPING SUMP

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. **BEST MANAGEMENT PRACTICES (BMPS)** AT A MINIMUM, THE FOLLOWING BMPS ARE REQUIREDREGARDLESS OF WEATHER CONDITIONS, AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.

A. **WET WEATHER MEASURES** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON – OCTOBER 15 THROUGH APRIL 15. OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.

B. **EXISTING VEGETATION** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE; INSTALL APPROPRIATE/PROTECTIVE FENCING, PERIMETER CONTROLS PRIOR TO WORK.

C. **EROSION AND SEDIMENT CONTROL** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPS SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENTON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE.

D. **STOCKPILE MANAGEMENT**
1.) ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2.) STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3.) NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.

E. **WASTE MANAGEMENT** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ONSITE, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.

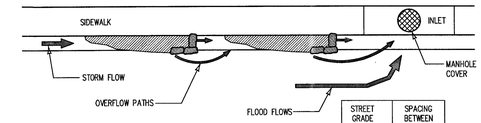
F. **VEHICLES AND EQUIPMENT** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVER AND/OR DRIP PANS.

G. **DRAIN/INLET PROTECTION & PERIMETER CONTROLS** DRAINS/INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT,OR ANY DEBRIS, AND INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE IN A MANNER NOT IMPEDING TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE. ALSO, CHANGING CONSTRUCTION CONDITIONS NECESSITATE THAT THE TYPE OF INLET AND DRAIN PROTECTION IMPLEMENTED BE CHANGED AND/OR ADJUSTED BY THE CONTRACTOR TO ADEQUATELY PROTECT THE STORM DRAIN SYSTEM DURING THE VARIOUS CONSTRUCTION PHASES.

H. **SWEEPING** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEPT (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.

I. **DEWATERING** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C). ASBS DRAINAGES HAVE GREATER RESTRICTIONS. ANY PROPOSED DEWATERING MUST BE REVIEWED/CLEARED BY CITY AND APPLICABLE REGULATORY AGENCIES.

J. STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORM WATER.



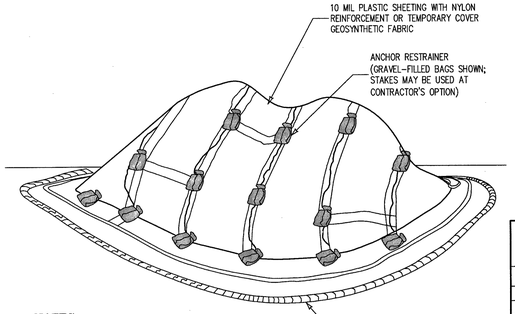
NOTES

1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

STREET GRADE (%)	SPACING BETWEEN BAGS (FT)
0.5	100
1.0	50
2.0	25
3.0	16
4.0	13
5.0	10

19 CURB AND GUTTER CONTAINMENT

NOT TO SCALE



NOTES

1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

18 TEMPORARY COVER ON STOCKPILE

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CALIFORNIA
6/21/2023

REVISIONS	
DATE	BY

JOB No. 22-123

CIVIL IMPROVEMENT PLANS

BEST MANAGEMENT PRACTICE DETAIL

LOT 2, BLOCK 39, MAP OF CARMEL

VOLUME 1, CITIES & TOWNS, PAGE 52, RECORDS OF MONTEREY COUNTY

APN: 010-029-019

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

PREPARED FOR

DANIEL & ANA PRESSEY CITY

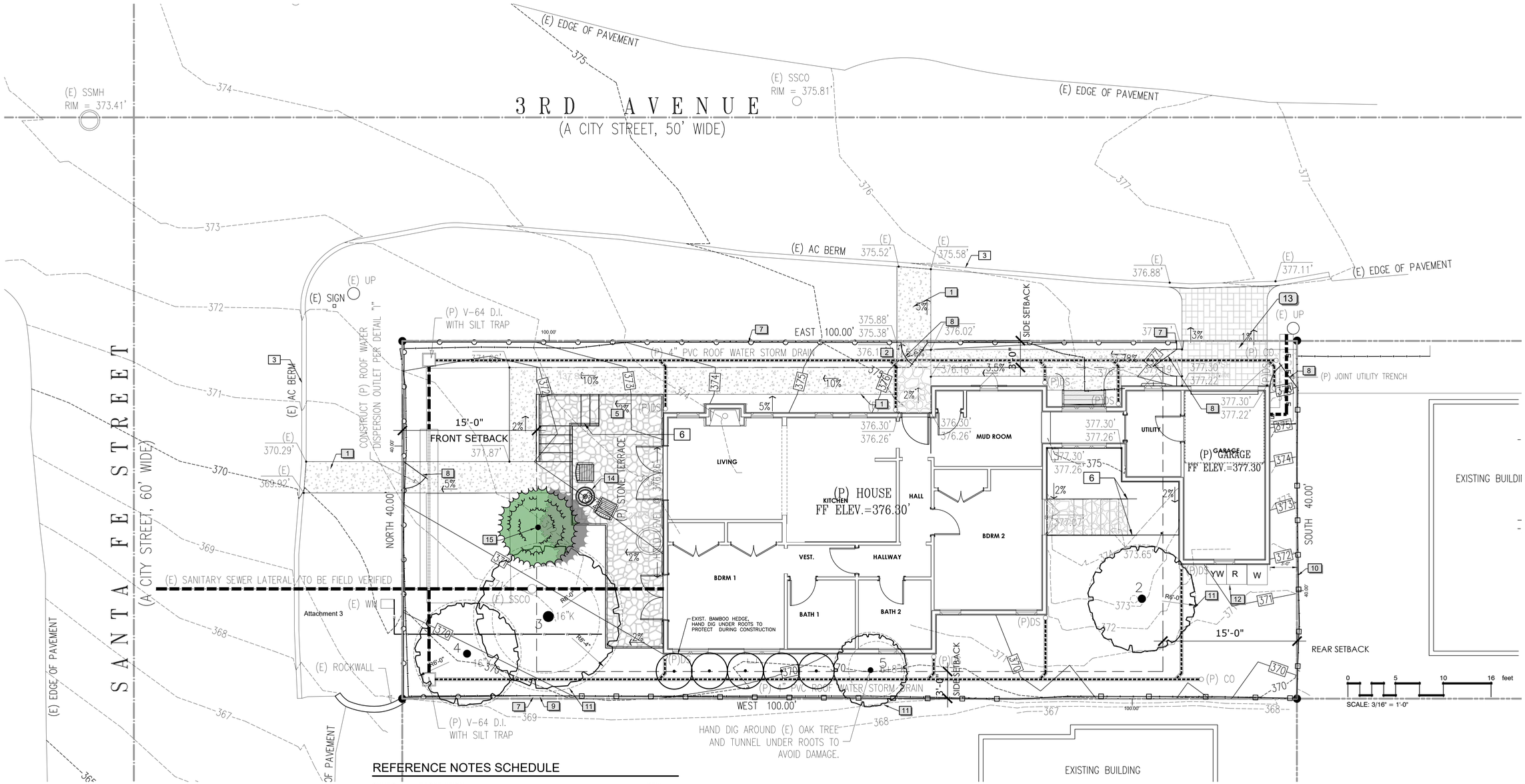
BY

MONTEREY BAY ENGINEERS, INC.

CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING

607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955

SCALE	DATE	DRAWN BY	SHEET
AS SHOWN	APRIL, 2023	SPH	C3 OF THREE



REFERENCE NOTES SCHEDULE

SYMBOL		DESCRIPTION	QTY
	1	New finely shredded woodchips, typ.	386 sf
	2	New stone pavement, typ.	343 sf
	3	Edge of street pavement	
	4	Proposed back stone terrace.	
	5	Proposed front stone terrace,constructed without disturbing roots in dripline of tree canape.	
	6	Proposed hand rail	
	7	New max. 4 ft. high wood grapestake fence	
	8	New wood grapestake gate, max. 4 ft. high	
	9	Existing 6 ft. high grapestake fence to remain	
	10	Existing wood board fence to remain	
	11	Tree protection zone, typ.: protect existing trees per City of Carmel Tree Protection standards.	
	12	Waste can storage	
	13	New driveway pavers	47 sf
	14	New self contained water feature (needs power and water connection, install autofill valve)	
	15	New upper canope tree	

GENERAL NOTES:

CONTRACTOR RESPONSIBILITY IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AS THEY RELATE TO THE PLAN, AND THE PLAN AS IT RELATES TO ALL EXISTING CONDITIONS. ANY DISCREPANCY OR ERROR SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER UPON DISCOVERY OF SUCH DISCREPANCY OR ERROR PRIOR TO COMMENCING WORK.
UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
FIELD VERIFICATION CONTRACTOR TO FIELD VERIFY DIMENSIONS OF ALL PLANTING AREAS IF NECESSARY.
QUANTITIES THE QUANTITIES SHOWN ON THE PLANTING SCHEDULE ARE FOR THE LANDSCAPE ARCHITECT'S USE AND ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT.
ROOT BARRIER ROOT BARRIER SHALL BE INSTALLED IN ALL PLANTING AREAS CONTAINING TREES, WITHIN A DISTANCE OF LESS THAN 10 FEET FROM PAVING OR FOOTINGS.
TREE PROTECTION: THE PROPERTY OWNER/CONTRACTOR SHALL ERECT PROTECTIVE BARRICADES AROUND ALL TREES TO REMAIN. THESE BARRICADES SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION OR DEMOLITION ACTIVITIES. BARRICADES SHALL BE UPRIGHT, TWO INCH BY FOUR INCH PLANKS STANDING A MINIMUM OF EIGHT FEET VERTICALLY, CONFORMING TO THE TREE, TIED WITH WIRE OR ROPE, FORMING A MAXIMUM OF ONE INCH SPACE BETWEEN THE PLANKS.

SITE COVERAGE

SITE AREA = 3,996 SF
BASE FLOOR AREA FOR SITES 4,000 SF = 1,800 SF
MAX. ALLOWED SITE COVERAGE IS 22% OF 1,800 SF (FLOOR AREA)
396 SF SITE COVERAGE ALLOWED

SITE COVERAGE TABLE		
	PERMEABLE	IMPERMEABLE
STONE PAVING FRONT	-	278 SQUARE FEET
STONE PATH FRONT DOOR	-	30 SQUARE FEET
STONE STAIRS BACKYARD	-	36 SQUARE FEET
DRIVEWAY PAVERS	-	47 SQUARE FEET
TOTAL PROPOSED		391 SQUARE FEET

Environmental Planning & Design , Inc.
LANDSCAPE ARCHITECTURE
LEED, BIG & ARCCA CERTIFIED
p. 831.596.6664
w. WWW.EPDLA.COM

DATE:
08/21/2023

SCALE:
AS NOTED

DRAWN BY:
MCW

LICENSED LANDSCAPE ARCHITECT
MARION WEAVER NO. 5718
Signature
06-31-24
Renewal Date
Date
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

Revisions:

PROJECT TITLE:

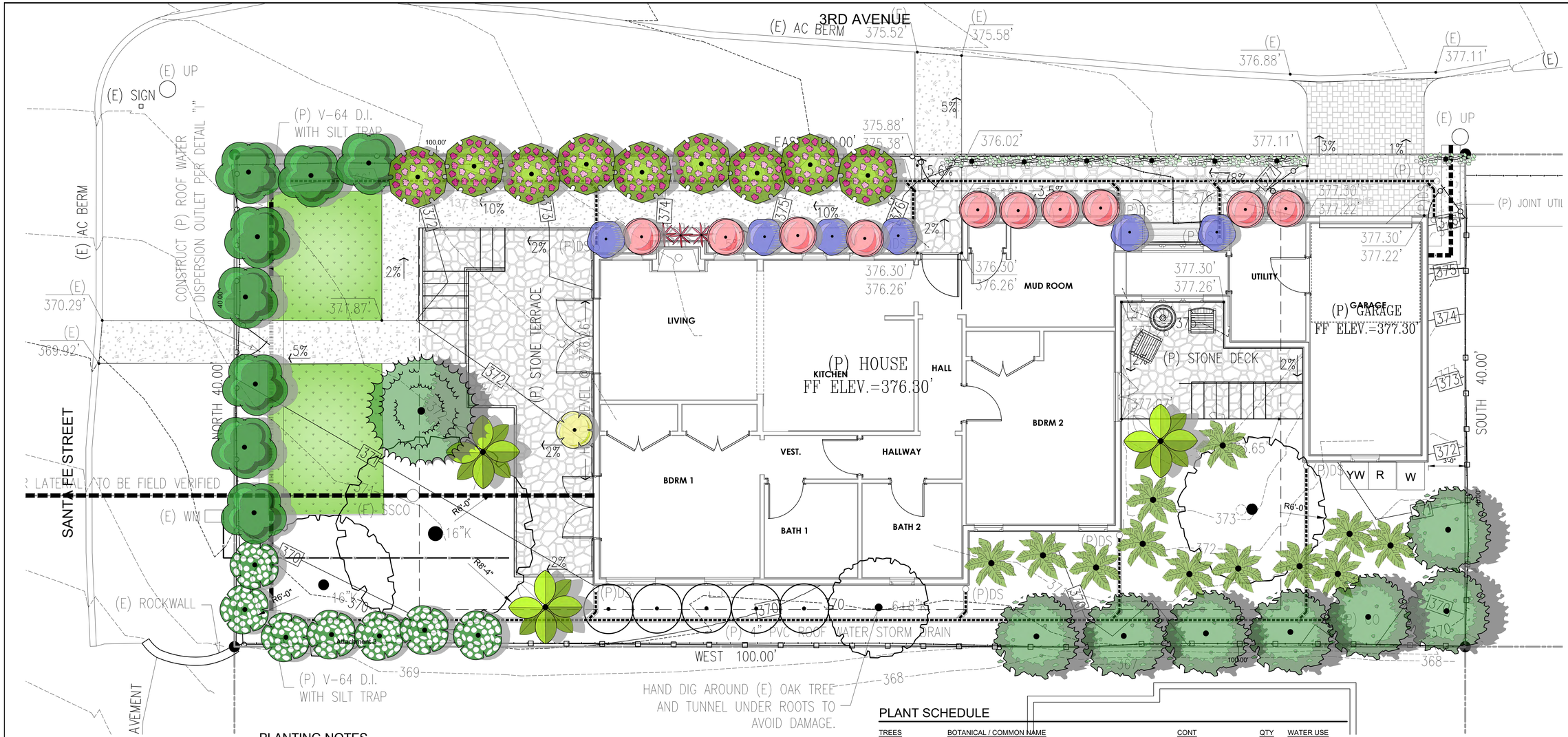
Pressey Residence

SE corner of 3rd and Santa Fe Street
Carmel by the Sea, CA 93921
Block 39; Lot: 2
APN: 010-029-019

SHEET TITLE:
Preliminary Landscape Site Plan

Project #21.009

SHEET #
L1.0



PLANTING NOTES

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TREE AND SHRUB PLANTING PROCEDURE PLANTS SHOULD BE REMOVED FROM THE CONTAINERS IN A MANNER TO MINIMIZE DISTURBANCE OF PLANT AND ROOT BALL. CIRCLING ROOTS AT THE PERIPHERY OF THE ROOT BALL SHOULD BE PULLED OUTWARD OR PRUNED DURING PLANTING TO PREVENT FUTURE GIRDLING. PLANTS WITH SEVERE GIRDLING SHALL BE REJECTED.
BASINS SHOULD BE CONSTRUCTED TO ALLOW RETENTION OF TWO INCHES MINIMUM OF WATER OVER THE TOP OF THE ROOT BALL.
THE BACKFILL MATERIAL AND ROOT BALL SHOULD BE SATURATED TO THE FULL DEPTH IMMEDIATELY AFTER PLANTING.
EACH PLANT SHOULD BE PLACED IN THE HOLE AT SUCH A DEPTH THAT, AFTER THE SOIL HAS SETTLED, THE TOP OF THE ROOT BALL WILL BE SLIGHTLY ABOVE THE SURROUNDING SOIL TO AVOID WATER ACCUMULATION AT THE CROWN OF THE PLANT. BACKFILL SHOULD BE PLACED AROUND THE ROOT BALL AND COMPACTED GENTLY WITH THE END OF THE SHOVEL. BACKFILL SHOULD BE NO MORE THAN 70% MATERIAL FROM THE PLANT HOLE PREPARATION AND 30% "MANUFACTURED" SOIL.
AMENDMENTS ALL SOIL OUTSIDE OF THE DRIP LINES OF SIGNIFICANT TREES SHALL BE AMENDED BY TILLING IN 2 INCHES OF CLEAN COMPOST.
MULCH IN ADDITION TO THE AREAS CALLED OUT AS PATHS WITH BARK MULCH ALL BARE SOIL IN BETWEEN NEW PLANTINGS SHALL BE COVERED WITH 3" OF NITROLIZED CHIPPED BARK MULCH, OR EQUIVALENT, AS APPROPRIATE.
SOIL ANALYSIS AND AMENDMENT RECOMMENDATION REPORT CONTRACTOR SHALL COLLECT NATIVE SOIL AND SEND TO SOIL LABORATORY FOR TESTING AND TO OBTAIN SOIL AMENDMENT RECOMMENDATIONS
PLANT ARRANGEMENTS PLANT MATERIAL LOCATED IN VISIBLE FROM THE STRET SHALL BE ARRANGED IN A RELAXED , INFORMAL, IRREGULAR PATTERN.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WATER USE
	Pinus halepensis / Allepo Pine	15 gal	1	Low
	Podocarpus gracilior / Fern Pine Column	15 gal	7	Medium
SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**	**WATER USE**
	Aloe arborescens / Torch Aloe	Existing	3	Low
	Anigozanthos flavidus `Backdraft` / Red Kangaroo Paw	5 gal	3	
	Citrus x limon `Dwarf Improved Meyer` / Dwarf Improved Meyer Lemon	5 gal	1	Medium
	Tibouchina urvilleana / Princess Flower	5 gal	6	Medium
	Trachelospermum jasminoides / Star Jasmine Trellis	5 gal	10	Medium
NATIVE SHRUBS	**BOTANICAL / COMMON NAME**	**CONT**	**QTY**	**WATER USE**
	Carpenteria californica 'Elizabeth' / Elizabeth Bush Anemone	5 gal	7	Low - Medium
	Heuchera hirsutissima 'Santa Rosa' / Coral Bells	1 gal	10	Low - Medium
	Rhamnus californica / California Coffeeberry	5 gal	8	Very low - Low
	Rhus ovata / Sugar Bush	5 gal	9	Very low - Low
	Woodwardia fimbriata / Giant Chain Fern	5 gal	12	Medium

SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WATER USE
	Carex praegracilis 'Chisai' / Small California Field Sedge	plugs	12" o.c.	220	Medium

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LICENSED LANDSCAPE ARCHITECT
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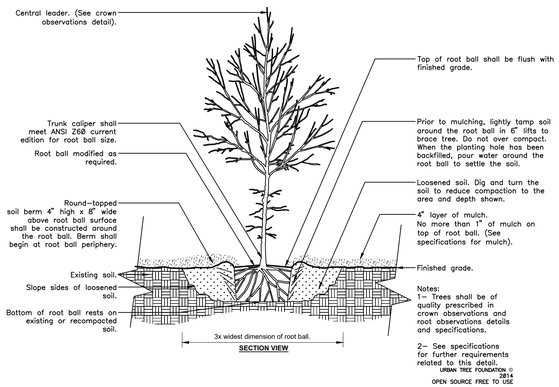
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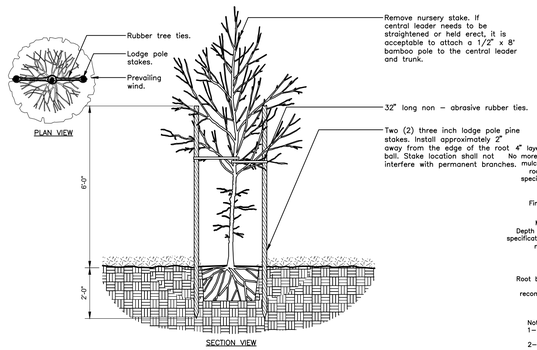
Project #21.009

SHEET #
L2.0



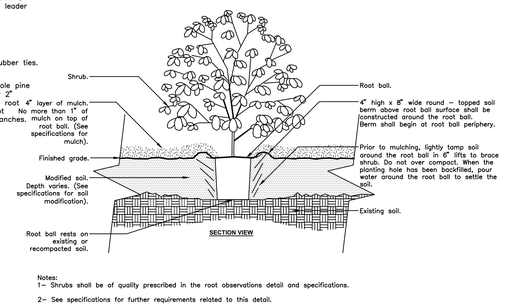
1 TREE W/ BERM (EXISTING SOIL NOT MODIFIED)

N.T.S. P–PR–Ø1



2 TREE STAKING - LODGE POLES (2)

N.T.S. P–PR–Ø2



3 SHRUB - MODIFIED SOIL

N.T.S. P–PR–Ø3

Attachment 3

Environmental Planning & Design , Inc.
LANDSCAPE ARCHITECTURE
LEED, BIG & ARCCA CERTIFIED
p. 831.596.6664
w. WWW.EPDLA.COM

DATE:
08/22/2022

SCALE:
AS NOTED

DRAWN BY:
MCW

LICENSED LANDSCAPE ARCHITECT
MARION WEAVER NO. 5178
Signature
06-31-24
Renewal Date
Date
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

Revisions:

PROJECT TITLE:

Pressey Residence

SE corner of 3rd and Santa Fe Street
Carmel by the Sea, CA 93921
Block 39; Lot: 2
APN: 010-029-019

SHEET TITLE:

Planting Details

Project #21.009

SHEET #

L3.0

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

December 13, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort & Katherine Wallace, Associate Planners
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-213 (North 42, LLC):** Consideration of a Design Study Referral for minor floor area modification, new composite shingle siding, new skylights and roofing, altered roof profile, new fenestration pattern, and various site modifications that collectively qualify as a substantial alteration to an existing single-family residence located on Lincoln Street 5 northeast of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay. APN: 010-128-010-000.

Application: DS 23-213 (North 42, LLC) **APN:** 010-128-010-000
Block: 30 **Lot:** 10
Location: Lincoln Street 5 northeast of 3rd Avenue
Applicant: Alan Lehman, Designer **Property Owner:** NORTH 42 LLC

Executive Summary:

The applicant is requesting approval of a Track 2 Design Study for a substantial alteration to an existing single-family residence. While the project will result in a reduction in floor area, the overall mass of the structure would slightly increase as a result of changing the roofline from a clipped gable design to a gable design. Additionally, the architectural style of the residence is substantially changing due to proposed new composite shingle wall siding, new composite shingle roofing, new skylights, new fenestration, and various site modifications that collectively qualify the project as a substantial alteration requiring Planning Commission review.

Recommendation:

Adopt a Resolution (Attachment 1) approving a combined Concept and Final Design Study for minor floor area modification, shingle siding, new skylights and roofing, altered roof profile, new fenestration pattern, and various site modifications that collectively qualify as a Substantial Alteration to an existing single-family residence located on Lincoln Street 5 Northeast of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay. APN: 010-128-010-000.

Background and Project Description:

The project site is a 4,000 square-foot lot developed with an 1,841 square-foot single-family residence, inclusive of a 242-square-foot attached garage. The site is non-conforming in respect to floor area as it exceeds the maximum allowable for the building site (1,800 square feet allowed). The project proposes to add 43 square feet and remove 87 square feet at the main level, resulting in a net reduction of 44 square feet bringing the site into compliance with the floor area limits for the site (proposed project: 1,797 square feet). At 23.5', the highest ridge height of the residence is not changing.

The existing structure is finished primarily with board and batten siding. The applicant is proposing to substantially alter the residence by replacing the existing exterior board and batten wood siding with new composite shingle siding; replacing the existing wood entry steps and deck with new stone steps bound by stone retaining walls/planters; removing the existing clipped gable roof form and replacing with a gable roof form with Boral composite wood fascia; removing the existing wood shake roof and replacing with a new metal roof; installing 3 new skylights (in addition to 4 already existing); changing the fenestration pattern and installing new aluminum-clad windows and doors with Boral wood composite casing; converting the interior chimney to a stone veneer-clad exterior chimney; and replacing the garage door.

While the scope of work does not propose any increase in floor area or height, as is typical with a Track 2 project that usually reviewed by the Planning Commission, the project is considered a substantial alteration which qualifies for Track 2 processing in accordance with CMC 17.58.040.B.1.

A substantial alteration is defined as *'any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review."* As the project consists of a visual change exterior design modification that results in a change in architectural style to a building, the project is considered to be a substantial alteration and therefore subject to the Track 2 process including adoption of the applicable Design Study findings for approval.

Staff Analysis:

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

A Preliminary Site Assessment was not required for the project based on the scope of work but the site does not appear to contain any significant trees.

In general, a tree density of 3 upper and 1 lower canopy tree is recommended for sites of 4,000 square feet or less, however, the characteristics of the surrounding neighborhood and protection of significant public views, scenic routes and corridors may warrant fewer trees or only lower canopy trees in some areas (CMC 17.48.080.A.2).

Condition of Approval #34 has been included requiring the applicant revise plans to meet the recommended tree density for the site unless otherwise modified by the city forester based on site conditions for the long term health of the trees. The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan.

As conditioned, the project meets the Residential Design Guidelines pertaining to Forest Character.

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

In respect to privacy impacts, the proposed fenestration alterations (re-arranged and larger door and window openings) do not appear to substantially impact the privacy of adjacent neighbors. At the time of writing this report, staff has not received any written correspondence regarding the project.

The front deck and front entry steps/landing will be generally retained in place and do not appear to create or increase any adverse privacy impact. The existing deck located over the garage will be slightly increased in size and expanded approximately 2-feet to the north to align with the northern exterior building wall at the front of the residence. The garage below will remain in place in the current location and configuration.

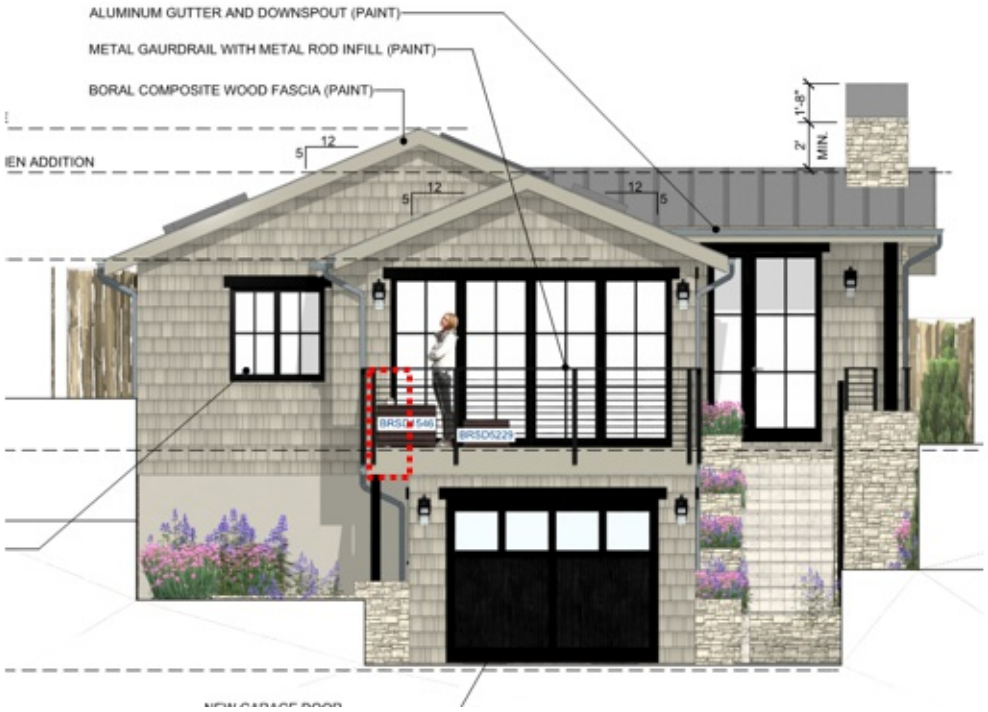


Figure 1. Proposed front elevation. Red dashed line shows area approximate area of new deck expansion.

The project complies with the Residential Design Guidelines pertaining to privacy and views.

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

The applicant is proposing to remove the existing clipped gable roof form, and replace with a gable roof form. The overall massing of the building will not change substantially; the existing cross-gable form with lower projecting front gable will be retained. The proposed roof alteration does not simplify nor complicate the roof form design; it is merely an aesthetic change. The alteration brings the project into compliance with

the Residential Design Guidelines as clipped roof forms are discouraged by the Design Guidelines as they are seen to add unnecessary complexity to the roof whereas traditional gabled roofs are encouraged (Residential Design Guideline 8.3).

As noted above, the existing floor area for the residence is 1,841 square feet (including the garage), whereas only 1,800 square feet is allowed (45% of the lot size). The applicant is proposing to remove 87 square feet and add 43 square feet to the main level, resulting in a net reduction of 44 square feet and bringing the total floor area into compliance with the underlying zoning resulting in a total square footage of 1,797 square feet.

The project conforms to the applicable zoning standards described within this section and complies with the Residential Design Guidelines pertaining to mass and bulk and building and roof form.

***Finish Details*:**
The existing building materials are proposed to be removed completely and the building will be re-sided throughout. The building will be finished with a composite shingle siding (shingle by "NuCedar" with a "Wordly Gray" color –click here for manufacturer's website); a "dark charcoal" low-profile metal roofing; a stacked stone veneer chimney with metal shroud; aluminum-clad wood windows (Sierra Pacific) with divided lites and Boral wood composite casing; metal deck and stair railings and a stone step entry bound by stacked stone veneer retaining walls/planters. The material of the garage door was not noted on the door schedule nor elevations.

The Residential Design Guidelines encourage the use of natural materials and state the use of synthetic materials should be avoided, however, do provide an allowance and consideration for "some new materials" only if the materials convey a scale and texture similar to that of traditional materials (Residential Design Guidelines 9.5 & 9.6). While the Residential Design Guidelines state that "products that simulate a wood grain on synthetic siding also are inappropriate", the Commission has approved multiple other projects in the past which have used similar products (fiber board, specifically Hardy Board, being the most common) finding it an acceptable material based on its fire resistance and natural appearance from the street. While other composite material has been approved in the past, to staff's knowledge no other composite/synthetic materials have been approved from exterior siding (no other product other than fiber cement products).





Figure 2a, 2b, and 2c. Top: Hardy-shingle siding on recently (2021) approved project. Center: Painted Wood Shingle. Bottom: Proposed siding in "wordly gray" color - artist rendering from manufacturer's website.

As this is a new product which has yet to be approved, staff is seeking feedback and direction from the Commission regarding the proposed exterior materials for the project and whether this is an acceptable/appropriate material. Physical materials will be available for review at the tour of inspection and/or the hearing.

According to the manufacturer's website, the siding is "manufactured from PVC making, them resistant to the effects of salt air, weathering and infestation. [The] shingles outperform cedar in durability and color retention, and carry a 25-year transferable warranty."

In respect to the garage, the Residential Design Guidelines state, "A garage door should be designed either to provide visual interest or to blend with the background materials of the building." While specific details regarding the door have been omitted from the plans, the project rendering shows a garage door that appears to match the color of the window/door headers with four frosted glass windows in the upper part of the door. The Commission should consider if the garage door should be revised to blend with the background materials of the building, or if the door sufficiently provides visual interest consistent with the Residential Design Guidelines. Staff will draft a condition of approval based on the direction of the Commission, if necessary.

As staff is seeking feedback and direction regarding the proposed materials, a specific Condition of Approval has not been included in the Resolution that would require any design changes to the proposed materials or the finish/design of the garage (as drafted, the Resolution supports the use of the proposed materials). However, the Commission could provide alternative direction in their motion if the Commission finds modification or the use of different materials if found necessary for consistency with the Residential Design Guidelines.

Site Coverage/Landscaping/Fencing: The property presently contains 935 square feet of site coverage (Refer to Attachment 3, Sheet A2). The applicant is proposing to reduce and reorganize the non-conforming site coverage to a compliant amount resulting in 525 square feet of site coverage. Proposed site coverage will include a 70-square-foot semi-permeable paver driveway; a 312-square-foot rear semi-permeable paver patio; and a 143-square foot non-permeable entry stone stairway and path.

The applicant is proposing to replace the existing 12' wide paver driveway with a new, reduced width 7'6" driveway ("Hollywood" or strip-style within the property line). Existing masonry planters in the right-of-way are proposed to be removed.

The landscape plan (see Sheet A9) indicates that all existing ivy will be removed from the site; typical groundcover will be wood chip bark, new plantings (boxwood hedge; thyme groundcover; lavender; iris flowers; and fescue grass plant) will be installed; two rain garden areas designated; new landscape pathlights will be installed. Additionally, the existing 6-foot tall split railing cedar board fence along the side property lines will be maintained (Condition of Approval #37 required correction of the non-conforming sections of the fence if removed).

Condition of Approval #22 requires the City Forester to approve the landscape plan prior to building permit issuance.

As a result of the proposed landscape and site coverage improvements, grading is proposed within the front setback around the garage. As the site is located within the Archeological Significance Overlay, an Archeological Resource Management Report is required for projects that involve excavation of undisturbed earth (CMC 17.20.040.A). As such, Condition of Approval #39 have been included stating that prior to the application of a Building Permit, an Archeological Resource Management Report shall be prepared by a qualified professional and submitted to the Community Planning and Building Department.

Public Correspondence: At the time of writing this report, staff has received one correspondence regarding this project. The communication is in support of the design -refer to Attachment 4.

Other Project Components:

Environmental Review: Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include, alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of interior and exterior alterations to an existing single-family residence, and garage. There is no proposed increase in floor area. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plans
Attachment 4 - Public Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A CONCEPT AND FINAL DESIGN STUDY FOR MINOR FLOOR AREA MODIFICATION, SHINGLE SIDING, NEW SKYLIGHTS AND ROOFING, ALTERED ROOF PROFILE, NEW FENESTRATION PATTERN, AND VARIOUS SITE MODIFICATIONS THAT COLLECTIVELY QUALIFY AS A SUBSTANTIAL ALTERATION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED ON LINCOLN STREET 5 NORTHEAST OF 3RD AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT AND ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY. APN: 010-128-010-000.

WHEREAS, July 14, 2023, Alan Lehman of Lehman Design Studio ("Applicant") submitted an application on behalf of Cher and Geoff Perfect ("Owner") requesting approval of Track One Major Design Study application DS 23-213 (North 42, LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Lincoln Street 5 northeast of 3rd Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting a substantial alteration to an existing single-family residence including a (net) 44-square-foot reduction in floor area at the main level, alterations to the existing roof forms, changes to siding and roofing materials, conversion of interior to exterior fireplace, changes to the fenestration pattern, window and door replacement throughout, installation of additional skylights, a replacement entry stair and front deck, new exterior lighting, and various site coverage modifications; and

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

WHEREAS, the project is exempt from a Coastal Development Permit in accordance with CMC 17.52.100.B (Development Excluded from Coastal Permit Requirements) as the project is for improvements to an existing single family residence; and

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

WHEREAS, the project was scheduled by the Director for final details review at a public hearing taking place on December 13, 2023; and

WHEREAS, on December 1, 2023, a notice of the public hearing scheduled for December 13, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before December 3, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before December 3, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on December 13, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

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

CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

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

CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE combined Concept and Final Design Study for a substantial alteration to an existing two-story single family residence including new shingle siding, new skylights and roofing, altered roof profile, and various site modifications at Lincoln Street 5 northeast of 3rd Avenue in the Single-Family Residential (R-1) District and Archeological Significance (AS) Overlay (APN 010-128-010), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 23-213, North 42, LLC) authorizes a substantial alteration to an existing two-story single family residence including new shingle siding, new skylights and roofing, altered roof profile, and various site modifications at Lincoln Street 5 northeast of 3rd Avenue in the Single-Family Residential (R-1) District and Archeological Significance (AS) Overlay as depicted in the plans prepared by Lehman Design Studio, approved by the Planning Commission on December 13, 2023, unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required

	to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.

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

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

	Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
26.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the City.
34.	**Tree Planting/Density.** Prior to building permit issuance, the applicant revise plans to meet the recommended tree density for the site (3 upper canopy trees; 1 lower canopy tree) unless otherwise modified by the city forester based on site conditions for the long term health of the trees. The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan.
35.	**Landscape Inspection.** All landscaping shall be installed on-site prior to final inspection.
36.	**Right-of-Way Encroachments.** Prior to building permit issuance, a note shall be included on the site plan

	and landscape plan noting "all unpermitted right-of-way encroachments shall be removed." All unpermitted right-of-way encroachments shall be removed prior to final inspection.
37.	**Non-conforming fences.** If the non-conforming fences proposed to remain located within the front setback (i.e fences exceeding 4' tall) are removed, new proposed fences within the front setback shall comply with the height standards outlined in Table 17.10-G.
38.	**Archeological Report Required.** Prior to submittal of a building permit application, the applicant shall submit an Archeological Resource Management Report (ARMR) in accordance with the requirements outlined in CMC 17.20.040.A and CMC 17.20.060 to the Community Planning and Building Department. Should the report find that there is there is the potential for significant impacts to archeological resources that may require further investigation or mitigation (CMC 17.32.060.E.1-3), the project shall be scheduled for reconsideration for additional environmental review and appropriate action by the Planning Commission.
39.	**Exterior Lighting Locations.** No more than one (1) single wall sconce shall be located at any single building entry unless otherwise required by the Building Code to preserve the low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.

Acknowledgment and acceptance of conditions of approval:

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

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of December, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

DS 23-213 (North 42, LLC)
December 13, 2023
Data Table

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,841 SF	1,797 SF
Site Coverage	396 SF/556 SF	935 sf	525 SF (meets permeable bonus)
Trees (Upper/Lower)	3/1	unknown	3/1**
Ridge Height	24'	23.5'	23.5'
Plate Height (1st/2nd)	12'/18'	8.1"/18.2"	8.1"/18.2"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	19'1"	19'1"
Composite Side Yard	10' (25%)	6'	6'
Minimum Side Yard	3'	3'	3'
Rear	15'/3'*	3'	3'

*The rear setback is three feet for those portions of structures less than 15 feet in height.
** See Condition of Approval #34

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GENERAL NOTES

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

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

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

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

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

REVISION NOTES

Attachment 3

CAL GREEN NOTES

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

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

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

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

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

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

CODE COMPLIANCE NOTES

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

2.IF REQUIRED, A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/ FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

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

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

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

CONTACT INFORMATION

Owner- Cher and Geoff Perfect	408-896-7371
Designer – Alan Lehman	831-747-4718

PROJECT INFORMATION

OWNER	Perfect
SITE ADRESS	Lincoln 5 NE of 3rd, Carmel, CA 93921
A P N	010-128-010
LEGAL	Carmel By The Sea Add 4 Lot 10 Blk 30
LOT/TRACT	LOT 19 / TRACT 3
YEAR BUILT	1959
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	NO
HISTORIC	NO

LOT SIZE	4000 S.F.
EXIST. LIVING AREA	1599 S.F.
EXIST. GARAGE	242 S.F.
TOTAL EXIST. BUILDING	**1841 S.F.**
PROPOSED LIVING AREA	1555 S.F.
GARAGE (NO WORK)	242 S.F.
PROPOSED BUILDING	**1797 S.F.**
PROPOSED SITE COVERAGE	
PAVER DRIVEWAY (SEMI PERMEABLE)	70 S.F.
REAR PAVER PATIO (SEMI PERMEABLE)	312 S.F.
ENTRY STONE STEPS AND PATH (NON PERMEABLE)	143 S.F.
PROPOSED TOTAL SITE COVERAGE	**525 S.F**



VICINITY MAP

NO SCALE

SCOPE OF WORK

REMODEL OF EXISTING SINGLE FAMILY RESIDENCE. MINOR CHANGES TO THE FLOOR AREA WITH 87 S.F. REDUCTION AND 43 S.F. ADDITION TO THE MAIN LEVEL. REMODEL KITCHEN, ENTRY, 2 BATHS AND BEDROOM/CLOSET AREA. REMODEL ENTRY STAIRS. REPLACE DRIVEWAY. NEW ROOFING AND SIDING. ADD 3 SKYLIGHTS

DRAWING INDEX

SHEET #	CONTENTS
A1	PROJECT OVERVIEW
A2	SITE PLAN
A3	EXISTING FLOOR PLANS, SITE PHOTO, SCHEDULES
A4	EXISTING ELEVATIONS
A5	PROPOSED FLOOR PLAN, SCHEDULES
A6	PROPOSED ELEVATIONS
A7	PROPOSED ELEVATIONS
A8	ROOF PLAN
A9	LANDSCAPE PLAN, EXTERIOR LIGHTING, FENCE DESIGN
A10	DRAINAGE PLAN

REVISIONS

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26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

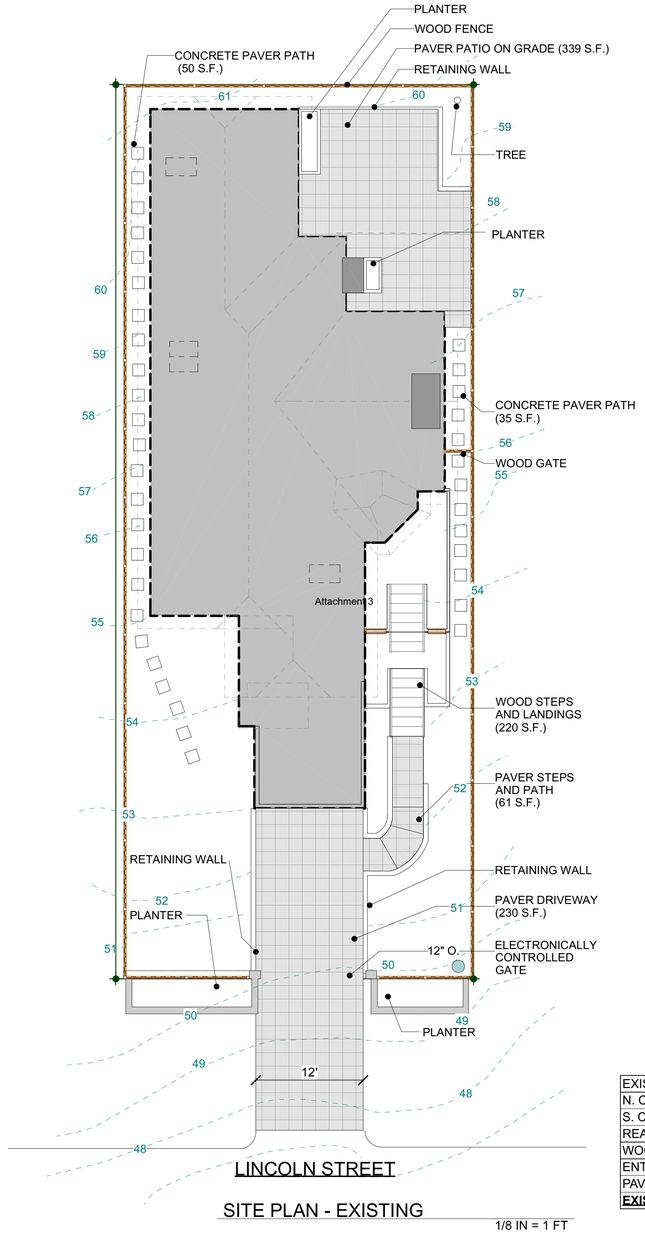
PROJECT OVERVIEW

Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

10/21/23

SHEET
A1

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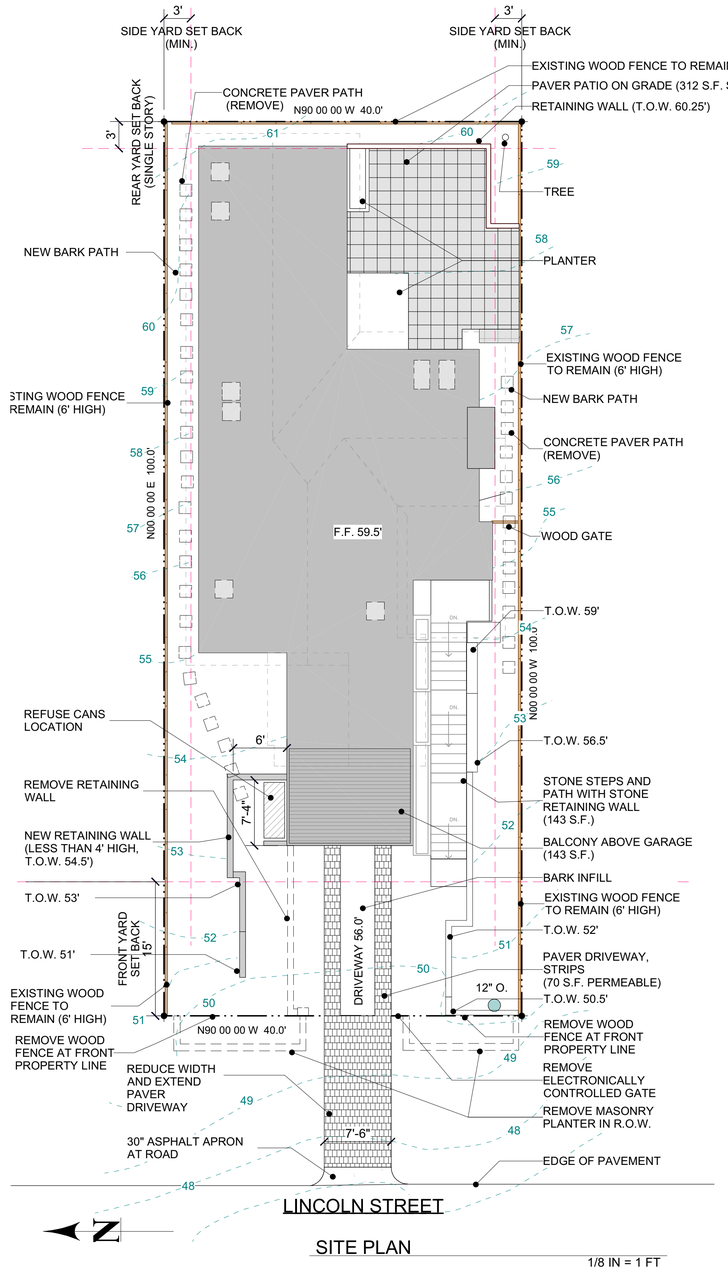
SITE PLAN - EXISTING

1/8 IN = 1 FT

EXISTING SITE COVERAGE	
N. CONC. PAVER PATH	50 S.F.
S. CONC. PAVER PATH	35 S.F.
REAR PAVER PATIO	339 S.F.
WOOD STEPS AND LANDINGS	220 S.F.
ENTRY PAVER STEPS AND PATH	61 S.F.
PAVER DRIVEWAY	230 S.F.
EXISTING TOTAL COVERAGE	**935 S.F.**

PROPOSED SITE COVERAGE	
REMOVE N. CONC. PAVER PATH	0 S.F.
REMOVE S. CONC. PAVER PATH	0 S.F.
REAR PAVER PATIO	312 S.F.
REMOVE WOOD STEPS	0 S.F.
ENTRY STONE STEPS AND PATH	143 S.F.
PAVER DRIVEWAY STRIPS	70 S.F.
PROPOSED TOTAL COVERAGE	**525 S.F.**

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



SITE PLAN

1/8 IN = 1 FT

0 5 10 20 feet

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SHEET
A2

REVISIONS

SITE PLAN

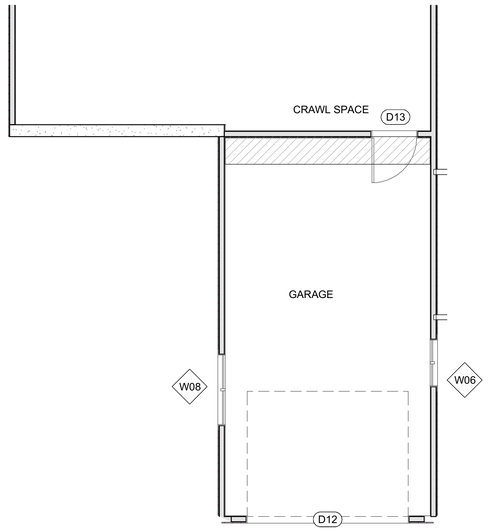
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EXISTING BUILDING PHOTOS



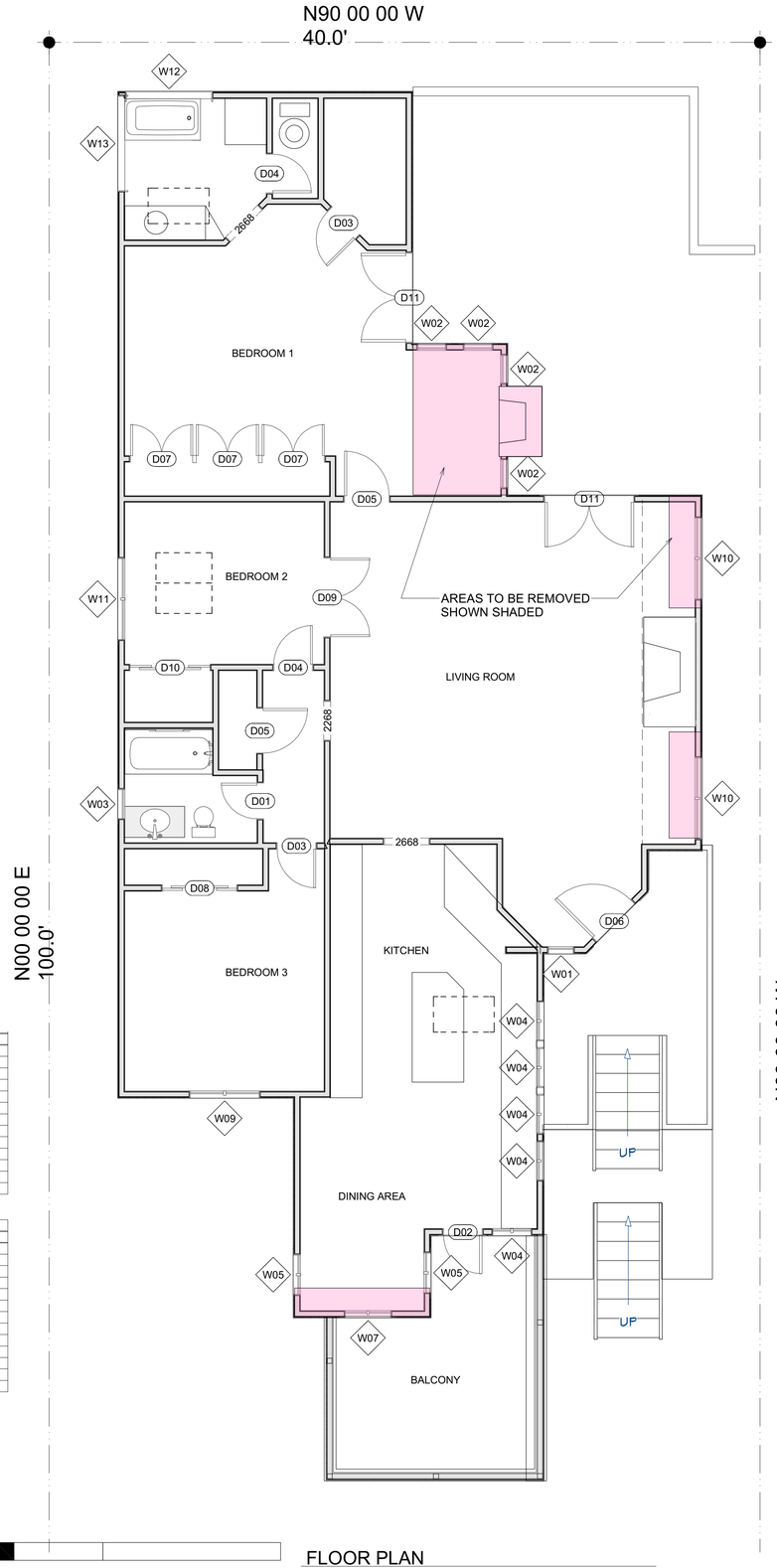
GARAGE PLAN

1/4 IN = 1 FT

NUMBER	QTY	SIZE	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	1640SC			SINGLE CASEMENT-HL	
W02	4	1840SC			SINGLE CASEMENT-HL	
W03	1	1940SC			SINGLE CASEMENT-HL	
W04	5	2336DC			DOUBLE CASEMENT-LHL/RHL	
W05	2	2440DC			DOUBLE CASEMENT-LHL/RHL	
W06	1	2821ODC			DOUBLE CASEMENT-LHL/RHL	
W07	1	2840DC			DOUBLE CASEMENT-LHL/RHL	
W08	1	4028DC			DOUBLE CASEMENT-LHL/RHL	
W09	1	4040DC			DOUBLE CASEMENT-LHL/RHL	
W10	2	4828DC			DOUBLE CASEMENT-LHL/RHL	
W11	1	4851DC			DOUBLE CASEMENT-LHR/RHR	
W12	1	41140PT			PASS-THROUGH	
W13	1	5540PT			PASS-THROUGH	

DOOR SCHEDULE

NUMBER	QTY	SIZE	DESCRIPTION	FIRE	COMMENTS
D01	1	2068 R IN	HINGED-DOOR P04		
D02	1	2268 L EX	EXT. HINGED-DOOR F05		
D03	2	2268 L IN	HINGED-DOOR P04		
D04	2	2268 R IN	HINGED-DOOR P04		
D05	2	2668 L IN	HINGED-DOOR P04		
D06	1	3068 L EX	EXT. HINGED-DOOR L06		
D07	3	3668 L/R IN	DOUBLE HINGED-DOOR P04		
D08	1	4268 L/R IN	QUAD SLIDER-DOOR P04		
D09	1	4568 L/R IN	DOUBLE HINGED-DOOR P04		
D10	1	4668 L/R IN	QUAD SLIDER-DOOR P04		
D11	2	5068 L/R EX	EXT. DOUBLE HINGED-DOOR F05		
D12	1	9070	GARAGE-GARAGE DOOR CHD05		
D13	1	2640 R IN	HINGED-SLAB	YES	



0 5 10 20 feet

FLOOR PLAN

1/4 IN = 1 FT

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ALAN LEHMAN

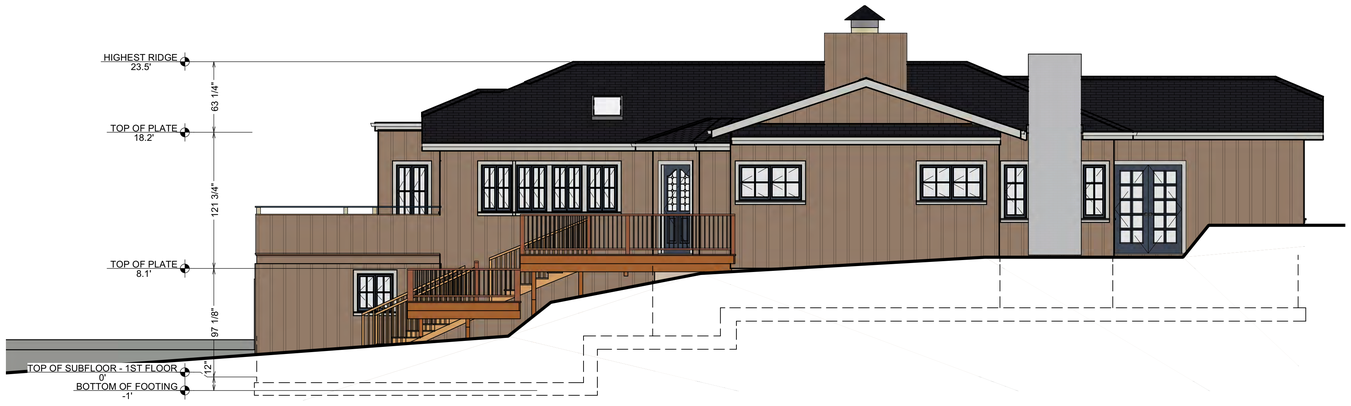
EXISTING FLOOR PLANS, SITE PHOTO, SCHEDULES

Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

10/21/23

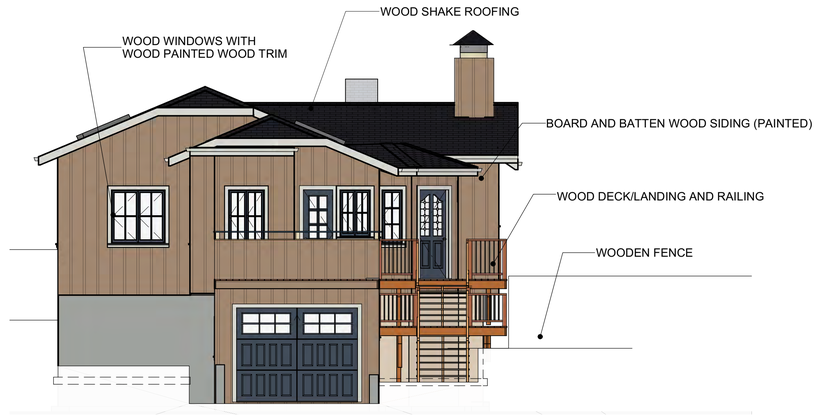
SHEET
A3

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SOUTH ELEVATION

3/16 IN = 1 FT



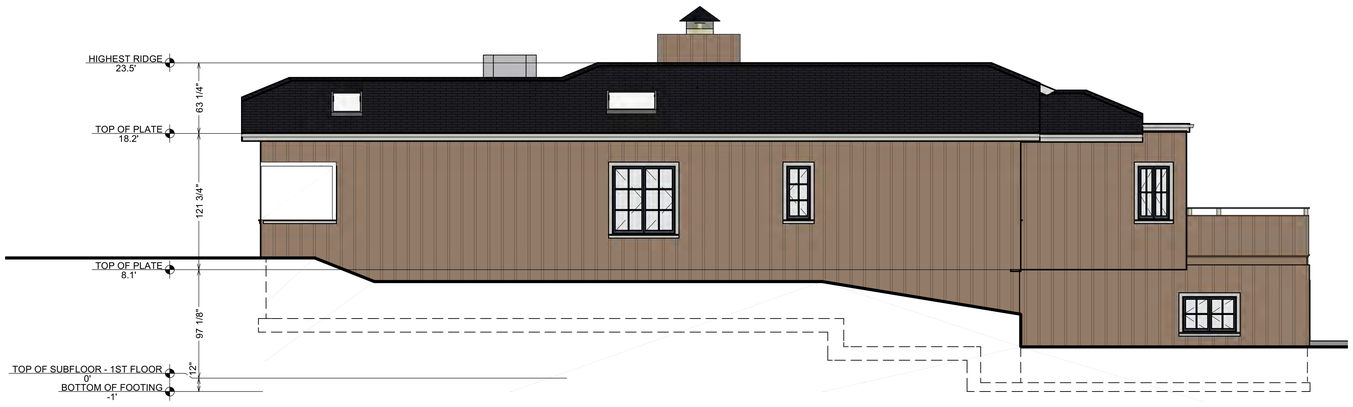
WEST ELEVATION

3/16 IN = 1 FT



EAST ELEVATION

3/16 IN = 1 FT



0 5 10 20 feet

NORTH ELEVATION

3/16 IN = 1 FT

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXISTING ELEVATIONS

Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

10/21/23

SHEET
A4

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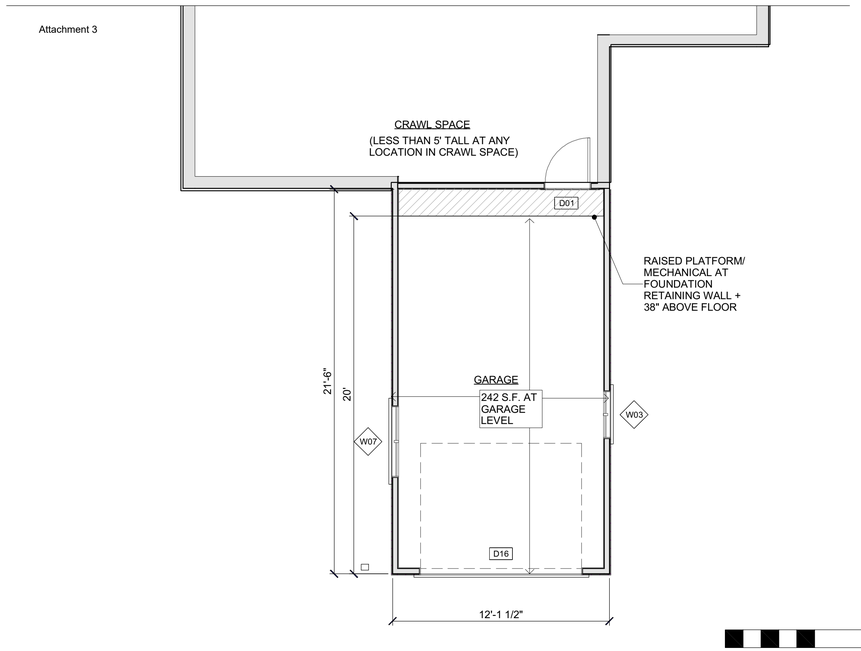
DOOR SCHEDULE						
NUMBER	QTY	SIZE	THICKNESS	LINTEL	DESCRIPTION	COMMENTS
D01	1	2640 R IN	1 3/8"		HINGED-SLAB	
D02	1	2870 L IN	1 3/8"		HINGED-DOOR P04	
D03	1	2870 R IN	1 3/8"		HINGED-DOOR P04	
D04	1	4668 L/R IN	1 3/8"		DOUBLE HINGED-DOOR P04	
D05	1	2668 R IN	1 3/8"		HINGED-DOOR P04	
D06	1	21070 R IN	1 3/8"		HINGED-DOOR P04	
D07	1	2670 R IN	1 3/8"		HINGED-DOOR P04	
D08	1	3068 L	1 3/8"		POCKET-DOOR P04	
D09	1	4470 L/R EX	1 3/4"		EXT. DOUBLE HINGED-GLASS PANEL	
D10	1	4068 L/R IN	1 3/8"		DOUBLE HINGED-DOOR P04	
D11	1	1670 L IN	1 3/8"		HINGED-DOOR P04	
D12	1	2768 L	1 3/8"		POCKET-DOOR P04	
D13	1	5068 R IN	1 3/8"		SLIDER-DOOR P04	
D14	1	9170 L/R EX	1 3/4"		EXT. 2+1 DR. BIFOLD-GLASS PANEL	
D15	1	9068 L IN	1 3/8"		0+3-PANEL SLIDER-DOOR P04	
D16	1	9070	1 3/4"		GARAGE-4 LITE GARAGE DOOR	
D17	1	12076 L/R EX	1 3/4"		EXT. 4 DR. BIFOLD-GLASS PANEL	
D18	1	3080 R EX	1 3/4"	1"X7 1/4"	EXT. HINGED-GLASS PANEL	
D19	1	1668 L IN	1 3/8"		HINGED-DOOR P04	

WINDOW SCHEDULE							
NUMBER	QTY	SIZE	LINTEL	TEMPERED	EGRESS	DESCRIPTION	COMMENTS
W01	1	3030HO				SINGLE HOPPER	
W02	1	2240SC				SINGLE CASEMENT-HL	
W03	1	28210DC				DOUBLE CASEMENT-LHL/RHR	
W04	2	1935				RECT. SKYLIGHT	NEW SKYLIGHT
W05	1	4020DC				DOUBLE CASEMENT-LHL/RHR	
W06	1	4020LS		YES		LEFT SLIDING	
W07	1	4028DC				DOUBLE CASEMENT-LHL/RHR	
W08	1	4040DC			YES	DOUBLE CASEMENT-LHL/RHR	
W09	1	4240DC		YES		DOUBLE CASEMENT-LHL/RHR	
W10	1	4240DC		YES		DOUBLE CASEMENT-LHR/RHR	
W11	1	4851DC			YES	DOUBLE CASEMENT-LHL/RHR	
W12	1	10076 L/R EX		YES	YES	EXT. 2+1 DR. BIFOLD-GLASS PANEL	
W13	1	1780 EX	1"X7 1/4"	YES	YES	EXT. FIXED-GLASS PANEL	
W14	1	2640SC		YES		SINGLE CASEMENT-HL	
W15	2	2022				RECT. SKYLIGHT	NEW SKYLIGHT
W16	4	2022				RECT. SKYLIGHT	EXISTING SKYLIGHT

EGRESS WINDOW NOTES
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.2.1).
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).

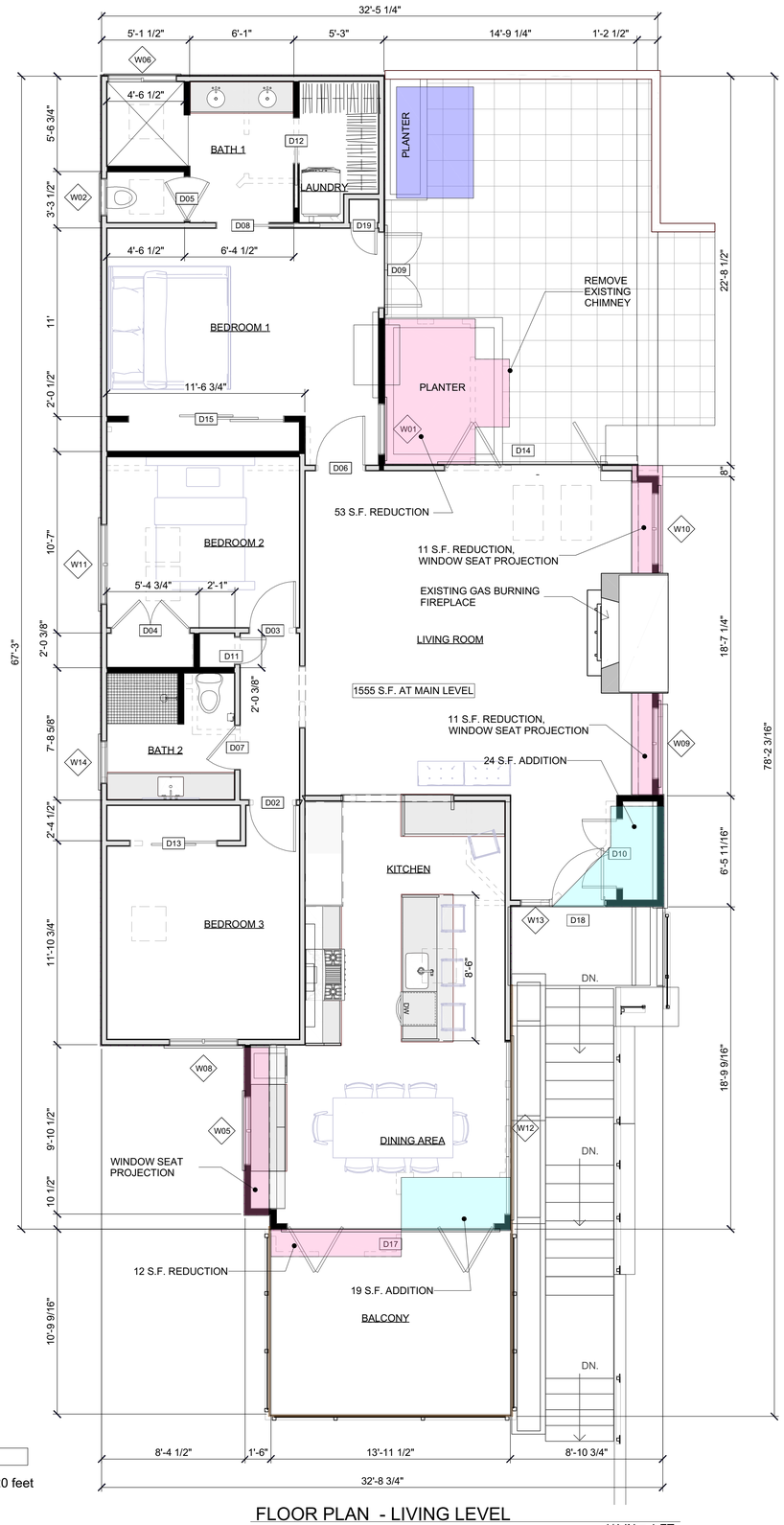
SKYLIGHTS SHALL BE LOW-PROFILE AND USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES. SKYLIGHT FLASHING SHALL MATCH THE ROOF COLOR.MANUAL OR AUTOMATIC SHADES SHALL BE INSTALLED IN EACH SKYLIGHT TO REDUCE VISIBLE LIGHT TRANSMISSION DURING THE HOURS OF DARKNESS.

ALUMINUM CLAD WINDOWS AND DOORS BY SIERRA PACIFIC, SIMULATED DIVIDED LITE DIVISIONS IN WINDOWS SHALL NOT BE REMOVABLE TYPE



FLOOR PLAN - GARAGE LEVEL

1/4 IN = 1 FT



FLOOR PLAN - LIVING LEVEL

1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

PROPOSED FLOOR PLAN, SCHEDULES

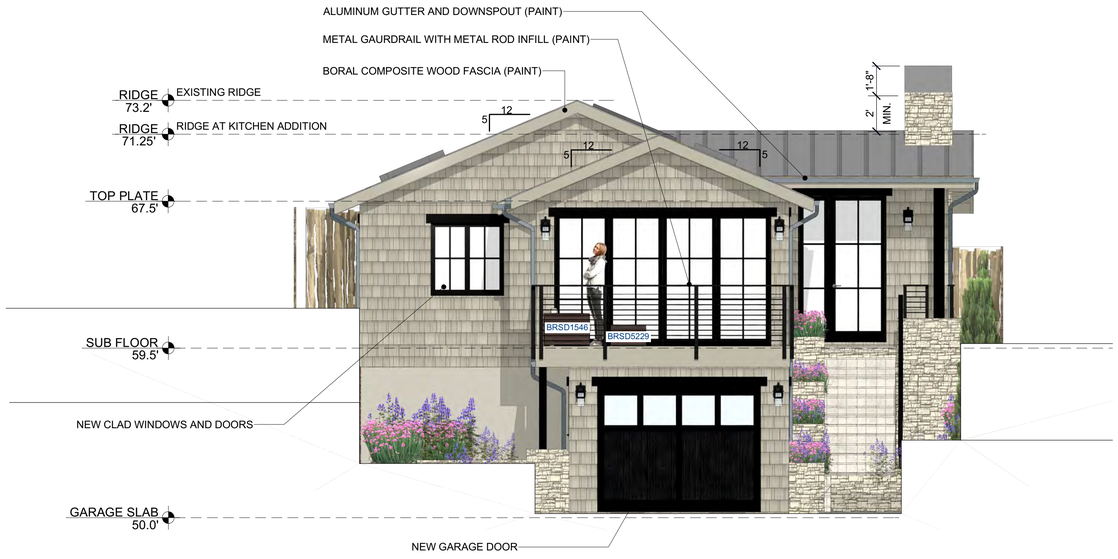
Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

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SHEET
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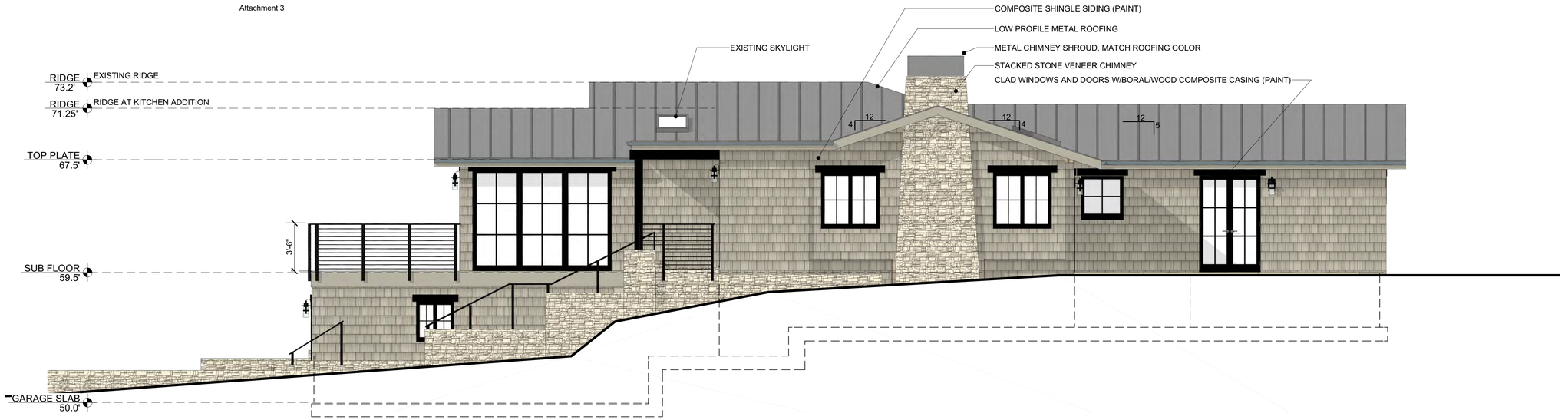




WEST ELEVATION

1/4 IN = 1 FT

Attachment 3



SOUTH ELEVATION

1/4 IN = 1 FT

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

PROPOSED ELEVATIONS

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NORTH ELEVATION
1/4 IN = 1 FT

Coastal Fog
976
SIDING
BENJAMIN MOORE 976

Coastal Fog
976
TRIM
BENJAMIN MOORE 976

Black Satin
2131-10
DOORS/WINDOWS
BENJAMIN MOORE 2131-10

Black Satin
2131-10
GUARDRAIL
BENJAMIN MOORE 2131-10


DRY STACK STONE VENEER

Attachment 3

PAINT COLORS / MATERIALS





EAST ELEVATION
0 5 10 20 feet
1/4 IN = 1 FT

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PROPOSED ELEVATIONS

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VELUX®

FS

Fixed Deck-Mounted Skylight

Eligible for a Federal Solar Tax Credit off product and installation



Perfect for visually expanding areas in the home, VELUX Fixed Deck-Mounted Skylights are an energy-efficient option that make any dark room come to life with daylight and sky views. As a fixed option, this skylight is an economical choice for enhancing the brightness and beauty of your home.

Ideal Applications:
Out of reach entry ways, living rooms and bedrooms that can benefit from daylight.

FEATURES & BENEFITS

- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free
- Flashing kit required for No Leak Warranty
- Eligible for Federal Solar Tax Credit* with the addition of Solar Shades

PRODUCT DETAILS

- **Laminated LoÉ3 Glass:** double-paned argon-gas-filled LoÉ3 glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- No Leak Warranty - 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Pre-finished white painted frames
- 10 year hail with Clean, Quiet & Safe glass

OPTIONAL SKYLIGHT UPGRADES

- Impact Glass
- Snowload Glass
- Copper Cladding
- Stain Grade Wood Interior

ACCESSORIES

- Factory pre-installed Room-Darkening or Light Filtering shades







velux.com
*For more information visit velux.com/taxcredit

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MCELROY METAL
Architectural Colors

Paint Specifications

COLOR	REFLECTANCE	EMISSIVITY	SRI	LRV
ALMOND	0.54	0.84	62	58.96
ASH GRAY	0.32	0.84	32	35.92
BONE WHITE	0.69	0.85	83	76.39
BRANDYWINE	0.27	0.86	26	04.18
BRITE RED	0.44	0.84	48	08.55
BUCKSKIN	0.37	0.86	39	16.60
CHAMPAGNE METALLIC	0.37	0.81	37	26.05
CHARCOAL	0.32	0.85	32	11.04
COLONIAL RED	0.33	0.85	34	05.71
COPPER PENNY METALLIC	0.40	0.85	44	18.02
DARK BRONZE	0.27	0.84	25	04.08
DARK CHARCOAL	0.08	0.88	3	06.72
EVERGREEN	0.28	0.84	24	06.62
*GALVALUME PLUS	0.67	0.30	65	N/A
HARTFORD GREEN	0.26	0.85	24	04.21
LEADCOAT	0.34	0.82	34	26.03
MANSARD BROWN	0.29	0.85	28	04.41
MATTE BLACK	0.26	0.86	25	03.15
MEDIUM BRONZE	0.30	0.87	31	08.58
PATINA GREEN	0.40	0.85	43	21.85
PATRICIAN BRONZE	0.29	0.85	28	04.85
PREWEATHERED GALVALUME	0.30	0.79	27	19.04
REGAL BLUE	0.26	0.85	24	07.11
REGAL WHITE	0.65	0.86	78	73.06
ROMAN BLUE	0.28	0.85	27	14.84
SANDSTONE	0.50	0.86	53	53.41
SILVER METALLIC	0.47	0.82	52	35.58
SLATE GRAY	0.43	0.85	47	18.54
SURREY BEIGE	0.35	0.88	38	34.37
TERRA COTTA	0.35	0.87	37	12.21
TEXAS SILVER METALLIC	0.52	0.79	57	43.41

*Bare Acrylic Coated Galvalume

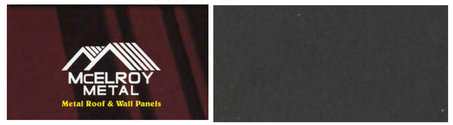
Notes:
- Numbers on this chart reflect initial values.
- Solar Reflectance is a measure of the amount of solar energy that is immediately reflected from the surface.
- Solar Emissivity is the ability of a material to emit the residual heat back into the surrounding atmosphere.
- The Solar Reflectance Index (SRI) is a measure of the roof's ability to reject solar heat, considering reflectance, emissivity and convection across the surface.
- LRV, or light reflective value, refers to the percentage of light a paint color reflects.

General Notes:
- Inventory and color offering can change without notice. Please contact your McElroy representative to confirm availability.
- Other widths and gauges are available on some items.
- Galvalume® is McElroy's standard substrate. G90 is available upon request.
- McElroy Metal features Fluropon® 70% PVDF coatings on all products.
- Fluropon® is manufactured by Sherwin-Williams® Corporation.
- Sherwin-Williams® and Fluropon® are trademarks of SWIMC LLC.

SHERWIN-WILLIAMS Coil Coatings

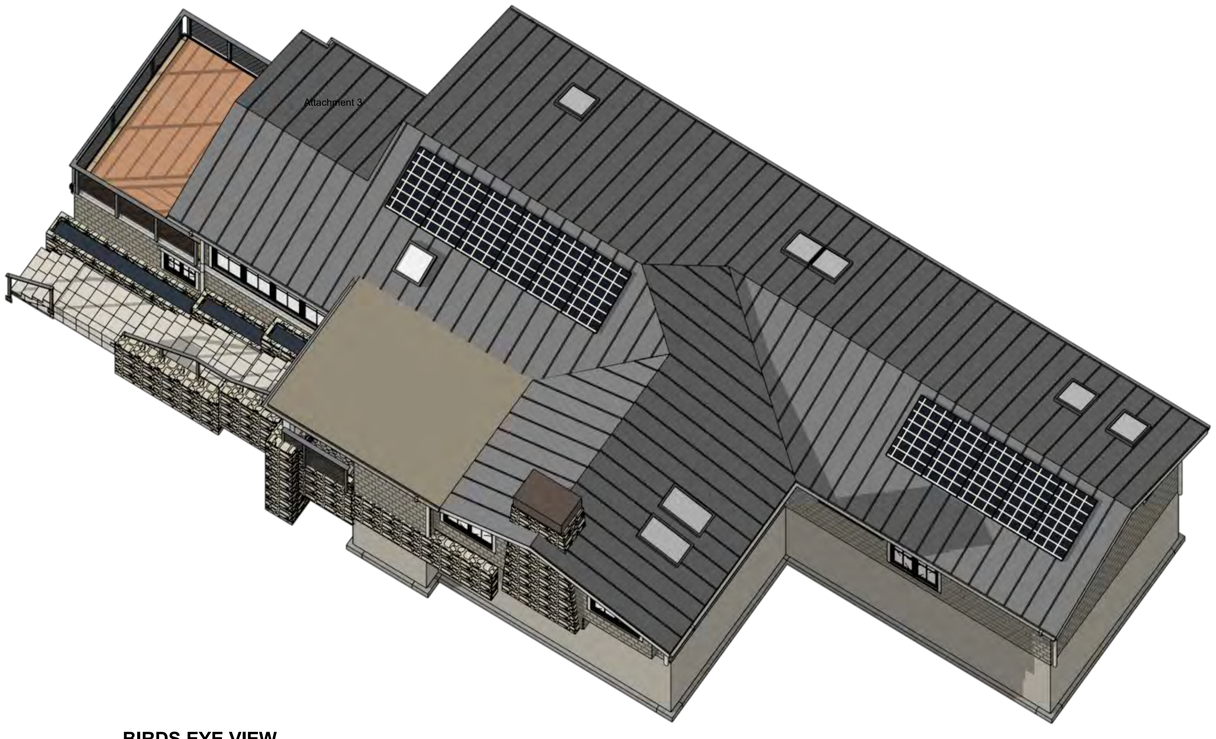
MCELROY METAL
CORPORATE OFFICE
1500 HAMILTON RD. • BOSSIER CITY, LA 71111
Website: www.mcelroymetal.com

WM220 2-23

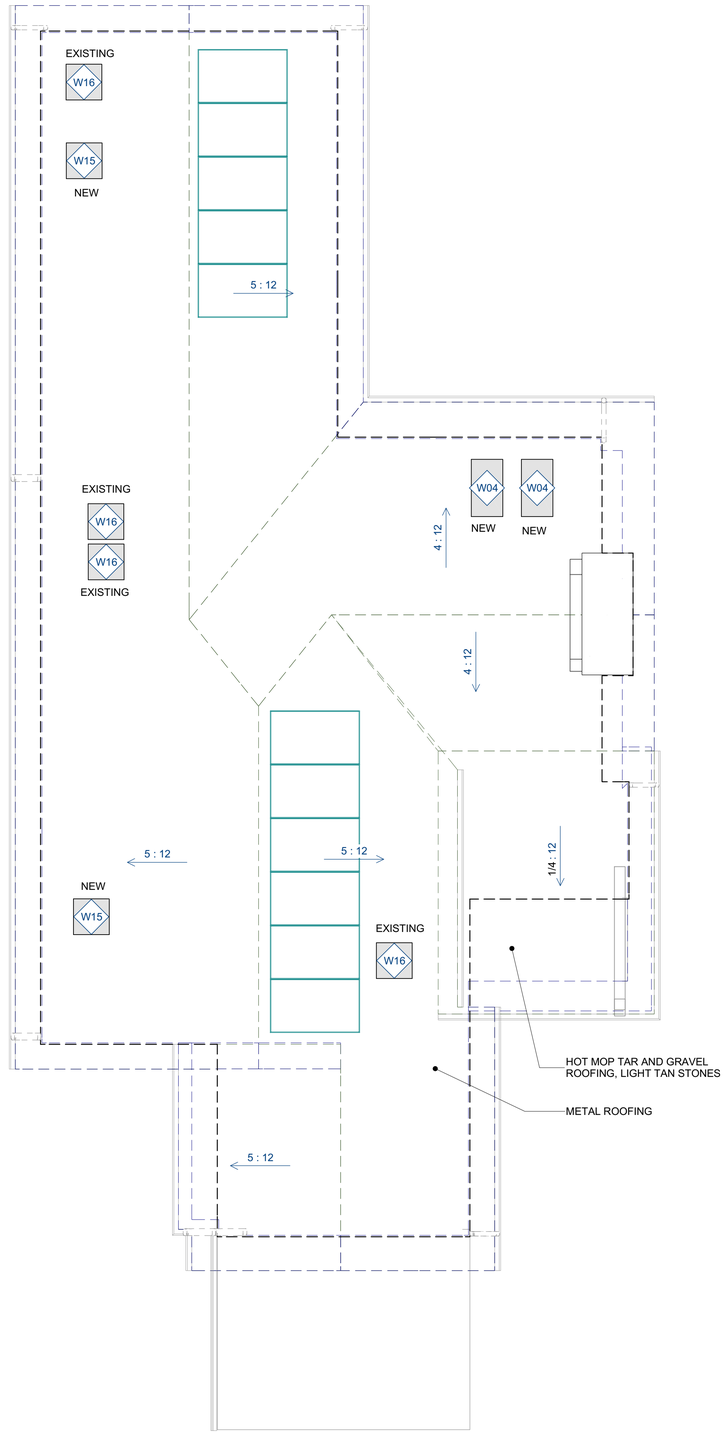


DARK CHARCOAL

SKYLIGHT SPECIFICATIONS



BIRDS EYE VIEW



0 5 10 20 feet

ROOF PLAN VIEW
1/4 IN = 1 FT

REVISIONS

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DRAWN BY
ALAN LEHMAN

ROOF PLAN

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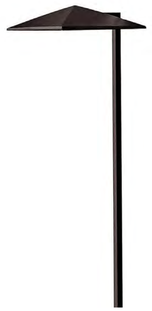
SPLIT PALING CEDAR BOARD FENCE (MAX. 72" HIGH ABOVE GRADE)

FENCE DESIGN

Hinkley Harbor Satin Black Outdoor LED Path Light - Style # 7F216

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

Attachment 3



EXTERIOR PATH LIGHT

Amherst LED Outdoor Wall Sconce
By dweLED

LUMENS
Call Us (877) 445-4486

Amherst LED Outdoor Wall Sconce
By dweLED

Product Options

Size: Small

Details

Driverless ACLED technology
Can be mounted up or down
Easily fits on a pancake junction box
Finish: Black
Material: Aluminum, Glass
Shade Material: Seeded Clear Glass
Dimmable when used with a ELV or TRIAC Dimmer (Not Included)
Title 20 compliant, Title 24 compliant
ETL Listed Wet
Warranty: 5 Years Functional, 2 Years Finish
Made In China



Dimensions

Small Option Backplate: Width 4.5", Depth 6.5"
Small Option Fixture: Width 6.63", Height 14", Depth 5", Weight 4.64Lbs

Lighting

Small

Lamp Type	LED Built-in
Total Lumens	366
Total Watts	16.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	50,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
https://www.lumens.com/amherst-led-outdoor-wall-sconce-by-dweled-DWE2218327.html
Rating: ETL Listed Wet

ITEM#: DWE2218327

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

EXTERIOR SCONCE

PLANTING LEGEND

		QTY	SIZE	WUCOLS
	BUXUS SEMPERVIRENS / BOXWOOD HEDGE	9	5 GAL.	LOW
	THYMUS SERPYLLUM / THYME GROUND COVER	13	1 GAL	LOW
	LAVANDULA HETEROPHYLLA / LAVENDER	6	1 GAL	LOW
	IRIS DOUGLASIANA / IRIS FLOWERS	15	1 GAL	LOW
	FESTUCA MAIREI / FESCUE GRASS PLANT	6	5 GAL	LOW

LIGHTING LEGEND

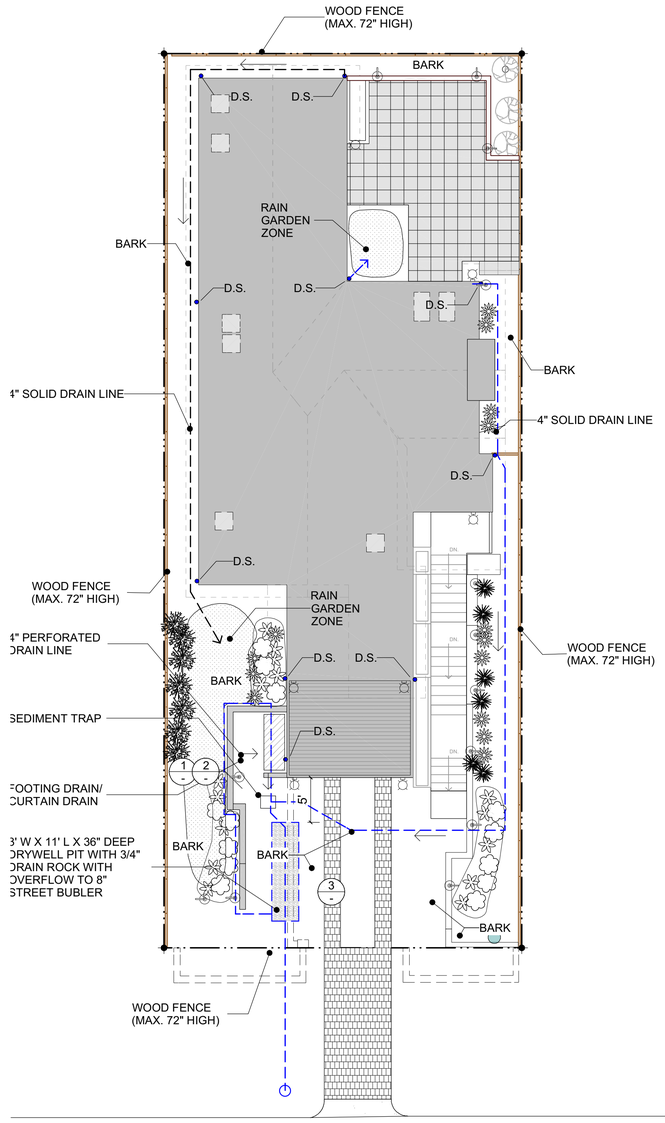
	PATH LIGHT	(13)
	WALL SCONCE	(7)

LIGHTING NOTES

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

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
3. TYPICAL GROUND COVER SHALL BE WOOD CHIP TYPE BARK, NATURAL COLOR EXCEPT ADJACENT TO HOUSE FOR FIRST 24"



LANDSCAPE PLAN
1/8 IN = 1 FT

0 5 10 20 feet

REVISIONS

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carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

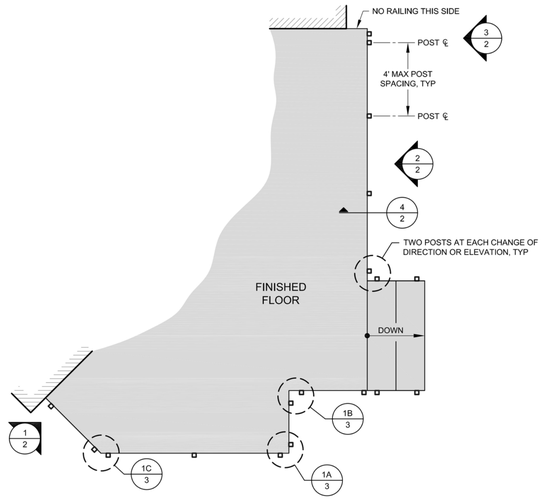
LANDSCAPE PLAN, EXTERIOR LIGHTING, FENCE DESIGN

Perfect REMODEL
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010-128-010

10/21/23

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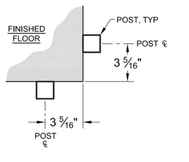
1 EXAMPLE POST LAYOUT PLAN VIEW
SCALE: NONE

LEGEND

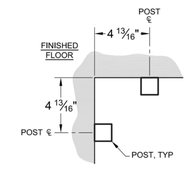
- DETAIL NUMBER / SHEET NUMBER
- ELEVATION NUMBER / SHEET NUMBER
- SECTION NUMBER / SHEET NUMBER
- SIDE MOUNT POST
- ℄ CENTERLINE
- F.F. FINISHED FLOOR
- TYP TYPICAL CONDITION: APPLIES ELSEWHERE AT SIMILAR LOCATIONS

NOTES:

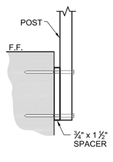
1. TOP RAIL NOT SHOWN FOR CLARITY.



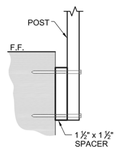
A OUTSIDE CORNER POST LAYOUT - 90°
SCALE: NONE



B INSIDE CORNER POST LAYOUT - 90°
SCALE: NONE

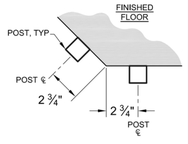


A ¾" x 1 ½" SPACER
SCALE: NONE

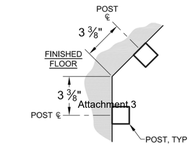


B 1 ½" x 1 ½" SPACER
SCALE: NONE

2 OPTIONAL SPACER DETAIL
SCALE: NONE



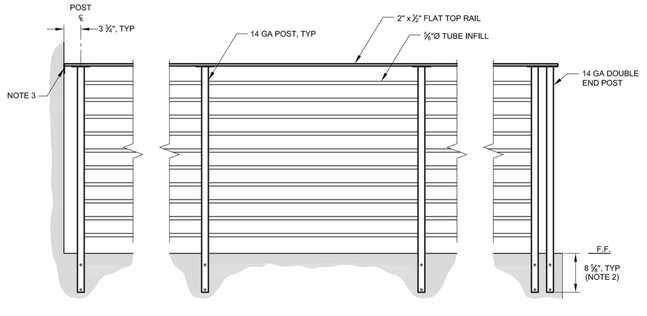
C OUTSIDE CORNER POST LAYOUT - 45°
SCALE: NONE



D INSIDE CORNER POST LAYOUT - 45°
SCALE: NONE

1 TYPICAL CORNER LAYOUT
SCALE: NONE

NOTE:
THE LAYOUTS SHOWN MAY VARY AS THE ANGLE CHANGES. MAKE SURE YOU CHOOSE A POST LAYOUT SO THAT TWO CLOSEST POINTS OF THE ADJACENT POSTS IS LESS THAN 4".



1 END POST - WALL CONNECTION ELEVATION
SCALE: NONE

2 TYPICAL INTERMEDIATE POST ELEVATION
SCALE: NONE

3 END POST - FREE STANDING ELEVATION
SCALE: NONE

4 RAILING SECTION
SCALE: NONE

NOTES:

1. 1" MINIMUM EDGE DISTANCE MEASURED FROM THE TOP OF THE MAIN SUPPORTING MEMBER (BEAM, JOIST, FASCIA, ETC.) TO THE CENTER OF THE FASTENER.
2. DECK EDGE DETAILS CAN VARY GREATLY. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO VERIFY THAT THE SUPPORTING STRUCTURE IS ADEQUATE TO MEET THE LOAD REQUIREMENTS OF THE GOVERNING BUILDING CODE(S). *AGS Stainless Inc.* RECOMMENDS CONSULTING A DESIGN OR CONSTRUCTION PROFESSIONAL TO ADDRESS THESE ISSUES.
3. POSITIVE CONNECTION TO ADJACENT STRUCTURE IS REQUIRED.

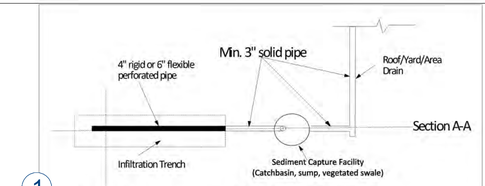
METAL GUARDRAIL SPECIFICATIONS

OLYMPUS SM42F | SCALE: NONE | DATE: 12/29/2016 | SHEET: 1 . 3
OLYMPUS SPECIFICATION DRAWING
42" SIDE MOUNT - FLAT TOP
DRAWN BY: AGS

OLYMPUS SM42F | SCALE: NONE | DATE: 12/29/2016 | SHEET: 3 . 3
OLYMPUS SPECIFICATION DRAWING
42" SIDE MOUNT - FLAT TOP
DRAWN BY: AGS

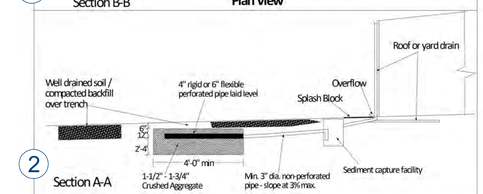
OLYMPUS SM42F | SCALE: NONE | DATE: 12/29/2016 | SHEET: 2 . 3
OLYMPUS SPECIFICATION DRAWING
42" SIDE MOUNT - FLAT TOP
DRAWN BY: AGS

AGS Stainless LLC (Quality Railing Systems)
1973 NE DAY ROAD
BAINBRIDGE ISLAND, WA 98110
PHONE - (888) 842-8492
FAX - (206) 842-8179
WWW.AGSSTAINLESS.COM

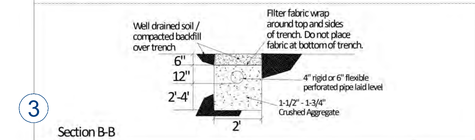


1 Section B-B

Plan View



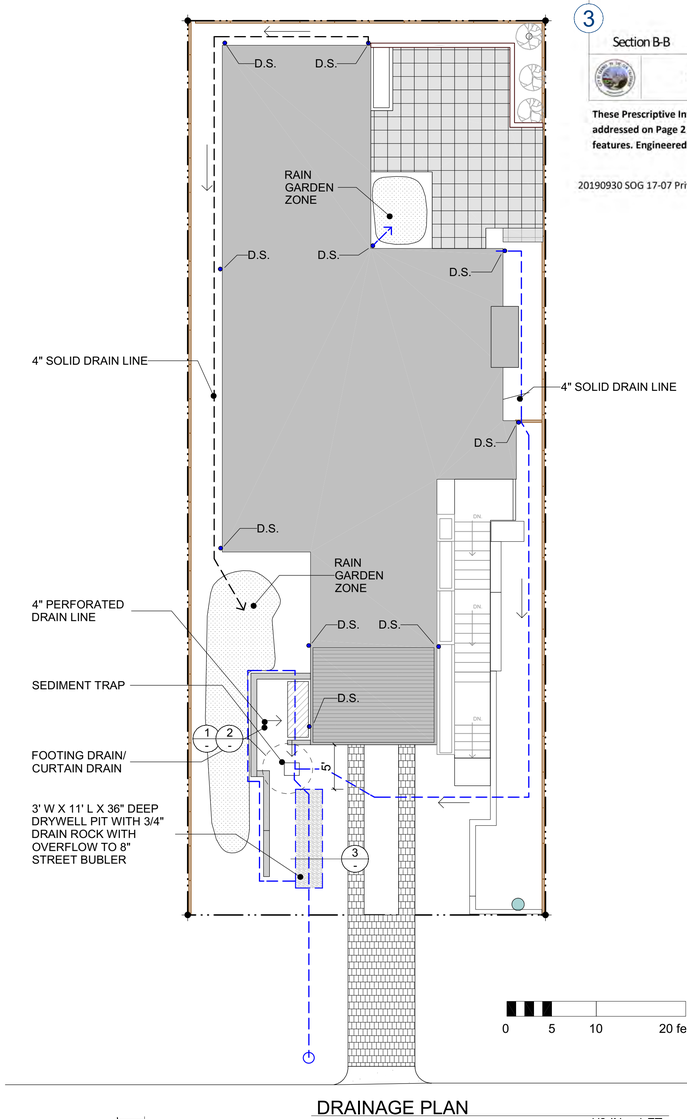
2 Section A-A



3

Prescriptive Infiltration System Details — Not to Scale

These Prescriptive Infiltration System Details specifically apply to the prescriptive path systems addressed on Page 2 of this document. Prescriptive systems are required to contain these features. Engineered systems may differ.



DRAINAGE PLAN
1/8 IN = 1 FT

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

DESIGN STUDIO

REVISIONS

DRAWN BY
ALAN LEHMAN

DRAINAGE PLAN

Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

10/21/23

SHEET
A10

Carmel-by-the-Sea

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

DS 23-213

Evan Kort <ekort@ci.carmel.ca.us> Fri, Dec 8, 2023 at 3:08 PM
Draft

From: **Steve Gleitsmann** <REDACTED>
Date: Mon, Dec 4, 2023 at 9:41 AM
Subject: Re: DS 23-213
To: Evan Kort <ekort@ci.carmel.ca.us>

Hi Evan,
Thanks a lot! We just looked at the plans and we like the design. It's going to be a nice addition to the neighborhood. You can note our support for the record.

Steve Gleitsmann
Lincoln <REDACTED> of 2nd Ave

Sent from my iPad

On Dec 4, 2023, at 8:01 AM, Evan Kort <ekort@ci.carmel.ca.us> wrote:

Hi Steve,

The project plans are now online at posted at:
https://ci.carmel.ca.us/post/current-planning-applications

Best,

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

On Sat, Dec 2, 2023 at 3:29 PM Steve Gleitsmann <REDACTED> wrote:

> Hi Evan,
> I just found a public notice for DS 23-213 on my door but wasn't able to find the project plans on your website. Can you please email me a link to these plans?
>
> Thanks,
> Steve Gleitsmann
>
> Sent from my iPad

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

December 13, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**DS 23-180 (Nash):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for a substantial alteration to an existing two-story residence located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-176-018-000.

Application: DS 23-180 (Nash) **APN:** 010-176-018-000
Block: 146 **Lot:** 9
Location: Monte Verde Street 3, southwest of 13th Avenue
Applicant: Adam Jeselnick, AIA, Architect **Property Owner:** Jan E Nash TR

Executive Summary:

The project includes interior and exterior alterations to an existing two-story residence and the demolition and reconstruction of a detached garage in the front yard setback. No trees are proposed for removal. The property was reviewed for historical significance, and a determination of historic ineligibility was issued on November 30, 2021.

Recommendation:

Adopt a Resolution (Attachment 1) approving a combined Concept and Final Design Study DS 23-180 (Nash) and associated Coastal Development Permit for a substantial alteration to an existing two-story residence located at Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-176-018-000

Background and Project Description:

The applicant is proposing a 24-square-foot single-story addition, demolition of a 188-square-foot detached garage in the front yard setback, construction of a new 224-square-foot detached garage in the front

setback, changes in exterior materials, windows, doors, chimneys, skylights, fences, site coverage, and landscaping.

Carmel Municipal Code (CMC) Section 17.58.040.B states that residential district track two design review is for the construction of new dwellings, rebuilds, and substantial alterations. CMC Chapter 17.70 defines a substantial alteration as *Any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review.* The project includes exterior design modifications, including changes in exterior materials but does not meet the definition of a demolition. Additionally, CMC Section 17.58.040.B, Step Three: Final Details Review, allows the Director to authorize concept and final details review to occur at the same meeting for projects involving additions or limited changes to non-historic structures.

Staff Analysis:

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

Staff Response: The City Forester identified 14 trees on or adjacent to the project site, including four Coast Live Oaks, three Monterey pines, one Coast Redwood, and six "other" trees. Four trees have been rated significant (tree no. 2, 9, 10, and 14); however, only one of these trees (a Coast Live Oak) is located on the project site (tree no. 14). No trees are proposed for removal or trimming.

Carmel Municipal Code (CMC) Section 17.34.070 (Landscaping Standards for Residential Districts) requires that upper and lower canopy trees be planted as a component of development projects if needed. The recommended tree density for a 6,000-square-foot lot is four upper-canopy trees and three lower-canopy trees. The project meets the recommended tree density; therefore, no additional trees are recommended.

CMC Section 17.48.110.A.3 states, *All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees.* The 24-square-foot addition is over 10 feet from the closest Coast Live Oak (tree no. 14). The proposed extension of the front deck will encroach into the six-foot tree protection zone; however, the applicant proposes spaced decking for permeability. The project meets the objectives of forest character.

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

Staff Response: Staff did not identify any potential view impacts. The proposed 24-square-foot single-story addition fills in a gap between two exterior chimneys and would not be visible to surrounding neighbors.

The existing residence contains a second-floor balcony on the rear elevation that is proposed to remain. There would be no change in existing conditions related to the balcony.

The applicant proposes numerous fenestration changes, including removing existing window openings, creating new openings, and both reducing and enlarging existing openings. Staff did not identify any potential privacy impacts to adjacent neighbors, and as of the writing of this report, staff has not been contacted by any of the neighbors. The project meets the objectives of privacy and views.

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; minimize the amount of paved surface for a driveway; position garages to maximize open space, views, and privacy; and minimize visual impacts.*

Staff Response: The existing detached garage in the front yard setback is undersized at 188 square feet. The applicant proposes to demolish the existing garage and construct a new 224-square-foot detached garage that complies with current parking standards. The new garage and driveway would be shifted approximately 5 feet to the north. Refer to the section below titled***, Detached Garage in Front Setback*** for additional analysis of parking.

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

Staff Response: The proposed 24-square-foot single-story addition includes the removal of two stucco chimneys and would not add a perceptible amount of mass or bulk to the site. The existing residence is set back 41 feet from the front property line, and this setback would be maintained. The visibility of the residence, as seen from the public way and adjacent properties, would not change. The project meets the objectives of mass and bulk.

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 in proportion to the scale of the building; and roof eave lines that are low in scale.*

Staff Response: The proposed 24-square-foot single-story addition would not significantly alter the existing single-story building or roof form. No changes are proposed to the two-story building and roof forms. The project is consistent with the objectives of building and roof form.

Detached Garage in Front Setback**:** CMC Section 17.10.030.A.1 (Detached Garages and Carports) allows detached garages within the front yard setback to encourage variety and diversity in neighborhood design subject to the following standards:

> *1) The Planning Commission may authorize a single-car, detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area, and 15 feet in height in either the front yard setback or side yard setback facing a street (but not both).*
>
> Staff Response: The existing detached garage in the front yard setback is 10'-3" wide and 18'-4" deep with a total square footage of 188 square feet. The proposed garage would be 11' wide and 20'-4" deep for a total square footage of 224 square feet.
>
> The existing detached garage is 10'-7" feet tall and maintains an 8'-4" side yard setback and 4' front yard setback. The proposed detached garage would be 11'-4" tall with a 3'-6" side yard setback and 4' front yard setback. The proposed replacement garage meets this objective.
>
> *2) At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.*
>
> Staff Response: The proposed replacement garage and associated driveway would be shifted

approximately 5 feet to the north but would maintain the existing 4-foot front yard setback. No existing landscaping in the right of way would be impacted. The proposed replacement garage meets this objective.

3) The proposed setback encroachment would not impact significant or moderately significant trees.

Staff Response: Shifting the reconstructed garage to the north would create a greater setback between the garage and tree no. 2, a significant Coast Live Oak located in the public right-of-way. The front yard setback would remain at 4 feet. The project meets this objective.

4) Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected.

Staff Response: Shifting the reconstructed garage 5 feet to the north and maintaining the 4-foot front yard setback would not impede vehicular or pedestrian traffic along Monte Verde Street.

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

Staff Response: As noted above, the reconstructed garage would be 11'-4" in height and 224 square feet in area. The garage would have a modest front gable roof pitched at 4:12, and the board and batten exterior wall cladding would match the residence. The garage would remain subordinate to the residence and in scale with adjacent properties. The project meets this objective.

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

Staff Response: The property currently contains a detached garage in the front yard setback. The reconstructed garage would be shifted approximately 5 feet to the north and would maintain the existing 4-foot front yard setback. The project would not substantially change existing conditions. The project meets this objective.

The proposed reconstructed detached garage complies with the requirements for garages within the front yard setback, and the project meets the objectives of parking and access.

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 is proposing a wall-mounted light and a path light. The wall-mounted light is a blend of arts and crafts with extruded aluminum louvers and a solid die-cast aluminum frame from the WAC Nest collection. The fixture is rated dark sky-friendly and delivers 210 lumens. Six lights are proposed on the first floor, with two lights at each exterior door. An additional two lights are proposed at the second-floor rear balcony. On the detached garage, two fixtures are proposed on the front elevation on either side of the

garage door and one on the south elevation of the garage at the person door.

The proposed path light is a contemporary aluminum fixture with an etched glass lens and a bronze finish from the Hinkley Atlantis collection. The path lights are spaced 10 feet apart. The height of the fixture is 15.75 inches, and each fixture emits 150 lumens. The project meets the objectives of exterior lighting.

Fencing/Gate/Arbor**:** *Residential Design Guidelines 11.1 through 11.3 states that designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

Staff Response: The applicant is proposing to retain the existing side and rear yard fences and reconstruct the front yard fence. The proposed front yard fence is 4'-6" in height, which exceeds the maximum height allowed of 4' for front yard fences. Special Condition No. 39 requires that the height of the front yard fence be reduced. Additionally, on sheet A11 of the project plans, the applicant provides a sample photograph of the new front yard fence, a new gate, and a trellis. Residential Design Guideline 11.3 states that fences and gates should have open, transparent qualities, such as open pickets that permit filtered views into the front garden. Special Condition No. 39 requires the spacing of the pickets to be equal to the width of the pickets to achieve a filtered view of the front garden. Additionally, the applicant is required to submit a dimensioned trellis detail demonstrating that it is no more than 7 feet tall as measured from the highest point of the trellis to the grade directly below.

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 6,000-square-foot lot, the allowed base floor area is 2,460 square feet, and the amount of impermeable site coverage is limited to 541 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 the site coverage on the property consists of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 240 square feet, for a total site coverage amount of 781 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: Existing impermeable site coverage totals 241 square feet and includes a brick porch, path, patio, and driveway. Permeable site coverage totals 452 square feet and includes two wood decks and stepping stone pathways. The total existing site overage is 693 square feet, and over half is permeable. The existing conditions comply with site coverage.

The applicant proposes 111 square feet of impermeable site coverage, including the front entry steps and a new stone bench and fire pit. The proposed permeable site coverage is 629 square feet and includes two wood decks, a sand-set brick driveway, a sand-set paver patio, and flagstone pathways. The total proposed site coverage is 740 square feet, and over half is permeable. The project complies with site coverage standards.

Landscaping: Residential Design Guideline 10.0 states that project sites should *"Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way*

should be predominantly green foliage plants, in keeping with the design traditions of Carmel."

Carmel Municipal Code Section 17.48.080, Table 17.48-A includes recommended tree densities for various lot sizes. Lots between 4,001 square feet and 6,000 square feet are recommended to have four upper canopy trees and three lower canopy trees.

Staff Response: The project site contains four upper canopy trees (Monterey Pine and Coast Redwood) and four lower canopy trees (Coast Live Oak) and meets the recommended tree density.

The applicant has provided a preliminary landscape plan that includes Camellia, a known host plant for sudden oak death pathogens. Special Condition No. 41 requires an alternative plant to be selected when submitting the final landscape and irrigation plan. With the application of conditions, the project meets the objectives of landscaping.

Skylights: Residential Design Guidelines 9.13 and 9.14 state that *when a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights may be appropriate when 1) interior spaces have no access to exterior windows or windows have limited access to light; 2) windows would cause greater impacts on adjoining homes; 3) the skylight design is compatible with the architecture, and 4) the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or from neighboring windows. The size, placement, number, and design should be an integral part of the building design; skylights should be framed in colors that match adjoining roof surfaces; and skylights that produce glare or light pollution visible to neighbors or the public should be mitigated.*

Staff Response: The applicant proposes to remove one 18" x 42" skylight on the south-facing two-story roof plane at the interior stairs and install a new 36" x 36" skylight on the south-facing one-story roof plane in the kitchen (at the rear of the residence). The kitchen has limited natural light from one window on the north elevation and a single door on the south elevation. Recommendation/Draft Condition No. 12 requires that the skylight be equipped with a shade to prevent light filter during the hours of darkness. Additionally, the skylight must be low-profile, use non-reflective glass to minimize light and glare, and have flashing that matches the roof color. With the application of conditions, the project meets the objectives of skylights.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact. 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 - Path Light Specifications
Attachment 5 - Wall Light Specifications

Attachment 6 - Exterior Paint Colors

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY DS 23-180 (NASH) FOR A SUBSTANTIAL ALTERATION TO AN EXISTING TWO-STORY RESIDENCE AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON MONTE VERDE STREET 3 SOUTHWEST OF 13TH AVENUE APN 010-176-018-000

WHEREAS, on August 3, 2023, Adam E. Jeselnick, AIA, Architect ("Applicant") submitted an application on behalf of Jan E Nash TR ("Owners") requesting approval of Track 2 Design Study application DS 23-180 (Nash) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 6,000-square-foot lot located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District (Block 146, Lot 9); and

WHEREAS, the Applicant proposes a 24-square-foot single-story addition, demolition of a 188-square-foot detached garage in the front yard setback, construction of a new 224-square-foot detached garage in the front setback, changes in exterior materials, windows, doors, chimneys, skylights, fences, site coverage, and landscaping; 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, CMC Section 17.58.040.B, Step Three: Final Details Review, allows the Director to authorize concept and final details review to occur at the same meeting for projects involving additions or limited changes to non-historic structures; and

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

WHEREAS, on December 1, 2023, a notice of public hearing was published in the Carmel Pine Cone for the December 13, 2023, 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 December 3, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before December 8, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on December 13, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY

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

CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✔	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✔	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✔	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✔	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✔	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✔	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✔	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✔	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✔	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✔	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✔	

12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✔	

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

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

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a combined Concept and Final Design Study application DS 23-180 (Nash) for a 24-square-foot single-story addition, demolition of a 188-square-foot detached garage in the front yard setback, construction of a new 224-square-foot detached garage in the front setback, changes in exterior materials, windows, doors, chimneys, skylights, fences, site coverage, and landscaping and associated site improvements located on Monte Verde Street 3 southwest of 13th Avenue (APN 010-176-018), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study application DS 23-180 (Nash) authorizes a substantial alteration to an existing two-story residence, including a 24-square-foot single-story addition, demolition of the existing 188-square-foot detached garage in the front yard with a 4-foot front setback, construction of a new 224-square-foot detached garage in the front yard with a 4-foot front setback, removal of the wood shingle roof and installation of new composition shingles, removal of all exterior wall cladding (wood and stucco) and installation of new board & batten siding painted Sherwin Williams Smokehouse (SW7040), or similar, wood fascia, window and door trim painted Sherwin Williams Green Onyx (SW9128), or similar, removal of all existing windows and doors and installation of new aluminum-clad wood windows and doors in a golden tan color (Spiced Vinegar) by Kolbe, or similar, demolition of two stucco chimneys, installation of new exterior light fixtures, removal of an existing skylight at the interior stairs and installation of a new skylight in the kitchen, located at Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Adam Jeselnick Architect approved by the Planning Commission on December 13, 2023, and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.

4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department.

	Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
13.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify the masonry pattern for all stonework in the construction drawings. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination

	of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
14.	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, that are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
15.	Asphalt Shingle Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved asphalt shingle roofing. The material shall convey color and texture similar to that of wood shingles.
16.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19.	Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings

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

	to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
26.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
27.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been

	completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
28.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit a drainage plan for review and approval by the Community Planning & Building and Public Works Departments that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
29.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit a completed BMP Tracking form for review and approval by the Community Planning & Building and Public Works Departments.
30.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
31.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
32.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
33.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
34.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
35.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.

36.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
37.	**Existing Nonconformities.** The project site contains the following non-conformities: a) The composite side yard setback on the rear portion of the residence is nonconforming at 9'-2". b) The two-story plate height at the front of the residence on the southeast corner is nonconforming at 18'-11". A lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of Chapter 17.36 (Nonconforming Uses and Buildings). Alterations, repairs, or remodeling that enlarge, extend, or increase a nonconforming feature of a building shall be prohibited. The demolition of any nonconforming building or structure shall require that all new construction on the site meet all requirements for new buildings and structures. The substantial alteration of any nonconforming building or structure, including removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.
38.	**Site Coverage.** Prior to the issuance of a building permit, the applicant shall submit a revised site plan that complies with site coverage development standards for review and approval by the Planning Division.
39.	**Front Yard Fence, Gate, and Arbor.** Prior to the issuance of a building permit, the applicant shall submit for review and approval by the Planning Division a revised site plan and revised landscape plan to reflect a fence height of no more than 4 feet within the front yard setback. Further, the applicant shall submit a dimensioned fence detail for the fence and gate that includes open qualities. The space between the pickets shall be at least equal to the width of the pickets to allow filtered views of the front garden. Further, the applicant shall provide a dimensioned trellis detail that is no more than 7 feet tall as measured from the highest point of the trellis to the grade directly below.
40.	**Deck Railing.** Prior to the issuance of a building permit, the applicant shall submit a revised railing detail that is constructed of natural materials for review and approval by the Planning Division.
41.	**Eliminate Camellia.** Prior to the issuance of a building permit, the applicant shall submit a final landscape and irrigation plan that omits Camellia, a known host plant for the sudden

	oak death pathogen. The final plant palette shall be reviewed and approved by the City Forester prior to the issuance of a building permit.

Acknowledgment and acceptance of conditions of approval:

_____	_____	_____
Property Owner Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of December 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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

DS 23-180 (Nash)
December 13, 2023
Project Data Table

PROJECT DATA FOR A 6,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,460 SF (41%)	1,995 SF residence 188 SF garage 2,183 SF total	2,030 SF residence 224 SF garage 2,254 SF total
Site Coverage	541 SF/781 SF	693 SF	740 SF
Trees (Upper/Lower)	4/3	4/10	No Change
Ridge Height ($1^{st}/2^{nd}$)	18'/24'	14'/21'-10" (residence) 10'-7"/NA (garage)	No Change (residence) 11'-4" (garage)
Plate Height ($1^{st}/2^{nd}$)	12'/18'	11'-4"/18'-11" (residence) 7'-6"/NA (garage)	No Change (residence) 8' (garage)
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	41' Residence 4' Garage	Residence Garage
Composite Side Yard	15' (25%)	9'-2"	No Change
Side Yard	3'	3'-6" north (east) 5'-8" south (west) 8'-6" garage	No Change to residence 3'-6" garage
Rear	15'/3'*	4'-8" (residence) 3' (deck)	No change (residence) 4'-8" (deck)

*The rear setback is three feet for those portions of structures less than 15 feet in height.
Yellow Highlights: Existing nonconformities

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.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

SHEET INDEX

Attachment 3

A0	TITLE (PROJECT DATA AND SITE LOCATION)	A9	DEMOLITION ELEVATIONS
A0.1	TREE ASSESSMENT/SURVEY	A10	DEMOLITION ELEVATIONS
A1	EXISTING SITE PLAN	A11	PROPOSED ELEVATIONS
A1.1	SITE DEMOLITION PLAN	A12	PROPOSED ELEVATIONS
A2	PROPOSED SITE PLAN	A13	STREETSCAPE ELEVATIONS
A3	EXISTING FLOOR PLANS	A14	DOOR AND WINDOW SCHEDULES
A4	DEMOLITION PLANS	A15	PROPOSED MATERIALS
A5	PROPOSED FLOOR PLANS	A16	EXTERIOR RENDERINGS
A6	ROOF PLANS	L1	PROPOSED LANDSCAPE PLAN
A7	EXISTING ELEVATIONS		
A8	EXISTING ELEVATIONS		

EXISTING SITE PHOTOGRAPHS





PROJECT DATA

SCOPE OF WORK:
EXTEND FIRST AND SECOND FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. NEW ROOF. NEW EXTERIOR FINISH. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOMS. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE DOORS AND WINDOWS.

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	**6,000 SF**
MAX. ALLOWABLE FLOOR AREA = (41% OUT OF TOTAL LOT AREA)	2,460 SF
MAX. ALLOWABLE SITE COVERAGE = (22% OUT OF TOTAL LOT AREA)	541 SF / 781 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) 1ST FLOOR	1523 SF
(E) 2ND FLOOR	472 SF
(E) GARAGE	188 SF
TOTAL, (E)	**2,183 SF**
(36.38% OUT OF TOTAL LOT AREA)	

PROPOSED	
(E) 1ST FLOOR	1510 SF
(P) 1ST FLOOR ADDITION	48 SF
(E) 2ND FLOOR	472 SF
(P) GARAGE	224 SF
TOTAL, (P)	**2,254 SF**
(37.57% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING	
(E) FRONT STEPS	33 SF
(E) FRONT DECK AND STAIRS	124 SF
(E) REAR DECK AND STAIRS	195 SF
(E) BRICK DRIVEWAY	43 SF
(E) BRICK PATH	30 SF
(E) BRICK PATIO	135 SF
(E) STEPPING STONES SIDE PATH	97 SF
(E) STEPPING STONES FRONT PATH	36 SF
(E) STONE RETAINING WALL	5 SF
(E) CONCRETE RETAINING WALL	3 SF
(E) STONE RETAINING WALL	3 SF
(E) STONE RETAINING WALL	4 SF
TOTAL, (E)	**708 SF**

PROPOSED		
(P) FRONT STEPS	54 SF	IMPERMEABLE
(P) FRONT DECK AND STAIRS	196 SF	PERMEABLE
(P) REAR DECK AND STAIRS	115 SF	PERMEABLE
(P) BRICK DRIVEWAY	43 SF	PERMEABLE
(E) STONE RETAINING WALL	3 SF	IMPERMEABLE
(E) STONE RETAINING WALL	4 SF	IMPERMEABLE
(P) STONE PAVERS PATIO	183 SF	PERMEABLE
(E) FLAGSTONE PAVERS	92 SF	PERMEABLE
(P) STONE BENCH	37 SF	PERMEABLE
(P) FIREPIT	20 SF	IMPERMEABLE
TOTAL, (P)	**747 SF**	

PROJECT DATA

ADDRESS:	MONTE VERDE 3 S/W 13TH AVENUE CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-176-018
ZONING:	**R-1** SINGLE FAMILY

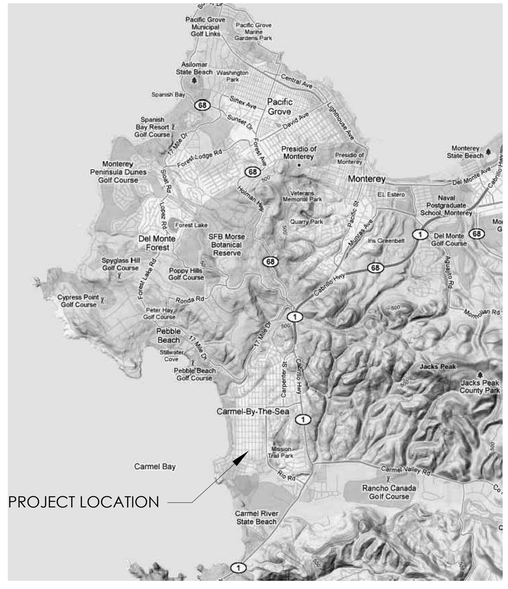
OWNER:	**JAN NASH** 2306 PELHAM AVENUE LOS ANGELES, CA 90064
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
SURVEYOR:	LANDSET ENGINEERS, INC. 520-B CRAZY HORSE ROAD, SALINAS , CA 93907 OFFICE: 831-443-6970 FAX: 831-443-3801

SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - EAST	41'-1 3/4"	44'-1 1/4"	15'-0"
SIDE - NORTH	3'-2 3/4"	3'-2 3/4"	3'-0"
BACK- WEST	4'-8 1/4"	4'-8 1/4"	3'-0"
SIDE - SOUTH	5'-8 1/4" NON CONF.	5'-8 1/4" NON CONF.	11'-9 1/4" COMPOS.

HEIGHTS

EXISTING	20' - 2 1/4 "
PROPOSED	20' - 5 1/4 "



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

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

TRACK 2 DESIGN REVIEW SUBMITTAL

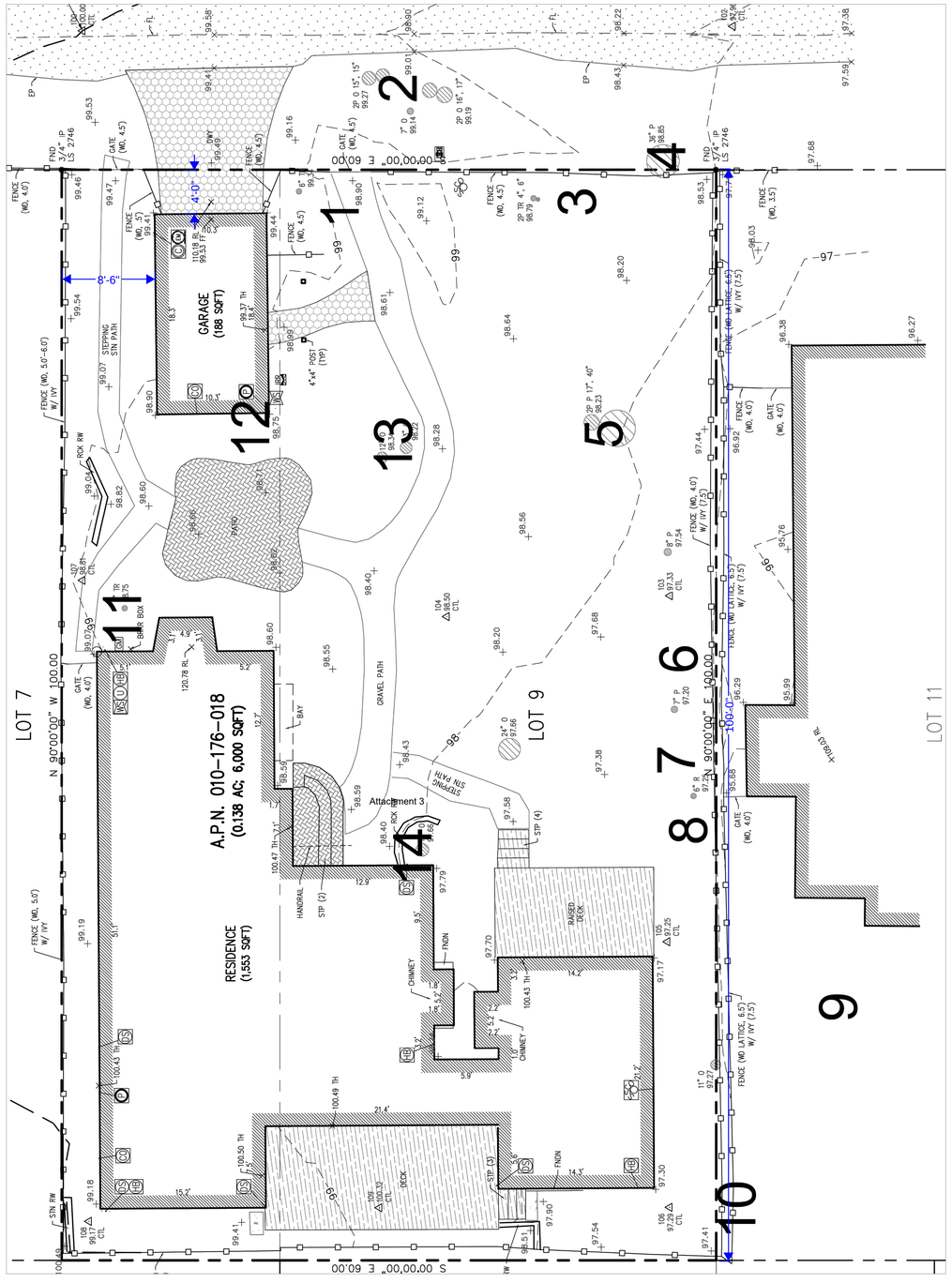
NASH RESIDENCE
MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

TITLE SHEET

11/29/2023

1/4" = 1'-0"

A0



1 EXISTING SITE SURVEY
SCALE: N.T.S.

Significant Tree Evaluation Worksheet

APN: 010-176-018-000
Street Location: Monte Verde 3 SW of 13th Avenue
Planner: Marnie Waffle
City Forester: Sara Davis
Property Owner: Nash
Recommended Tree Density: 4 upper and 3 lower canopy trees

Part One: Initial Screening:

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

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES		32		36	44				36	20			18	14	
NO	X		X			X	X	X			X	X			

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

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				2	2			1	2	

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

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

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

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

Part Three: Final Assessment

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total Score		8		7	5				8	8			3	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	
NO													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	
MOD SIGNIF					X										
NOT SIGNIF	X		X			X	X	X			X	X	X		

Items to note: Remove all ivy from the lot and adjacent right or way.

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet		16		18	22				18	10				7	

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES		48		54	66				54	30				21	

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

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

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

NASH RESIDENCE
MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

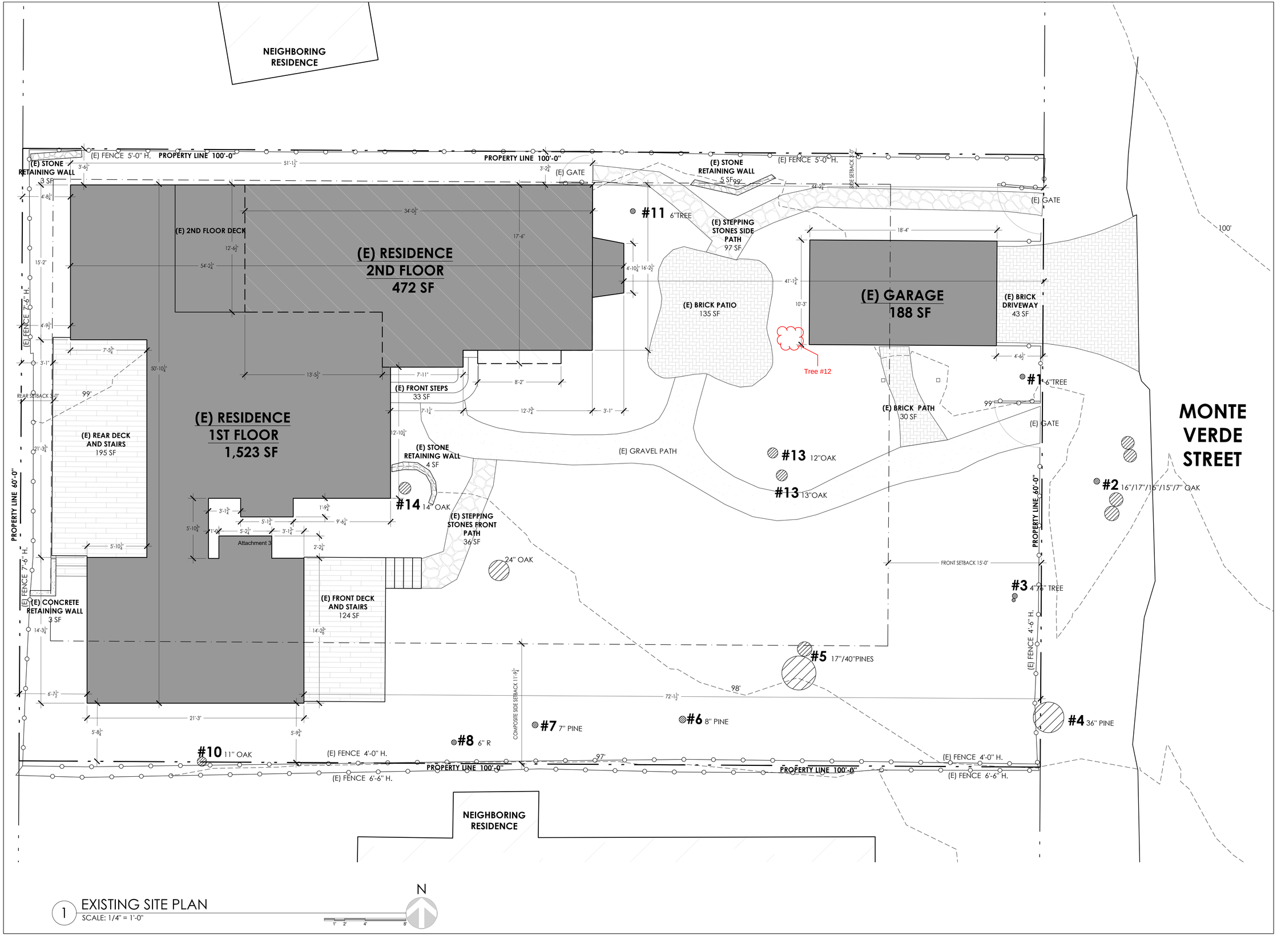
TREE ASSESSMENT/ SURVEY

11/29/2023

N.T.S.

A0.1

TRACK 2 DESIGN REVIEW SUBMITTAL



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

ADAM JESELNICK ARCHITECT

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No. C33090
Renew 3/31/25
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TRACK 2 DESIGN REVIEW SUBMITTAL

NASH RESIDENCE

MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING SITE PLAN

11/29/2023

1/4" = 1'-0"

A1

NEIGHBORING RESIDENCE

(E) FENCE 5'-0" H.

PROPERTY LINE 100'-0"

PROPERTY LINE 100'-0"

(E) FENCE 5'-0" H.

(E) GATE

DEMOLISH (E) RETAINING WALL

99'

STORE (E) STEPPING STONES ON SITE FOR REUSE

#11 6"TREE

DEMOLISH (E) BOX WINDOW

(E) 2ND FLOOR DECK

MINOR EXCAVATION FOR NEW GARAGE

DEMOLISH (E) GATE AND FENCE

100'

DEMOLISH EXISTING GARAGE

DEMOLISH (E) BRICK DRIVEWAY

DEMOLISH (E) BRICK PATIO

(E) FENCE 7'-6" H.

99'

#1 6"TREE

DEMOLISH (E) STEPS

DEMOLISH (E) BRICK PATH

99'

(E) GATE

DEMOLISH (E) GATE AND FENCE

DEMOLISH (E) GRAVEL PATH

#13 12"OAK

#13 13"OAK

MONTE VERDE STREET

PROPERTY LINE 60'-0"

DEMOLISH (E) DECK AND STAIRS

#14 14" OAK

STORE (E) STEPPING STONES ON SITE FOR REUSE

#2 16"/17"/15"/15"/7" OAK

10'-4"

6'-0"

MINOR EXCAVATION FOR NEW ADDITION

Attachment 3

24" OAK

#3 4"/6" TREE

DEMOLISH (E) FIREPLACES

DEMOLISH E) STAIRS

DEMOLISH AND REBUILD (E) DECK

REBUILD

REPAIR

DEMOLISH (E) FENCE

DEMOLISH (E) WALL

#5 17"/40"PINES

REPAIR (E) DECK

98'

#7 7" PINE

#6 8" PINE

#4 36" PINE

#8 6" R

#10 11" OAK

(E) FENCE 4'-0" H.

97'

(E) FENCE 4'-0" H.

PROPERTY LINE 100'-0"

PROPERTY LINE 100'-0"

(E) FENCE 6'-6" H.

(E) FENCE 6'-6" H.

NEIGHBORING RESIDENCE

N

1 SITE DEMOLITION PLAN

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 2 DESIGN REVIEW SUBMITTAL

NASH RESIDENCE

MONTE VERDE 3 S/W 13TH AVENUE

CARMEL-BY-THE-SEA, CALIFORNIA 93921

SITE DEMOLITION PLAN

11/29/2023

1/4" = 1'-0"

A1.1

NEIGHBORING RESIDENCE

(E) STONE RETAINING WALL 3 SF

(E) FENCE 5'-0" H.

PROPERTY LINE 100'-0"

(E) GATE

(E) 2ND FLOOR DECK

(E) RESIDENCE 2ND FLOOR 472 SF

#11 6" TREE

(P) STONE PAVERS 183 SF PERM.

(P) GARAGE 224 SF

SIDE SETBACK 5'-0"

(P) BRICK DRIVEWAY 43 SF

(E) 9 FLAGSTONE PAVERS 36 SF PERM.

(P) GATE

(E) FENCE 7'-6" H.

PROPERTY LINE 60'-0"

REAR SETBACK 3'-0"

(P) REAR DECK AND STAIRS 115 SF PERM.

(E) RESIDENCE 1ST FLOOR 1,523 SF

(P) FRONT STEPS 54 SF IMPERM.

(E) STONE RETAINING WALL 4 SF

(E) 14 FLAGSTONE PAVERS 56 SF PERM.

#1 6" TREE

#13 12" OAK

#13 13" OAK

#14 14" OAK

#2 16"/17"/15"/15"/7" OAK

MONTE VERDE STREET

(P) ADDITION 1ST FLOOR 48 SF

(P) REBUILT FRONT DECK AND STAIRS 196 SF PERM.

(P) REPAIRED FRONT DECK

24" OAK

(P) FIREPIT 20 SF IMPERM.

(P) GRAVEL PATH

FRONT SETBACK 15'-0"

#3 4"/7" TREE

(P) FENCE 4'-0" H.

(P) STONE BENCH 37 SF PERM.

#5 17"/40" PINES

COMPOSITE SIDE SETBACK 11'-2½"

#7 7" PINE

#6 8" PINE

#4 36" PINE

#8 6" R

#10 11" OAK

(E) FENCE 4'-0" H.

(E) FENCE 6'-6" H.

PROPERTY LINE 100'-0"

NEIGHBORING RESIDENCE

LEGEND

(E) 1ST FLOOR

(E) 2ND FLOOR

(P) 1ST FLOOR

N

1 PROPOSED SITE PLAN

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

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TRACK 2 DESIGN REVIEW SUBMITTAL

NASH RESIDENCE

MONTE VERDE 3 S/W 13TH AVENUE

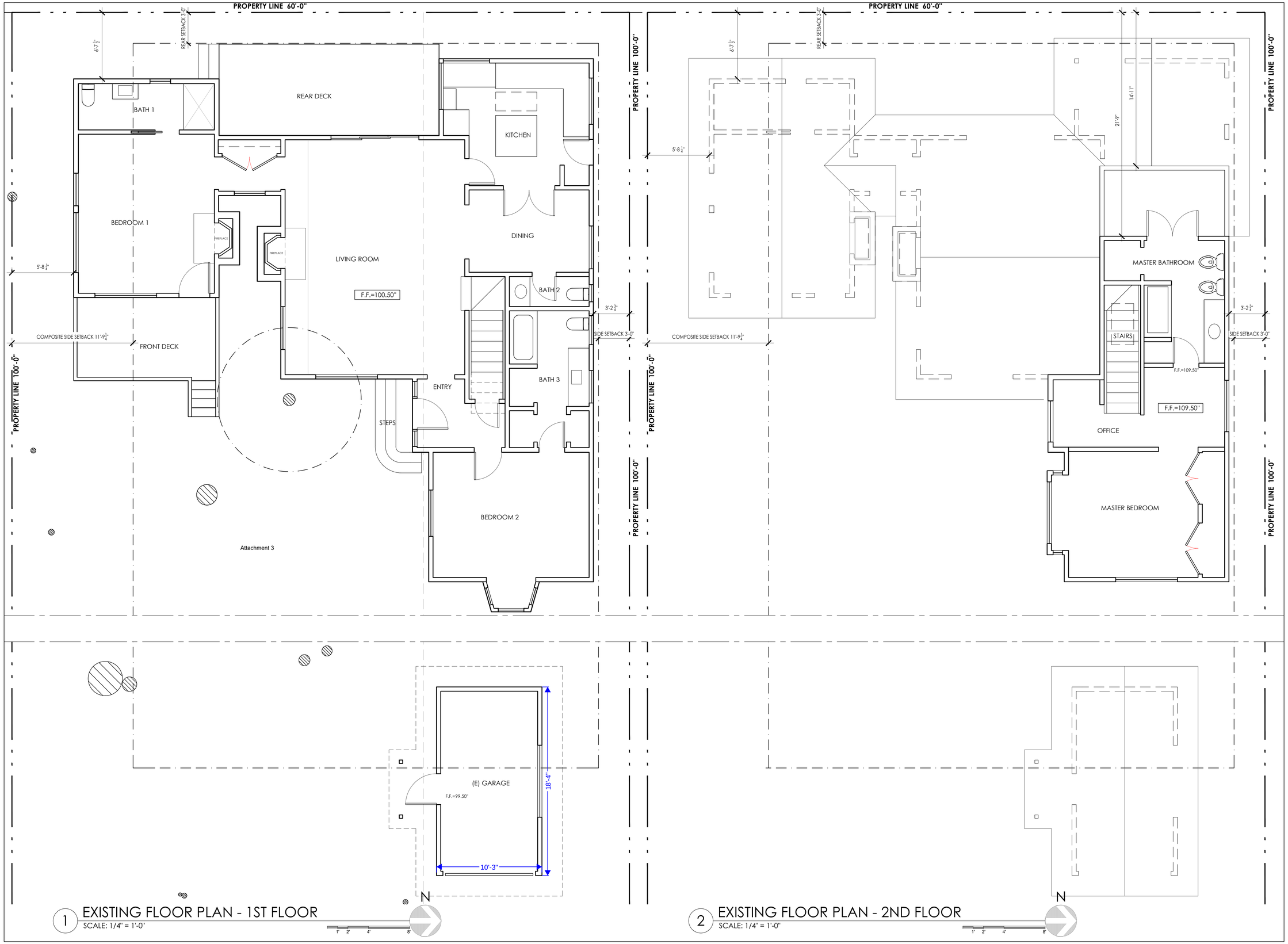
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SITE PLAN

11/29/2023

1/4" = 1'-0"

A2



ADAM JESELNICK
ARCHITECT

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

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NASH RESIDENCE

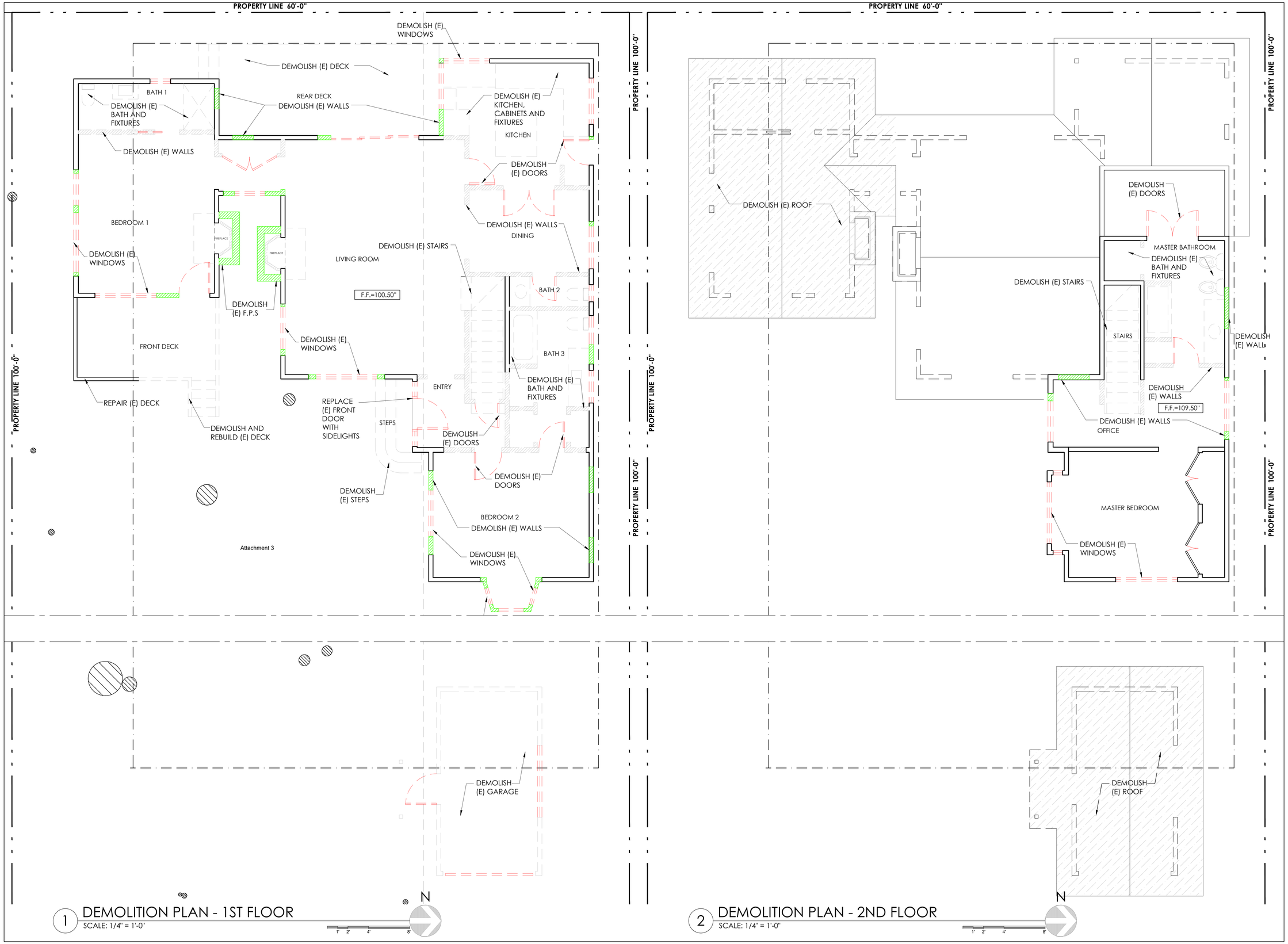
MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING
FLOOR PLANS

11/29/2023

1/4" = 1'-0"

A3



Attachment 3

ADAM JESELNICK ARCHITECT

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

TRACK 2 DESIGN REVIEW SUBMITTAL

NASH RESIDENCE

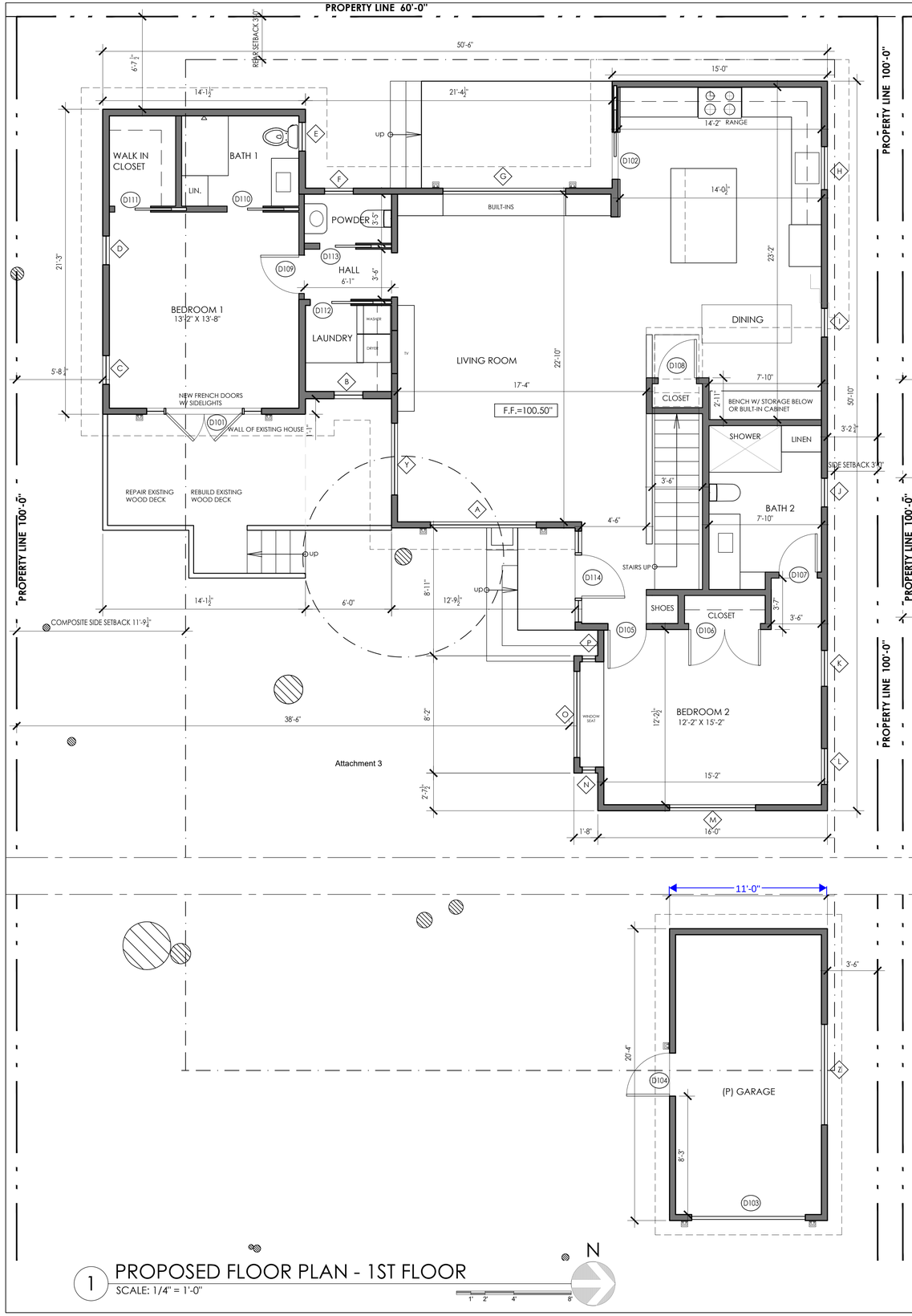
MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION PLANS

11/29/2023

1/4" = 1'-0"

A4



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

2 PROPOSED FLOOR PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"

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STATE OF CALIFORNIA

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NASH RESIDENCE

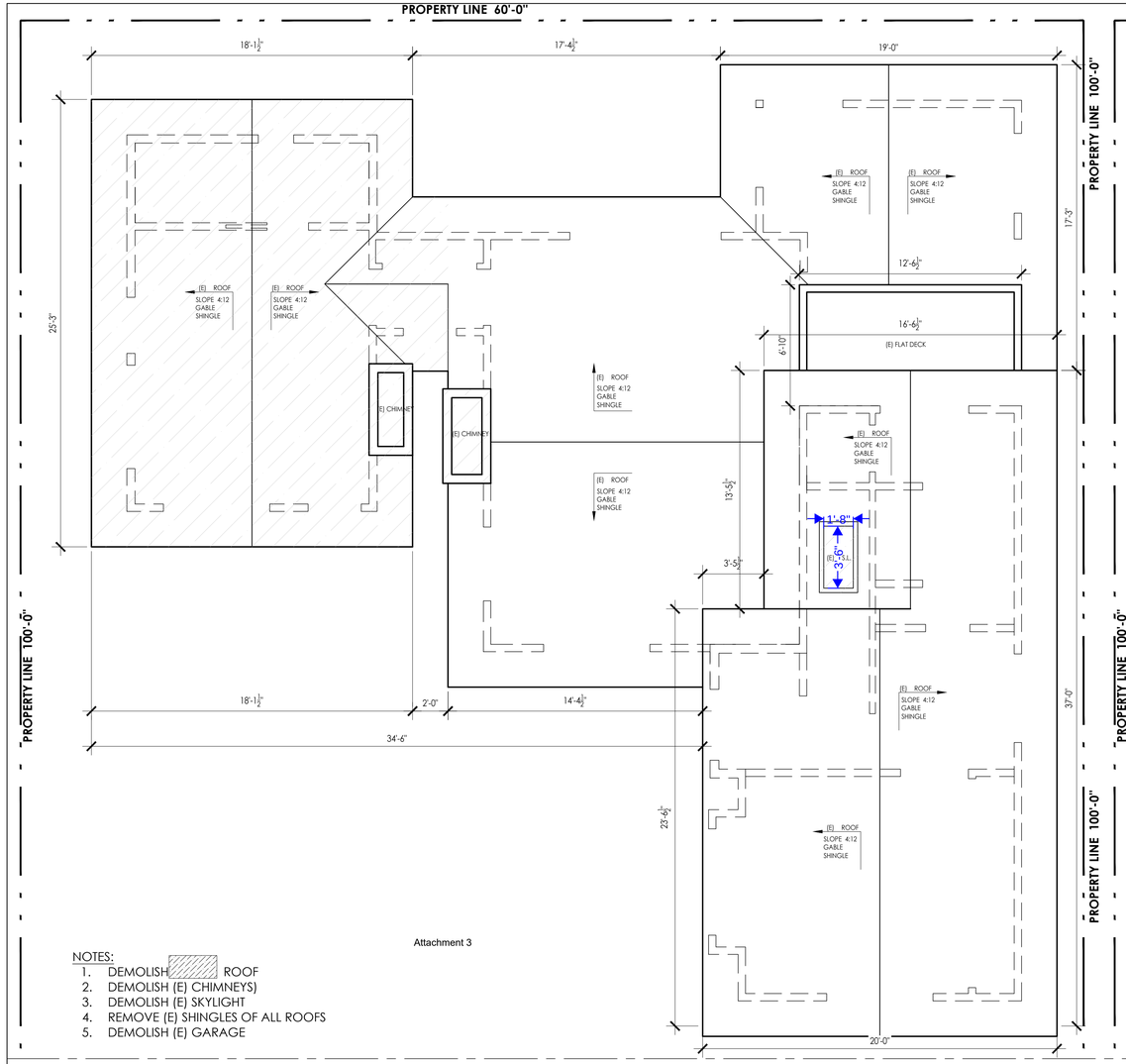
MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED
FLOOR PLANS

11/29/2023

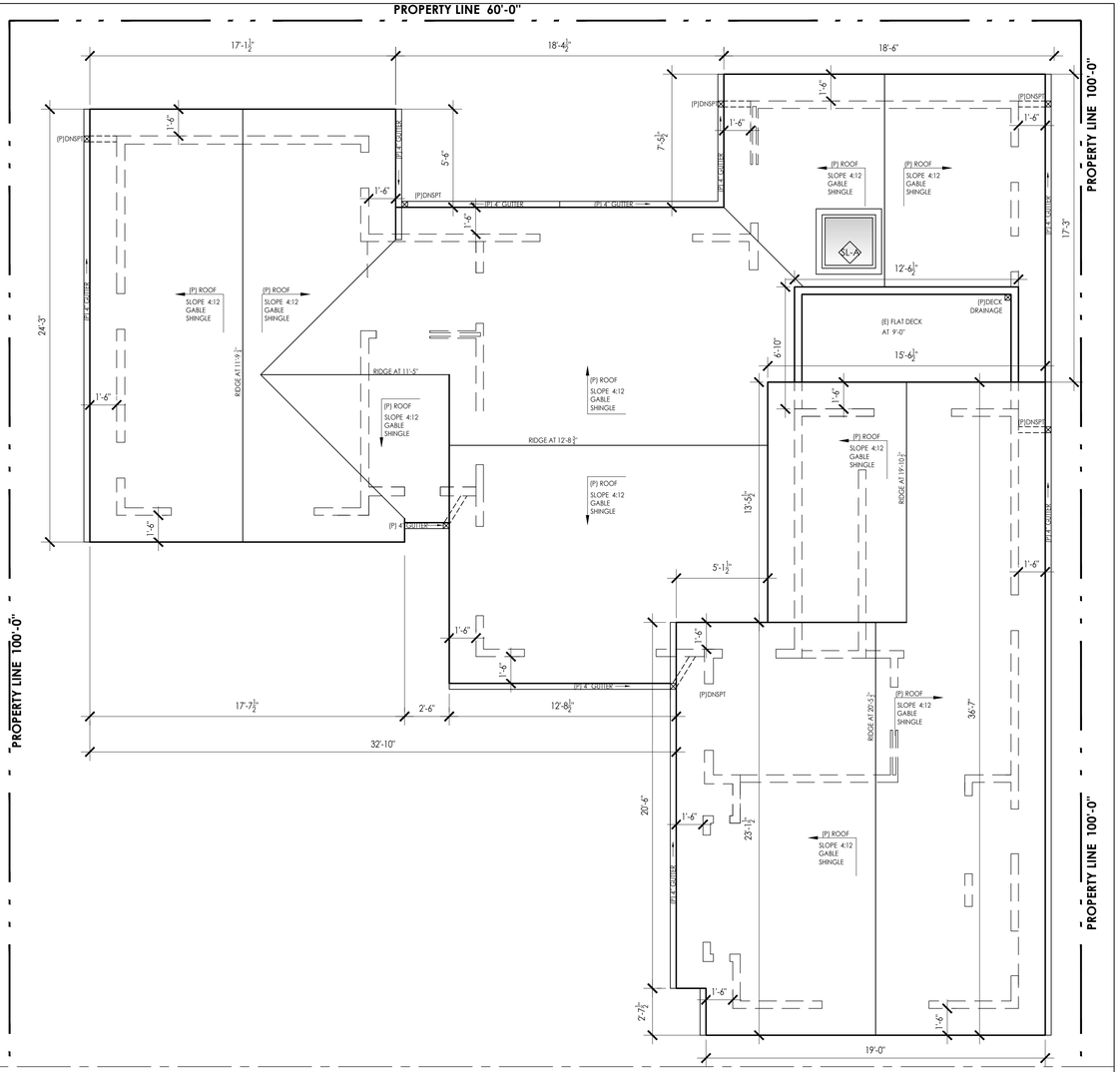
1/4" = 1'-0"

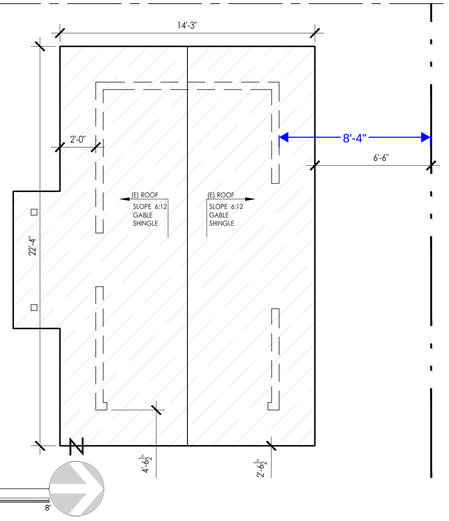
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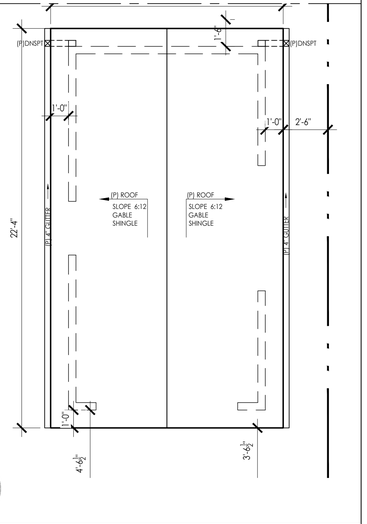
Attachment 3

NOTES:
1. DEMOLISH ▨ ROOF
2. DEMOLISH (E) CHIMNEYS)
3. DEMOLISH (E) SKYLIGHT
4. REMOVE (E) SHINGLES OF ALL ROOFS
5. DEMOLISH (E) GARAGE





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



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

ADAM JESELNICK
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NASH RESIDENCE

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CARMEL-BY-THE-SEA, CALIFORNIA 93921

TRACK 2 DESIGN REVIEW SUBMITTAL

ROOF PLANS

11/29/2023

1/4" = 1'-0"

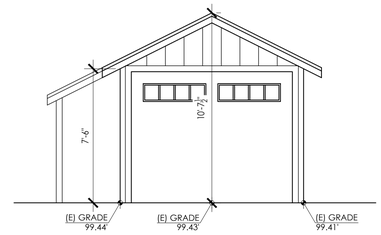
A6



1 EXISTING EAST (FRONT) ELEVATION

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

1' 2' 4' 8'



3 EXISTING GARAGE FRONT ELEVATION

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

1' 2' 4' 8'



Attachment 3

2 EXISTING SOUTH (SIDE) ELEVATION

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

1' 2' 4' 8'

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NASH RESIDENCE

MONTE VERDE 3 S/W 13TH AVENUE

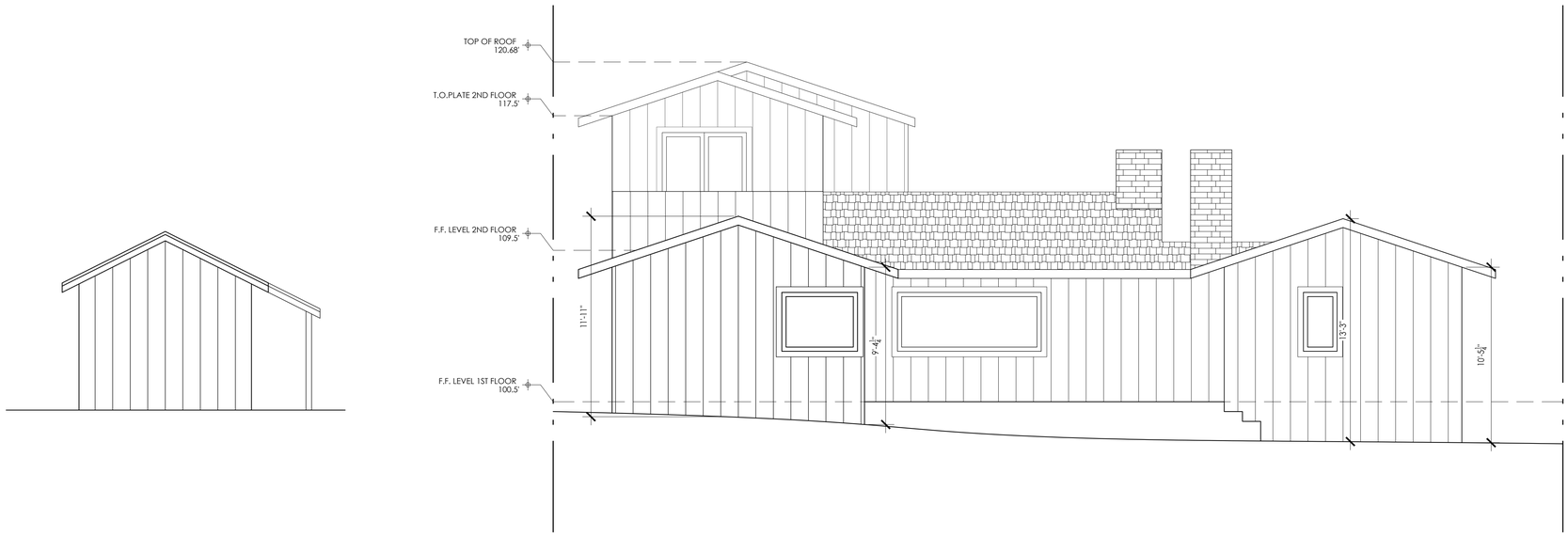
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING ELEVATIONS

11/29/2023

1/4" = 1'-0"

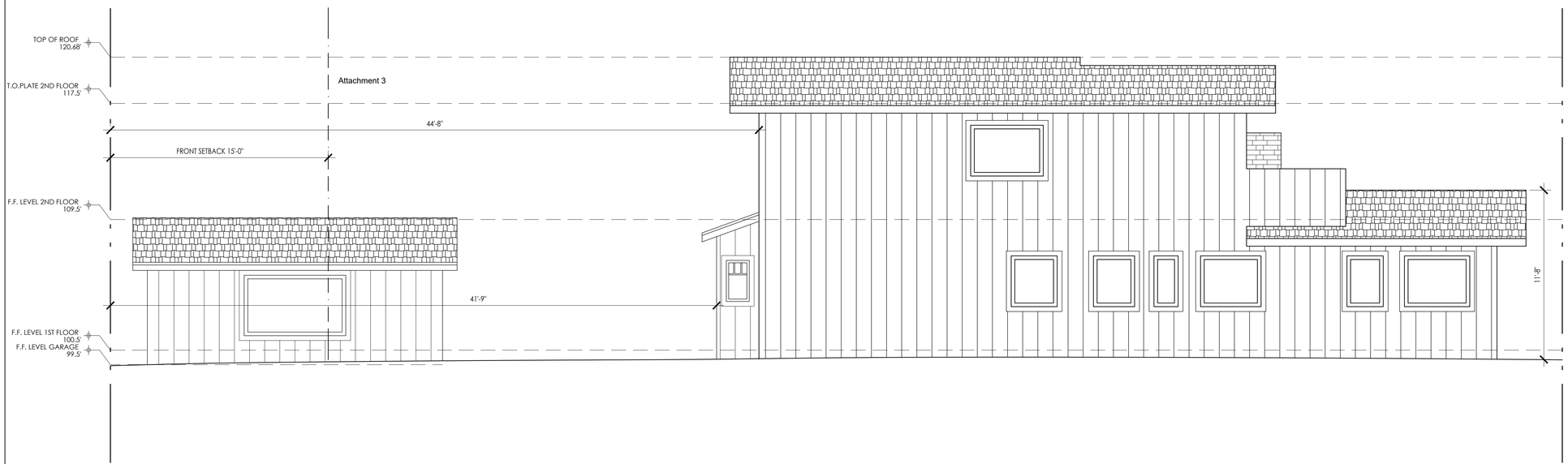
A7



1 EXISTING WEST (REAR) ELEVATION

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

1' 2' 4' 8'



Attachment 3

2 EXISTING NORTH (SIDE) ELEVATION

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

1' 2' 4' 8'

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ARCHITECT

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No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN REVIEW SUBMITTAL

NASH RESIDENCE

MONTE VERDE 3 S/W 13TH AVENUE

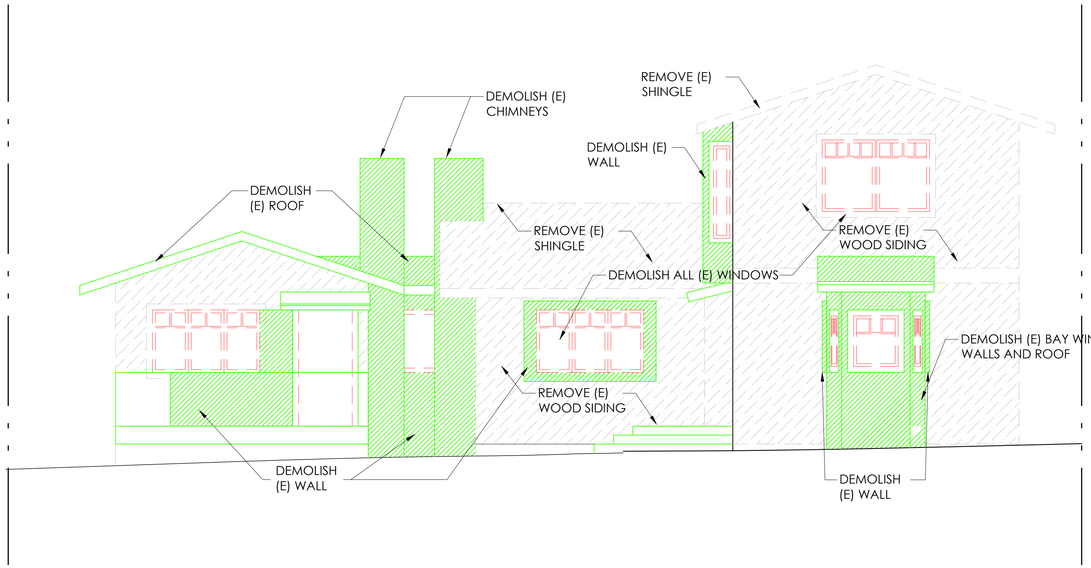
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING ELEVATIONS

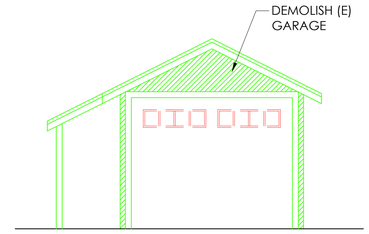
11/29/2023

1/4" = 1'-0"

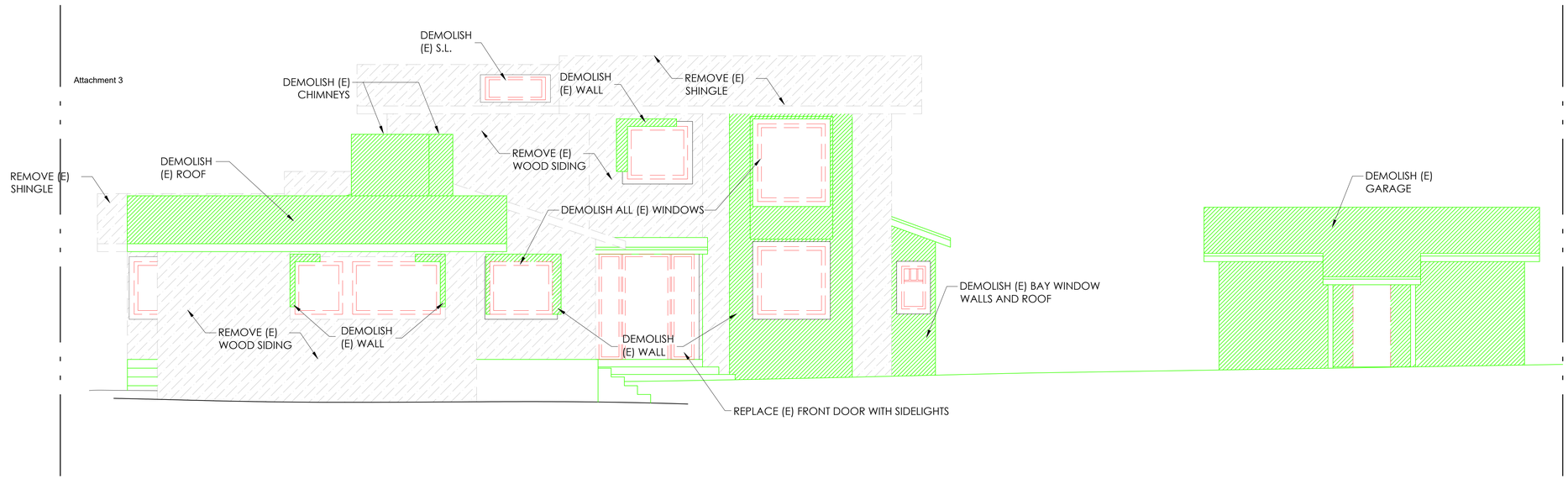
A8



1 DEMOLITION EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



3 DEMOLITION GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 DEMOLITION SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR WALL/ROOF TO BE DEMOLISHED

EXTERIOR MATERIAL TO BE REMOVED

WINDOW/DOOR TO BE DEMOLISHED

ADAM JESELNICK ARCHITECT

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

TRACK 2 DESIGN REVIEW SUBMITTAL

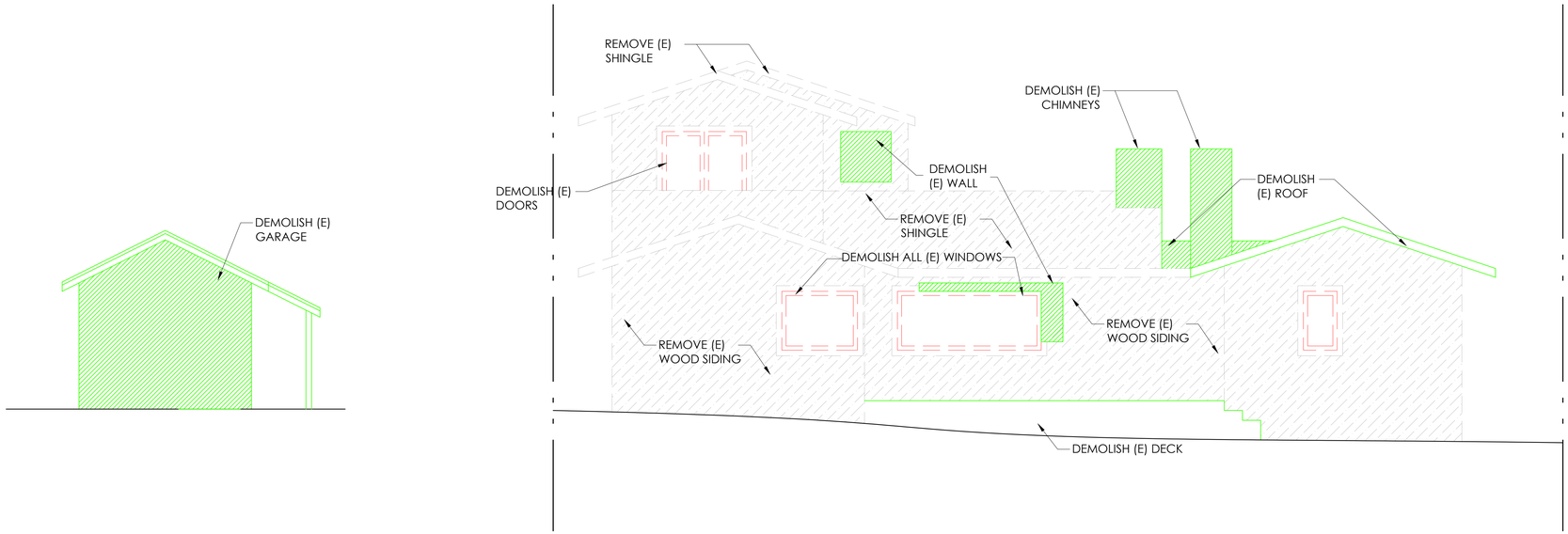
NASH RESIDENCE
MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION ELEVATIONS

11/29/2023

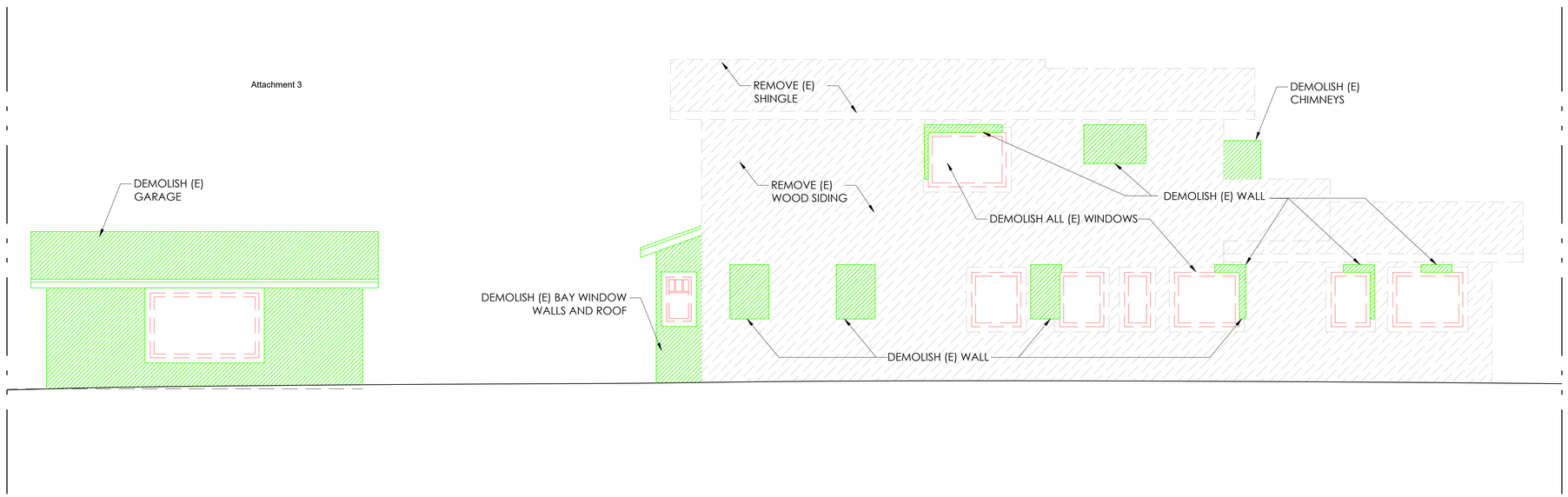
1/4" = 1'-0"

A9



1 DEMOLITION WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"

1' 2' 4' 8'



2 DEMOLITION NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

1' 2' 4' 8'

EXTERIOR WALL/ROOF TO BE DEMOLISHED

EXTERIOR MATERIAL TO BE REMOVED

WINDOW/DOOR TO BE DEMOLISHED

ADAM JESELNICK
ARCHITECT

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NASH RESIDENCE
MONTE VERDE 3 S/W 13TH AVENUE
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DEMOLITION ELEVATIONS

11/29/2023

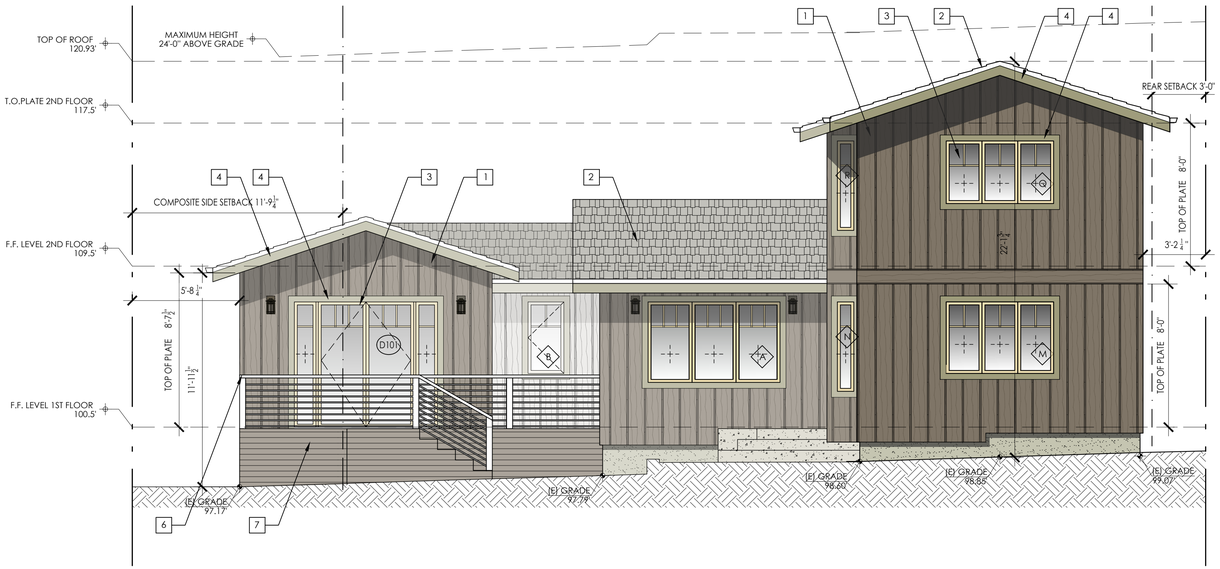
1/4" = 1'-0"

A10

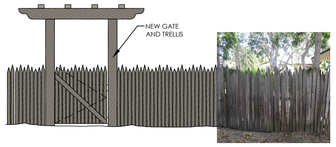
Attachment 3

KEYNOTES

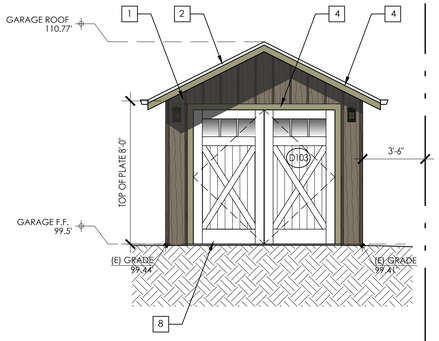
1	VERTICAL WOOD: BOARD AND BATTEN COLOR SW7040 SMOKEHOUSE, EVERY 11 1/2"
2	SHINGLE ROOF CERTAINTEED PRESIDENTIAL SHAKE COUNTY GRAY
3	DOORS AND WINDOWS KOLBE ALUMINUM WOOD COLOR SPICED VINEGAR
4	WOOD TRIM COLOR SW9128 GREEN ONYX
5	CONCRETE PAINTED SW9128 GREEN ONYX
6	DECK RAILING METAL CABLE AND WOOD TOP
7	WOOD DECK DECKING SUPERSTORE REDWOOD HEART CLEAR
8	GARAGE DOORS REAL CARRIAGE DOORS MODEL CL01X
9	GUTTERS AND DOWNSPOUTS COLOR TO MATCH BOARD AND BATTEN
10	EXTERIOR LIGHTING WAC LIGHTING - NEST OUTDOOR 12" BRONZE



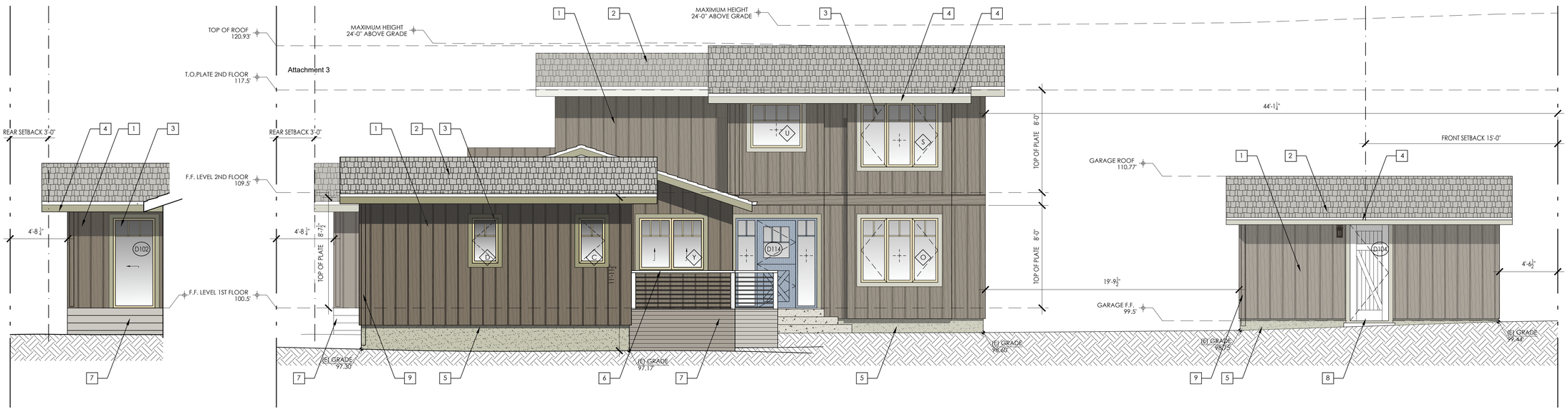
1 PROPOSED EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



FENCE ELEVATION - MATCH EXISTING



3 PROPOSED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED PARTIAL SOUTH (SIDE) ELEVATION AT KITCHEN
SCALE: 1/4" = 1'-0"

3 PROPOSED SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

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PROPOSED ELEVATIONS

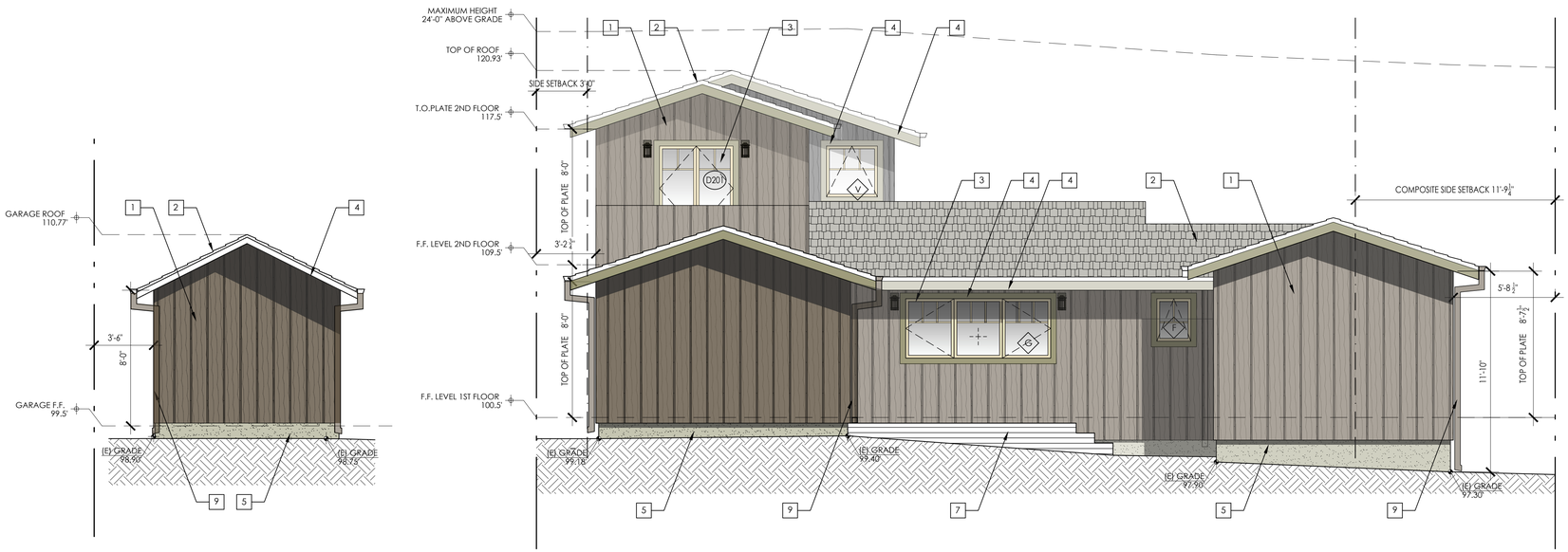
11/29/2023

1/4" = 1'-0"

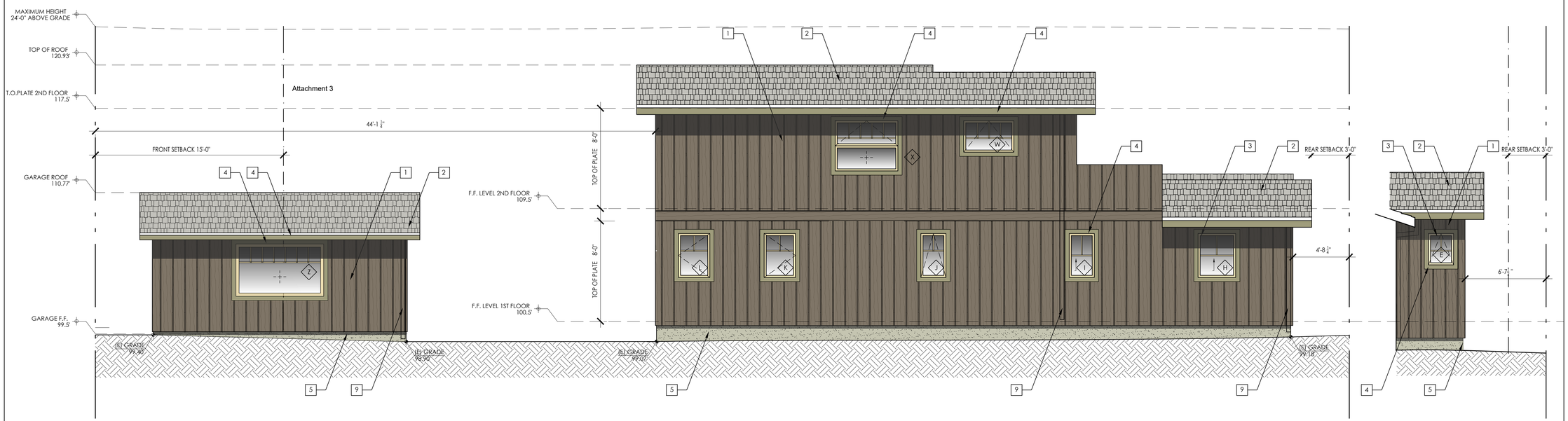
A11

KEYNOTES

1	VERTICAL WOOD: BOARD AND BATTEN COLOR SW7040 SMOKEHOUSE, EVERY 11 1/2"
2	SHINGLE ROOF CERTAINTEED PRESIDENTIAL SHAKE COUNTY GRAY
3	DOORS AND WINDOWS KOLBE ALUMINUM WOOD COLOR SPICED VINEGAR
4	WOOD TRIM COLOR SW9128 GREEN ONYX
5	CONCRETE PAINTED SW9128 GREEN ONYX
6	DECK RAILING METAL CABLE AND WOOD TOP
7	WOOD DECK DECKING SUPERSTORE REDWOOD HEART CLEAR
8	GARAGE DOORS REAL CARRIAGE DOORS MODEL CL01X
9	GUTTERS AND DOWNSPOUTS COLOR TO MATCH BOARD AND BATTEN
10	EXTERIOR LIGHTING WAC LIGHTING - NEST OUTDOOR 12" BRONZE



1 PROPOSED WEST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

3 PROPOSED PARTIAL NORTH (SIDE) ELEVATION AT BATH 1
SCALE: 1/4" = 1'-0"

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NASH RESIDENCE

MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ELEVATIONS

11/29/2023

1/4" = 1'-0"

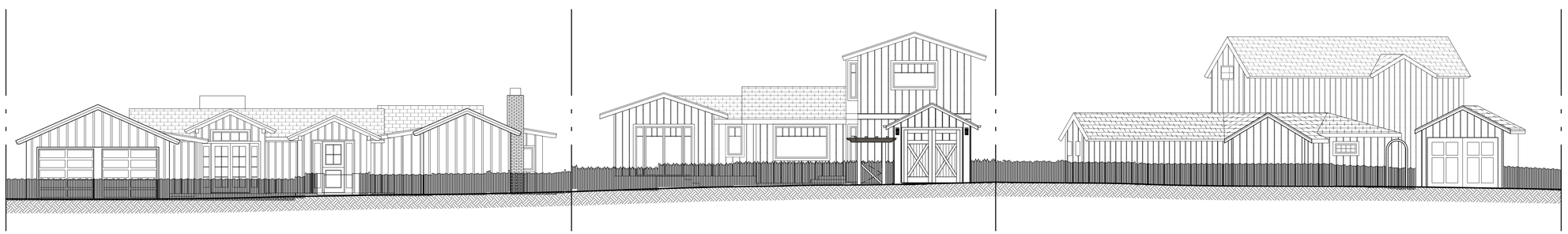
A12



1 EXISTING STREETSCAPE ELEVATION
SCALE: 1/4" = 1'-0"

1' 2' 4' 8'

Attachment 3



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

1' 2' 4' 8' 16'

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NASH RESIDENCE
MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

STREETSCAPE ELEVATIONS

11/29/2023

1/4" = 1'-0"

A13

NASH RESIDENCE - DOOR SCHEDULE

			DOOR TYPE	THICKNESS	HAND	REPLACE/ NEW	
1ST FLOOR							
EXTERIOR							
	101	5'-4" X 8'-0" (2 PANELS) + 2 (1'-4" X 8'-0") SIDE LITES	4	2"	RH-LH	NEW	FRENCH DOORS WITH SIDE LITES - BEDROOM 1
	102	3'-3" X 7'-0"	3	2"	RHLH	NEW	EXTERIOR SLIDING DOOR - KITCHEN
	103	7'-10" X 7'-6" (2 PANELS)	10	2"	RHLH	NEW	EXTERIOR GARAGE REAL CARRIAGE DOORS
	104	3'-0" X 7'-6"	12	2"	LH	NEW	ENTRY REAL CARRIAGE DOOR
	114	3'-0" X 6'-10" + 2 (1'-8"X7'-0") SIDE LITES	2	2"	RH	REPLACE	ENTRY DUTCH DOOR. PAINTED BLUE. - ENTRY
INTERIOR							
	105	2'-8" X 6'-8"	6	1 3/4"	RH	NEW	INTERIOR WOOD DOOR - BEDROOM 2
	106	5'-0" X 6'-8" (2 PANELS)	6	1 3/4"	RHLH	NEW	CLOSET DOOR - BEDROOM 2
	107	2'-8" X 6'-8"	6	1 3/4"	RH	NEW	INTERIOR WOOD DOOR - BATHROOM 2
	108	2'-8" X 6'-8"	6	1 3/4"	RH	NEW	CLOSET DOOR - DINING
	109	2'-8" X 6'-8"	6	1 3/4"	RH	NEW	INTERIOR WOOD DOOR - BEDROOM 1
	110	2'-6" X 6'-8"	7	2"	RH	NEW	INTERIOR POCKET DOOR - BATHROOM 1
	111	2'-6" X 6'-8"	7	2"	RH	NEW	INTERIOR POCKET DOOR -WALK IN CLOSET
	112	2'-6" X 6'-8"	7	2"	RH	NEW	INTERIOR POCKET DOOR - LAUNDRY
	113	2'-6" X 6'-8"	6	1 3/4"	RH	NEW	INTERIOR POCKET DOOR - POWDER
2ND FLOOR							
EXTERIOR							
	201	4'-4" X 7'-0" (2 PANELS)	5	2"	RHLH	REPLACE	FRENCH DOORS - OFFICE
INTERIOR							
	202	3'-0" X 6'-8"	6	1 3/4"	LH	NEW	INTERIOR WOOD DOOR - MASTER BEDROOM
	203	2'-5" X 6'-8"	7	1 3/4"	LH	NEW	INTERIOR POCKET DOOR - BATH 3

	DOOR TYPE LEGEND
TYPE 1	ENTRY DOOR, FULL LITE GLASS. WOOD
TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD
TYPE 3	EXTERIOR SLIDING DOORS.WOOD.
TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.
TYPE 5	FRENCH DOORS. FULL LITE GLASS. WOOD.
TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED
TYPE 7	POCKET DOOR, MDF, PRIMED
TYPE 8	GLASS INTERIOR DOOR
TYPE 9	INTERIOR BARN DOOR
TYPE 10	GARAGE DOOR
TYPE 11	INTERIOR SLIDING DOORS
TYPE 12	ENTRY DOOR, WOOD

HARDWARE TYPE LEGEND

TYPE 1: --.

TYPE 2: --.

TYPE 3: --.

ADDITIONAL NOTES:

Attachment 3

1 PROPOSED DOOR SCHEDULE

NASH RESIDENCE - WINDOW SCHEDULE

REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	EXISTING / NEW OPENING	NUMBERED NOTES / REMARKS
	1ST FLOOR						
	A	7'-4 1/2 " x 4'-6"		UN-CLAD WOOD	FIXED (3 PANELS)	NEW	DUAL GLAZED
	B	2'-0" x 4'-0"		UN-CLAD WOOD	SINGLE CSMT	NEW	DUAL GLAZED
	C	2'-0" x 3'-6"		UN-CLAD WOOD	SINGLE CSMT	NEW	DUAL GLAZED
	D	2'-0" x 3'-6"		UN-CLAD WOOD	SINGLE CSMT	NEW	DUAL GLAZED
	E	2'-0" x 2'-6"		UN-CLAD WOOD	AWNING	NEW	DUAL GLAZED
	F	2'-0" x 2'-6"		UN-CLAD WOOD	AWNING	NEW	DUAL GLAZED
	G	8'-6 1/2 " x 3'-6"		UN-CLAD WOOD	CSMT-FIXED-CSMT	NEW	DUAL GLAZED
	H	3'-0" x 3'-6"		UN-CLAD WOOD	SINGLE HUNG	NEW	DUAL GLAZED
	I	2'-0" x 3'-6"		UN-CLAD WOOD	SINGLE HUNG	NEW	DUAL GLAZED
	J	2'-0" x 3'-6"		UN-CLAD WOOD	AWNING	NEW	DUAL GLAZED
	K	2'-6" x 3'-6"		UN-CLAD WOOD	SINGLE CSMT	NEW	DUAL GLAZED
	L	2'-6" x 3'-6"		UN-CLAD WOOD	SINGLE CSMT	NEW	DUAL GLAZED
	M	6'-0" x 4'-0"		UN-CLAD WOOD	FIXED (3 PANELS)	NEW	DUAL GLAZED
	N	0'-11" x 5'-0"		UN-CLAD WOOD	FIXED	NEW	DUAL GLAZED
	O	6'-0" x 5'-0"		UN-CLAD WOOD	CSMT-FIXED-CSMT	NEW	DUAL GLAZED
	P	0'-11" x 5'-0"		UN-CLAD WOOD	FIXED	NEW	DUAL GLAZED
	Y	5'-0" x 3'-6"		UN-CLAD WOOD	DOUBLE MULLED SINGLE HUNG	NEW	DUAL GLAZED
	Z	7'-0" x 4'-2"		UN-CLAD WOOD	FIXED	NEW	DUAL GLAZED
	SL-A	3'-0" x 3'-0"		UN-CLAD WOOD	OPERABLE	NEW	DUAL GLAZED - SKYLIGHT WITH SCREEN
	2ND FLOOR						
	Q	6'-0" x 3'-6"		UN-CLAD WOOD	FIXED (3 PANELS)	EXISTING	DUAL GLAZED
	R	0'-11" x 5'-0"		UN-CLAD WOOD	FIXED	EXISTING	DUAL GLAZED
	S	6'-0" x 5'-0"		UN-CLAD WOOD	CSMT-FIXED-CSMT	EXISTING	DUAL GLAZED
	T	0'-11" x 5'-0"		UN-CLAD WOOD	FIXED	EXISTING	DUAL GLAZED
	U	4'-0" x 3'-6"		UN-CLAD WOOD	FIXED	NEW	DUAL GLAZED
	V	3'-0" x 3'-0"		UN-CLAD WOOD	AWNING	NEW	DUAL GLAZED
	W	4'-0" x 2'-6"		UN-CLAD WOOD	AWNING	NEW	DUAL GLAZED - NO HORIZ. MULLION
	X	5'-0" x 4'-0"		UN-CLAD WOOD	FIXED (3 PANELS)+AWNING ON TOP	NEW	DUAL GLAZED

2 PROPOSED WINDOW SCHEDULE

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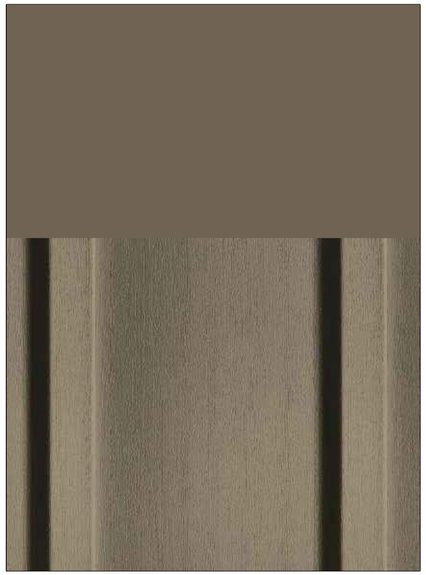
NASH RESIDENCE
MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

WINDOW AND DOOR SCHEDULES

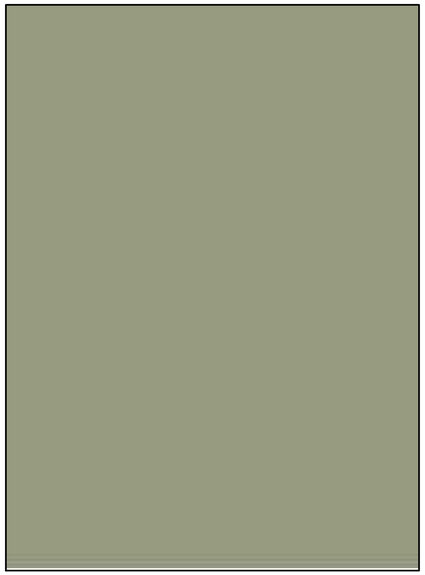
11/29/2023

1/4" = 1'-0"

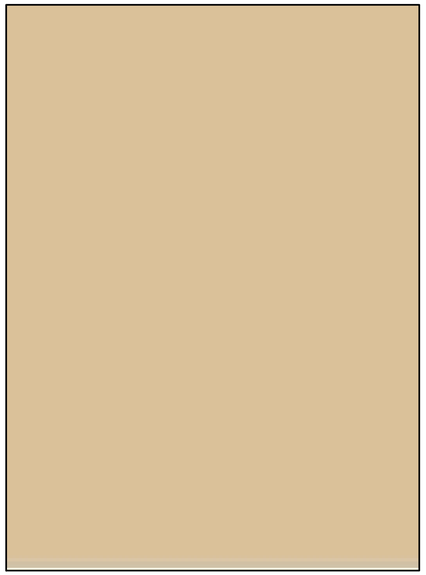
A14



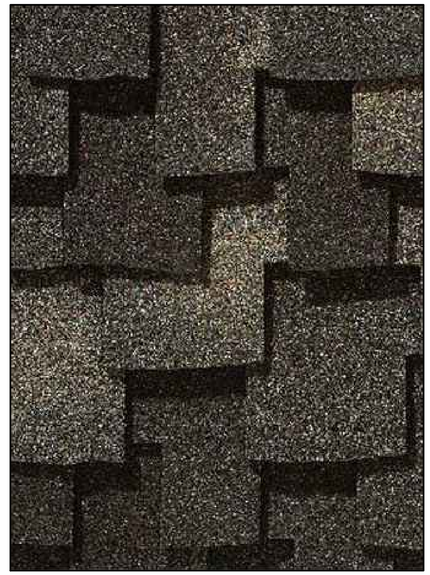
1 BOARD AND BATTEN
EXTERIOR WALLS
SHERWIN WILLIAMS SMOKEHOUSE SW7040



2 WOOD TRIM
WINDOW AND DOOR TRIMMING; FASCIA
SHERWIN WILLIAMS GREEN ONYX SW9128



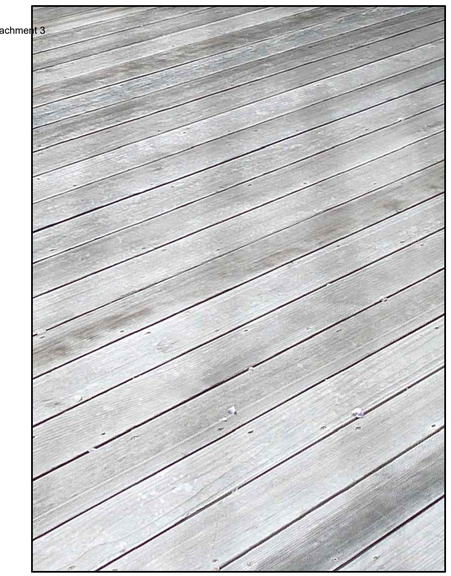
3 DOORS AND WINDOWS
KOLBE ALUMINUM WOOD WITH DIVIDED LITES
COLOR SPICED VINEGAR



4 SHINGLE ROOF
CERTAINTEED PRESIDENTIAL SHAKE - COUNTRY GRAY



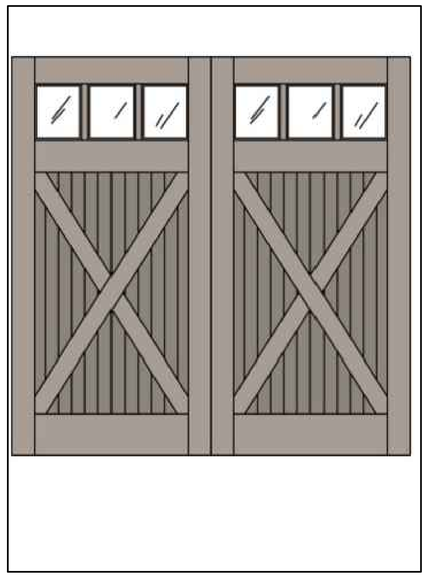
5 EXTERIOR STONE
SBI MATERIALS - CULTURED STONE
ANCIENT VILLA LEDGESTONE PALISADES



6 EXTERIOR DECKING
GRAY REDWOOD DECK



7 EXTERIOR LIGHTING
OUTDOOR SCONCES
WAC LIGHTING - NEST OUTDOOR WALL LIGHT
12" BRONZE WS-W26712



8 GARAGE DOOR
REAL CARRIAGE DOORS
CL01X - CLASSIC LINE X BRACE (LITES 1x3)



9 LANDSCAPE LIGHTING
HINKLEY LIGHTING
ATLANTIC 12V LED PATH LIGHT, BRONZE 15.8" HIGH
Atlantis

Attachment 3

ADAM JESELNICK ARCHITECT

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PROPOSED MATERIALS

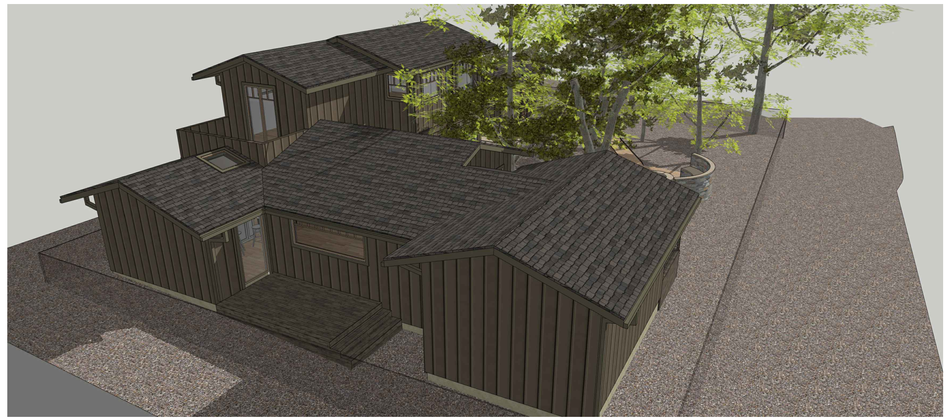
11/29/2023

1/4" = 1'-0"

A15



1 PROPOSED FRONT (SOUTH-EAST) VIEW



2 PROPOSED REAR (SOUTH-WEST) VIEW



3 PROPOSED BACK (NORTH-WEST) VIEW



4 PROPOSED SIDE (NORTH-EAST) VIEW



5 PROPOSED FRONT VIEW



6 PROPOSED ENTRY



7 PROPOSED LANDSCAPE

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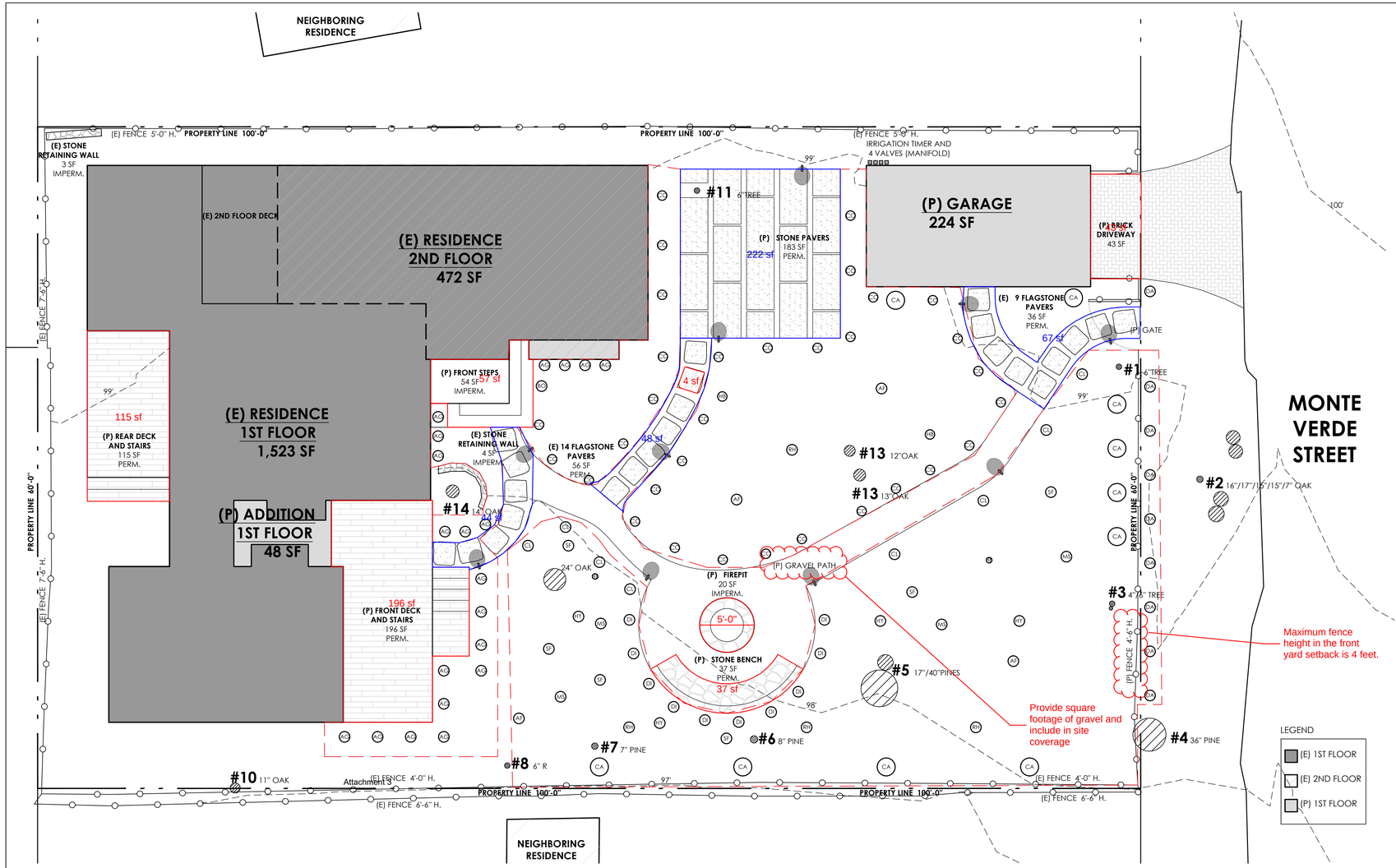
PROPOSED RENDERINGS

11/29/2023

1/4" = 1'-0"

A16

Attachment 3



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

IRRIGATION NOTES

1. ALL PLANTS WILL HAVE DRIP IRRIGATION, MOSTLY WITH A SPECTRUM 360° ADJUSTABLE SPRAY NOZZLE OR EMITEERS.
2. IRRIGATION SYSTEM WILL HAVE 5 STATIONS.
3. WATER USAGE IS MINIMAL AT TWICE A WEEK FOR 10 MINUTES, ONCE A DAY.

PLANTING NOTES

1. ALL PLANTS ARE DROUGHT TOLERANT & DEER RESISTANT.
2. ALL PLANTS TO BE PLANTED IN A GOPHER BASKET AND ENRICHED WITH 50% NUTRIENT RICH SOIL.
3. ALL PLANTS TO HAVE HAVE CUSTOM DRIP IRRIGATION.
4. TOP DRESSING IN PLANTING AREAS TO BE SMALL OR MINI REDWOOD BARK.

LIGHTING NOTES

Hinkley Atlantis

1. PROPOSED HINLLEY ATLANTIC 12V LED PATH LIGHT FIXTURE, 10 UNITS, SPACED NO CLOSER THAN 10 FEET APART.
2. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFELY ILLUMINATE WALKWAYS AND ENTRANCES TO THE PROPERY AND NOT TO ACCENT LIGHTING OF ANY TIPE.

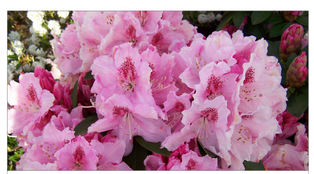


PLANT LEGEND

SF	POLYSTICHUM "SWORD FERN" 5 GALLON - 5X
DA	POLYGALA DALMASIANA 5 GALLON - 9X
RH	RHODODENDRON PINK 5 GALLON - 4X
CA	CAMELLIA JAPONICA"NUCCIO'S GEM AND NUCCIO'S PEARL" 15 GALLON - 10X
HB	HELLEBORUS 1 GALLON - 4X
CO	CORREA "CARMINE BELLS" OR "WYN'S WONDER" 1 GALLON - 32X
BO	BOUGAINVILLEA BARBARA KARST PINK OR BRASILIENSIS ROYAL PURPLE 5 GALLON - 1X
AF	ASPARAGUS MEYER FERN 5 GALLON - 4X
CL	CLIVIA MINATA - ORANGE OR YELLOW 5 GALLON - 8X
DI	DIANELLA VARIEGATA 5 GALLON - 10X
HY	HYDRANGEA MACROPHYLLA "ENDLESS SUMMER" 5 GALLON - 4X
MS	MEXICAN SAGE "PURPLE WHITE" 5 GALLON - 4X
AG	AGAPANTHUS 5 GALLON - 20X


POLYSTICHUM "SWORD FERN"


POLYGALA DALMASIANA


RHODODENDRON PINK


CAMELLIA JAPONICA"NUCCIO'S GEM & PEARL"


HELLEBORUS


CORREA "CARMINE BELLS" OR "WYN'S WONDER"

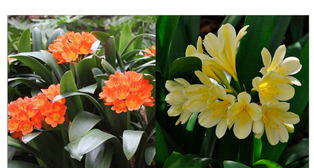

ASPARAGUS MEYER FERN

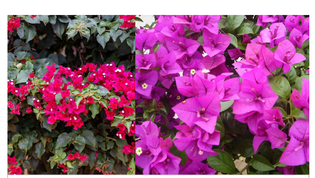

AGAPANTHUS


MEXICAN SAGE "PURPLE WHITE"


HYDRANGEA MACROPHYLLA "ENDLESS SUMMER"


DIANELLA VARIEGATA


CLIVIA MINATA - ORANGE OR YELLOW


BOUGAINVILLEA PINK OR PURPLE

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

TRACK 2 DESIGN REVIEW SUBMITTAL

NASH RESIDENCE
MONTE VERDE 3 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED LANDSCAPE PLAN

11/29/2023

3/16" = 1'-0"

L1



ATLANTIS

ATLANTIS SMALL LED PATH LIGHT

15014BZ-LL

The bold, clean lines of the Atlantis path lights complement contemporary architecture for the ultimate in urban sophistication.

FINISH: Bronze

GLASS: Etched Lens

WIDTH: 6.5"

HEIGHT: 15.8"

LIGHT SOURCE: Socketed

TRANSFORMER REQUIRED: Yes

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

dweLED

Fixture Type: Attachment 5

Catalog Number:

Project:

Location:

Nest

Outdoor Wall Sconce 3000K

Model & Size	*Color Temp & CRI*	*Watt*	*LED Lumens*	*Delivered Lumens*	*Finish*
❍ WS-W26712 12"	3000K 90	8.5W	180	145	❍ BZ Bronze

Example: **WS-W26712-BZ**

DESCRIPTION

A harmonious blend of arts and crafts. Nest is constructed with extruded aluminum louvers to create a dramatic pattern of illumination. The frame is solid die-cast aluminum with weather resistance and a powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

• Extruded aluminum louvers create a dramatic pattern of light to generate interest
• Weather resistant powder coated finishes
• ACLED driverless technology
• 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100 - 10%
Rated Life:	54000 Hours
Standards:	ETL, cETL, IP65, Dark Sky Friendly
	Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

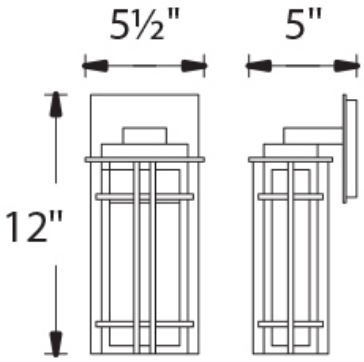


FINISHES



Bronze

LINE DRAWING



WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. May 2020

dweLED

Fixture Type: Attachment 5

Catalog Number:

Project:

Location:

Nest

Outdoor Wall Sconce 3000K

Model & Size	*Color Temp & CRI*	*Watt*	*LED Lumens*	*Delivered Lumens*	*Finish*
❍ WS-W26716 16"	3000K 90	13W	280	210	❍ BZ Bronze

Example: **WS-W26716-BZ**

DESCRIPTION

A harmonious blend of arts and crafts. Nest is constructed with extruded aluminum louvers to create a dramatic pattern of illumination. The frame is solid die-cast aluminum with weather resistance and a powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

• Extruded aluminum louvers create a dramatic pattern of light to generate interest
• Weather resistant powder coated finishes
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Color Temp:	3000K
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CRI:	90
Dimming:	ELV: 100 - 10%
Rated Life:	54000 Hours
Standards:	ETL, cETL, IP65, Dark Sky Friendly
	Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

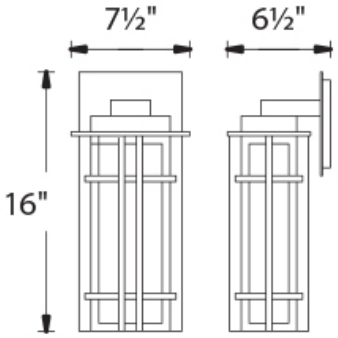


FINISHES

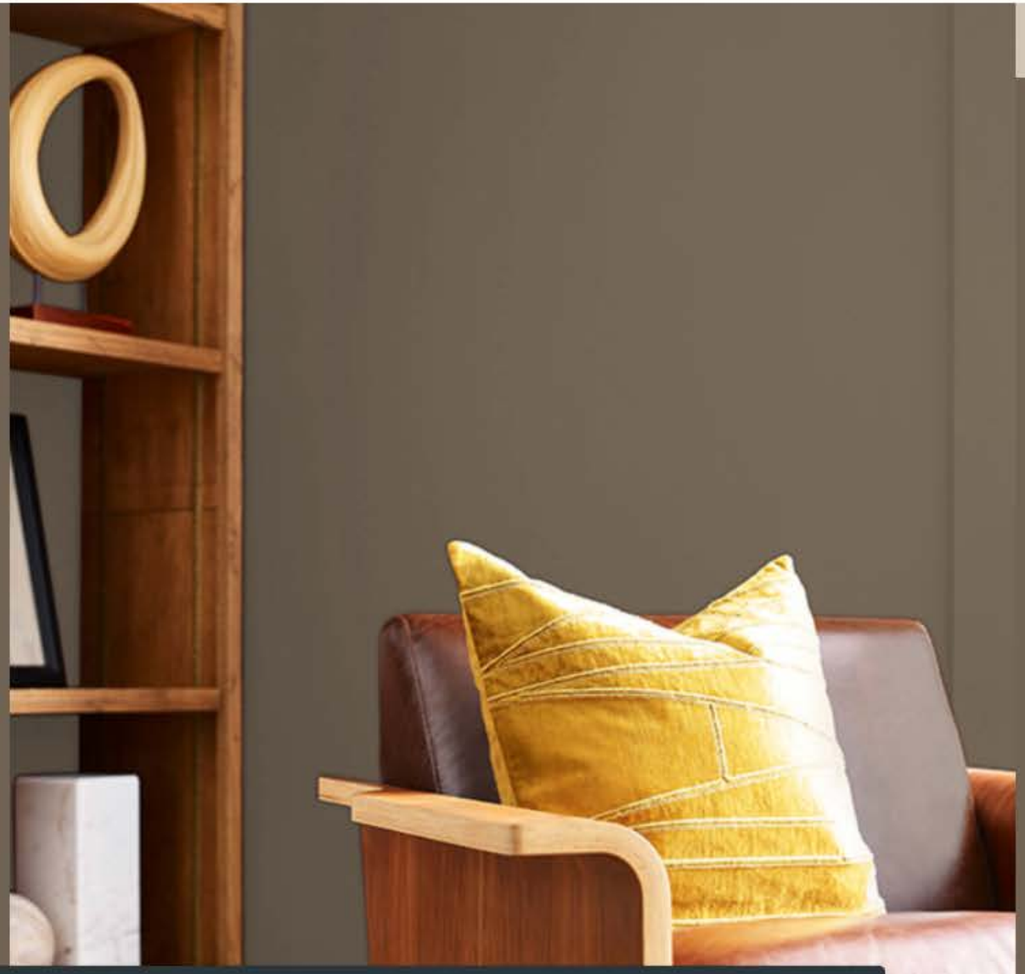


Bronze

LINE DRAWING



WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. May 2020



SW 7040

Smokehouse

FULL DETAILS

This warm brown with a prominent gray undertone creates a comfortable, inviting atmosphere. Pair this versatile neutral with other neutrals, both warm and cool.

Get this color in a:

Color Sample | Paint Sample | Interior Paint | Exterior Paint

Feedback

Ask Sherwin-Williams



SW 6176 | SW 6177 | SW 6178 | SW 9128 | SW 6179 | SW 6180 | SW 6181

SW 9128

Green Onyx

FULL DETAILS

This medium, muted green gives off a friendly, relaxed vibe -- while the warm yellow-gray undertone makes this neutral versatile enough to charm any space.

Get this color in a:

Color Sample | Paint Sample | Interior Paint | Exterior Paint

Feedback

Ask SHERWIN-WILLIAMS

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

December 13, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Brandon Swanson
APPROVED BY:	Brandon Swanson
SUBJECT:	**DS 21-186 (Melani) - Director's Referral:** Director's Referral for after-the-fact consideration of the full demolition and rebuilding of a non-conforming structure. The Planning Commission is being asked to determine if a non-conforming single-family dwelling that was demolished and rebuilt with the same non-conforming setbacks should be allowed to remain as a "repair," or required to conform to current setback standards as a "reconstruction." The subject property is located at Carmelo Street 4 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-124-024-000.

Application: DS 21-186 (Melani) **APN:** 010-124-024-000
Block: NN **Lot:** 23 & 25
Location: Carmelo Street, 4 Southwest of 2nd Avenue
Applicant: Adam Jeselnick **Property Owner:** Jim and Marion Melani

Executive Summary:

The Planning Commission is being asked to consider whether full demo and reconstruction of a non-conforming setback due to rotted and damaged framing should be allowed to remain as “repair” or made to comply with existing development standards. This item is being referred by the Director of Planning due to the potential policy and precedent setting nature. The non-conforming improvements were reconstructed without a permit, so this consideration is after-the-fact.

Recommendation:

Consider an after the fact Director's Referral for the full demolition and rebuilding of a non-conforming structure and determine if a non-conforming single-family dwelling that was demolished and rebuilt with the same non-conforming setbacks should be allowed to remain as a "repair," or required to conform to current setback standards as a "reconstruction." The subject property is located at Carmelo Street 4 southwest of

2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-124-024-000.

Background and Project Description:

On October 1st, 2021, Design Study 21-186 (Melani) was approved as a Track 1 project at the staff level. The approval at the time was for minor exterior modifications to an existing single family residence, with a non-conforming composite setback. This approval was amended on May 2nd, 2022 to add additional windows. At the time, it was not proposed to remove the non-conforming sections of walls, and the total amount of proposed walls being removed was less than 50% of the total building, which meant that the project was not considered a "demolition" as defined in CMC 17.70.020. The amended conditions (Attachment 1) and amended plans (Attachment 2) that are currently in effect at the time of writing this staff report have been included. The purpose of these attachments is to show the approved demolition plans (Attachment 2 –Sheets A4 and A8) and the condition of approval related to any changes made to those plans prior to commencing unapproved work (Attachment 1 – Condition #4).

Following project approval and prior to commencing work, the applicant team, comprised of the architect, contractor and property owners, was made aware in person and in writing on separate occasions that non-conforming walls, which were not part the approved plans, must remain in place. The applicant team was further informed that if these non-conforming portions of the home were demolished, that they would have to be brought back into compliance in accordance with CMC Section 17.36.040.D and 17.36.040.E which say (respectively):

> *D. The demolition of any nonconforming building or structure shall require that all new construction on the site meet all requirements for new buildings and structures.*
>
> *E. The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.*

Construction activities commenced at the site following these meetings with Planning Staff. Subsequently, during a later building inspection, it was discovered that the scope of construction had far exceeded what was approved in the building plans, as nearly all of the framing in the entire house, including the floor joists, had been demolished and replaced, along with some additional foundation work that was not previously approved. Pictures of the work along the south side of the building are included as Attachment 3.

Upon discovery of the unpermitted work, staff issued a Stop Work Order, and contacted the applicant team. Staff was informed that the scope of the permit was exceeded due to the discovery of rotted framing and damage to the foundation. At the time, no amendments or applications had been received by the City for this additional work to repair or replace the damaged framing and foundation. Staff informed the applicant team that the ramification of this demolition was that the non-conforming setbacks now needed to be corrected, which would require the new construction to be removed, and new plans drawn to reconfigure the floorplan. Attachment 4 shows the extent of walls that would have to be removed in order to comply with the composite setback (areas outlined in red).

Subsequent to being informed of this issue, the applicant team requested that the requirement to correct the non-conformity not be enforced, due to the large amount of dry rot and damage that was uncovered when construction began. The applicant was informed that despite the damaged and deteriorated structure,

there is nothing in the Municipal Code that grants the Director of Planning authority to waive the requirements associated with demolishing and rebuilding a non-conformity due to rotten and/or damaged structural elements noted above. The Director denied the applicant team's request to waive the requirement of Section 17.36.040 related to the demolition of non-conforming structures. At the request of the applicant team, and prior to formalizing the Director's decision, staff agreed to elevate this matter to the Planning Commission for a final determination as the applicant team feels they are in a unique situation that could allow the Planning Commission to make policy level interpretation of the code. The applicant team will be at the hearing to present their position, along with pictures and other materials.

The Planning Commission has the authority to find that the work done above and beyond the approvals granted under DS 21-186 (Melani) constitutes a "demolition", and therefore require that the non-conforming setbacks be corrected. This would require the applicant to demolish portions of the already constructed framing, and redesign their floorplan.

Alternatively, if the Planning Commission finds that in this specific case, based on unique facts, that a section of Chapter 17.36 of the code can be interpreted to allow for the demolition and reconstruction of the non-conforming setback, those findings should be provided to staff at the hearing in the form of a motion. If the Planning Commission makes such an interpretation, then staff will include those findings in an after-the-fact approval of the work that was done without a permit, which will allow the non-conforming walls to remain.

Staff Analysis:

N/A

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include, alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of interior and exterior alterations to an existing single-family residence, and garage. There is no proposed increase in floor area. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - DS 21-186 Conditions
Attachment 2 - DS 21-186 Approved Plans
Attachment 3 - Pictures
Attachment 4 - Noncompliant walls to be removed

Attachment 1

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** Approval of amended Design Study application DS 21-286 (Melani) authorizes window and door modifications including, retaining a window proposed for removal (north elevation, second floor, bay window projection), and other minor window and door modifications for a single family residence located on Carmelo 4 SW 2nd Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Adam Jeselnick, Architect 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.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
	Landscape Conditions	
5.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	**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.	✓

Attachment 1

	● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. ● If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
7.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of	✓

	Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	
8.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	SPECIAL CONDITIONS	
9.	**All Windows.** All windows shall be consistent in style and material to maintain uniformity throughout the residence. Prior to issuance of a building permit, the applicant shall provide a window schedule identifying the style and material of all windows.	✓

Acknowledgement and acceptance of conditions of approval:

_____	Marion Melani	5/3/2022
Property Owner Signature	Printed Name	Date

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

GENERAL NOTES

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

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

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

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

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

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

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

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

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

SHEET INDEX

Attachment 2

A0	TITLE (PROJECT DATA AND SITE LOCATION)
A0.1	PLANNING CONDITIONS OF APPROVAL
A1	EXISTING SITE PLAN
A2	PROPOSED SITE PLAN
A3	EXISTING FLOOR PLANS
A4	DEMOLITION PLANS
A5	PROPOSED FLOOR PLANS
A6	EXISTING AND PROPOSED ROOF PLAN
A7	EXISTING ELEVATIONS
A8	DEMOLITION ELEVATIONS
A9	PROPOSED ELEVATIONS
A10	DOOR AND WINDOW SCHEDULES
A12	PROPOSED MATERIALS

CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED

Permit #: DS 21-186 (Melani) AMENDED
Date Approved: 5/2/22
Planner: M. Waffle

EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION



EXISTING BACK ELEVATION

REVISION # 1 --/-- ---

PROJECT DATA

SCOPE OF WORK:
REMODEL OF EXISTING 2-STORY RESIDENCE WITH ATTACHED GARAGE. NEW EXTERIOR SIDING, ROOF, DOORS AND WINDOWS. DEMOLISH EXISTING SKYLIGHTS AND INSTALL NEW LOW-PROFILE SKYLIGHTS WITH AUTOMATIC SHADES. EXTEND REAR BALCONY AND BASEMENT MECHANICAL ROOM AND LAUNDRY ROOM. REPLACE ALL ELECTRICAL, PLUMBING FIXTURES, CABINETS, AND INTERIOR FINISHES

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

SITE COVERAGE CALCULATIONS:

LOT SIZE	**5,000 SF**
MAX. ALLOWABLE FLOOR AREA =	2,150 SF
MAX. ALLOWABLE SITE COVERAGE =	473 SF / **673 SF (WITH BONUS)**

FLOOR AREA CALCULATIONS:

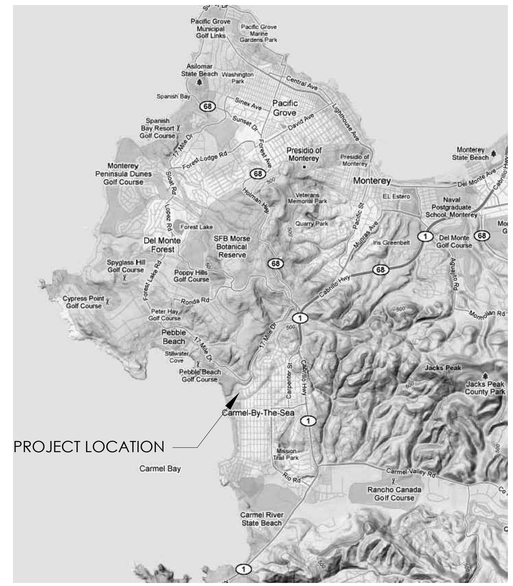
EXISTING	
(E) LOWER FLOOR	517 SF
(E) UPPER FLOOR	1,775 SF
(E) GARAGE	400 SF
TOTAL, (E)	**2,692 SF**
(53.84% OUT OF TOTAL LOT AREA)	
PROPOSED	
(E) LOWER FLOOR	517 SF
(E) UPPER FLOOR	1,775 SF
(E) GARAGE	400 SF
(N) BASEMENT BONUS AREA	98 SF *NOT FLOOR AREA
(N) STORAGE (<4'-11" CEILING)	116 SF *NOT FLOOR AREA
TOTAL, (P)	**2,692 SF**
(NO CHANGE TO EXISTING NON-CONFORMING FLOOR AREA)	
(53.84% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING	
(E) FRONT WALKWAY	45.0 SF
(E) FRONT DECK	351.0 SF
(E) SIDE WALKWAY	89.5 SF
(E) WEST DECK	159.0 SF
(E) DRIVEWAY	346.0 SF
(E) STEPPING STONES	51.0 SF
(E) SOUTH STEPS	11.5 SF
(E) ROAD	685.5 SF
TOTAL, (E)	**1,738.5 SF (NON-CONFORMING)**
PROPOSED	
(N) FRONT WALKWAY	36.0 SF
(N) FRONT DECK	294.0 SF
(E) SIDE WALKWAY	61.25 SF
(N) WEST DECK	193.5 SF
(E) DRIVEWAY	236.75 SF
(N) LANDING	33.0 SF
(E) SOUTH STEPS	11.5 SF
(E) ROAD	685.5 SF
TOTAL, (P)	**1,551.5 SF (NON-CONFORMING)** **REDUCED BY 187 SF**

PROJECT DATA

ADDRESS:	CARMELO 4 SW OF 2ND AVENUE, CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-242-024
ZONING:	**R-1**
OWNER:	JAMES AND MARION MELANI 238 VISTA DEL MONTE LOS GATOS, CA 95030
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
STRUCTURAL ENGINEER:	STRUCTURAL-E ENGINEERING 230 6TH STREET PACIFIC GROVE, CA 93950 PHONE: (831)424.9000 CONTACT: CHRISTIAN LEE, P.E. EMAIL: structuralplans@gmail.com
MECHANICAL ENGINEER:	MONTEREY ENERGY GROUP 26465 CARMEL RANCHO BLVD. SUITE #8 CARMEL, CA 93923 PHONE: (831) 372.8328 CONTACT: DAVID KNIGHT EMAIL: dave@meg4.com
CONTRACTOR:	MCNICKLE CONSTRUCTION MONTEREY, CA LICENSE #996169 PHONE: 831-915-3393 EMAIL: mcnickleconstruction@gmail.com



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

TITLE SHEET

01/13/2022

N.T.S.

A0

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** Approval of Design Study (DS 21-186, Melani) authorizes an interior and exterior remodel including new wood and stucco exterior siding, exterior paint, composition shingle roof, aluminum clad wood doors and windows including new and modified openings, skylight modifications, a rear balcony, underfloor storage space, 100 square-foot bonus basement area for laundry and mechanical rooms, new exterior light fixtures, and a sand-set stone terrace at the front entry located on N. Carmelo Street 4 SW of 2nd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) District as depicted in the plans prepared by Adam Jeselnick Architect 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 prepared for review and adoption by the Planning Commission.	✓
5.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
6.	**Fire Sprinklers - Residential.** Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135.	✓
7.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved	✓

	project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	
	Landscape Conditions	
8.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
9.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
10.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
11.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline	✓

	or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. ● If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
12.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
13.	**Skylights.** All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install low-profile skylights with automatic shades in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color. The manufacturer's specifications for the skylights and skylight shades shall be included in the construction drawings submitted with the building permit application.	✓

14.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
15.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
16.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
17.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
18.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
19.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	ENVIRONMENTAL COMPLIANCE CONDITIONS	

Attachment 2

20.	**Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
21.	**BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel.	✓
22.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
23.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
	SPECIAL CONDITIONS	
24.	**Exterior Paint.** The applicant shall submit a paint sample for review and approval by the Community Planning & Building Department prior to issuance of a building permit. The color shall be consistent with a muted earth tone.	✓

Acknowledgement and acceptance of conditions of approval:

Marion Melani — Property Owner Signature
Marion Melani — Printed Name
October 14, 2021 — Date

Jim Melani — Property Owner Signature
Jim Melani — Printed Name
Oct 14, 2021 — Date

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

CARMEL-BY-THE-SEA
PLANNING DIVISION
APPROVED

Permit #: DS 21-186 (Melani) AMENDED
Date Approved: 5/2/22
Planner: M. Waffle

2) An amended design study will be issued for the window and door modifications. Please review the attached redlines and let me know if there are any other changes to the approved Design Study so I can include them.

Response: As noted on the annotated set of plans, door and window changes include the following:

-Door 003 changed to sliding glass door
-Bedroom 3 door changed to fixed window
-Window J at west elevation eliminated.
-Window KK (existing) retained.
-Window H dimensions modified.
-South windows, dimensions modified per structural design.

There are no other changes to the approved Design Study (DS 21-186).

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

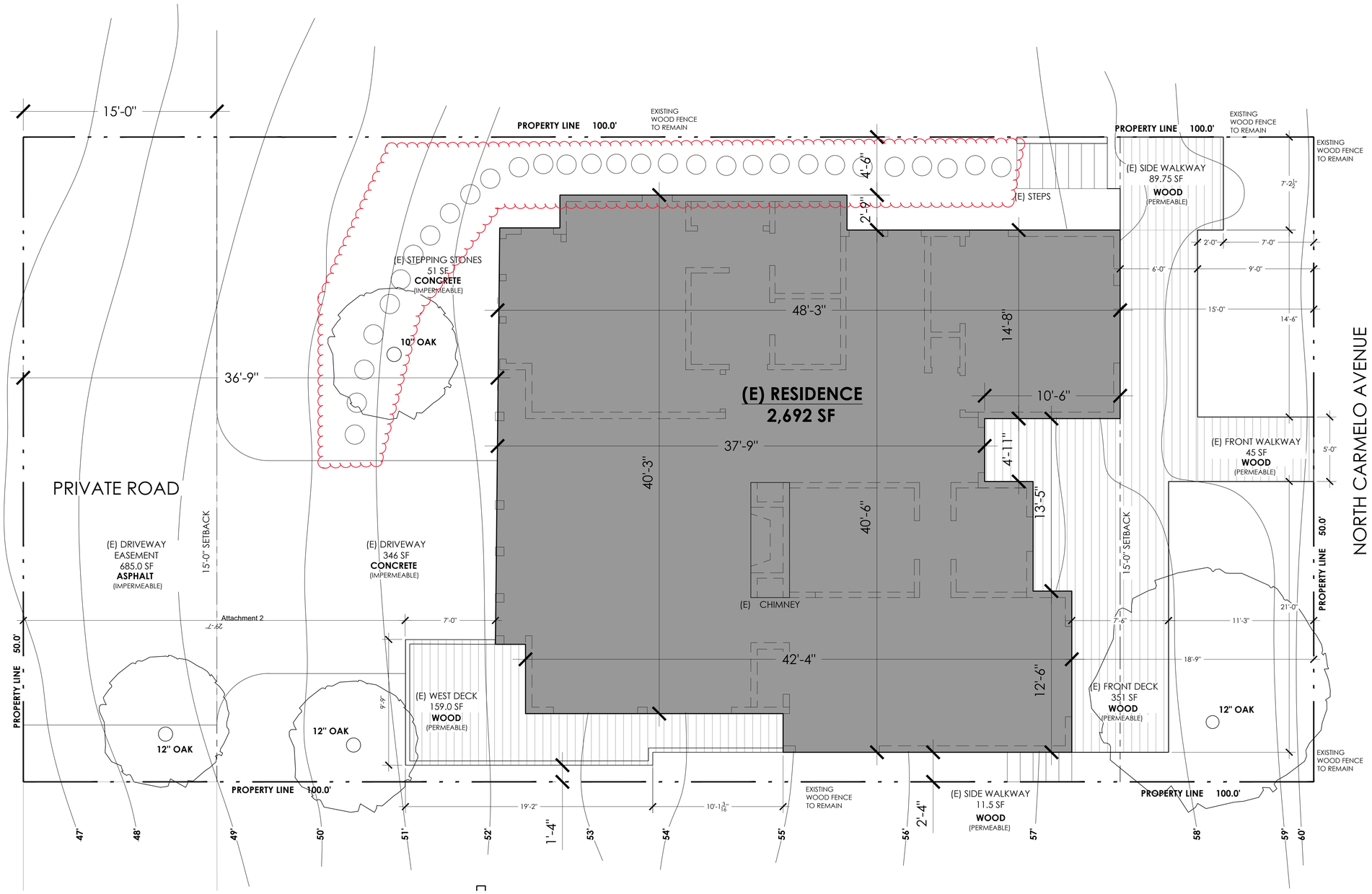
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

CONDITIONS OF APPROVAL

01/13/2022

N.T.S.

A0.1



Attachment 2

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

N

1' 2' 4' 8'

REVISION # 1 4/18/22 PLANNING CORRECTIONS

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE

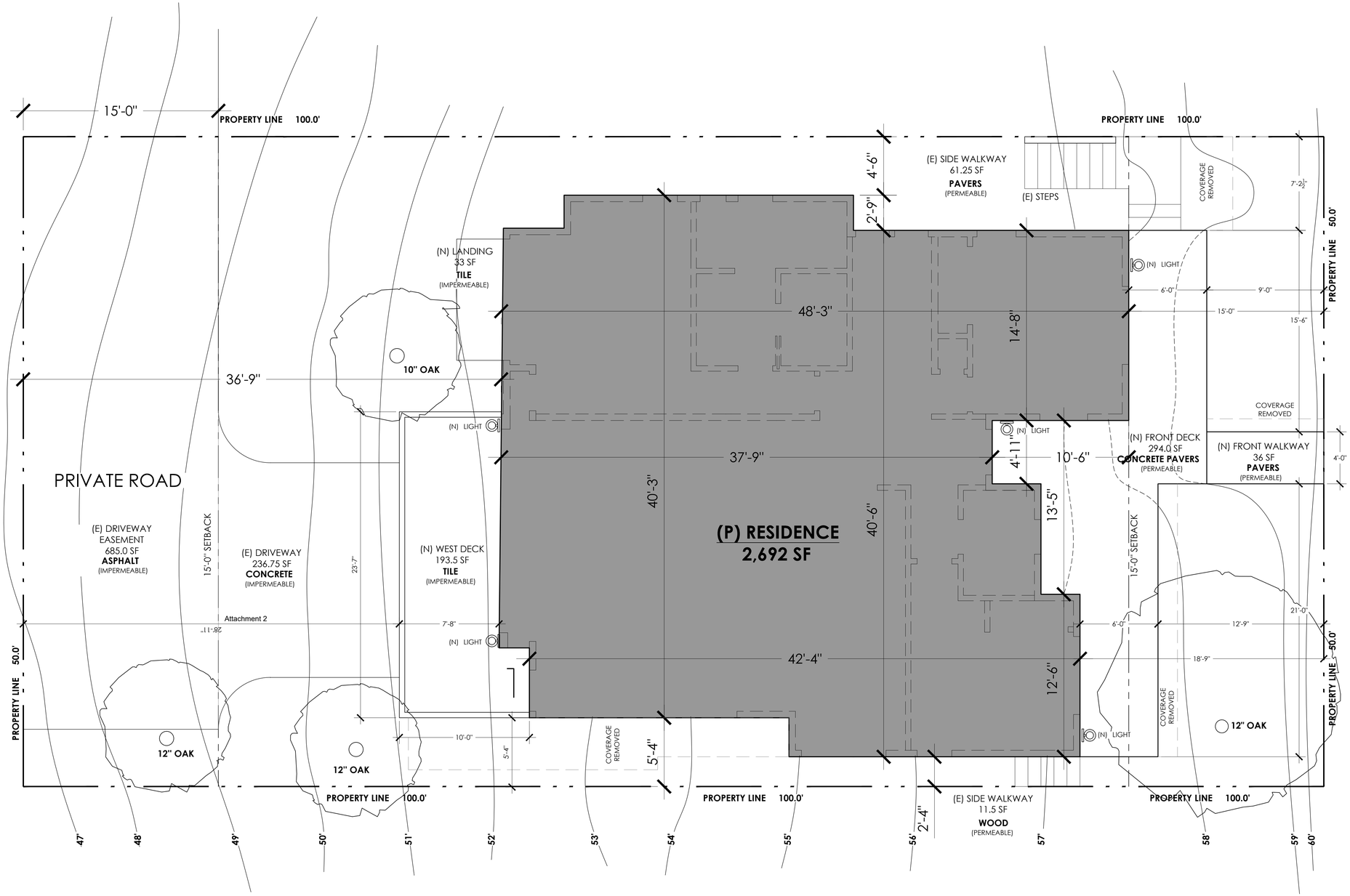
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING SITE PLAN

11/4/2021

1/4" = 1'-0"

A1



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

N

1' 2' 4' 8'

NOTES:

1. ALL EXISTING FENCES TO REMAIN
2. ALL EXISTING LANDSCAPE TO REMAIN

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

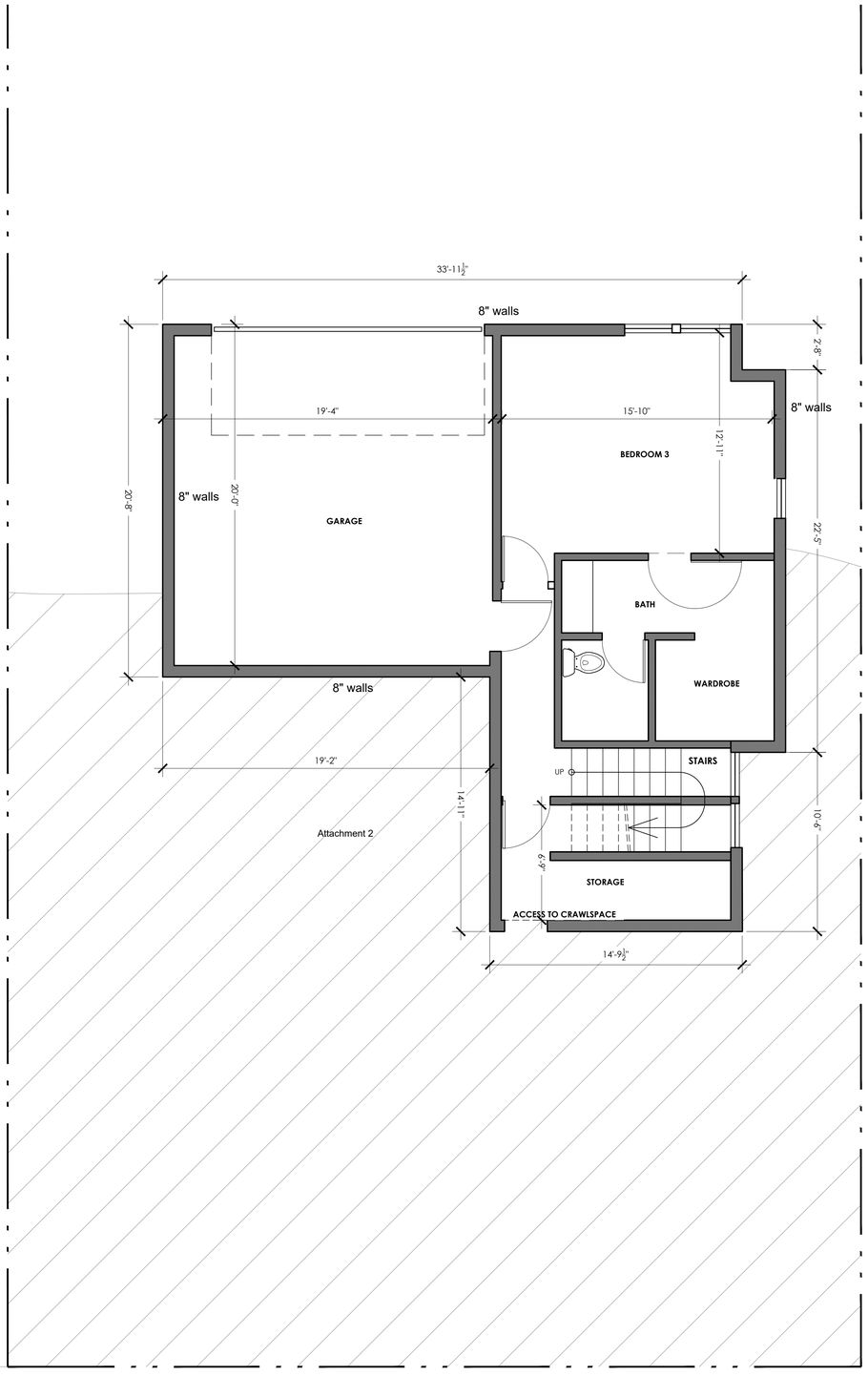
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SITE PLAN

01/13/2022

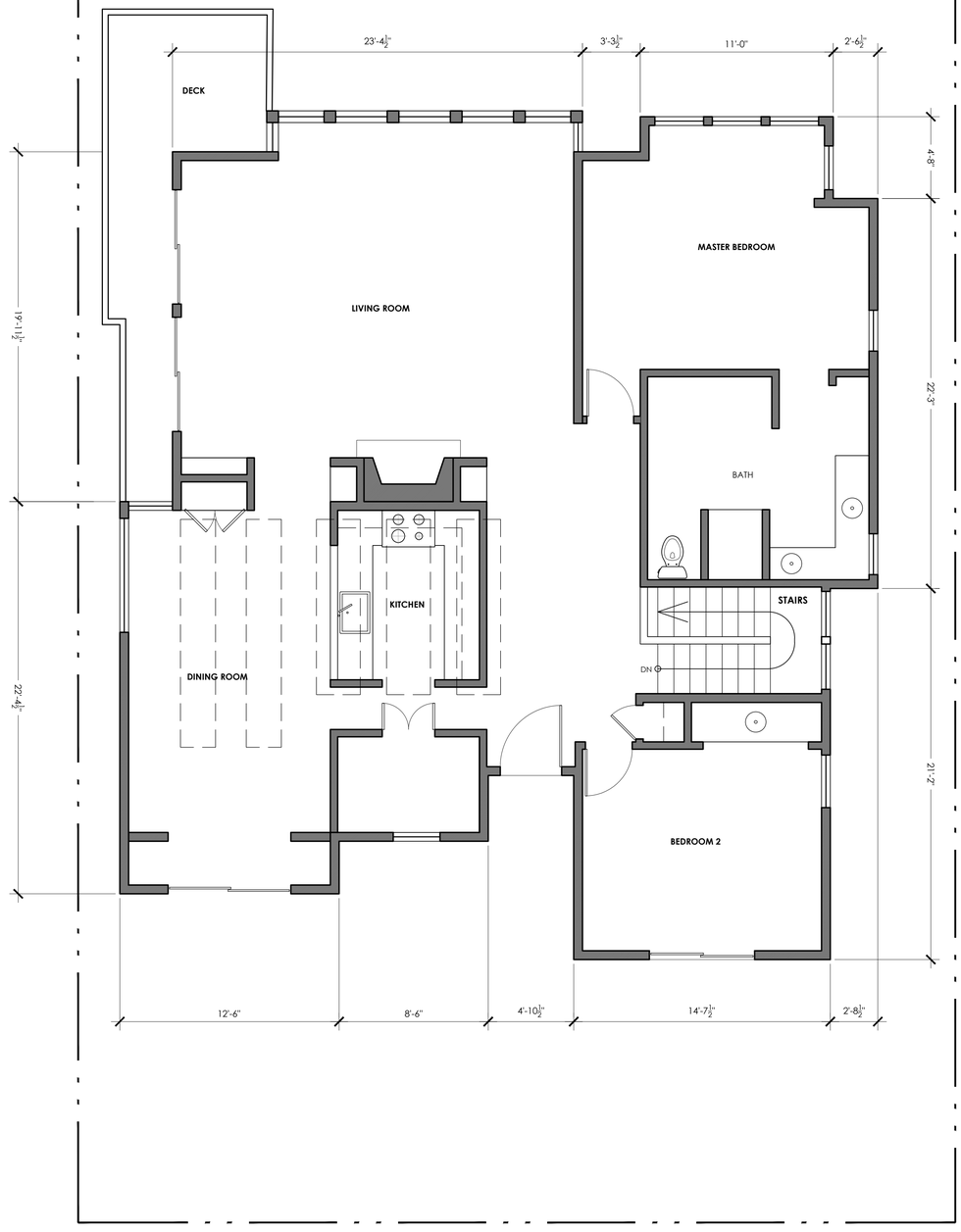
1/4" = 1'-0"

A2



1 EXISTING LOWER LEVEL
SCALE: 1/4" = 1'-0"

N
1' 2' 4' 8'



2 EXISTING UPPER LEVEL
SCALE: 1/4" = 1'-0"

N
1' 2' 4' 8'

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

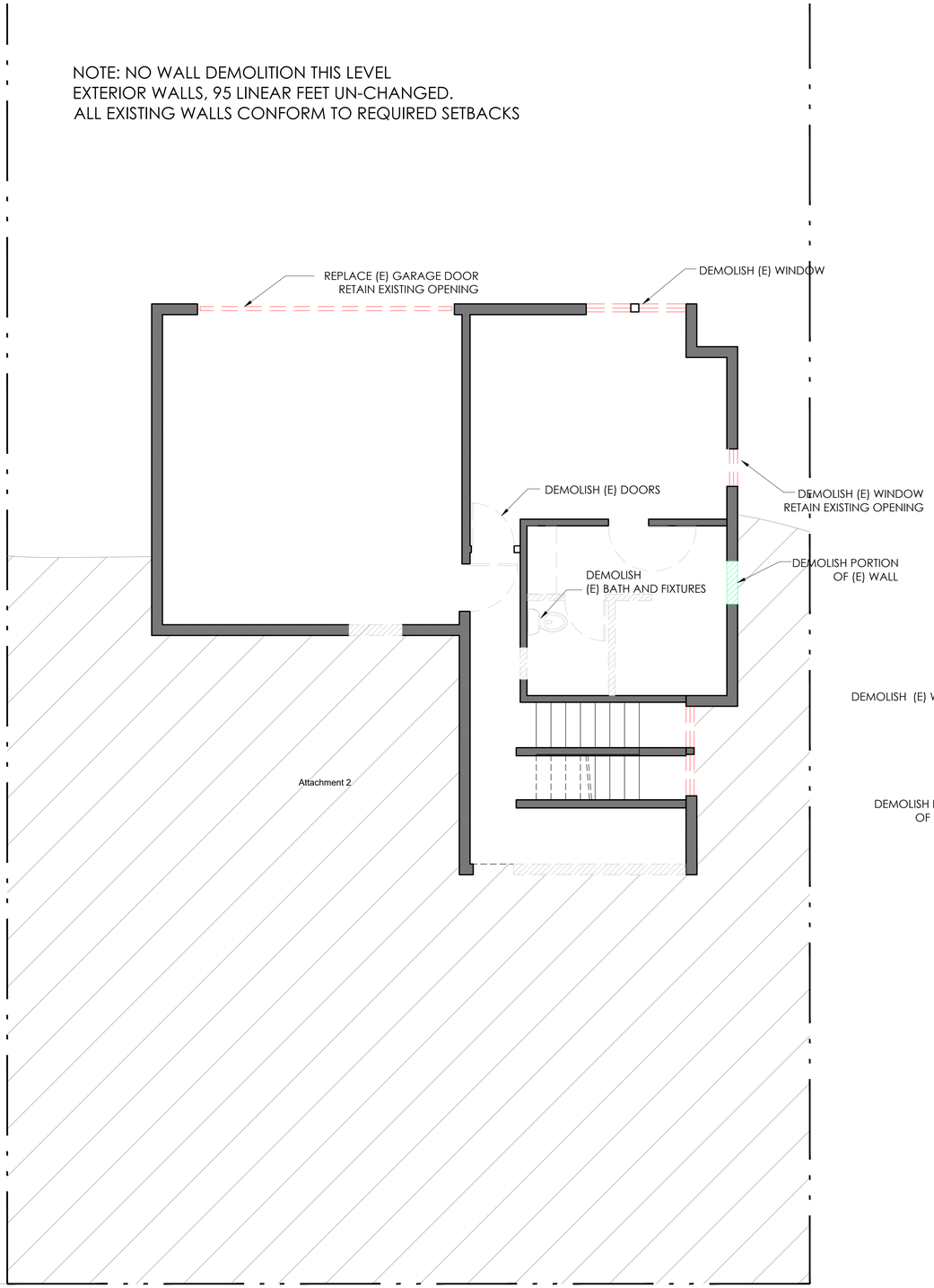
EXISTING FLOOR PLANS

01/13/2022

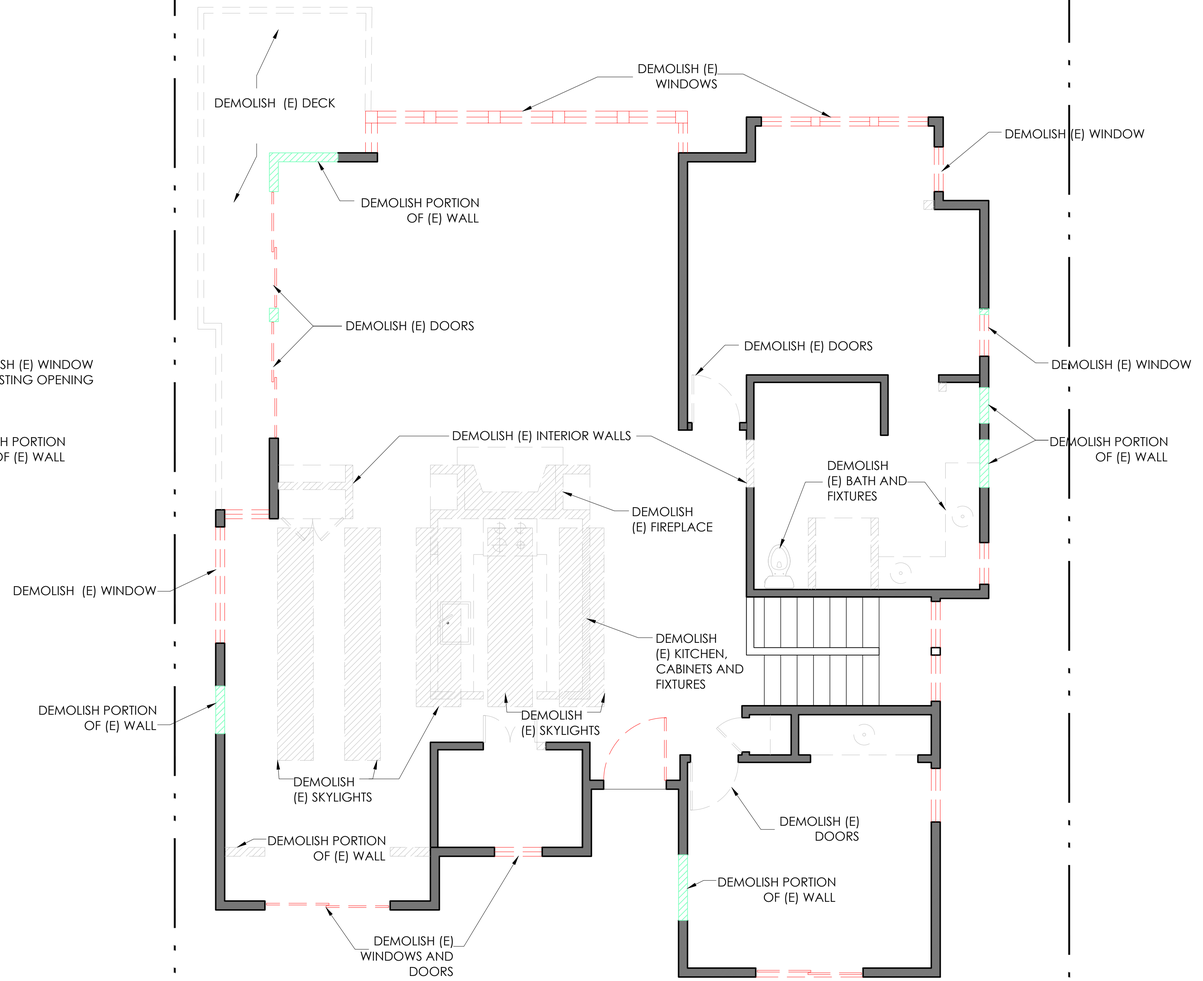
1/4" = 1'-0"

A3

NOTE: NO WALL DEMOLITION THIS LEVEL
EXTERIOR WALLS, 95 LINEAR FEET UN-CHANGED.
ALL EXISTING WALLS CONFORM TO REQUIRED SETBACKS



1 DEMOLITION LOWER LEVEL
SCALE: 1/4" = 1'-0"



NOTES:
1. DEMOLISH EXISTING FLOOR FINISH THROUGHOUT
2. NO WALL DEMOLITION THIS LEVEL. (E) WINDOWS TO BE REPLACED WITH NEW WINDOWS IN (E) OPENINGS.
   EXTERIOR WALLS 200'-9 LINEAR FEET EXISTING
   SOUTH WALL OF HOUSE IS EXISTING NON-CONFORMING, 48'-1" LF.

2 DEMOLITION UPPER LEVEL
SCALE: 1/4" = 1'-0"



REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

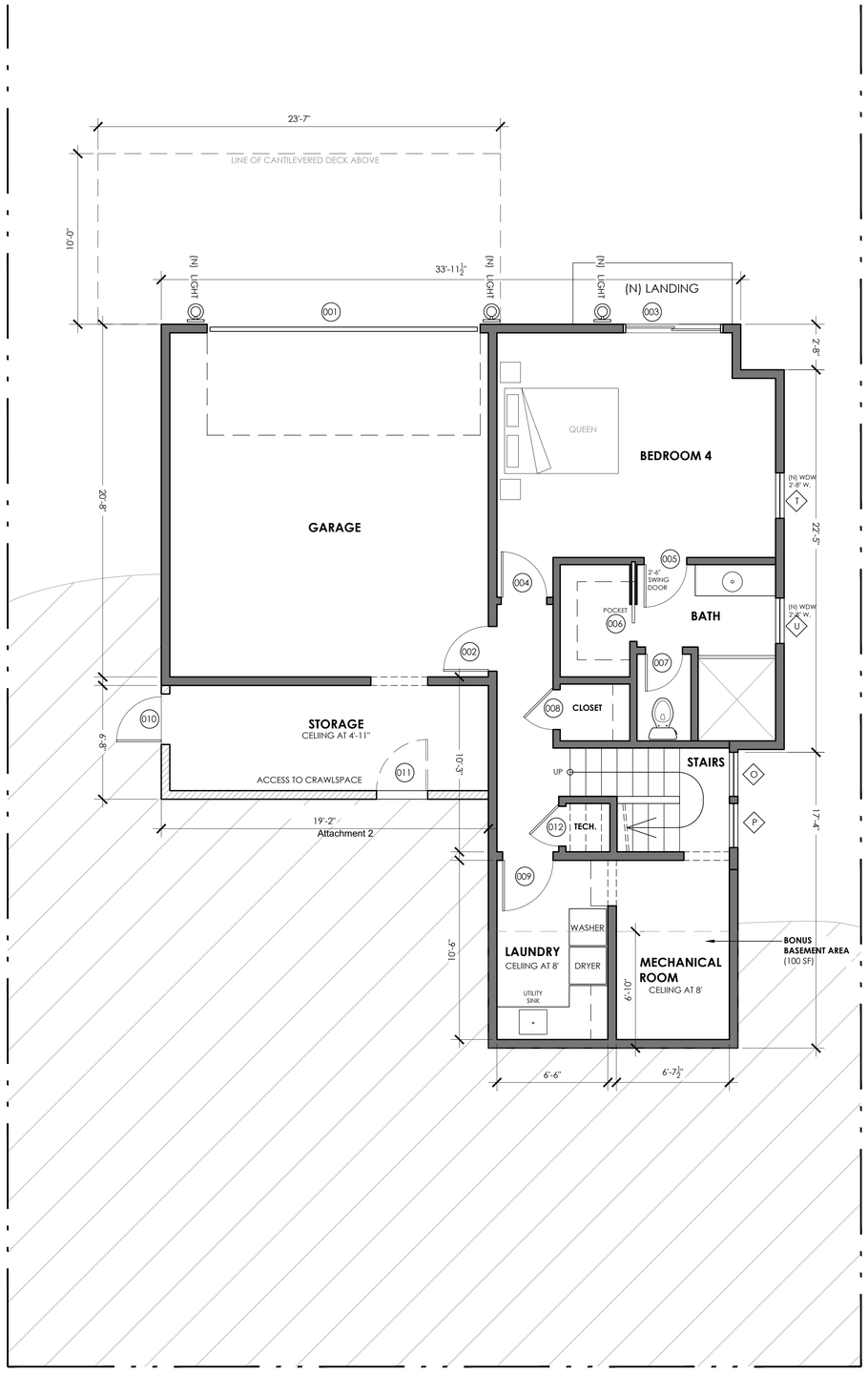
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION PLANS

01/13/2022

1/4" = 1'-0"

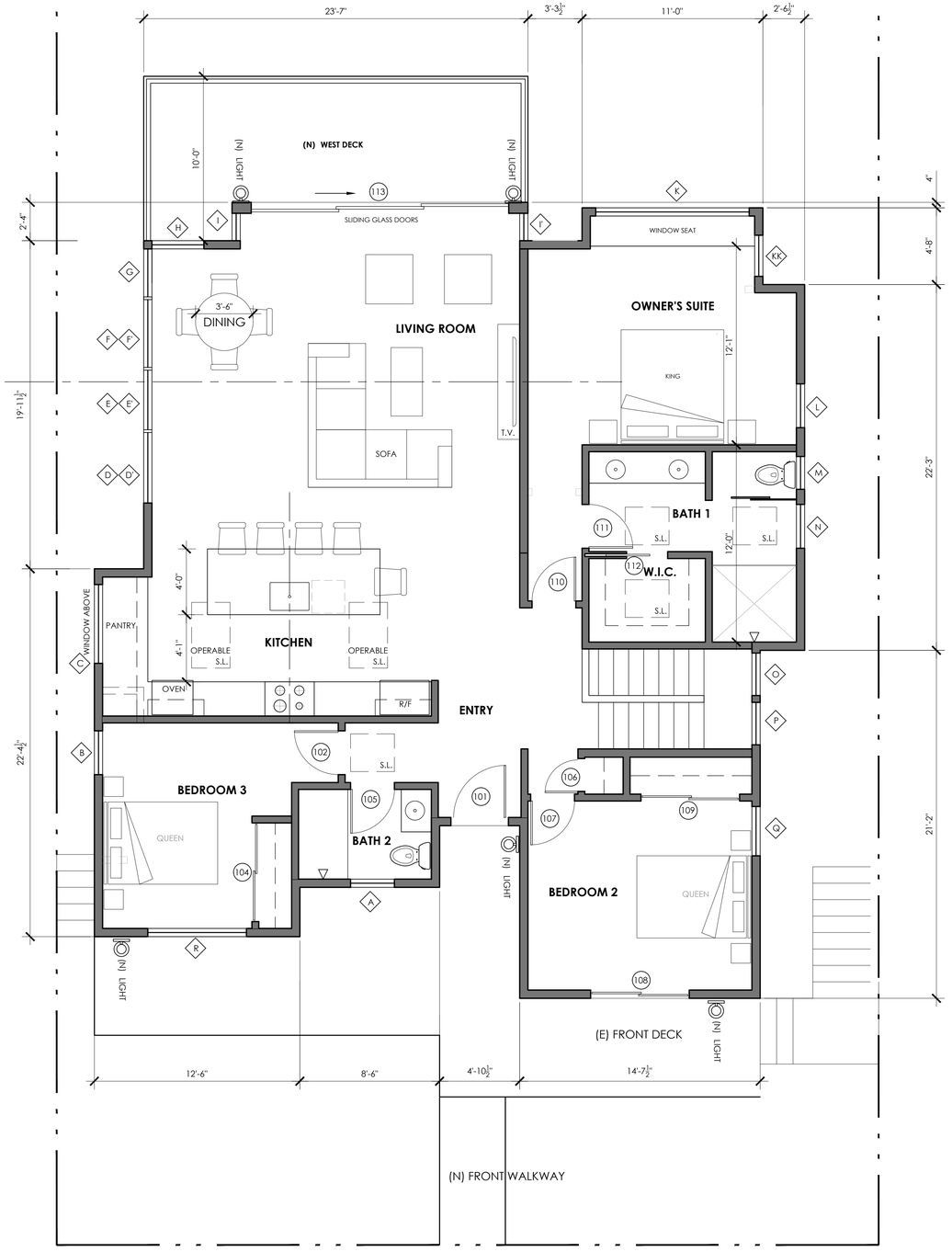
A4



1 PROPOSED LOWER LEVEL

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

N



2 PROPOSED UPPER LEVEL

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

N

1' 2' 4' 8'

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE

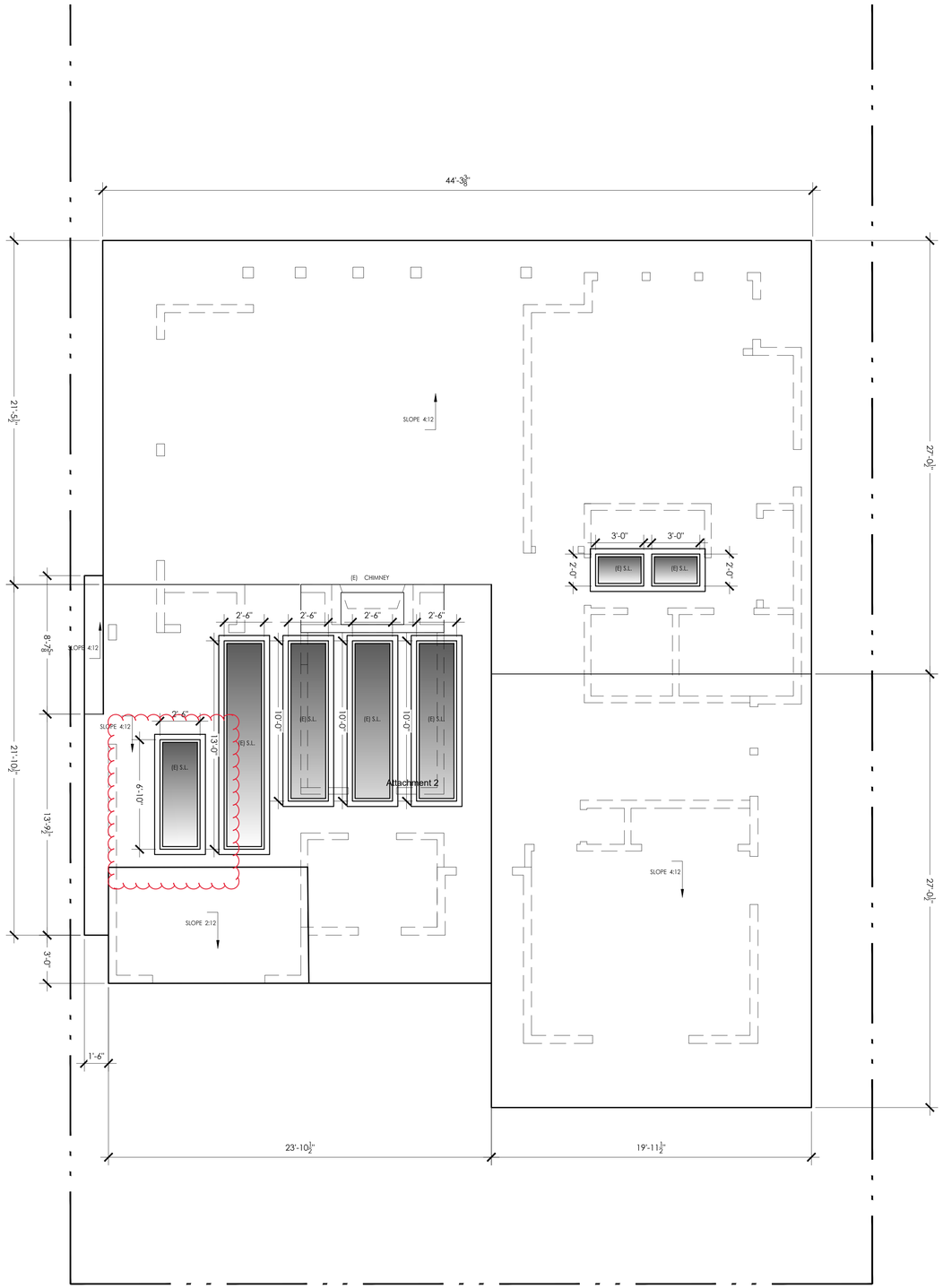
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED FLOOR PLANS

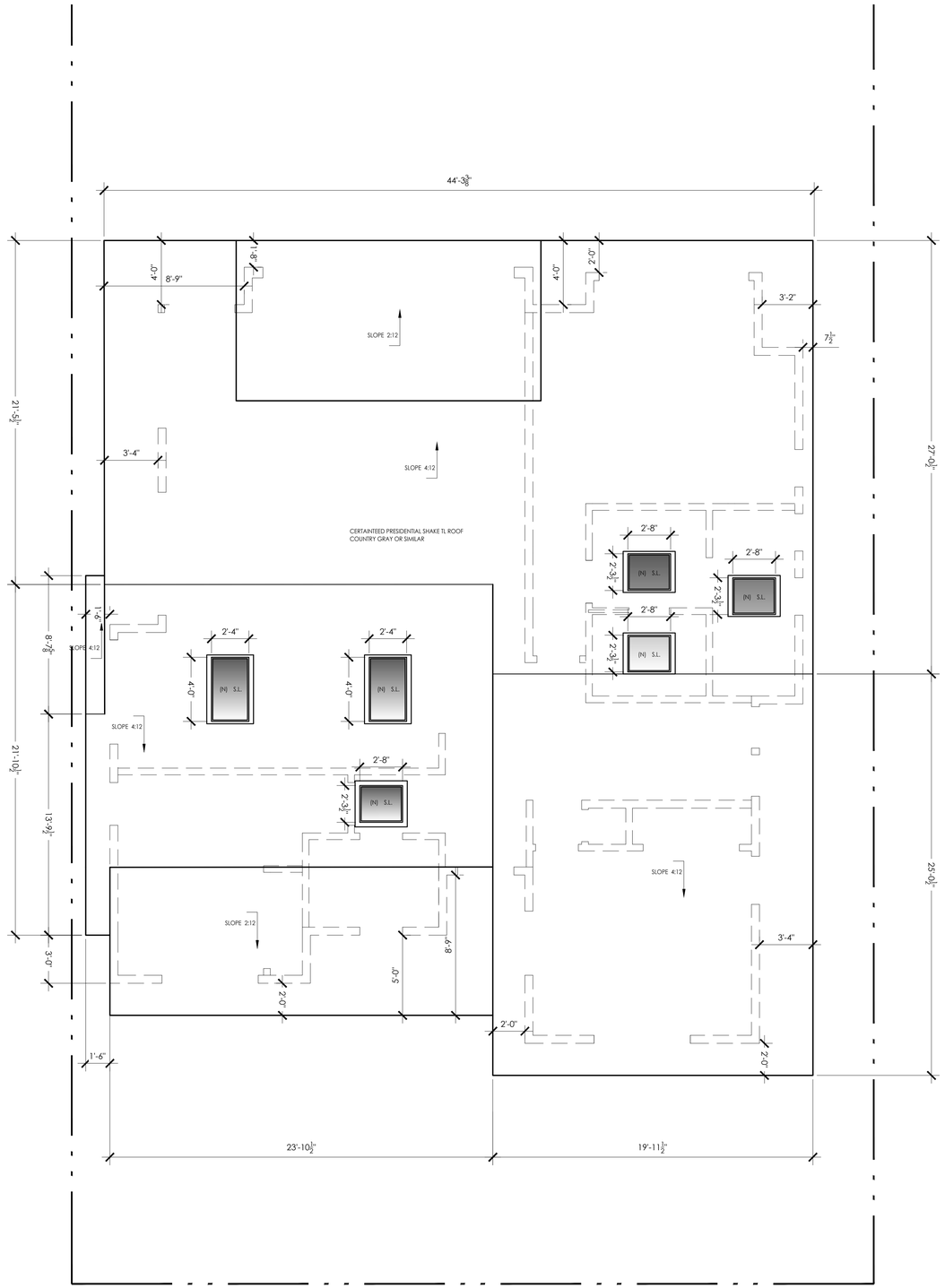
01/13/2022

1/4" = 1'-0"

A5



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



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

N
1' 2' 4' 8'

REVISION # 1 4/18/22 PLANNING CORRECTIONS

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

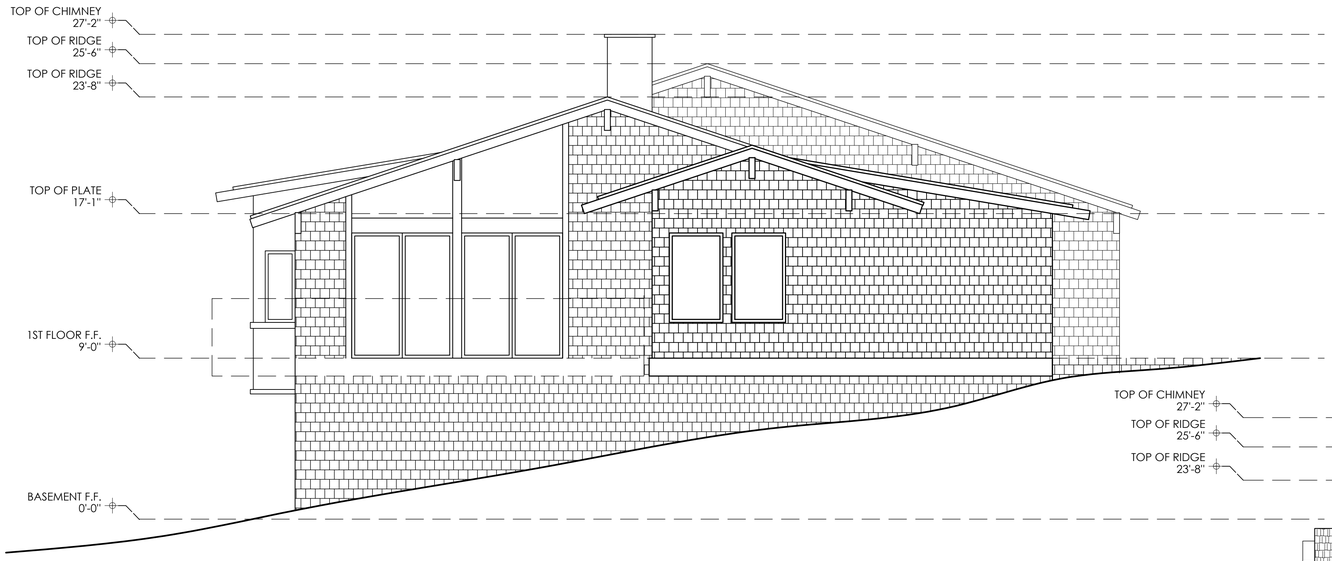
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

ROOF PLANS

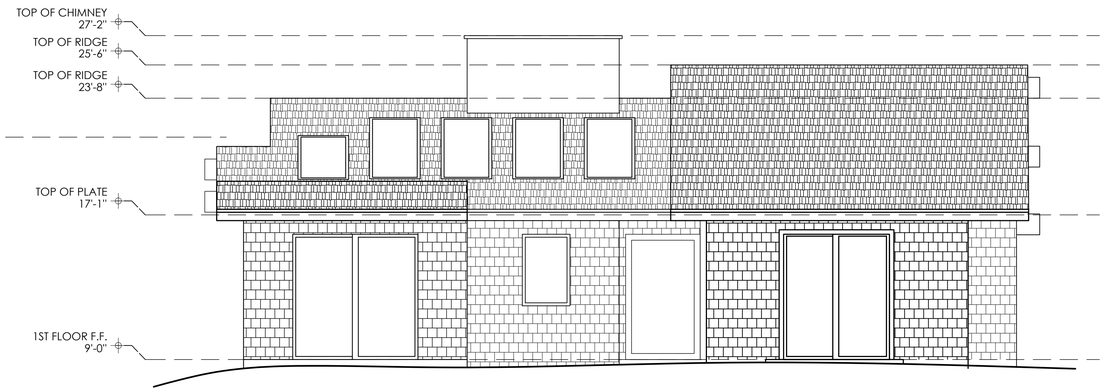
11/4/2021

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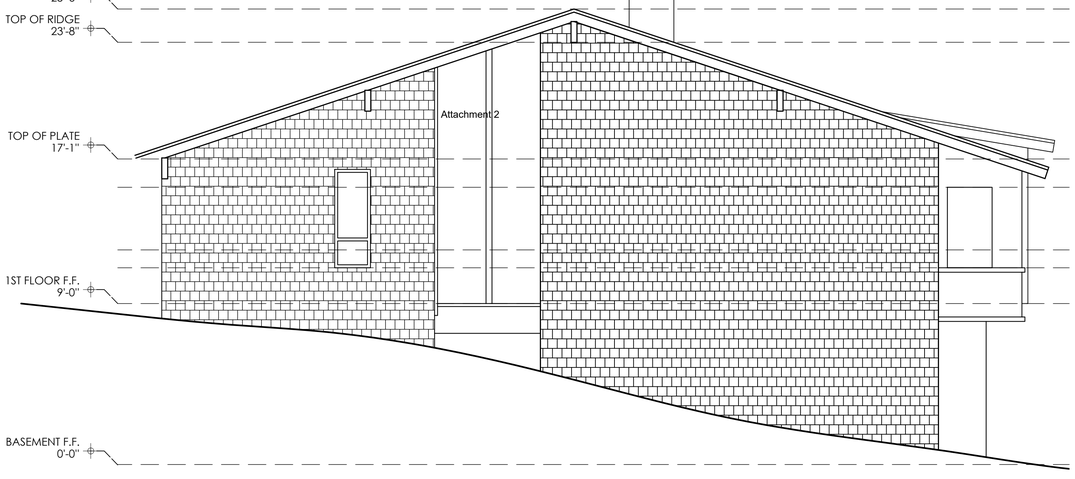
A6



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



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

1' 2' 4' 8'

REVISION # 1 --/-- ---

Attachment 2

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/21
STATE OF CALIFORNIA

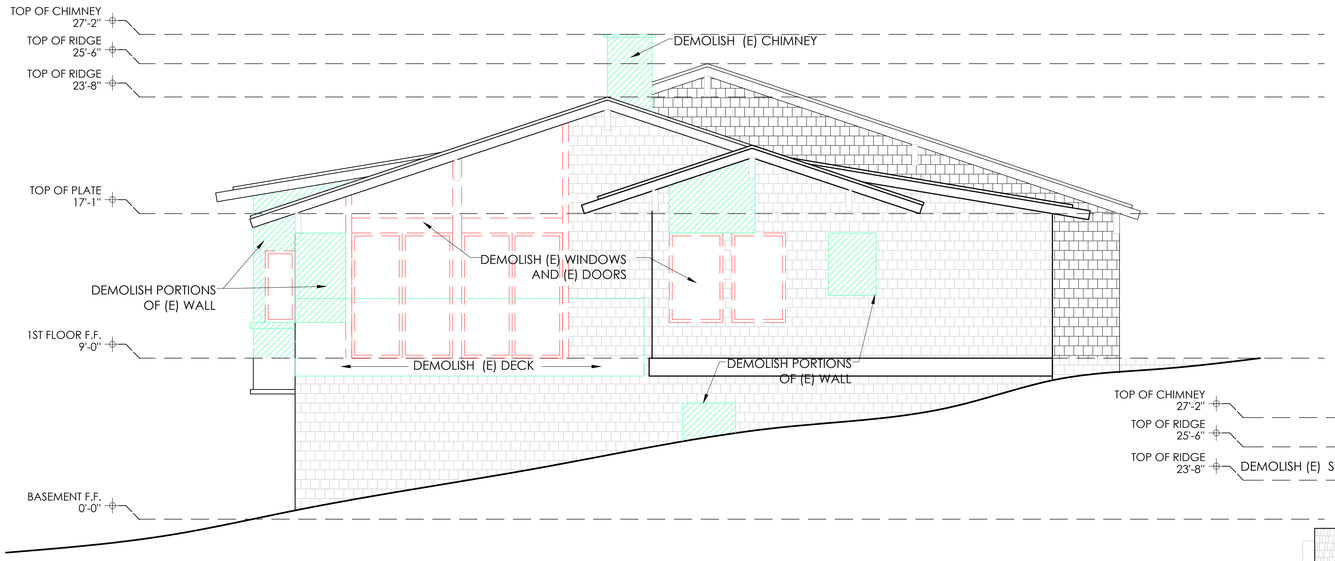
MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING ELEVATIONS

01/13/2022

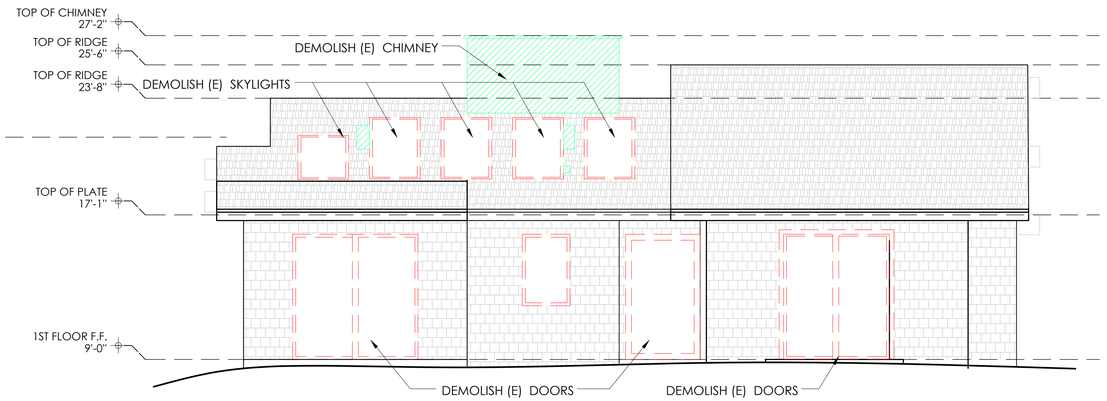
1/4" = 1'-0"

A7



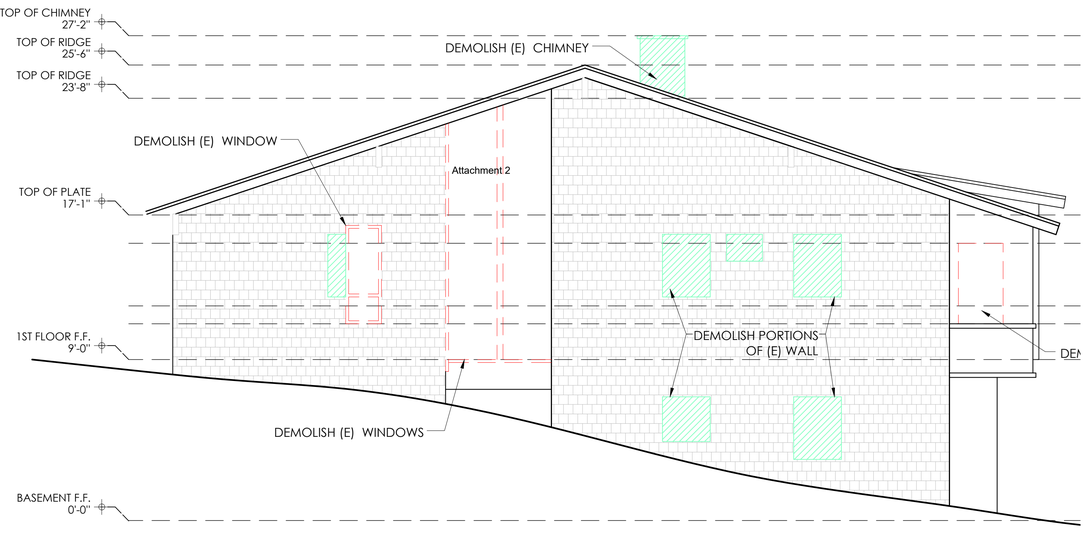
1 DEMOLITION SOUTH ELEVATION

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



2 DEMOLITION EAST ELEVATION

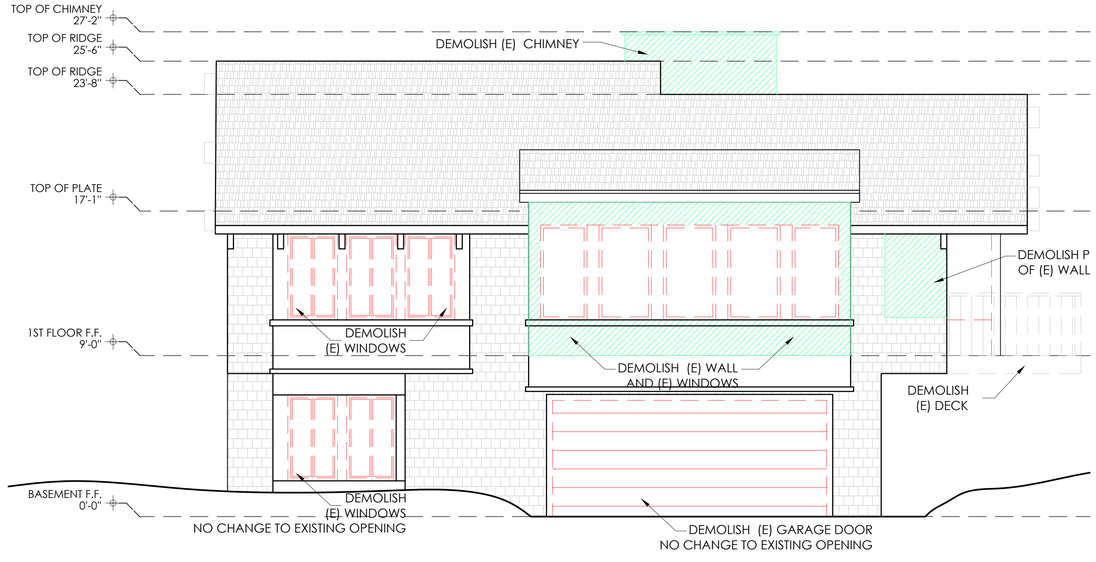
SCALE: 1/4" = 1'-0"



3 DEMOLITION NORTH ELEVATION

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

NOTE: DEMOLISH ALL EXISTING SHINGLE SIDING



4 DEMOLITION WEST ELEVATION

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

1' 2' 4' 8'

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE

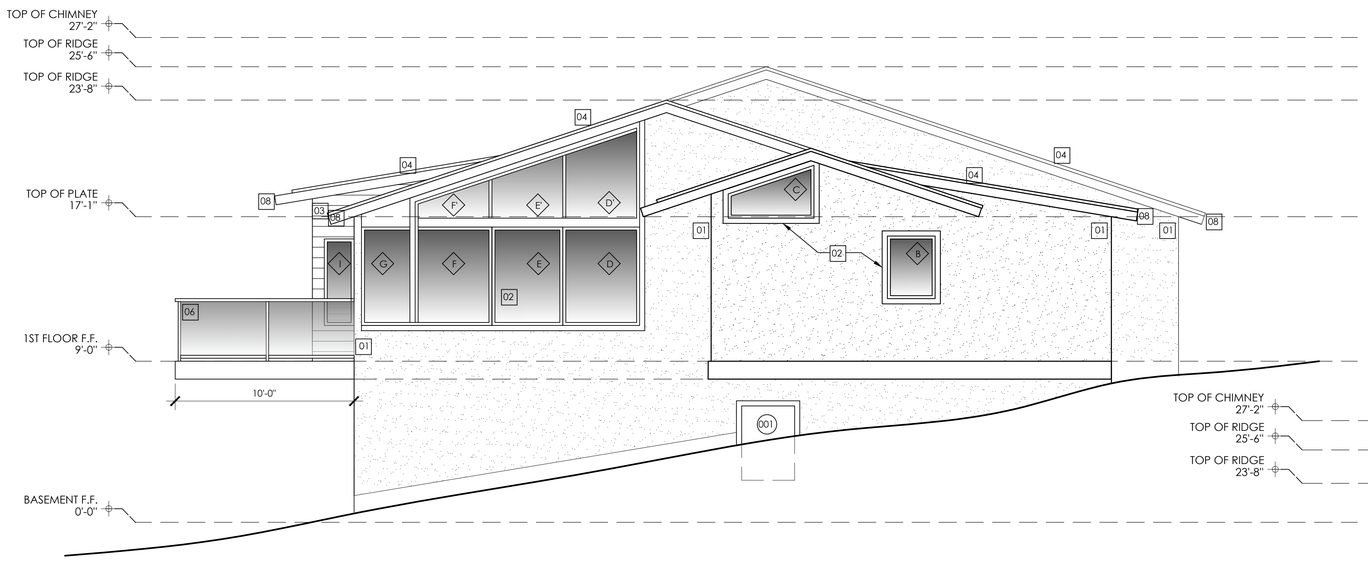
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION ELEVATIONS

01/13/2022

1/4" = 1'-0"

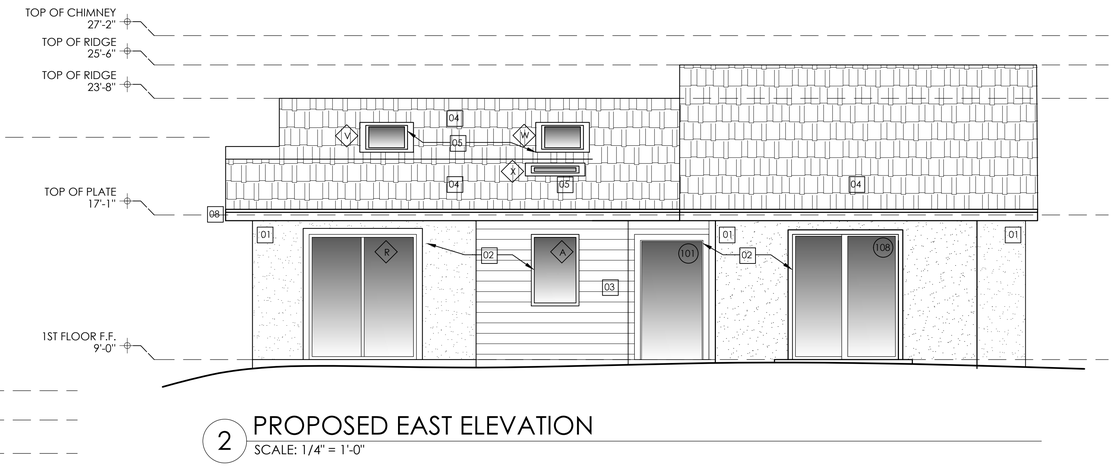
A8



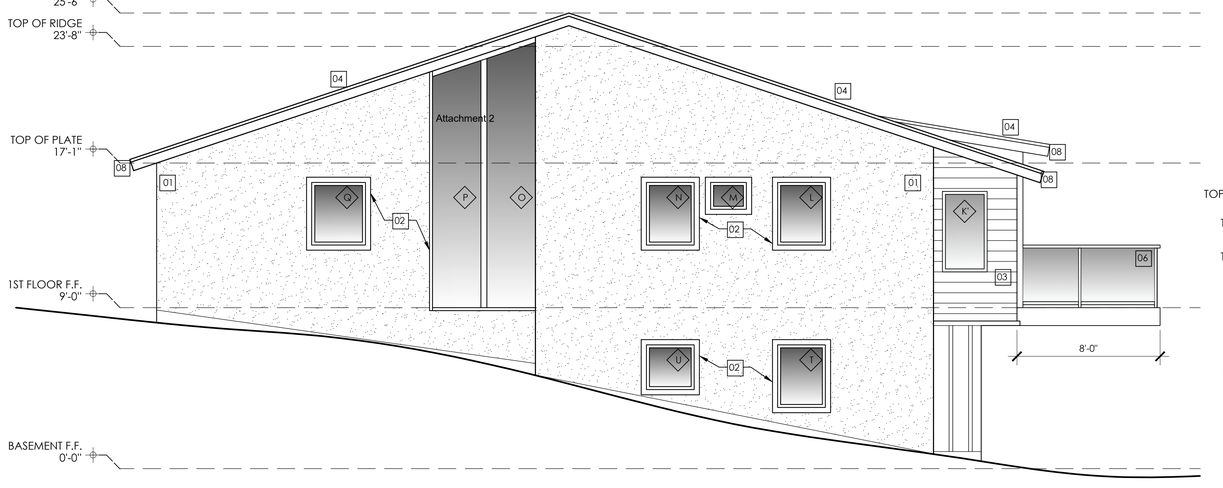
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIALS

1. NEW SMOOTH PLASTER STUCCO, COLOR **EGGSHELL** (X-73)
2. NEW ALUMINUM CLAD WINDOWS, COLOR **ANTHRACITE GRAY**
3. NEW WOOD SIDING, RESAWN ABODO VULCAN CLADDING, **COLOR PEARL**
4. COMPOSITE SHINGLE ROOF; CERTAINTEED PRESIDENTIAL SHAKE TL. **COLOR COUNTRY GRAY OR SIMILAR**
5. CLEAR GLASS RAILING
6. GARAGE DOOR, METAL CLAD IN WOOD SIDING (#3)
7. ALUMINUM GUTTERS, PAINTED TO MATCH ALUMINUM CLAD WINDOW COLOR (**ANTHRACITE GRAY**).



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



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



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

1' 2' 4' 8'

REVISION # 1 4/18/22 PLANNING CORRECTIONS

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ELEVATIONS

12/1/2021

1/4" = 1'-0"

A9

WINDOW MELANI RESIDENCE SCHEDULE								
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS	HEAD
		1ST FLOOR					
	A	2'-8" x 4'-0"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	B	2'-8" x 3'-6"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	C	RAKED 4'-10" x 1'-4" /3'-0"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	D	4'-3" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	D'	RAKED 4'-3" x 3'-6" / 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	E	4'-0" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	E'	RAKED 4'-0" x 2'-2" / 3'-6"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	F	4'-2" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	F'	RAKED 4'-2" x 0'-10" / 2'-1"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	G	2'-8" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	H	3'-2" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	I	1'-8" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	I'	1'-8" x 4'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	J	NOT USED		-	-	-	
	K	9'-4" x 4'-3"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	L	2'-8" x 3'-6"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	M	2'-0" x 1'-6"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	N	2'-8" x 3'-6"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	O	RAKED 2'-8" x 13'-11" / 14'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	P	RAKED 2'-8" x 12'-11" / 13'-10"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	Q	3'-0" x 3'-6"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	R	6'-0" x 4'-0"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	S	3'-0" x 3'-1"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	T	2'-8" x 3'-6"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	U	2'-8" x 2'-6"		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	V	2'-4" x 4'-0" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	W	2'-4" x 4'-0" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	X	2'-3" x 2'-8" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	Y	2'-3" x 2'-8" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	Z	2'-3" x 2'-8" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	
	AA	2'-3" x 2'-8" SKYLIGHT		WOOD	FIXED	ZOLA ALUMINUM CLAD WOOD WINDOWS IN ANTHRACITE GRAY. FIXED AND TILT & TURN	

Note: All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install low-profile skylights with automatic shades in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color. The manufacturer's specifications for the skylights and skylight shades shall be included in the construction drawings submitted with the building permit application.

2) An amended design study will be issued for the window and door modifications. Please review the attached redlines and let me know if there are any other changes to the approved Design Study so I can include them.

Response: As noted on the annotated set of plans, door and window changes include the following:

-Door 003 changed to sliding glass door
-Bedroom 3 door changed to fixed window
-Window J at west elevation eliminated.
-Window KK (existing) retained.
-Window H dimensions modified.
-South windows, dimensions modified per structural design.

There are no other changes to the approved Design Study (DS 21-186).

1 PROPOSED WINDOW SCHEDULE

DOOR MELANI RESIDENCE SCHEDULE						
		DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
1ST FLOOR						
100	NOT USED.					
101	3'-3" X 7'-0"		2"	RH		EXTERIOR ENTRY FULL GLAZ. DOOR - PAINTED BLACK
102	2'-8" X 7'-0"		1 3/4"	RH		INTERIOR WOOD DOOR
103	NOT USED		-	-		-
104	6'-0" X 7'-0" (2 DOORS)		1 3/4"	LHRH		CLOSET DOORS
105	2'-8" X 7'-0"		1-3/4"	RH		INTERIOR WOOD DOOR
106	2'-0" X 7'-0"		1 3/4"	LH		INTERIOR WOOD DOOR
107	2'-8" X 7'-0"		1 3/4"	RH		INTERIOR WOOD DOOR
108	6'-0" X 7'-0" (2 DOORS)		2"	LHRH		EXTERIOR SLIDING GLASS DOORS
109	6'-0" X 7'-0" (2 DOORS)		1 3/4"	LHRH		CLOSET DOORS
110	2'-8" X 7'-0"		1 3/4"	RH		INTERIOR WOOD DOOR
111	2'-8" X 7'-0"		1 3/4'	RH		INTERIOR WOOD DOOR
112	2'-6" X 7'-0"		1 3/4'	RH		POCKET DOOR
113	15'-8" X 8'-6"		2"	LHRH		3-PANEL EXTERIOR GLASS DOORS
BASEMENT						
001	16'-0" X 6'-10"		1 3/4'	-		GRAGE ROLL-UP DOOR
002	2'-8" X 6'-10"		1 3/4"	LH		INTERIOR WOOD DOOR
003	2'-6" X 6'-10"		1 3/4'	LH		EXTERIOR ENTRY FULL GLAZ.DOOR
004	2'-8" X 6'-10"		1 3/4'	LH		INTERIOR WOOD DOOR
005	2'-8" X 6'-10"		1 3/4'	RH		INTERIOR WOOD DOOR
006	2'-2" X 6'-10"		1 3/4'	LH		INTERIOR POCKET WOOD DOOR
007	2'-2" X 6'-10"		1 3/4'	RH		INTERIOR WOOD DOOR
008	2'-4" X 6'-10"		1 3/4'	RH		CLOSET DOOR
009	3'-0" X 6'-10"		1 3/4'	RH		EXTERIOR DOOR
010	3'-0" X 6'-10"		1 3/4'	LH		INTERIOR WOOD DOOR
011	3'-0" X 6'-10"		1 3/4'	RH		INTERIOR WOOD DOOR
012	2'-4" X 6'-10"		1 3/4'	RH		CLOSET DOOR

2 PROPOSED DOOR SCHEDULE

REVISION # ⚠1 --/-- ---

ADAM JESELNICK ARCHITECT
LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SCHEDULES

01/13/2022

1/4" = 1'-0"

A10



1 WOOD SIDING
RESAWN ABODO VULCAN CLADDING, COLOR PEARL



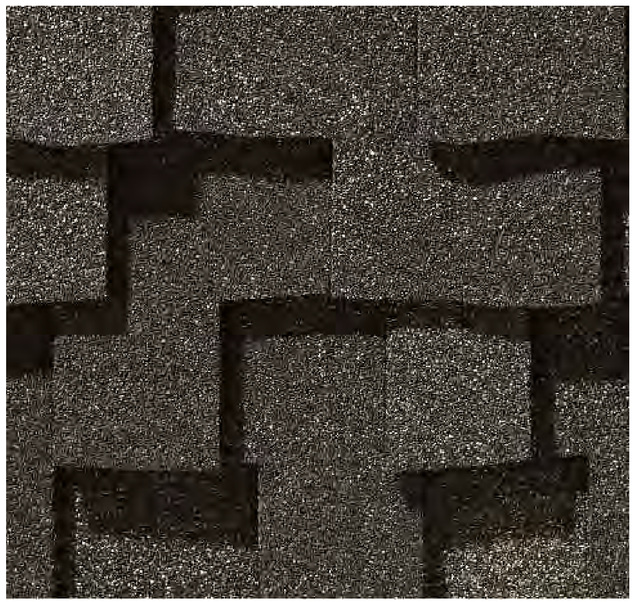
2 ALUMINUM CLAD WINDOWS
ANTHRACITE GRAY



3 PERMEABLE CONCRETE PAVERS
BELGARD - AQUA DUBLIN COLOR VICTORIAN



4 PLASTER STUCCO
COLOR OFF-WHITE



5 ASPHALT SHINGLES ROOF
CERTAINTEED PRESIDENTIAL SHAKE TL. COUNTRY GRAY COLOR OR SIMILAR.



6 EXTERIOR FIXTURE LIGHTING
TECH LIGHTING BOWMAN 4-1/2" HIGH 3000K LED OUTDOOR WALL SCONCE IN BLACK

REVISION # 1 --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED MATERIALS

01/13/2022

1/4" = 1'-0"

A12

Attachment
DS 21-186 Melani
Pictures of All New Framing
South Wall and Floor Joists


ACE


RAGS


Boise Cascade
VULCAN
50




VERSA LAM LVL
VERSA-LAM LVL 2.1E 2800 DF
ICC-ES ESR-1040
CCMC 12472-R
HUD MR-1241
APA Mill #1110



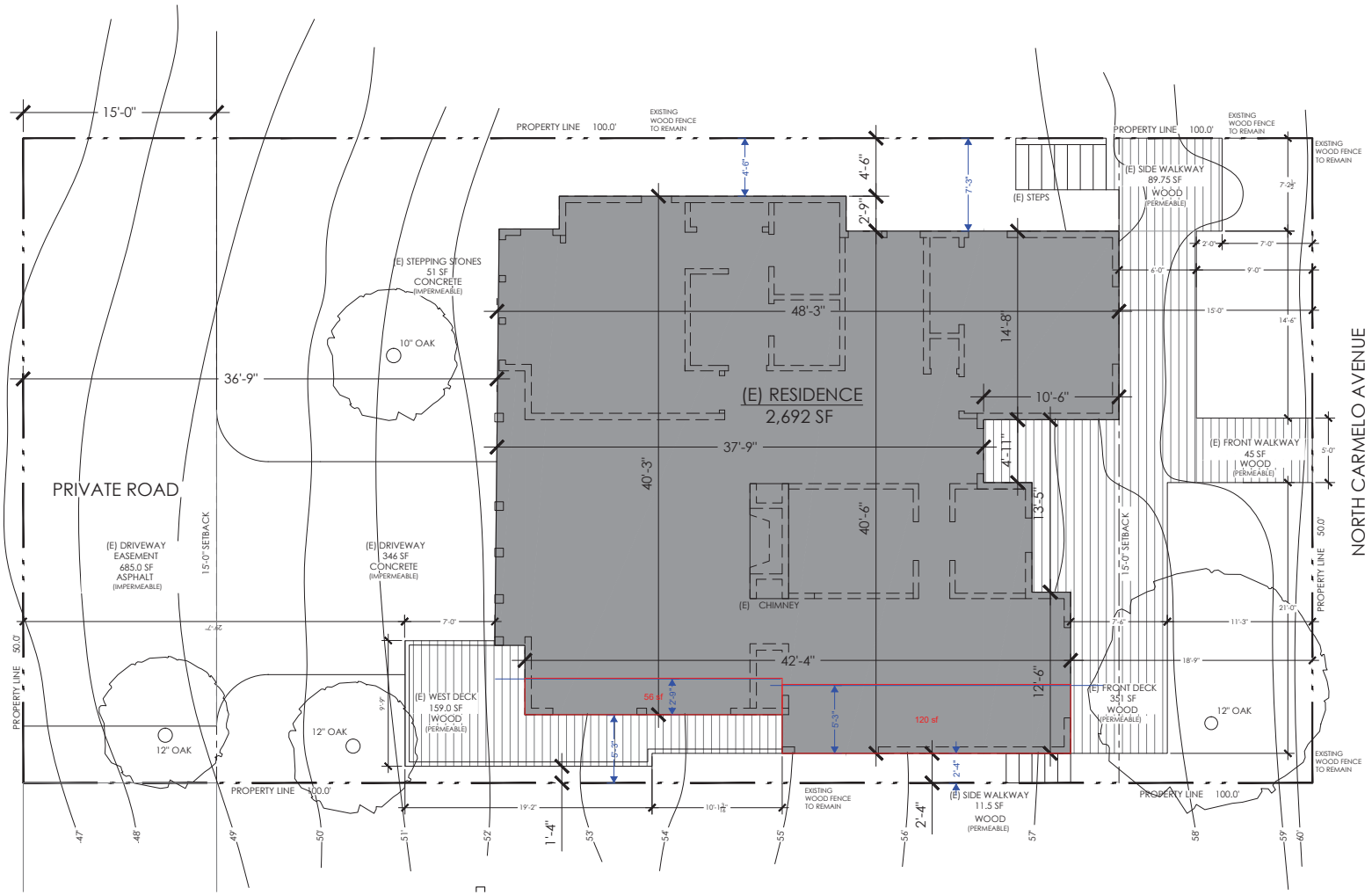



CAUTION









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

REVISION # ⚠ --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33060 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING SITE PLAN

9/5/2021

1/4" = 1'-0"

A1

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

December 13, 2023
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: DR 23-114 (Hofsas House, Inc.) - Email dated 12-09-2023 from N. Moore
Attachment 2: DR 23-114 (Hofsas House, Inc.) Email dated 12-12-2023 from B. Beesley
Attachment 3: DS 21-186 (Melani) - Email and attachments dated 12-12-2023 from Atty. K. Ostoich

Attachment 4: DR 23-114 (Hofsas House, Inc.) - Email dated 12-12-2023 from D. & A. Baily
Attachment 5: DR 23-114 (Hofsas House, Inc.) - Email dated 12-13-2023 from Z. Blackmer
Attachment 6: DS 21-446 (Pressey) - Email dated 12-12-2023 from S. Dallas
Attachment 7: DS 23-213 (North 42 LLC) - Errata Memo dated 12-13-2023 from Evan Kort
Attachment 8: DR 23-114 (Hofsas House, Inc.) - Email dated 12-13-2023 from K. Francis
Attachment 9: DR 23-114 (Hofsas House, Inc.) - Email dated 12-12-2023 from C. & B. Hardy
Attachment 10: DR 23-114 (Hofsas House, Inc.) - Email dated 12-13-2023 from L. Ansley
Attachment 11: DR 23-114 (Hofsas House, Inc.) - Email dated 12-13-2023 from C. Berger
Attachment 12: DR 23-114 (Hofsas House, Inc.) - Email dated 12-13-2023 from E. Lamison

---------- Forwarded message ---------
From: **Nicholas Moore** <REDACTED>
Date: Sat, Dec 9, 2023 at 12:36 PM
Subject: Plans for new Hofsas hotel plans
To: <bswanson@ci.carmel.ca.us>
Cc: CarrieTheis <carrie.theis@hofsashouse.com>

Greetings Brandon - you may remember me - as we spoke when work was stalled on my home on San Carlos <REDACTED>. You interceded and helped me on the final hurdle to finish. I thank you once again.

I no longer live in Carmel, but have moved to St John in the USVI. Despite not being a resident currently, I feel I would be remiss in not giving my read on the plans that Carrie has for a very new and very improved hotel. I know that Carrie feels very close and loyal to the spirit of Carmel. I see her plans as visionary - something that could only be conceived of by a true and devoted insider. This is not a corporate entity that is wanting to build a cookie cutter hotel, but someone who feels the pulse of Carmel and has a remarkable vision to improve, enhance, and broaden the horizons and future of Carmel. I have no doubt there will be some pushback as many people are reactionary by nature. I have looked over the plans and aesthetics and believe they dovetail with the 'old' and create a bridge to the new - and believe these plans will make Carmel all the more attractive and relevant. I don't use the word visionary loosely - but in this case I use it with emphasis. I certainly hope when I next visit Carmel, I will stay at the "new" Hofsas, and all the more knowing the old. I do hope these plans are approved and the magic of such a hotel becomes part of Carmel by the Sea. Thanks for your attention , all the best, Nick Moore

---------- Forwarded message ---------
From: **Ben Beesley** <REDACTED>
Date: Tue, Dec 12, 2023 at 10:37 AM
Subject: Hofsas House, Inc Concept Review
To: Brandon Swanson <bswanson@ci.carmel.ca.us>
Cc: Lance Wills <REDACTED>

Brandon, just a short note to express my unwavering support for the conceptual plans for the Hofsas House.
In meeting with the design team and ownership, they have taken into every aspect to make this project "Carmel By The Sea" in its
materials, design and implementation of the project.

Carmel By The Sea will be greatly enhanced by the completed plan as presented. As one of the 1st buildings to be viewed upon entering our village, it
is imperative that it be something that blends in with the landscape and architecture, that takes advantage of the views as much as possible, that does not impact negatively on the neighborhood once completed, and is a welcome landing place for the visitors to come to and return.

I applaud the concept and design and would hope that the Carmel Planning Commission would as well.

Thank you!

Ben Beesley
Carmel Chamber Board Member
Carmel By the Sea business
Carmel Chamber Foundation Chair
Engaged Carmel By the Sea citizen

Ben Beesley
Real Estate Agent | 01362347

M: (831) 236.6876
E: Ben@BenBeesley.com
Carmel By The Sea, CA
TeamBeesley.com



KELLERWILLIAMS Luxury INTERNATIONAL Team Beesley

Krista M. Ostoich

ATTORNEY AT LAW

December 12, 2023

City of Carmel-by-the-Sea Planning Commission
Attn: Chair LePage
P.O. Box CC
Carmel-by-the-Sea, CA 93921
mlepage@ci.carmel.ca.us

RE: DS 21-186 (Melani)

Dear Chair LePage and Planning Commissioners,

I represent the property owners, Jim and Marion Melani, in Application # DS21-186, which is scheduled to be heard before the City of Carmel-by-the-Sea's (the "City") Planning Commission on December 13, 2023. I am submitting this correspondence to you to provide additional information about the Melani property (the "Project") in anticipation of the upcoming hearing. Along with my correspondence, I have also enclosed, as Attachment 1, a letter from Ryan McNickle of McNickle Construction (the "McNickle Letter"), who is the Contractor on the Melani Project.

No Unpermitted Work to Foundation or West Side

As a clarification, no unpermitted work has been performed on the foundation. Attachment 2 to this letter shows the foundation plan and the new foundation work that was permitted on the south, east and north sides of the structure. Likewise, the steel beam and framing on the west-side of the structure, which supports the cantilevered decks, was also approved and permitted, as well as the replacement of many posts. (See Attachment 3). Several of the photographs included in the City's Staff Report as Attachment 3 depict this approved construction.

The Municipal Code Allows Maintenance, Repair and Alterations to a Nonconforming Structure

City Municipal Code Section 17.36.030(a) allows for the maintenance, repair and alteration of a legal nonconforming structure. Section (b) of that same provision prevents repairs, alterations or remodels that enlarge, extend or increase a legal non-conforming feature.

P: 831.250.7422 ▪ F: 831.536.7813 ▪ 3855 Via Nona Marie, Ste. 201 ▪ Carmel, CA 93923 ▪ kostoich@ostoichlaw.com

The City's Municipal Code does not define repair, but the Merrian Webster Dictionary defines repair as, "a) to restore be replacing a part or putting together what is torn or broken; b) to restore to a sound or healthy state; c) to make good."

My clients took no action to enlarge, extend or increase any legal non-conforming feature of their residence. As such, if the work that resulted in the Stop Work Notice is deemed to be repair work, it is allowable under this City's Municipal Code.

Here, as described in more detail in the McNickle Letter, once the Contractor began work, he discovered that the existing condition of the building and materials would not allow for repurposing or reusing the existing wood. As the photographs attached to the McNickle letter demonstrate, the lumber that was supposed to remain and be the bones upon which the rest of the residence was constructed, was completely rotten and un-usable. As stated in the McNickle Letter, "There was simply no safe way to move forward without replacing the rotten lumber."

The lumber had to be replaced so that the work on the Project was safe and up to an acceptable standard. The plain meaning definition of "repair," as set forth above, encompasses the work that was done on the Project as the work was done to restore what was already there. Furthermore, no nonconforming features were enlarged or increased. Thus, under Municipal Code Section 17.36.030(a), since the underlying lumber was found to be rotten, the work that was performed was performed to restore and repair the structure and could have been done legally. As such, the Property Owners ask that the Commission consider the work to be performed to be done as repair work based on the conditions found on-site once construction commenced. If the Commission considers the work repair work, it can make the findings to issue and after -the-fact permit for the work that has been performed.

If the Commission Does not Deem the Work to Be Repair Work, the Code Provides Other Alternatives

The Municipal Code Acknowledges that Compliance with Current Codes May Alter Existing Buildings

The Municipal Code acknowledges that circumstances arise which require alterations to existing buildings in order to comply with current Codes. City Municipal Code Section 17.36.040(c) allows for alterations to existing buildings to comply with the Uniform Building Code.

Here, the condition of the lumber prevented the licensed contractor from proceeding without new lumber in place. While this Code Section requires design review of alterations made to comply with Building Codes, and that was not applied for in this case, the Commission still has the option to make the findings under Section 17.36.040(c) that the Project can proceed so long as the nonconformities are not increased. This finding would be based on the fact that under the Uniform Building Code, the existing lumber simply would not have been a safe to build upon.

In the Alternative, the Municipal Code Allows Applicant to Remedy Solely the Non-Conforming Element

City Municipal Code Section 17.36.040(e) provides as follows,

> The ***substantial alteration*** of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, ***shall require correction of that specific nonconforming building element or structural element*** in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site. [Emphasis added].

City Municipal Code Section 17.70.010 defines alteration and substantial alteration as follows,

> **Alteration.** Any change, addition, or modification of any of the supporting members of a structure, such as bearing walls, columns, beams or girders, that changes the exterior architectural appearance or materials of a structure or object. "Alteration" includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures but excludes ordinary maintenance and repairs.

Based on the definition of alteration in the Code, a demolition can be categorized as a substantial alteration. Under Municipal Code Section 17.36.040(e), a non-conforming structure that is substantially altered can be rebuilt so long as ***just*** the nonconforming building element or structural element that was removed is brought into conformance with all requirements for new construction. This Code provision is applicable in situations like the current one in which a non-conforming element, here the south wall, is removed, and can be distinguished from Section 17.36.040(e) which requires that ***all*** new construction on the site meet all requirements for new buildings and structures.

As applied to the current situation, this Sub-Section (e) allows for rebuilding of the residence, so long as the south-side non-conforming wall is brought into conformance with the side yard setback since it was the non-conforming building element that was removed. Thus, the Commission has the authority under Section 17.36.040(e) to require that the Project is redesigned to move solely the portion of the south-side wall that is non-conforming to three feet from the side property line if it finds that a substantial alteration has taken place. This option, while still not preferred, would allow the Melani's to continue with their Project without a complete redesign and rebuild.

A Finding that the Structure Must Conform to Current Setbacks is a Severe Remedy

The residence has the same exact footprint as it always has. The legal nonconformities in the structure have not been increased by any of the work done to the Project. As discussed more in the enclosed McNickle Letter, in February, 2023, the City Building Inspector was aware that the south wall was completely down and requested a setback letter once the wall was set-up. Mr. McNickle provided that letter. In June, the City Building Inspector requested a revised plan for

floor and wall framing, which, again, was provided. At no point until the Stop Work Notice was posted was the Contractor, Applicant or Property Owner ever advised that an application to amend the permit would be required. Work continued on the Project until the Stop Work Notice was issued on October 5, 2023.

If this Commission finds that the work performed on the Project constitutes a demolition that would require correction of all nonconformities, my clients will be forced to redesign the residence and demolish portions of the structure. Some of this demolition will be of work that was performed since the City was aware that the non-conforming south wall had been taken down back in February. This a severe remedy that should only be used in situations in which no alternatives exist. That is not the case here as the Commission has several, less severe, options for proceeding.

Conclusion

In conclusion, Jim and Marion Melani request that you take this information in consideration before making a decision on DS 21-186.

Very truly yours,

Krista M. Ostoich, Esq.

Encl(s): Attachment 1
Attachment 2
Attachment 3

Attachment 1

7 December, 2023

Carmelo 4SW of 2nd
DS 21-186 (Melani)

To City of Carmel-by-the-Sea,

I am sending this letter as the Contractor on this Project.

I think the confusion/discrepancies that have led to the Stop Work Notice that was posted on the site of the Project on October 5, 2023, are based on the following items:

1) Unclear dialogue between planning dept, building inspector and general contractor. The attached permit card, signed by the City Building Department, gives an "ok" on June 12, 2023, to proceed with concrete foundation work if we bring in an updated floor plan and setback letter. (Refer to Melani Permit Card- inspection letter and the correction notice document 6/15/23). This approval gave me confidence that building/planning was ok with our approach of remodeling the building in quadrants and continuing with site production. The setback letter was delivered by Landset Surveyors in June 2023 (see attached). The newly requested floor plan was provided by the Framing contractor SR Freeman shortly thereafter. (see attached). Between the time when we submitted the additional materials in June and the October Stop Work Order was issued, no additional lumber was taken out or replaced.

Further contributing to the confusion was a discussion we had with planning on site (May 6, 2022) before the work started and the planner told Jim Melani and I that we would be able to replace the wall framing if we kept up 50% of all walls. We arranged our construction schedule and strategy to follow this directive. This would be considered for framing only, not sheetrock/shear or anything else.

2) Description of building plans in relation to the structural plans. The approved structural plans show replacement of several walls upstairs shaded in grey. This also calls out for the replacement of several posts in the upstairs walls. (Refer to document labeled Floor framing notes 12/4/23 and Foundation Plan Notes- 12/4/23). The approved structural plans also demonstrate a completely new continuous footing and stem wall on the south and east side of the building. This new foundation is along the non-conforming setback lines. So, in effect, we were given approval to build on this same existing footprint of the existing building, however we merely replaced compromised lumber that was above this foundation line (Refer to images A-D).

3) Existing Conditions of the building would not allow me to "re-purpose" or "salvage". This is specific to the northwest corner of the building that shows the termite damage (Refer to photos E-K), and the southeast corner of the building where walls were built over an exterior deck (refer to Existing Deck Framing Sketch). The floor framing in this southeast and southern part of the home were simply un-usable and rotten, so they were discarded and replaced. (Refer to Photos A-D). There was simply no way to safely move forward without replacing the rotten lumber.

We have worked hard to maintain the envelope shape and footprint of the existing building (refer to Proposed Elevations)- The newly built foundation is exact with the build out of the existing home and the overall ridge height to the peak of the building is 1" shorter than the pre-existing structure.

Sincerely,

Ryan McNickle (General Contractor)

PERMIT CARD INSPECTION NOTES

Attachment 3

6/15/23

① Footings at N & NE to existing 2/7/23 O.K. DD * Pending Struct'r.

② Underground Plumbing at mech room OK DD 2/24/23

③ Foundation Stem wall set up at N & NE corner (retaining & foundation wall) * To Provide set back letter once S. wall is set up * O.K.. DD

④ Slab Setup at mechanical room area OK DD 5/3/23

⑤ Foundation footings & stem wall at SE corner grid 1-6 & M-D OK *Pending revised plan for floor & wall framing * 6/15/23 DD

Dates of Inspections:

1) 2/7/23- Foundation North Side

2) 2/24/23- Underground Plumbing

3) 2/24/23* FOUNDATION STEMWALL- to provide setback letter once s. wall is set up***- this provided confidence that we were ok to proceed with the setback letter by Landset.**

4) 5/3/23- Slab for North East Side.

5) 6/15/23- Foundation footings & stem wall at SE Corner- OK pending revised plan. Provided we bring the updated floor plan from the structural engineer. Correction notice requested this updated floor framing plan and the set back letter were provided.

CORRECTION NOTICE

City of Carmel-by-the-Sea
Building Safety Division

Correction Notice

Permit No.: 22-039 Job Location: Carmelo 4 SW of 2nd

Inspection today revealed the following:

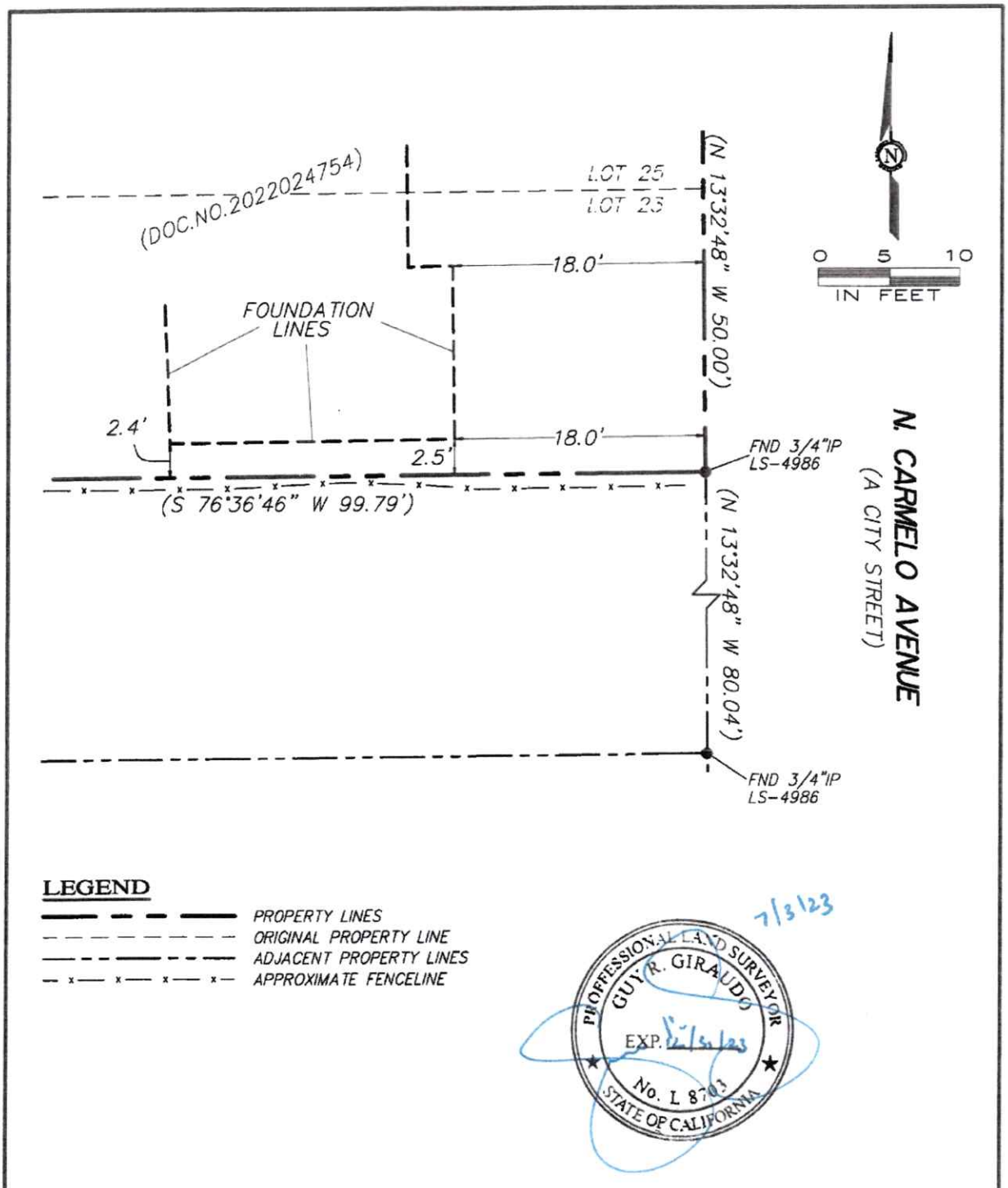
1) Please provide set back letter for new footings/foundation

2) Please revise plans to include floor framing & wall revisions at S.E. corner

No further inspections shall be done upon these premises until the above discrepancies are corrected. When corrections have been made, call 831-620-2065 for re-inspection.

Inspector, Carmel Building Safety Division — Date: 6/15/23

This Notice To Remain On Site



APN: 010-242-024

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

SURVEY PLAT

OF

AS-BUILT FOUNDATION LOCATED ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES N. CARMELO AVENUE, 4 SW OF 2ND AVENUE CARMEL-BY-THE-SEA, CALIFORNIA

FOR

McNICKLE CONSTRUCTION

SCALE: 1"= 10'

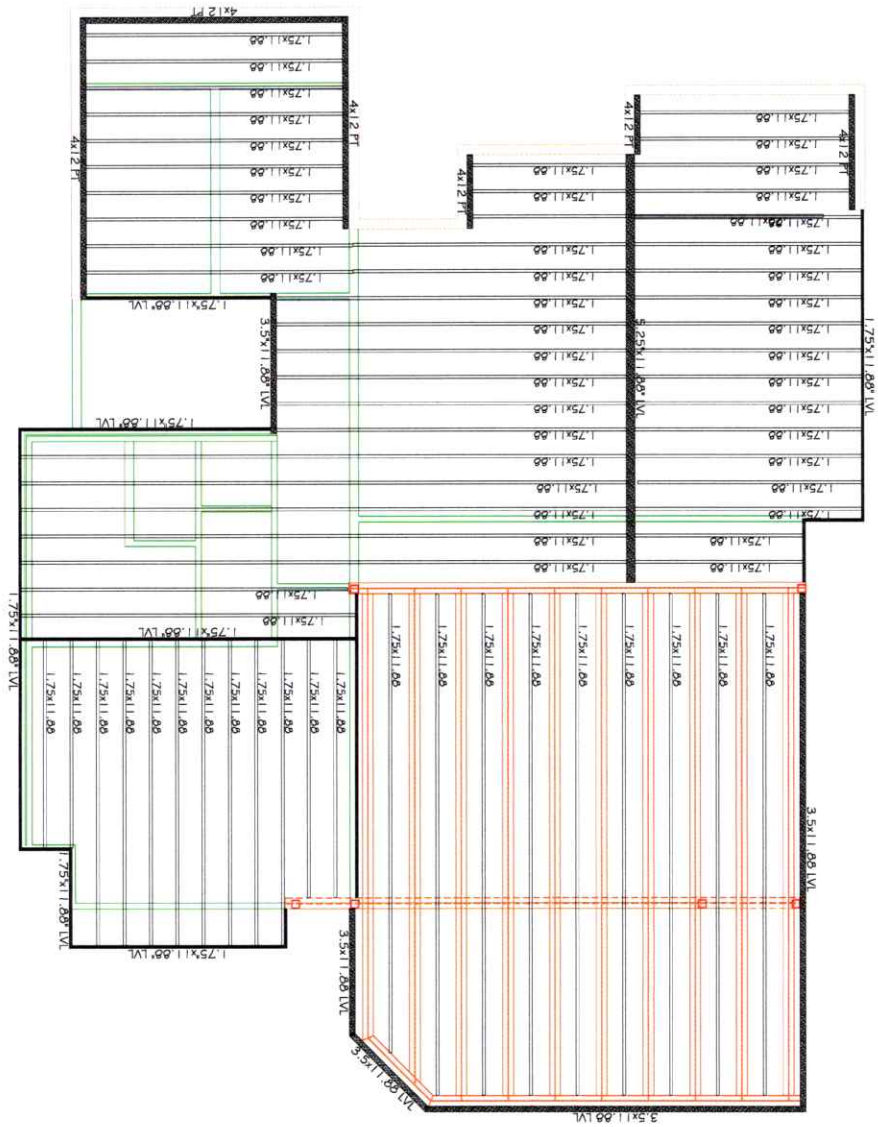
DATE: JUNE 2023

PROJECT NO: 2647-01

PAGE 1 OF 1

UPDATED FLOOR FRAMING PLAN

Attachment 3



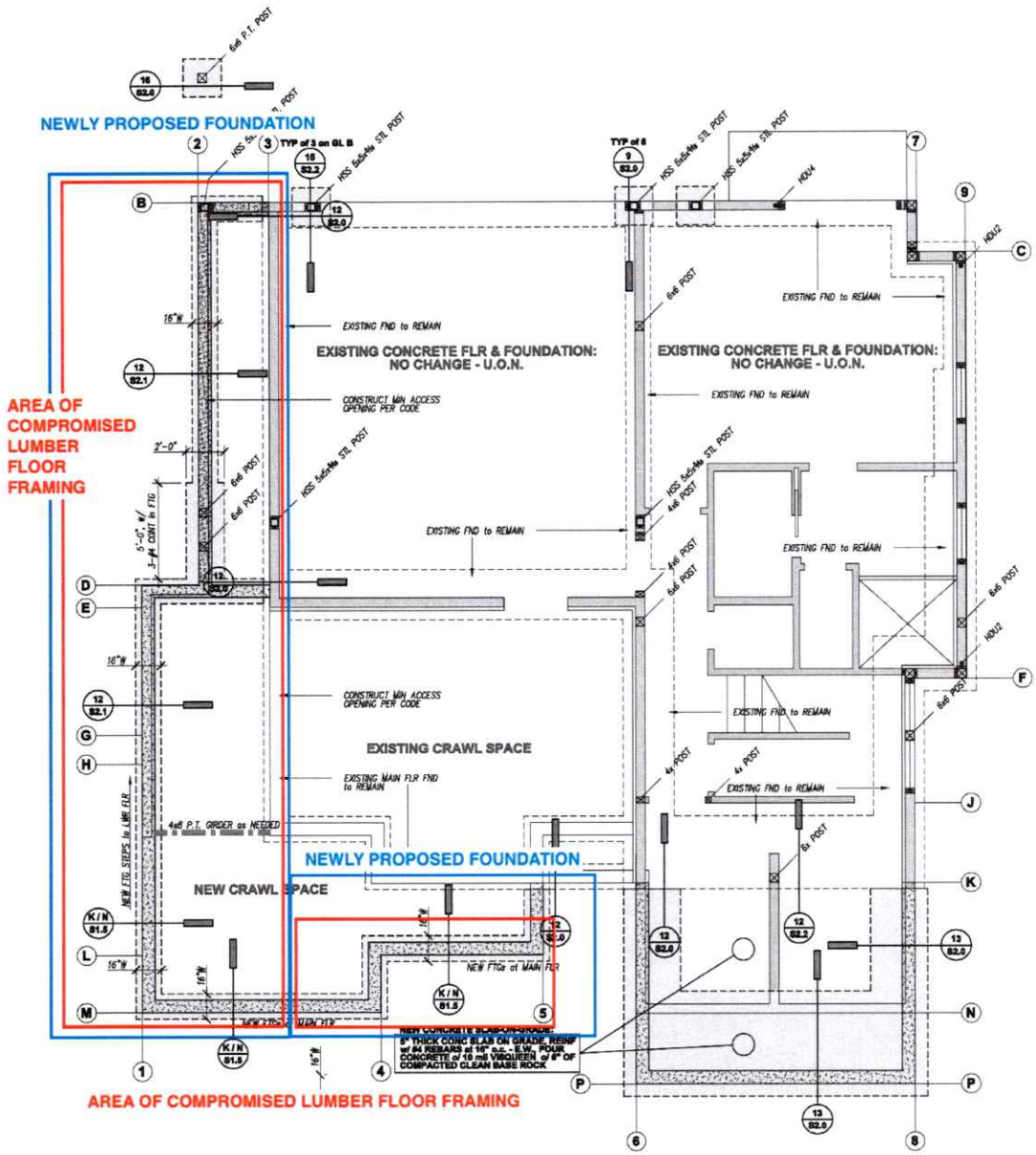
Layout Scale: 3/8" = 1'-0"	S.R. FREEMAN Quality • Care • Craftsmanship	S. R. Freeman MELANI RESIDENCE FLOOR FRAMING LAYOUT	Jobsite Foreman is to check and approve all Layouts, verifiying dimensions and quantities prior to construction to insure the projects overall efficiency.	Revisions Date: By: Date: By: Date: By: Date: By: Date: By:
Drafter/Designer: Ira Duran				
Project Manager:				
Jobsite Foreman:				
SRF Office # 406-364-2200 Fax # 406-364-2100				

FOUNDATION PLAN NOTES

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WHEN CONDITIONS ARE IN CONFLICT OR NOT AS DETAILED IN THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR APPROVAL AND/OR INSTRUCTIONS TO PROCEED WITH WORK.

CONSTRUCTION NOTES:

1. INSTALL FOUNDATION SILL PLATE PER PLAN and SHEAR WALL SCHEDULE ON SHEET S1.2 .
2. ALL HOLDOWNS SHALL BE ATTACHED TO POST and ANCHORED PER HOLDOWN SCHEDULE and BE INSTALLED as PER DETAILS 1, 2/ S1.3. PLYWOOD TYP. EDGE FASTENING SHALL BE PROVIDED PER SHEAR REQUIREMENTS ALONG THESE MEMBERS. HOLDOWN DEVICES SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
3. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE or COPPER, STAINLESS STEEL, HOT DIPPED ZINC COATED (GALVANIZED) STEEL or OTHERS MEANS OF DECAY RESISTANCE COATING FOR FASTENERS.
4. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO , or HOOKED AROUND, REINFORCING STEEL or OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES to the REINFORCING STEEL.
5. PROVIDE ALL SPECIFIED POSTS. ALL 4x and GREATER POST SHALL HAVE A MINIMUM BC or BC0 or 2 - A34 BASE CONNETCORS TO SOLE PLATE UNLESS SPECIFIED OTHERWISE on the STRUCTURAL PLANS or SCHEDULES.



HANGER SCHEDULE	
MEMBERS	HANGERS

CAP/BASE SCHEDULE	
MEMBERS	CAP/ BASE
ALL POSTS ON SILL	BC0 BASE or AS SPECIFIED
POSTS ON CONCRETE	ABU BASE or AS SPECIFIED

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: _____ Permit #:_____
Issued By:_____

LOWER FLOOR FOUNDATION PLAN

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

1

RELEASE FOR PLAN CHECK SUBMITTAL 1
01.03.2021

RELEASE FOR PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description
LWR FLOOR FND PLAN

SPECIFIC DTLS

Project Name: **MELANI**
Project Address: Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921
APN: 010 242 024 000
Project Description: SFD: Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick Architect
C 831.620.5164
aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 9395(
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER
CHRISTIAN K LEE
C62330
RENEWS 09.30.24
CIVIL
STATE OF CALIFORNIA

Drawn By: CKL
CLA Job No: 2021 - 27
Sheet: **S2.0**

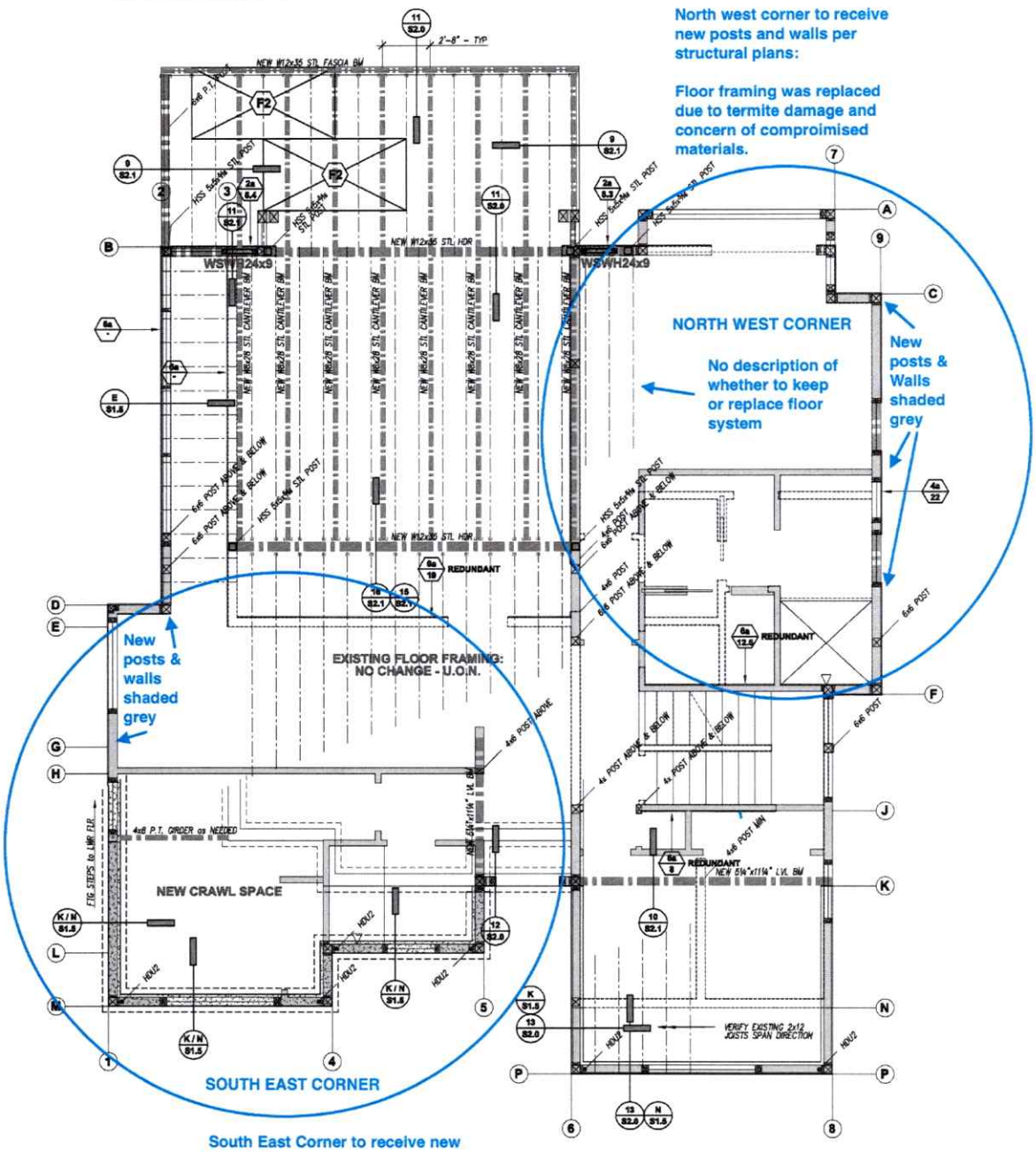
FLOOR FRAMING NOTES

Attachment 3

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WHEN CONDITIONS ARE IN CONFLICT OR NOT AS DETAILED IN THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR APPROVAL AND/OR INSTRUCTIONS TO PROCEED WITH WORK.

CONSTRUCTION NOTES:

1. **INSTALL FOUNDATION SILL PLATE PER PLAN and SHEAR WALL SCHEDULE ON SHEET S1.2 .**
2. **ALL HOLDOWNS SHALL BE ATTACHED TO POST and ANCHORED PER HOLDOWN SCHEDULE and BE INSTALLED as PER DETAILS 1, 2/ S1.3. PLYWOOD TYP. EDGE FASTENING SHALL BE PROVIDED PER SHEAR REQUIREMENTS ALONG THESE MEMBERS. HOLDOWN DEVICES SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.**
3. **FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE or COPPER, STAINLESS STEEL, HOT DIPPED ZINC COATED (GALVANIZED) STEEL or OTHERS MEANS OF DECAY RESISTANCE COATING FOR FASTENERS.**
4. **THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO , or HOOKED AROUND, REINFORCING STEEL or OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES to the REINFORCING STEEL.**
5. **PROVIDE ALL SPECIFIED POSTS. ALL 4x and GREATER POST SHALL HAVE A MINIMUM BC or BC0 or 2 - A34 BASE CONNETCORS TO SOLE PLATE UNLESS SPECIFIED OTHERWISE on the STRUCTURAL PLANS or SCHEDULES.**



CAP/BASE SCHEDULE	
MEMBERS	CAP/ BASE
ALL POSTS ON SILL	BC0 BASE or AS SPECIFIED
POSTS ON CONCRETE	ABU BASE or AS SPECIFIED

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Date: _____ Permit #:_____
Issued By:_____

MAIN FLOOR FRAMING PLAN

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

1

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

RELEASE FOR
PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description
MAIN FLOOR FRMG PLAN
SPECIFIC DTLS

Project Name: **MELANI**
Project Address: Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921
APN: 010 242 024 000
Project Description: SFD - Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick Architect
C 831.620.5164
aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 9395(
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER
CHRISTIAN K. LEE
C62330
RENEWS 09.30.24
CIVIL
STATE OF CALIFORNIA

Drawn By: CKL
CLA Job No: 2021 - 27
Sheet: **S2.1**

PHOTO A

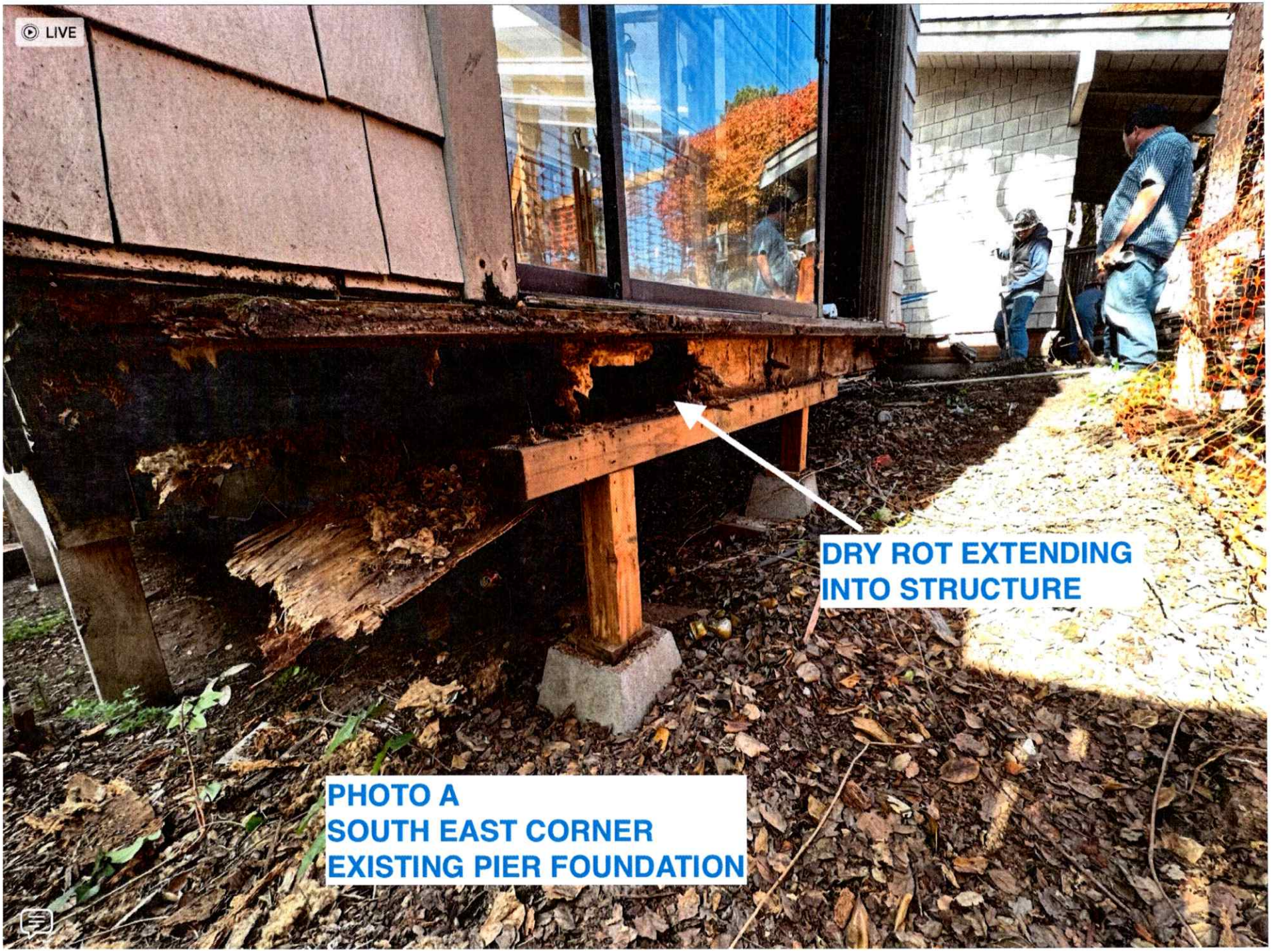

LIVE
DRY ROT EXTENDING
INTO STRUCTURE
PHOTO A
SOUTH EAST CORNER
EXISTING PIER FOUNDATION

PHOTO A CLOSE UP



PHOTO B


LIVE
PHOTO B
FLOOR FRAMING DISINTEGRATION
PIERS PROPOSED TO BE REPLACED WITH
CONTINUOUS FOOTING AND STEMWALL

PHOTO A AND B CLOSE UP




LOCATION OF PHOTOS A AND B
LOCATION OF PHOTOS A & B

PHOTO D


PHOTO D
DRY ROT ON JOISTS
NEW/APPROVED PROPOSED CONTINUOUS FOUNDATION TO REPLACE PIERS

PHOTO E


PHOTO E
Existing Framing
Hinge Point on Framing-
Necessitation of straps
and extra hardware

PHOTO F


PHOTO F- North West Walls
hinge point- necessitation of added straps/ hardware
New Framing
Old Weathered Wood Framing

PHOTO G



PHOTO H



PHOTO I



PHOTO J



EXISTING DECK FRAMING SKETCH

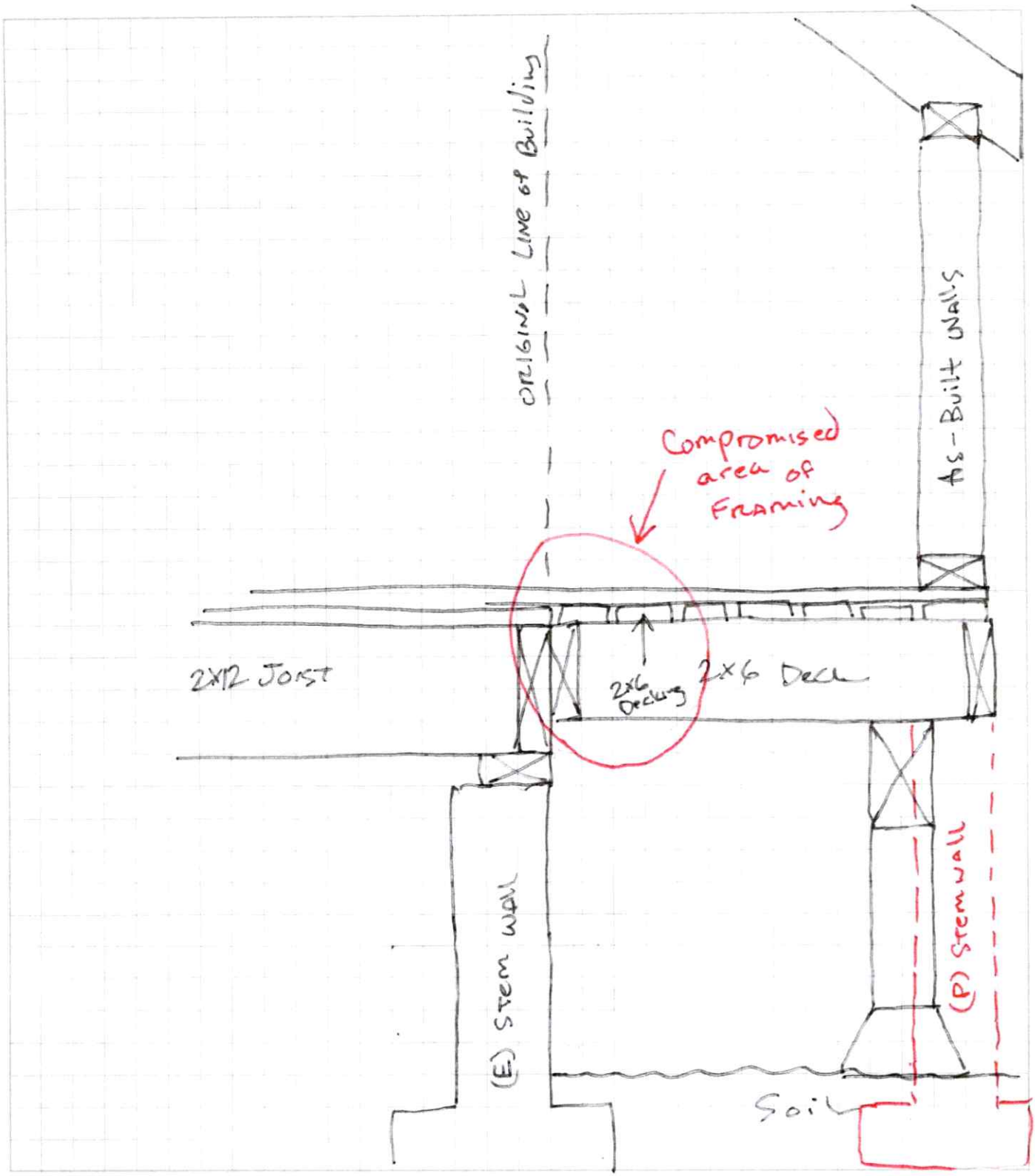
Attachment 3

McNICKLE CONSTRUCTION

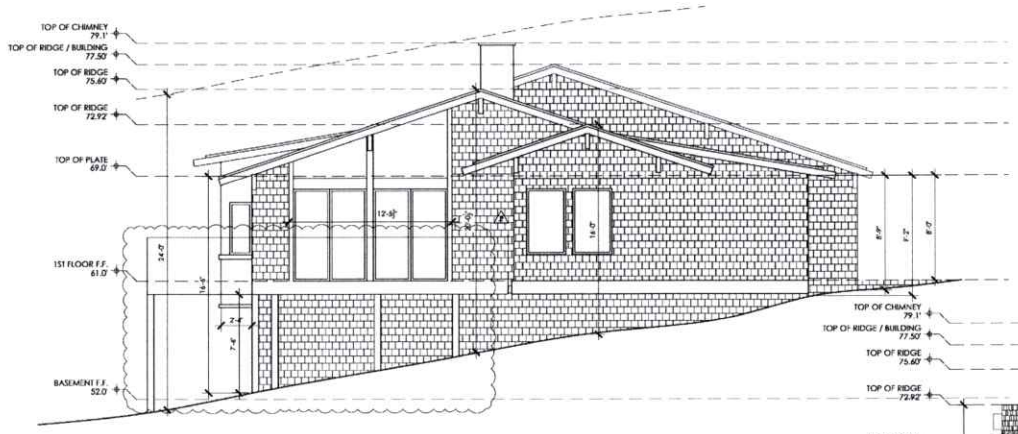
LICENSE 996169

Job Name Melani

Date 10/11/23



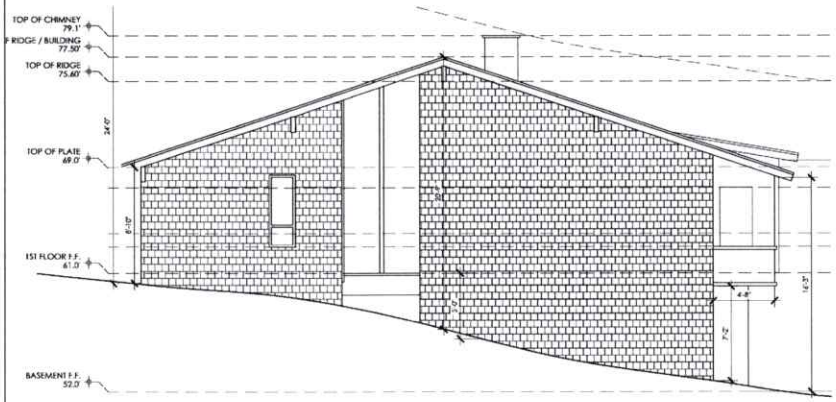
EXISTING ELEVATIONS



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



2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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Issued By: _____



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

1' 2' 4' 8'

REVISION #

1	-/-	-
2	07/29/22	
3	08/30/22	PLAN CHECK RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. 31570 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

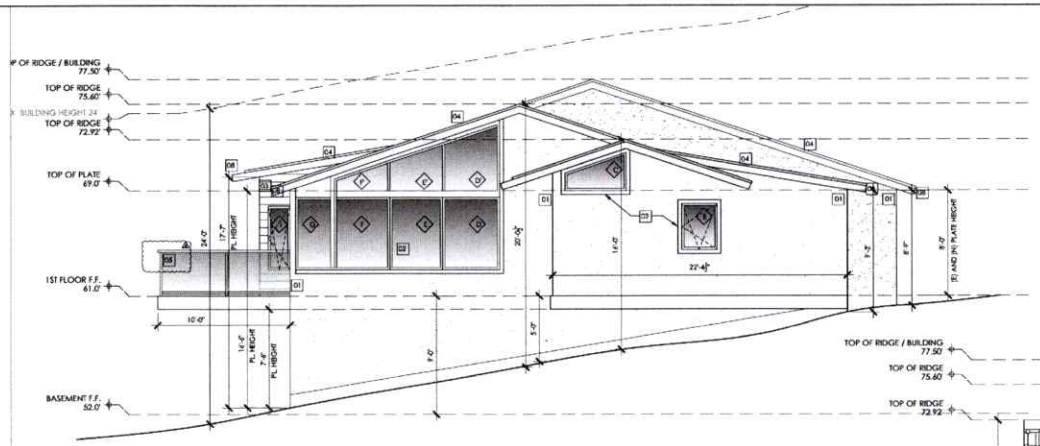
EXISTING ELEVATIONS

7/29/2022

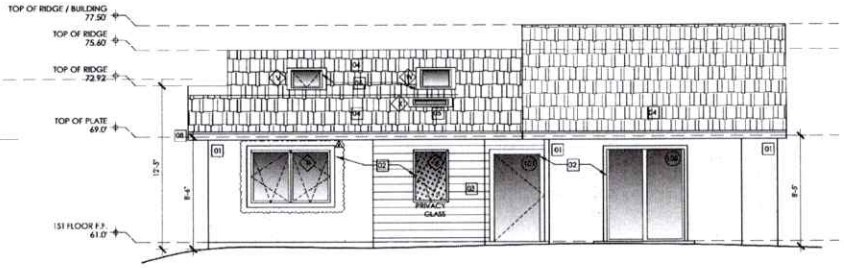
1/4" = 1'-0"

A7

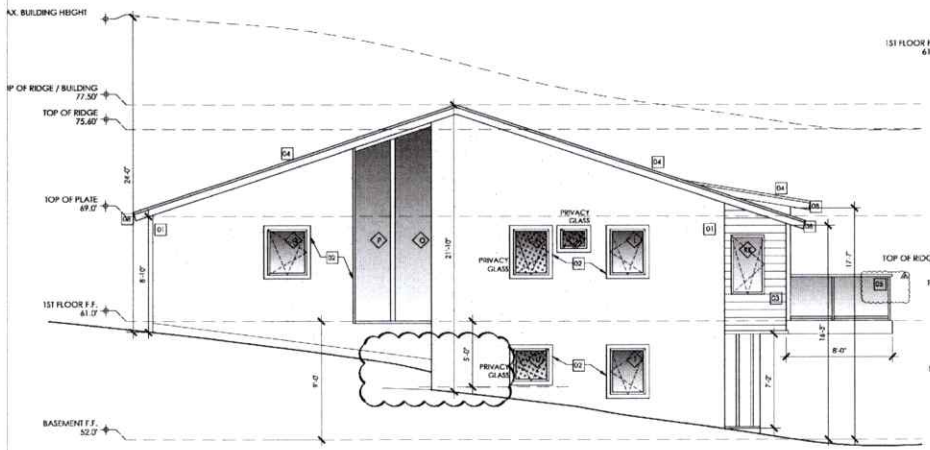
PROPOSED ELEVATIONS



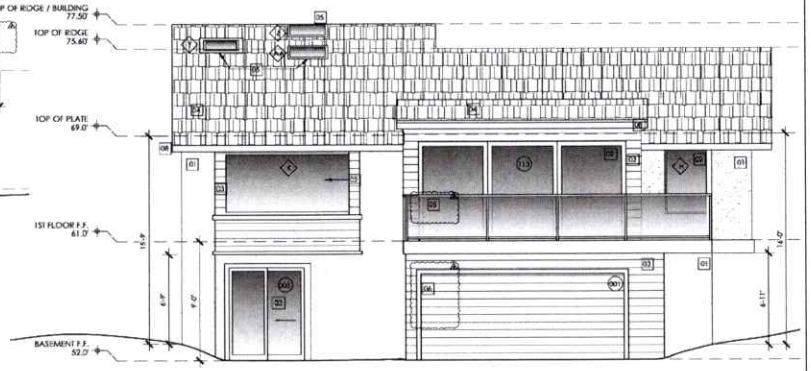
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

MATERIALS

1. NEW SMOOTH PLASTER STUCCO, COLOR **BENJAMIN MOORE HC-27**
2. NEW ALUMINUM CLAD WINDOWS, COLOR **ANTHRACITE GRAY**
3. NEW WOOD SIDING, RESAWN ABODO VULCAN CLADDING, **COLOR PEARL**
4. COMPOSITE SHINGLE ROOF; CERTAINTEED PRESIDENTIAL SHAKE TL. **COLOR COUNTRY GRAY OR SIMILAR**
5. CLEAR GLASS RAILING
6. GARAGE DOOR, METAL CLAD IN WOOD SIDING (#3)
7. ALUMINUM GUTTERS, PAINTED TO MATCH ALUMINUM CLAD WINDOW COLOR (**ANTHRACITE GRAY**).

REVIEWED FOR CODE COMPLIANCE
JOB COPY
Date: _____ Permit #: _____
Issued By: _____

REVISION #		
1	4/18/22	PLANNING CORRECTIONS
2	07/29/22	PLAN CHECK RE-SUBMITTAL
3	08/30/22	PLAN CHECK RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C-30921 STATE OF CALIFORNIA

MELANI RESIDENCE
CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

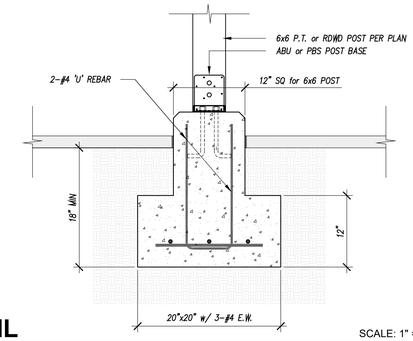
PROPOSED ELEVATIONS

7/29/2022

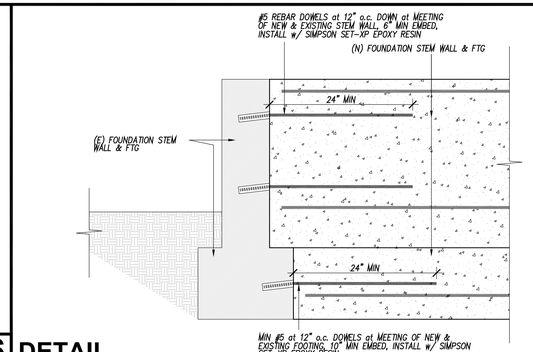
1/4" = 1'-0"

A9

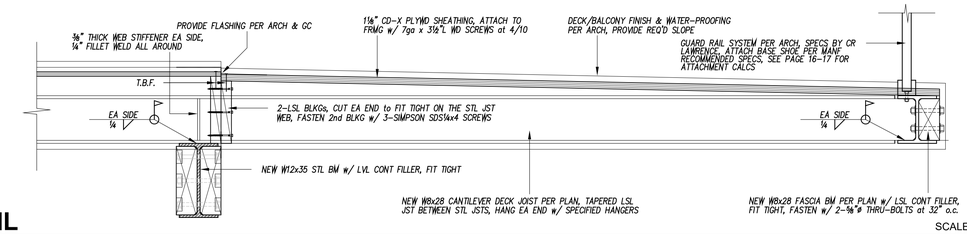
Attachment 2



DETAIL SCALE: 1" = 1'-0" **16**



DETAIL SCALE: 1" = 1'-0" **12**



DETAIL SCALE: 1" = 1'-0" **11**

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CONSTRUCTION NOTES:

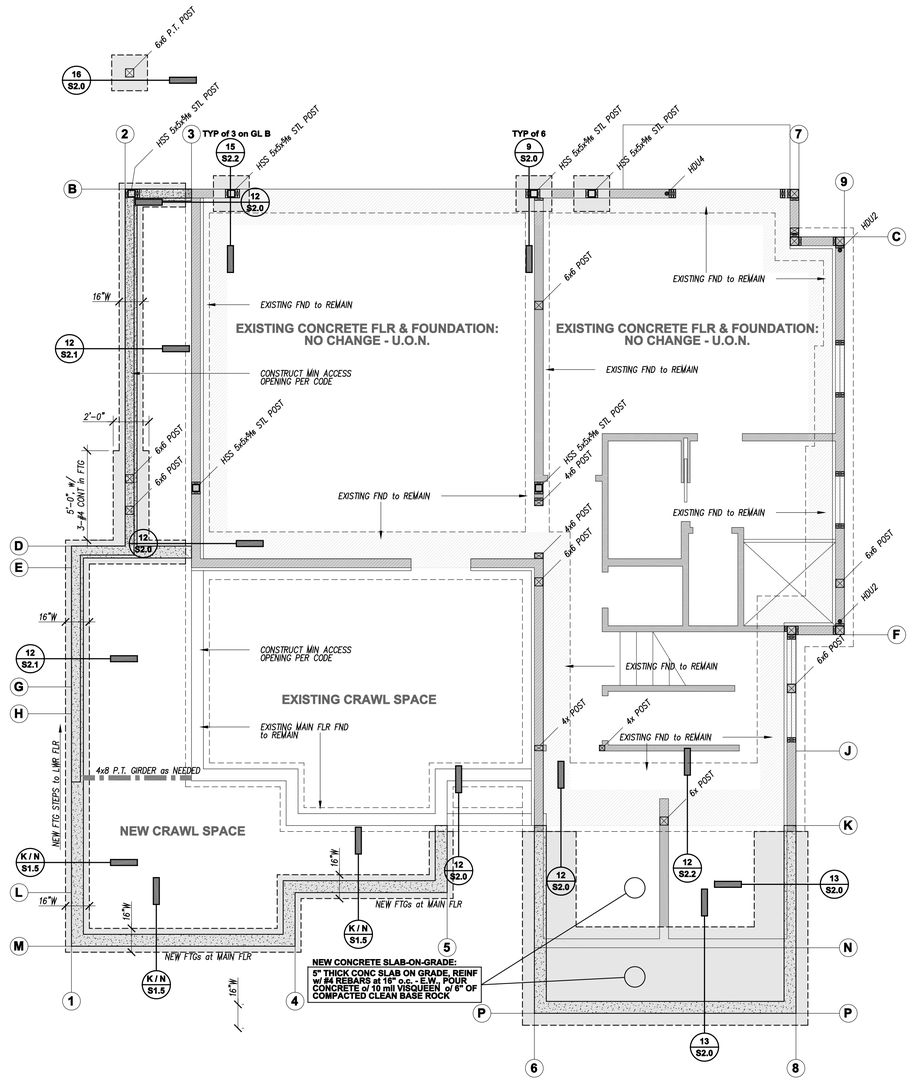
1. INSTALL FOUNDATION SILL PLATE PER PLAN and SHEAR WALL SCHEDULE ON SHEET S1.2 .

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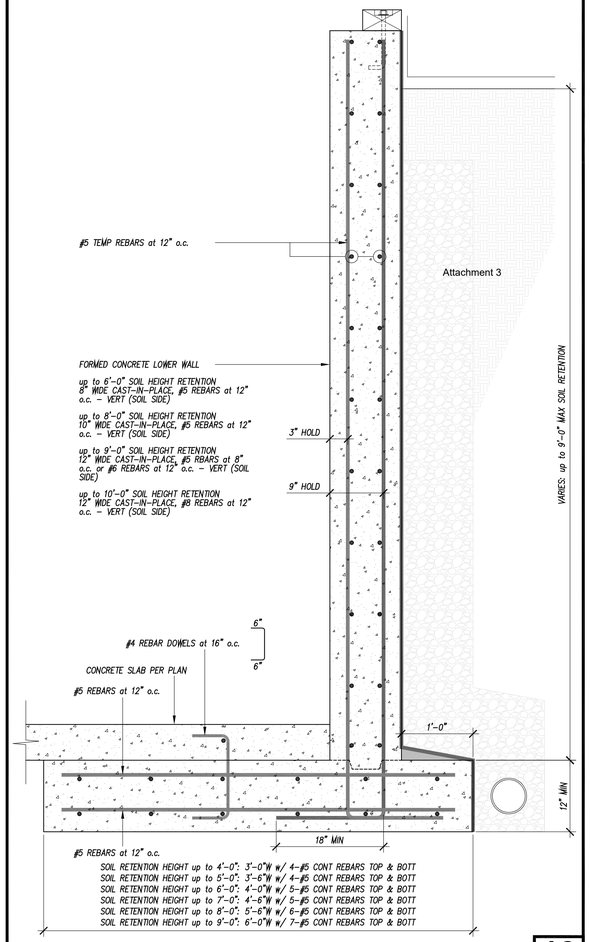
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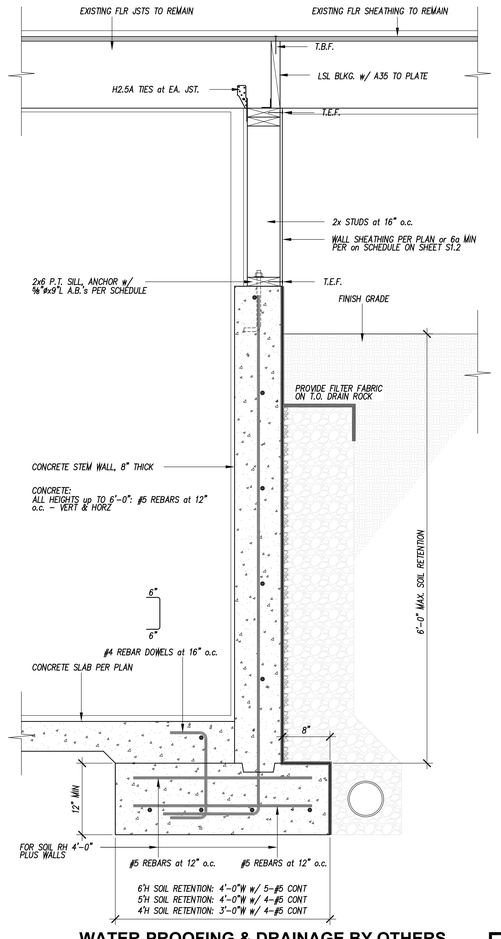
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WATER-PROOFING & DRAINAGE BY OTHERS



DETAIL SCALE: 1" = 1'-0" **13**



DETAIL SCALE: 1" = 1'-0" **9**

WATER-PROOFING & DRAINAGE BY OTHERS

HANGER SCHEDULE	
MEMBERS	**HANGERS**
-	-

CAP/BASE SCHEDULE	
MEMBERS	**CAP/ BASE**
ALL POSTS ON SILL	BCD BASE or AS SPECIFIED
POSTS ON CONCRETE	ABU BASE or AS SPECIFIED

LOWER FLOOR FOUNDATION PLAN SCALE: 1/4" = 1'-0" **1**

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

RELEASE FOR
PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description
LWR FLOOR FND PLAN

SPECIFIC DTLS

Project Name
MELANI

Project Address
Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921

APN
010 242 024 000

Project Description
SFD - Addition/Remodel

Clients
Melani

238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick
Architect

C 831.620.5164

aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services

230 6th Street
Pacific Grove, CA 9395(
831.424.9000
StructuralPlans@Gmail.com

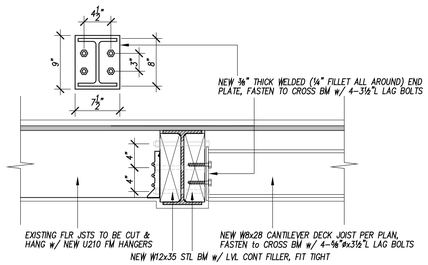
LICENSED PROFESSIONAL ENGINEER
CHRISTIAN K LEE
C62330
RENEWS 09.30.24
CIVIL
STATE OF CALIFORNIA

Drawn By CKL

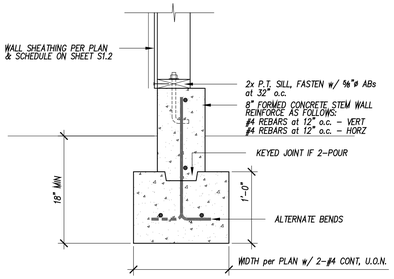
CLA Job No 2021 - 277

Sheet
S2.0

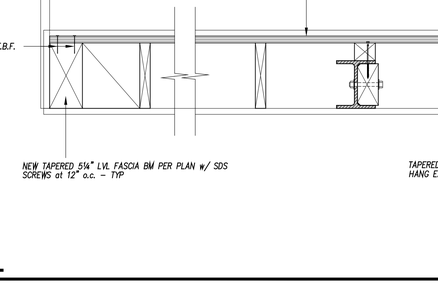
Attachment 3



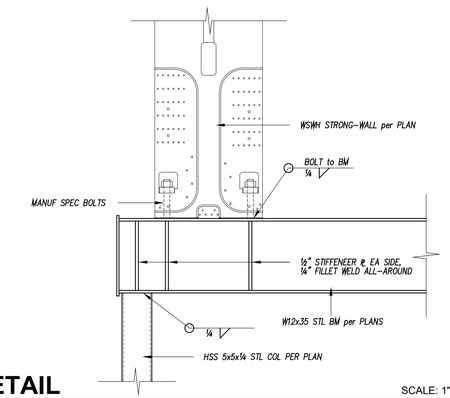
DETAIL SCALE: 1" = 1'-0" **16**



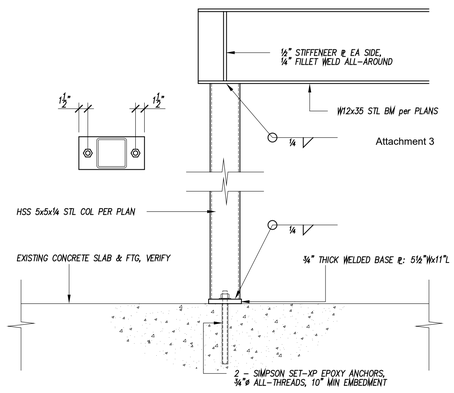
DETAIL SCALE: 1" = 1'-0" **12**



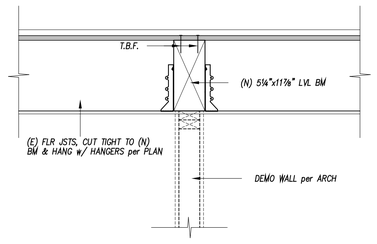
DETAIL SCALE: 1" = 1'-0" **15**



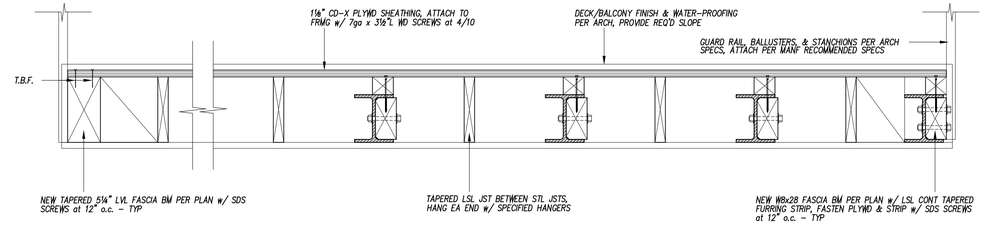
DETAIL SCALE: 1" = 1'-0" **11**



DETAIL SCALE: 1" = 1'-0" **14**



DETAIL SCALE: 1" = 1'-0" **10**



DETAIL SCALE: 1" = 1'-0" **9**

CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO AND DURING CONSTRUCTION. WHEN CONDITIONS ARE IN CONFLICT OR NOT AS DETAILED IN THE STRUCTURAL DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD FOR APPROVAL AND/OR INSTRUCTIONS TO PROCEED WITH WORK.

CONSTRUCTION NOTES:

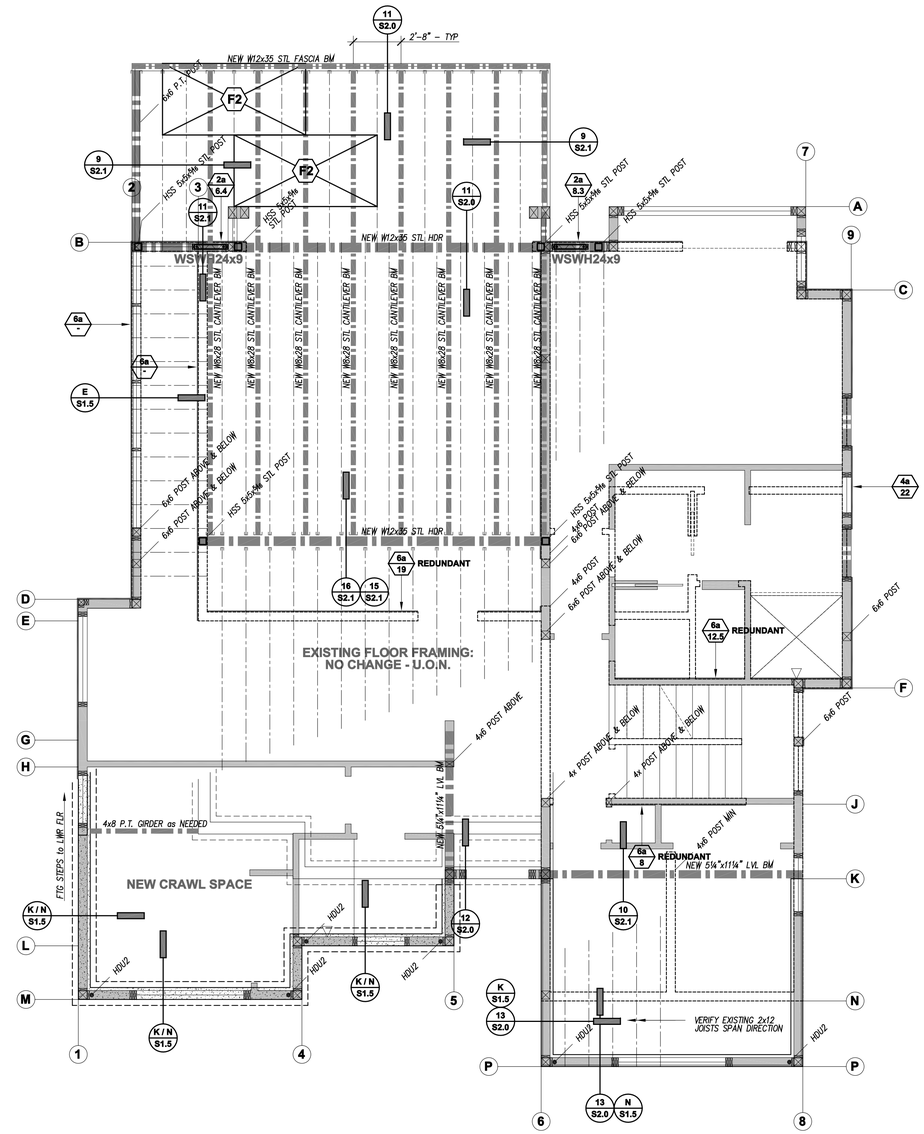
1. INSTALL FOUNDATION SILL PLATE PER PLAN and SHEAR WALL SCHEDULE ON SHEET S1.2 .

2. ALL HOLDOWNS SHALL BE ATTACHED TO POST and ANCHORED PER HOLDOWN SCHEDULE and BE INSTALLED as PER DETAILS 1, 2/ S1.3. PLYWOOD TYP. EDGE FASTENING SHALL BE PROVIDED PER SHEAR REQUIREMENTS ALONG THESE MEMBERS. HOLDOWN DEVICES SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

3. FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS, ETC.) SHALL BE APPROVED SILICON BRONZE or COPPER, STAINLESS STEEL, HOT DIPPED ZINC COATED (GALVANIZED) STEEL or OTHERS MEANS OF DECAY RESISTANCE COATING FOR FASTENERS.

4. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO , or HOOKED AROUND, REINFORCING STEEL or OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES to the REINFORCING STEEL.

5. PROVIDE ALL SPECIFIED POSTS. ALL 4x and GREATER POST SHALL HAVE A MINIMUM BC or BC0 or 2 - A34 BASE CONNETCORS TO SOLE PLATE UNLESS SPECIFIED OTHERWISE on the STRUCTURAL PLANS or SCHEDULES.



HANGER SCHEDULE	
MEMBERS	HANGERS
.	.

CAP/BASE SCHEDULE	
MEMBERS	CAP/ BASE
ALL POSTS ON SILL	BC0 BASE or AS SPECIFIED
POSTS ON CONCRETE	ABU BASE or AS SPECIFIED

MAIN FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0" **1**

RELEASE FOR
PLAN CHECK SUBMITTAL 1
01.03.2021

RELEASE FOR
PLAN CHECK SUBMITTAL 2
08.10.2022

Sheet Description
MAIN FLOOR FRMG PLAN
SPECIFIC DTLS

Project Name
MELANI

Project Address
Carmelo Street, 4 SW of 2nd Avenue, Carmel, CA 93921

APN
010 242 024 000

Project Description
SFD: Addition/Remodel

Clients
Melani
238 Vista Del Monte
Los Gatos, CA 95030

Architect
Adam Jeselnick Architect
C 831.620.5164
aejarch@gmail.com

Structural - E Incorporated
Architectural Engineering Services
230 6th Street
Pacific Grove, CA 9395(
831.424.9000
StructuralPlans@Gmail.com

LICENSED PROFESSIONAL ENGINEER
CHRISTIAN K LEE
C62330
RENEWS 09.30.24
CIVIL
STATE OF CALIFORNIA

Drawn By CKL
CLA Job No 2021 - 277
Sheet
S2.1

---------- Forwarded message ---------
From: **Planning Division** <planning@ci.carmel.ca.us>
Date: Tue, Dec 12, 2023 at 9:51 PM
Subject: Assigned to Group - support for Hofsas House Hotel remodel
To: <bswanson@ci.carmel.ca.us>, <ekort@ci.carmel.ca.us>, <kwallace@ci.carmel.ca.us>, <lyoung@ci.carmel.ca.us>, <mwaffle@ci.carmel.ca.us>, <scareylang@ci.carmel.ca.us>, <snathan@ci.carmel.ca.us>

Hi

A new ticket has been assigned to your group "Planning". Please follow the link below to view the ticket.

support for Hofsas House Hotel remodel

To the City Planner and Manager,
While I cannot be present at the public hearing on December 13, 2023 at 4:30, I would like to write in my support for the planned remodeling of the long standing hotel Hofsas Hotel in Carmel. I believe a refresh of the property would greatly enhance the street, the town and contribute to reinvigorate the international reputation of Carmel California as a must visit world destination. It would also enhance the local experience of us residents. Please approve this project.

David Goldstein and Amy Baily
Monte Verde <REDACTED>, Carmel By the Sea

--
To unsubscribe from this group and stop receiving emails from it, send an email to planning+unsubscribe@ci.carmel.ca.us.

https://support.ci.carmel.ca.us/helpdesk/tickets/16019

---------- Forwarded message ---------
From: **Zane Blackmer** <REDACTED>
Date: Wed, Dec 13, 2023 at 7:14 AM
Subject: The Carmel Legacy Hotel
To: <bswanson@ci.carmel.ca.us>, <crerig@ci.carmel.ca.us>

Brandon and Chip,

My name is Zane Blackmer and I have been an owner of a commercial mixed use building in the commercial district in Carmel By The Sea for nearly a decade. During that time I have been able to regularly visit the town and observe its workings and enjoy all that the town has to offer.

I have however observed a glaring deficiency for its tourism and business offering, and that is the presence of a nice modern upscale hotel. I was able to view the brochure for the Legacy produced by the architect and was very impressed by the overall concept. The "flythru" allows one to really get a feel for what the finished product will be. It is well thought out and designed and I think it would be a great asset to Carmel By The Sea. I fully support this project and hope to see it come to fruition in the near future.

Zane Blackmer

---------- Forwarded message ---------
From: **steve dallas** <REDACTED>
Date: Tue, Dec 12, 2023 at 8:30 PM
Subject: RE: DS 21-446 (Pressey) Planning Commission (please forward to all PC and Print copies please)
To: Brandon Swanson <bswanson@ci.carmel.ca.us>
Cc: AICP Marnie R. Waffle <mwaffle@ci.carmel.ca.us>, Sullivan Carey-Lang <scareylang@ci.carmel.ca.us>, Jermel Laurie <jlaurie@ci.carmel.ca.us>, Steve Dallas <REDACTED>

December 12, 2023

City of Carmel by the Sea
Planning Commission and Planning Director
RE: DS 21-446 (Pressey) South East Corner of Sant Fe St and 3rd Ave.

Chair LePage and Planning Commissioners,

Living directly across the street from this project I would be looking out my Living Room and Kitchen Window always and view this home as well as walking up and down the street for the pass 23+ years.

I would like to bring to your attention the following concerns:

1. The home sits up extremely high off the ground over 5 feet to 5.9 feet under the finished floor. This home does not need to do this at all. A simple 2 footstep before the Kitchen and Hallway just past the main entrance could easily be accomplished. This also would bring the high down 2 feet and then would not need a variance. No new home should need a variance. Finally, the home should be stepped down with the grade since in our Carmel by the Sea guidelines it shows homes should follow the lay of the land... All NEW homes in this area have step downs (directly to the East of the proposed home and all new home on Santa Fe St between 3rd Ave and 4th Ave ALL following the grade of the land)

2. The other Major concerns is the street scape on Santa Fe Street where the proposal new home has asked for a formal pathway out their back yard which would destroy all the beautiful lush green scape that we all have enjoy for over 50 plus years. They applicant proposed a formal pathway on city property as well as in their back yard, new 4-foot-high grape stake fence (which currently

is already there) ...This would clearly destroy all the bushes on city property as well as change the street scape for every.

Please take the time to review these 2 issues on site and when you discuss in the city hall chambers.

I am sorry that I have to bring this to your attention as well as not present at your meeting, but I have a family member very ill presently at CHOMP.

thank you for your consideration in this matter.

Steve Dallas
Former Mayor 2016-2018
Neighbor <REDACTED> (even our single-story home steps down with the grade 2 feet with a crawl space of 2 feet or less)

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

Errata Memo
December 13, 2023

To: Planning Commission

From: Evan Kort, Associate Planner

Subject: DS 23-213 (North 42 LLC)

Hearing Date: December 13, 2023

Commissioners,

Attached is a revised plan set for the North 42 LLC project (DS 23-213).

The only change to the plans is the window/door schedule has been updated to include window/door sizes in a standard dimension as opposed to a product code. No other changes have been to the plan set that was provided in the attachment as part of the staff report.

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GENERAL NOTES

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

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

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

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

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

REVISION NOTES

Attachment 7

CAL GREEN NOTES

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

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

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

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

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

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

CODE COMPLIANCE NOTES

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

2.IF REQUIRED, A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/ FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

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

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

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

CONTACT INFORMATION

Owner- Cher and Geoff Perfect	408-896-7371
Designer – Alan Lehman	831-747-4718

PROJECT INFORMATION

OWNER	Perfect
SITE ADRESS	Lincoln 5 NE of 3rd, Carmel, CA 93921
A P N	010-128-010
LEGAL	Carmel By The Sea Add 4 Lot 10 Blk 30
LOT/TRACT	LOT 19 / TRACT 3
YEAR BUILT	1959
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	NO
HISTORIC	NO

LOT SIZE	4000 S.F.
EXIST. LIVING AREA	1599 S.F.
EXIST. GARAGE	242 S.F.
TOTAL EXIST. BUILDING	**1841 S.F.**
PROPOSED LIVING AREA	1555 S.F.
GARAGE (NO WORK)	242 S.F.
PROPOSED BUILDING	**1797 S.F.**
PROPOSED SITE COVERAGE	
PAVER DRIVEWAY (SEMI PERMEABLE)	70 S.F.
REAR PAVER PATIO (SEMI PERMEABLE)	312 S.F.
ENTRY STONE STEPS AND PATH (NON PERMEABLE)	143 S.F.
PROPOSED TOTAL SITE COVERAGE	**525 S.F**



VICINITY MAP

NO SCALE

SCOPE OF WORK

REMODEL OF EXISTING SINGLE FAMILY RESIDENCE. MINOR CHANGES TO THE FLOOR AREA WITH 87 S.F. REDUCTION AND 43 S.F. ADDITION TO THE MAIN LEVEL. REMODEL KITCHEN, ENTRY, 2 BATHS AND BEDROOM/CLOSET AREA. REMODEL ENTRY STAIRS. REPLACE DRIVEWAY. NEW ROOFING AND SIDING. ADD 3 SKYLIGHTS

DRAWING INDEX

SHEET #	CONTENTS
A1	PROJECT OVERVIEW
A2	SITE PLAN
A3	EXISTING FLOOR PLANS, SITE PHOTO, SCHEDULES
A4	EXISTING ELEVATIONS
A5	PROPOSED FLOOR PLAN, SCHEDULES
A6	PROPOSED ELEVATIONS
A7	PROPOSED ELEVATIONS
A8	ROOF PLAN
A9	LANDSCAPE PLAN, EXTERIOR LIGHTING, FENCE DESIGN
A10	DRAINAGE PLAN

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

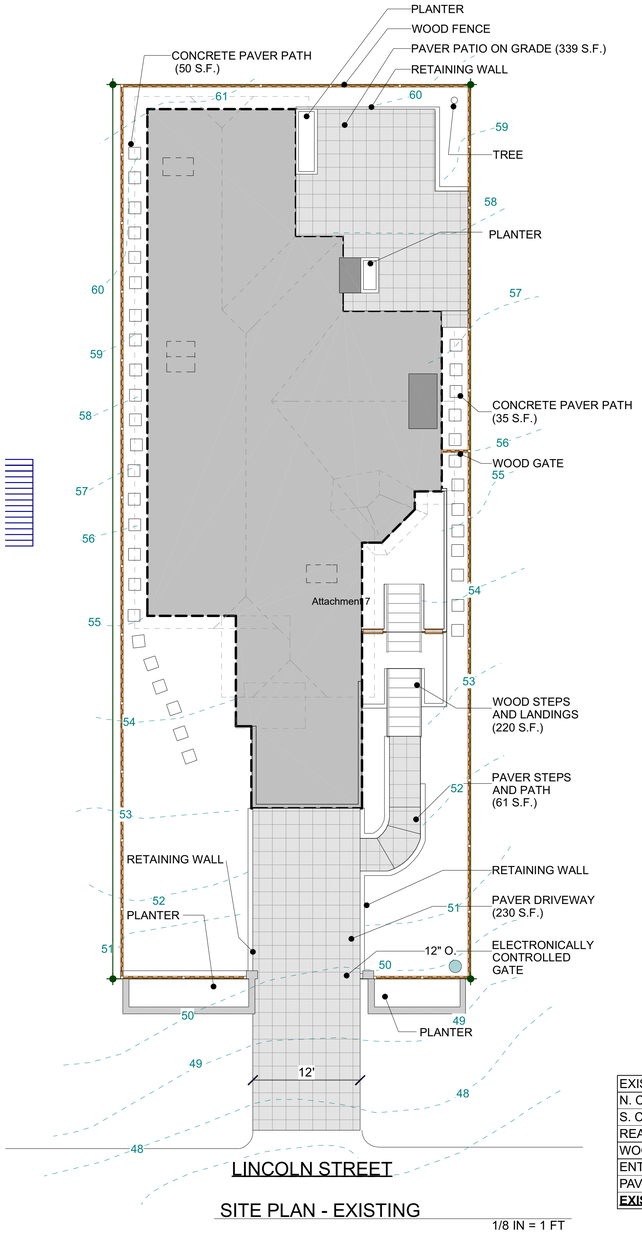
PROJECT OVERVIEW

Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

10/21/23

SHEET
A1

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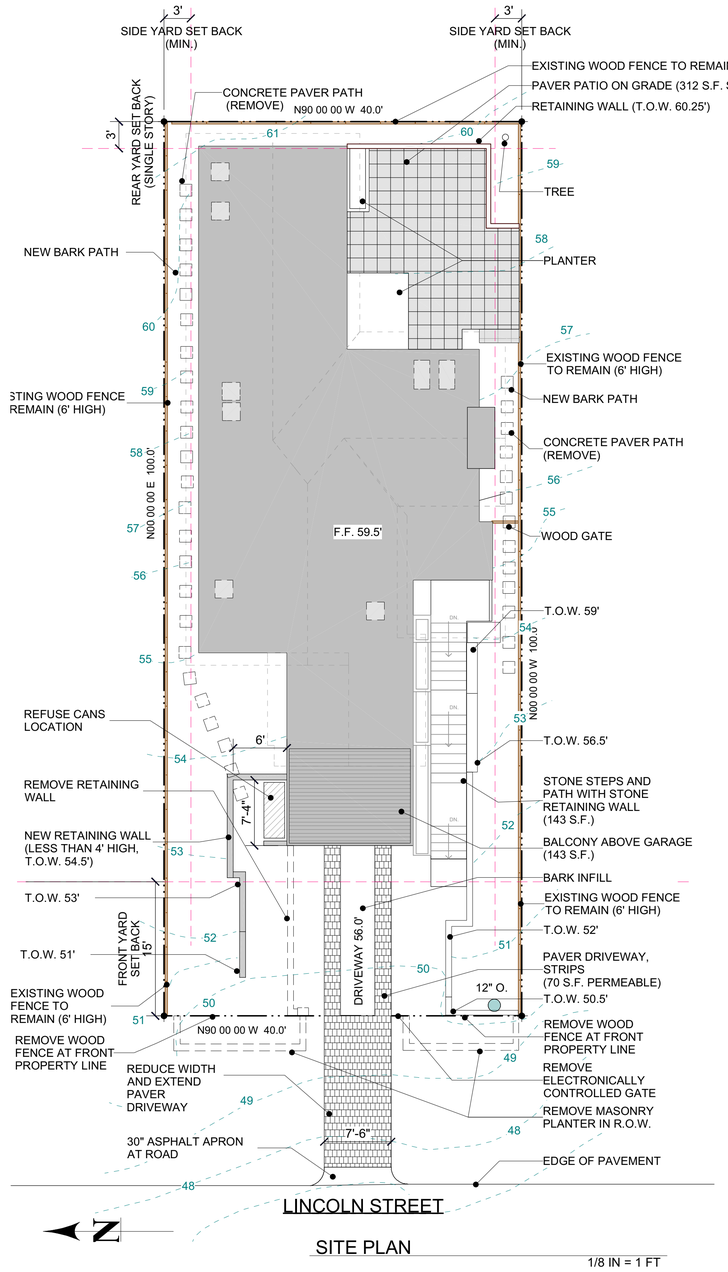
SITE PLAN - EXISTING

1/8 IN = 1 FT

EXISTING SITE COVERAGE	
N. CONC. PAVER PATH	50 S.F.
S. CONC. PAVER PATH	35 S.F.
REAR PAVER PATIO	339 S.F.
WOOD STEPS AND LANDINGS	220 S.F.
ENTRY PAVER STEPS AND PATH	61 S.F.
PAVER DRIVEWAY	230 S.F.
EXISTING TOTAL COVERAGE	**935 S.F.**

PROPOSED SITE COVERAGE	
REMOVE N. CONC. PAVER PATH	0 S.F.
REMOVE S. CONC. PAVER PATH	0 S.F.
REAR PAVER PATIO	312 S.F.
REMOVE WOOD STEPS	0 S.F.
ENTRY STONE STEPS AND PATH	143 S.F.
PAVER DRIVEWAY STRIPS	70 S.F.
PROPOSED TOTAL COVERAGE	**525 S.F.**

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



SITE PLAN

1/8 IN = 1 FT

0 5 10 20 feet

REVISIONS

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26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SITE PLAN

Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

10/21/23

SHEET
A2

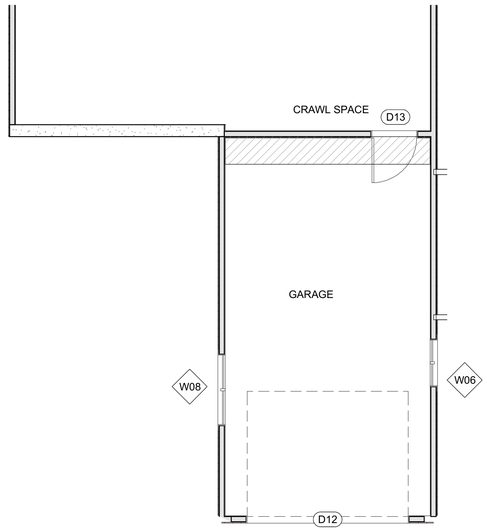
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EXISTING BUILDING PHOTOS



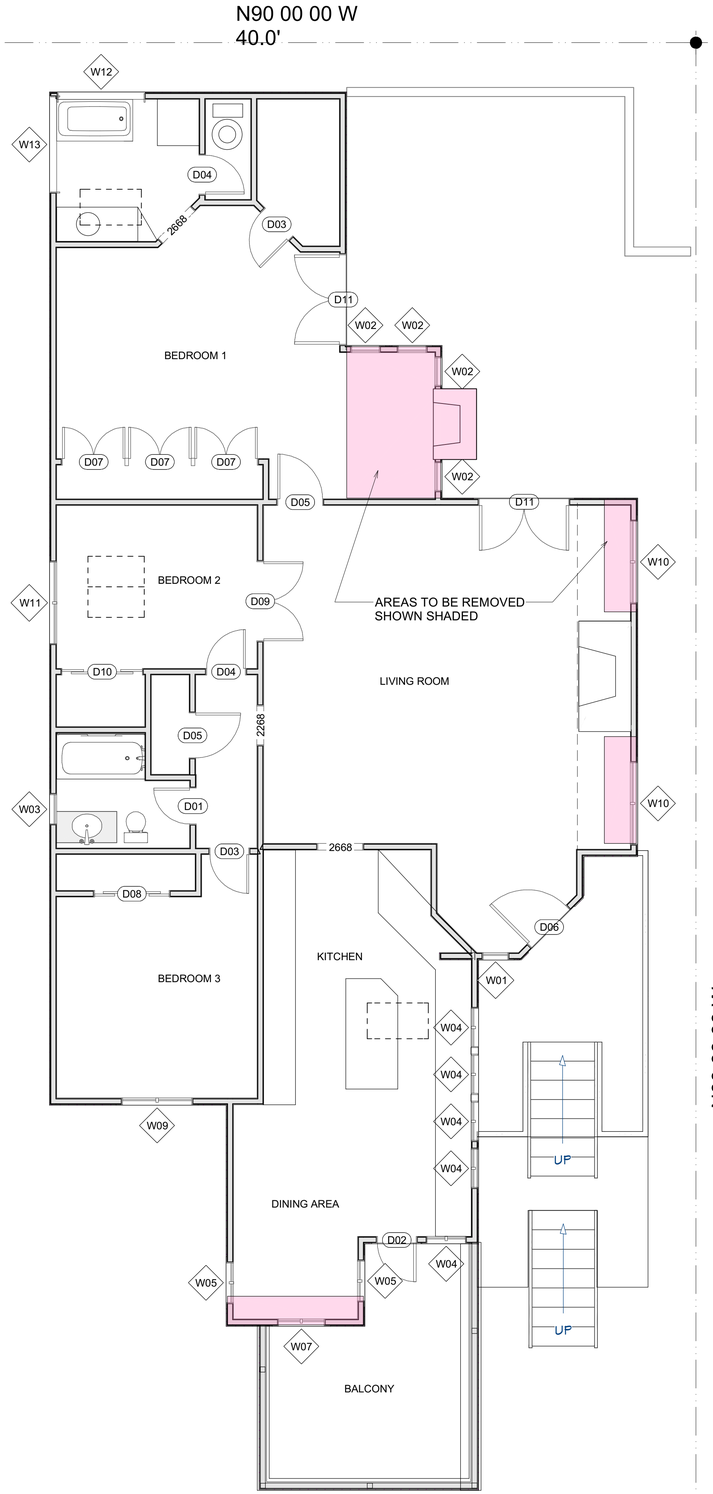
GARAGE PLAN

1/4 IN = 1 FT

NUMBER	QTY	DIMENSIONS	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	18"X48"SC			SINGLE CASEMENT-HL	
W02	4	20"X48"SC			SINGLE CASEMENT-HL	
W03	1	21"X48"SC			SINGLE CASEMENT-HL	
W04	5	27"X42"DC			DOUBLE CASEMENT-LHL/RHL	
W05	2	28"X48"DC			DOUBLE CASEMENT-LHL/RHL	
W06	1	32"X34"DC			DOUBLE CASEMENT-LHL/RHL	
W07	1	32"X48"DC			DOUBLE CASEMENT-LHL/RHL	
W08	1	48"X32"DC			DOUBLE CASEMENT-LHL/RHL	
W09	1	48"X48"DC			DOUBLE CASEMENT-LHL/RHL	
W10	2	56"X32"DC			DOUBLE CASEMENT-LHL/RHL	
W11	1	56"X61"DC			DOUBLE CASEMENT-LHR/RHR	
W12	1	59"X48"PT			PASS-THROUGH	
W13	1	65 1/4"X48"PT			PASS-THROUGH	

DOOR SCHEDULE

NUMBER	QTY	DIMENSIONS	DESCRIPTION	FIRE	COMMENTS
D01	1	24"X80"X1 3/8" R IN	HINGED-DOOR P04		
D02	1	26"X80"X1 3/4" L EX	EXT. HINGED-DOOR F05		
D03	2	26"X80"X1 3/8" L IN	HINGED-DOOR P04		
D04	2	26"X80"X1 3/8" R IN	HINGED-DOOR P04		
D05	2	30"X80"X1 3/8" L IN	HINGED-DOOR P04		
D06	1	36"X80"X1 3/4" L EX	EXT. HINGED-DOOR L06		
D07	3	(2) 21"X80"X1 3/8" L/R IN	DOUBLE HINGED-DOOR P04		
D08	1	(4) 13 1/2"X80"X1 3/8" L/R IN	QUAD SLIDER-DOOR P04		
D09	1	(2) 26 1/2"X80"X1 3/8" L/R IN	DOUBLE HINGED-DOOR P04		
D10	1	(4) 14 7/16"X80"X1 3/8" L/R IN	QUAD SLIDER-DOOR P04		
D11	2	(2) 30"X80"X1 3/4" L/R EX	EXT. DOUBLE HINGED-DOOR F05		
D12	1	108"X84"X1 3/4"	GARAGE-GARAGE DOOR CHD05		
D13	1	30"X48"X1 3/8" R IN	HINGED-SLAB	YES	



0 5 10 20 feet

FLOOR PLAN

1/4 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

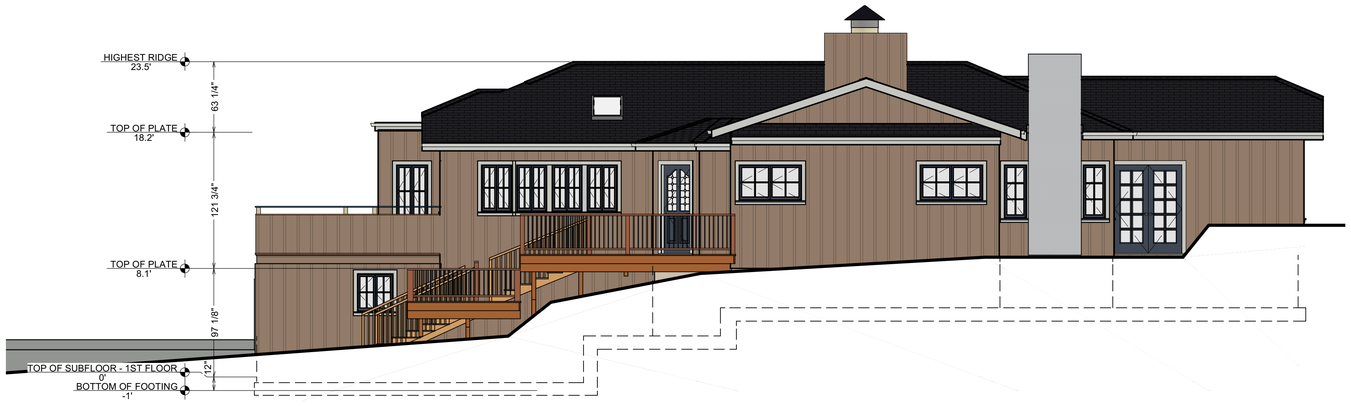
EXISTING FLOOR PLANS, SITE PHOTO, SCHEDULES

Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

10/21/23

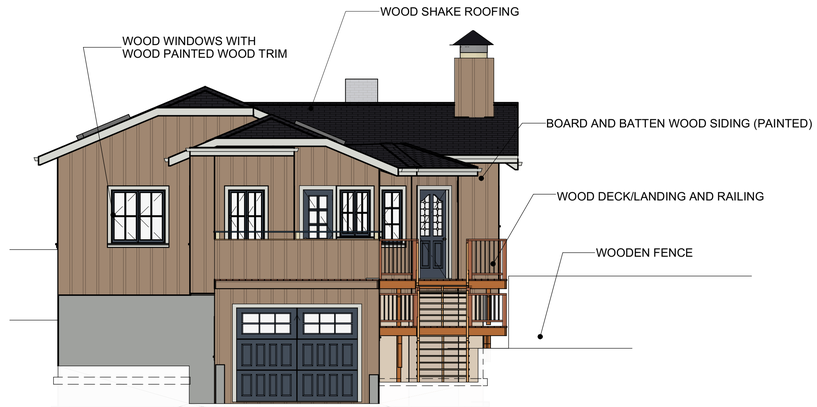
SHEET
A3

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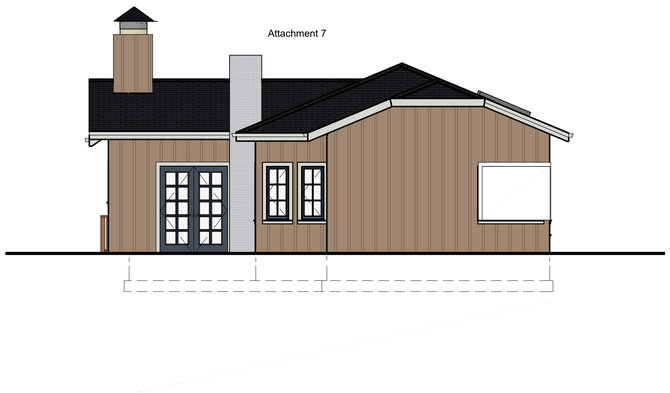
SOUTH ELEVATION

3/16 IN = 1 FT



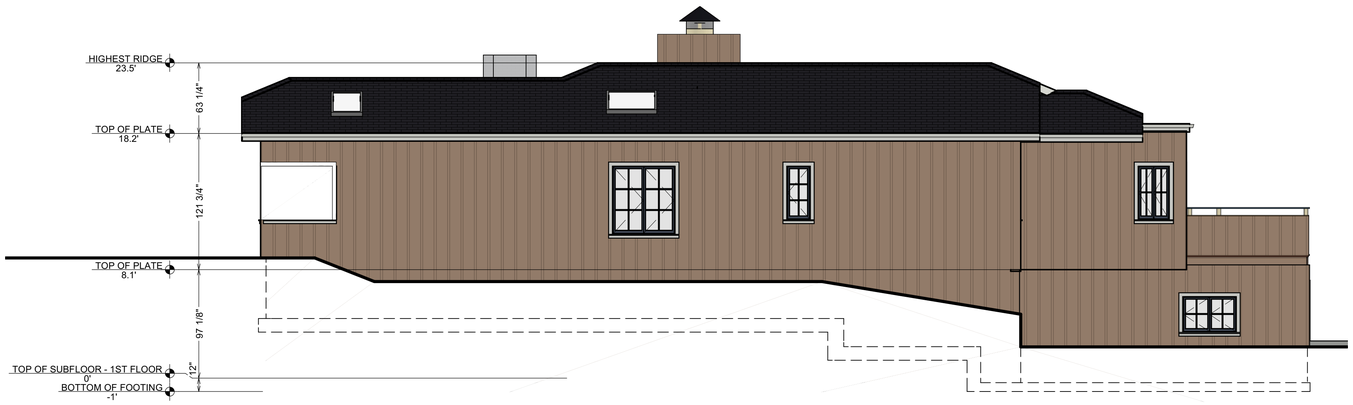
WEST ELEVATION

3/16 IN = 1 FT



EAST ELEVATION

3/16 IN = 1 FT



0 5 10 20 feet

NORTH ELEVATION

3/16 IN = 1 FT

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @
lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXISTING ELEVATIONS

Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

10/21/23

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A4

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DOOR SCHEDULE						
NUMBER	QTY	SIZE	DIMENSIONS	LINTEL	DESCRIPTION	COMMENTS
D01	1	2640 R IN	30"X48"X1 3/8" R IN		HINGED-SLAB	
D02	1	2870 L IN	32"X84"X1 3/8" L IN		HINGED-DOOR P04	
D03	1	2870 R IN	32"X84"X1 3/8" R IN		HINGED-DOOR P04	
D04	1	4668 L/R IN	(2) 27"X80"X1 3/8" L/R IN		DOUBLE HINGED-DOOR P04	
D05	1	2668 R IN	30"X80"X1 3/8" R IN		HINGED-DOOR P04	
D06	1	21070 R IN	34"X84"X1 3/8" R IN		HINGED-DOOR P04	
D07	1	2670 R IN	30"X84"X1 3/8" R IN		HINGED-DOOR P04	
D08	1	3068 L	36"X80"X1 3/8" L		POCKET-DOOR P04	
D09	1	4470 L/R EX	(2) 26"X84"X1 3/4" L/R EX		EXT. DOUBLE HINGED-GLASS PANEL	
D10	1	4068 L/R IN	(2) 24"X80"X1 3/8" L/R IN		DOUBLE HINGED-DOOR P04	
D11	1	1670 L IN	18"X84"X1 3/8" L IN		HINGED-DOOR P04	
D12	1	2768 L	31 1/8"X80"X1 3/8" L		POCKET-DOOR P04	
D13	1	5068 R IN	(2) 31"X80"X1 3/8" R IN		SLIDER-DOOR P04	
D14	1	9170 L/R EX	(3) 36 5/16"X84"X1 3/4" L/R EX		EXT. 2+1 DR. BIFOLD-GLASS PANEL	
D15	1	9068 L IN	(3) 37 5/16"X80"X1 3/8" L IN		0+3-PANEL SLIDER-DOOR P04	
D16	1	9070	108"X84"X1 3/4"		GARAGE-4 LITE GARAGE DOOR	
D17	1	12076 L/R EX	(4) 36"X90"X1 3/4" L/R EX		EXT. 4 DR. BIFOLD-GLASS PANEL	
D18	1	3080 R EX	36"X96"X1 3/4" R EX	1"X7 1/4"	EXT. HINGED-GLASS PANEL	
D19	1	1668 L IN	18"X80"X1 3/8" L IN		HINGED-DOOR P04	

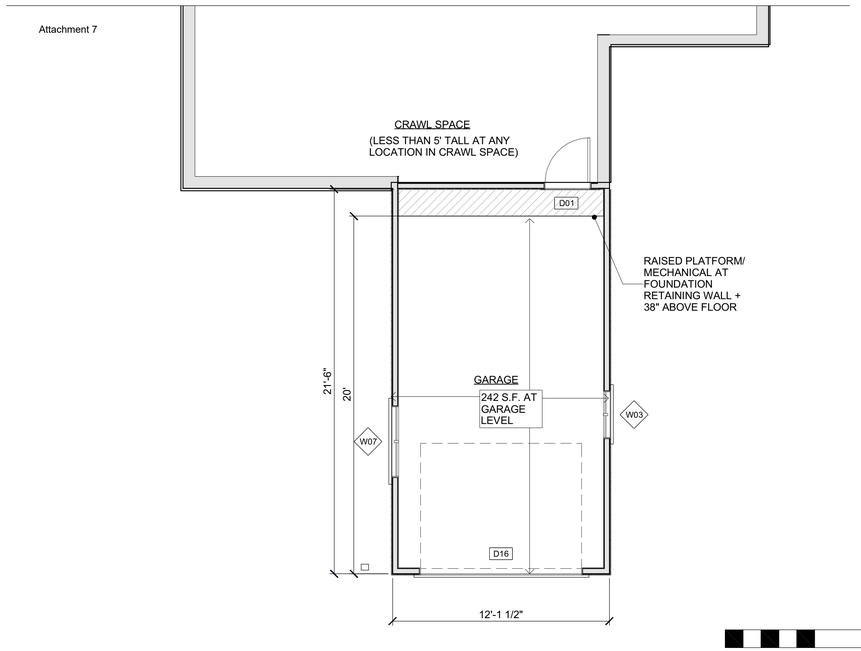
WINDOW SCHEDULE							
NUMBER	QTY	DIMENSIONS	LINTEL	TEMPERED	EGRESS	DESCRIPTION	COMMENTS
W01	1	36"X36"HO				SINGLE HOPPER	
W02	1	26"X48"SC				SINGLE CASEMENT-HL	
W03	1	32"X34"DC				DOUBLE CASEMENT-LHL/RHR	
W04	2	21 1/16"X40 1/2"				RECT. SKYLIGHT	NEW SKYLIGHT
W05	1	48"X24"DC				DOUBLE CASEMENT-LHL/RHR	
W06	1	48"X24"LS		YES		LEFT SLIDING	
W07	1	48"X32"DC				DOUBLE CASEMENT-LHL/RHR	
W08	1	48"X48"DC			YES	DOUBLE CASEMENT-LHL/RHR	
W09	1	50"X48"DC		YES		DOUBLE CASEMENT-LHL/RHR	
W10	1	50"X48"DC		YES		DOUBLE CASEMENT-LHR/RHR	
W11	1	56"X61"DC			YES	DOUBLE CASEMENT-LHL/RHR	
W12	1	(3) 40"X90"X1 3/4" L/R EX		YES	YES	EXT. 2+1 DR. BIFOLD-GLASS PANEL	
W13	1	19 1/2"X96"X1 3/4" EX	1"X7 1/4"	YES	YES	EXT. FIXED-GLASS PANEL	
W14	1	30"X48"SC		YES		SINGLE CASEMENT-HL	
W15	2	24"X26"				RECT. SKYLIGHT	NEW SKYLIGHT
W16	4	24"X26"				RECT. SKYLIGHT	EXISTING SKYLIGHT

EGRESS WINDOW NOTES
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.2.1).
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).

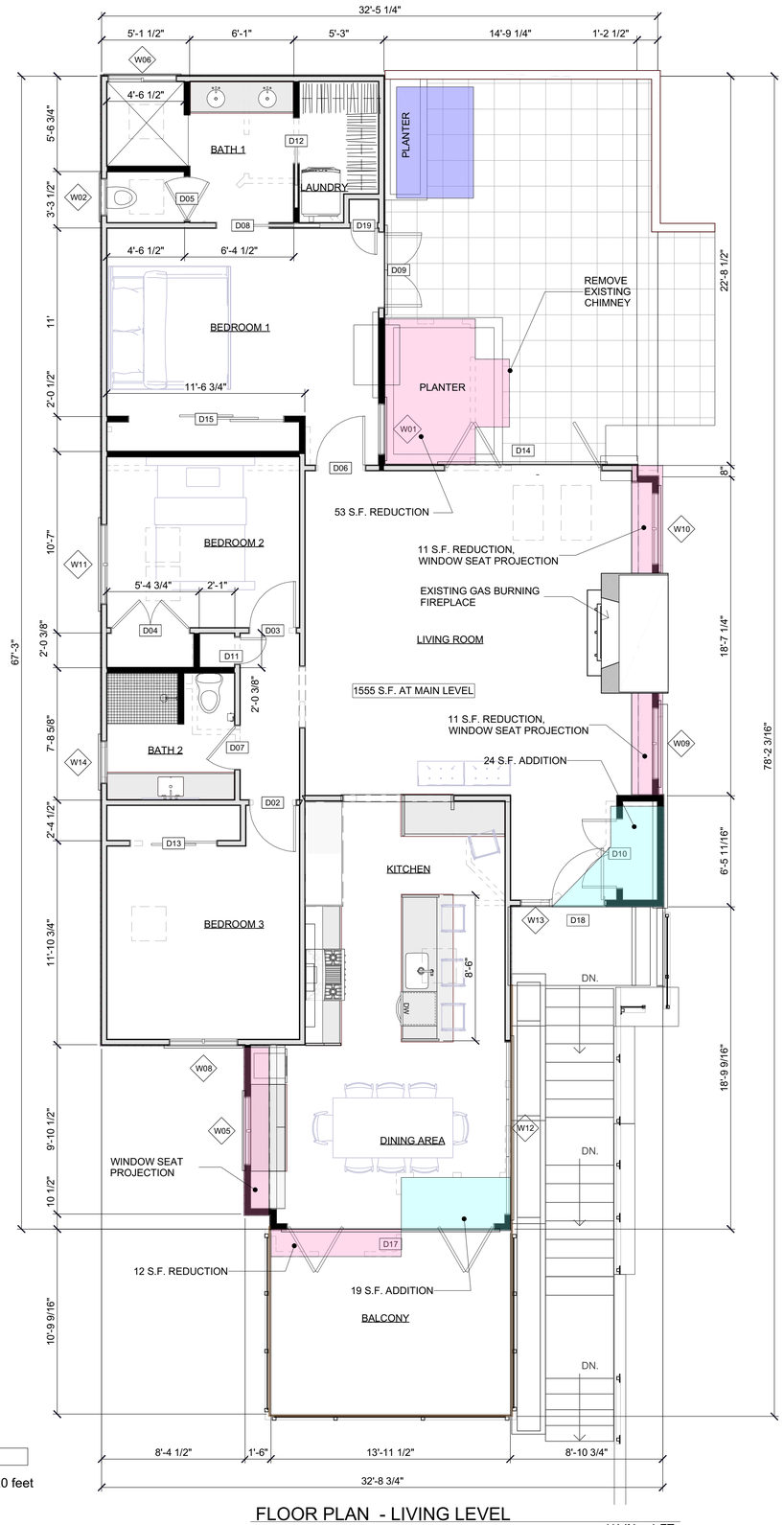
SKYLIGHTS SHALL BE LOW-PROFILE AND USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES. SKYLIGHT FLASHING SHALL MATCH THE ROOF COLOR.MANUAL OR AUTOMATIC SHADES SHALL BE INSTALLED IN EACH SKYLIGHT TO REDUCE VISIBLE LIGHT TRANSMISSION DURING THE HOURS OF DARKNESS.

ALUMINUM CLAD WINDOWS AND DOORS BY SIERRA PACIFIC, SIMULATED DIVIDED LITE DIVISIONS IN WINDOWS SHALL NOT BE REMOVABLE TYPE

Attachment 7



FLOOR PLAN - GARAGE LEVEL
1/4 IN = 1 FT



FLOOR PLAN - LIVING LEVEL
1/4 IN = 1 FT

0 5 10 20 feet

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PROPOSED FLOOR PLAN, SCHEDULES

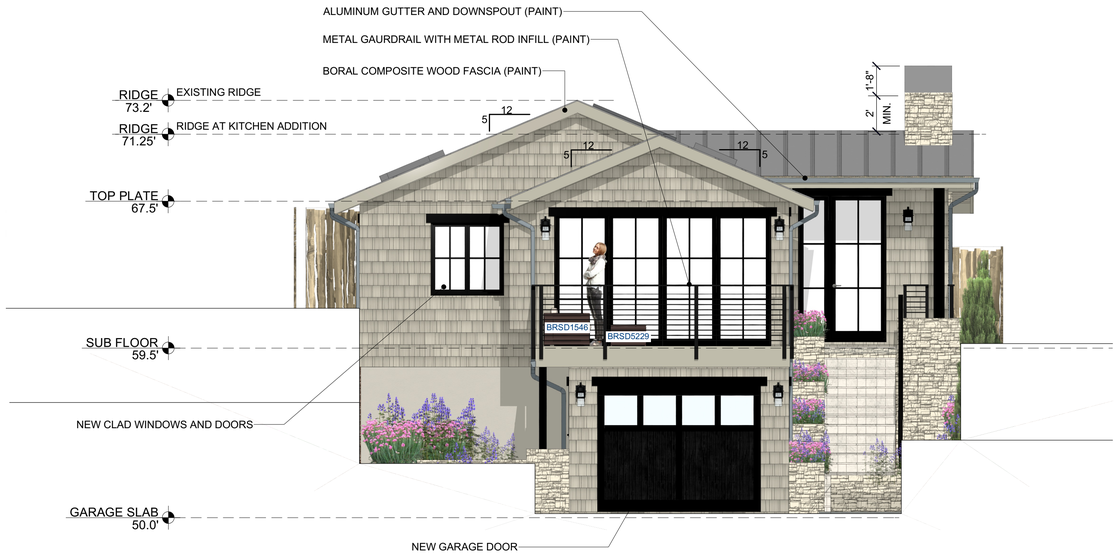
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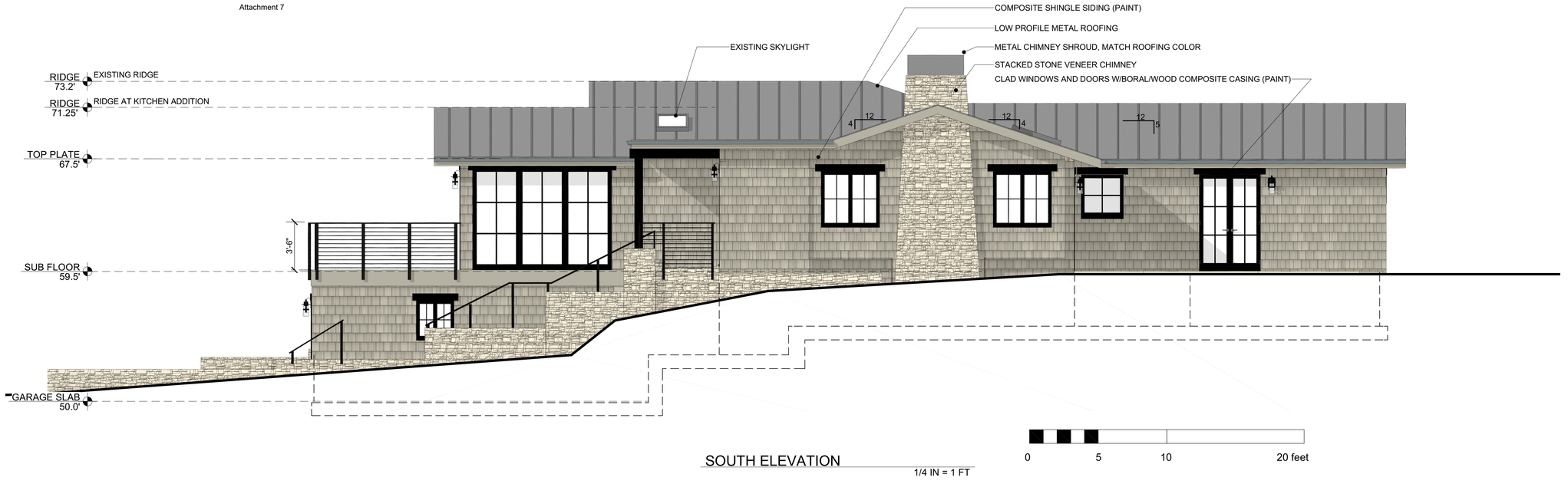




WEST ELEVATION

1/4 IN = 1 FT

Attachment 7



SOUTH ELEVATION

1/4 IN = 1 FT

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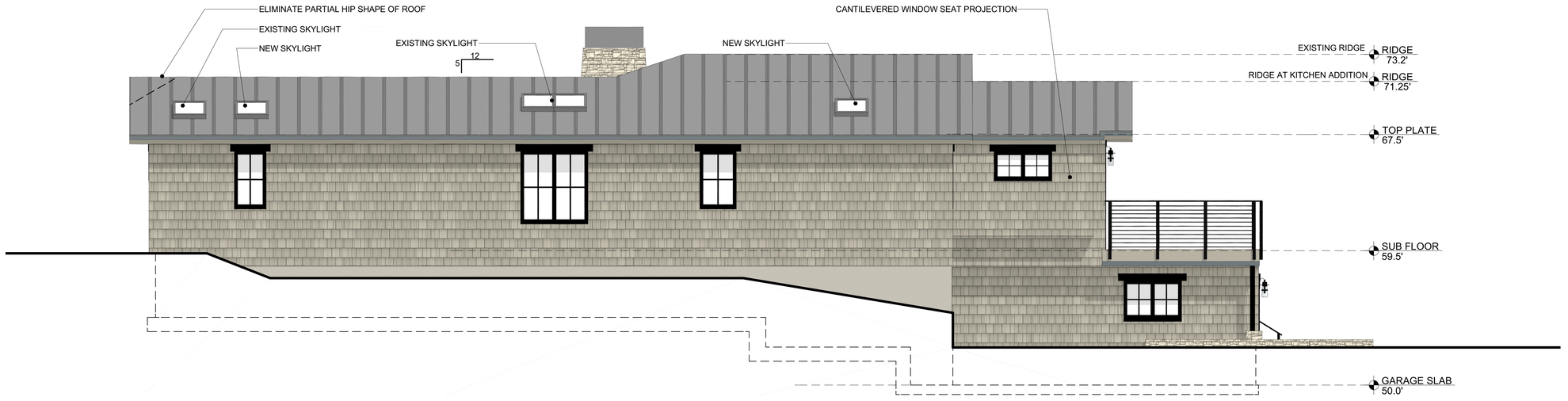
PROPOSED ELEVATIONS

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NORTH ELEVATION

1/4 IN = 1 FT

Coastal Fog
976

SIDING
BENJAMIN MOORE 976

Coastal Fog
976

TRIM
BENJAMIN MOORE 976

Black Satin
2131-10

DOORS/WINDOWS
BENJAMIN MOORE 2131-10

Black Satin
2131-10

GUARDRAIL
BENJAMIN MOORE 2131-10

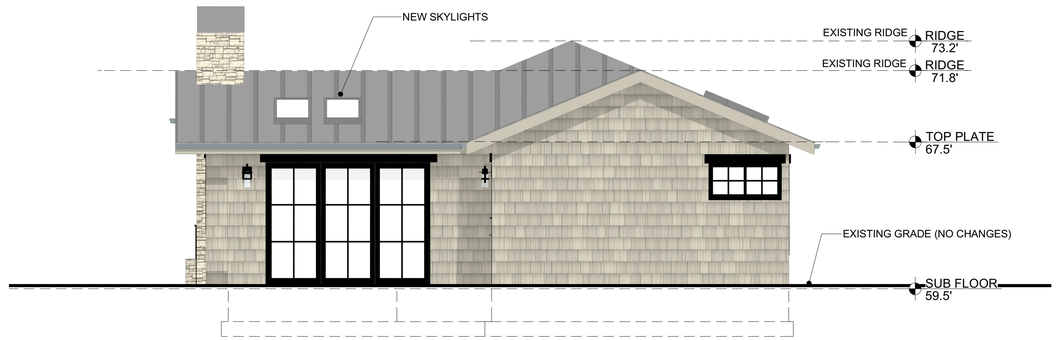


DRY STACK STONE VENEER

Attachment 7

PAINT COLORS / MATERIALS





EAST ELEVATION

0 5 10 20 feet

1/4 IN = 1 FT

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VELUX®

FS

Fixed Deck-Mounted Skylight

Eligible for a Federal Solar Tax Credit off product and installation



Perfect for visually expanding areas in the home, VELUX Fixed Deck-Mounted Skylights are an energy-efficient option that make any dark room come to life with daylight and sky views. As a fixed option, this skylight is an economical choice for enhancing the brightness and beauty of your home.

Ideal Applications:
Out of reach entry ways, living rooms and bedrooms that can benefit from daylight.

FEATURES & BENEFITS

- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free
- Flashing kit required for No Leak Warranty
- Eligible for Federal Solar Tax Credit* with the addition of Solar Shades

PRODUCT DETAILS

- **Laminated LoÉ3 Glass:** double-paned argon-gas-filled LoÉ3 glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- No Leak Warranty - 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Pre-finished white painted frames
- 10 year hail with Clean, Quiet & Safe glass

OPTIONAL SKYLIGHT UPGRADES

- Impact Glass
- Snowload Glass
- Copper Cladding
- Stain Grade Wood Interior

ACCESSORIES

- Factory pre-installed Room-Darkening or Light Filtering shades







veluxusa.com
*For more information visit veluxusa.com/taxcredit.

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MCELROY METAL
Architectural Colors

Paint Specifications

COLOR	REFLECTANCE	EMISSIVITY	SRI	LRV
ALMOND	0.54	0.84	62	58.96
ASH GRAY	0.32	0.84	32	35.92
BONE WHITE	0.69	0.85	83	76.39
BRANDYWINE	0.27	0.86	26	04.18
BRITE RED	0.44	0.84	48	08.55
BUCKSKIN	0.37	0.86	39	16.60
CHAMPAGNE METALLIC	0.37	0.81	37	26.05
CHARCOAL	0.32	0.85	32	11.04
COLONIAL RED	0.33	0.85	34	05.71
COPPER PENNY METALLIC	0.40	0.85	44	18.02
DARK BRONZE	0.27	0.84	25	04.08
DARK CHARCOAL	0.08	0.88	3	06.72
EVERGREEN	0.26	0.84	24	06.62
*GALVALUME PLUS	0.67	0.30	65	N/A
HARTFORD GREEN	0.26	0.85	24	04.21
LEADCOAT	0.34	0.82	34	26.03
MANSARD BROWN	0.29	0.85	28	04.41
MATTE BLACK	0.26	0.86	25	03.15
MEDIUM BRONZE	0.30	0.87	31	08.58
PATINA GREEN	0.40	0.85	43	21.85
PATRICIAN BRONZE	0.29	0.85	28	04.85
PREWEATHERED GALVALUME	0.30	0.79	27	19.04
REGAL BLUE	0.26	0.85	24	07.11
REGAL WHITE	0.65	0.86	78	73.06
ROMAN BLUE	0.28	0.85	27	14.84
SANDSTONE	0.50	0.86	53	53.41
SILVER METALLIC	0.47	0.82	52	35.58
SLATE GRAY	0.43	0.85	47	18.54
SURREY BEIGE	0.35	0.88	38	34.37
TERRA COTTA	0.35	0.87	37	12.21
TEXAS SILVER METALLIC	0.52	0.79	57	43.41

*Bare Acrylic Coated Galvalume

Notes:
- Numbers on this chart reflect initial values.
- Solar Reflectance is a measure of the amount of solar energy that is immediately reflected from the surface.
- Solar Emissivity is the ability of a material to emit the residual heat back into the surrounding atmosphere.
- The Solar Reflectance Index (SRI) is a measure of the roof's ability to reject solar heat, considering reflectance, emissivity and convection across the surface.
- LRV, or light reflective value, refers to the percentage of light a paint color reflects.

General Notes:
- Inventory and color offering can change without notice. Please contact your McElroy representative to confirm availability.
- Other widths and gauges are available on some items.
- Galvalume® is McElroy's standard substrate. G90 is available upon request.
- McElroy Metal features Fluropon® 70% PVDF coatings on all products.
- Fluropon® is manufactured by Sherwin-Williams® Corporation.
- Sherwin-Williams® and Fluropon® are trademarks of SWIMC LLC.

SHERWIN-WILLIAMS Coil Coatings

MCELROY METAL CORPORATE OFFICE
1500 HAMILTON RD. • BOSSIER CITY, LA 71111
Website: www.mcelroymetal.com

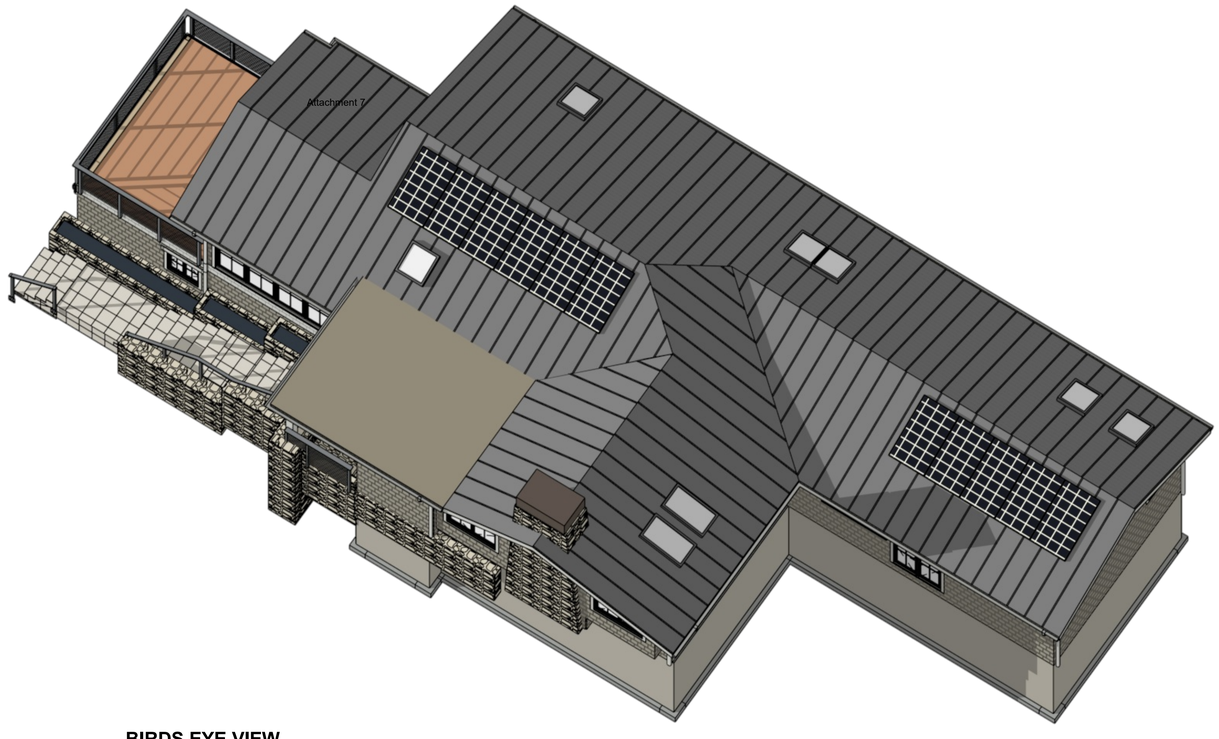
WM220 2-23



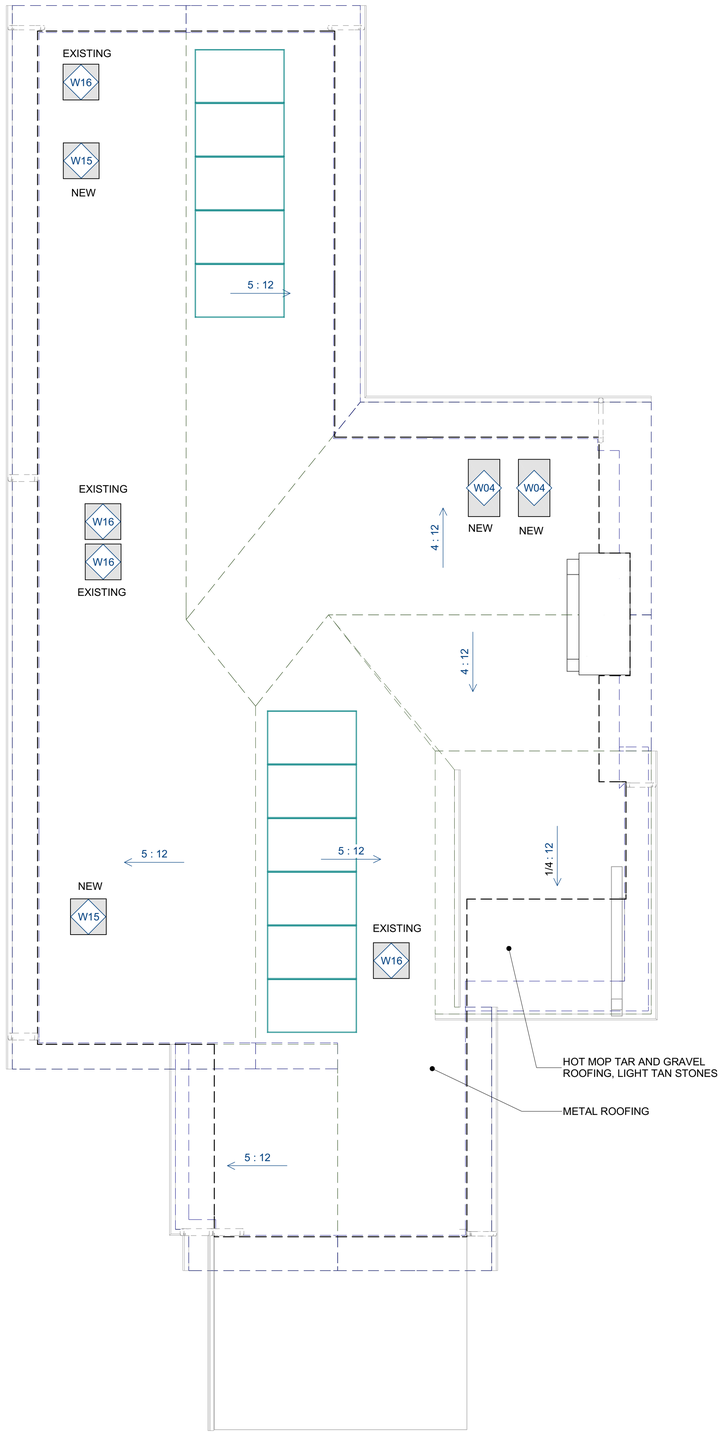


DARK CHARCOAL

SKYLIGHT SPECIFICATIONS



BIRDS EYE VIEW



0 5 10 20 feet

ROOF PLAN VIEW
1/4 IN = 1 FT

REVISIONS

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ROOF PLAN

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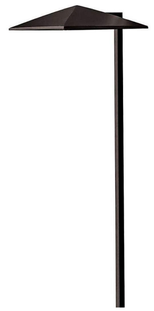
SPLIT PALING CEDAR BOARD FENCE (MAX. 72" HIGH ABOVE GRADE)

FENCE DESIGN

Hinkley Harbor Satin Black Outdoor LED Path Light - Style # 7F216

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

Attachment 7



EXTERIOR PATH LIGHT

Amherst LED Outdoor Wall Sconce
By dweLED

LUMENS
Call Us (877) 445-4486

Amherst LED Outdoor Wall Sconce
By dweLED

Product Options

Size: Small

Details

Driverless ACLED technology
Can be mounted up or down
Easily fits on a pancake junction box
Finish: Black
Material: Aluminum, Glass
Shade Material: Seeded Clear Glass
Dimmable when used with a ELV or TRIAC Dimmer (Not Included)
Title 20 compliant, Title 24 compliant
ETL Listed Wet
Warranty: 5 Years Functional, 2 Years Finish
Made In China

Dimensions

Small Option Backplate: Width 4.5", Depth 6.5"
Small Option Fixture: Width 6.63", Height 14", Depth 5", Weight 4.64Lbs

Lighting

Small

Lamp Type	LED Built-in
Total Lumens	366
Total Watts	16.00
Volts	120
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	50,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
https://www.lumens.com/amherst-led-outdoor-wall-sconce-by-dweled-DWE2218327.html
Rating: ETL Listed Wet

ITEM#: DWE2218327



Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

EXTERIOR SCONCE

PLANTING LEGEND

		QTY	SIZE	WUCOLS
	BUXUS SEMPERVIRENS / BOXWOOD HEDGE	9	5 GAL.	LOW
	THYMUS SERPYLLUM / THYME GROUND COVER	13	1 GAL	LOW
	LAVANDULA HETEROPHYLLA / LAVENDER	6	1 GAL	LOW
	IRIS DOUGLASIANA / IRIS FLOWERS	15	1 GAL	LOW
	FESTUCA MAIREI / FESCUE GRASS PLANT	6	5 GAL	LOW

LIGHTING LEGEND

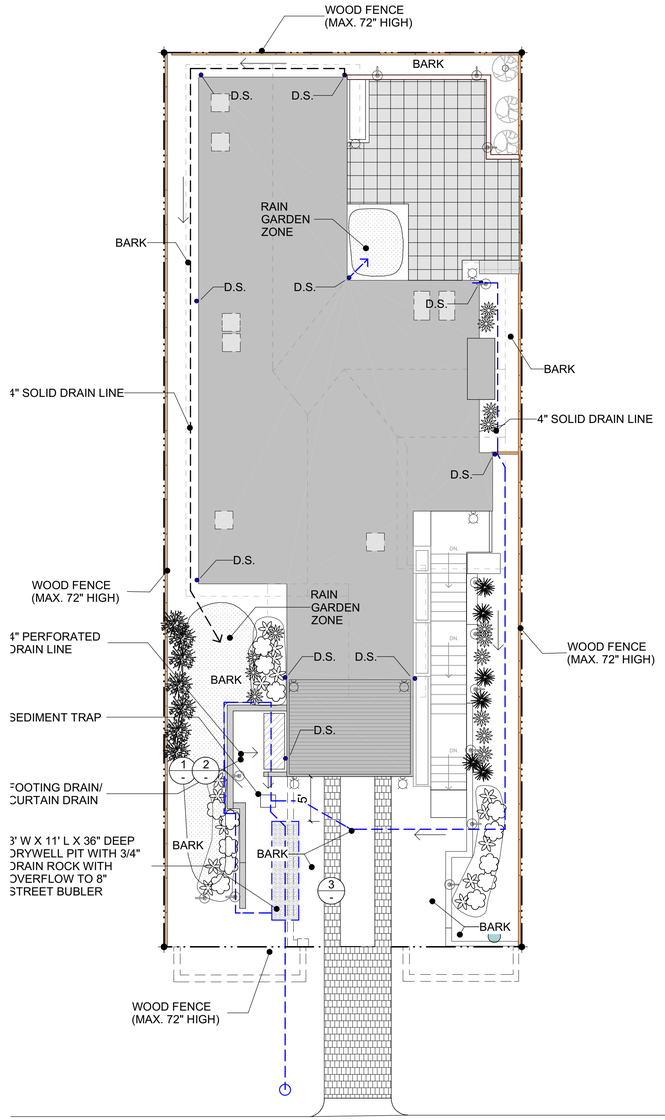
	PATH LIGHT	(13)
	WALL SCONCE	(7)

LIGHTING NOTES

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

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
3. TYPICAL GROUND COVER SHALL BE WOOD CHIP TYPE BARK, NATURAL COLOR EXCEPT ADJACENT TO HOUSE FOR FIRST 24"



LANDSCAPE PLAN
1/8 IN = 1 FT

0 5 10 20 feet

REVISIONS

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ALAN LEHMAN

LANDSCAPE PLAN, EXTERIOR LIGHTING, FENCE DESIGN

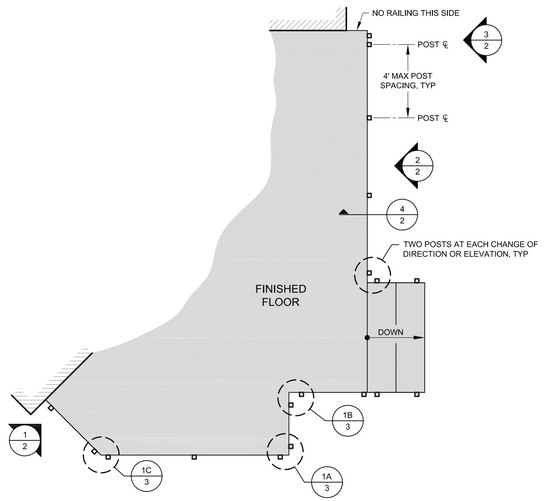
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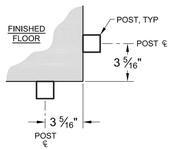
1 EXAMPLE POST LAYOUT PLAN VIEW
SCALE: NONE

LEGEND

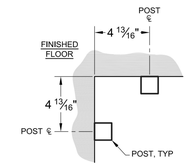
- DETAIL NUMBER / SHEET NUMBER
- ELEVATION NUMBER / SHEET NUMBER
- SECTION NUMBER / SHEET NUMBER
- SIDE MOUNT POST
- ℄ CENTERLINE
- F.F. FINISHED FLOOR
- TYP TYPICAL CONDITION: APPLIES ELSEWHERE AT SIMILAR LOCATIONS

NOTES:

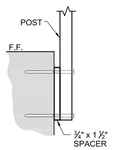
1. TOP RAIL NOT SHOWN FOR CLARITY.



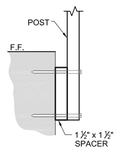
A OUTSIDE CORNER POST LAYOUT - 90°
SCALE: NONE



B INSIDE CORNER POST LAYOUT - 90°
SCALE: NONE

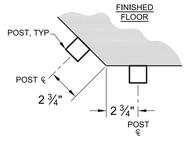


A ¾" x 1 ½" SPACER
SCALE: NONE

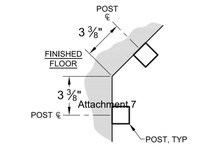


B 1 ½" x 1 ½" SPACER
SCALE: NONE

2 OPTIONAL SPACER DETAIL
SCALE: NONE



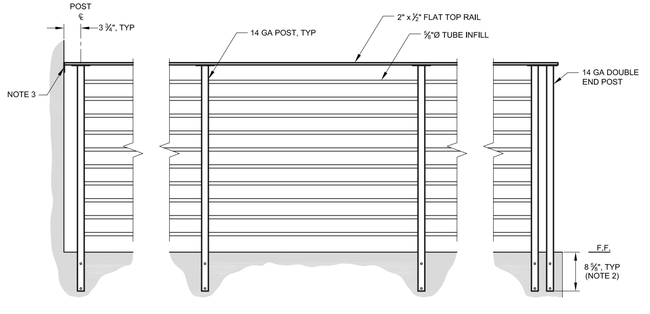
C OUTSIDE CORNER POST LAYOUT - 45°
SCALE: NONE



D INSIDE CORNER POST LAYOUT - 45°
SCALE: NONE

1 TYPICAL CORNER LAYOUT
SCALE: NONE

NOTE:
THE LAYOUTS SHOWN MAY VARY AS THE ANGLE CHANGES. MAKE SURE YOU CHOOSE A POST LAYOUT SO THAT TWO CLOSEST POINTS OF THE ADJACENT POSTS IS LESS THAN 4".



1 END POST - WALL CONNECTION ELEVATION
SCALE: NONE

2 TYPICAL INTERMEDIATE POST ELEVATION
SCALE: NONE

3 END POST - FREE STANDING ELEVATION
SCALE: NONE

4 RAILING SECTION
SCALE: NONE

NOTES:

1. 1" MINIMUM EDGE DISTANCE MEASURED FROM THE TOP OF THE MAIN SUPPORTING MEMBER (BEAM, JOIST, FASCIA, ETC.) TO THE CENTER OF THE FASTENER.
2. DECK EDGE DETAILS CAN VARY GREATLY. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO VERIFY THAT THE SUPPORTING STRUCTURE IS ADEQUATE TO MEET THE LOAD REQUIREMENTS OF THE GOVERNING BUILDING CODE(S). *AGS Stainless Inc.* RECOMMENDS CONSULTING A DESIGN OR CONSTRUCTION PROFESSIONAL TO ADDRESS THESE ISSUES.
3. POSITIVE CONNECTION TO ADJACENT STRUCTURE IS REQUIRED.

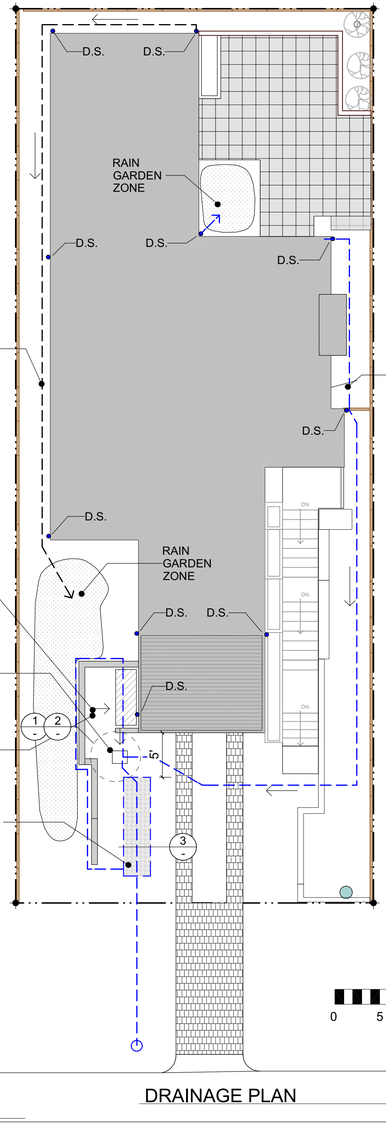
METAL GUARDRAIL SPECIFICATIONS

OLYMPUS SM42F | SCALE: NONE | DATE: 12/29/2016 | SHEET: 1 . 3 | DRAWN: AGS
OLYMPUS SPECIFICATION DRAWING
42" SIDE MOUNT - FLAT TOP

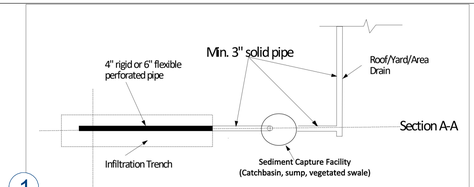
OLYMPUS SM42F | SCALE: NONE | DATE: 12/29/2016 | SHEET: 3 . 3 | DRAWN: AGS
OLYMPUS SPECIFICATION DRAWING
42" SIDE MOUNT - FLAT TOP

OLYMPUS SM42F | SCALE: NONE | DATE: 12/29/2016 | SHEET: 2 . 3 | DRAWN: AGS
OLYMPUS SPECIFICATION DRAWING
42" SIDE MOUNT - FLAT TOP

AGS Stainless Inc
1373 NE DAY ROAD
BAINBRIDGE ISLAND, WA 98110
PHONE - (888) 842-8492
FAX - (206) 842-8179
WWW.AGSSTAINLESS.COM

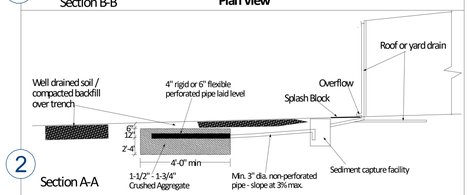


DRAINAGE PLAN
1/8 IN = 1 FT

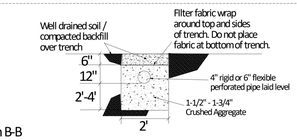


1 Section B-B

Plan View



2 Section A-A



3 Section B-B

Prescriptive Infiltration System Details — Not to Scale

These Prescriptive Infiltration System Details specifically apply to the prescriptive path systems addressed on Page 2 of this document. Prescriptive systems are required to contain these features. Engineered systems may differ.

REVISIONS

ph 831.747.4718
26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

DRAINAGE PLAN

Perfect REMODEL
Lincoln 5 NE of 3rd, Carmel, CA 93921
010-128-010

10/21/23

SHEET
A10

To: Planning Commissioners
From: Kelly Francis
Date: December 13, 2023
Re: Public Comment, Hofsas House Concept Review

I am a third generation home owner, and full-time resident, of Carmel-by-the-Sea. Several relatives, who previously lived on our street, currently live in Monterey County and five generations of our family have spent time at our Carmel-by-the-Sea house.

I recently became aware of the proposed plans for the new building at the Hofsas House location. The renderings provided in the Concept Project Plans do not blend in with Carmel-by-the-Sea architecture and seem not to conform to the City's Design Guidelines. The proposed building is too boxy, cavernous, and unfortunately, the interior design/décor (especially the ceiling features) are not at all in keeping with a Forest Village by the Sea. The continuity and similarity in the style of architecture that is in keeping with this Forest Village by the Sea is a vital part of what makes it an ongoing draw for tourists, residents and investors.

Attachment 9

12/12/2023 - 8:39pm City of Carmel »

WEBFORM SUBMISSION

Submitted by anonymous user: [24.23.239.160]

Your name:
Chris Hardy

Your e-mail:
cd25hardy@gmail.com

Message:
Chip good evening
We will not be able to make the Planning Commission meeting tomorrow evening but Barbara and I are very excited about the plans for the Hofsas House hotel that Carrie Theis and Fred Kern are working on and have submitted to the City for review.
We think this would be a significant improvement to what is a major entry point into the commercial district of the City of Carmel.
Hopefully the City can approve these plans promptly and allow this development to proceed.
Thankyou
Chris nad Barbara Hardy
<REDACTED>

CONTEXT INFORMATION

Profile contacted:
Chip Rerig

View results Download results

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---------- Forwarded message ---------
From: **Ansley, Laura** <REDACTED>
Date: Wed, Dec 13, 2023 at 10:17 AM
Subject: Letter of Support for the Legacy Hotel project
To: bswanson@ci.carmel.ca.us <bswanson@ci.carmel.ca.us>
Cc: carrie@hofsashouse.com <carrie@hofsashouse.com>

Hello Brandon,
I cannot attend the meeting this afternoon, but wanted to voice my thoughts on this project with this email.
After Eric Miller gave a presentation on this project, I was immediately reminded of the organic style of the architecture that was introduced to Carmel by Frank Lloyd Wright. The way the design hovers low and horizontal, and compliments the vast views across the city to the ocean. The ample use of glass, again, is reminiscent of Wright, but incorporated by our own Eric Miller.
This hotel will be unique in Carmel because of its luxury qualities; upscale restaurant, valet underground parking, and close- to- everything location.
This family owned and operated business has put together a thoughtful, delightful addition to our community.
Laura Ansley

Laura Ansley
Coldwell Banker Residential Brokerage
Junipero 2 SW of 5th, Carmel, CA 93921
Cell: 785-248-8248
Office: 831.626.2221
Email: laura.ansley@cbnorcal.com
CAL BRE# 01904077

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

---------- Forwarded message ---------
From: **Cheryl Berger** <REDACTED>
Date: Wed, Dec 13, 2023 at 10:52 AM
Subject: Hofsa House Public Meeting today ~ comments
To: <bswanson@ci.carmel.ca.us>, Randall Berger <REDACTED>

Hi Brandon,

We, my husband Randy, and I are long-time homeowners, over 23 years, living in the cul de sac down the street from the Hofsa House. Unfortunately, we are unable to attend today. My husband was present for the first presentation.

The proposed new plans for the Hofsa House are needed ~ for Carmel and our neighbors.

We are in favor of the plan going forward!

The proposed design to move the driveway will increase our neighbors' peace & safety as countless times/day, Hofsa House guests, unsure where to turn, race down San Carlos only to realize it's a dead end and race back up the hill.

We'd also like to be assured that the walkway/stairway that is adjacent to the 2nd driveway, which takes one to Dolores Street, continue to be accessible to the public. This walkway gets used multiple times a day from everyone living up the hill, beyond our street.

Cheryl Berger

<REDACTED>

---------- Forwarded message ---------
From: **Eric Lamison** <REDACTED>
Date: Wed, Dec 13, 2023 at 1:03 PM
Subject: DR 23-114 (Hofsas House, Inc.) - Comments from Homeowner on Dolores <REDACTED>
To: bswanson@ci.carmel.ca.us <bswanson@ci.carmel.ca.us>, mwaffle@ci.carmel.ca.us <mwaffle@ci.carmel.ca.us>

Dear Chair LePage and Planning Commissioners:

We are the homeowners on Dolores <REDACTED>. We provide these initial comments regarding the proposed replacement of the Hofsas House by the Carmel Legacy. We recently learned of this proposal through the Public Notice and articles in The Carmel Pine Cone.

We are reaching out to express our serious concerns about the parking lot size and access proposed for the premises.

We have limited information. We expect to learn more at the meeting on December 13 where I will be present and prepared to address the Commission.

Previously, we reviewed the animation from the Miller architect gallery where a small portion of the animation depicts Dolores Street. That animation does not appear to show any garage entrance or exit onto Dolores Street. We assumed the hotel would make primary use of the Hofsas House existing San Carlos Street semi-circle parking means of ingress (entry) into the parking lot from San Carlos (by the hotel lobby), which directs cars under the hotel to the rear parking lot, and in turn with egress (exiting) back onto San Carlos through the traffic loop that now exists in the Hofsas House parking lot. Dolores Street is currently a 3rd and tertiary access point for the hotel and has very little traffic.

We were very surprised to read in the December 8-14 Carmel Pine Cone article that access to parking would be exclusively from Dolores Street. This is ***not shown*** in the animation let alone any of the gallery pictures. Specifically, The Carmel Pine Cone article states: "***Driveways on San Carlos will be eliminated***, but a porte cochere on that frontage will accommodate guests who will have their cars valet ***parked in the garage via a Dolores Street entrance.***" We have since attempted to find the parking plan in the current design application that is on-line and attached for the meeting agenda for 12/13, but it too is devoid of details showing the ingress/egress. If it's there, it's certainly not clearly shown.

Based on the statement in The Carmel Pine Cone it appears that the proposal is to ***(a) eliminate 2 out of 3 existing access areas for Hofsas House parking - including the primary means of ingress and egress on San Carlos Street; and (b) double the number of parking spots from 25 to 50. This will then shunt all of this newly generated traffic exclusively onto Dolores Street with the sole means***

of ingress/egress directly facing multiple residential driveways on the heavily sloped Dolores Street.

This is a completely unsustainable approach for our dense residential neighborhood area. Our small sloped street between the proposed parking lot and 4th Street intersection cannot possibly absorb this increase in traffic without causing major disruptions to the residences and community in this residential area as well as presenting significant safety risks to pedestrian, pets and wildlife. We do not believe Dolores Street is a viable manner for primary access to the proposed parking lot (let alone a lot that is being greatly expanded in size) for several reasons. This represents a major departure from the current volume of parking and access provided by the Hofsas House.

Currently, the Hofsas House parking lot has what appears to be about 25 total parking spots. Primary ingress (entry) is from San Carlos by the hotel lobby on the south side of the hotel. The ingress (entry) goes downhill (west) into the rear parking lots. The 25 spaces are spread across 3 lot areas which helps distribute the traffic when cars exit. Specifically, 12 parking spots place cars in the northeast area of the parking lot with arrows directing traffic through a loop that routes vehicles back onto San Carlos by the north side of the hotel. The San Carlos entry and exit points essentially from a traffic loop for parked cars and is a very sensible design. The remaining 13 spaces are positioned to exit back to San Carlos through the loop, a natural flow direction with the traffic loop, or they may egress on Dolores. As a result, there is very mitigated traffic impact on Dolores Street, which is beneficial because the lot directly faces several residential driveways and the 4th Street intersection is already a challenging one as explained below.

On Dolores Street, the Hofsas House parking access directly faces several residential driveways including ours. Dolores is heavily sloped in this area. We receive already a substantial amount of traffic on our small residential street with cars accelerating up the slope towards 4th Street and the village and coming downhill heading north. Shunting this high volume of cars in and out directly in front of our residences and driveways on the sloped Dolores Street portion that abuts 4th Street would be a tremendous disruption to the community here. This would be a major increase in traffic at a small residential intersection that already struggles when our village is brimming with visitors. ***Having valets constantly shuttling cars in and out a garage on this tiny portion of Dolores Street, now with double the Hofsas House number of parking spots, and then with only 1 instead of the 3 existing ingress/egress areas is an unworkable proposal on its face.***

We also note – and this is very important – this situation is greatly exacerbated by the impact of the sloped block on 4th street between Dolores Street and San Carlos is already problematic. That block has street parking on both sides, on one side adjacent Svendsgaard's Inn, and on the other side adjacent to Vagabond's House Inn. Cars attempting to drive up (east) that block on 4th street from Dolores towards San Carlos Street often conflict with cars attempting to drive down (west) that same

block on 4th street from San Carlos Street to Dolores Street. Often, only 1 vehicle can safely navigate at a time which leads to a de facto situation of cars taking turns when one car wishes to drive east along that block while another wishes to drive west. It's a constant situation already.

If we are to now have to factor in the 50 cars being driven from the new hotel's lobby from San Carlos, down 4th Street, and then around Dolores Street to the proposed garage entrance and the reverse for cars coming out of the garage on Dolores then left on 4th Street and then left on San Carlos Street, one can readily see there is going to be tremendously negative impact on traffic in this tiny area of Dolores Street/4th Street/San Carlos Street. As valets bring cars out of the garage up the sloped Dolores Street to the 4th Street stop sign attempting to turn left, they will become stuck waiting as cars are coming down the 4th Street block from San Carlos Street including regular traffic plus the new valet traffic coming down from San Carlos. As cars back up on Dolores Street waiting to turn left onto 4th (east up the hill), just having a few cars lined up on Dolores Street results in blocking multiple residential driveways including ours. It's already difficult enough reversing out of the residences onto Dolores Street with existing traffic patterns. Turning this tiny area into a hotel valet parking loop for double the cars that Hofsas House currently can park while eliminating the lots 2 other access points on San Carlos is not good planning.

If the historic Hofsas House European style bed and breakfast with 38 rooms and 25 parking spaces, now serviced by 3 access points 2 of which focus on ingressing and egressing cars from San Carlos Street, is doubled in size and capacity into a much larger hotel as architected (doubling the number of rooms and doubling the parking), while eliminating the primary ingress and egress San Carlos to direct 100% of the traffic to Dolores Street, this will severely impact the residents of Dolores Street and as well the traffic flow for this already congested intersection of Dolores Street and 4th Street. This intersection is fed by 3 very sloped streets fand is already a challenging point. Under this proposal, we will endure massive increase in traffic entering and exiting the lot directly facing our residential driveways. In addition, due the issues with cars navigating 4th street between Dolores Street and San Carlos Street, this will lead to back-ups of cars exiting the hotel and waiting at the stop sign at 4th Street to turn left onto 4th Street (and back ups at the San Carlos and 4th Street intersection). This massive increase in cars will be driving on the tiny stretch of street between what would be the parking entrance/exit and 4th street, all of which is directly adjacent to our residences and driveways on a sloped Dolores. In addition to safety issues of having this substantial additional traffic shunted directly at our small stretch of street and driveways, this also impedes our ability to back out of garages/driveways onto Dolores Street given the congestion.

Moreover, it is worth noting that street parking in this area already is heavily congested on 4th Street and Dolores Street. Already the limited spots on Dolores Street and 4th Street are enjoyed and coveted by our village workers, hotel guests and senior residents of the nearby surrounding buildings. You can regularly see people competing for these spots and cars circling to park particularly during busy times. There

is no capacity to bring further cars to the area at this scale. Doubling the number of rooms even with added parking will contribute substantially to vehicles attempting to park on the streets in this already congested part of the community while at the same time contributing to congestion by circling for parking spots while valets are routinely driving cars up and down 4th Street and around our very small Dolores Street block. Both directions on Dolores Street directly behind our residential driveways will have major increases in traffic making it difficult to enter and exist our driveways. As well this creates safety hazards for pedestrians, pets and wildlife.

We also note that during any construction, the area on Dolores which again is heavily sloped and a very short stretch from 4th Street to the Hofsas House Dolores parking access (one of 3 current access points), would be a very difficult area to navigate with large scale construction trucks and vehicles. There are blind spots from the hill. And given the slope of this access, it will require construction vehicles to use significant braking heading down and acceleration when heading up Dolores Street, which would lead to substantial disruption in the area. This stems from the fact that this is a residential area with a small sloped street. There are often pedestrians, pets and wildlife using the street and the construction plan may present significant risks to safety as well as to the natural aspects of the environment in this area of northwest Carmel.

Between the General Plan, Municipal Code, Zoning and many other rules and regulations, it is difficult to believe that this project as currently proposed would be acceptable. As this is the very preliminary phase of the process, we encourage the design to be re-envisioned to reflect the residential nature of the area and that further consideration be given to the number of rooms and to the proposed parking. The current parking loop at Hofsas House with ingress and egress from San Carlos is a sensible design. It is not sensible to close those and attempt shunt all of this traffic onto Dolores Street. As this is preliminary, we believe there is ample time to adjust the plans to reembrace the San Carlos Street parking loop into the proposed design.

Very truly yours,
Eric Lamison

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

December 13, 2023
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings or other items 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: Mills Act - Email & Attachments dated 12-04-2023 from L. Smith

---------- Forwarded message ---------
From: **Linda L. Smith** <REDACTED>
Date: Mon, Dec 4, 2023 at 11:39 AM
Subject: Carmel is a "National Treasure"
To: Nova Romero <nromero@ci.carmel.ca.us>
Cc: Chip Rerig <crerig@ci.carmel.ca.us>, Bob Harary <rharary@ci.carmel.ca.us>, Justin Ono <jono@ci.carmel.ca.us>, Brandon Swanson <bswanson@ci.carmel.ca.us>

Dear Mayor Potter and Members of the City Council,

"National Trust Says Carmel is a National Treasure"
I would like to share with you this article that was published in the Weekly Sun back in January of 1993 when the National Trust for Historic Preservation visited Carmel for a week. They declared that Carmel is a "national treasure" that needed leadership and vision to keep it preserved for history. Being a 4th generation Carmelite, I whole-heartedly second their conclusion.

Carmel's history is one of the most unique and uplifting stories in our country and particularly relevant for the present moment in our world. Simple living and high thinking, in community and close to Nature, was the ethos that made Carmel so special from the beginning. It's too bad we didn't implement many of the National Trust's recommendations back in the 90s and that we have lost so much in the interim. However, it just makes what is left that much more precious now.

The architectural character of Carmel, especially in the earlier decades, reflected the respect for the beautiful Natural setting of Monterey pine forest on the shores of Carmel Bay with its white sand beach. The Mills Act is one of the tools that we should utilize liberally and without prejudice to preserve what is left of that heritage now. And we can look to the other suggestions made by the National Trust to see how we might pursue them. It's sadly true that Carmel's original charm has been eroded dramatically, but we shouldn't lose anymore of those modest cottages and other buildings that contributed so greatly to creating that charm. And we need to replenish our sadly depleted and deteriorated pine forest setting, the lovely ecological niche in which evolution has placed us. These actions are all required and supported by our excellent General Plan, Land Use Plan and City Codes.

I've also attached an eloquent statement that was written by the Carmel Open Space Task Force back at the same time, 1993, about "why we should save open space". To it I would add the need for restoration of natural open spaces as a goal as well.

I hope you will enjoy these articles and that they may help us recalibrate our positions and together see how we might embrace the principles and ethos that created our very special Carmel by the Sea. When we get lost it's wise to try to make our way back to the trailhead.

Sincerely,
Linda L Smith
<REDACTED>
Carmel, CA 93921

National Trust Says Carmel Is a "National Treasure"

By Isabelle Hall

A group of trainees in the National Trust for Historic Preservation spent a week looking at Carmel-by-the-Sea and concluded it is a "national treasure" that needs leadership and vision to keep it preserved for history.

The wide-ranging recommendations of the four separate teams of the 32 participants in the leadership training session were presented orally Sunday at a reception at the Carmel Woman's Club. They dealt squarely with the residents versus tourist schism that has divided the city virtually since its inception in 1916, citing, "A lack of realistic dealing with tourism in the planning process."

A breakdown of communications between local groups was cited as a problem by many of the Carmel people interviewed during the study, participants said, to the point where one team recommended that the city hire an outside consultant to hold a series of community meetings between the warring factions somewhat like a marriage counselor.

Among suggestions were creation of a Post Office substation at the opposite end of the commercial residential zone, a farmer's market, city-subsidized stores where residents could buy their basic needs at competitive prices and perimeter parking and shuttle service with a fee for non-residents and parking for residents only in the residential areas.

"You need to take a look at your General Plan and your 2016 plan and decide how you want tourism to interact with the community. Until then, it is impossible to deal with parking and other problems. Historic preservation can be one of the fires that helps Carmel to grow," said Richard Patenaude of Palm Springs, listing the conclusions of his team. "But none of these recommendations will take place like magic."

He said historic preservation brings rehabilitation which leads to more construction and retail jobs. "It will bring more resident serving businesses, and that's one thing we feel you really want in your downtown."



MAYOR KEN WHITE made members of the National Trust for Historic Preservation all honorary members of the Carmel Fire Department after a presentation at the Woman's Club Sunday. He said it was so they could help him "put out the fires." *Sun photo by Isabelle Hall*

As Rob Hanford of Chico put it, "Preservation's got to be economical. You've got to make some money."

But without strong leadership, Patenaude said, "Your City Council, Planning Commission and staff don't have any idea how to handle these problems. You need a city government truly representative of one vision."

The group said it took a cursory look at Carmel's zoning ordinance and concluded the city had made "some very great steps in policies to protect the village" but that "strong leadership" was needed to "educate the residents on what's expected to keep the community the way you want to keep it."

Kathryn Burns, director of the Western Regional Office of the National Trust, said the trainees talked to Neil Kruse, chairman of the 2016 Committee; Mayor Ken White; Councilwoman Barbara Brooks; Planning Director Brian Roseth; David Maradei, president of the Carmel Residents Association; Toni Jepson, executive director of the Carmel Business Association; Gary Luce, head of the Carmel Innkeepers Association and Noel Van Bibber, president of the Northeast Carmel Neighbors Association. Also, Kay Prine, president of Carmel Heritage; Bruce Kibby, chairman of the Architectural Preservation Committee; Judy McClelland, associate planner for Pacific Grove; Enid Sales, head of the Carmel Architectural and Historical Survey; Brian Congleton, vice chairman of the Planning Commission; and Kent Seavy, an architectural historian and preservation consultant, of Pacific Grove.

She said they did not talk to members of the Voice of Carmel, Carmel Citizens for Good Government, the Carmel Foundation, Friends of Sunset Center or Friends of Carmel Forest.

Stressing that all of the proposals were suggested over a long term basis, members of the group said:

- No serious action plans for preservation can take place until the "city leadership exhibits a unified vision combining the

Continued on page 9

Planning Takes Sharp Drop

The number of applications made for various permits at the Carmel Planning Department dropped by one-third in 1992, officials reported.

A total of 208 applications were filed in 1992, compared with 293 in 1991 and 347 in 1990.

The bulk of the applications, 65, were for signs. There were 54 requests for use permits, 25 for design review of proposed residential construction, 24 for commercial design review and 19 for design study.



MEMBERS OF THE NATIONAL TRUST FOR HISTORIC Preservation told Carmel officials and residents Sunday the city was "a national treasure."

Sun photo by Isabelle Hall

Carmel's a "National Treasure"

Continued from page 3

General Plan goals with those of the 2016 Committee."

- The city needs to deal realistically with tourism in the planning process.
- It should make mandatory rather than voluntary compliance with the newly adopted Historic Preservation Ordinance.
- There should be an investigation of economic incentives for property tax relief of historic properties.
- In order to reinforce the residential area, Carmel should have a parking plan with a shuttle service like Beaver Creek, Colo.
- The city should nominate itself to the National Register of Historic Places, an honorary status that does not restrict development and can help it, to bolster the economic future.
- A preservation planner should be hired.
- The survey of 2,500 properties done by the Architectural and Historical Survey under Sales' direction should be completed, analyzed and evaluated.
- The city should establish an independent design review board with discretionary powers and should make the design review process "less imposing" between the community and the developer.
- All the present design review standards should be made mandatory.
- Incentives should be created to encourage low cost housing to establish a base for creating resident-serving businesses such as was done in Aspen, Colo., for that city's service industry.
- Carmel should establish a city-operated resident serving store for basic needs with competitive prices guaranteed by the city.
- There should be a 10 to 15 percent discount program for village residents.
- Carmel should establish a farmer's market and more community-oriented events.
- Carmel needs to take a leadership role in planning on the entire Monterey Peninsula.
- The city should mount an education and public awareness program on preservation of its natural, architectural and cultural assets.
- To further protect the upper tree canopy, the city should strengthen and broaden its tree ordinance and continue reforestation along with a public education program.
- A landscape component should be added to the design review ordinance with specific regulations on what kind of plant species would be appropriate for the area.
- Carmel should encourage fostering and investing in the arts, supplementing music festivals with literary festivals, for example.
- There should be more Town Meetings.
- The city should establish an historically oriented public relations campaign, targeting regional and national audiences of both tourists and potential residents.
- Carmel must halt the incremental loss of features that have given it its unique character, primarily the residential area.
- It should establish a community gathering place, perhaps near the post office or at the First Murphy House and create an historical archive.
- The city should seek joint funding between the commercial and non-profit sectors for its preservation projects because "there's a variety of funds out there."

During a question and answer period, Congleton asked why one team suggested mass marketing for tourism. "Why would it be desirable to promote tourism rather than restrict it and promote cultural events for tourists?"

"Carmel-by-the-Sea is a national treasure," replied Karita Hummer of San Jose. "A public relations campaign would be educational. Carmel almost requires a certain care when visiting and when one comes to live in it to protect the character of the community."

Sharon Lawrence, a resident, asked what were the top historical places the group found in Carmel. None were cited because participants said they didn't look at the community "in that depth." Rather they were impressed by the "stylistic distinctiveness of the cottages and the great diversity of architecture."

Matthew Sugarman of Coloma said, "You're not telling your history. You have a unique background but I only saw two signs—for City Hall and parking. As a visitor, I'd appreciate knowing more about the city. I'd love to see an interpretation of your town. You can show it to your own residents and the visitors because they're going to come."

The Weekly Sun, Jan.14, 1993

Column one continued

Creative Expressions
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(408) 659-3262
At 71 W. Carmel Valley Rd. Ste. 205
Carmel Valley CA 93924

Why Save Open Space?

Today many people would ask why we should preserve certain special open spaces in Carmel. A look at our city's history and the values that brought us fame and fortune bring us an awareness that we might fail to achieve if we only look at the present and make every judgment according to the bottom line. Some things are priceless, and a sense of history and continuity and gratitude for nature's gifts are in this category. These are a legacy we need to pass on to future generations.

When Carmel was founded nearly one hundred years ago its' wild beauty attracted a unique and unpretentious group of people who founded one of the most interesting, creative and forward thinking communities in the world. The central ideal which united them all was a deep respect for the natural treasures they found here--the wild Monterey Pine forest, the lovely little Carmel river and its lagoon, the white sand beach, the blue ocean and all the wild creatures who lived here. They knew that this rich and lovely land was the source from which they drew inspiration for their simple life-style and creativity. They attempted to fashion a community which held this beauty sacred, and to this day we all, business owner, visitor and resident alike, are beneficiaries of their vision.

In the old days, pine needle clad paths joined the small cottages amidst the pines, abundant undeveloped areas provided habitat for wildflowers and wildlife, and the air was drenched with the scent of yerba buena and pine resin. The air was full of bird song, the sound of the wind through the trees and the pounding of the surf.

We all can feel the sense of relaxation that comes with contemplating this image of peace and unspoiled natural beauty. Quite literally Carmel was heaven on earth for those lucky few who knew her in her glory days. Hindsight is perfect and today we can see that Carmel's founders perhaps took her splendor too much for granted. However when one looks at other communities one can see that the efforts that were made here have provided present day residents and business people with a legacy of beauty lacking elsewhere. It is this beauty and the cultural legacy which it spawned which has made Carmel famous, and a destination for travelers the world over. Through the years many have striven to preserve this value.

However, the fact is that Carmel's wild spaces have all but disappeared. We are fortunate to have Mission Trails Park, which serves as a green oasis for birds and for people. The Doolittle family made this treasure available to the city for a bargain. Our famous beach, renowned throughout the world for its' beauty, was saved thanks to the "gang of 40", a group of artists who collectively, and with developer Frank Devendorf's help, managed to acquire it for posterity. Other green open spaces in the city which have been preserved through the years are the Forest Theater, which figures so centrally in Carmel's cultural history, and Forest Hill Park. These areas remind us in a small way of our natural heritage and can spark our imagination to visualize the original gifts of nature which Carmel's founders discovered here, the product of evolution's long creative journey. In the film "Don't Pave Mainstreet", moderator Clint Eastwood was featured with a backdrop of wild Monterey Pine Forest in much of the production. However, the fact is that these shots could not be filmed in the Carmel of today, except in Mission Trails Park and at Pescadero Canyon. Most of the shots were taken in Del Monte Forest and Jack's Peak.

The Carmel Open Space Task Force, a broad-based coalition of city groups, has taken as its Mission Statement the following: "To identify and preserve open spaces in Carmel-by-the-Sea and surrounding areas which have special natural or cultural significance and/or which

provide natural buffers, wildlife habitat, visual enhancement, view-shed protection or recreational uses for residents and visitors. This implements General Plan P6-16." General Plan P6-16 states; "Preserve and protect areas within the city's jurisdiction which due to their outstanding aesthetic quality, historical value, wildlife habitats or scenic view-sheds, should be maintained in permanent open space which would enhance the quality of life; acquired areas would be left in a natural state or landscaped for aesthetic and/or wildlife purposes."

We hope that as a community we can come together in this worthy effort to preserve for future generations such a legacy beyond price.