



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

SPECIAL MEETING Tuesday, February 13, 2024

TOUR 1:00 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 23-354 (Liniger):** Casanova Street 3 southeast of 4th Avenue
- B. **DR 23-329 (Minnich):** San Carlos Street 2 northwest of 8th Avenue
- C. **DS 23-160 (Lutz):** Santa Fe Street 4 northwest of 6th Avenue
- D. **DS 21-446 (Pressey):** Southeast Corner of 3rd Avenue and Santa Fe Street
- E. **DS 23-124 (Rieken-Yoo):** Santa Fe Street 4 southeast of 2nd Avenue
- F. **DS 23-092 (Brown):** Southwest Corner of Guadalupe Street and 4th Avenue
- G. **DS 22-191 (Nute):** Northwest Corner of Carpenter Street and 4th Avenue
- H. **DS 23-171/LM 23-172 (Das):** Northeast Corner of Sterling Way and Perry Newberry Way
- I. **DS 21-376 (Mardani):** Ocean Avenue 4 northeast of Guadalupe Street

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: January 2024
2. **UP 23-378 (Il Tegamino):** Consideration of a Use Permit to convert an existing 215-square-foot retail space, adjacent to Il Tegamino Restaurant, to a restaurant use with no net increase in the number of permitted indoor seats located off Ocean Avenue southwest of Monte Verde Street in the Court of the Golden Bough, Block 74; Lots 5 & 6; APN: 010-201-005-000.
3. **DS 23-273 (Fortune):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of a 173-square-foot detached garage and construction of an 820-square-foot net addition inclusive of a new 244-square-foot attached garage to an existing 794-square-foot, one-story single-family residence

located at Guadalupe Street 3 southeast of 3rd Avenue in the Single-Family Residential (R-1) District. APN: 010-023-014-000.

PUBLIC HEARINGS

4. **DR 23-329 (Minnich):** Consideration of a Track 1 Design Review Referral for the conversion of a commercial rooftop to an accessible roof top deck for use by residential units. The scope of work includes new roof access, new waterproofing, installation of new railings, and installation of a new parapet cap. The project is located at San Carlos Street 2 northwest of 8th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-145-021-000.
5. **DS 23-160 (Lutz):** Consideration of a Combined Concept and Final Design Study and associated Coastal Development Permit for one-story additions totaling 211 square feet to an existing one-story 1,249-square-foot residence, construction of a 235-square-foot detached garage in the front yard setback, and associated site modifications, at the historic "Elizabeth F. Armstrong House," located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District. APN 010-092-005-000.
6. **DS 23-092 (Brown):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,028 square feet located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District. APN: 010-036-001-000.
7. **DS 21-376 (Mardani):** Consideration of a revised Concept Design Study for one-story additions totaling 333 square feet to a one-story, 562-square-foot cottage and construction of a 230-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.
8. **DS 23-171 (Das):** Consideration of a Concept Design Study and Lot Merger for the demolition of an existing 2,301-square-foot one-story, single-family residence with a 479-square-foot attached garage with 464-square-foot second-floor guesthouse, as well as 192 square feet of accessory structures, and construction of a new 2,466-square-foot one-story, single family residence with a 478-square-foot detached garage located at the northeast corner of Sterling Way and Perry Newberry Way in the Single-Family Residential (R-1) District. APN: 009-162-025-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

9. Next Regular Meeting: February 14, 2024
10. Upcoming Regular Meeting: March 13, 2024

ADJOURNMENT

CORRESPONDENCE

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

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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



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

February 13, 2024
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: January 2024

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: January 2024 Monthly Report



CITY OF CARMEL-BY-THE-SEA Monthly Report

Community Planning and Building Department

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

JANUARY 2024 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In January 2024, **33** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In January 2024, **9** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In January 2024, **45** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In January 2024, **33** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In January 2024, **6** new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In January 2024, **21** encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In January 2024, **26** tree permit applications were received.

Table 1 includes the following January 2024 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH- MENTS	TREE REMOVAL & PRUNING
2023 YTD Totals	25	10	59	28	7	17	28
2024 YTD Totals	33	9	45	33	6	21	26
YTD % Difference	+ 32.00%	- 10.00%	- 23.73%	+ 17.86%	- 14.29%	+ 23.53%	- 7.14%



Planning Permit Report

01/01/2024 - 01/31/2024

Permit #	Permit Type	Project Description	Address/ Location	Date Received	Date Approved	Status
24033	Temporary Use Permit	Installation of a 1,500sf outdoors tent to cover patio from Feb 1, 2024 - Feb 15, 2024. CONDITIONS: Lighting to be provided through string lights. Seating shall limited to a total of 38 seats. No music, live or broadcast, allowed. Operating hours shall align with the restaurant of 5-10pm.	SE Corner of Dolores & 7th	1/31/2024	1/31/2024	In Review
24032	Landscape Plan Check/Inspection	EXISTING BLDG PERMIT-REV FOR LANDSCAPE STEPS AND PLANTINGS	MISSION STREET 3SW OF 13TH	2/2/2024		In Review
24031	Design Study	REMODEL OF EXISTING SINGLE FAMILY RESIDENCE CONSISTING OF ADDITION TO SECOND SOTRY OF RESIDENCE RESULTING IN ADDITIONAL 46 SQ FT	SE Corner of Perry Newberry & 5th	2/2/2024		In Review
24030	Sign	Replacement of three hotel signs and associated lighting with three new hotel signs and associated lighting in the same locations.	NE Corner of San Carlos & 5th	1/30/2024		In Review
24029	Sign	New exterior sign for LA Golf	Mission 3 NW 6th Ave	12/19/2023		In Review
24028	Authorized Work	Repair existing front entry pathway.	SWC Carmelo & 12th Ave	10/27/2023	1/29/2024	Approved
24027	Design Study	REMODEL OF AN (E) DETACHED GARAGE. INCREASE WALL & PLATE HEIGHTS FROM 6' TO 8'. INCREASE ROOF PITCH FROM 2.5:12 TO 4:12 SLOPE. REPLACE (E) WOOD CARRIAGE DOOR IN FRONT OF GARAGE WITH NEW. REPLACE (E) BACK DOOR WITH NEW. REPLACE 2 (E) WOOD WINDOWS WITH NEW ALUM. CLAD WINDOWS. REPLACE (E) WOOD SHAKE ROOF WITH NEW TO MATCH. NOTE - SOME OF THESE CHANGES WERE ALREADY APPROVED AS PART OF DS 23-292.	Santa Fe 3 SE of Ocean	2/2/2024		In Review

24026	Design Study	Comprehensive landscaping project including work in the right of wayu.	NE Corner of Lobos & 1st	2/2/2024	Attachment 1	In Review
24025	Design Study	Install new driveway with driveway leg connecting to residence front porch entry. All material to be sand-laid Cal Stone permeable quarry pavers.	4910 Monterey St	1/26/2024		In Review
24024	Design Study	Residential interior and exterior remodel	Santa Fe 7 SW of 8th	2/1/2024		In Review
24023	Design Study	Apply Tyver house wrap over existing rough sawn siding (T-111). Apply James Hardie primed fiber cement lap siding, paint to match existing. Both sides of house approximately 24'x11'.	Dolores 3 SW of 3rd	2/2/2024		In Review
24022	Use Permit	Retail sale of apparel/clothing, accessories and furniture. Ancillary use exceeding 10%.	5415 Tamiami Trail N	2/1/2024		In Review
24021	Preliminary Site Assessment	Preliminary Site Assessment for one of three contiguous properties. The existing structure(s) are proposed for demolition and a new two-story, single family dwelling is proposed for each property along with new Landscaping.	Mission St 4 NE of 1st Ave	2/2/2024		In Review
24020	Preliminary Site Assessment	Preliminary Site Assessment for one of three contiguous properties. The existing structure(s) are proposed for demolition and a new two-story, single family dwelling is proposed for each property along with new Landscaping. The proposal includes a lot line adjustment to create a 50' x 100' property.	Mission St 3 NE of 1st Ave	2/2/2024		In Review
24019	Preliminary Site Assessment	Preliminary Site Assessment for one of three contiguous properties. The existing structure(s) are proposed for demolition and a new two-story, single family dwelling is proposed for each property along with new Landscaping.	Mission St 2 NE of 1st Ave	2/2/2024		In Review
24018	Design Study	Replacement of Driveway and front Path materials	Crespi 2 SW, Carmel-by-the-Sea	1/25/2024		In Review

24017	Design Study	ASSOCIATED PSA 23-296. Design and refinement for previously approved project.	Carmelo Street, 3 SE of 4th, Carmel CA 93921	1/18/2024	Attachment 1	In Review
24016	Sign	NEW SIGN: Jade Allen Boutique	San Carlos between Ocean & 7th, Unit #1	1/16/2024		In Review
24015	Design Study	ASSOCIATED PLANNING PERMITS: DS 22-238 & DS 23-194. Please see attached 'Revisions to Planning Approval' Scope of Work	Fraser Way 2 NE of Camino Real	1/22/2024		In Review
24014	Design Study	EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. CONVERT EXISTING GARAGE TO A NEW MASTER BEDROOM WITH EN SUITE MASTER BATHROOM. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW POWDER AND LAUNDRY ROOM. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS WHERE SHOWN. REPLACE DOORS AND WINDOWS AS NOTED. MATCH EXISTING EXTERIOR COLORS AND MATERIALS.	San Carlos Street 3 SW of Vista Avenue	1/16/2024		In Review
24013	Design Study	Remove and replacement of damaged exterior cedar siding on front and rear portions of the house. (See accompanying photographs for the areas of the house that have been damaged by woodpeckers and rats). Replacement in like for like materials is planned. Exterior will be washed and treated for wood preservation and stained to create an integrated appearance following replacement.	Lopez Avenue 4 NW of 4th	1/16/2024		In Review

24012	Design Study	This approval of Design Study (DS 24012 (Smittcamp Property Investments, LLC)) authorizes amendments to existing Design Study Approvals (DS 23-275) for alterations to an existing single-family residence located on Casanova 2 SW of 2nd in the Single Family Residential (R-1) District with an active building permit (BP 22-471). The modifications approved under this Design Study include: 1. Amendments to the approved roofing material to allow for a Presidential TL “Autumn Blend” composition shingle roof. Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials dated approved by Community Planning & Building Department on January 26, 2024, unless modified by the conditions of approval contained herein.	Casanova 2 SW of 2nd	1/22/2024	1/26/2024	Approved
24011	Design Study	This approval of Design Study application DS 24-011 (Mission Street Office, LLC) authorizes the replacement and minor relocation of an existing rear yard fence at the historic Mills House located at 25987 Mission Street in the Single-Family Residential (R-1) District as depicted in the plans and documents submitted by Liz Dini, Realtor stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval.	25987 Mission Street	10/17/2023	1/19/2024	Approved
24010	Design Study	Home -remodel including new electrical, plumbing, heating, interior and exterior finishes along with new doors, windows, roof, and gutters. The project proposes to add 85 square feet to the existing kitchen area and entry.	Casanova 5 southwest of 9th	1/9/2024		In Review

24009	Design Study	Fence and retaining wall. See attached proposal.	6th Avenue 2 SW of Carpenter	1/9/2024	Attachment 1	In Review
24008	Design Study	PARTIAL INTERIOR REMODEL. REMOVAL AND CONSTRUCTION OF INTERIOR PARTITION WALLS AS NOTED. RELOCATE STAIRWAY, KITCHEN, AND MASTER BATH. NEW INTERIOR FINISHES INCLUDING PLUMBING FIXTURES, MILLWORK, TILE, AND COUNTERTOPS. MINOR STRUCTURAL MODIFICATIONS ARE PROPOSED. THERE WILL BE NO MODIFICATIONS TO THE BUILDING FOOTPRINT OR SITE COVERAGE. EXTERIOR - RELOCATE WINDOW, ADD (2) WINDOWS, AND ENLARGE DOOR TO REAR PATIO.	Casanova 4 SE of 7th	1/15/2024		In Review
24007	Authorized Work	Replace existing gravel stairs in rear yard with semi-permeable wood decking. No increase in site coverage.	Casanova 7 NW Ocean	1/12/2024	1/12/2024	Approved
24006	Lot Merger	Lot merger per conditional approval of DS-23-201, dated 12/15/23.	Lincoln 4 NW Santa Lucia	1/11/2024		In Review
24005	Landscape Plan Check/Inspection	Landscaping for damage where tree removed & upgrades for garden with no sprinklers.	NE Corner of 8th & Lincoln	1/10/2024		In Review
24004	Historic Evaluation	HISTORIC EVALUATION. Proposed Project: Enclose both ends of existing carport with new framing and doors for enclosed garage. Pour stem wall for framing.	Corner of Flanders and Crespi Way	1/9/2024		In Review
24003	Sign	NEW SIGN - JENNI KAYNE: Install one (1) non-illuminated wall letter set.	Ocean & Mission, Carmel Plaza, Suite 225B	1/8/2024		In Review
24002	Historic Evaluation	Historical Re-Determination	SW Corner of Monte Verde and 7th	1/5/2024		In Review
24001	Design Review	Owner proposes a tenant improvement to Unit #216 of the Carmel Plaza Building. This will convert a currently unoccupied, 1,100 SQ FT unit to a 1,097 SQ FT spa facility. To be operated as "Signature Day Spa."	Ocean Avenue and Mission Street	1/2/2024		In Review

					Attachment 1	
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Total Records: 33

2/9/2024



Business License Report

01/01/2024 - 01/31/2024

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
24009	Location Change	Joaquin Turner Gallery	Art Gallery	Dolores 4 NW of 6th	2/1/2024		In Review
24008	New Business	Il Tegamino	Full service restaurant	SE Corner of Ocean & Monte Verde	1/30/2024		In Review
24007	New Business	Gallery MAR Carmel North	Multi-artist art gallery	Dolores 6 NE of 6th	2/1/2024		In Review
24006	Ownership Change	Starchild	Retail - kids	Ocean 2 SE of Mission	1/24/2024		In Review
24005	New Business	Nicole Cromwell Art	Art Gallery	Dolores between 5th & 6th	1/16/2024		In Review
24004	New Business	Shade Natural Medicine	Naturopathic Doctor's Office	NE Corner of Ocean and San Carlos	2/5/2024		In Review
24003	Location Change	Kathy Sharpe Studio and Gallery	Studio-Gallery teaching venue	Mission & 7th	1/11/2024	1/22/2024	Approved
24002	Ownership Change	Esperanza Carmel Commercial, LLC	Retail; Two (2) one-bedroom apartments, plus storage	SW Ocean & Lincoln	1/3/2024		In Review
24001	New Business	Angelina Carmel	Clothing and Accessories	Ocean Avenue 2 NE of Dolores	1/2/2024	1/22/2024	Approved

Total Records: 9

2/9/2024



Building Permit Report

01/01/2024 - 01/31/2024

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
240045	1/31/2024		Install a new exterior wood ramp approximately 41' long, including landing.	5,300	Building	Carpenter 4 NW of 6th
240044	1/31/2024		Interior remodel of a kitchen, office, and bathroom. New gas line stub for future firepit in the patio.	9,500	Building	Lincoln 3 SE of 11th
240043	1/31/2024	2/1/2024	Installation of 1,500 outdoors tent to cover patio from Feb 1, 2024 - Feb 15, 2024.	4,000	Building	SE Corner of Dolores & 7th
240042	1/31/2024		Interior remodeling and relandscaping of historic house,	2,000,000	Building	Lincoln 4 NW of Santa Lucia
240041	1/31/2024		Re-roof with Class A Fire Rating #1 Cedar Shingle	49,704	Roofing	SE Corner of Guadalupe & 7th
240040	1/31/2024	1/31/2024	Replacement of water heater.	4,000	Plumbing	Scenic 2 SE of 10th
240039	1/30/2024	2/1/2024	Change Furnance to Heat Pump	22,600	Mechanical	Lincoln 3 SE of 11th
240038	1/29/2024		Install new stormwater drainage system.	15,000	Building	Lobos 5 SE of 2nd
240037	1/26/2024	1/30/2024	Removal of collapsing fence and construction of a new fence. Fence to be 6' tall with 1' of trellis on top and run for 100' along the south property line.	0	Exempt Work	Camino Real 5 SE of 9th
240036	1/26/2024		Addition of PV panels and micro-inverters to existing PV system (qty 7 each).	9,702	Electrical	Santa Rita 4 NW of 4th
240035	1/24/2024	1/26/2024	Removal of two toilets, a shower, two sinks, one tub, remove drop ceiling in bedroom hallway and one bathroom, remove top decking on deck built behind the house to the west.	2,000	Building	NW Corner of Casanova & 12th

240034	1/24/2024		Master Bath Renovation	40,000	Building	Attachment 1 NE Corner of Guadalupe & 6th
240033	1/24/2024	1/25/2024	Construction of a new 4' tall grapestick fence with a gate in the front yard.	0	Exempt Work	Torres 5 NE of 8th
240032	1/22/2024		Re-build 153sf 2nd floor room including roof structure. New cabinets and flooring in 153sf 1st floor kitchen remodel. Replace all windows in kitchen with wood window to match existing structure.	100,000	Building	San Carlos 3 SW of 1st
240031			Driveway & Front Path replacements	0	Building	Crespi 2 SW, Carmel- by- the- Sea
240030	1/18/2024	1/22/2024	Replace (e) 1.28 gpf toilet with a new .8 gpf toilet in Unit #2.	0	Exempt Work	SE Corner of Monte Verde & Ocean
240029	1/17/2024		Replace 40' of existing storm drain line with new PVC line.	7,600	Plumbing	NE Corner of Ocean & Dolores
240028	1/16/2024		Addition of a new 200 sf detached one car garage.	0	Building	Monte Verde 3 NW of 11th
240027	1/17/2024		Remodel Of A Two-Story, Existing Single-Family Residence Including adding Two True- Divided Light, Wood Windows To Match Existing on The West Elevation at The Kitchen. The Exterior Siding, Trim, And Fascia To Be Patched And Matched To Existing As Required. The Project Also Includes the Interior Remodel of the Kitchen And Dining Room and new lighting in the Kitchen, Dining Room and Living Room. The Project, except for the adding of the two windows on the West Elevation, will be Interior Work ONLY. No Additions to Floor Area and No Changes to Exterior Site Coverage.	40,000	Building	SW Corner of North Camino Real and 2nd

240026	1/16/2024		Demolition of existing house and construction of a new 1592 SF 2-story house with 200 SF parking pad.	716,400	Building	Attachment 1 Torres 4 SE of 4th
240025	1/16/2024		TENANT RETROFIT OF EXISTING RETAIL SPACE IN OPEN MALL, NO EXPANSION, SPACE PROVIDED AS.IS. CURRENTLY OCCUPIED. NO PROPOSED CHANGES TO OCCUPANCY OR EGRESS.	450,000	Building	Carmel Plaza, Suite 225B
240024	1/16/2024		Kitchen renovation with interior non-load bearing partition wall removal.	45,000	Building	3053 Rio Road
240023	1/16/2024		PARTIAL INTERIOR REMODEL. REMOVAL AND CONSTRUCTION OF INTERIOR PARTITION WALLS AS NOTED. RELOCATE STAIRWAY, KITCHEN, AND MASTER BATH. NEW INTERIOR FINISHES INCLUDING PLUMBING FIXTURES, MILLWORK, TILE, AND COUNTERTOPS. MINOR STRUCTURAL MODIFICATIONS ARE PROPOSED. THERE WILL BE NO MODIFICATIONS TO THE BUILDING FOOTPRINT OR SITE COVERAGE. EXTERIOR - RELOCATE WINDOW, ADD (2) WINDOWS, AND ENLARGE DOOR TO REAR PATIO.	300,000	Building	Casanova 4 SE of 7th
240022	1/16/2024		1. REMODEL AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING WITH A NEW ONE-STORY ADDITION, NEW SIDING, NEW WINDOWS AND DOORS. 2.INTERIOR REMODEL REPLACING EXISTING MATERIALS AND MODIFYING WALLS.	753,400	Building	Monte Verde 3 NW of 11th
240021	1/12/2024	1/12/2024	Remove wood shakes and replace with new CeDur Straight Course Shake 50 year in color Walden.	143,000	Roofing	Lincoln 2 NE of Santa Lucia

240020	1/12/2024		Installation of new standby Generator	35,000	Electrical	Attachment 1 SW Corner of Carmelo & 7th
240019	1/11/2024		Residential PV Roof Mount-System Size 2.25 KW.	35,000	Electrical	4 Oak Knoll Way
240018	1/11/2024	1/11/2024	Replace 100amp main electrical panel with new 100amp panel.	8,000	Electrical	Carpenter 2 NE of 2nd
240017	1/11/2024	1/11/2024	Replace existing furnace that is leaking carbon monoxide with new Bryant 926TB42060, 96% efficient furnace.	5,425	Mechanical	7th 2 NE of Forest
240016	1/11/2024	1/11/2024	Replace garage roof. Existing roof is unfinished tarp paper. Install new Timberline HDZ Pewter HD composition shingles.	3,400	Roofing	Lincoln 3 NW of 4th
240015	1/11/2024		Demolition/removal of existing hedge and construction of a new 10' tall wood fence.	4,500	Building	2981 Franciscan Way
240014	1/11/2024		Rebuild Garage with new ADU above.	280,000	Building	SW Corner of Santa Fe and Mountain View
240013	1/10/2024	1/10/2024	Replacement of a 5'x4' porch tile section with new tile. Remove and replace eroded impervious carmel stone on back patio and side patio with new impervious carmel stone patio.	0	Exempt Work	NE Corner of Carmelo & 4th
240012	1/10/2024		Kitchen & bath replace all cabinetry, new opening kitchen to bedroom, move laundry	75,000	Building	NE Corner of Mission & 4th, Unit B

240011	1/8/2024	1/12/2024	REQUESTING AN EXPLORATORY PERMIT TO REVIEW EXISTING CONDITIONS FOR FUTURE MINOR INTERIOR REMODEL. the work will be performed in the basement with approx. 150 sq ft of 1/8" ceiling panel to be removed and/or opened up to expose the upper floor framing and beams. The purpose of the exploratory permit is to visually inspect and document existing floor framing size and direction for future interior re-model.	500	Demolition	Attachment 1 Santa Fe 7 SW of 8th
240010	1/8/2024		New entry face, gate & trellis. Add new window and planter box above garage door. Extend the deck on the west side of the residence. Replace one window with a french door for better deck access. Remove redwood decking and replace with Trex decking.	25,000	Building	SE Corner of San Antonio & 2nd
240009	1/5/2024	1/5/2024	Tear off (e) wood shake roof and install (n) Tayler metal roof in color "Musket".	25,000	Roofing	NW Corner of San Carlos & 2nd
240008	1/4/2024	1/22/2024	AC COUPLED BATTERY INSTALLATION WITH TESLA POWERWALL 2 ESS UNIT	22,945	Electrical	Casanova 4 NW of Ocean
240007	12/19/2023	12/19/2023	Replace (e) 100 amp electrical panel with (n) 100 amp electrical panel.	6,000	Electrical	NW Corner of Guadalupe & 6th
240006	1/3/2024	1/3/2024	Upgrade existing 100amp service panel to 200amp panel.	2,000	Electrical	Monte Verde 5 SW of 13th
240005	1/3/2024	1/4/2024	Reconstruct fence along rear property line, approximately 60' long and 6' tall.	2,000	Exempt Work	Camino Real 13 NE of 4th

240004	1/2/2024	1/24/2024	Repair of existing 120sf deck. In-kind replacement of 2x6 redwood decking to match existing and replacement of deteriorated deck substructure per structural engineer documents, no change in deck size.	10,000	Building	Attachment 1 Monte Verde 2 NW of Ocean
240003	1/2/2024	1/2/2024	Replace leaking gas line in the right-of-way. Install 1 1/2" gas line from meter to point of connection at building. Connect to existing 1" line feeding patio & 3/4" line feeding equipment.	6,500	Plumbing	SW Corner of Ocean & San Carlos
240002	1/2/2024	1/2/2024	Replace water heater. Install new Navien NPE-240 A2 tankless water heater.	4,000	Plumbing	SW Corner of Monte Verde & 5th
240001	1/2/2024	1/2/2024	Strip old carpet and install new vinyl flooring throughout the inn.	0	Exempt Work	Casanova 3 SE of 7th

Total Records: 45

2/9/2024



Code Compliance Report

01/01/2024 - 01/31/2024

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
24047	1/29/2024	1st NOV sent	Lopez 5 NW of 4th	Transient rental	1/29/2024	
24046	1/30/2024	STR verified	2nd 2 NE of N Camino Real	Transient rental	1/30/2024	
24045	1/29/2024	1st NOV sent	SEC Lobos and 3rd	Transient rental	1/29/2024	
24044	1/26/2024	Closed	NEC Monte Verde and 13th	Construction signs in right-of-way	1/26/2024	1/26/2024
24043	1/24/2024	Closed	Dolores NE of 6th	Cones in parking space	1/24/2024	1/24/2024
24042	1/23/2024	Open	Crespi 4 SE of Forest	Retaining wall construction	1/23/2024	
24041	1/23/2024	Open	Junipero 4 NW of 13th	Tree cutting	1/23/2024	
24040	1/18/2024	Open		Business without a license	1/18/2024	
24039	1/31/2024	Open	SEC Dolores and 7th	Tent construction requiring a permit	1/31/2024	
24038	1/30/2024	Open	Scenic 2 SE of 10th	Water heater replacement	1/30/2024	
24037	1/23/2024	Open	NWC Casanova and 12th	Bathroom remodel	1/23/2024	
24036	1/19/2024	Closed	San Antonio 3 SW of 13th	Cones and building materials in right-of-way	1/19/2024	
24035	1/19/2024	Open	Mission 2 SW of 13th	Construction site maintenance	1/19/2024	
24034	1/18/2024	Open	Lobos 2 SE of 1st	Boulders in right-of-way	1/18/2024	
24033	1/18/2024	Open	Lobos 3 SE of 1st	Boulders in right-of-way	1/1/1900	
24032	1/18/2024	Open	SEC Lincoln and 4th	Exterior lighting	1/18/2024	
24031	1/18/2024	Closed	Lincoln 3 NE of 5th	Construction dirt in street	1/18/2024	1/19/2024
24030	1/29/2024	Open	SE Corner of Scenic & 9th	Demolition & Repair work including but not limited to the garage roof/patio deck framing consisting of structural repairs, drywall and electrical work. Requires existing and proposed plans to be submitted and approved permit in hand prior to recommencing work.	1/29/2024	

24029	1/16/2024	1st NOV sent	7th 2 SW of Forest	Transient Rental	1/16/2024	Attachment 1
24028	1/16/2024	Potential STR identified	Forest 4 SW of 7th	Transient Rental	1/16/2024	
24027	1/15/2024	Closed	SEC Scenic and 11th	Transient rental	1/15/2024	2/8/2024
24026	1/12/2024	Closed	Casanova 4 SE of 8th	Cones in right-of-way	1/12/2024	1/12/2024
24025	1/12/2024	Closed	Ocean NW of Lincoln	Sign in sidewalk	1/12/2024	1/12/2024
24024	1/11/2024	Closed	7th NE of Dolores	Dresser in sidewalk	1/11/2024	1/11/2024
24023	1/11/2024	Closed	Dolores NW of 7th	Chair in sidewalk	1/11/2024	1/11/2024
24022	1/9/2024	Closed	SWC Camino Real and Ocean	Portable toilet in right-of-way	1/9/2024	1/11/2024
24021	1/8/2024	Closed	Dolores NE of 6th	Business use violation	1/8/2024	1/19/2024
24020	1/9/2024	Closed	12th NE of San Antonio	Cones in street	1/9/2024	1/9/2024
24019	1/22/2024	Closed	San Carlos 2 SW of 1st	Excessive construction debris on site, lack of/missing erosion controls, construction debris and equipment in R.O.W., stock piles without proper protection, missing required rebar protection at all exposed bars	1/22/2024	1/25/2024
24018	1/8/2024	Open	San Carlos SW of Ocean	Covered outdoor space	1/8/2024	
24017	1/9/2024	Closed	Mission 6 NW of 6th	Exterior signage	1/9/2024	1/15/2024
24016	1/8/2024	Closed	Lincoln 5 NE of 6th	Trash in street/sidewalk	12/25/2023	1/12/2024
24014	1/11/2024	Open	SW Corner Mt. View & 8th	Construction/Demolition without proper permits or authorization including an entire interior remodel with new windows and potentially a new deck. Because of the amount of demolition, a new sprinkler system will be required.	1/11/2024	

Total Records: 33

2/9/2024



Transient Rental Report

01/01/2024 - 01/31/2024

Case #	Street	Status	Date Received	Last Status Date	Date Closed
24047	Lopez	1st NOV sent	1/29/2024	2/5/2024	
24046	2nd	STR verified	1/30/2024	2/6/2024	
24045	Lobos	1st NOV sent	1/29/2024	2/6/2024	
24029	7th	1st NOV sent	1/16/2024	1/23/2024	
24028	Forest	Potential STR identified	1/16/2024	1/22/2024	
24027	Scenic	1st NOV sent	1/15/2024	1/23/2024	

Total Records: 6

2/6/2024



Encroachment Permit Report

01/01/2024 - 01/31/2024

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
240021	Temp Ench	1/31/2024	PG&E to complete gas maintenance. Excavate a 4'x5' bellhole for one day plus restoration. PM# 35512144.	San Antonio 2 SW of 12th	2/1/2024	Issued
240020	Temp Ench	1/31/2024	6'x21' asphalt patch for CalAm, job # 1961.	Casanova 7 NW of Ocean	2/1/2024	Issued
240019	Temp Ench	1/31/2024	PG&E to replace pole, extend primary, install overhead transformer, and convert overhead to underground service. PM# 35513198.	Dolores 5 SW of 1st	1/31/2024	Issued
240018	Temp Ench	1/30/2024	PG&E to replace poles, install anchors, extend overhead primary, install overhead transformers, install buss bars, and install underground service. PM# 35471004.	Camino Real 3 SW of 13th	1/31/2024	Issued
240017	Driveway	1/30/2024	Remove and replace existing driveway. Remove existing asphalt and install new decomposed granite with 3' asphalt apron.	Santa Fe 5 SE of Ocean		In Review
240016	Temp Ench	1/30/2024	Applicant to trench, backfill & Install electric substructures. PG&E to replace overhead transformer & install underground service. PM# 35481787.	San Antonio 2 NW of 10th	1/31/2024	Issued
240015	Temp Ench	1/29/2024	Applicant to trench, backfill & install electric substructures. PG&E to install underground service, replace pole, and install overhead transformer. PM# 35420842.	Carmelo 2 SW of 9th	1/29/2024	In Review
240014	Temp Ench	1/26/2024	Construction of new SFR and ADU. Posting of No Parking signs in the two parking stalls in front of the vacant lot being built on. Encroachment is for access only, no storage of materials in the ROW.	Mission 3 NE of 10th	2/7/2024	Issued

240013	Temp Ench	1/26/2024	Stormwater management encroaching into the City right of way.	Mission 5 NW of Santa Lucia	1/29/2024	Issued
240012	Driveway	1/25/2024	Remove old broken up, asphalt approach and replace with new asphalt 3' x 14'	Santa Fe 3 NW of 3rd	1/25/2024	Issued
240011	Driveway	1/24/2024	Replace existing asphalt with new concrete pavers. Replacement to be done in the same location and size.	NW Corner of Junipero & 1st	1/31/2024	Issued
240010	Temp Ench	1/24/2024	Replace sewer lateral from house to the City main in the middle of the road. CONDITION: No work allowed 1/29/24 - 1/31/24.	5th 2 SE of Torres	1/25/2024	Issued
240009	Temp Ench	1/19/2024	PG&E to replace poles, install overhead transformers, extend primary, install overhead services & install anchors. PM# 35429581.	Camino Real 4 NE of 11th	1/24/2024	Issued
240008	Temp Ench	1/18/2024	5'x8' asphalt sidewalk repair and 5'x41' asphalt restoration for CalAm Job #1959.	SE Corner of San Carlos & 8th	1/18/2024	Issued
240007	Temp Ench	1/16/2024	Excavate a trench for PG&E purposes.	Lobos 3 SE of 3rd	1/18/2024	In Review
240006	Driveway	1/16/2024	Installation of a new 9' wide by 55' long tire tread driveway with natural material in the middle strip.	4910 Monterey St		In Review
240005	Temp Ench	1/4/2024	AT&T Job No# A02R7WZ - TCP for SB and MH access, place and splice fiber cable, no excavation.	SE Corner of San Carlos & 7th, SEC of Mission & 7th	1/10/2024	Issued
240004	Temp Ench	1/2/2024	Close one lane of Junipero between 4th and 5th for a concrete pump truck.	Junipero 3 SW of 4th	1/3/2024	Issued
240003	Temp Ench	1/2/2024	Replace gas line from meter in sidewalk to building. Open 8'x12" concrete for new gas line. CONDITIONS: REPLACEMENT OF THE 3'X8' CONCRETE PANEL IS REQUIRED. CONCRETE TO BE COLORED WITH SEQUOIA SAND CONCRETE DYE.	SW Corner of Ocean & San Carlos	1/3/2024	Issued

240002	Temp Ench	1/2/2024	AT&T Job No A02R71W - Traffic control for SB and MH access, place and splice fiber cable, no excavation.	Junipero 2 NE of 5th	1/3/2024	Attachment 1 Issued
240001	Temp Ench	1/2/2024	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35514526.	San Carlos 2 NE of 5th	1/4/2024	Issued

Total Records: 21

2/9/2024



Tree Permit Report

01/01/2024 - 01/31/2024

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
24001	1/2/2024	Tree	Monte Verde 3 NE of 9th	EMERGENCY: Property Owner and Applicant claimed that Justin Ono has already evaluated this tree. REMOVAL/PRUNING: One (1) Acacia tree limb; tree is spliced at base; the secondary tree limb developed into a 2-story tree, and it is leaning. Acacia limb is 20"+ DBH; it is approx. 2.5 stories tall and is leaning toward neighbor's property.	In Review	
24002	1/3/2024	Tree	Mission Street, DEL MISSION COURT TRACT NO 758 UNIT 4	Tree trimming	Approved	
24003	1/3/2024	Tree	Dolores Street 3 SE of 3rd	REMOVE: One (1) Oak tree.	Approved	
24004	1/3/2024	Tree w/ Construction	NEC STERLING WAY AND PERRY NEWBERRY	REMOVE: ONE (1) NOT SIGNIFICANT TREE (6", 7") UNIDENTIFIED SPECIES; SEE TREE REPORT. Proposed project includes REMODEL AND ADDITION TO (E) SFR.	Approved	
24005	1/4/2024	Tree	Front of parcel within City right of way	REMOVE: Tree and roots of One (1) 32-inch Monterey Pine within City right of way.	Approved	
24006	1/5/2024	Tree	Santa Rita 3 NE of 4th	PRUNING: 6-8 limbs, approx. 4 - 6" in diameter.	Approved	

24007	1/8/2024	Tree Evaluation	Santa Fe 3 NW of 3rd Ave.	EVALUATION: Assess leaning forked tree across from my. home. One (1) forked tree wherein one of the forks is nearly straight but the other part of the fork significantly leans towards my house. I would say the diameter of the tree is about 24" - 28" at the base and each of the forks is likely about 18" in diameter. I'd think that half of the tree would be retained and the leaning half be excised. This tree is immediately across the street, on city property, from my house. It is VERY tall and if it fell in another rainstorm, would likely impact 2 - 3 different homes. I'm submitting a couple photos of the leaning fork. Note that my property - across the street from the leaning tree - has the white SUV in the front for context.	In Review	Attachment 1
24008	1/10/2024	Tree	Guadalupe 3 NE 6th	Pruning/removal of two to three upper limbs	Approved	1/10/2024
24009	1/10/2024	Tree	NW Corner of Dolores & 10th	REMOVE: One (1) 28-FT Monterey Pine. PRUNE: one (1) large, lower limb, while we wait for City to remove tree.	Approved	
24010	1/10/2024	Tree	NE Corner of Lincoln & 10th	PRUNING: One (1) extra large Pine tree near guest house. 32'. Remove four (4) lowest limbs over house; remove large dead wood.	In Review	
24011	1/10/2024	Tree	Camino Real 5 SW of 2nd	REMOVAL: One (1) 24" diameter Oak tree.	Approved	
24012	1/10/2024	Tree	0 NE 2nd Avenue and Lincoln Street	EVALUATE: One (1) Redwood tree, approx. 100 feet tall.	In Review	
24013	1/12/2024	Tree	Camino Real 5 SE of 12th, "Ocean Song"	AFTER-THE-FACT application received; work was begun before a permit was obtained. PRUNING: Monterey Cypress tree pruning to maintain health and balance of tree.	In Review	
24014	1/12/2024	Tree	13th 2 SE of Lincoln	Removal of one Monterey Pine and one Pittosporum, pruning of one Oak.	Approved	
24015	1/12/2024	Tree	SE Corner of 10th & Lincoln	Removal of one (1) Monterey Pine, 20".	Approved	
24016	1/18/2024	Tree	Carmelo 2 NW of 12th	Trim tree branches around electrical wire	In Review	

24017	1/23/2024	Tree Evaluation	5006 Monterey Street, Carmel, CA 93923	EVALUATION ONLY.	Approved	Attachment 1
24018	1/24/2024	Tree	SW Corner of San Carlos & 12th	Pruning one Monterey Pine of 8 branches ranging from 2" to 8" and removal of one Monterey Pine, 42" DBH, 90' tall.	In Review	
24019	1/25/2024	Tree	0 NE 2nd Avenue and Lincoln Street	REMOVE: One (1) Redwood tree, approx. 100 feet tall.	Approved	
24020	1/25/2024	Tree Evaluation	Casanova 5 SE of 4th; tree roots are on neighbor's property to the North	EVALUATION ONLY: One (1) tree, Monterey Pine, approximately 30 feet.	In Review	
24021	1/29/2024	Tree	Carmelo 2NW of Ocean	Remove Podocarpus in front and replace with olive tree, remove oak in right of way	In Review	
24022	1/30/2024	Tree Evaluation	SW Corner of San Carlos & Vista	Tree Evaluation of large Monterey Pine	In Review	
24023	1/30/2024	Tree Evaluation	Mission 4 SW of Vista	Evaluation of one pine on private property and one pine on public property.	In Review	
24024	1/30/2024			VOID - DUPLICATE	Closed	

24025	1/30/2024	Tree Evaluation	Monte Verde 2 SW 12	Justin I hope this note finds you well. We are the homeowners at Monte Verde 3 SW 12th Ave, and along with our neighbor, Francine Kissler, at Monte Verde 2 SW 12th Ave, we are writing to ask for your help with a Pine Tree that is in the public right of Way between our houses. Since it is in the public right of way I understand that the tree is the responsibility of the city. I met with Andrew Topes from Topes tree service today and he recommended I reach out to you for your advice and direction on how to proceed. Andrews observation from our visit today: The tree is in general very poor health, with little residual life span expectancy (Compared to pines across the street from it - it does not have any healthy new green needles) See attached image 1 There is evidence of beetle rot at the base of the tree. See attached image 0 There is a very large dead branch hanging over our driveway at 3SW. The tree is leaning pretty significantly in the SW direction and we are worried that it is a threat to our houses in severe winter storms. Can you please let us know how we can best start the process of removing the tree, and working with you to select a new tree to plant there. We would ideally like to plant an Oak Tree. I know we are entering the holiday season and that you are busy helping other residents, but if you could help us with a quick acknowledgment of what the next steps are and if there is any leg work we can do that would be much appreciated. Thanks for your advice and suggestions. Stephen Engblom 415-583-9292 Francine Kissler 831-620-2902	In Review	Attachment 1
24026	1/31/2024	Tree	SW Corner Santa Fe & 1st	City tree removal per Forester's assessment	Approved	

Total Records: 26

2/9/2024



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

February 13, 2024
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Brandon Swanson

APPROVED BY: N/A

SUBJECT: **UP 23-378 (Il Tegamino):** Consideration of a Use Permit to convert an existing 215-square-foot retail space, adjacent to Il Tegamino Restaurant, to a restaurant use with no net increase in the number of permitted indoor seats located off Ocean Avenue southwest of Monte Verde Street in the Court of the Golden Bough, Block 74; Lots 5 & 6; APN: 010-201-005-000.

Application: UP 23-378

APN: 010-201-005-000

Block: 74

Lot: 5 & 6

Location: Ocean Avenue southwest of Monte Verde Street in the Court of the Golden Bough

Applicant: Colleen Chen

Property Owner: Dennis Levett

Executive Summary:

The applicant is requesting approval of a Use Permit to expand the existing restaurant into an adjacent commercial business space with no net increase in seating or changes to the existing outdoor seating area within the courtyard.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Use Permit (UP 23-378) to convert an existing 215-square-foot retail space, adjacent to Il Tegamino Restaurant, to a restaurant use with no net increase in the number of permitted indoor seats located off Ocean Avenue southwest of Monte Verde Street in the Court of the Golden Bough, APN: 010-201-005-000.

Background and Project Description:

Il Tegamino Restaurant currently operates under original Use Permit #82-40, which allows 24 interior seats

and 28 exterior seats. Additional Use Permits have been approved over time to allow live music (UP 15-317) and to modify operating hours (UP 19-321), but the number of allowed seats has remain unchanged. Given the small footprint of the currently entitled space, it has been difficult to fully utilize the number of indoor seats (24 total) authorized by the original Use Permit. Recently, with the closure of the small retail space immediately adjacent to the restaurant, the restaurant owners wish to take the opportunity to expand the footprint of the business to maximize indoor seating capacity. The vacant space was previously entitled as a “Retail” use prior to closing down. In the Central Commercial Zoning District (CC), “Full Line” restaurants require a Conditional Use Permit to be approved by the Planning Commission. This is the reason the item has been brought to the Planning Commission.

The adjacent space has a shared interior wall, and a doorway that already exists with access to the existing dining room and kitchen. The additional seats will not pose any impacts to the exterior operations of the restaurant, surrounding businesses or the inter-block walkway known as the ‘Court of the Golden Bough’. No additional outdoor seats are proposed as part of this project.

Staff Analysis:

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 retail space from an art gallery to a dining room associated with the adjacent full-line restaurant known as Toro also includes alterations to the existing outdoor dining area within the existing courtyard of the property. 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 - Seating Plan

**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 23-378) TO CONVERT AN EXISTING 215-SQUARE-FOOT RETAIL SPACE, ADJACENT TO IL TEGAMINO RESTAURANT, TO A RESTAURANT USE WITH NO NET INCREASE IN THE NUMBER OF PERMITTED INDOOR SEATS LOCATED OFF OCEAN AVENUE SOUTHWEST OF MONTE VERDE STREET IN THE COURT OF THE GOLDEN BOUGH, APN: 010-201-005-000.

WHEREAS, On December 12, 2023 business owner Colleen Chen ("Applicant"), on behalf of the property owner, Dennis Levett, submitted an application requesting approval of a Use Permit (UP 23-378) described herein ("Application"); and

WHEREAS, the applicant is proposing to expand the existing restaurant into an adjacent vacant commercial business space to allow for additional space for indoor seating, but not exceeding 24 total seats as authorized by the original Use Permit (#82-40); and

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

WHEREAS, the applicant is not proposing, and this approval does not authorize any additional outdoor seating above what was authorized by the original Use Permit (#82-40);

WHEREAS, on February 2nd, 2024, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on February 13th, 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 February 13th, 2024 hearing including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 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.	✓	

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC 17.58.060) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC 17.58.060 Findings for Design Review Approval	YES	NO
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve

Use Permit (UP 23-378) to convert an existing 215-square-foot retail space, immediately adjacent to Il Tegamino Restaurant, to a restaurant use with no net increase in the number of permitted indoor seats located off Ocean Avenue southwest of Monte Verde Street in the Court of the Golden Bough, Block 74; Lots 5 & 6; APN: 010-201-005-000 subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. Authorization. This approval Use Permit (UP 23-378) authorizes: the expanded use of a full-line line restaurant into a space located in an existing 215-square-foot retail space, immediately adjacent to Il Tegamino Restaurant, shown in Exhibit A to this Resolution. The business shall operate consistent with the seating plan and business description reviewed by the Planning Commission on February 13, 2024 unless modified by the Conditions of Approval herein.	✓
2.	Use Permit. This Use Permit (UP 23-378) is in addition to all previous existing Use Permit associated with the existing use, which shall remain in force, including conditions, total number of seats and hours of operation.	✓
3.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the Central Commercial (CC) 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.	✓
4.	Permit Validity - Initiation. This approval shall be valid for six (6) months from the date of action. An extension to this approval may be granted consistent with Condition of Approval #6.	✓
5.	Permit Vesting – This permit shall be considered vested once a new business license has been issued consistent Condition of Approval #29.	
6.	Permit Extension. The Planning Commission may grant one extension for approvals originally subject to a public hearing. A request to extend the permit approval must be submitted in writing and the appropriate fees paid prior to expiration of the permit.	✓
7.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
8.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓

9.	Conditions of Approval. These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to initiation of this use permit.	✓
SPECIAL CONDITIONS		
10.	Hours of Operation. Consistent with the existing Use Permit (#82-40) The full line restaurant is permitted to operate between the hours of 11:30 AM and 10:30 PM seven (7) days a week. No new customers shall be seated in the outside area after 10:00 PM.	✓
11.	Seating. The full line restaurant is permitted a total of forty (24) interior seats split between the two tenant spaces ("existing" and "new") shown in Exhibit A of this resolution. The maximum seating capacity within either tenant space shall not exceed the standards in the State Uniform Building and Fire Codes.	✓
12.	Exterior Lighting. No new exterior lighting is approved under this application. All existing lighting that is not permanently affixed to the building shall be removed from the site immediately.	✓
13.	Business Signage. No additional exterior sign is permitted. An interior sign is allowed to identify the location of the take-out service in accordance with Section 17.40.040 (Interior Signs)	✓
14.	Alcohol Sales. Any sale of alcoholic beverages shall be subordinate to this primary use.	✓
15.	Prohibitions. Drive-in, formula, and fast food establishments are prohibited.	✓
16.	Alcohol Service. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.	✓
17.	Menus. Customers shall be provided with individual menus while seated at a table or counter.	✓
18.	Maximum Occupancy. The maximum seating capacity shall not exceed the standards in the California Building and Fire Codes, the number of seats approved by this Use Permit, or the number of seats permitted by the Monterey Peninsula Water Management District based on water use, whichever is less. In addition to the maximum occupant load, the seating capacity shall be posted on the premises.	✓
19.	Off-Site Consumption of Food. Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.	✓
20.	Trash Storage. Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.	✓
21.	Restrooms. At least one restroom shall be available for use by both sexes within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location, and accessibility standards, and shall be available for use by both the employees and patrons of the business.	✓
22.	Prohibited Food Packaging. Except as provided in CMC 8.68, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers, or otherwise use in its business any CFC-processed food packaging or polystyrene food packaging. Restaurants shall	✓

	retain each supplier's written statement for 12 months from the date of receipt of any food packaging from that supplier.	
23.	Disposable Food Packaging. All restaurants within the City of Carmel-by-the-Sea utilizing disposable food packaging shall exclusively use biodegradable/ compostable or recyclable products. Each restaurant shall maintain written records as detailed in CMC 8.68(A)(2) and (3) evidencing its compliance with this section.	✓
24.	Single-Use Beverage Straws. Restaurants shall provide single-use beverage straws only when requested by a customer. Restaurants shall provide single-use disposable to-go utensils only when requested by a customer.	✓
25.	Disposable Food Service Ware. All restaurants utilizing any disposable food service ware shall use biodegradable/compostable or recyclable products. Compostable products must be ASTM-certified.	✓
26.	Nonfood Merchandise. The sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use.	✓
27.	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.	✓
28.	Licensing and Inspections. Prior to commencement of business operation, the applicant/business owner shall be responsible for obtaining any required license amendments, including but not limited to, amendments to the business's ABC License, and approvals from the Monterey County Health Department.	✓
29.	Business License Amendment. The business owner currently operating at the site shall amend the existing business license approval for compliance with the this use permit (UP 23-378). All required business license inspections shall be passed prior to issuance of an amended business license.	✓

Property Owner Signature

Printed Name

Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

EXHIBIT A
Seating Plan

LEGEND

 EXISTING SEATS

 UNUSED EXISTING
INDOOR SEATS

EXISTING OUTDOOR DINING

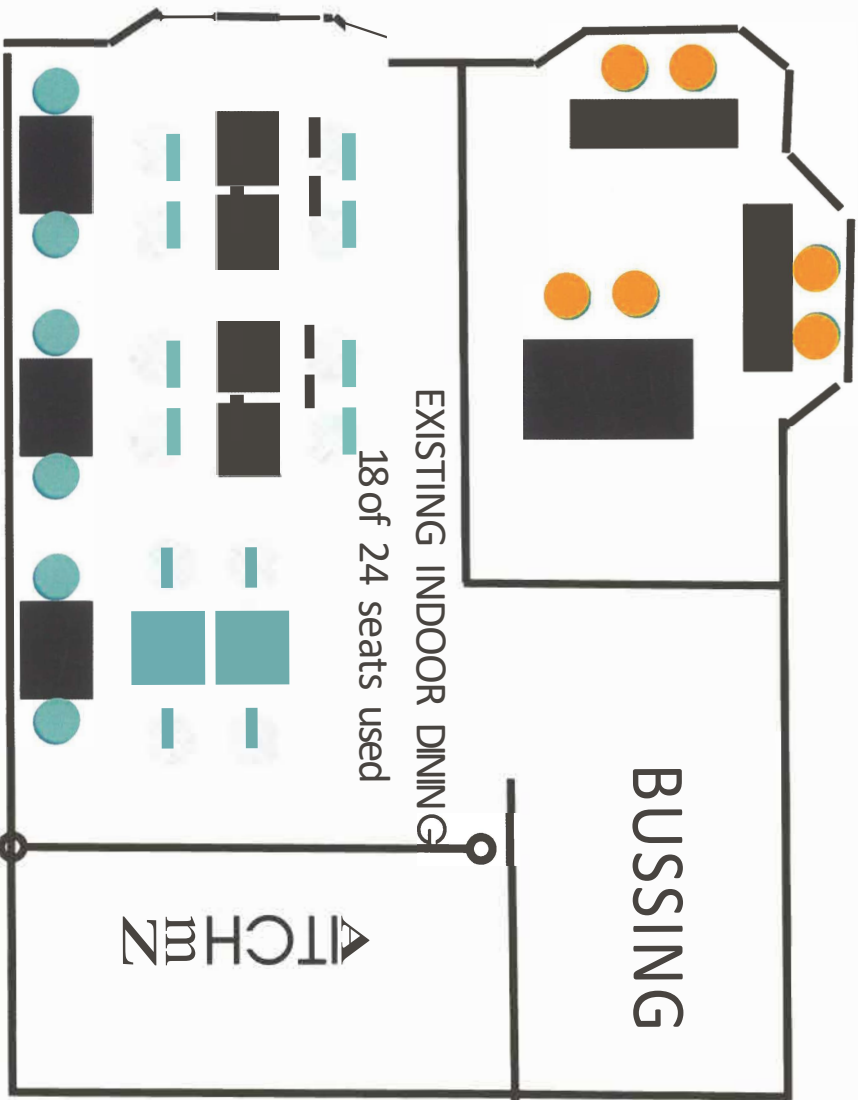
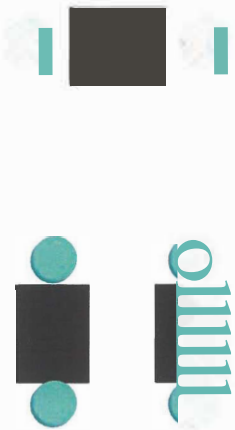


NEW SPACE EXAMPLE WITH
REMAINING 6 **INDOOR** SEATS



EXISTING

OUTDOOR DINING



LEGEND

 EXISTING SEATS

 UNUSED EXISTING
INDOOR SEATS

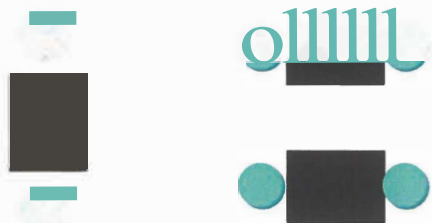
EXISTING OUTDOOR DINING



NEW SPACE EXAMPLE WITH
REMAINING 6 **INDOOR** SEATS



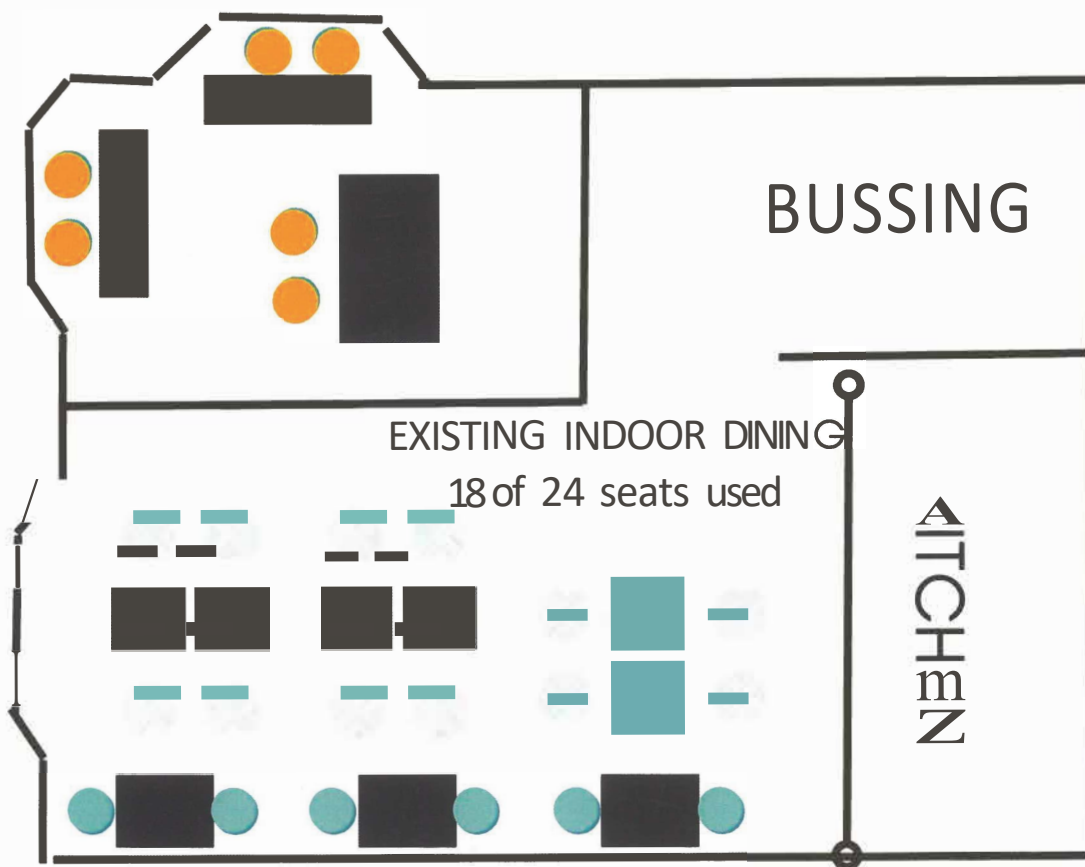
EXISTING
OUTDOOR DINING



BUSSING

EXISTING INDOOR DINING

18 of 24 seats used



ITCHM



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

February 13, 2024
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Alec Barton, AICP, Contract Planner

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: **DS 23-273 (Fortune):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of a 173-square-foot detached garage and construction of an 820-square-foot net addition inclusive of a new 244-square-foot attached garage to an existing 794-square-foot, one-story single-family residence located at Guadalupe Street 3 southeast of 3rd Avenue in the Single-Family Residential (R-1) District. APN: 010-023-014-000.

Application: DS 23-373 (Fortune)

APN: 010-023-014

Block: 41

Lot: 8

Location: Guadalupe Street 3 SE of 3rd Avenue

Applicant: David Fortune

Property Owner: Kaja and David Fortune

Executive Summary:

The applicant is requesting approval of a Final Design Study and associated Coastal Development Permit for the demolition of a detached garage and construction of an addition inclusive of a new attached garage to an existing, one-story single-family residence. This project was recently reviewed by the Planning Commission at a concept hearing, and received general support with some minor conditions of approval.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study, and associated Coastal Development Permit for the demolition of a 173-square foot detached garage and construction of an 820-square foot net addition inclusive of a new 244-square foot attached garage to an existing 794-square foot, one-story single-family residence located at Guadalupe Street 3 southeast of 3rd Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-023-014.

Background and Project Description:

The project site is a 4,000-square foot lot developed with a 794-square foot one-story single-family residence and a 173-square foot detached garage.

The applicant is proposing to demolish the detached garage and construct an 820-square foot net addition inclusive of a new 244-square foot attached garage to the existing residence. The total square footage of the house and garage would be 1,787 square feet, which is below the allowed base floor area for the site (1,800 square feet). The building is proposed to be finished with board and batten wood siding, asphalt shingle roof, glass curb mount skylights, and aluminum clad windows and doors.

The project was initially reviewed at the November 8, 2023 Planning Commission meeting and the Concept Design Study was accepted (Resolution 2023-058-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 8, 2023 Planning Commission hearing and listed as draft conditions of approval to address the concerns.

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

Staff Analysis: Staff calculated the volume of the additions to the residence only, as allowed pursuant to Section 17.10.030.D.3.b of the Municipal Code. The allowable volume of the additions only is 10,404 cubic feet, and the proposed volume is 10,375 cubic feet.

2. **Finish Details.** *Prior to scheduling for Final Details Review, the applicant shall work with staff to revise the project plans to include the additional information required for Final Details Review, as outlined in the Community Planning and Building Track 2 Submittal Checklist.*

Staff Analysis: The applicant provided the required information for Final Details Review, as described below. The final details proposed by the applicant or as conditioned by staff are consistent with the City's Design Guidelines.

Finish Details: The building is proposed to be finished with board and batten wood siding. Exterior paint colors include "Sand Pebble" (tan) for the body of the building, "Frost" (white) for the trim, and "Queen of Hearts" (burgundy) for the front door.

The windows and doors throughout would be aluminum clad, with the exception of the front door which is proposed to be a wooden Dutch door. The roof is proposed to be an algae-resistant asphalt shingle roof in a charcoal color. The new proposed garage door would be a cottage style wood roll-up door, painted beige to blend with the background materials of the building, as encouraged by Residential Design Guideline 9.16.

The color palate consists of muted earth tones, as encouraged by the Residential Design Guidelines (see "A note about colors" on pg. 10 of Residential Design Guidelines – Final Details Review ([Click Here for Residential Design Guidelines](#))).

Glass curb mount skylights are situated to comply with recommendations on pp. 8-9 of Residential Design Guidelines – Final Details Review. The skylights are situated on the back of the roof to minimize visibility from the right-of-way, are designed to be flush with the roof with flashing painted to blend with the asphalt

shingles, and are equipped with blinds to reduce glare.

Exterior Lighting and Landscaping: Condition of Approval #11 requires: *“Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing.”*

The applicant has proposed exterior surface-mounted sconces and mounted deck lights that are shielded and oriented downward. The plans note that lights in the sconces are dimmable, and the deck lights emit 105 lumens.

Proposed landscaping changes include replacing an existing retaining wall, installing a compacted gravel infiltration trench, installing a zero scape gravel patio, installing a new rain garden area, and planting a 15-gallon coast live oak (*quercus agrifolia*) replacement tree. The replacement tree, which was already planted in May 2023, was a requirement of Tree Removal Permit TR 23-048 (Fortune), a separate permit that authorized the removal of one 12” coast live oak to accommodate the proposed addition.

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

Existing site coverage (1,357 sq. ft.) exceeds the maximum allowed coverage for the site (396 sq. ft., or 556 sq. ft. if 50% or more of the coverage is permeable). CMC Section 17.10.030.C.2 states, Nonconforming Site Coverage. Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with subsection (D)(3) of this section, Exterior Volume, only when:

- a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A), and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
- b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

The project proposes 820 square feet of additions, meaning the site must be brought into compliance with site coverage limits. The applicant is proposing to remove 715 square feet of site coverage, but the remaining site coverage (642 square feet) would exceed the allowed coverage by 86 square feet. Special Condition No. 31 requires the site coverage be reduced prior to the issuance of a building permit. With the application of conditions, the project meets the requirements of the Carmel Municipal Code.

Public Correspondence: At the time this report was published, staff had not received correspondence regarding this project.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: One single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the demolition of a 173-square foot detached garage and construction of an 820-square foot net addition inclusive of a new 244-square foot attached garage to an existing 794-square foot, one-story single-family residence. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 - Data Table

Attachment 3 - Plan Set

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION**

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF A 173-SQUARE FOOT DETACHED GARAGE AND CONSTRUCTION OF AN 820-SQUARE FOOT NET ADDITION INCLUSIVE OF A NEW 244-SQUARE FOOT ATTACHED GARAGE TO AN EXISTING 794-SQUARE FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE LOCATED AT GUADALUPE STREET 3 SOUTHEAST OF 3RD AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-023-014.

WHEREAS, on August 30, 2023, David Fortune (“Applicant”) submitted an application on behalf of Kaja and David Fortune (“Owners”) requesting approval of Track 2 Design Study application DS 23-273 (Fortune) described herein as (“Application”); and

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

WHEREAS, the Applicant is proposing to demolish a 173-square foot detached garage and construct an 820-square foot net addition inclusive of a new 244-square foot attached garage; and

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

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

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

WHEREAS, on November 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on November 8, 2023, the Planning Commission adopted Resolution 2023-058-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, on February 1, 2024, notice of a February 13, 2024 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on February 13, 2024, 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 judgement to evaluate the project; and

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

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

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, staff has indicated whether the application, as proposed or conditioned, supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.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 **Final Design Study Review**:

FINDINGS REQUIRED FOR FINAL DETAIL APPROVAL		
For each of the required findings listed below, staff has indicated whether the application, as proposed or conditioned, supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.C, Additional Findings for Design Study Approval	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
2. The project contributes to neighborhood character including the type of forest resources present, the character of the street, the response to local topography and the treatment of open space resources such as setbacks and landscaping.	✓	
3. The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.	✓	
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✓	
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements and in the detailing of doors, windows, roofs and walkways.	✓	
4. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✓	
5. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	✓	
6. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public	✓	

health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.		
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BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **DESIGN STUDY APPROVAL**:

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study DS 23-273 (Fortune) and associated Coastal Development Permit for the demolition of a 173-square foot detached garage and construction of an 820-square foot net addition inclusive of a new 244-square foot attached garage to an existing 794-square foot, one-story single-family residence located at Guadalupe Street 3 southeast of 3rd Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-023-014, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study DS 23-273 (Fortune) for the demolition of a 173-square foot detached garage and construction of an 820-square foot net addition inclusive of a new 244-square foot attached garage to an existing 794-square foot, one-story single-family residence located at Guadalupe Street 3 southeast of 3rd Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-023-014, as depicted in the plans prepared by Terri L.N. Fisher as approved by City of Carmel-by-the-Sea Planning Commission on February 13, 2024 unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.

4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.
10.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.

11.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.
13.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
14.	Driveway. The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.
15.	Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.
16.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning &

	Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
17.	Truck Haul Route. Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
18.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
19.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
20.	Landscape Plan. All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to the issuance of a building permit</u> . The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.
21.	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
22.	Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
23.	Erosion Control in the Right-of-Way. Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and

	a drought-tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.
24.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. • Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.
ENVIRONMENTAL COMPLIANCE CONDITIONS	
25.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
26.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed

	BMP Tracking form.
27.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.
28.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
SPECIAL CONDITIONS	
29.	Condition of Approval Acknowledgement. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set.
30.	Lighting Locations. No more than a single wall sconce be located at any single building entry unless otherwise required by the Building Code to preserve low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.
31.	Site Coverage. Prior to the issuance of a building permit, the applicant shall submit a revised site plan and landscape plan for review and approval by the Planning Division that complies with maximum site coverage limits.
32.	Removed Site Coverage. Unless otherwise expressly noted on the approved site plan, all areas where site coverage is proposed to be removed shall be replaced with landscaping or woodchip. New or replacement improvements that would otherwise count as site coverage (gravel, decomposed granite, etc) shall not be authorized. Prior to building permit issuance, the site plan/landscape plan shall be revised to reflect that the removed site coverage shall be replaced with woodchips or new landscaping (new landscaping shall comply with Condition of Approval #20). All site coverage required to be removed shall be removed prior to final inspection. All new landscaping shall be installed prior to final inspection.
33.	Construction Management Plan. Prior to building permit issuance the applicant shall submit a Construction Management Plan for review and approval by the Community Planning and Building Department.

Acknowledgement and acceptance of conditions of approval.

 Property Owner Signature

 Printed Name

 Date

 Applicant Signature

 Printed Name

 Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-
THE-SEA this 13th day of February, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	967 SF	1,787 SF
Site Coverage	396 SF 556 SF (w/ bonus)	1,357 SF	642 SF
Trees (Upper/Lower)	3/1	2/8	2/8
Ridge Height	18'	19'8"	19'8"
Plate Height	12'	11'2½"	11'2½"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	21'4"	18'4"
Composite Side Yard	10' (25%)	17'4"	10'
Side Yard	3'	7'	3'
Rear*	15'/3'	42'5"	16'4"/3'

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

PROJECT ADDRESS:

LOT NUMBERED 6 IN BLOCK NUMBERED 41
OF MAP OF " CARMEL CITY"
LOCATION: GUADALUPE STREET 3 SE OF THIRD STREET, IN THE CITY
OF CARMEL, COUNTY OF MONTEREY, CA
A.P.N. 010-023-014

PROJECT OWNERS:

KAJA & DAVID FORTUNE
AS TRUSTEES OF THE FORTUNE FAMILY TRUST
P.O. BOX 682
CARMEL, CA 93921

ARCHITECT:

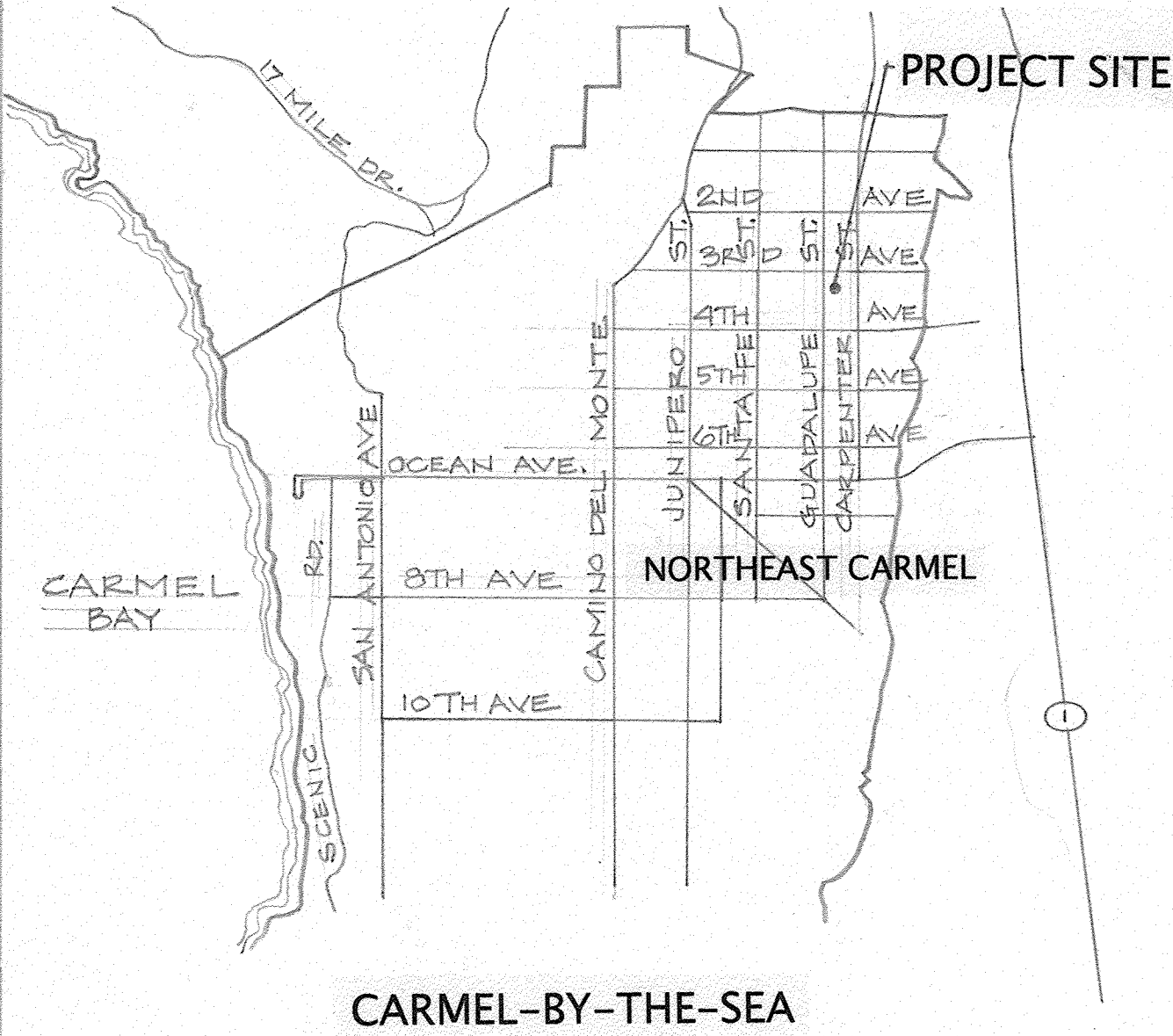
TERRI L. N. FISHER LICENSE #C14039
285 MIRACLE LN.
SANTA CRUZ, CA 95060
(831) 566 -0196
tfarch@aol.com

PROJECT SCOPE:

REMODEL AND ADDITION TO AN EXISTING RESIDENCE LOCATED ON
LOT 6 AS DESCRIBED.
EXISTING RESIDENCE TO BE REMODELED AND NEW EXTERIOR PORCH
AND BAY WINDOW TO BE ADDED ON STREET ELEVATION.
NEW BEDROOM WING TO BE ADDED TO REAR OF EXISTING
RESIDENCE.
EXISTING GARAGE TO BE REMODELED TO BECOME A BEDROOM.
NEW GARAGE TO BE ADDED.

NO GRADING TO OCCUR AT EXTERIOR OF STRUCTURE EXCEPT TO
DIRECT STORM WATER FLOW ON PROPERTY.
ONLY UNDER FLOOR EXCAVATION WILL OCCUR IN ORDER TO
CREATE REQUIRED CLEARANCES.

VICINITY MAP



SHEET INDEX:

- T TITLE SHEET
- T2 TOPOGRAPHIC SURVEY
- A1 EXISTING & PROPOSED SITE PLANS
- A2 PRELIMINARY DRAINAGE PLAN
- A3 EXISTING FLOOR PLANS/DEMOLITION PLAN
- A4 PROPOSED FLOOR PLAN
- A5 EXISTING & PROPOSED ELEVATIONS: FRONT & REAR
- A6 EXISTING & PROPOSED ELEVATIONS: SIDES
- A7 EXISTING & PROPOSED ROOF PLANS

PROJECT DATA:

LOT AREA: 4000 SQ. FT.

FLOOR AREA:

EXISTING RESIDENCE:	794	SQ.FT.
EXISTING GARAGE:	173	SQ.FT.
TOTAL:	967	SQ.FT.
PROPOSED RESIDENCE:	1,542.82	SQ.FT.
PROPOSED GARAGE:	244	SQ.FT.
TOTAL:	1,786.82	SQ.FT.

SITE COVERAGE:

EXISTING IMPERVIOUS:

TOTAL: NONE

EXISTING PERVIOUS:

SPACED DECKING @ DECKS:	500	SQ.FT.
SPACED DECKING WALKS:	80	SQ.FT.
PERVIOUS PAVEMENT DRIVE:	222	SQ.FT.
TOTAL:	1,357	SQ.FT.

PROPOSED IMPERVIOUS:

ENTRY DECK:	66	SQ.FT.
LANDINGS:	26	SQ.FT.
TOTAL:	92	SQ.FT.

PROPOSED PERVIOUS:

NEW WALKWAY:	54	SQ.FT.
(E) DRIVEWAY:	495.5	SQ.FT.
TOTAL:	549.5	SQ.FT.

COVERAGE: 22% 393.1
BONUS: 26% 464.57 (if 50% permeable,
therefore allowed)

SETBACKS:

EXISTING FRONT:	21'-4"	RES. ACTUAL
	15 FT.	ALLOWED
EXISTING REAR:	42'-4"	RES.
	3'	GARAGE
	3/15 FT.	ALLOWED
EXISTING SIDE:	7'-0" E	RES.
	10'-6" W	RES.
	3'-0" W	GARAGE
	3/7 FT.	ALLOWED
COMPOSITE:	10'-0"	(25% OF LOT)

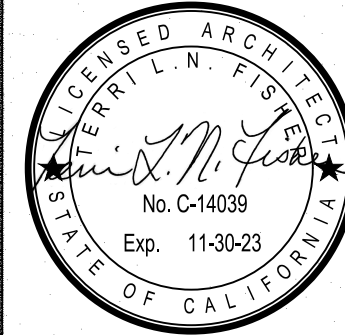
HEIGHT:

EXISTING TO REMAIN:	19'-9"	RIDGE HEIGHT
	11'-21/2"	PLATE HEIGHT
PROPOSED:	17'-8"	RIDGE @ ADDITION
	9'-4"	PLATE HT. @ ADDITION
	14'-0"	RIDGE @ 3'SETBACK
	9'-4"	PLATE HT. @ 3' SETBACK

TREE REMOVAL:

1 TREE THAT HAS BEEN PERMITTED TO BE REMOVED
HAS BEEN REMOVED

TERRI L.N. FISHER



PROJECT

KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

OWNERS:

FORTUNE/LEDBETTER
FAMILY HOME

DRAWN BY

T

DATE
AUG. 25, 2023

SCALE
=NA

SHEET

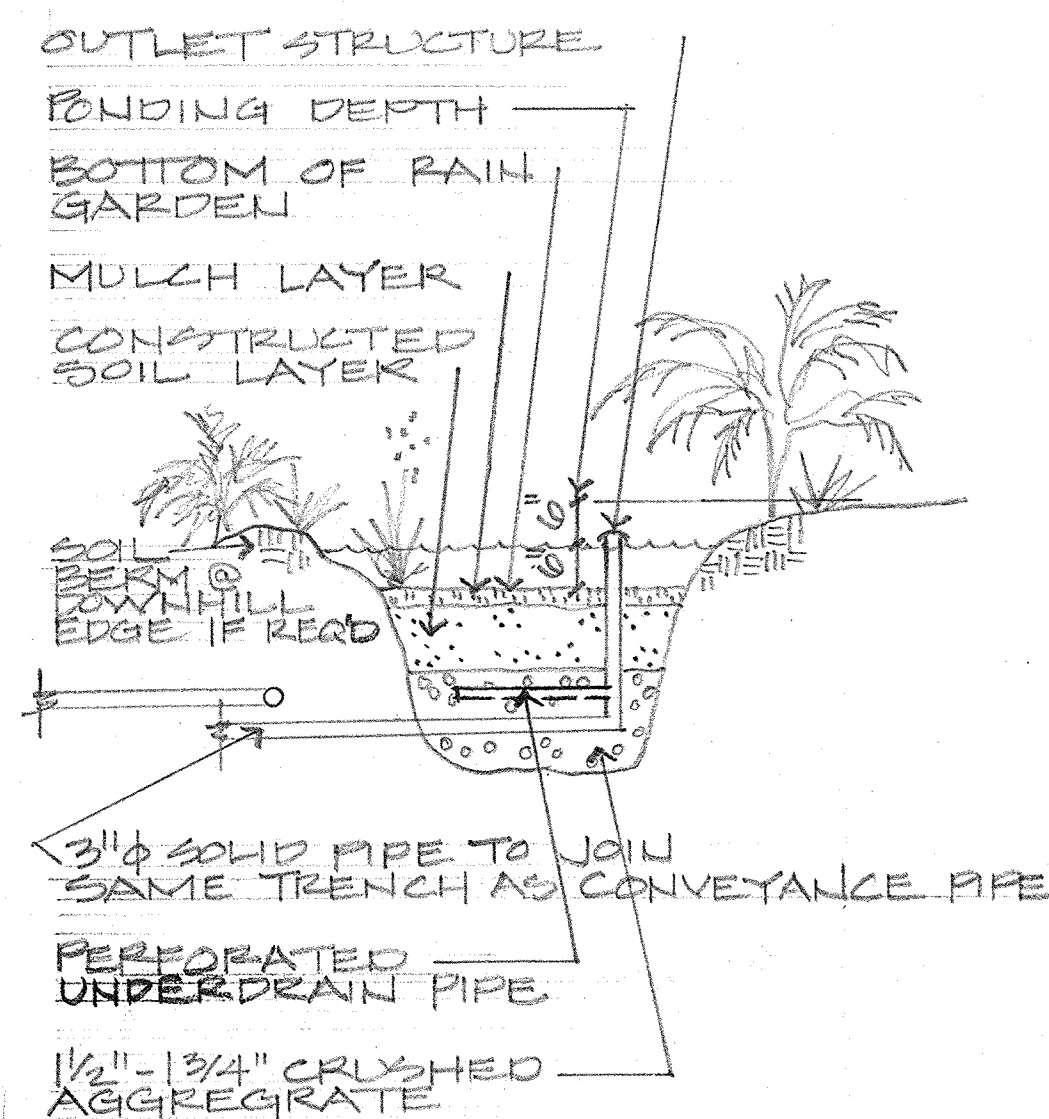
T

PROTECTION OF TREES DURING CONSTRUCTION

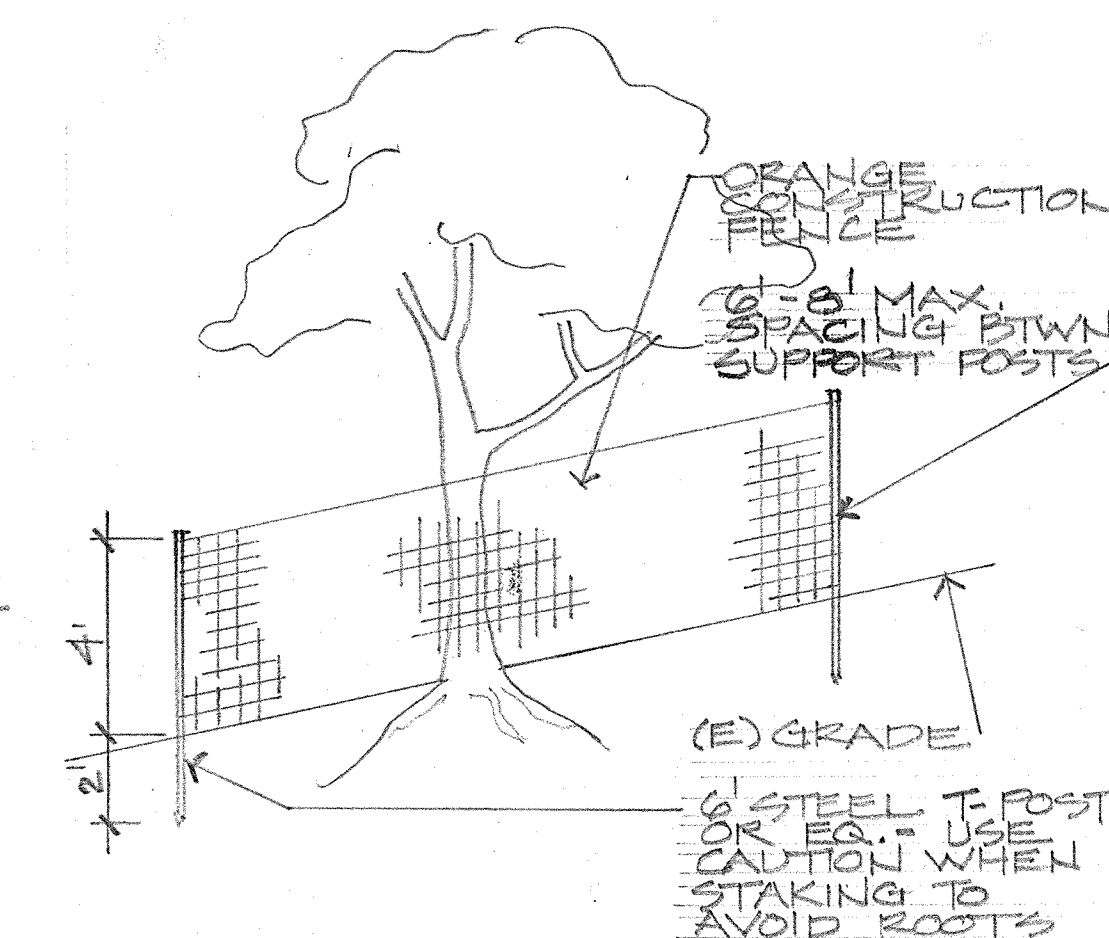
1. PRIOR TO COMMENCEMENT OF CONSTRUCTION, DEMOLITION OR TREE REMOVAL, ALL TREES ON SITE TO BE INVENTORIED BY OWNER OR CONTRACTOR RE: SIZE, SPECIES & LOCATION ON SITE. INVENTORY SHALL BE SUBMITTED ON A TOPOGRAPHICAL MAP TO BUILDING OFFICIAL. THIS CONDITION MAY BE WAIVED BY BUILDING OFFICIAL FOR TREE REMOVAL & MINOR DEMOLITION.
2. DAMAGE TO ANY TREE DURING CONSTRUCTION OR DEMOLITION SHALL BE IMMEDIATELY REPORTED BY PERSON CAUSING THE DAMAGE. THE CONTRACTOR OR OWNER TO THE DIRECTOR OF FOREST, PARKS & BEACH, THE CONTRACTOR &/OR OWNER SHALL TREAT THE TREE FOR DAMAGE PER SPECIFICATIONS FROM DIRECTOR OF FOREST, PARKS & BEACH.
3. OIL, GASOLINE, CHEMICALS & OTHER CONSTRUCTION MATERIALS SHALL NOT BE STORED WITHIN THE DRIPLINE OF ANY TREE.
4. DRAINS SHALL BE INSTALLED PER CITY SPECIFICATIONS IN ORDER TO AVOID HARM TO TREES DUE TO EXCESS WATERING.
5. WIRES, SIGNS & OTHER SIMILAR ITEMS SHALL NOT BE ATTACHED TO TREES.
6. CUTTING & FILLING SHALL NOT BE DONE.
7. NO PAINT THINNER, PAINT, PLASTER OR OTHER LIQUID OR SOLID EXCESS OR WASTE CONSTRUCTION MATERIAL OR WASTEWATER SHALL BE DUMPED ON GROUND OR IN A GRATE BTWN. DRIPLINE & BASE OF TREE OR UPHILL FROM ANY TREE WHERE SUBSTANCE MAY REACH ROOTS THRU LEACHING.
8. OWNER/CONTRACTOR SHALL ERECT PROTECTIVE BARRICADE AROUND ALL TREES ON SITE PER DETAIL (2).
9. WHEREVER CUTS IN GROUND NEAR TREE ROOTS ARE MADE MEASURES SHALL BE TAKEN TO PREVENT EXPOSED SOIL FROM DRYING & CAUSING DAMAGE TO TREE ROOTS.
10. TRIMMING CUTS TO CONFORM TO ARBORCULTURAL STANDARDS & BE MADE ALONG BRANCH BARK RIDGE.
11. EARTH SURFACES WITH DRIPLINE OF ANY TREE SHALL NOT BE COMPACTED. ALL EQUIPMENT MATERIAL & SOIL STORAGE TO BE BEYOND DRIPLINE.
12. PRIOR TO START OF CONSTRUCTION/DEMOLITION, OWNER/CONTRACTOR TO SPRAY (OR HAVE CERTIFIED APPLICATOR) SPRAY LOWER SIX FEET OF ALL PINE TREE TRUNKS W/ A PESTICIDE APPROVED BY THE CA. DEPT. OF FOOD & AGRICULTURE FOR THE TREATMENT OF BARK BEETLES.
13. OWNER IS RESPONSIBLE FOR CARE OF TREES THAT ARE TO REMAIN ON SITE. TREATMENT OF BARK BEETLES AS PER DIRECTOR OF FOREST, PARKS & BEACH IS REQUIRED. CITY STAFF MAY PERFORM BARK BEETLE TREATMENT IF REQUESTED IN WRITING BY OWNER. OWNER WILL BE CHARGED AN AMOUNT EQ. TO COST OF TIME, EQUIPMENT & MATERIALS UTILIZED BY CITY FOR THE TREATMENT.
14. FAILURE TO PROTECT OR MAINTAIN TREES ON CONSTRUCTION/DEMOLITION SITES IS A VIOLATION OF MUNICIPAL CODE & GROUNDS FOR SUSPENSION OF BUILDING PERMIT.

PROTECTION OF TREES TO BE PLANTED

1. TREES REQUIRED TO BE KEPT & THOSE REQUIRED TO BE PLANTED AS A CONDITION OF TREE REMOVAL PERMIT APPROVAL SHALL BE MAINTAINED ACCORDING TO ACCEPTED ARBORCULTURAL PRACTICES FOR A MIN. OF FIVE YEAR FROM THE COMPLETION OF CONSTRUCTION OR THE DATE THAT THE TREE IS PLANTED.
2. AT NO TIME SHALL REQUIRED PLANTED TREES BE MOVED WITHOUT THE ISSUANCE OF A VALID PERMIT.
3. NOTHING SHALL BE DEEMED TO REPLACE OR REVOKE ANY REQUIREMENTS FOR SAFEGUARDING OF TREES STATED IN THE CITY OF CARMEL MUNICIPAL CODE OR ORDINANCES.



① RAIN GARDEN DETAIL
NO SCALE



② TREE PROTECTION FENCE
(TO BE INSTALLED PRIOR TO DEMOLITION)

LANDSCAPE KEY

○ (E) INDICATES EXISTING TREES TO REMAIN

TREES

○ (N) 15 GAL. QUERCUS AGRIFOLIA (COAST LIVE OAK) REPLACEMENT TREE

SHRUBS

⊗ (N) 10 GAL. CEANOTHUS SP. (WILD LILAC)

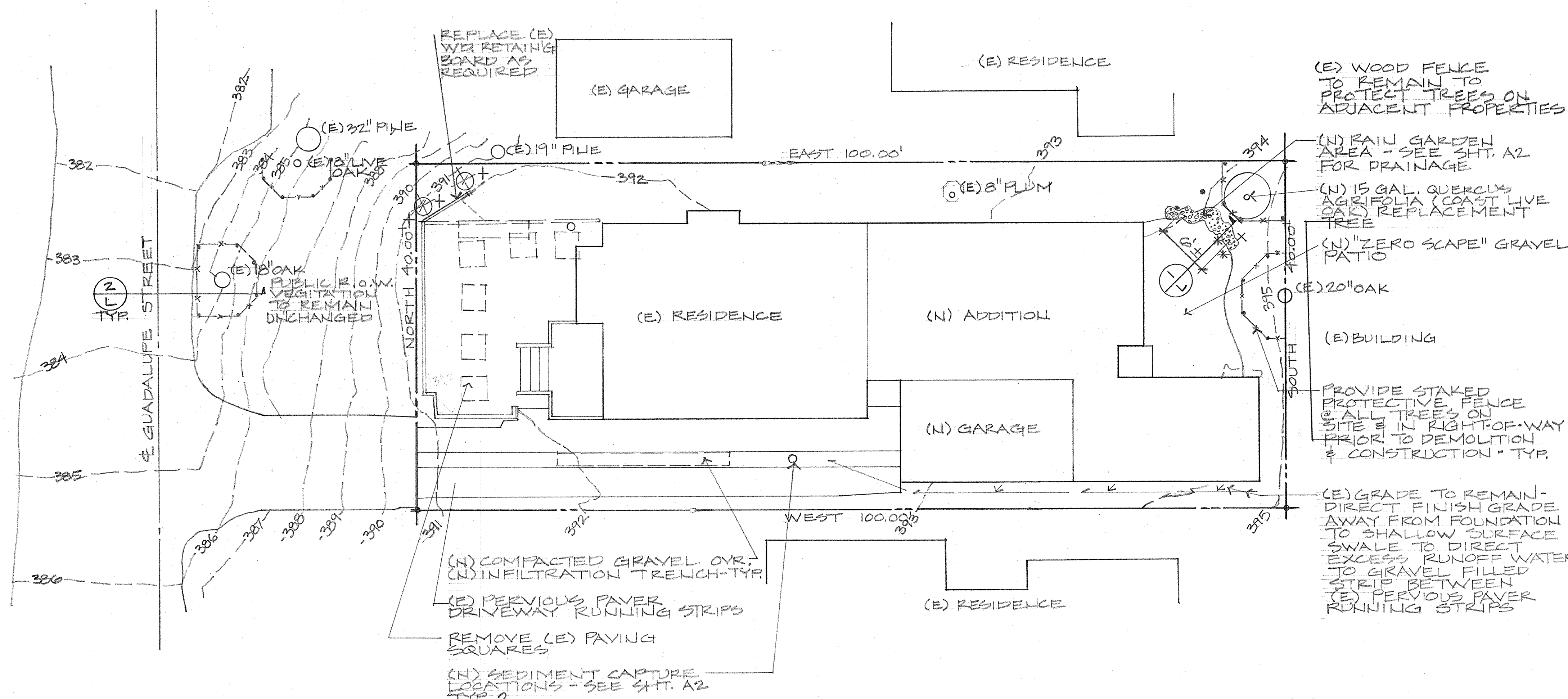
• INDICATES EXISTING FERNS TO REMAIN

GRASSES

* (N) 5 GAL. STIPA FULCHRA (PURPLE NEEDLEGRASS) OR EQ.

X (N) 5 GAL. PENNISTETUM SETACEUM (MOUNTAIN GRASS) OR EQ.

+ (N) 5 GAL. HELICOTRICHON SEMPERVIRENS (BLUE OAT GRASS) OR EQ.



LANDSCAPE PLAN

REVISIONS
NEW SHEET
1/5/24

TERRI L.N. FISHER

ARCHITECT
LICENSE NO. 014038
SANTA CRUZ, CA 95060

DES. MIRACLES L.N.

PROJECT

FORTUNE/LEDBETTER
FAMILY HOME

OWNERS: KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

DRAWN BY

F

DATE

JAN. 5, 2024

SCALE

NOTED

SHEET

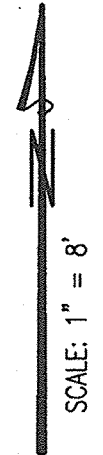
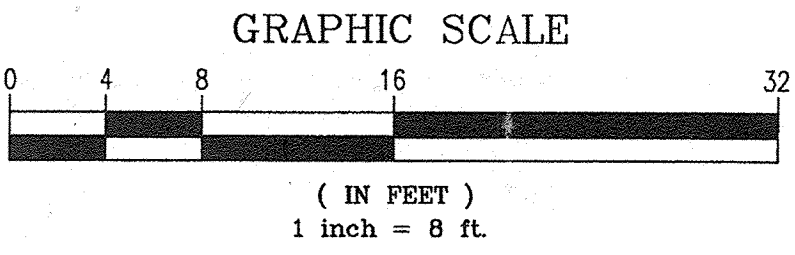
L

NOTES:

- 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.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
- ELEVATIONS SHOWN ARE BASED ON NAVD-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 = 392.23'.
- TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
- DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 5207". UNLESS OTHERWISE NOTED.
- ANY SUBSEQUENT USE OF THIS SURVEYING DATA MUST INCLUDE THIS NOTE:
THE BOUNDARY AND SURVEYING DATA SHOWN WAS FURNISHED BY MONTEREY BAY ENGINEERS, INC., AND THAT FIRM IS NOT RESPONSIBLE FOR ANY REVISIONS. THE ORIGINAL WORK WAS SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.

LEGEND:

.....	FENCE LINE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FFTH	FINISHED FLOOR AT THRESHOLD
GM	GAS METER
HB	HOSE BIB
K	OAK
P	PAVERS
SSCO	SANITARY SEWER CLEAN OUT
T	TREE, SPECIES NOT SPECIFIED
WM	WATER METER
WH	WATER HEATER SHED
WV	WATER VALVE



10/26/2022

TOPOGRAPHIC SURVEY

OF
LOT 6, BLOCK 41
CARMEL CITY
VOLUME 1, CITIES & TOWNS, PAGE 52

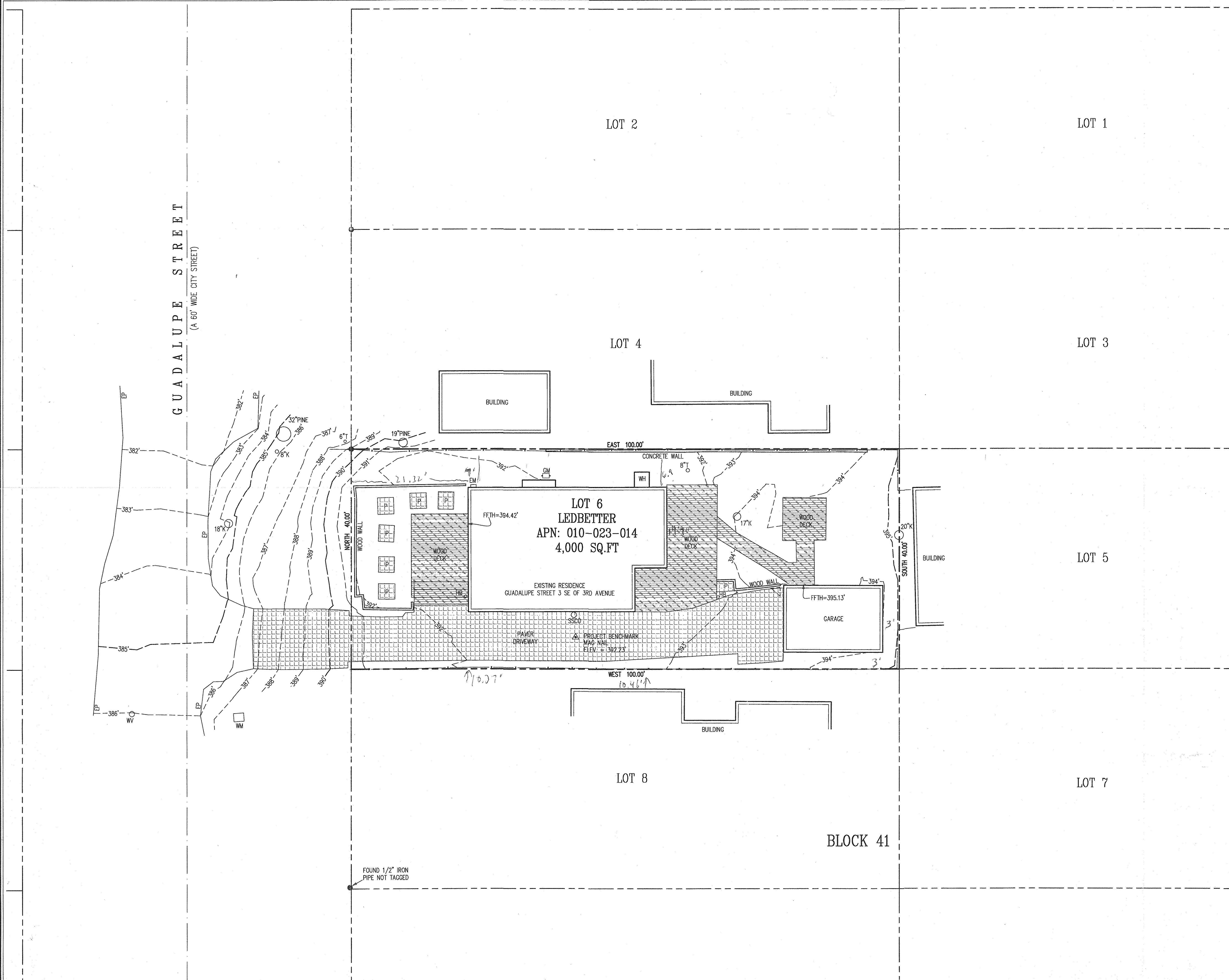
CITY OF CARMEL-BY-THE-SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

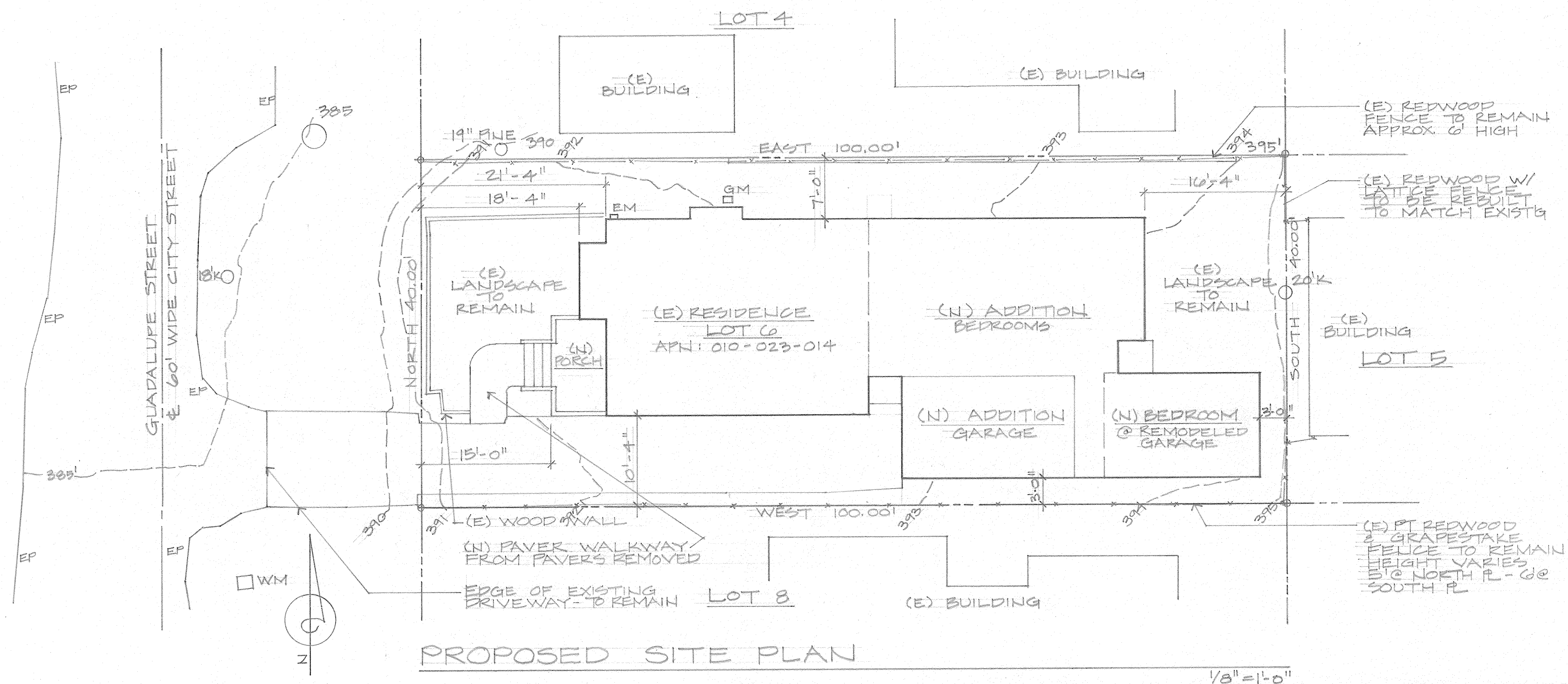
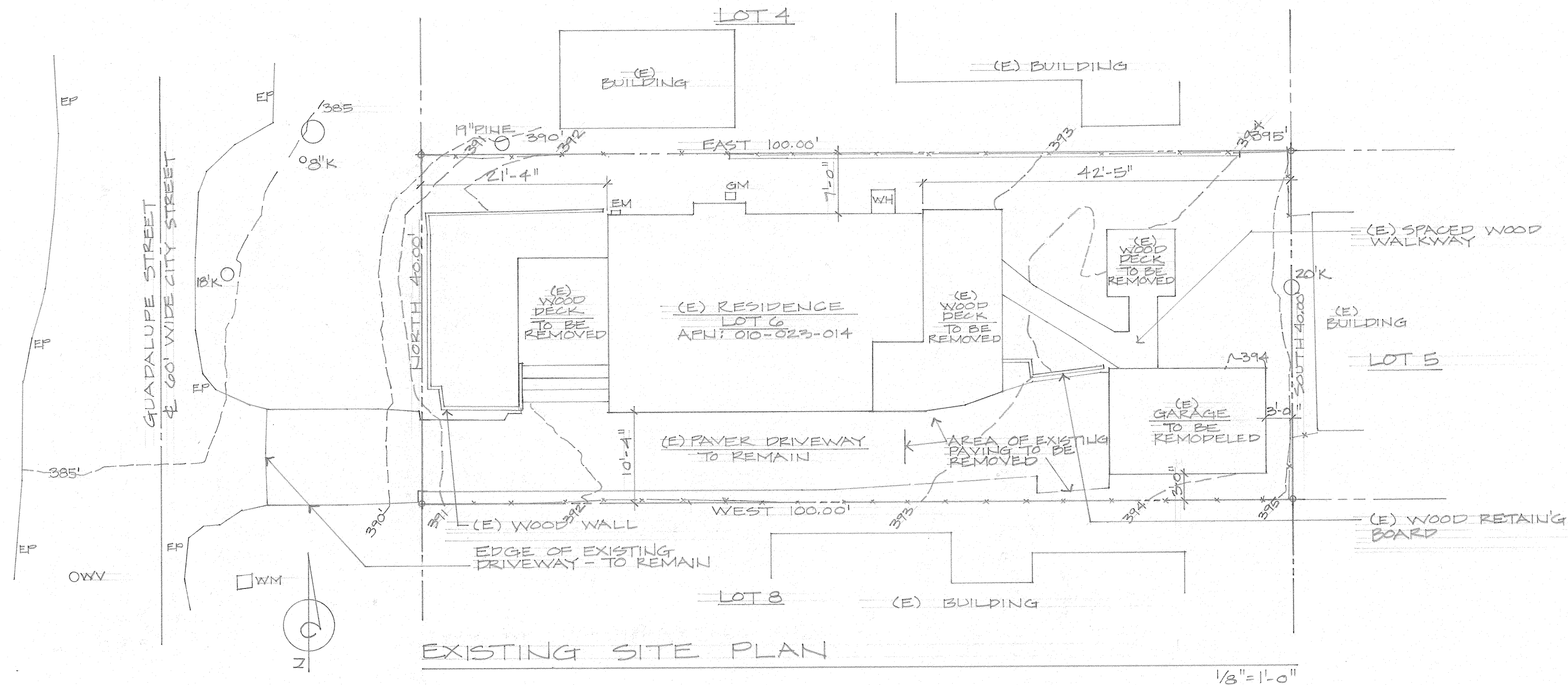
PREPARED FOR
DAVE FORTUNE

BY
MONTEREY BAY ENGINEERS, INC.
CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

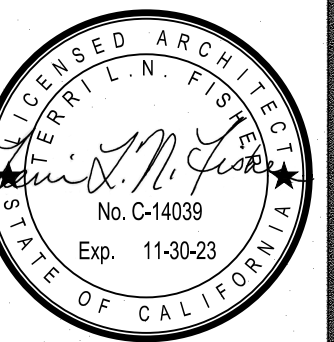
SCALE: 1" = 8' JOB No. 22-103 OCTOBER 2022

FIELD: MAL & AL DRAWN BY: AL





TERRI L.N. FISHER
 ARCHITECT
 LICENSE NO. C14039
 SANTA CRUZ, CA 95060



PROJECT
 KAJA & DAVID FORTUNE
 P.O. BOX 682
 CARMEL, CA 93921

OWNERS:
 FORTUNE/LED BETTER
 FAMILY HOME

DRAWN BY
 T

DATE
 AUG. 25, 2023

SCALE
 1/8" = 1'-0"

SHEET

A1

DRAINAGE REQUIREMENTS

PER SOG 17-07 PRIVATE STORMWATER DRAINAGE SYSTEMS

DRAINAGE FROM DOWNSPOUTS & PAVED AREAS TO BE DIRECTED TO LANDSCAPE AREAS & COLLECTED IN FRENCH DRAINS &/OR SUBGRADE PIPE COLLECTORS & CONVEYED TO INFILTRATION TRENCHES & RAIN GARDEN

LANDSCAPE & PERVIOUS DRIVEWAY AREA AT LEAST 50% OF CONTRIBUTING IMPERVIOUS SURFACE

RUNOFF TO BE DIRECTED AWAY FROM BUILDING FOUNDATIONS

RUNOFF TO BE DISPERSED THROUGHOUT SITE & DIRECTED TO INFILTRATION TRENCHES & RAIN GARDEN BMPs

SWALES & PING SYSTEMS TO DIRECT RUNOFF TO INFILTRATION BMPs

RAIN GARDEN TO BE DESIGNED PER BAY AREA STORMWATER MANAGEMENT ASSOC. (BASMAA) RAIN GARDENS STORMWATER CONTROL FOR SMALL PROJECTS

INFILTRATION TRENCHES MUST HAVE SEDIMENT CAPTURE TRAP AHEAD OF TRENCH

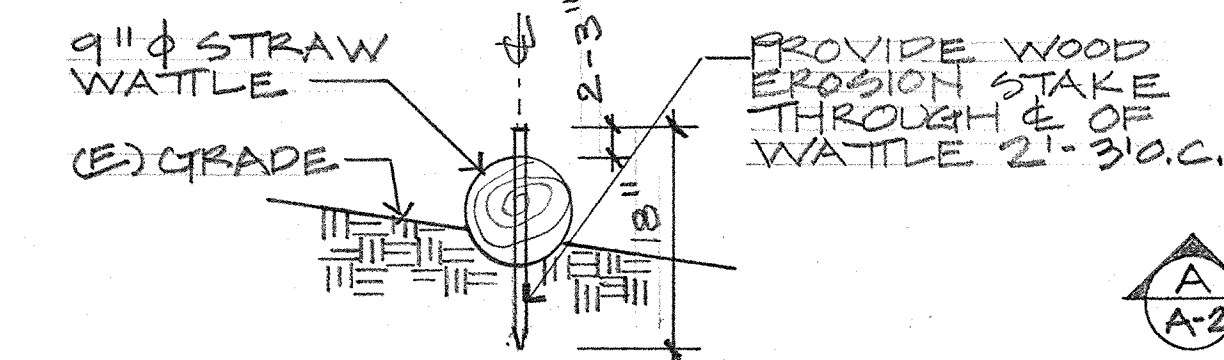
INFILTRATION TRENCHES SHALL BE MIN. 24" WIDE X 4' LONG X 3' DEEP IN ACCORDANCE W/ TYP. INFILTRATION TRENCH DESIGN BELOW

TRENCH AGGREGATE TO HAVE A MIN. VOID VOLUME OF 30%

LONGITUDINAL SLOPE OF TRENCH NOT TO EXCEED 3%

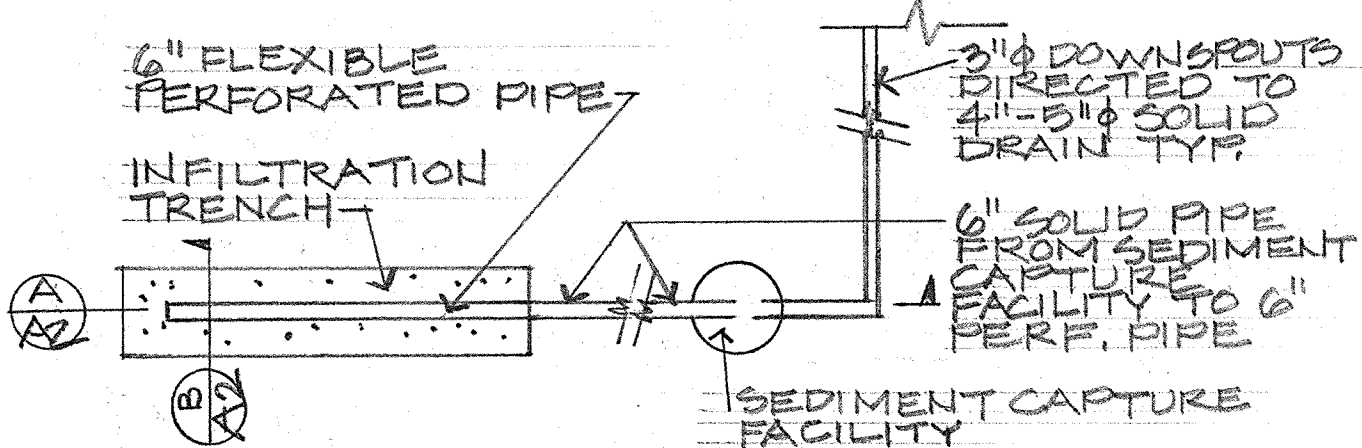
INFILTRATION FEATURES TO BE 6' FROM PROPERTY LINES & TOP OF SLOPE & 3' FROM PUBLIC R.O.W.

OVERFLOW TO BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES

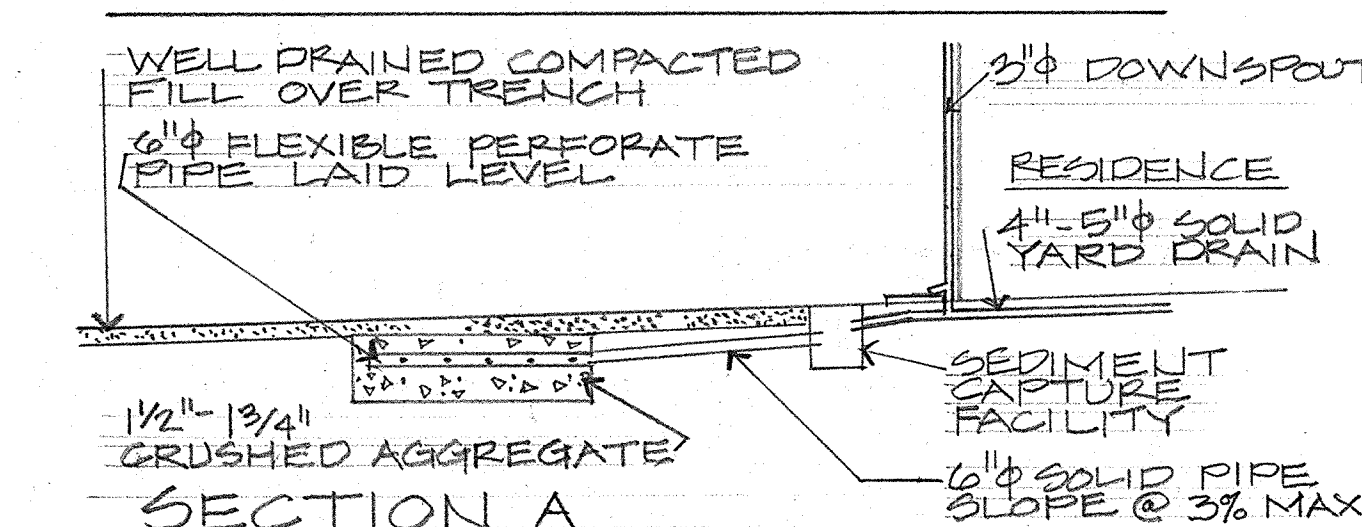


STRAW WATTLE INSTALLATION DETAIL

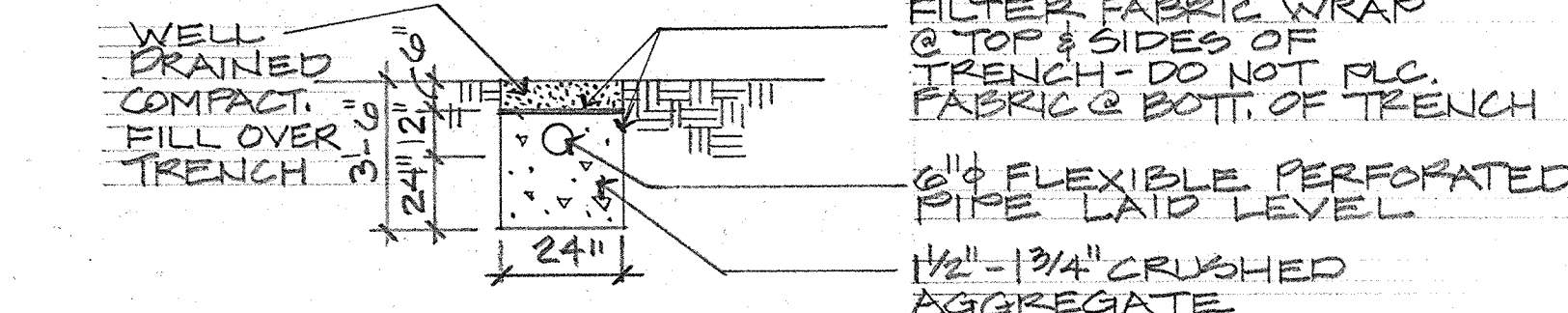
3/4" = 1'-0"



PLAN VIEW



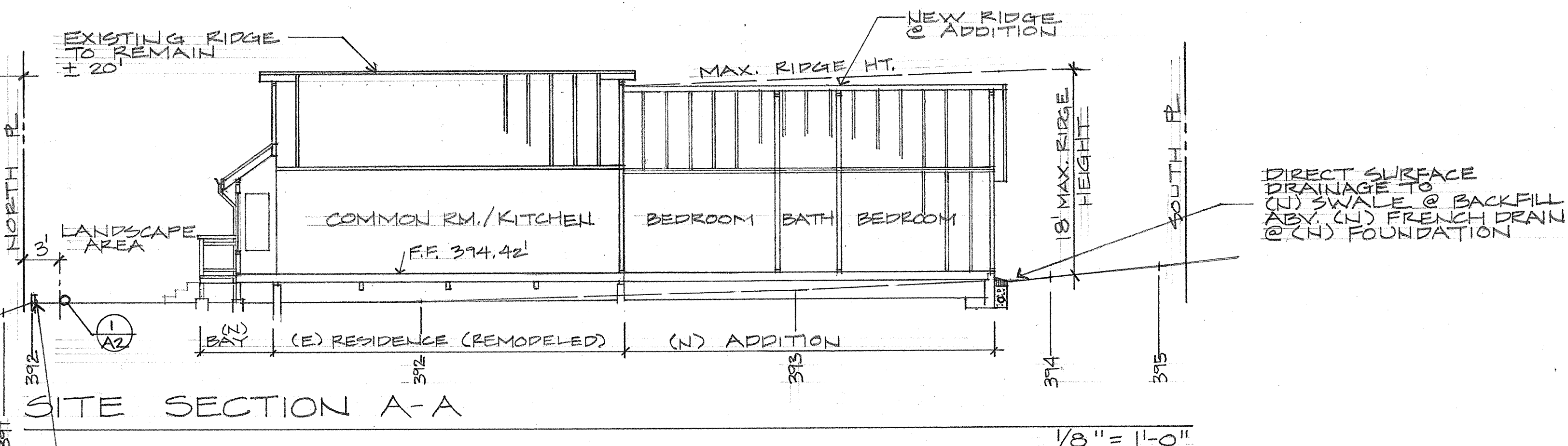
SECTION A



SECTION B

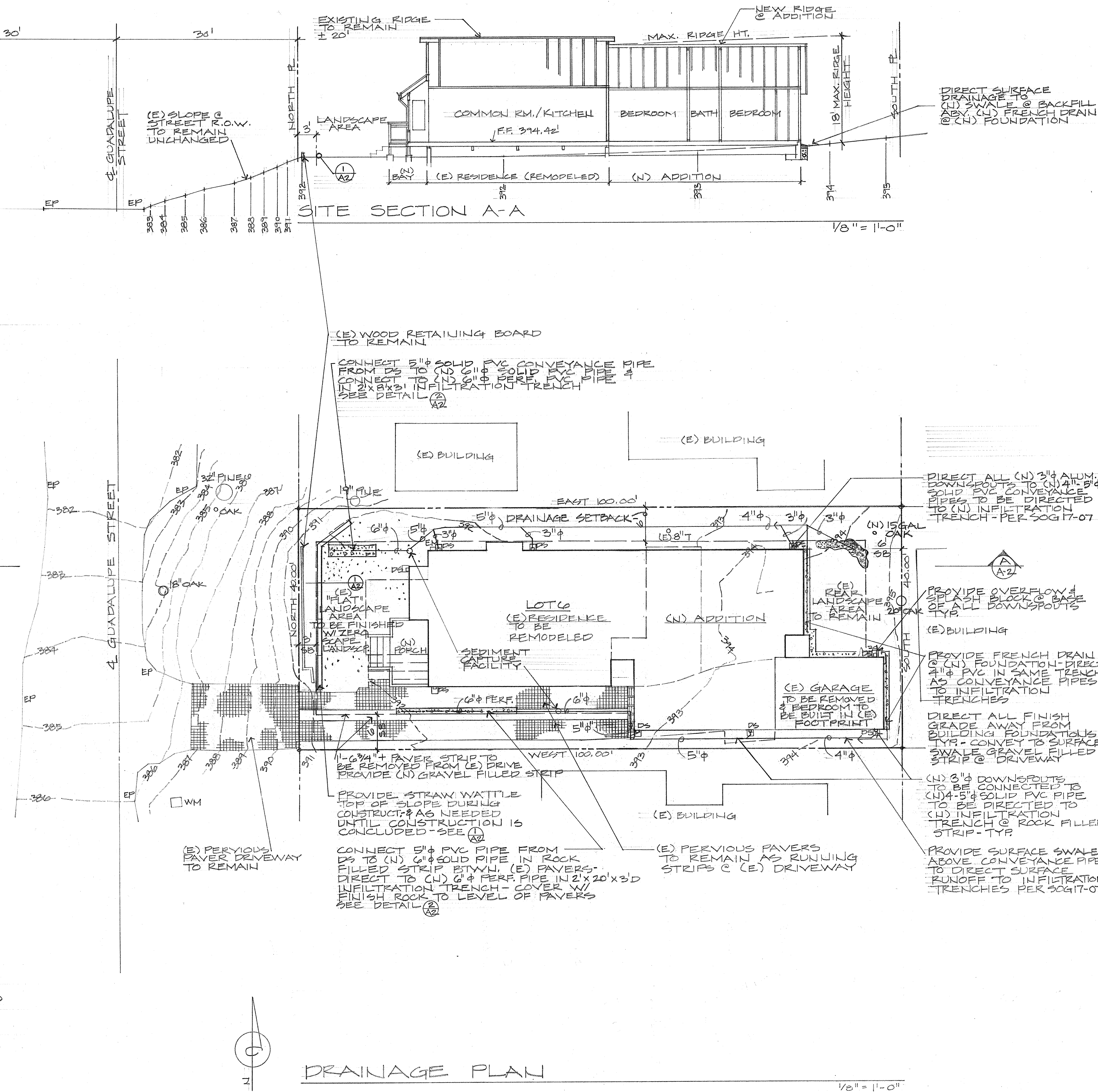
PERSCRIPTIVE INFILTRATION SYSTEM

NO SCALE



SITE SECTION A-A

1/8" = 1'-0"



DRAINAGE PLAN

1/8" = 1'-0"

REVISIONS
1/5/24 50417.07

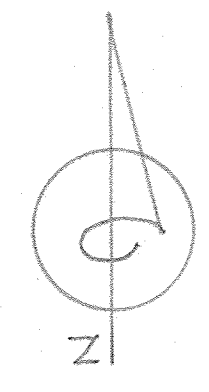
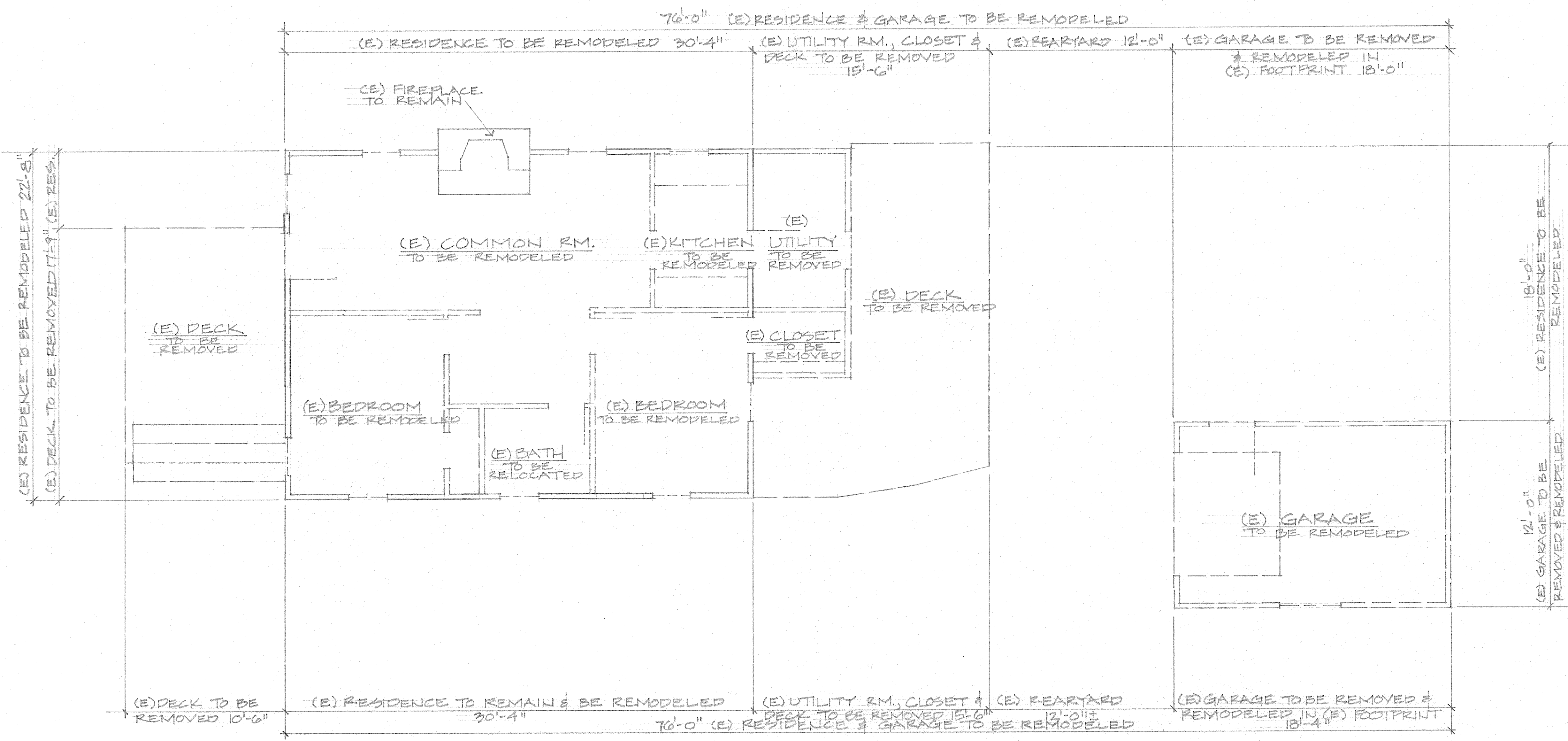
TERRI L.N. FISHER
ARCHITECT
LICENSE NO. C14038
SANTA CRUZ, CA 95060
83 MIRACLE LN.

PROJECT
KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

OWNERS:
FORTUNE/LEDBETTER
FAMILY HOME

DRAWN BY
T
DATE
AUG. 25, 2023
SCALE
1/8" = 1'-0"
SHEET

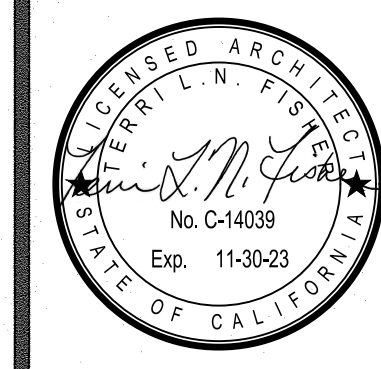
A2



EXISTING FLOOR PLAN / DEMOLITION PLAN

1/4" = 1'-0"

TERRI L.N. FISHER
 ARCHITECT
 LICENSE NO. C14039
 SANTA CRUZ, CA 95060
 (831) 422-5105
 225 MIRACLE LN.



PROJECT
 KAJA & DAVID FORTUNE
 P.O. BOX 682
 CARMEL, CA 93921

OWNERS:
FORTUNE/LEDBETTER
 FAMILY HOME

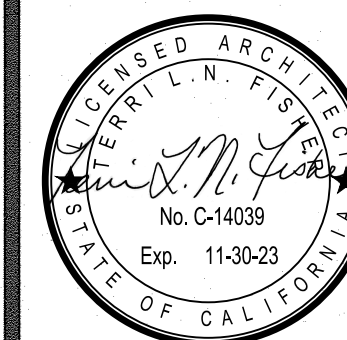
DRAWN BY
 DATE
 AUG. 25, 2023
 SCALE
 1/4" = 1'-0"
 SHEET

A3

TERRI L.N. FISHER

ARCHITECT
LICENSE NO. C-14039
SANTA CRUZ, CA 95060

325 MIRACLE LN.



PROJECT

KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

FORTUNE/LEDBETTER
FAMILY HOME

OWNERS:

DRAWN BY

TF

DATE

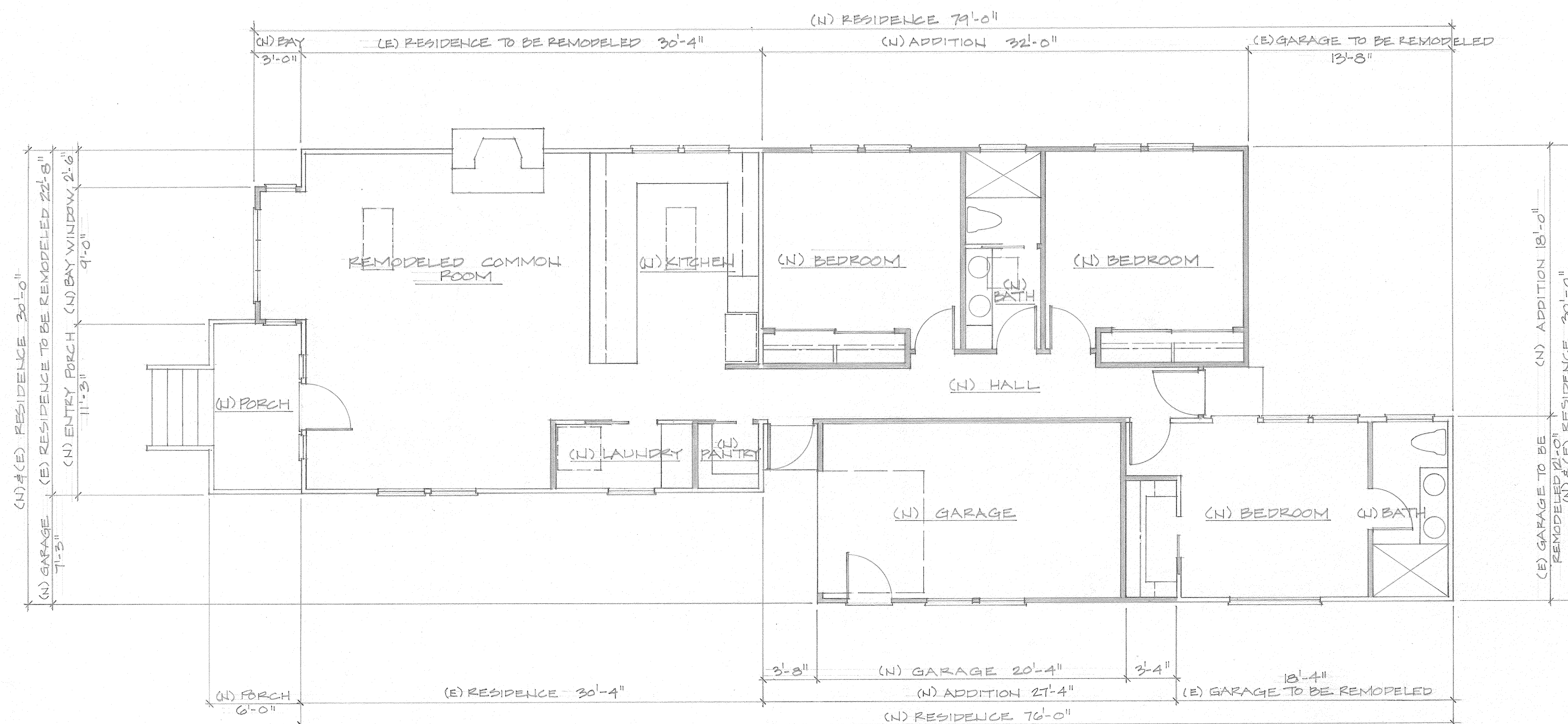
AUG. 25, 2023

SCALE

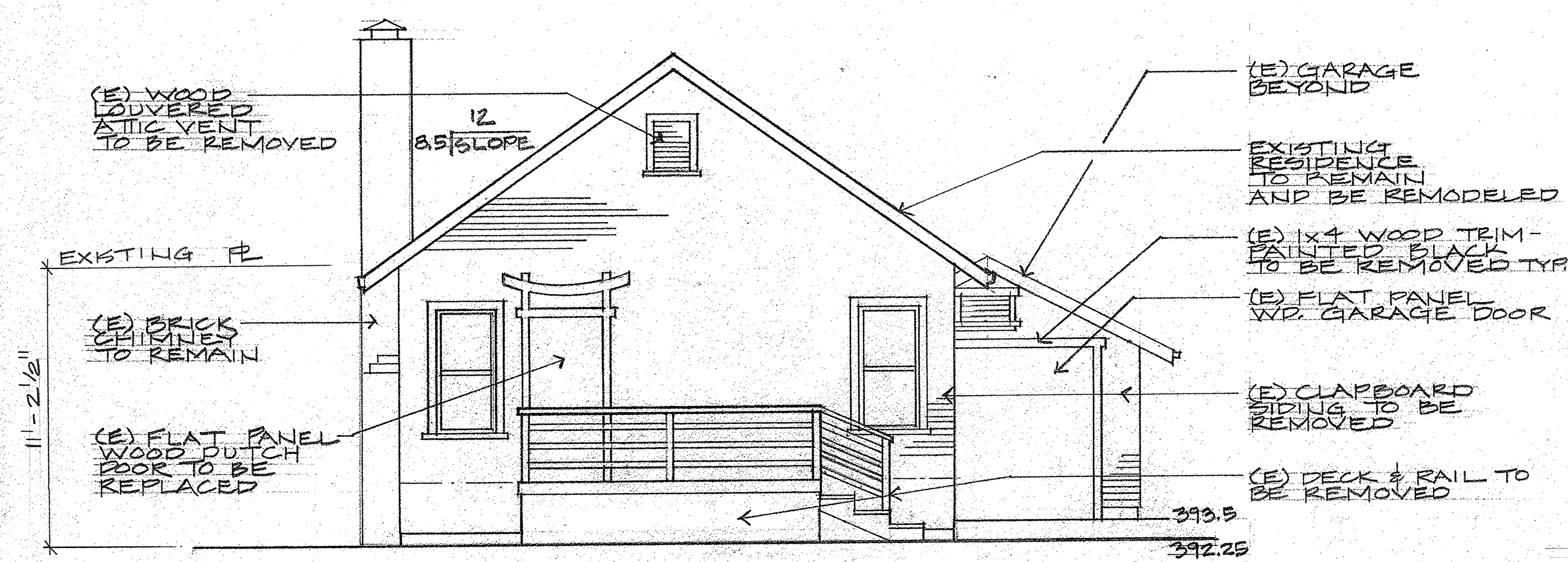
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SHEET

A4

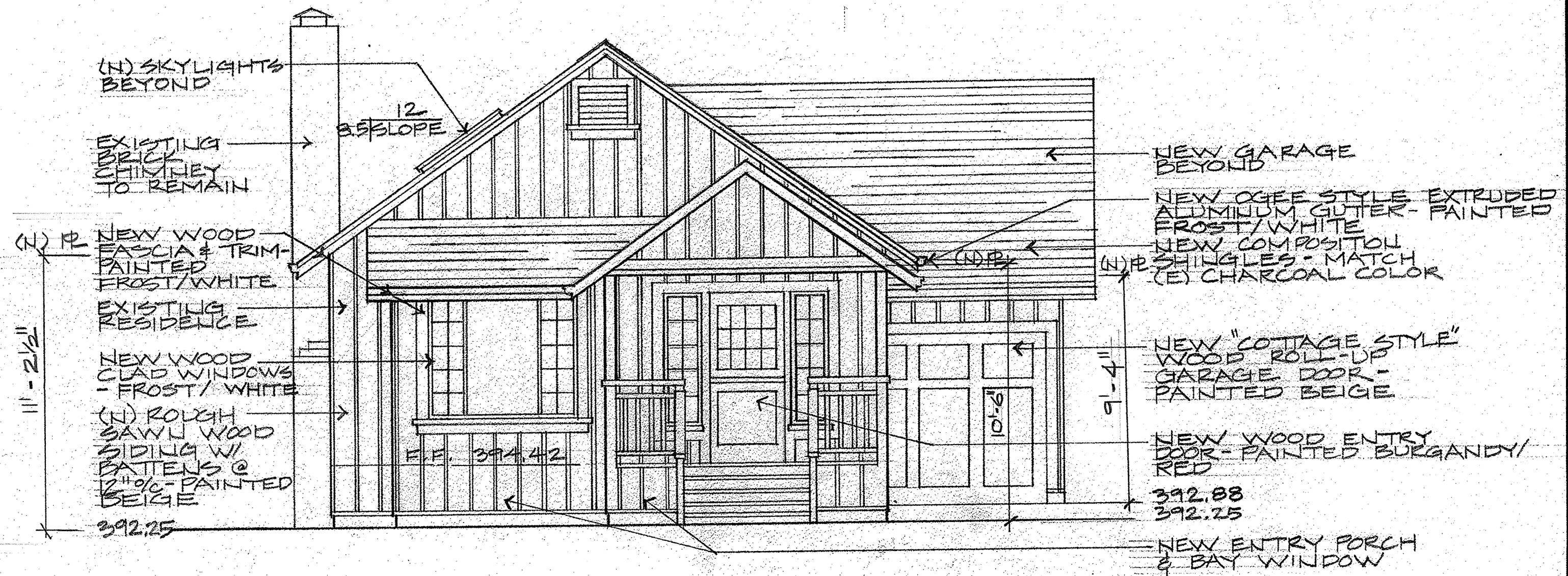


1/4" = 1'-0"



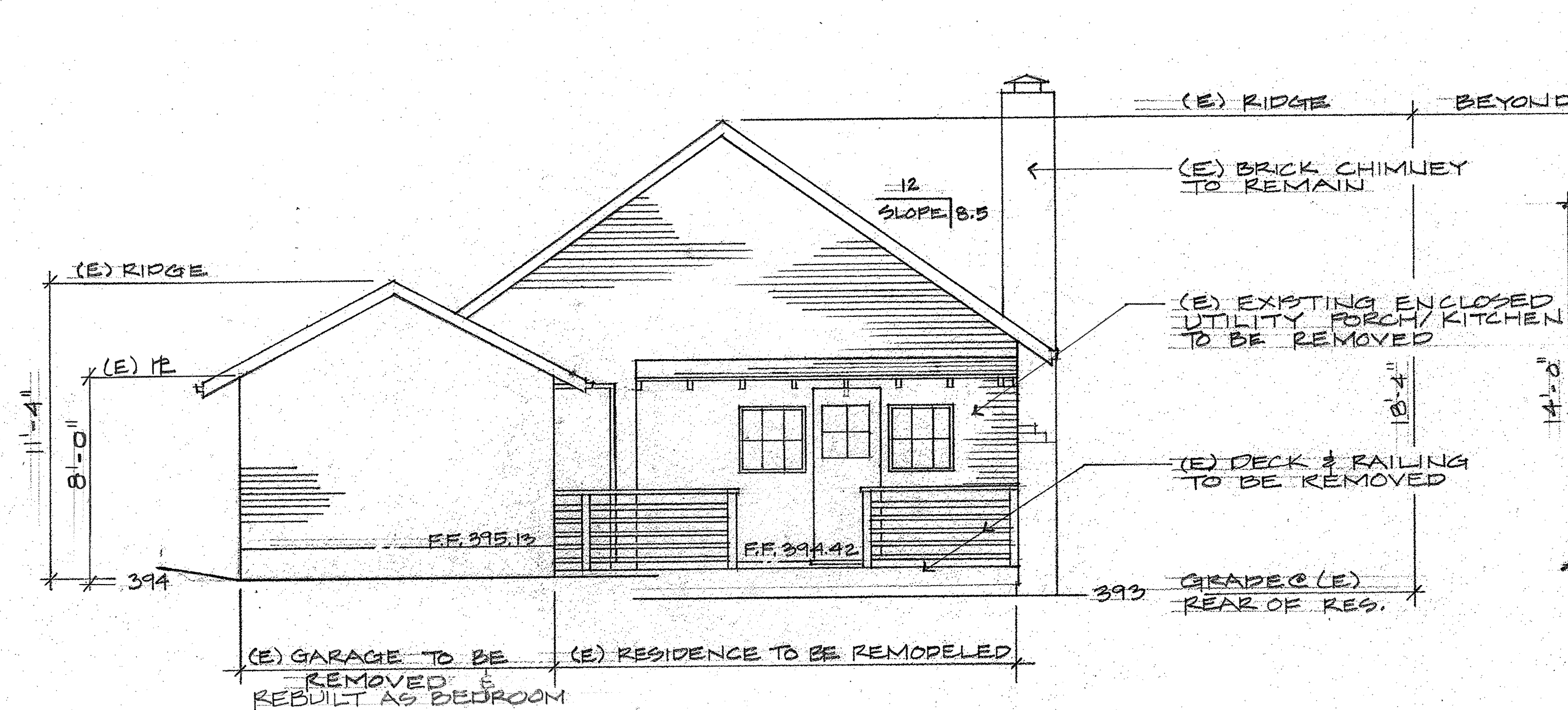
EXISTING
WEST (FRONT) ELEVATION

1/4" = 1'-0"



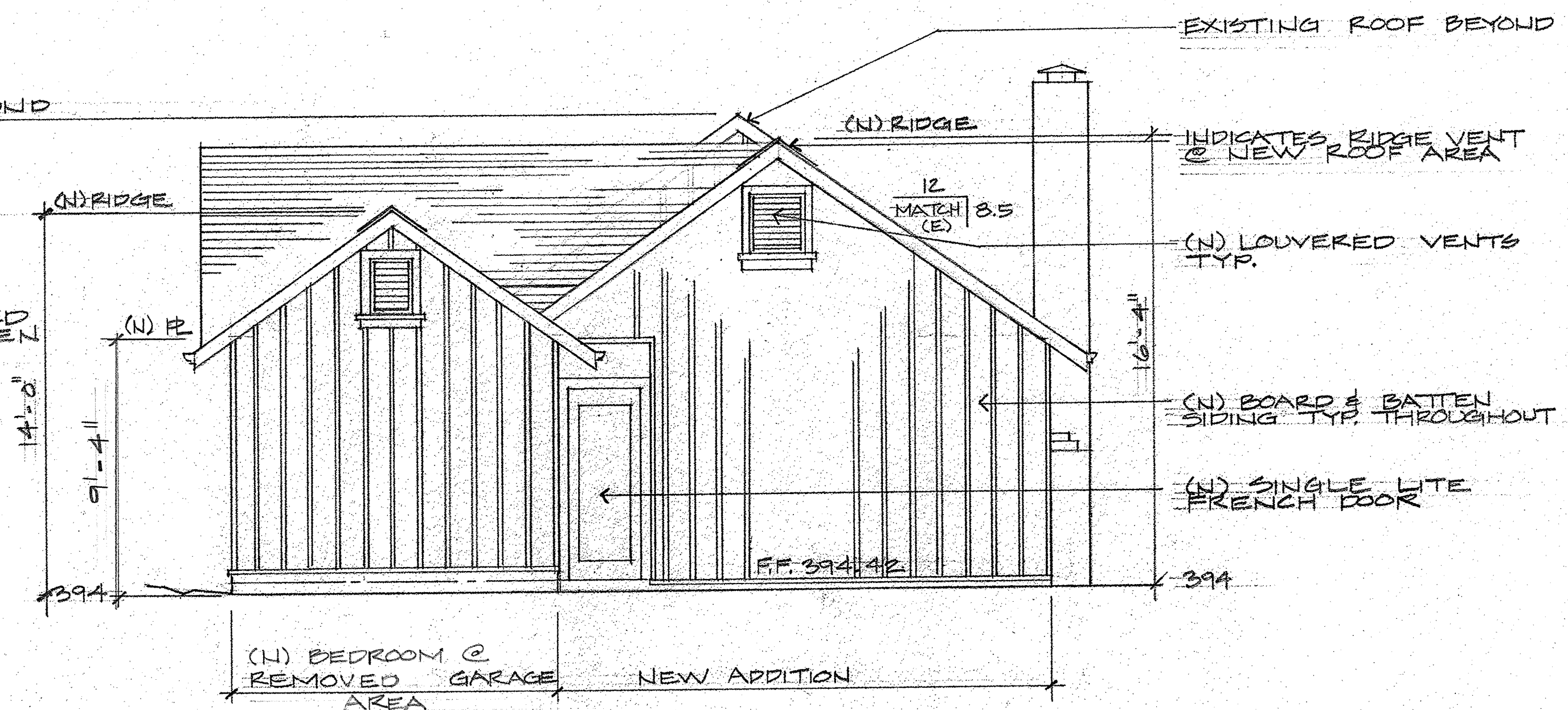
PROPOSED
WEST (FRONT) ELEVATION

1/4" = 1'-0"



EXISTING
EAST (REAR) ELEVATION

1/4" = 1'-0"



EAST (REAR) ELEVATION

1/4" = 1'-0"

TERRI L.N. FISHER

ARCHITECT
LICENSE NO. C14038
SANTA CRUZ, CA 95060

(951) 428-5108
285 MARSHALL LN.
SANTA CRUZ, CA 95060



PROJECT

KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

OWNERS:

**FORTUNE/LEDBETTER
FAMILY HOME**

DRAWN BY

TF

DATE

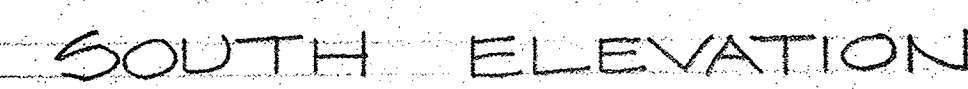
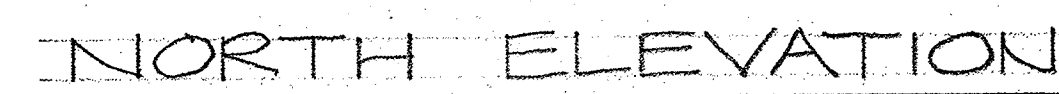
AUG. 25, 2023

SCALE

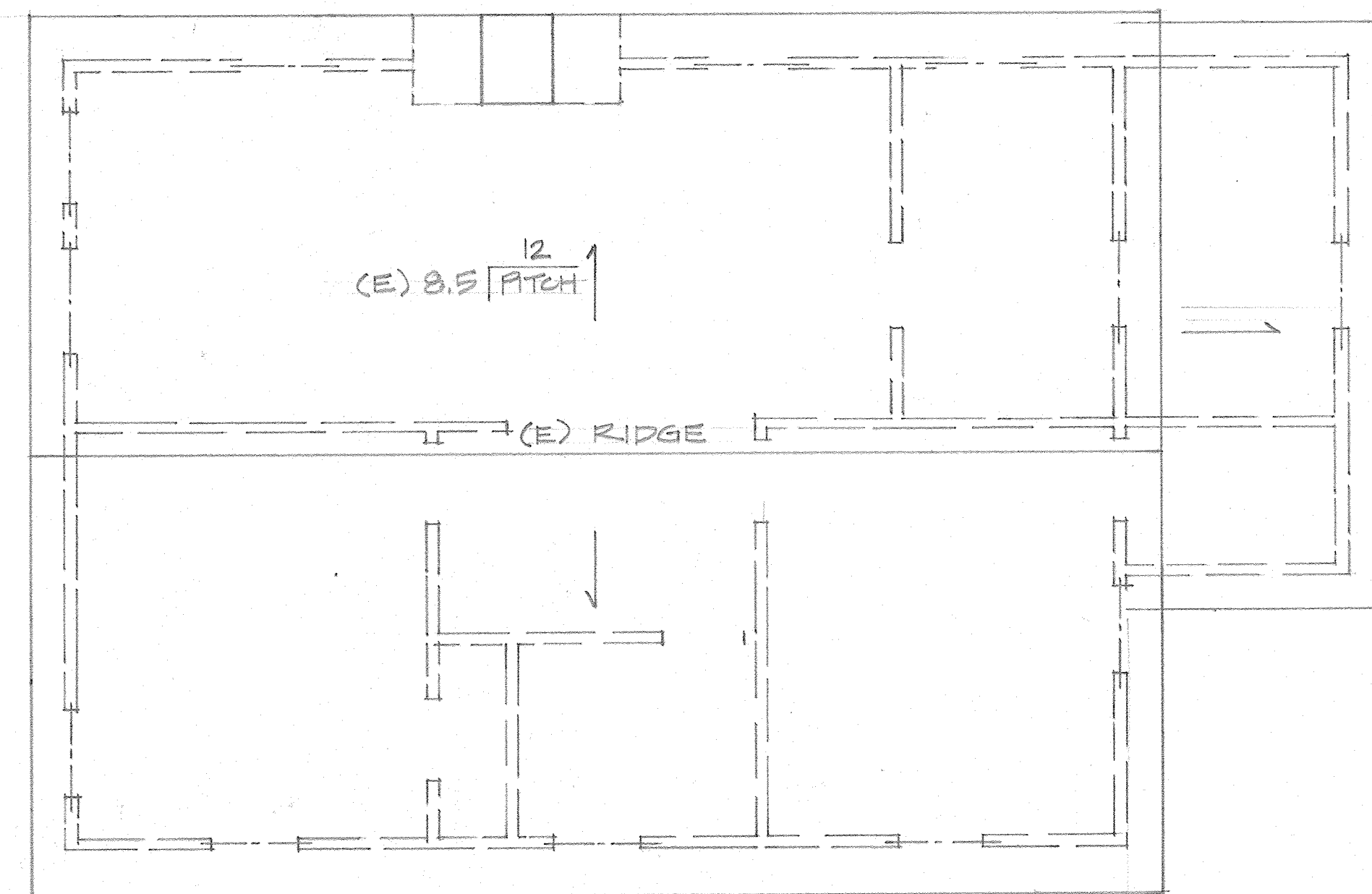
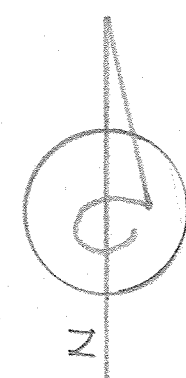
1/4" = 1'-0"

SHEET

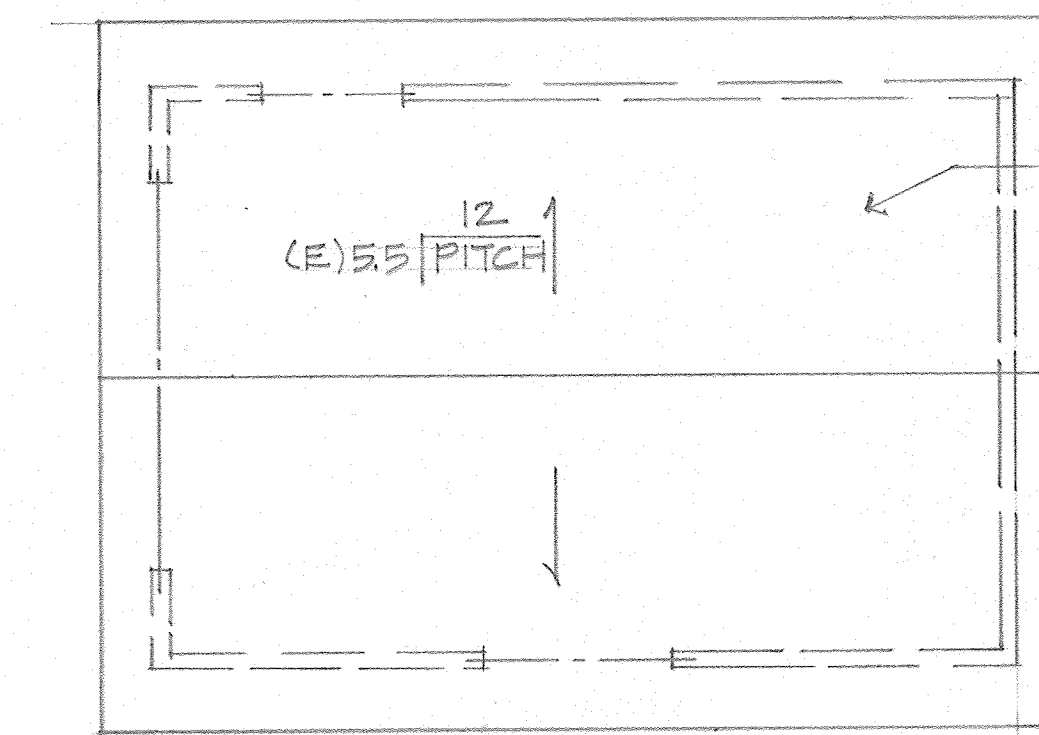
A5



A6

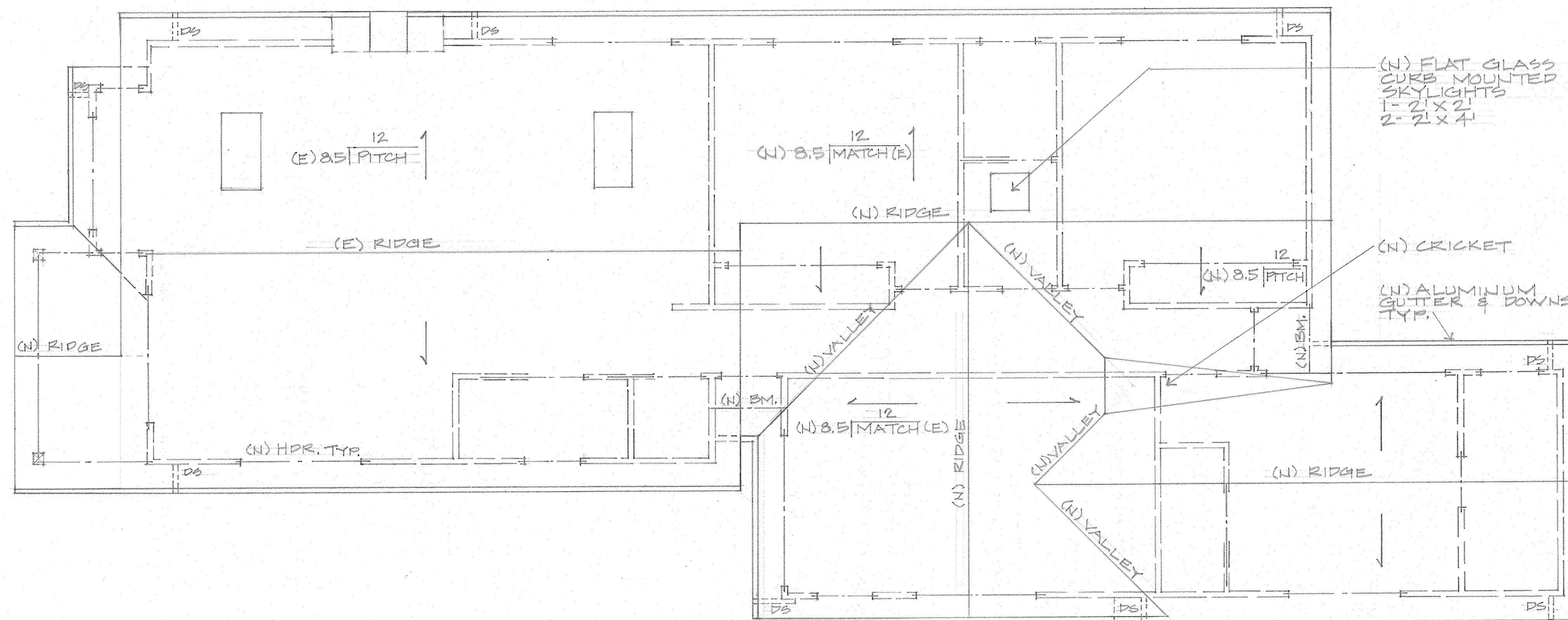
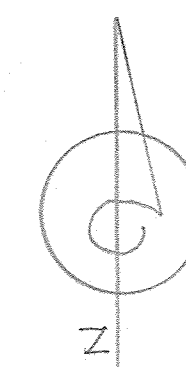


EXISTING ROOF PLAN (RESIDENCE)



(GARAGE)

1/4" = 1'-0"



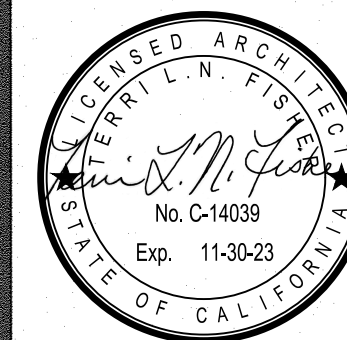
PROPOSED ROOF PLAN

1/4" = 1'-0"

TERRI L.N. FISHER

ARCHITECT
LICENSE NO. C14039
SANTA CRUZ, CA 95060

205 MIRACLE LN.



PROJECT

KAJA & DAVID FORTUNE
P.O. BOX 682
CARMEL, CA 93921

OWNERS:

**FORTUNE/LEDBETTER
FAMILY HOME**

DRAWN BY

F

DATE

AUG. 25, 2023

SCALE

1/4" = 1'-0"

SHEET

A7

EXTERIOR DOORS

DS 23-273 (Fortune) Guadalupe Street 3 southeast of 3rd Avenue

Front door (Dutch door painted Queen of Hearts)



Side and rear door (aluminum clad white to match trim)



WINDOWS

DS 23-273 (Fortune) Guadalupe Street 3 southeast of 3rd Avenue

Windows (aluminum clad white to match trim)



Cross sections of the window

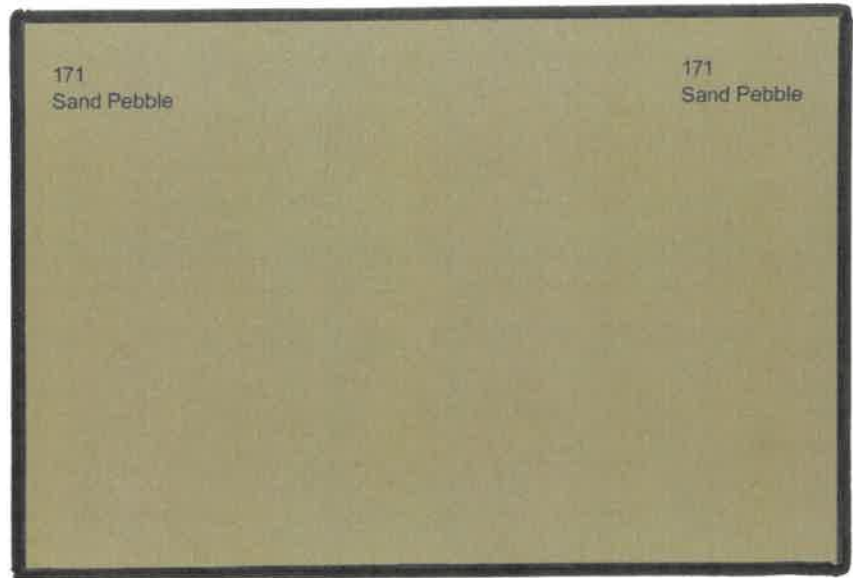


EXTERIOR PAINT COLORS

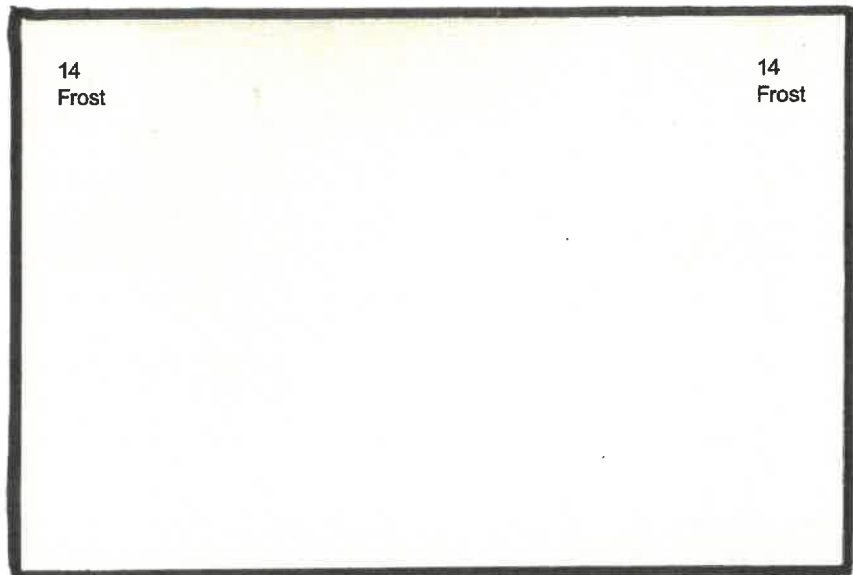
Attachment 3

DS 23-273 (Fortune) Guadalupe Street 3 southeast of 3rd Avenue

Exterior
Body



Exterior
Trim



Front
Door



ACCENT LIGHTING

DS 23-273 (Fortune) Guadalupe Street 3 southeast of 3rd Avenue

25-Watt Equivalent Low Voltage Black Integrated LED Outdoor Surface Mount Deck Light

1001 488 968

LED DECK/STEP LIGHT

BLACK FINISH — METAL CONSTRUCTION

5 YEAR
WARRANTY



Includes Easy-clip
Connector and 12" Wire



Assembled Dimensions
3.7 in W x 3 in H x 2 in D

Dimensiones del
producto ensamblado
9.3 cm AN x 7.6 cm AL x 5 cm PR

3.7 in W
9.3 cm AN

3 in H
7.6 cm AL



LIGHTING PERFORMANCE:
RENDIMIENTO DE ILUMINACIÓN:

2

Watts (Power Consumed)
Watts (Energía consumida)

105

Lumens (Light Output)
Lúmenes (Intensidad de luz)



Intertek

SCAN ME

with The Home Depot App
for more product information.
ESCANÉAME con The Home Depot App
para obtener más información
acerca del producto.

MODEL / MODELO: IYR2601L-2



6 940500 316758

EXTERIOR LIGHTING
DS 23-273 (Fortune) Guadalupe Street 3 southeast of 3rd Avenue

Antique Black Outdoor Wall Mount Sconce with Edison LED Light Bulb			
Details			
Compatible Bulb Type	LED	Damp/Wet Rating	Damp Rated
Durability	Weather Resistant	Exterior Lighting Product Type	Outdoor Sconce
Fixture Color/Finish	Antique Black	Fixture Material	Aluminum
Included	No additional accessories	Indoor/Outdoor	Outdoor
Light Bulb Base Code	E26	Light Bulb Type Included	LED
Light Direction	Down	Max. Bulb Wattage (W)	60
Number of Lights	1 Light	Outdoor Lighting Features	Dimmable
Package Quantity	1	Power Source	Hardwired
Product Size	Medium	Product Weight (lb.)	2.419 lb
Recommended Light Bulb Shape Code	E26	Returnable	90-Day
Sconce Type	Barn	Shade Material	Metal
Shape	Circle	Style	Industrial
Voltage Type	Line Voltage		



SKYLIGHTS

DS 23-273 (Fortune) Guadalupe Street 3 southeast of 3rd Avenue

Electric "Fresh Air" Skylights

Deck-Mounted - VSE

~~Curb-Mounted - VCE~~

Model VSE



Rough opening (W-in. x H-in.)



C08

21 x 54 7/16



KLI 110 Remote



Electric "Fresh Air" Deck-Mounted
No Leak Skylight - VSE



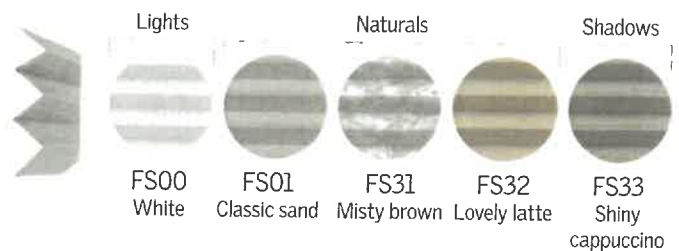
Electric "Fresh Air" Curb-Mounted
No Leak Skylight - VCE

In-stock light filtering - single-pleated blinds

✓ Light dimming
Softens incoming light.

✓ Sleek design
Neat pleats.

Factory-Installed Blinds



ROOFING MATERIAL
DS 23-273 (Fortune) Guadalupe Street 3 southeast of 3rd Avenue

Charcoal Algae Resistant 3-Tab Roofing Shingles

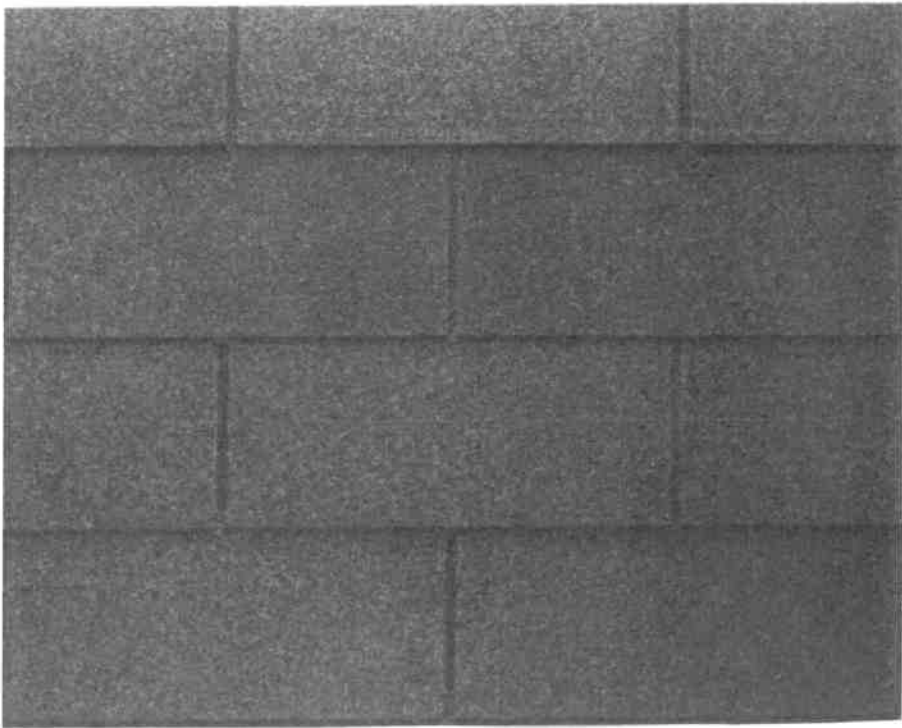
Specifications

Dimensions

Coverage Area (sq. ft.)	33.33 sq. ft.	Product Length (in.)	36 in.
Product Thickness (in.)	2.4 in.	Product Width (in.)	12 in.

Details

Color Family	Black	Color/Finish	Charcoal
Features	Energy Star Rated, High Wind Resistant	Fire Rating (UL 790)	Class A
Material	Asphalt	Number of bundles per 100 sq. ft. (Squares)	3
Number of pieces per bundle	26	Requirements	Attic Ventilation, Underlayment
Roofing Product Type	3-Tab Shingle	Shingle Exposure (in.)	5
Shingle Type	3-Tab Shingle	Warranty	25 Year Limited Warranty
Weight Per Bundle (lb.)	62		



DRIVEWAY

DS 23-273 (Fortune) Guadalupe Street 3 southeast of 3rd Avenue

Existing driveway



Paver 6 inch x 6 inch x 2 inches





Pavers 6 inch x 9 inch x 2 inches





FENCE

DS 23-273 (Fortune) Guadalupe Street 3 southeast of 3rd Avenue

Continue the existing fence along the east side of the property (back)









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

February 13, 2024
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: **DR 23-329 (Minnich):** Consideration of a Track 1 Design Review Referral for the conversion of a commercial rooftop to an accessible roof top deck for use by residential units. The scope of work includes new roof access, new waterproofing, installation of new railings, and installation of a new parapet cap. The project is located at San Carlos Street 2 northwest of 8th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-145-021-000.

Application: DR 23-329 (Minnich)

APN: 010-145-021

Block: 91

Lot: 13 & 15

Location: San Carlos Street 2 northwest of 8th Avenue

Applicant: Christopher Barlow, Architect

Property Owner: MINNICH KRISTIN ANN TR

Executive Summary:

The applicant has submitted a Design Review application for the conversion of the inaccessible roof of a mixed-use building to a useable roof-top deck. Staff has referred this to the Planning Commission as recent applications for roof top decks in the commercial districts have raised concerns due to their potential impacts to adjacent properties.

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1) approving a Track 1 Design Review Referral for the conversion of a commercial rooftop to an accessible roof top deck for use by residential units. The scope of work includes new roof access, new waterproofing, installation of new railings, and installation of a new parapet cap. The project is located at San Carlos Street 2 northwest of 8th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-145-021-000.

Background and Project Description:

The project site is an 8,000 square foot building site located on San Carlos Street 2 northwest of 8th Avenue in the Residential and Limited Commercial (RC) Zoning District. The structure was developed as a commercial structure; however, a building permit was issued in February 2023 for the conversion of the second-floor office spaces to be converted into three apartments (permitted density –no use permit or Design Review required). Additional subsequent Design Review and building permit revisions have been submitted since the initial permit issuance for minor exterior changes such as window additions and replacements, water proofing, and skylight additions. At the time of writing this report, one apartment has been completed and the two additional apartments are planned to be completed later during the on-going construction.

The applicant has submitted a Design Review Application for the addition of roof top deck. The deck is proposed to be converted from within the existing boundary of the parapet of the existing roof of the structure. The property owner, who is also a tenant of one of the units, has indicated to staff the deck is intended to be used by the property owner and their family and friends. Additionally, any future residential tenants would potentially have access too in addition to regular access provided to maintenance personnel. The deck is not intended to be used by commercial tenants or be accessed by the public. The roof deck would be accessed via a new staircase accessible from the 2nd level of the building through a locked gate and would be split into two areas: a “waterproof deck” and a “pedestal paver deck” (as described on the plans).

The waterproof deck is proposed to be 213 square feet, would serve as a utility area, and does not appear to serve any amenity or recreational function. While not the primary programming space of the deck, access still does appear to be provided through a small door. A new 6” tall railing would be installed above the existing parapet wall.

The pedestal paver deck (“paver deck”) is proposed to be 545 square feet, would serve as the primary programming area on the roof. A platform would be built-up approximately 1’2” above the existing walking surface of the roof and finished with concrete pavers and a new 1’8” cable railing guard rail would be installed on top of the existing parapet wall.

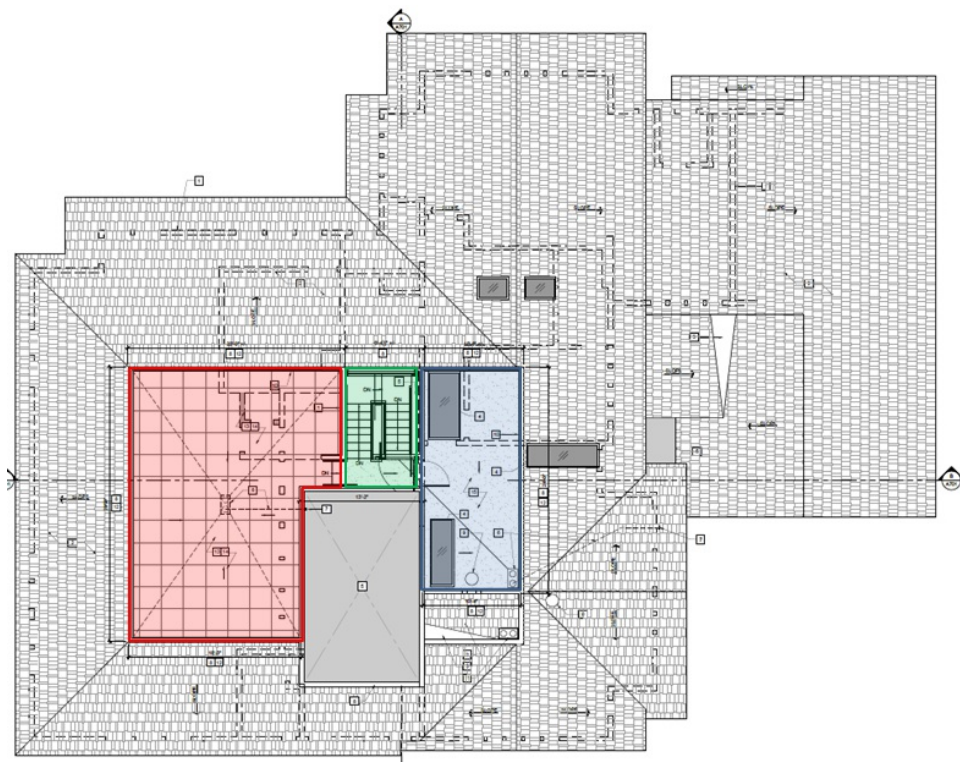


Figure 1. Proposed roof deck area. **Red** area is the pedestal paver deck (“paver deck”); **Green** area is the stair and circulation area; **Blue** area is the maintenance area.

While minimal exterior changes to the building are proposed, staff has referred this application to the Commission as the Commission has reviewed prior requests to roof top decks within the commercial districts closely as decks have been seen as site amenities that have the potential to negatively affect adjacent property owners and tenants. While past requests for similar amenities have been limited, requests for these features have generally been requested as part of a larger development project that was already before the Commission for other associated work and not as an application for a standalone roof deck. As this is a standalone application for a roof deck, this referral is intended to allow the commission to provide direction on the subject application, as well as policy direction regarding applications for standalone roof decks in the commercial districts.

Staff Analysis:

The municipal code and the Commercial Design Guidelines are silent on roof top decks in the commercial districts. In the past, the Commission has expressed concerns regarding the inclusion of a large roof deck that would be accessible to all tenants of a building siting that it would create privacy impacts (visual and noise) to neighbors. On both residential (mixed-use) and wholly commercial projects, the commission has reviewed roof top decks closely to ensure their inclusion does not impact adjacent property owners and/or tenants. In the past, projects with roof top decks have been required to either remove the deck from the scope of work entirely, or have been conditioned by the Commission to include design features that would minimize impacts to adjacent properties (ex. built-in features that would reduce the size of the deck area, screening features, etc.).

As indicated by the property owner, the subject rooftop deck is intended for private use by the property owner, and potentially made available to the tenants of the two additional future residential units. In discussion with the city’s Building Official, the maximum occupancy of the roof deck would be ten (10) persons due to the regulations outlined in the California Building Code (2022 CBC Section 1006.3).

Staff also surveyed the immediate area from the ground. Story poles were installed on-site to illustrate the height(s) of the new railing and the story poles were minimally visible from the adjacent right-of-ways (primarily from the rear when viewed near 8th Avenue and Dolores Street but are not visible from the front of the building on San Carlos Street) and could be seen from neighboring properties. Nearly all of the adjacent properties are mixed-use or residential developments, however, as staff was only able to assess the project from ground level (the roof is currently inaccessible) the immediate impacts to the adjacent residential units is not fully known. However, the proposed roof deck generally sits above (higher than) the proposed residential units and is located within a hipped roof form inside of a parapet wall and therefore any direct line of sight is obstructed or distant. Additionally, access to the deck from one (1) to three (3) residential units and a ten (10) person occupancy capacity minimizes the potential for adverse impacts to adjacent owners/tenants. At the time of writing this report, staff has not received any correspondence on the project.

Refer to Attachment 2 for Figures #2-#5

Based on the limited occupancy capacity and limited number of potential persons whom can access the roof as well as the central location on the roof that is screened by the hipped roof forms, staff recommends approval of the proposed roof deck. Notwithstanding this recommendation, staff has included a number of Conditions of Approval regarding the use and appearance of the proposed deck to ensure consistency with the zoning code, building code, and applicable Commercial Design Guidelines, such as requirements

pertaining to lighting, materials, and capacity. These conditions have been included as Conditions of Approval #16-#19 listed in Attachment 1.

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. The project consists of converting the roof of an existing mixed-use building to a usable roof deck limited to the use of the residential units. The project does not change the existing or former use of the property as a mixed-use development 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 2 - Deck Narrative

Attachment 3 - Site Photos

Attachment 4 - Project Plans



Deck Narrative

Kristin Minnich [REDACTED]

Thu, Feb 1, 2024 at 3:42 PM

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

Cc: Chris Barlow [REDACTED]

Hi Evan,

The deck is intended to be used by myself and my family and friends. Also, any future residents would potentially have access too. Maintenance people (cleaning skylights) would also need access. There will be a locked gate at the bottom of the new stairwell.

Please let me know if you have any questions.

Thank you,
Kristin

[Quoted text hidden]

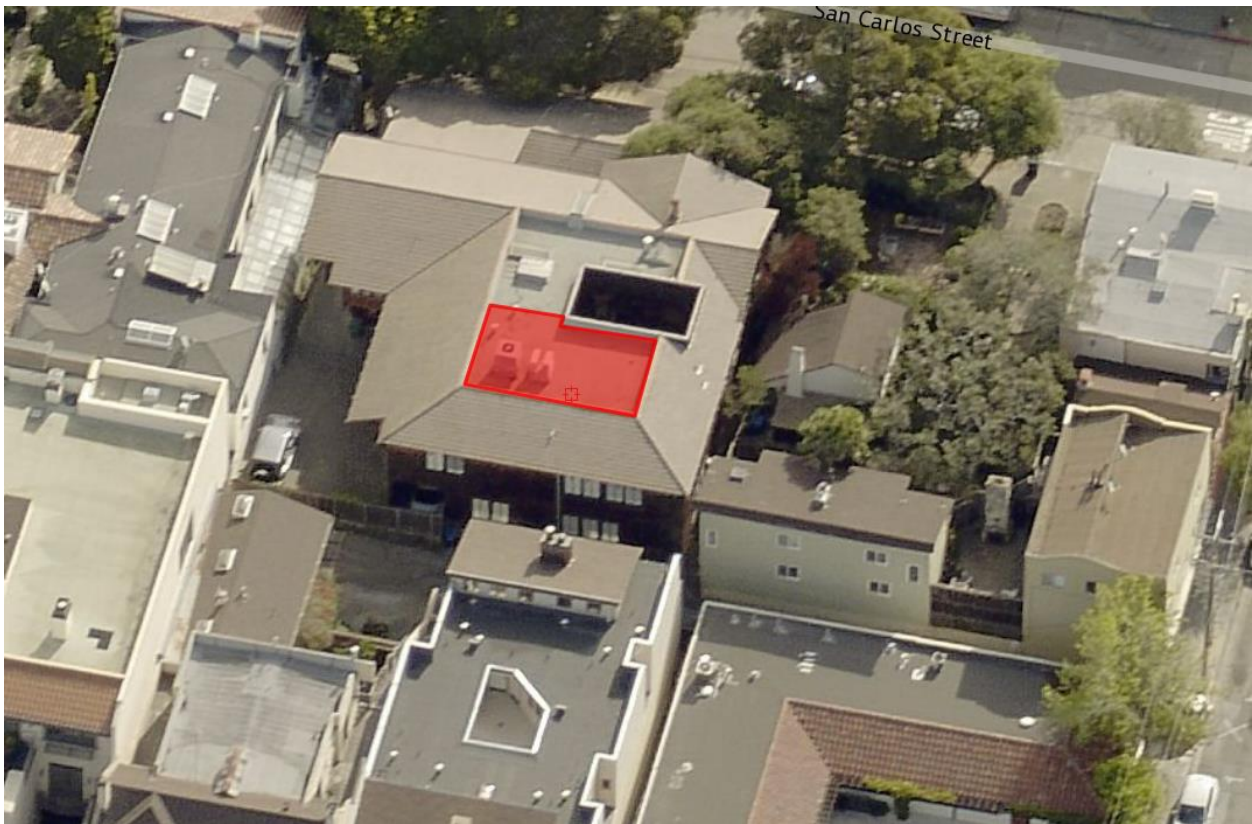


Figure 2. East perspective (rear of building). **RED** indicates area of paver deck. Staff's assessment assumes all 2nd floor units and some ground floor units are residential occupancies.

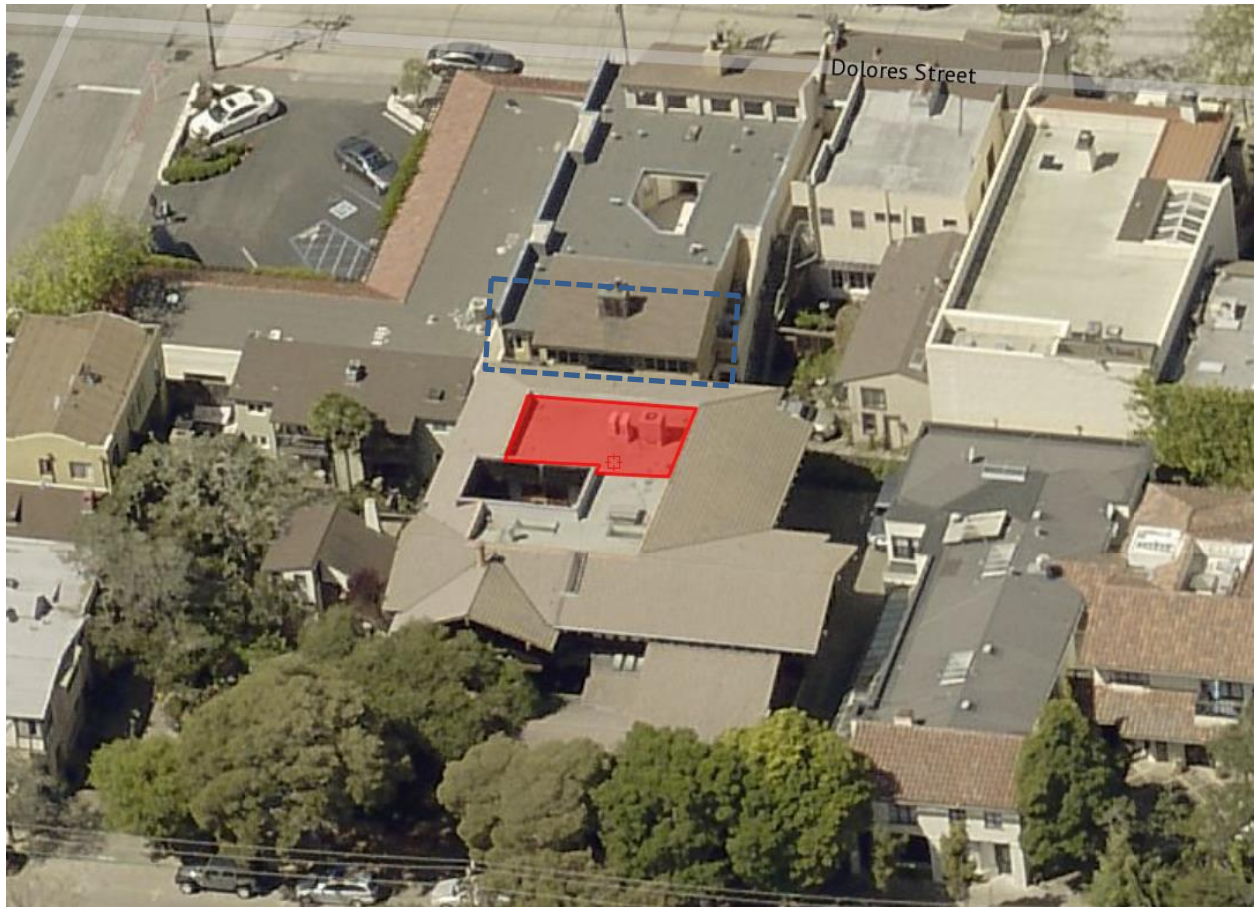


Figure 3. West perspective (front of building). **RED** indicates area of paver deck. Staff's assessment assumes all 2nd floor units and some ground floor units are residential occupancies. **BLUE** dashed box shows nearest tenant, however, two residential units are vacant and have been unoccupied for extended period of time.

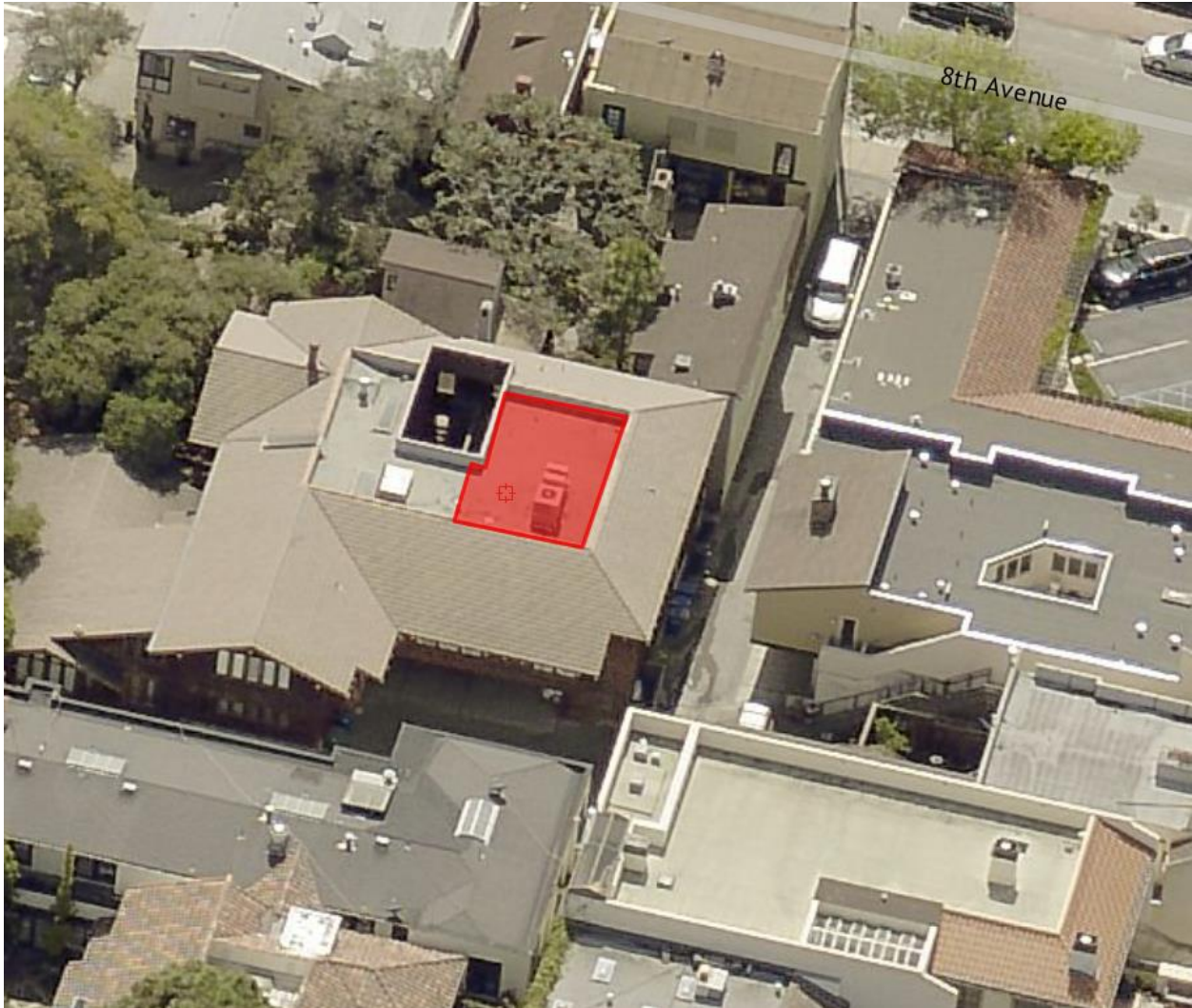
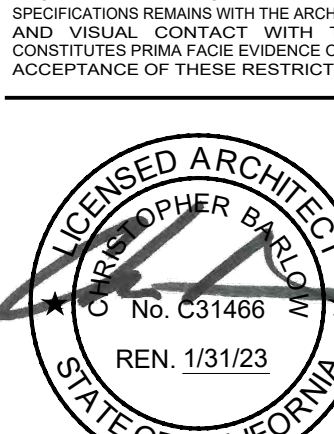


Figure 4. North perspective. **RED** indicates area of paver deck. Staff's assessment assumes all 2nd floor units and some ground floor units are residential occupancies.

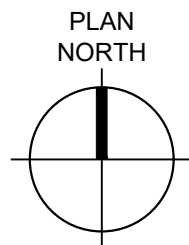
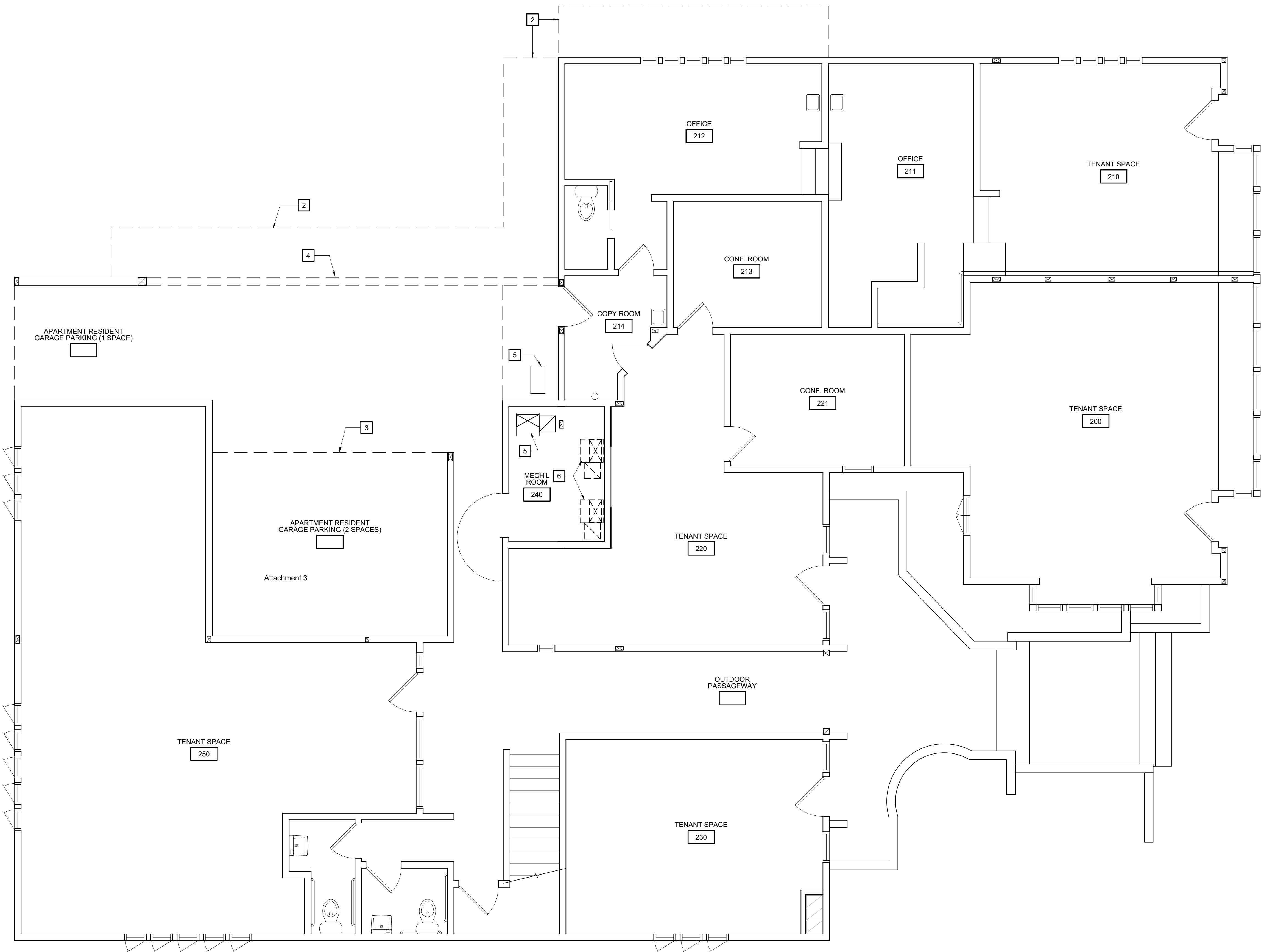


Figure 5. South perspective. **RED** indicates area of paver deck. Staff's assessment assumes all 2nd floor units and some ground floor units are residential occupancies.

San Carlos 2 NW of 8th Street
Carmel, CA 93921

 WALD RUHNKE & DOST ARCHITECTS LLP	
2340 GARDEN ROAD, SUITE 100 MONTEREY, CALIFORNIA 93940	
PHONE: 831.649.4642	
FAX: 831.649.3530	
WWW.WRDARCH.COM	
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APN: 010-145-021	
SAN CARLOS BUILDING ROOF IMPROVEMENTS	
SW SAN CARLOS and 8th STREETS KRISTIN MINNICH P.O. BOX 222795 CARMEL, CA 93921	
JOB NO.: 23086	
PRINT DATE: 1.31.2024	
DRAWN BY:	
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SHEET NO.: A001	
FILE NAME:	22137-A001

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**PHASE ONE
EXISTING
FIRST FLOOR PLAN**
SCALE: 1/4"=1'-0"

KEY NOTES

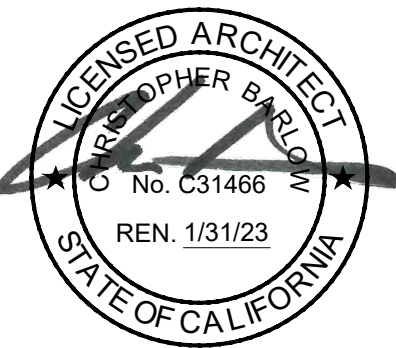
THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- 1 EXISTING COLUMN TO REMAIN (TYP)
- 2 EXISTING LINE OF SECOND FLOOR ABOVE
- 3 EXISTING SOFFIT ABOVE
- 4 EXISTING BEAM ABOVE
- 5 MECHANICAL EQUIPMENT
- 6 MECHANICAL EQUIPMENT



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**SAN CARLOS BUILDING
ROOF IMPROVEMENTS**

SW SAN CARLOS and 8th STREETS
KRISTIN MINNICH
P.O. BOX 222795
CARMEL, CA 93921

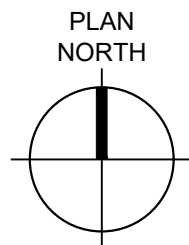
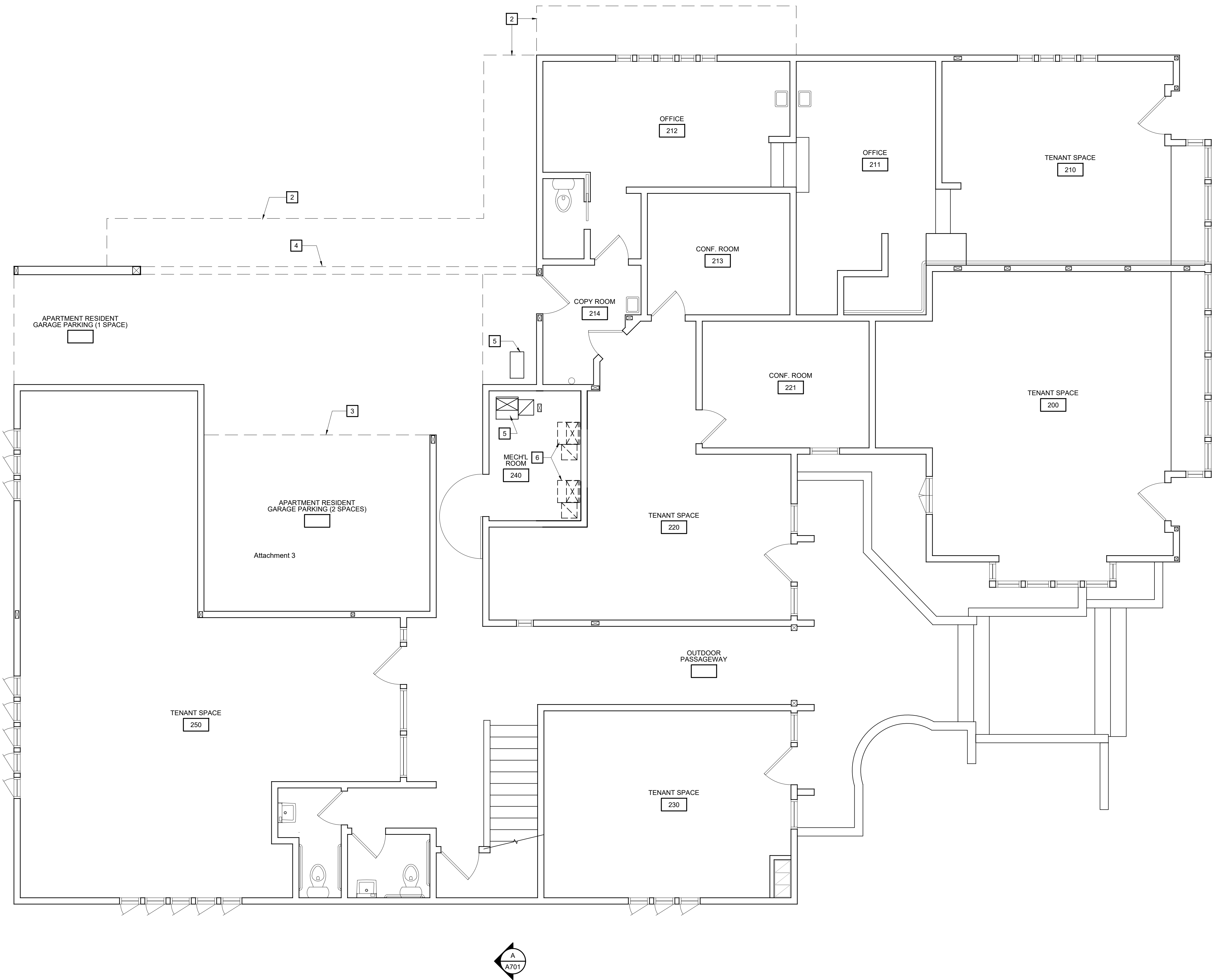
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23086
PRINT DATE:
PLOT DATE: 1.31.2024
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SHEET NAME:
**EXISTING
FIRST
FLOOR PLAN**

SHEET NO.:
A101

FILE NAME: 23086-A101

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**PHASE TWO
EXISTING
FIRST FLOOR PLAN
(NO CHANGE)**

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

KEY NOTES

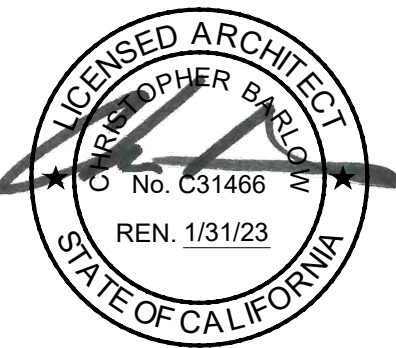
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- 3 EXISTING SOFFIT ABOVE
- 4 EXISTING BEAM ABOVE
- 5 MECHANICAL EQUIPMENT
- 6 MECHANICAL EQUIPMENT



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ROOF IMPROVEMENTS**

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**EXISTING
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FLOOR PLAN**

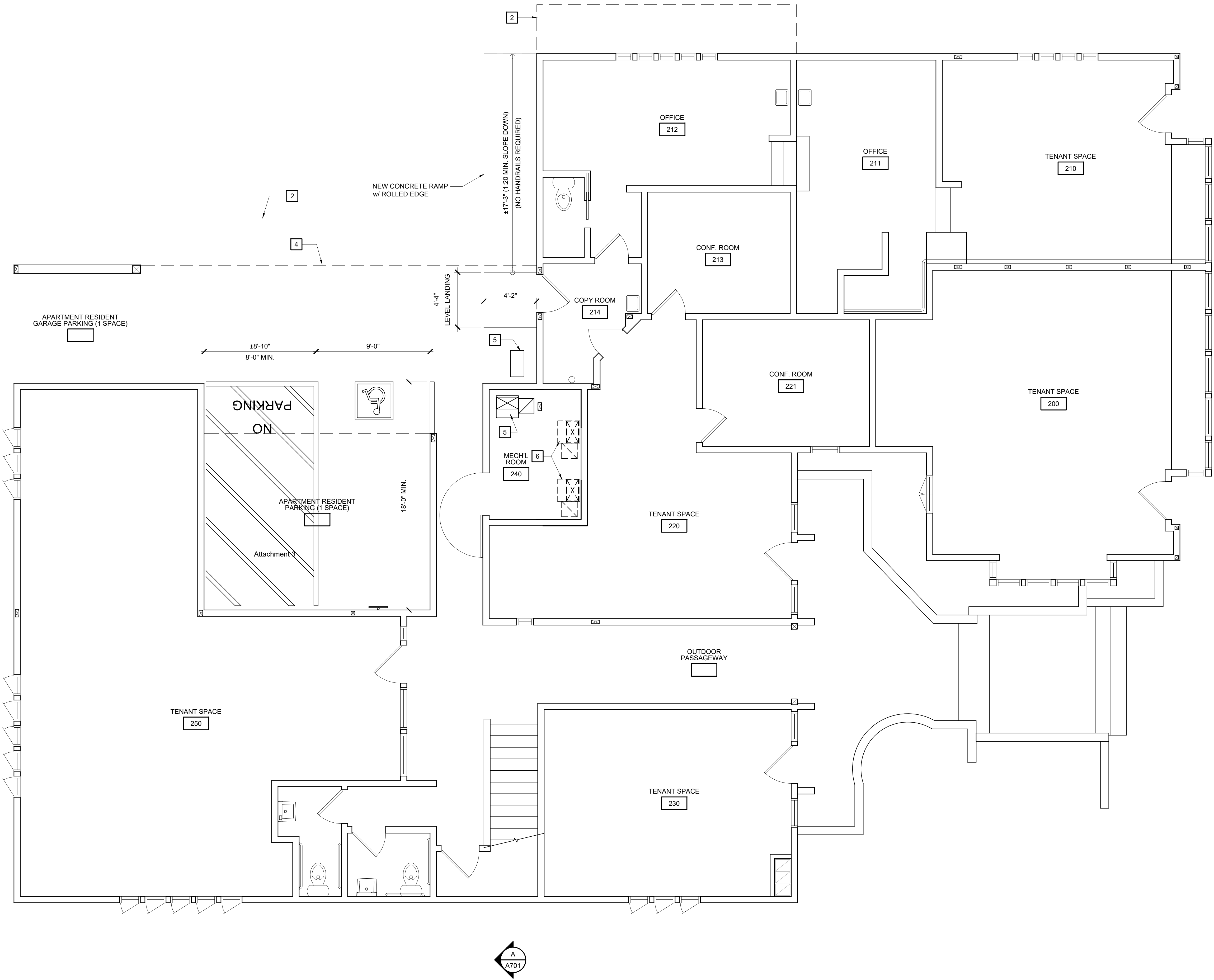
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FILE NAME: 23086-A102

A.P.N.: 010-145-021

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KEY NOTES

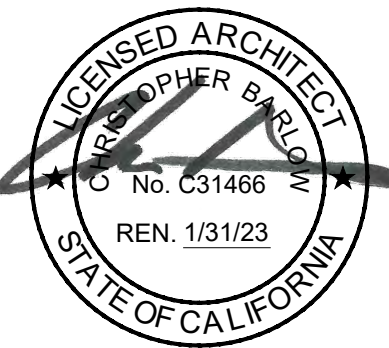
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- 2 EXISTING LINE OF SECOND FLOOR ABOVE
- 3 EXISTING SOFFIT ABOVE
- 4 EXISTING BEAM ABOVE
- 5 MECHANICAL EQUIPMENT
- 6 MECHANICAL EQUIPMENT



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SHEET NO.:

A103

FILE NAME: 23086-A103

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EXISTING

SECOND

FLOOR PLAN

SHEET NO.:

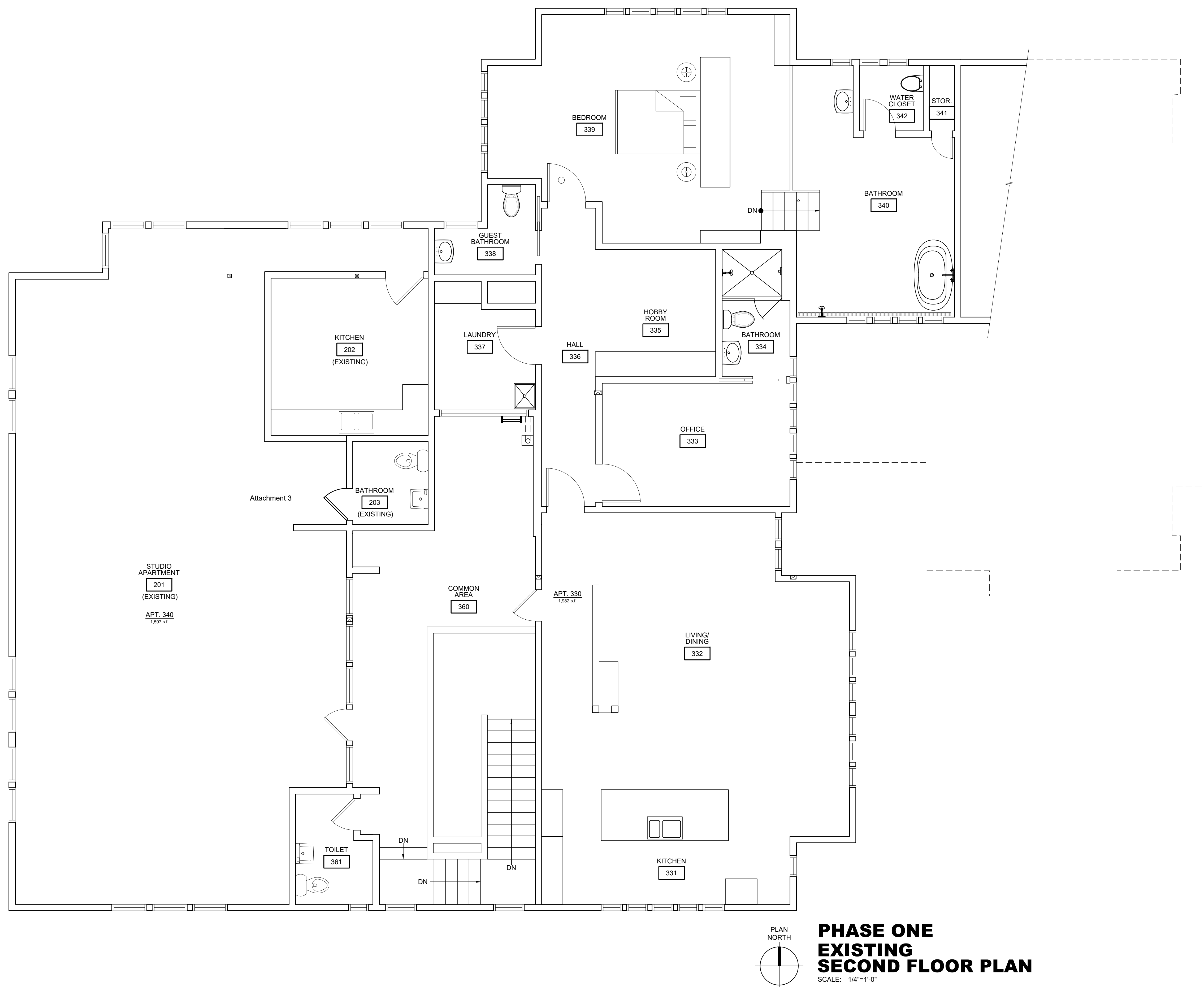
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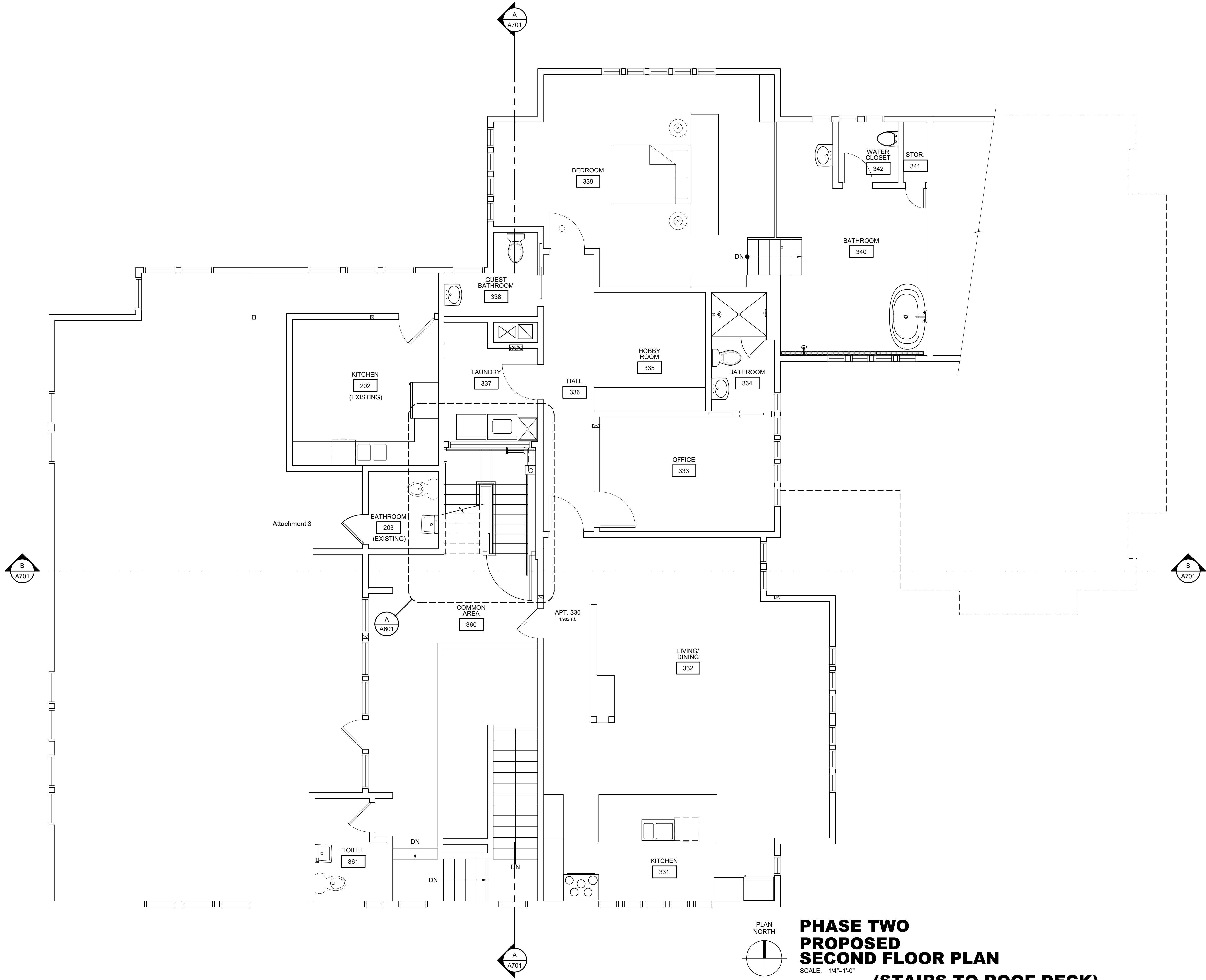
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KEY NOTES

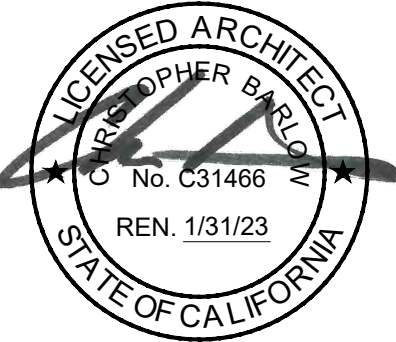
THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- EXISTING COLUMN TO REMAIN
- EXISTING LINE OF ROOF OPENING ABOVE
- NEW SHOWER STALL
- OPEN TO FIRST FLOOR BELOW
- (NOT USED)
- (NOT USED)
- (NOT USED)
- (NOT USED)



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SHEET NAME:

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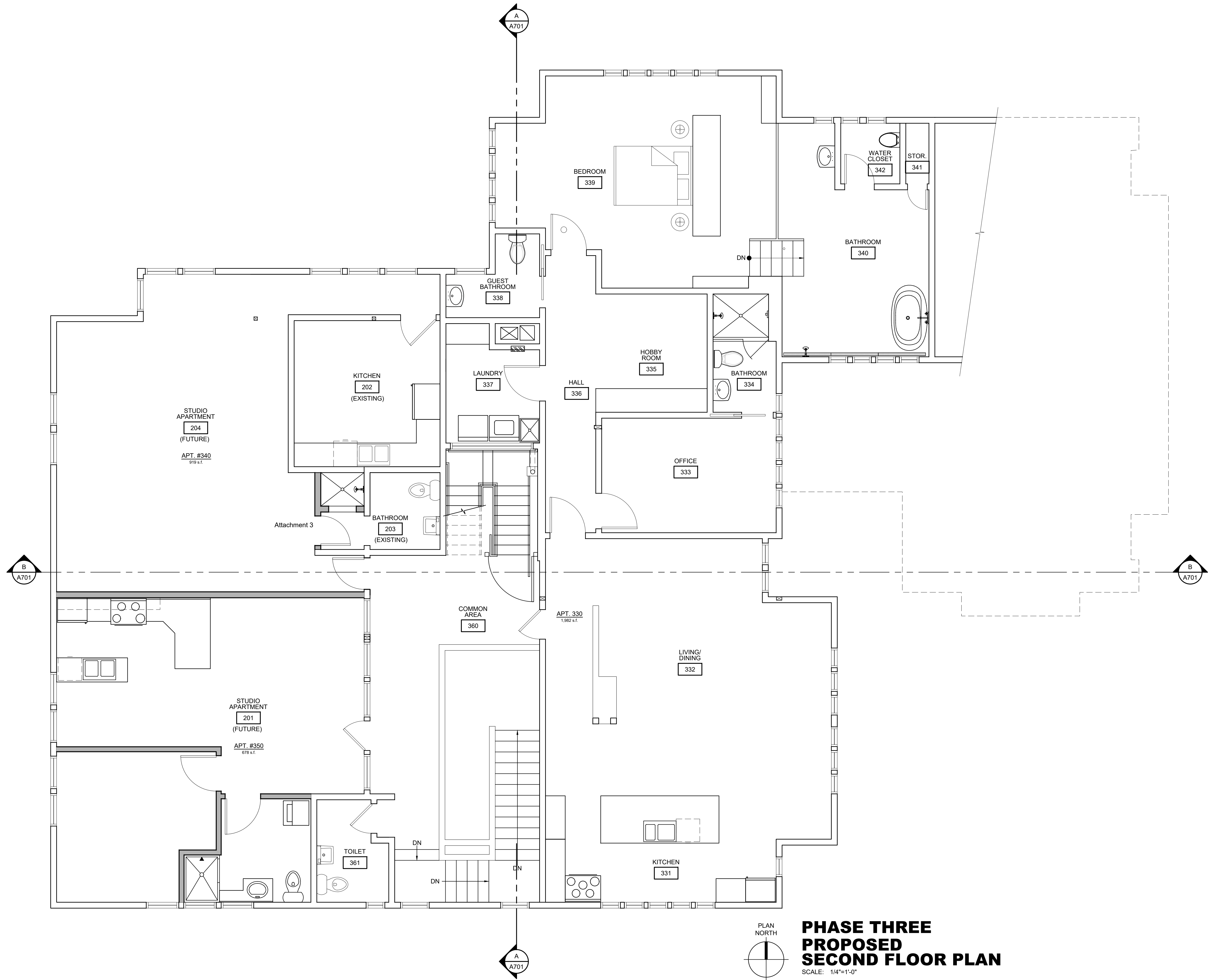
SHEET NO.:

A202

FILE NAME: 22137-A202

A.P.N.: 010-145-021

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**PHASE THREE
PROPOSED
SECOND FLOOR PLAN**
SCALE: 1/4"=1'-0"
(BUILDOUT of REMAINING 2nd FLR APTS)

KEY NOTES

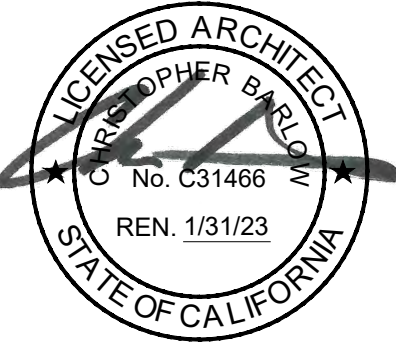
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- 1 EXISTING COLUMN TO REMAIN
- 2 EXISTING LINE OF ROOF OPENING ABOVE
- 3 NEW SHOWER STALL
- 4 OPEN TO FIRST FLOOR BELOW
- 5 (NOT USED)
- 6 (NOT USED)
- 7 (NOT USED)
- 8 (NOT USED)



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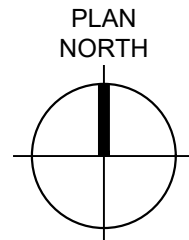
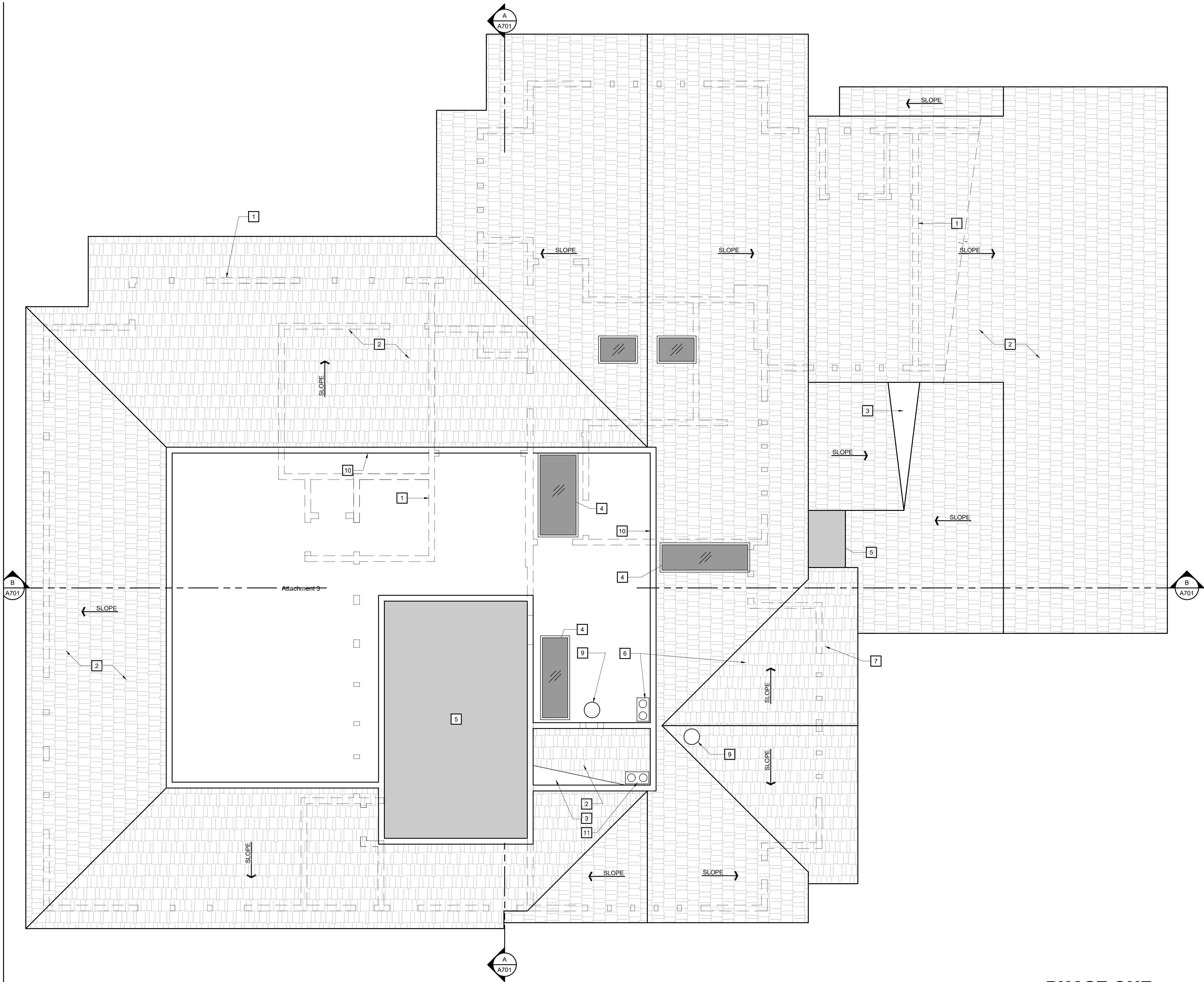
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SHEET NAME:
**PROPOSED
SECOND
FLOOR PLAN**

SHEET NO.:
A203

FILE NAME: 22137-A203

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**PHASE ONE
EXISTING
ROOF PLAN**

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

(NO CHANGE)

KEY NOTES

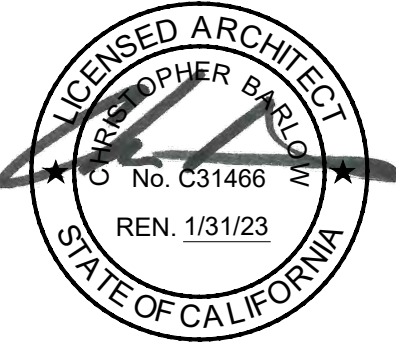
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- 1 DASHED LINE INDICATES WALLS BELOW (TYP)
- 2 EXISTING CONCRETE TILE ROOFING at 4:12 SLOPE (TYP)
- 3 EXISTING SHEET METAL CRICKET
- 4 EXISTING SKYLIGHT
- 5 OPEN TO FLOOR / GROUND BELOW
- 6 (NOT USED)
- 7 (NOT USED)
- 8 (NOT USED)
- 9 EXISTING CHIMNEY FLUE w/ APPROVED SPARK ARRESTOR AND STORM CAP
- 10 EXISTING PARAPET WALL
- 11 EXISTING ROOF DRAIN



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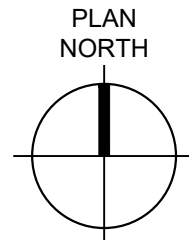
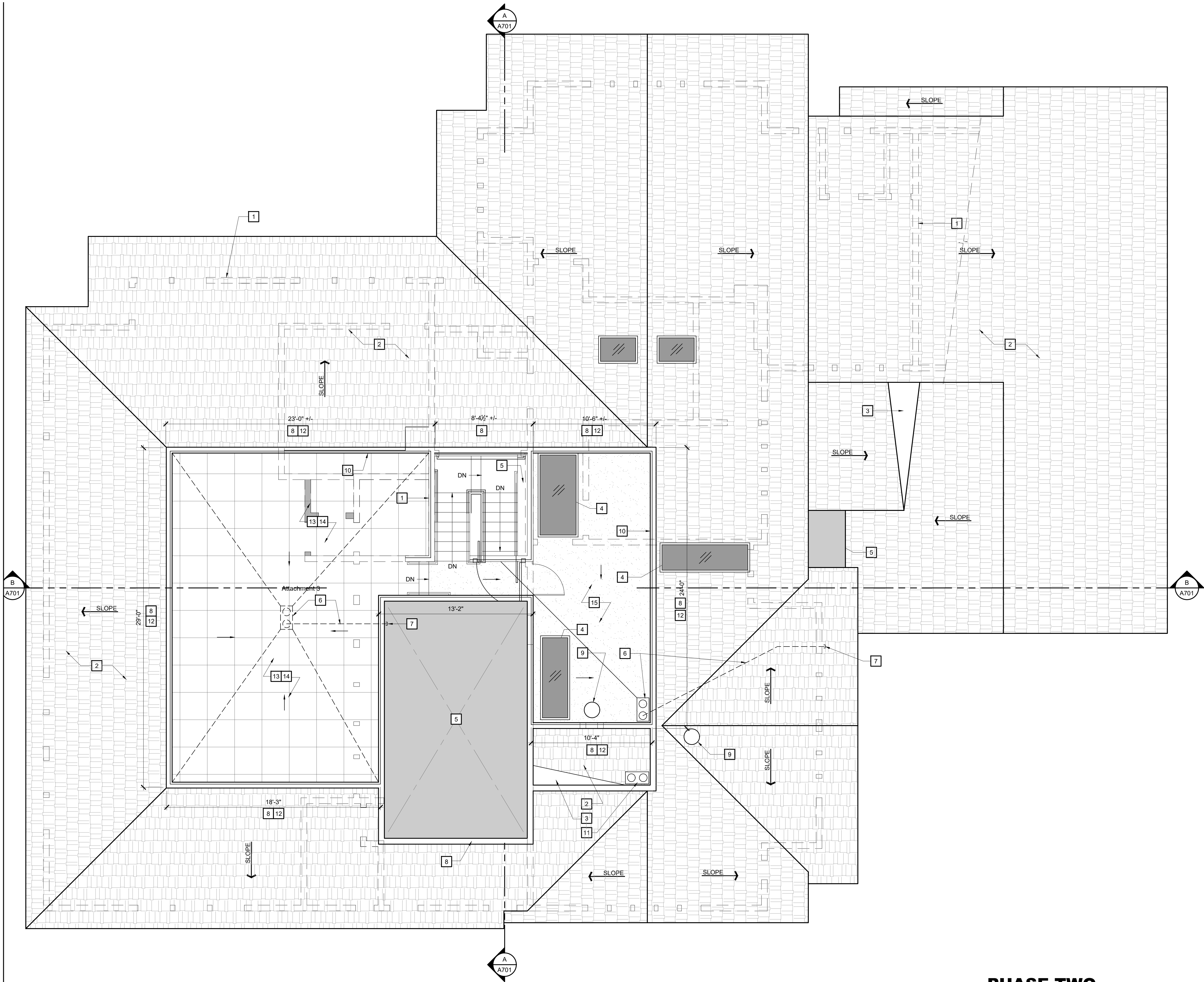
**EXISTING
ROOF PLAN**

SHEET NO.:

A231

FILE NAME: 22137-A231

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PHASE TWO
PROPOSED ROOF PLAN
w/ ADDED ROOF DECK
SCALE: 1/4"=1'-0"

KEY NOTES

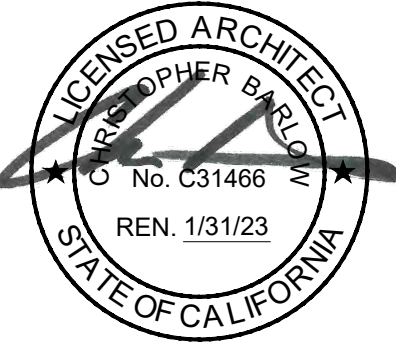
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- 1 DASHED LINE INDICATES WALLS BELOW (TYP)
- 2 EXISTING CONCRETE TILE ROOFING at 4:12 SLOPE (TYP)
- 3 EXISTING SHEET METAL CRICKET
- 4 EXISTING SKYLIGHT
- 5 OPEN TO FLOOR / GROUND BELOW
- 6 NEW ROOF DRAIN WITH OVERFLOW SCUPPER & DRAIN TO DAYLIGHT
- 7 OVERFLOW SCUPPER THROUGH WALL
- 8 NEW PARAPET WALL CAP FLASHING, MIN 24 GA. G.I. METAL, TYPICAL
- 9 EXISTING CHIMNEY FLUE w/ APPROVED SPARK ARRESTOR AND STORM CAP
- 10 EXISTING PARAPET WALL
- 11 EXISTING ROOF DRAIN
- 12 NEW RAILING WITH CABLE RAILING
- 13 TAPERED FOAM INSULATION WITH WATER PROOF COVER SLOPED TO DRAIN 1/4" PER FOOT MIN.
- 14 NEW LIGHTWEIGHT CONCRETE PAVERS ON ADJUSTABLE PAVERS (TYP.)
- 15 NEW WATER PROOF ROOF DECK, SLOPE 1/4" PER FOOT TO DRAIN
- 16 NEW STAIR BELOW - SEE FLOOR PLAN



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ROOF IMPROVEMENTS

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P.O. BOX 222795
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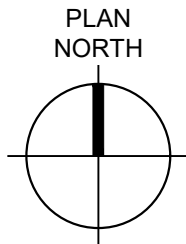
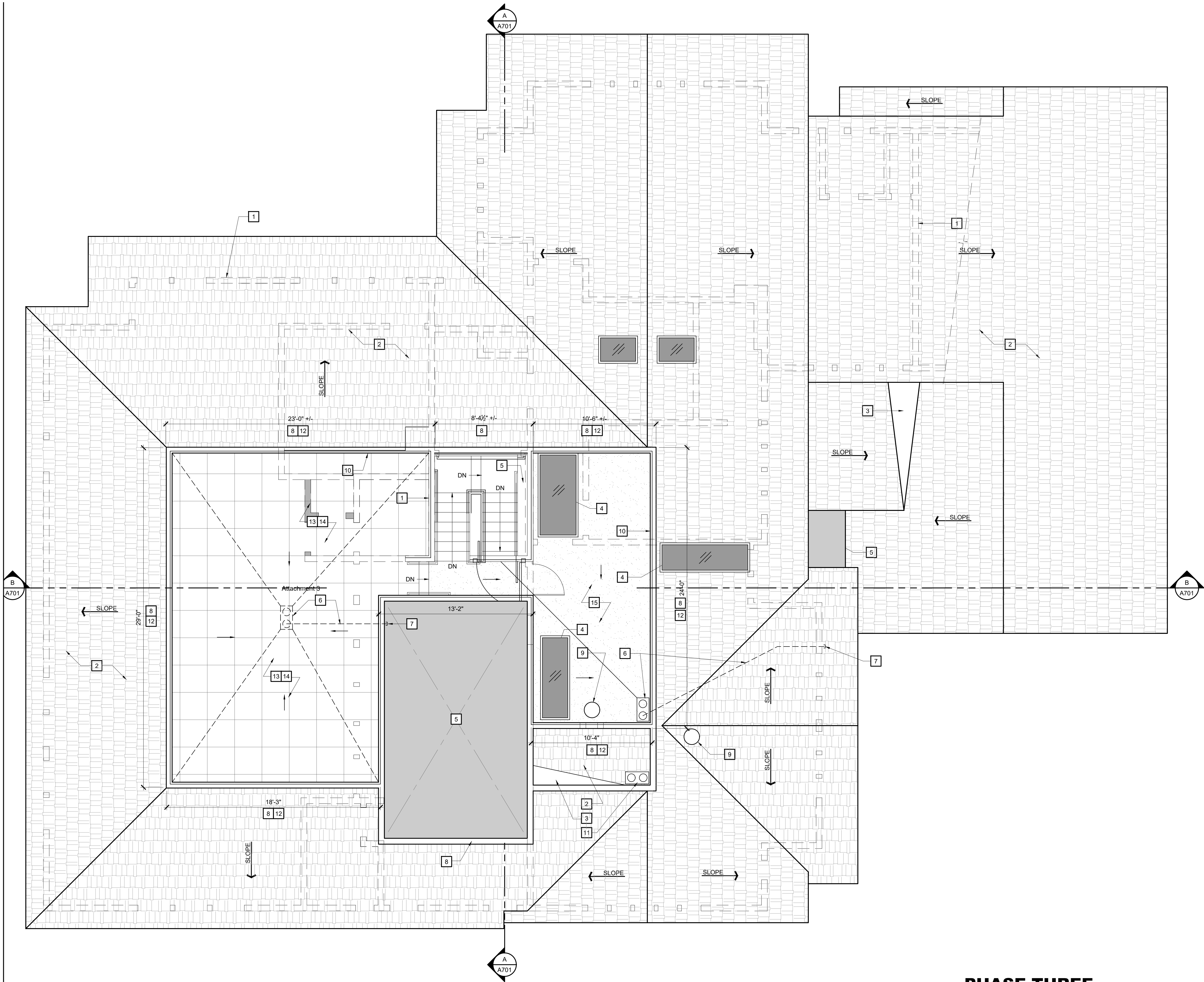
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23086
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SHEET NAME:
PROPOSED
ROOF PLAN

SHEET NO.:
A232

FILE NAME: 22137-A232

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PHASE THREE
ROOF PLAN
(COMPLETED ROOF DECK)
SCALE: 1/4"=1'-0"

KEY NOTES

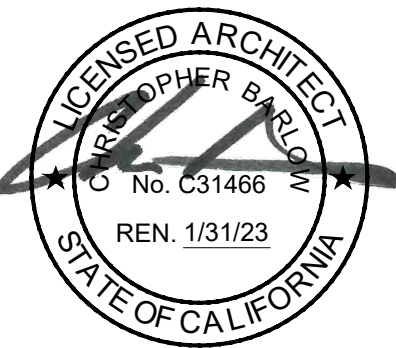
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- 3 EXISTING SHEET METAL CRICKET
- 4 EXISTING SKYLIGHT
- 5 OPEN TO FLOOR / GROUND BELOW
- 6 NEW ROOF DRAIN WITH OVERFLOW SCUPPER & DRAIN TO DAYLIGHT
- 7 OVERFLOW SCUPPER THROUGH WALL
- 8 NEW PARAPET WALL CAP FLASHING, MIN 24 GA. G.I. METAL, TYPICAL
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- 13 TAPERED FOAM INSULATION WITH WATER PROOF COVER SLOPED TO DRAIN 1/4" PER FOOT MIN.
- 14 NEW LIGHTWEIGHT CONCRETE PAVERS ON ADJUSTABLE PAVERS (TYP.)
- 15 NEW WATER PROOF ROOF DECK, SLOPE 1/4" PER FOOT TO DRAIN
- 16 NEW STAIR BELOW - SEE FLOOR PLAN



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SAN CARLOS BUILDING
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SW SAN CARLOS and 8th STREETS
KRISTIN MINNICH
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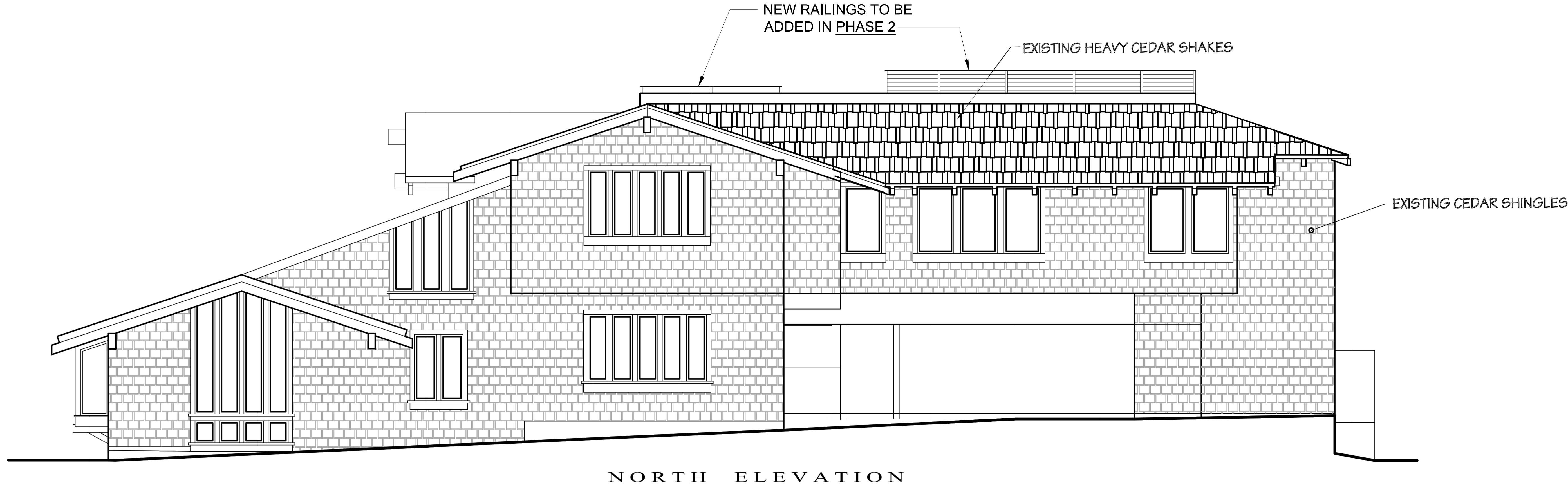
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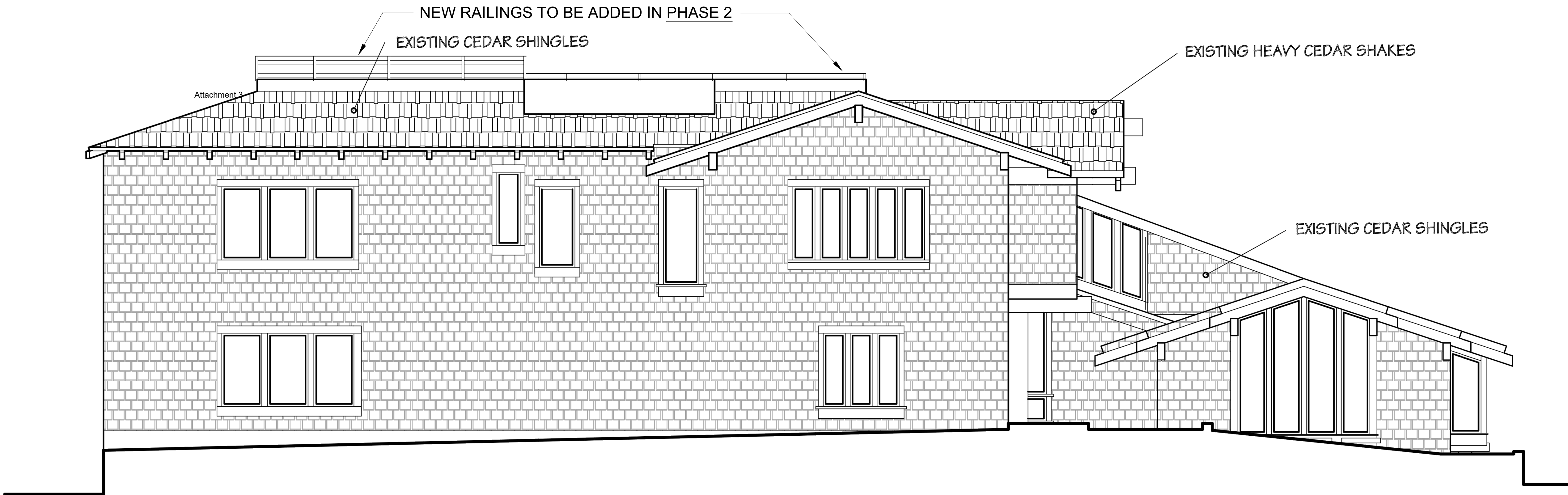
ROOF PLAN
SHEET NO.:

A233

FILE NAME: 22137-A233



NORTH ELEVATION

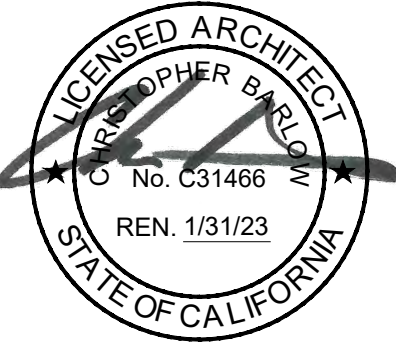


SOUTH ELEVATION



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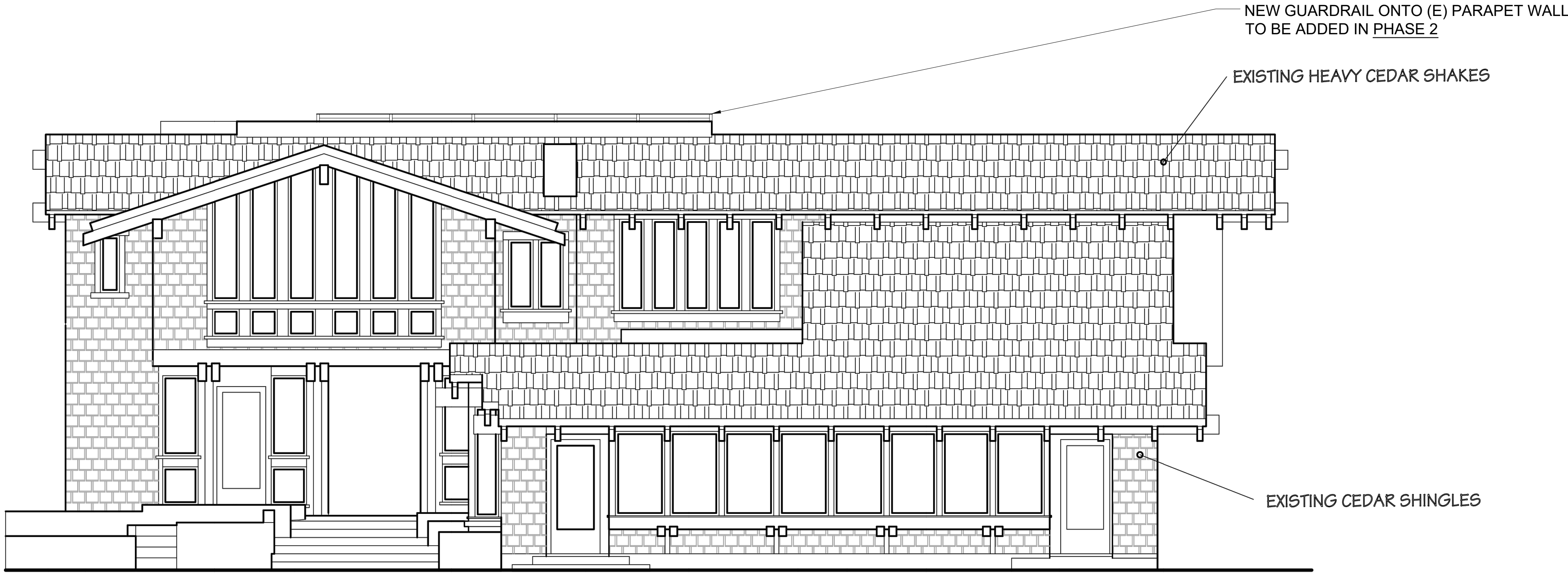
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EXISTING
EXTERIOR
ELEVATIONS

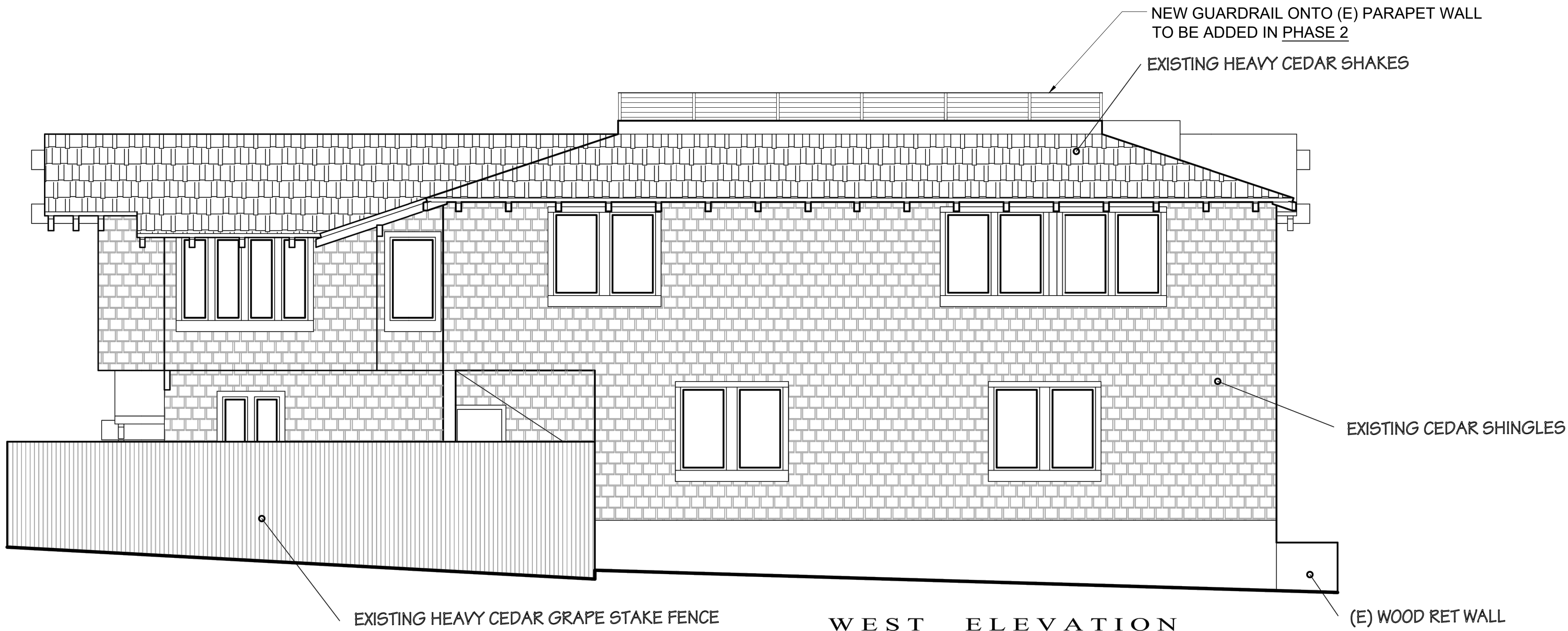
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A401

FILE NAME: 23086-A401



EAST ELEVATION (STREET SCOPE)

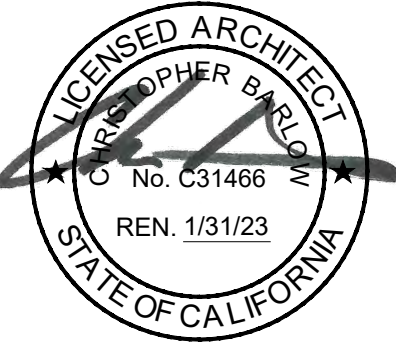


WEST ELEVATION



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SAN CARLOS BUILDING
ROOF IMPROVEMENTS

SW SAN CARLOS and 8th STREETS
KRISTIN MINNICH
P.O. BOX 222795
CARMEL, CA 93921

JOB NO.:
23086
PRINT DATE:
PLOT DATE: 1.31.2024
DRAWN BY:
CHECKED BY:
SET ISSUED:
2.14.2024 Planning Commission

SHEET NAME:
EXISTING
EXTERIOR
ELEVATIONS

SHEET NO.:

A402

FILE NAME: 23086-A402

Attachment 3

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS



SW SAN CARLOS and 8th STREETS
KRISTIN MINNICH
P.O. BOX 222795
CARMEL, CA 93921

A.P.N.: 010-145-021

JOB NO.:

23086

PRINT DATE

1.31.202

DRAWN BY:

CHECKED BY

SET ISSUED

2.14.2024 Planning Commission

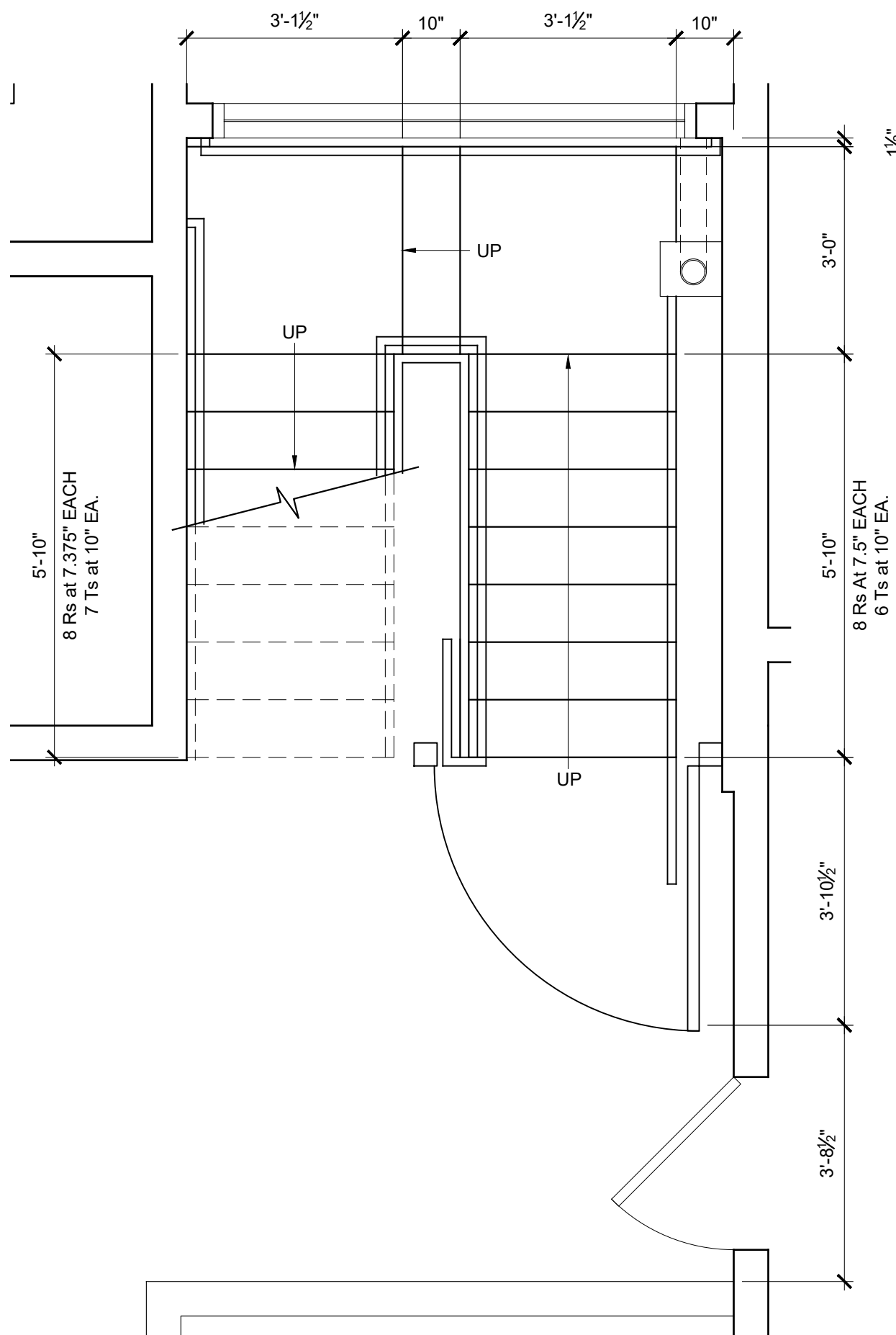
SHEET NAME

ENLARGED STAIR PLAN

SHEET NO.:

A601

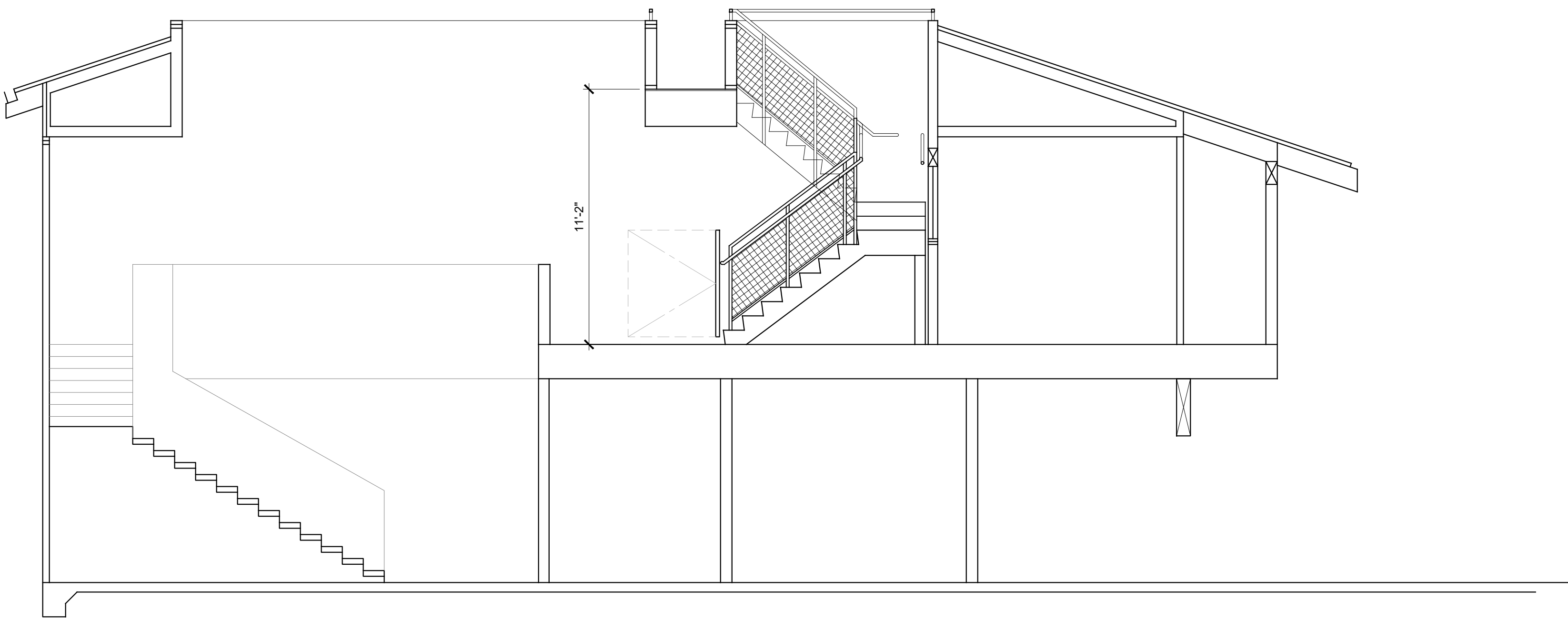
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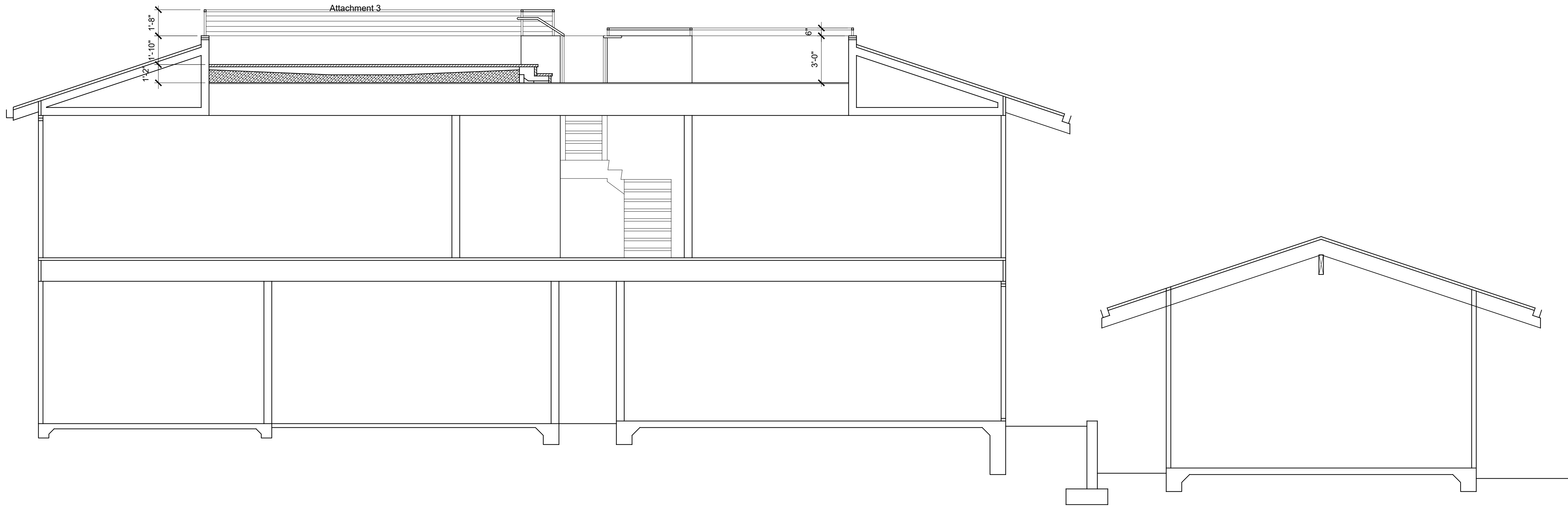
PHASE TWO
STAIR PLAN
UPPER LEVEL

SCALE: 1/2" = 1'-0"

Attachment 3



A BUILDING SECTION of
ADDED PHASE 2 STAIRS
SCALE: 1/4" = 1'-0"



B BUILDING SECTION of
ADDED PHASE 2 ROOF DECK
SCALE: 1/4" = 1'-0"

KEY NOTES

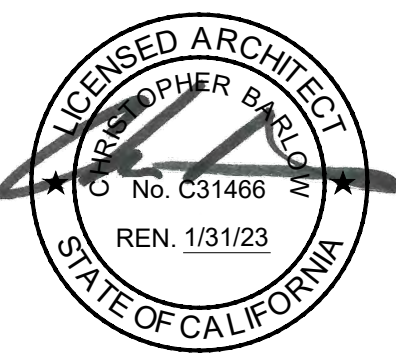
THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

- EXISTING SLAB ON GRADE (TYP)
- EXISTING FLOOR / CEILING SYSTEM (TYP)
- EXISTING ROOF BEAM
- EXISTING ROOF RAFTERS (TYP)
- EXISTING WALL TO BE DEMOLISHED
- EXISTING STAIR TO BE DEMOLISHED
- EXISTING STAIR TO REMAIN
- EXISTING BEAM BEYOND
- EXISTING WALL BEYOND
- (NOT USED)
- EXISTING ROOF TRUSSES / ROOF FRAMING at 24" O.C.
- (NOT USED)
- (NOT USED)
- (NOT USED)
- (NOT USED)
- (NOT USED)
- EXISTING PARAPET WALL



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SAN CARLOS BUILDING ROOF IMPROVEMENTS

SW SAN CARLOS and 8th STREETS
KRISTIN MINNICH
P.O. BOX 222795
CARMEL, CA 93921

JOB NO.:

23086

PRINT DATE:

1.31.2024

PLOT DATE:

DRAWN BY: RC

CHECKED BY: CB

SET ISSUED:

2.14.2024 Planning Commission

SHEET NAME:

BUILDING SECTIONS

SHEET NO.:

A701

FILE NAME: 23086-A701



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

February 13, 2024
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: **DS 23-160 (Lutz):** Consideration of a Combined Concept and Final Design Study and associated Coastal Development Permit for one-story additions totaling 211 square feet to an existing one-story 1,249-square-foot residence, construction of a 235-square-foot detached garage in the front yard setback, and associated site modifications, at the historic "Elizabeth F. Armstrong House," located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District. APN 010-092-005-000.

Application: DS 23-160 (Lutz)

APN: 010-092-005-000

Block: 60

Lot: 11

Location: Santa Fe Street 4, northwest of 6th Avenue

Applicant: Thomas Bateman Hood, Architect

Property Owner: Breck J & Carole A Lutz TRS

Executive Summary:

The project includes two small additions, one on the north side of the cottage and one on the south side, and the construction of a 235-square-foot detached garage in the front yard setback of a standard 4,000-square-foot lot. The residence was constructed in 1928 and is listed on the Carmel inventory of historic resources. Two Coast live oak and two Podocarpus trees rated "not significant" are proposed to be removed.

Recommendation:

Adopt a Resolution (Attachment 1) approving a combined Concept and Final Design Study and associated Coastal Development Permit for one-story additions totaling 211 square feet, a 235-square-foot detached garage in the front yard setback, and associated site improvements located on Santa Fe Street 4, northwest of 6th Avenue. APN 010-092-005-000

Background and Project Description:

The historic “Elizabeth F. Armstrong House” is located on Santa Fe Street 4 northwest of 6th Avenue. The one-story, wood-framed stucco cottage was built in 1928 by Hugh Comstock. The Tudor/Storybook-style residence expanded to the rear in 1958 (to connect to a c.1930 guesthouse) and was expanded to the rear again in 1967.

According to the DPR 523 survey form authored by Kent Seavey in 2002, the property is historically significant under California Register Criterion 3 “as a contributor to a fully documented district that is eligible for designation as a local historic district.” The Comstock Hill Historic District (eligible but not listed) contains the largest concentration of early residential buildings by noted Carmel designer/builder Hugh Comstock.

The “Elizabeth F. Armstrong House” also known as “Our House,” has the distinction of being the only known Comstock collage to be replicated by Comstock for a second client, Elspeth Rose, whose “Sunwise Turn” cottage at N. Casanova and Palou is commonly referred to as the “twin on Palou.”

The character-defining features of the “Elizabeth F. Armstrong House” are concentrated on the original 1928 portion of the house and include:

- Irregular plan and steeply pitched gabled roof
- One-story massing
- Textured, rustic stucco exterior walls
- Carmel stone exterior chimney
- Gabled bracket portico at the north entry with triangular, carved wood brackets
- Single, paired, and banked multi-pane wood casement windows
- Arched fixed window north of the chimney
- Wood French doors at the south elevation
- Braced wood shutters with heart cut-outs

On November 20, 2023, the Historic Resources Board reviewed the project for consistency with the Secretary of the Interior’s standards and adopted Resolution 2023-020-HRB, with conditions. The Planning Commission is considering the design study application for consistency with the residential design guidelines and Carmel Municipal Code.

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: During the preliminary site assessment, the City Forester identified ten trees on or immediately adjacent to the property, including five Coast live oaks, two Podocarpus, one Redwood, one Maple, and one Pittosporum. All trees were rated significant, with the exception of the Pittosporum and Podocarpus. However, the two Coast live oak trees proposed for removal, trees no. 5 and no. 6, do not meet the minimum size required to be rated significant.

City code (CMC Section 17.34.070 - *Landscaping Standards for Residential Districts*) requires that upper and lower canopy trees be planted as a component of development projects, if needed. The City Forester recommends the standard tree density of three upper and one lower canopy tree. With the application of conditions, 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 of natural features.

Staff Response: No potential privacy or view impacts were identified.

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

Staff Response: The project site does not currently contain on-site parking. Off-street parking is provided in the public right-of-way at the front of the property. The applicant is proposing to construct a detached garage in the front yard setback, 7 inches from the front property line. The garage has been placed as close to the north (side) property line as is feasible without impacting a significant Redwood tree, and furthest away from the cottage to minimize visual obstruction of the historic resource. While locating a garage in the front yard setback reduces the amount of open space in the front yard, it also minimizes the amount of paved surface for a driveway. The proposed garage is 12 feet, 6 inches tall, with a ridge elevation of 227.3'. Staff estimates the highest ridge elevation of the cottage to be 229.6'. The detached garage is further analyzed below.

Detached Garage in the 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 the side yard setback facing a street (but not both).*

Staff Response: The proposed single-car detached garage would be in the front yard setback, 7" from the front property line and 7'-2" from the north (side) lot line (6'-4" at the projecting bay window). Existing topography and a significant Redwood tree prevent the garage from being closer to the north (side) property line. The garage is proposed to be 11' wide and no more than 235 square feet in area (per Resolution 2023-020-HRB) to minimize visual obstruction of the historic resource. The depth of the garage meets the minimum requirement of 20', and the height is proposed to be 12'-6". The garage meets standard no. 1.

- 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 distance between the front property line and the edge of the roadway is approximately 16 feet and provides off-street parking for the neighborhood. The proposed driveway would be 9 feet wide, leaving approximately 20 linear feet of open space in the public right-of-way for off-street parking. The project meets standard no. 2.

- 3) *The proposed setback encroachment would not impact significant or moderately significant trees.*

Staff Response: The proposed garage is located in close proximity to a significant Redwood (tree no. 4). CMC 17.48.110.A (Protection of Existing Trees) prohibits the compaction of soils,

construction of building walls, or placement of impermeable surfaces within 6 feet of a significant tree to protect the root structure of the tree. The City Forester allows construction within the 6-foot root protection zone if it can be demonstrated that no significant roots would be impacted. Special Condition No. 37 requires the applicant to obtain approval from the City Forester for any encroachment into the 6-foot root protection zone. With the application of conditions, the project meets standard 3.

4) *Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected.*

Staff Response: The project site is approximately mid-block on the west side of Santa Fe Street between 5th and 6th Avenues. Approximately 16 feet of unimproved right of way is between the front property line and the street edge. This depth could accommodate a compact-sized vehicle in the driveway; however, a standard-sized vehicle may extend into the roadway, creating a safety hazard. Staff recommends a minimum depth of 18 feet between the face of the garage and the edge of the roadway to accommodate most vehicle sizes (Special Condition of Approval No. 40). With the application of conditions, the project meets standard no. 4.

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

Staff Response: The detached garage proposes an 8-foot interior plate height and an overall height of 12 feet, 6 inches. The garage would be 2 feet, 4 inches lower than the historic cottage. Residential design guideline 6.2 encourages parking facilities that maintain or enhance variety along the street edge. The proposed detached garage meets this guideline, as there are no other detached garages in the immediate neighborhood. Additionally, guideline 6.1 encourages single-car garage doors, and the proposed garage is a single-car garage. Residential Design Guideline 6.5 encourages positioning a garage to maximize opportunities for open space, views, and privacy. The historic cottage maintains a front yard setback of 38 feet, 8 inches, providing a sizeable amount of open space at the front of the lot. The project meets standard no. 5.

6) *Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.*

Staff Response: As noted above, residential design guideline 6.2 encourages parking facilities that maintain or enhance variety along the street edge, and the project meets this guideline. The project meets standard no. 6.

The proposed detached garage complies with the requirements for garages within the front yard setback, and the project meets the objectives of parking and access.

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

Staff Response: The one-story additions to the cottage are modest in size consisting of a 76-square-foot kitchen addition on the south elevation and a 135-square-foot bedroom addition on the north elevation. Both additions are below the existing ridgeline of the cottage and are not readily visible from the public way or adjacent properties. 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: Both additions add variation in the building plane where an otherwise flat wall exists. However, the additions are not readily visible to the public or adjacent properties. On the north elevation, the variation in the building plane creates a small courtyard enclosed on three sides. The roof form on the north addition is a side-facing gable pitched at 8.5:12. The roof form on the south addition is an extension of the existing shed roof. Both additions and their roof forms are subordinate to the historic cottage. The project meets the objectives of building and roof form.

Finish Details: The existing cottage is finished in stucco. The proposed additions and detached garage would be finished with board and batten siding to differentiate the modern construction from the historic fabric of the cottage. The exterior color scheme is “Schoolhouse White,” a lighter white with tan undertones. The trim color is “Simply White,” a brighter white. Shutters and planters are proposed to be painted “Spellbound,” a grayish blue. The roof material would be wood shake. Special Condition No. 38 requires the Carmel stone chimney to remain unpainted.

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: No exterior lighting is proposed.

Fencing/Gate/Arbor: Residential Design Guidelines 11.1 through 11.3 states 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: No fencing, gates, or arbors are proposed.

Site Coverage: CMC Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000-square-foot lot, the allowed base floor area is 1,800 square feet, and the amount of site coverage permitted is 396 square feet. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor areas, ponds, hot tubs, and swimming pools.

If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, may be allowed for use in a single driveway of up to nine feet in width. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with

excess coverage may add floor area only when:

- a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A), and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
- b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

Staff Response: The applicant proposes to remove 366 square feet of stone walkways, preserve the historic south patio at 189 square feet, and retain 286 square feet of stone walkways. New site coverage includes a trash enclosure, landings, and steps. Excluding the historic patio, 400 square feet of site coverage is proposed. The project meets the objectives of site coverage.

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 up to 4,000 square feet are recommended to have three upper and one lower canopy tree.

Staff Response: No new landscaping is proposed.

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 interior spaces have no access to exterior windows or windows have limited access to light; windows would cause greater impacts to adjoining homes; the skylight design is compatible with the architecture; and, the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or 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 retain one existing skylight and add two new skylights for a total of three skylights. The skylights are located on south and west-facing roof slopes and are not visible from the public way. Standard Condition No. 13 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 and Section 15331 (Class 31) – Historical Resource Restoration/Rehabilitation.

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. Class 31 exemptions include the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings.

The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 – Project Data Table

Attachment 3 – Project Plans

Attachment 4 - Resolution 2023-020-HRB

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING
A COMBINED CONCEPT AND FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT
PERMIT FOR ONE-STORY ADDITIONS TOTALING 211 SQUARE FEET TO AN EXISTING ONE-STORY
1,249-SQUARE-FOOT RESIDENCE, CONSTRUCTION OF A 235-SQUARE -FOOT DETACHED GARAGE
IN THE FRONT YARD SETBACK AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON SANTA FE
STREET 4 NORTHWEST OF 6TH AVENUE
APN 010-092-005

WHEREAS, on July 31, 2023, Thomas Bateman Hood, AIA, Architect (“Applicant”) submitted an application on behalf of Breck J & Carole A Lutz TRS (“Owners”) requesting approval of Track 2 Design Study application DS 23-160 (Lutz) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District (Block 60, Lot 11); and

WHEREAS, the Applicant proposes to construct additions totaling 211 square feet consisting of a 76-square-foot kitchen addition and a 135-square-foot bedroom addition, as well as construction of a new 235-square-foot detached garage in the front yard setback and associated site improvements; 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 will be considered at the Final Details hearing; and

WHEREAS, on February 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the February 13, 2024, Planning Commission meeting in compliance with State law

(California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 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 February 9, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

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

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

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

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

<u>FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL</u>		
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**:

<u>FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS</u>
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 (DS 23-160, Lutz) for additions totaling 211 square feet consisting of a 76-square-foot kitchen addition and a 135-square-foot bedroom addition, as well as construction of a new 235-square-foot detached garage in the front yard setback and associated site improvements located on Santa Fe Street 4 northwest of 6th Avenue (APN 010-092-005), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 23-160 (Lutz) authorizes additions totaling 211 square feet consisting of a 76-square-foot kitchen addition and a 135-square-foot bedroom addition, as well as construction of a new 235-square-foot detached garage in the front yard setback and associated site improvements located at Santa Fe Street 4 northwest of 6 th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Thomas Bateman Hood Architecture approved by the Planning Commission on February 13, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be

	scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	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.	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).
12.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any

	window pane dividers that 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.
31.	Erosion Control in the Right-of-Way. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. 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	
32.	Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the <u>Project Planner</u> for the purpose of reviewing the conditions of approval and expectations during construction.
33.	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.
34.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall identify the material for new gutters and downspouts (if proposed) on the construction drawings. Copper gutters and downspouts are not permitted due to environmental impacts on Carmel Bay, an Area of Special Biological Significance (ASBS).
35.	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.
36.	Historic Resources Board Condition: Window & Door Openings. The original window and door openings on the 1928 section of the house shall be retained.
37.	6-foot Tree Protection Zone. Prior to the submittal of a building permit application, the applicant shall submit a root exploration plan for review and approval by the City Forester. All trenching activities shall be conducted under the direction of the City Forester. If significant roots are discovered and the City Forester determines they cannot be cut, the applicant shall submit plans for review and approval by the Community Planning & Building Department and the City Forester with a foundation design that avoids the significant roots.

38.	Historic Carmel Stone Chimney. The historic Carmel stone chimney on the front-facing (east) elevation shall remain unpainted.
39.	Standard Tree Density. Prior to the final inspection by the City Forester, the property shall contain a minimum tree density of three upper canopy trees and one lower canopy tree. The size, species, and location of any new tree plantings shall be coordinated and approved by the City Forester.
40.	Driveway Depth. Prior to the issuance of a building permit, the applicant shall submit plans for review and approval by the Community Planning & Building Department that include a minimum driveway depth of 18 feet as measured from the face of the garage to the edge of the roadway.

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date

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 February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,249 SF cottage 200 SF** 1,449 SF total (36%)	1,460 SF cottage 235 SF garage 1,695 SF total (42%)
Site Coverage	396 SF/556 SF	842 SF	400 SF
Trees (Upper/Lower)	3/1	1 / 8	1 / 6
Ridge Height (1 st /2 nd)	18'/24'	15'-4" / NA	No change: cottage 12' garage
Plate Height (1 st /2 nd)	12'/18'	Varies / NA	No change: cottage 8'-5" garage
Setbacks	Minimum Required	Existing	Proposed
Front	15'	38'-8"	38'-8" cottage 0'-6" garage
Composite Side Yard	10' (25%)	5'-5"	***
Side Yard	3'	2'-5" (north) 3' (south)	No change
Rear	15'/3'*	3'	No change

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

**200 square feet is reserved for parking even though no on-site parking currently exists.

***Setback exception granted by the Historic Resources Board.



LUTZ RESIDENCE Historic "Our House" Santa Fe 4 NW of 6th Carmel, California

PROJECT DATA:

KITCHEN ADDITION, BEDROOM ADDITION AND
NEW DETACHED GARAGE TO EXISTING
HISTORIC RESIDENCE

PROPERTY LOCATION:
SANTA RITA STREET 4 NW SIXTH
APN 010-093-005-000
BLOCK 00, LOT 11, CARMEL-BY-TH-SEA

OWNERS:

BRECK & CAROLE LUTZ
3400 CLAY STREET NO. 3
SAN FRANCISCO CALIFORNIA 9416
EMAIL: carol@lutz.com

ZONING: R1

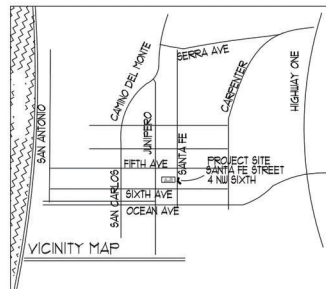
LOT SIZE: 4,000 SQUARE FEET

APPLICABLE BUILDING CODES

CONSTRUCTION TYPE: V-B (EXISTING)
APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE
2022 CBC-PLUMBING
2022 CBC-TECHNICAL
2022 CBC-ELECTRICAL
2022 CALIFORNIA RESIDENTIAL CODE
2022 CBC-FIRE
2022 CA RESIDENTIAL CODE
2022 GREEN BUILDING CODE

- APPLICABLE CONDITIONS OF APPROVAL
1 CITY PROGRAM REQUIREMENTS
- CARMEL CONSTRUCTION & DEMOLITION
RECYCLING REQUIREMENTS
- HAZARDOUS MATERIAL REMOVAL
AND DISPOSAL REQUIREMENTS
- CARMEL BMP IMPLEMENTATION

SETBACKS:	ALLOWED	EXISTING	PROPOSED
FRONT (EAST)	15'-0"	31'-8"	31'-8"
FRONT (GARAGE)	3'-0"	3'-1"	3'-1 1/2" (3'-0" NEW)
SOUTH SIDE	3'-0"	2'-5"	2'-5 1/2" (3'-0" NEW)
NORTH SIDE	3'-0"	2'-5"	2'-5 1/2" (3'-0" NEW)
REAR	3'-0" / 15'-0"	3'-10"	3'-10"
COMPOSITE: (SEE COMPOSITE SETBACK KEY PLAN SHEET 12)			
ⓐ EXISTING BUILDING	10'-0"	5'-6" (E)	
ⓑ KITCHEN ADDN	10'-0"	15'-4"	
ⓒ BEDROOM ADDN	10'-0"	12'-1"	
ⓓ EXISTING LIVING	10'-0"	21'-6" (E)	
ⓔ GARAGE	10'-0"	26'-6"	
RIDGE HT ABV GRADE 18'-0" 14'-10" LIVING 11'-3" / 13'-0" BR 8'-1"			
PLATE HT ABV GRADE 12'-0" 8'-1"			
FLOOR AREA	EXISTING	PROPOSED	
EXISTING HOUSE	1243	1243	
TOOL SHED (REMOVE)	33	0	
PROPOSED KITCHEN ADDITION	0	76	
PROPOSED BEDROOM ADDITION	0	105	
GARAGE	0	725	
TOTAL:	1288	1635 SF	
MAXIMUM ALLOWED FLOOR AREA:		1800 SF	
FLOOR AREA RATIO:		43%	
EXISTING AND PROPOSED SITE COVERAGE: (SEE SHEET 13)			
TOTAL EXISTING STONE WALKWAYS & PATIO:		842 SF	
REMOVE SOUTH STONE WALKWAY		15 SF	
REMOVE CROSSOVER STONE WALKWAY		66 SF	
REMOVE NORTH STONE WALKWAY		85 SF	
REMOVE EAST STONE WALKWAY		100 SF	
DEDUCT HISTORIC PATIO		95 SF	
TOTAL REMOVED AND/OR DEDUCTED:		251 SF	
NOTE: HISTORIC SOUTH PATIO NOT COUNTED AS SITE COVERAGE			
SITE COVERAGE		PROPOSED	
STONE WALKWAYS		842 SF	
TRASH BINS ENCLOSURE & GARAGE ENTRY (STONE)		60 SF	
REPLACEMENT STEPS & LIVING REAR DOOR		26 SF	
NEW LANDING STAIRS		55 SF	
DRIVEWAY BTWN GARAGE AND PROPERTY LINE		63 SF	
TOTAL PROPOSED SITE COVERAGE		993 SF	
TOTAL ALLOWED SITE COVERAGE:		400 SF	



PLUMBING FIXTURE SCHEDULE

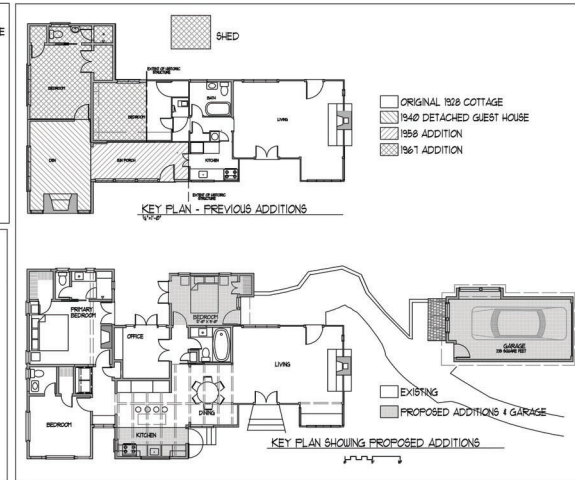
TYPE	FULL	EXISTING	PROPOSED
KIT. SINK	2.0	1	2.0
KIT. SINK W/ LOW-FLOW DRAIN	1.5	1	1.5
WASHER	2.0	1	1
ENERGY STAR WASHER	2.0	1	1.0
TUB OR STALL SHOWER	2.0	2	4.0
LAV.	1.0	2	3.0
WC	1.5	2	3.6
UHET WC	0.5	1	3.24
HOT WATER LOOP	-0.5	1	-0.5
TOTAL		11.6	11.4

ARCHITECT & ENGINEERS

ARCHITECT: THOMAS BATEMAN HOOD ARCHITECTURE
2780 DORRIS DRIVE SUITE 200
CARMEL, CALIFORNIA 93923
415/505-1836 thomas@hood.com
SURVEYOR: RASMUSSEN LAND SURVEYING INC.
2500 GARDEN ROAD SUITE A-3
MONTEREY, CALIFORNIA 93940
831/751-7140

INDEX TO DRAWINGS

- 1/0 PROJECT DATA
- 1/1 SURVEY
- PBA PRELIMINARY SITE ASSESSMENT - FORESTER
- A11 EXISTING SITE/ROOF PLAN
- A12 PROPOSED SITE/ROOF PLAN
- A13 EXISTING EXTERIOR LIGHTING PLAN
- A14 NEW EXTERIOR LIGHTING PLAN
- A15 STORM DRAINAGE PLAN
- A16 SITE COVERAGE PLAN
- A21 EXISTING FLOOR PLAN
- A22 PROPOSED FLOOR PLAN
- A23 EXTERIOR LIGHTING PLAN
- A24 NEW GARAGE PLAN & ELEVATIONS
- A31 EXISTING BUILDING ELEVATIONS
- A32 PROPOSED BUILDING ELEVATIONS
- A33 EXISTING & PROPOSED BUILDING SECTIONS
- A41 DOOR & WINDOW SCHEDULE & DETAILS



THOMAS BATEMAN HOOD
2780 DORRIS DRIVE
SUITE 200
CARMEL, CALIFORNIA 93923
415-505-1836
thomas@hood.com
www.thomasbatemanhood.com

PROJECT:
BEDROOM/BATH/KITCHEN
ADDITION TO EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 NW OF 6TH
CARMEL, CA 93921

APN 010-093-005-000

OWNER:
BRECK & CAROLE LUTZ
3400 CLAY STREET NO. 3
SAN FRANCISCO, CA 9416
TEL 415-334-6473
carol@lutz.com
www.thomasbatemanhood.com

REVISIONS:
REVISION
REVISION
REVISION
REVISION

OWNERSHIP AND USE OF
ARCHITECT'S DOCUMENTS
The drawings, specifications and other
documents prepared by the architect
for this project are instruments of the
architect's service for use solely with
respect to this project and the architect
shall be deemed the author of these
documents and shall retain all common
law, statutory and other reserved rights
including the copyright. The owner
shall be permitted to retain copies,
including reproducible copies of the
architect's drawings, specifications and
other documents for information and
reference in connection with the
owner's use and occupancy of the
project. The architect's drawings,
specifications or other documents shall
not be used by the owner or others on
other projects, for addition to this
project or for completion of this project
by others except by agreement in
writing and with appropriate
compensation to the architect, Thomas
Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: BTC

PRINT DATE: 11-30-23

DRAWING DATE: 11-30-23

PAGE TITLE:
TITLE PAGE
PROJECT DATA

SHEET:

A1.0

Map Legend:

Basis of Bearings: The bearing of N00° 00' 00"E as shown on 1 C&T 52 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 55 as shown hereon.

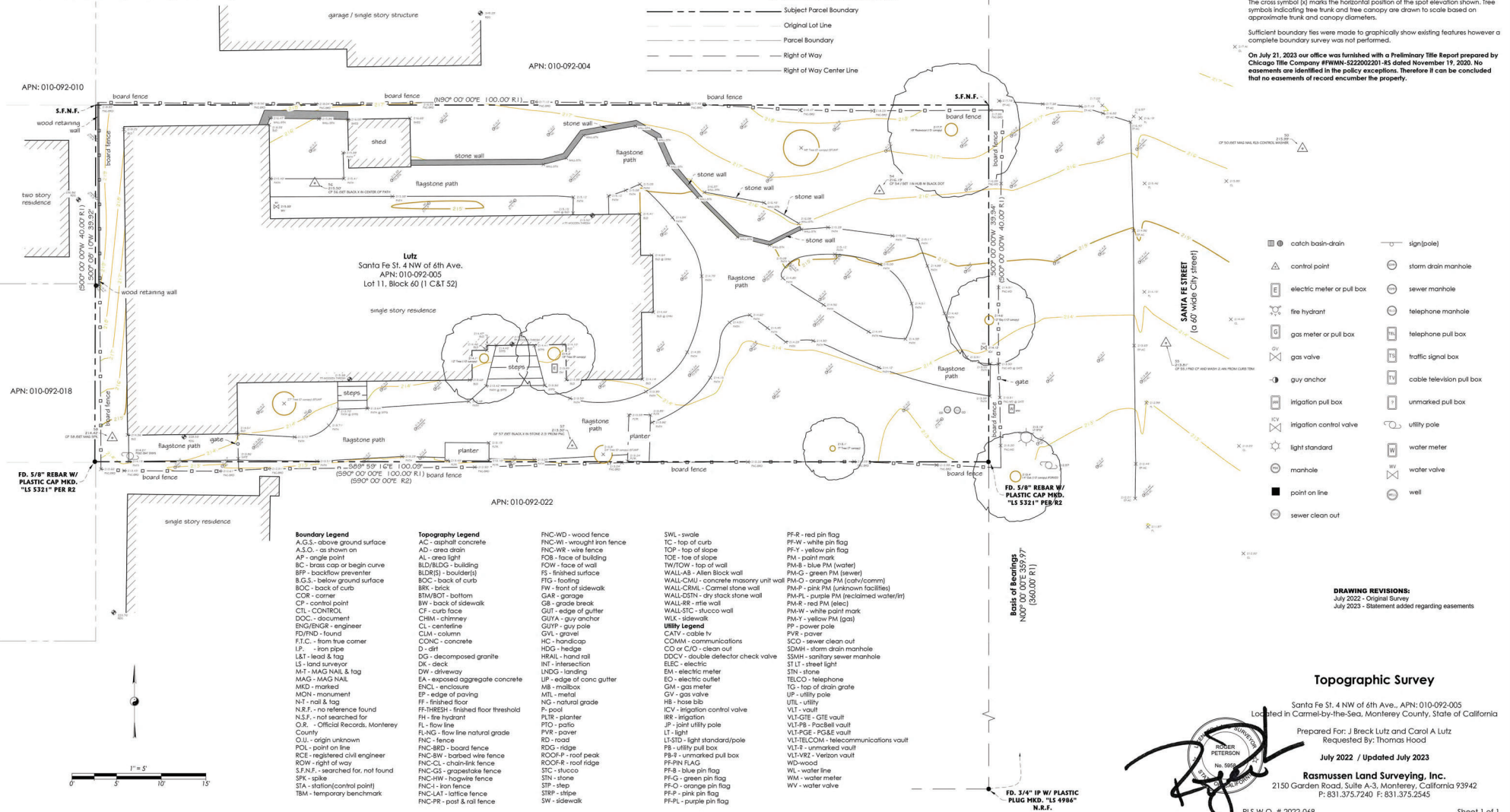
Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Record Map References:

R1: "Map of Carmel City" filed in Volume 1 of Cities and Towns at Page 52, in the Monterey County Recorder's Office, State of California.

R2: Corner Record No. 2227 filed in the Monterey County Surveyor's Office, State of California.



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be unrecorded easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

On July 21, 2023 our office was furnished with a Preliminary Title Report prepared by Chicago Title Company #FWN-52200201-85 dated November 17, 2020. No easements are identified in the policy exceptions. Therefore it can be concluded that no easements of record encumber the property.

- | | |
|----------------------------|---------------------------|
| catch basin-drain | sign/pole |
| control point | storm drain manhole |
| electric meter or pull box | sewer manhole |
| fire hydrant | telephone manhole |
| gas meter or pull box | telephone pull box |
| gas valve | traffic signal box |
| guy anchor | cable television pull box |
| irrigation pull box | unmarked pull box |
| irrigation control valve | utility pole |
| light standard | water meter |
| manhole | water valve |
| point on line | well |
| sewer clean out | |

DRAWING REVISIONS:
July 2022 - Original Survey
July 2023 - Statement added regarding easements

Topographic Survey

Santa Fe St. 4 NW of 6th Ave., APN: 010-092-005
Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: J. Breck Lutz and Carol A. Lutz
Requested By: Thomas Hood

July 2022 / Updated July 2023

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

[Signature]
ROBERT PETERSON
No. 5598

RLS W.O. # 2022-068

Sheet 1 of 1



City of Carmel-by-the-Sea COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE BOX 8981
CARMEL-BY-THE-SEA, CA 93921
(831) 920-3010 OFFICE

February 15, 2023

Thomas Bateman Hood, AIA
25805 Carol Place
Carmel, CA 93921

Via email: tom@t-hood.com

RE: Preliminary Site Assessment
PSA 23-011 (Lutz)
Santa Fe Street 4 NW of 6th Avenue
Blk 60, Lot 11; APN: 010-092-005

Mr. Hood,

Enclosed is a copy of the Preliminary Site Assessment Report, Significant Tree Evaluation Worksheet, and annotated tree survey from the preliminary site assessment conducted on January 24, 2023. This information has been prepared to inform you of the site opportunities and constraints that should be addressed in your design. Specifically, potential impacts to trees labeled "significant" and their associated root zones should be avoided.

Please review the enclosed information and do not hesitate to contact me with any questions. Other reference materials such as Carmel's Residential Design Guidelines and Carmel Municipal Code Chapter 17.10 (R-1 District Design Regulations) are available on-line at www.ci.carmel.ca.us and at the Community Planning & Building Department.

If you have any questions I can be reached directly at (831) 620-2027 or kwallace@cbs.us.

Best regards,

Katherine Wallace
Associate Planner

Encl. Site Assessment Report

CC: Marnie R. Waffle, AICP, Principal Planner (mwaffle@cbs.us); Carol and Breck Lutz, property owners (carololutz@gmail.com)

PSA 23-011 (Lutz)

Page 1 of 10

PSA 23-011 (Lutz)

Page 2 of 10

PSA 23-011 (Lutz)

Page 3 of 10

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: January 24, 2023
Planner: Katherine Wallace
Forester: Sara Davis
Block/Lot: 60/ 11
APN: 010-092-005
Property Owner: Carol and Breck Lutz
Street Location: Santa Fe Street 4 NW of 6th Avenue

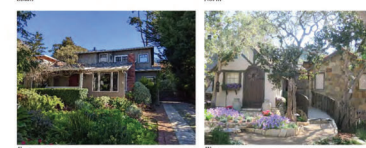
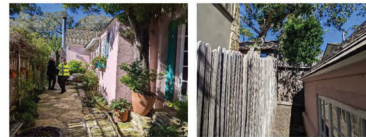
Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

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

Street and Neighborhood Character:

- Style and materials of the existing residence:



- Right-of-way characteristics: During the site assessment, rocks, fencing, no parking signs, and a lamp post were observed as right-of-way encroachments. The substantial of any permit to the City triggers a review of any encroaching structures or objects in the right-of-way in front of the property. A Condition of Approval of any future project will include the requirement to secure an encroachment permit, or remove any encroachments not specified in an existing encroachment permit.

The treatment of the right-of-way should contribute to, and maintain, the forested image of the Village. The Residential Design Guidelines encourage maintaining and enhancing an informal, vegetated, open space character of the right-of-way. Parking areas in the right-of-way shall be informal, unpaved and reinforce the forest image. Planting in the right-of-way should be predominately green foliage plants. Native trees, ground covers, and low shrubs are preferred. Preferred surface materials within the right-of-way include natural soil, shredded bark or wood chips; gravel is prohibited. For more information, please refer to the [Right-of-Way Vision Statement](#).



Existing right-of-way encroachments

PSA 23-011 (Lutz)

Page 4 of 10

PSA 23-011 (Lutz)

Page 5 of 10

PSA 23-011 (Lutz)

Page 6 of 10

PSA 23-011 (Lutz)

Page 7 of 10

Site Conditions & Development Standards:

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

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

- Setback Standards:** The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side. All new construction must meet all required setbacks.

Table 17.10-A: Setback Standards for R-1 District					
Lot Type	Front Setback (on feet)	Rear Setback (on feet)	Side Setbacks		Minimum Setbacks (on feet)
			Companion (Depth: 10 feet)	Interior Side	
General Use	15	15	25% of side width	3	5
Corner Use	15	15	25% of side width	3	5
Resubdivided Corner Use	10	15	25% of side width	3	5
Double-Frontage Side	15	N/A	25% of side width	3	5 (if applicable)

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

See CMC 17.10.010(A)(1) and 17.10.010. Rules of Measurement.

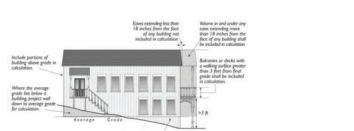
- Building Height:** The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof.

Table 17.10-C: Maximum Height Standards				
	R-1 District	R-1-BR District	R-1-PO District	
Number of Stories Allowed	2	2	1*	
Roof Height of First Story (in feet)	16	16	16	
Plate Height of First Story (in feet)	12	12	12	
Roof Height of Second Story (in feet)	24	16	24*	
Plate Height of Second Story (in feet)	18	16	18*	

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

Table 17.10-E: Exterior Volume Factors for R-1 District			
	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area		
	One-Story Elements of the Building	Two-Story Elements of the Building	
Located under a pitched or sloping roof greater than 3:12 pitch	12	11	
Located under a flat roofed area of the building 3:12 or less pitch	11	10	

Figure 10: Determining Exterior Volume



- Parking:** One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

- Garage:** To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setback, or both, if limited to 15 feet in height, if the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

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

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

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

Guesthouse: Guesthouses are not permitted on sites less than 6,000 square feet, per CMC 17.08.050.C.

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

- Topography and drainage features:** The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties.

Following design approval, plans that are submitted for a building permit must include a storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc.

- Does the site contain "Steep Slope Areas" (greater than 30% slope):** Not applicable.

- Basement Bonus:** Each site is allowed 100 square feet of floor area located in a basement that is exempt from the floor area limits. Additionally, as an incentive to reduce the above-ground floor area and exterior volume, bonus floor area is allowed if located in a basement. For each square foot of base floor area not constructed above-ground, one additional square foot of floor area may be constructed in a basement.

A basement is defined as, "An underground room or excavated space between five and nine feet of interior height, finished or unfinished where the finished floor level directly above the space is not more than one foot above both the existing or final grade. Any subgrade space where the finished floor elevation directly above the space is more than one foot above existing or finished grade shall be considered above-ground space. All areas where the finished floor elevation directly above a subgrade space is more than five feet above either existing or final grade shall also be considered a story. (Note: In calculating the floor area of a basement it may be necessary to count part of the area in a floor level as basement and part of the area in a floor level as above-ground space.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Code such as bedrooms, family rooms, hobby rooms, offices, mechanical equipment, storage and, if equipped with window wells, bedrooms."

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

If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage (up to four percent of the site area, or 566 square feet) may be allowed. 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.

THOMAS BATEMAN HOOD
25805 Carol Place
Carmel, CA 93921
831 652 0012
tom@t-hood.com
www.thomasbatemanhood.com

PROJECT:
BEDROOM/BATH/KITCHEN
ADDITION EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 NW of 6th
CARMEL, CA 93921
APN 010-092-005

OWNER:
BRECK & CAROLE LUTZ
SANTA FE 4 NW of 6th
CARMEL, CA 93921
TEL 925 324 9473

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OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS

The drawings, specifications and other documents prepared by the architect for this project are instruments of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect. Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: TBH

PRINT DATE: 5-19-23

DRAWING DATE: 5-19-23

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PSA 1

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area only when:

- a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A) and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
- b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site, or to an amount that complies with the site coverage limits, whichever is less.

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

Table 17.19-D: Maximum Back One Fence and Wall Heights				
Setback Location				
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garage Wall	3 feet*	6 feet	3 feet*	6 feet
Screening Wall	3 feet**	6 feet	3 feet**	6 feet
Patios and Decks	6 feet	N/A	6 feet	N/A
Adjoin/Tiebacks	3 feet	3 feet	3 feet	3 feet

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

** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.020(E)(4).

Potential Neighbor Impacts:

- **Privacy & View Concerns:** The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

There may be potential privacy impacts to neighboring residences to the north and west. The neighboring residence to the north has dormer windows that look onto the subject property, and the neighboring residence to the west has a second-story east-facing window that looks onto the subject property. Staff did not observe any potential privacy impacts to the neighboring residence to the south.



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

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey is attached to this report. The Residential Design Guidelines state that significant trees should be preserved and that new construction should minimize impacts on established trees. The root systems of

all trees to be preserved shall be protected and the forested image of a site shall be maintained.

Historic Status: The property was reviewed for historical significance in 2002, at which time a DPR 523A Form was completed. The original building was constructed in 1928 by Hugh Comstock; additions and alterations have been carried out over the years but the cottage retains overall integrity. The property is significant under California Register Criterion 3 (Architecture) and was listed on the Carmel Inventory of Historic Resources on May 25, 2005. Any addition or building modification would need to meet the Secretary of the Interior's Standards for the treatment of historic properties.

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

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

[Residential Design Guidelines – Concept](#)
[Residential Design Guidelines – Final](#)
[Right-of-Way Vision Statement](#)

<http://ci.carmel.ca.us/carmel/index.cfm/government/staff-departments/community-planning-and-building/>

THOMAS BATEMAN HOOD
2780 Doris Drive
Suite 200
Carmel CA 93923
831 652 0012
tom@hood.com
www.thomasbatemanhood.com

PROJECT:
BEDROOM/BATH/KITCHEN
ADDITION EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 NW of 6th
CARMEL CA 93921
APN 010-092-005

OWNER:
BRECK & CAROLE LUTZ
SANTA FE 4 NW of 6th
CARMEL CA 93921
TEL 925 324 6473

REVISIONS:	
1	
2	
3	
4	
5	

OWNERSHIP AND USE OF ARCHITECT'S DOCUMENTS
The drawings, specifications and other documents prepared by the architect for this project are instrumental of the architect's service for use solely with respect to this project and the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights including the copyright. The owner shall be permitted to retain copies, including reproducible copies of the architect's drawings, specifications and other documents for information and reference in connection with the owner's use and occupancy of the project. The architect's drawings, specifications or other documents shall not be used by the owner or others on other projects, for additions to this project or for completion of this project by others except by agreement in writing and with appropriate compensation to the architect. Thomas Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: TBH

PRINT DATE: 5-19-23

DRAWING DATE: 5-19-23

PAGE TITLE:

PSA

SCALE:

SHEET:

PSA2

Map Legend:

Basis of Bearings: The bearing of N00° 00' 00"E as shown on 1 C&T 52 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 55 as shown hereon.

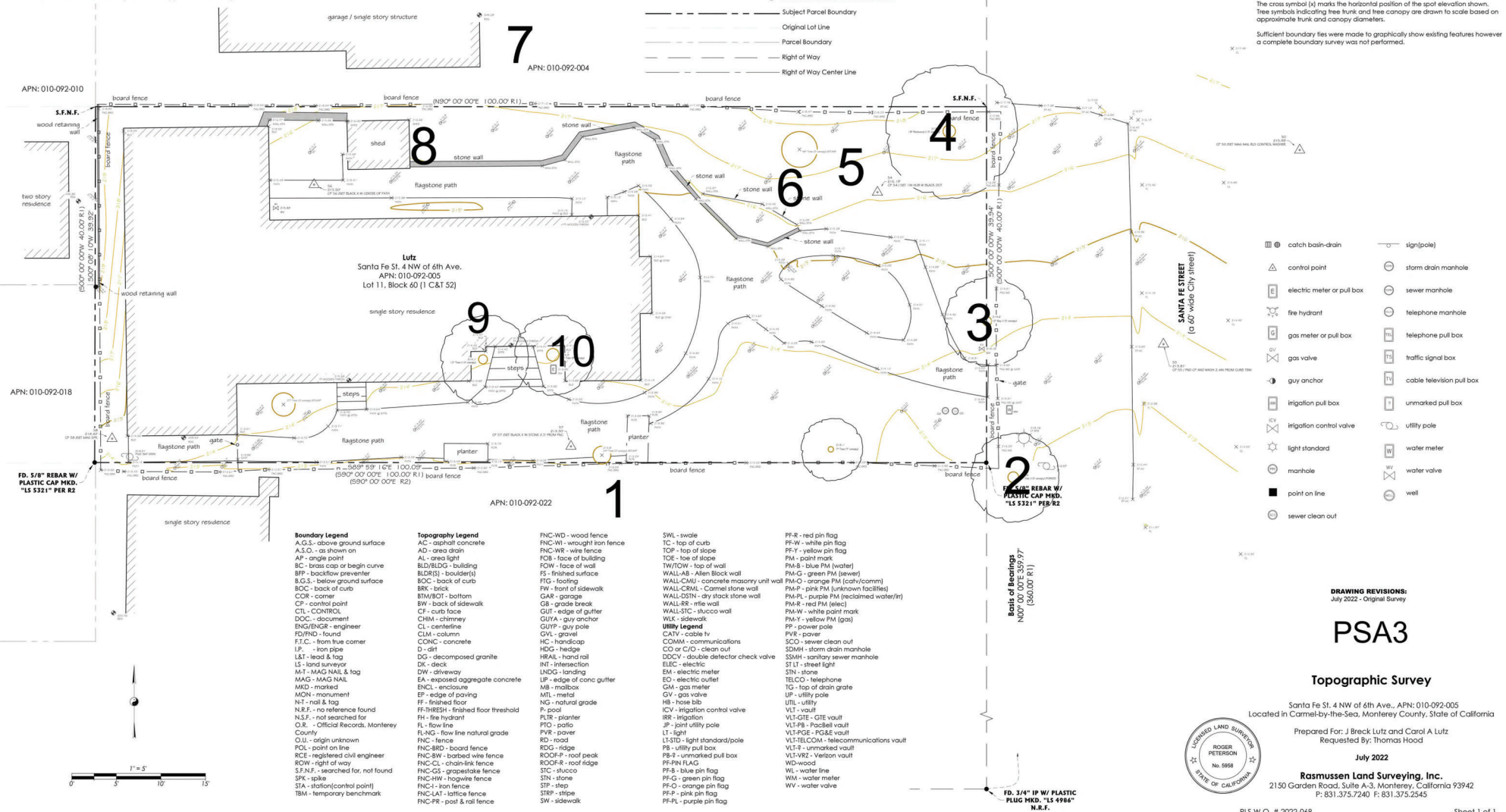
Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Record Map References:

R1: "Map of Carmel City" filed in Volume 1 of Cities and Towns" at Page 52, in the Monterey County Recorder's Office, State of California.

R2: Corner Record No. 2227 filed in the Monterey County Surveyor's Office, State of California.



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary lines were made to graphically show existing features however a complete boundary survey was not performed.

- | | |
|----------------------------|---------------------------|
| catch basin/drain | sign/pole |
| control point | storm drain manhole |
| electric meter or pull box | sewer manhole |
| fire hydrant | telephone manhole |
| gas meter or pull box | telephone pull box |
| gas valve | traffic signal box |
| guy anchor | cable television pull box |
| irrigation pull box | unmarked pull box |
| irrigation control valve | utility pole |
| light standard | water meter |
| manhole | water valve |
| point on line | well |
| sewer clean out | |

DRAWING REVISIONS:
July 2022 - Original Survey

PSA3

Topographic Survey

Santa Fe St. 4 NW of 6th Ave., APN: 010-092-005
Located in Carmel-by-the-Sea, Monterey County, State of California

Prepared For: J Breck Lutz and Carol A Lutz
Requested By: Thomas Hood

July 2022

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545



RLS W.O. # 2022-068

Sheet 1 of 1

THOMAS BATEMAN HOOD
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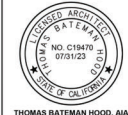
PROJECT:
BEDROOM/BATH/KITCHEN
ADDITION EXISTING
RESIDENCE & NEW GARAGE
SANTA FE & NW of 6th
CARMEL CA 93921
APN 010-092-005
OWNER:
BRECK & CAROLE LUTZ
SANTA FE & NW of 6th
CARMEL CA 93921
TEL 925 324 9671

REVISIONS:

NO.	DESCRIPTION
1	
2	
3	
4	
5	

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ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA
DRAWN BY: TBH
PRINT DATE: 5-19-23
DRAWING DATE: 5-19-23

PAGE TITLE:
PSA

SCALE:
SHEET:

PSA4

Significant Tree Evaluation Worksheet

APN: 010-092-005-000
Street Location: Santa Fe & NW of 6th Ave
Planner: Katherine Wallace
City Forester: Sara Davis
Property Owner: Lutz
Recommended Tree Density: 3 upper and 1 lower

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

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

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

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

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

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

MP-Monterey pine MC-Monterey cypress BF-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 value as 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	10	20.5		10				10	18	18					
NO			0.5		2	2		6							

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	3	2	2	2	2	2	2					

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point: The tree shows some pests or disease but remain in 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.

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

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

0 points: Prior pruning, disease or growth habits 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: 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 suspended branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each branch.

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	1	2	3	3	3	3	2	2	1	1				

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

G. Are environmental conditions favorable to the tree?

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

0 points: The tree is crowded or has 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	7	6	5	10	9	9	7	7	5	5					

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

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

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

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

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
"RIMARY RECORD"

Primary # HRI #
Triennial NRHP Status Code SD1
Other Listings Review Code
Resource Name or #: (Assigned by recorder) Elizabeth F. Armstrong Hse.
Date
Page of
P1. Other Identifier:
P2. Location: Not for Publication : Unrestricted
and P2b and P2c or P2d. Attach a Location Map as necessary.)
a. USGS 1" Quad Date T R : 14 of 14 of Sec 1 B.M.
c. Address: City Carmel-by-the-Sea Zip 93921
d. UTM. (Give more than one for large and/or linear resources) mE mN
e. Other Locational Data (Enter Parcel #: legal description, directions to resource, elevation, etc., as appropriate)
3 NW of 6th, outside of Santa Fe (Bk 60, Lot 11) Parcel No. 010-092-005

P3. Description (Describe resource and its improvements, include design, materials, condition, alterations, size, setting and boundaries)
A one-story wood-framed "storybook" cottage, irregular in plan, resting on a concrete foundation. The exterior wall cladding is a horizontal siding, over felt. There is a large, exterior gable wall chimney of Carmel stone centered in the east side elevation. The side-gabled roof is steeply pitched, with a discernable break at the main line where 2 projects out over a sitting room bay at the SE end of the building, and the original addition to the SW - a room addition west of the old kitchen on the SW corner of the house, connected the main building block to a detached guest. In 1940, a gabled roof hood with simple horizontal wood brackets, projecting from a gabled wall dormer, covers the front (northern) entry at the NE corner. All roof surfaces are covered in wood shingles. Penetration is irregular and consists of single, paired and banded multi-pane wood casement windows. There is a single arched three-light casement window just north of the Carmel stone chimney on the east side elevation. It has a braced wood shutter of the same shape with a cal-hal head in the center. Wooden French doors open into a well-maintained formal garden of trimmed hedges and planting beds traversed by gravel walkways. The Santa Fe heritage masks much of the cottage behind mature arboretry and trees.

b. Resource Attributes: (List attributes and codes)
[] Building [] Structure [] Object [] Site [] District [] Element of District [] Other (Specify, etc.)
P4. Photograph or Aerial Photograph (Attach photograph or aerial photograph, if available, with this record.)
(View toward) Photo No. 3035.

P6. Date Constructed/Age and Sources:
[] Prehistoric [] Historic [] Both
1920 Carmel bldg records

P7. Owner and Address
James Crowley & Marjorie Crow
P.O. Box 2712
Rancho Santa Fe, CA 92057

P8. Recorded by: Name (full name and address)
Ruth L. Seavey, Preservation Consultant, 310
Lighthouse Ave., Pacific Grove, CA 93950

P9. Date Recorded: 2/25/2002
P10. Survey Type: (Describe)
Carmel Historic Resource Inventory 2001

1. Report Citation: (Cite survey report and other sources, or enter "none")
a. Documents: [] NONE [] Continuation Sheet [] District Record [] Rock Art Record [] Other: (List)
[] Location Map [] Building, Structure, and Object Record [] Linear Feature Record [] Affixed Record [] Other: (List)
[] Sketch Map [] Archaeological Record [] Mining District Record [] Photograph Record

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	5	10.3	4.8	6	6	6	6	6	6	9	9	0			

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	15	30.8	14	18	18	18	18	18	27	27	0				

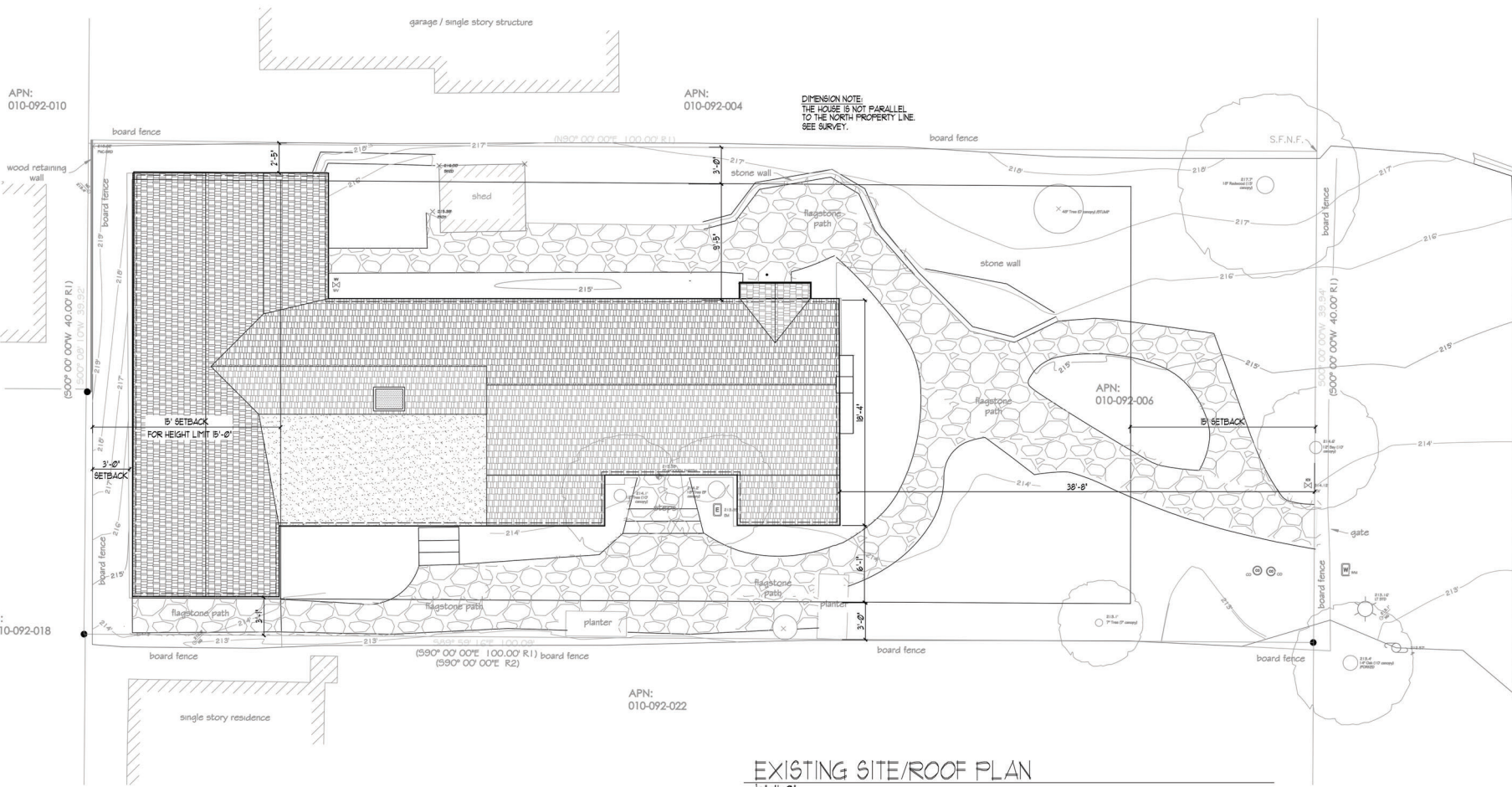
Requirements for tree preservation shall adhere to the following tree protection measures on construction site.

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the drip-line 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 drip-line 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 between 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 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 pneumatic excavator, hydrovac or 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.

APN:
010-092-010

APN:
010-092-004

DIMENSION NOTE:
THE HOUSE IS NOT PARALLEL
TO THE NORTH PROPERTY LINE.
SEE SURVEY.



EXISTING SITE/ROOF PLAN

1/4"=1'-0"



THOMAS BATEMAN HOOD
27880 Dorris Drive
Suite 200
Carmel, California 95023
831-682-0912
tom@b-hood.com
www.thomasbatemanhood.com

PROJECT:
BEDROOM/BATH/KITCHEN
ADDITION TO EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 NW of 6TH
CARMEL, CA 95021

APN 010-092-005-000

OWNER:
BRECK & CAROLE LUTZ
SANTA FE 4 NW of 6TH
CARMEL, CA 95021
TEL 831-334-6473
tom@b-hood.com
www.thomasbatemanhood.com

REVISIONS:
REVISION
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OWNERSHIP AND USE OF
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by others except by agreement in
writing and with appropriate
compensation to the architect, Thomas
Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: BTC

PRINT DATE: 11-30-23

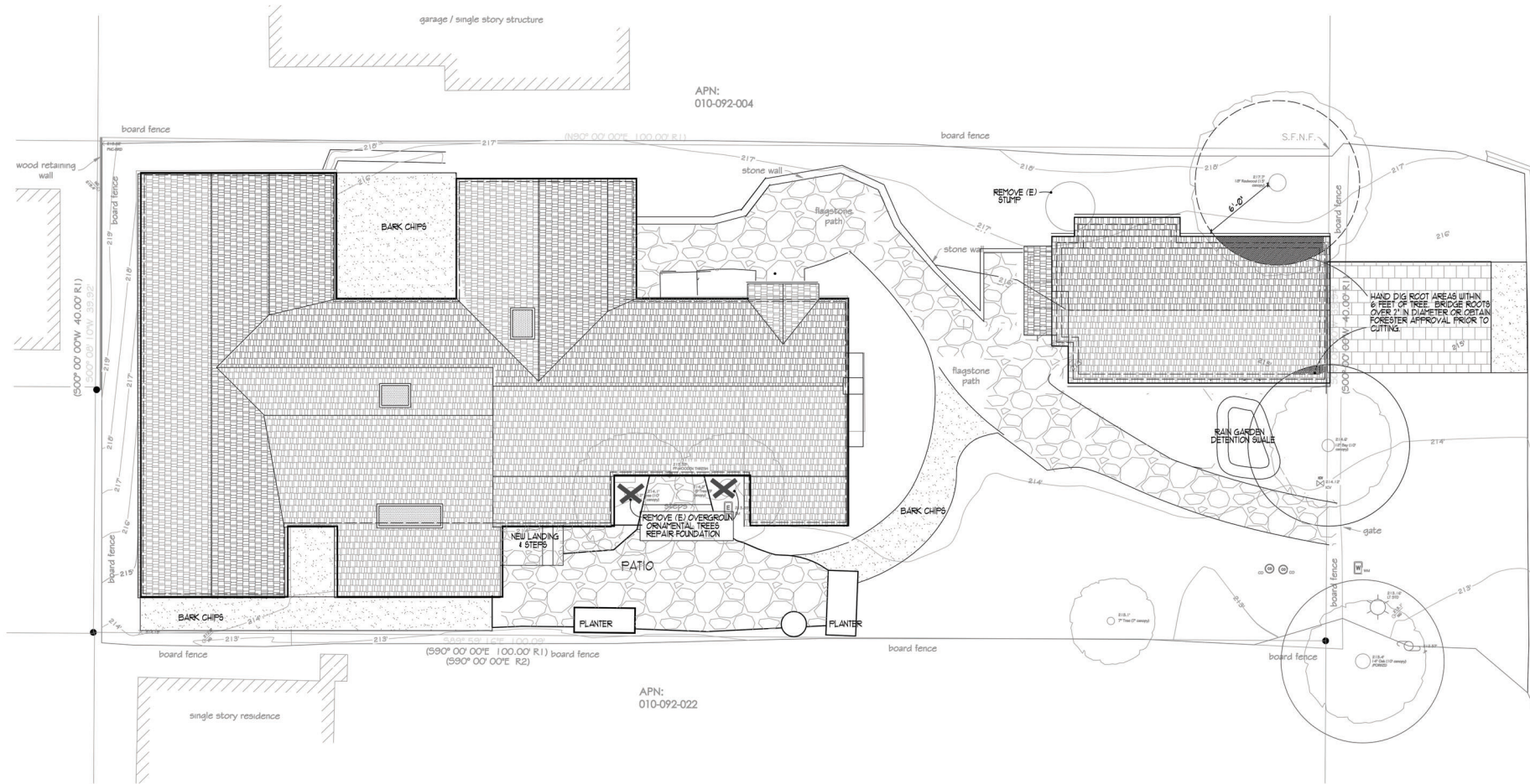
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PAGE TITLE:
EXISTING SITE/
ROOF PLAN

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

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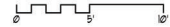


APN:
010-092-004

APN:
010-092-022

TREE ROOT ZONE PROTECTION PLAN

1/4" = 1'-0"



NOTE:
NO LANDSCAPE CHANGES OTHER THAN REMOVAL OF TREES 1/2" & 1/2"

THOMAS BATEMAN HOOD
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Suite 200
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831-462-1922
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APN 010-092-005-005

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REVISIONS:

REVISION	DATE	DESCRIPTION
1		
2		
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4		
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CARMEL, CA

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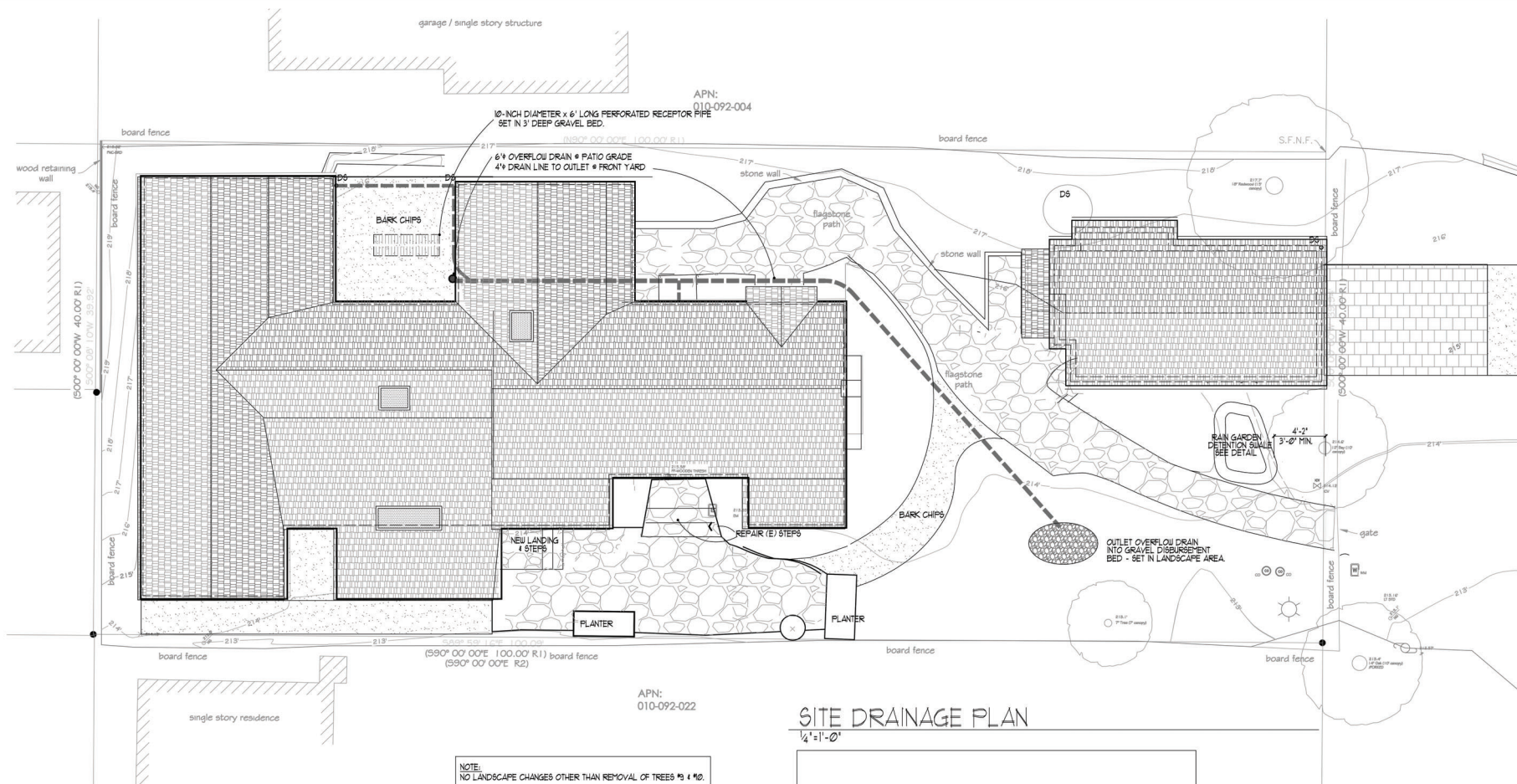
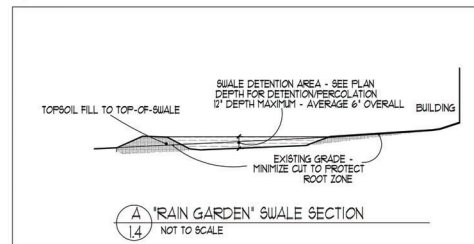
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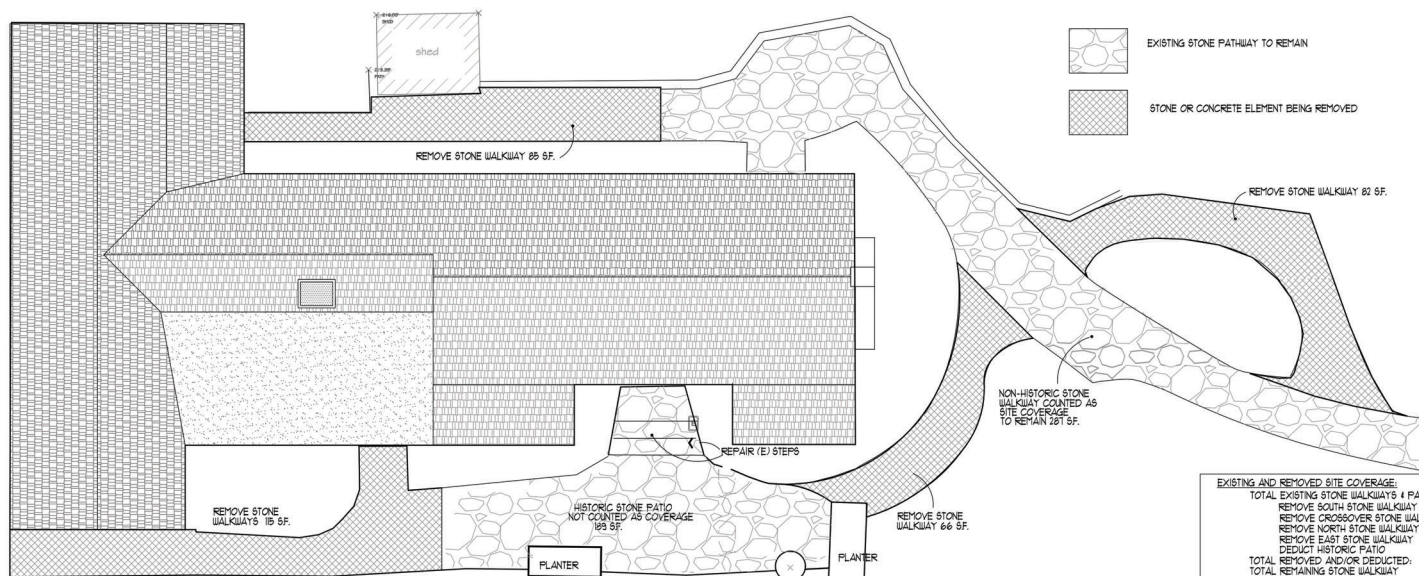
PAGE TITLE:
TREE ROOT
PROTECTION PLAN

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

SHEET:

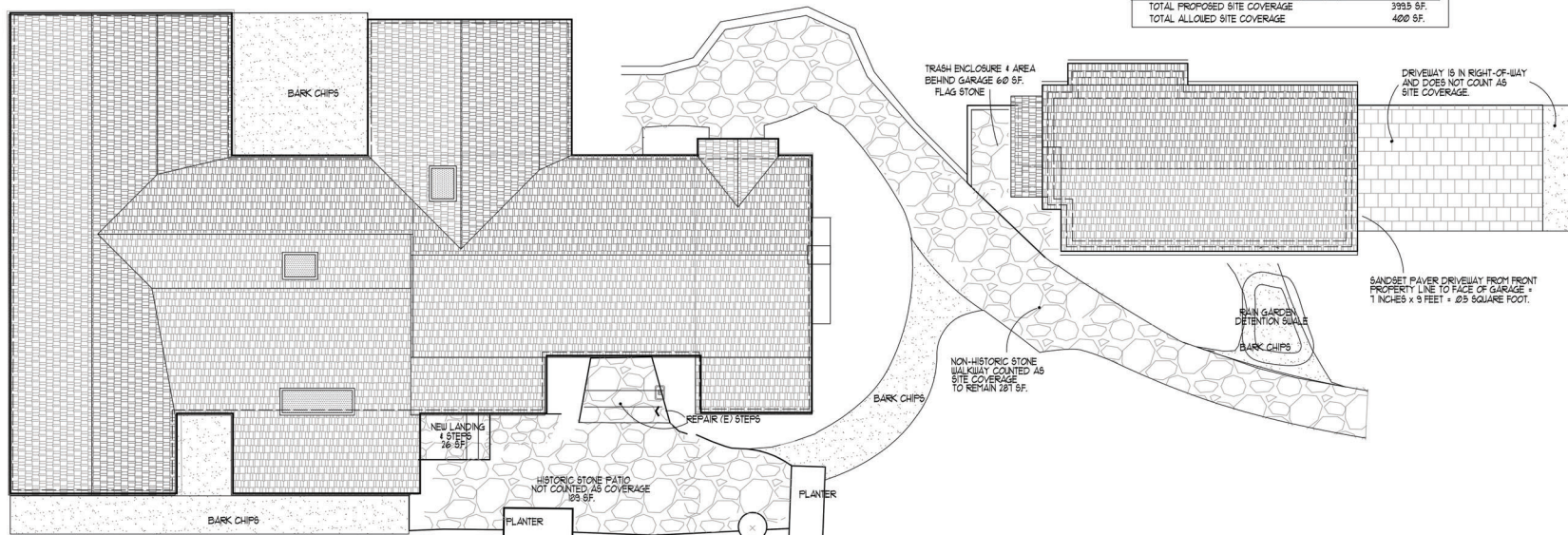
A1.3


$$| \frac{1}{4} | = | 1 - \mathcal{O} |$$




EXISTING COVERAGE REMOVAL PLAN

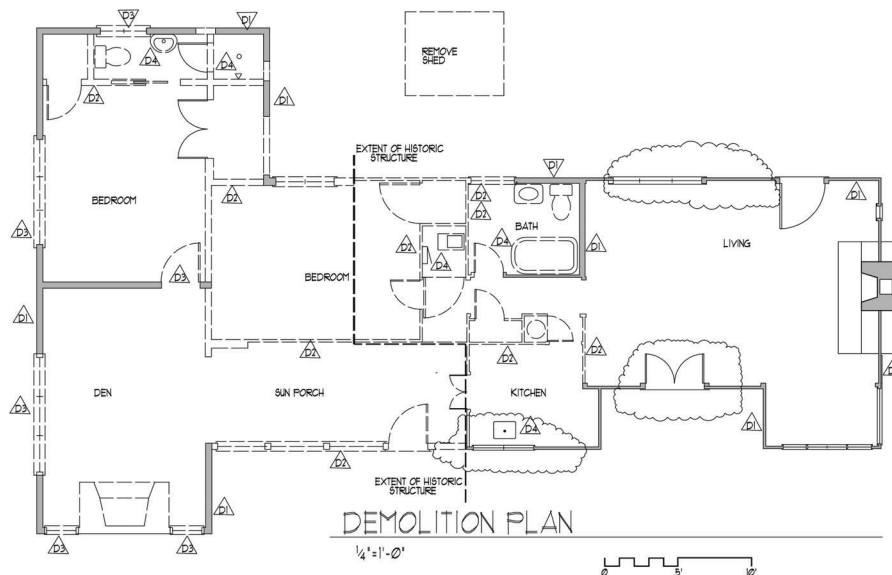
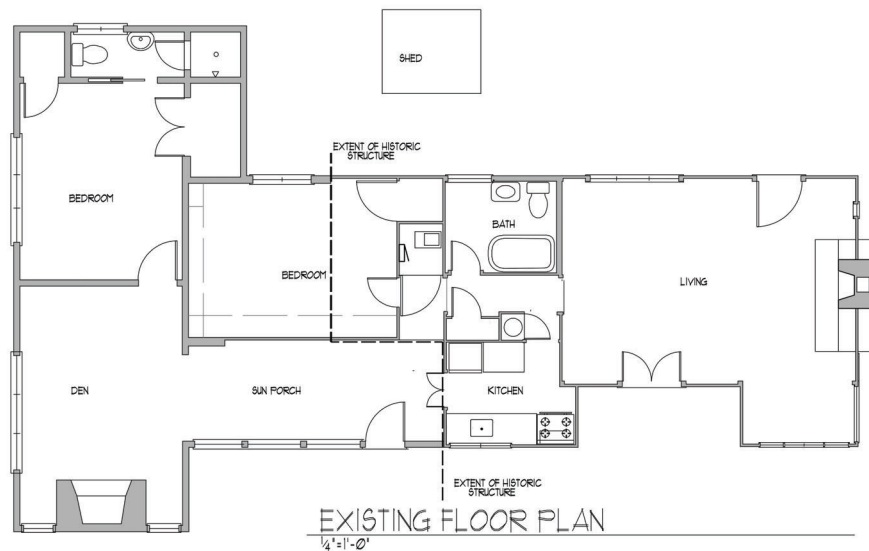
1/4" = 1'-0"



PROPOSED COVERAGE PLAN

1/4" = 1'-0"

EXISTING AND REMOVED SITE COVERAGE:		
TOTAL EXISTING STONE WALKWAYS 4 PATIO:		842 SF.
REMOVE SOUTH STONE WALKWAY	15 SF.	
REMOVE CROSSOVER STONE WALKWAY	46 SF.	
REMOVE NORTH STONE WALKWAY	85 SF.	
REMOVE EAST STONE WALKWAY	100 SF.	
DEDUCT HISTORIC PATIO	183 SF.	
TOTAL REMOVED AND/OR DEDUCTED:	395 SF.	
TOTAL REMAINING STONE WALKWAY	281 SF.	
NOTE: HISTORIC SOUTH PATIO NOT COUNTED AS SITE COVERAGE		
SITE COVERAGE		PROPOSED
STONE WALKWAYS	842 SF.	281 SF.
TRASH BINS ENCLOSURE 4 GARAGE ENTRY (STONE)		60 SF.
REPAIR (2) STEPS 4 LIVING ROOM DOOR		16 SF.
NEW LANDING 4 STEPS 4 KITCHEN DOOR		16 SF.
DRIVEWAY 8'10" GARAGE AND PROPERTY LINE		25 SF.
TOTAL PROPOSED SITE COVERAGE		398 SF.
TOTAL ALLOWED SITE COVERAGE		400 SF.



DEMOLITION FLAG NOTES-

- SEE DEMOLITION NOTES THIS SHEET.
SHORE EXISTING ELEMENTS DURING
MODIFICATIONS.
- EXISTING WALL TO REMAIN: [Symbol]
- PROTECT EXISTING ELEMENTS DURING
CONSTRUCTION.
- REMOVE EXISTING WALL: [Symbol]
- REMOVAL INCLUDES DOORS, WINDOWS,
OR OTHER ELEMENTS INCLUDED IN WALL.
- REMOVE EXISTING DOOR/WINDOW:
SEE CONSTRUCTION PLAN & ELEVATIONS.
- REMOVE PLUMBING AND ELECTRICAL
FIXTURES AND FINISHES.

GENERAL NOTES - DEMOLITION WORK

- REMOVAL OF IMPROVEMENTS.
- REMOVE CABINETRY AND MILLWORK, WALL AND
FLOOR FINISHES AS NOTED.
- REMOVE ANY PLUMBING ELEMENTS NOT TO BE
PART OF THE NEW WORK.
- REMOVE ANY ELECTRICAL ELEMENTS NOT TO BE
A PART OF THE NEW WORK. REMOVE EXTRA OR
'WILD' WIRING, CLOSE OPEN J-BOXES.
- REMOVE PARTITIONS OR PORTIONS THEREOF AS
INDICATED BY DASHED LINE ON PLAN.
- PRESERVE AND PROTECT ELEMENTS NOT TO BE
REMOVED AND ITEMS SET ASIDE FOR RELOCATION
AND REUSE.
- PROVIDE SHORING AND BRACING AS REQUIRED TO
PROTECT EXISTING ELEMENTS AND TO SUPPORT
ROOF AND WALL STRUCTURE DURING REMOVAL.
- SHORING AND BRACING DESIGN IS NOT PART OF
THESE DOCUMENTS.

THOMAS BATEMAN HOOD
27888 Dorris Drive
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831-682-0012
tom@hood.com
www.thomasbatemanhood.com

PROJECT:
BEDROOMS/BATH/KITCHEN
ADDITION TO EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 NW of 6TH
CARMEL, CA 93821

APH 010-682-685-000

OWNER:
BRECK & CAROLE LUTZ
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Bateman Hood, AIA.

ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: BTC

PRINT DATE: 11-30-23

DRAWING DATE: 11-30-23

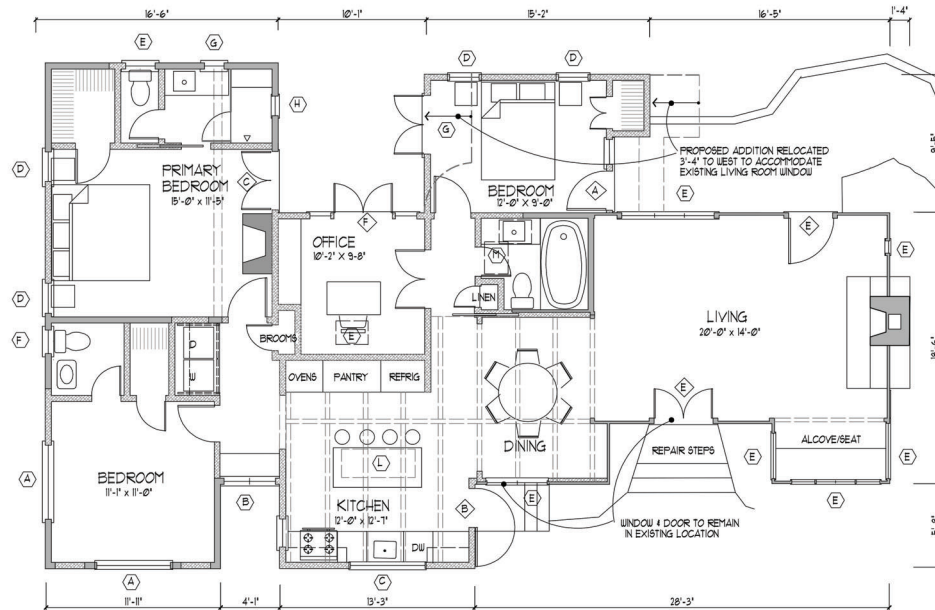
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EXISTING FLOOR PLAN
DEMOLITION PLAN

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

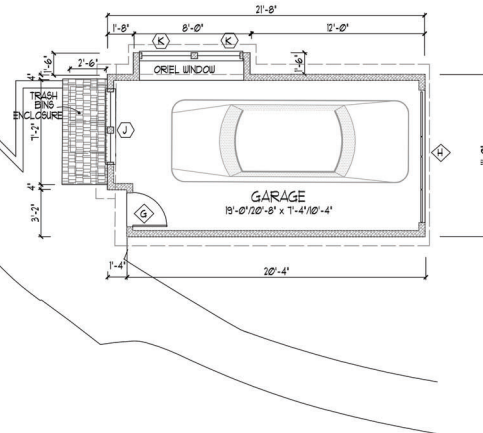
SHEET:

A2.1



PROPOSED FLOOR PLAN

1/4" = 1'-0"



LEGEND TO PLAN

- ◆ NEW WOOD DOOR & FRAME
SEE DOOR SCHEDULE AND DETAILS.
- ◊ NEW CLAD WOOD WINDOW. INSULATED LOW E GLASS, TEMPERED WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY CODE. TRUE DIVIDED LIGHTS SEE WINDOW SCHEDULE AND DETAILS.
- △ EXISTING WALL TO REMAIN;
PROTECT ELEMENTS DURING CONSTRUCTION
- △ NEW WALL:
- △ INFILL OPENING FOLLOWING REMOVAL OF WINDOW OR DOOR. MATCH ADJACENT (E) WALL MATERIALS SEE ELEVATIONS.

REVISIONS:

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△	REVISION
△	REVISION

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THOMAS BATEMAN HOOD, AIA
CARMEL, CA

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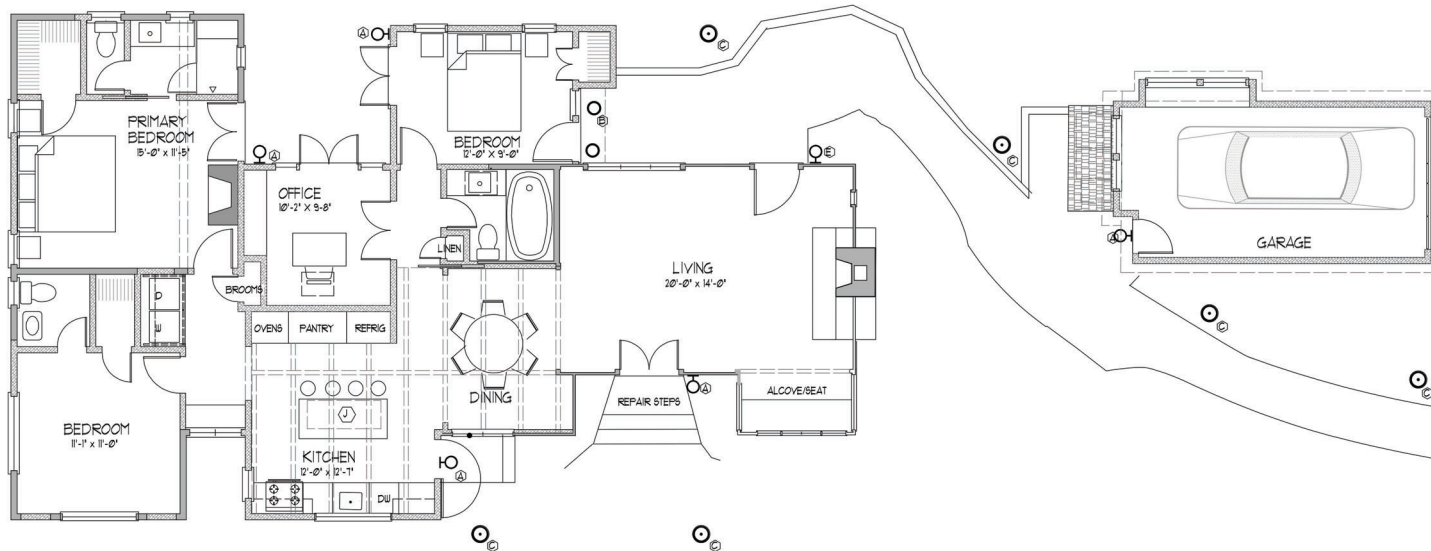
DRAWING DATE: 11-30-21

PAGE TITLE:
PROPOSED FLOOR
& GARAGE PLAN

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

SHEET:

A2.2



EXTERIOR LIGHTING PLAN
1/4" = 1'-0"

MECHANICAL/ELECTRICAL SYMBOLS

- HIGH-EFFICACY RECESSED DOWNLIGHT
- SURFACE MOUNTED CEILING LIGHT
- WALL MOUNTED LIGHT
- "MUSHROOM" FEDESTAL LANDSCAPE LIGHT
- SMOKE DETECTOR - MOUNT ON CEILING OR * TOP OF WALL - 120V AC POWERED W/ BATTERY BACKUP.
- CARBON MONOXIDE ALARM. MAY BE A COMBINATION UNIT WITH SMOKE DETECTOR.
- WALL SWITCH
- THREE WAY WALL SWITCH
- 110 V DUPLEX OUTLET
- 110 V DUPLEX WALL OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER
- 220 V. OUTLET
- EXHAUST FAN
- THERMOSTAT
- ELECTRIC METER & MAIN BREAKER
- ELECTRICAL PANEL
- GAS METER
- WATERPROOF/WEATHERPROOF

EXTERIOR LIGHT SCHEDULE

MARK	TYPE	MANUFACTURER/MODEL NO.
(A)	WALL SCONCE	WALL SCONCE SHIELDED MODERN FORMS RAIN, MODEL NO. US-10242, BRONZE NICKEL SEEDY GLASS NO. US-10242, LAMP: T3W/3371 LUMEN LED
(B)	RECESSED DOWNLIGHT	
(C)	LANDSCAPE POST LAMP	SPJLIGHTING.COM FOREVER BRIGHT CONTEMPORARY PATH LIGHT MODEL # SPJ-80100 PVD SOLID BRASS SATIN 3'-10 1/2" TALL, 24" LUMENS LED 5" TALL, 5" WIDE POST MT.
(E)	EXISTING LIGHT	



Model:	SPJ20-02
Shown:	PVD Black
Material:	Solid Brass or Copper
Finish:	Specify
Electrical:	6-15V
Engine:	FB-3W Cone TA16
Lumens:	200
Color Temp:	2700K
Mounting:	1/2" NPT. Dual Fin Spike Incl.
LED:	Nichia Forever Bright

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PROJECT:
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ADDITION TO EXISTING
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APH 010-002-005-000

OWNER:
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REVISIONS:

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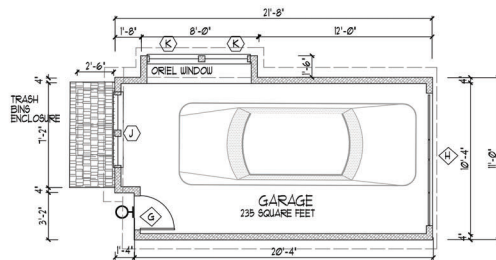
DRAWING DATE: 11-30-23

PAGE TITLE:
EXTERIOR
LIGHTING PLAN

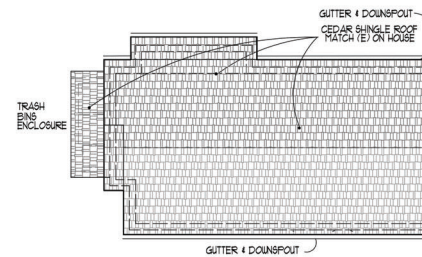
SCALE: 1/4" = 1'-0"

SHEET:

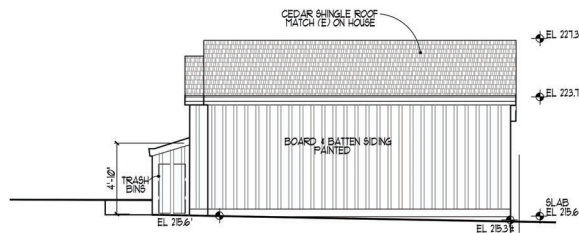
A2.3



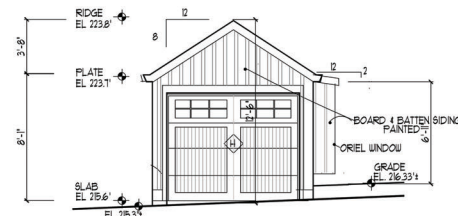
GARAGE PLAN
1/4" = 1'-0"



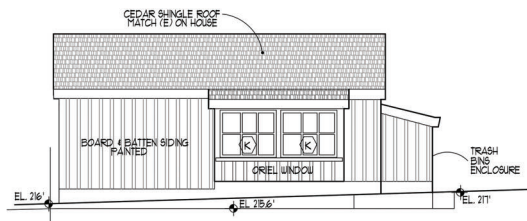
GARAGE ROOF PLAN
1/4" = 1'-0"



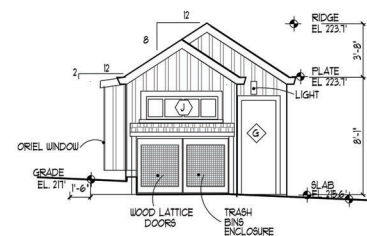
SOUTH ELEVATION
1/4" = 1'-0"



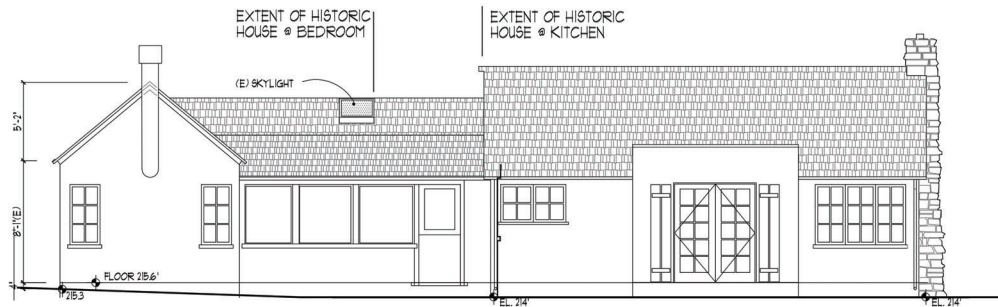
EAST ELEVATION
1/4" = 1'-0"



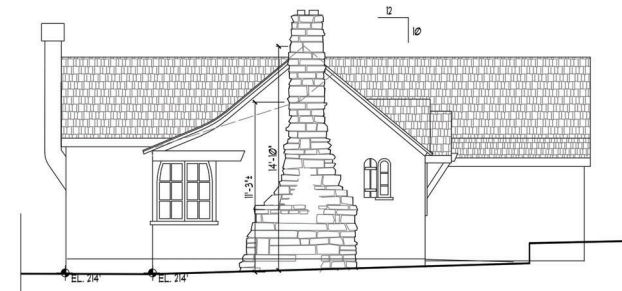
NORTH ELEVATION
1/4" = 1'-0"



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



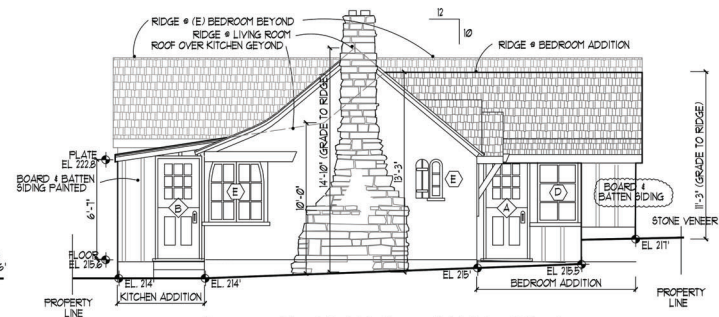
(E) SOUTH ELEVATION
1/4" = 1'-0"



(E) EAST (FRONT) ELEVATION
1/4" = 1'-0"



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



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

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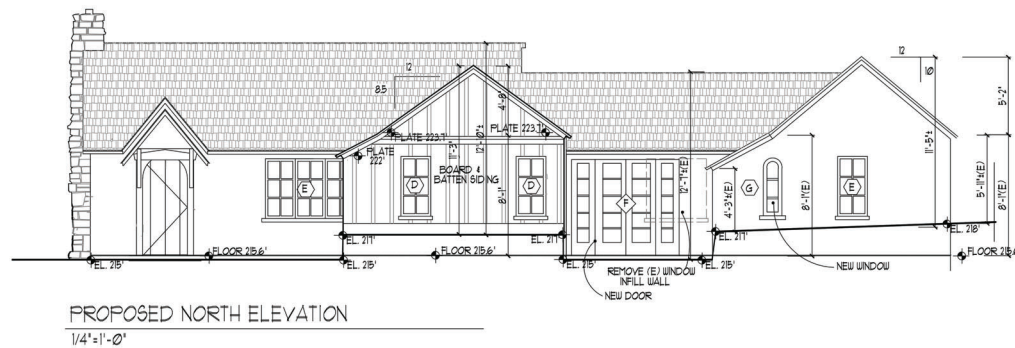
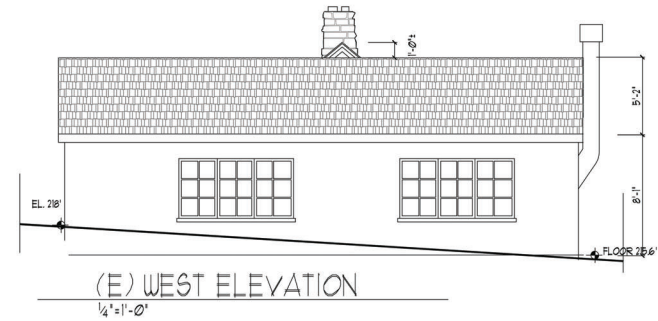
DRAWING DATE: 11-30-23

PAGE TITLE:
EXISTING & PROPOSED
EAST & SOUTH
ELEVATIONS

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

SHEET:

A3.1



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CARMEL, CA

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DRAWING DATE: 11-30-23

PAGE TITLE:

EXISTING & PROPOSED
NORTH & WEST
ELEVATIONS

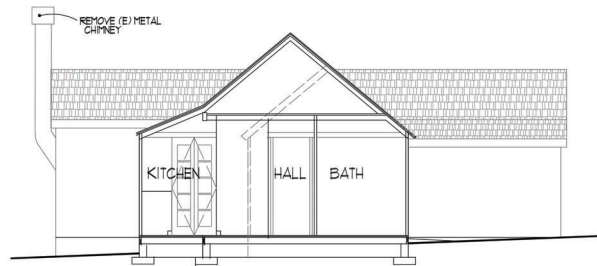
SCALE: 1/4" = 1'-0"

SHEET:

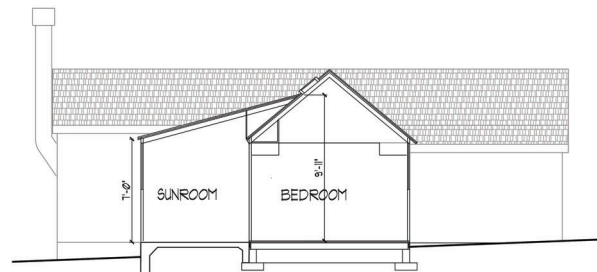
A3.2



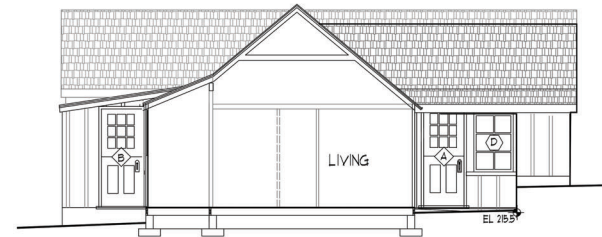
(E) SECTION THROUGH LIVING
1/4"=1'-0" LOOKING WEST



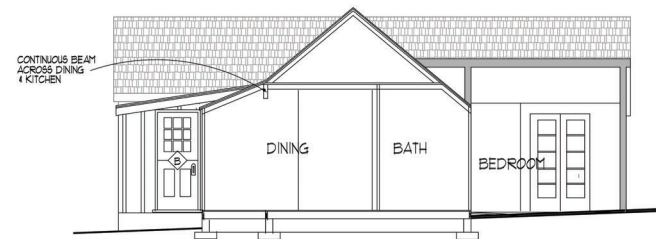
(E) SECTION THROUGH KITCHEN/HALL/BATH
1/4"=1'-0" LOOKING WEST



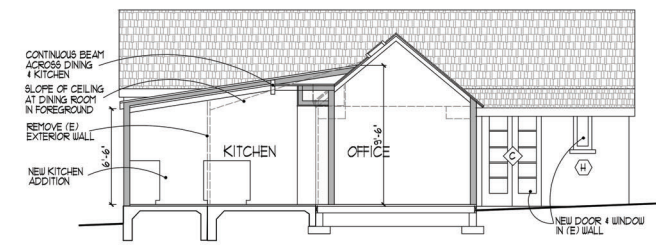
(E) SECTION THROUGH SUNROOM/BEDROOM
1/4"=1'-0" LOOKING WEST



(PROPOSED) SECTION THROUGH LIVING
1/4"=1'-0" LOOKING WEST



(PROPOSED) SECTION THROUGH DINING/BATH/BR ADDITION
1/8"=1'-0" LOOKING WEST



(PROPOSED) SECTION THROUGH KITCHEN/OFFICE
1/8"=1'-0" LOOKING WEST





STUCCO
Schothouse White



WINDOWS & TRIM
Simply White



SHUTTERS & PLANTERS
Spellbound



WOOD SHAKE ROOF

DOOR TYPES							LEGEND	
NOTE: DO NOT ORDER FROM THIS SCHEDULE ALONE REVIEW PLAN & FIELD CONDITIONS FOR DOOR LOCATIONS AND SIZES							T THRESHOLD DB DEADBOLT LS LOCKSET PS PASSAGE SET PRV PRIVACY SET TEMP. TEMPERED NSUL INSULATED PR PAIR	
TYPE	LOCATION	WIDTH	HEIGHT	TYPE	MATL	HARDWARE	REMARKS	
(A)	EXTERIOR TO BEDROOM	2'-8"	6'-8"	DUTCH DOOR OPENS IN	CLAD WD	LS,DB,T	TEMPERED GLASS	
(B)	EXTERIOR TO KITCHEN	2'-8"	6'-8"	DUTCH DOOR OPENS OUT	CLAD WD	LS,DB,T	TEMPERED GLASS	
(C)	EXTERIOR TO PRIMARY BEDROOM	4'-0"	6'-8"	FR 2'0" FRENCH DRSS OPENS IN	CLAD WD	LS,DB,T	TEMPERED GLASS VERIFY DOOR HEIGHT PER (E) EAVE HEIGHT	
(D)	EXTERIOR TO NEW BEDROOM	4'-0"	6'-8"	FR 2'0" FRENCH DRSS OPENS OUT	CLAD WD	LS,DB,T	TEMPERED GLASS	
(E)	EXISTING DOOR TO REMAIN - REPAIR & REFINISH AS NEEDED							
(F)	EXTERIOR TO OFFICE	1'-0"	6'-8"	FR 2'0" FRENCH DRSS W/FR 1'0" SIDELIGHTS	PAINTED WD	LS,DB,T	TEMPERED GLASS VERIFY DOOR HEIGHT PER (E) EAVE HEIGHT	
(G)	EXTERIOR TO GARAGE	2'-4"	6'-8"					
(H)	GARAGE DOOR	9'-0"	1'-0"					

(A)	(B)	(C)	(D)	(E)	(F)
(G)	(H)				

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(J)	(K)
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

WDO UNIT	UNIT	MATERIAL	TYPE	FLOOR TO SILL	FLOOR TO HEAD	REMARKS
(A)	5'-0" x 4'-0"	CLAD WOOD	CASEMENT (2)	2'-8"	6'-8"	
(B)	3'-2" x 3'-6"	CLAD WOOD	FIXED	2'-8"	6'-8"	TEMPERED GLASS
(C)	5'-0" x 3'-6"	CLAD WOOD	CASEMENT (3) 2'0"	3'-2"	6'-8"	
(D)	2'-0" x 4'-0"	CLAD WOOD	CASEMENT	2'-8"	6'-8"	
(E)	EXISTING WINDOW OR SKYLIGHT					
(F)	2'-0" x 3'-0"	CLAD WOOD	CASEMENT	3'-8"	6'-8"	TEMPERED GLASS
(G)	1'-3" x 4'-0"	CLAD WOOD	FIXED ARCH TOP	2'-8"	6'-8"	TEMPERED GLASS
(H)	1'-3" x 2'-6"	CLAD WOOD	FIXED-SHOWER	2'-8"	6'-8"	TEMPERED GLASS INTERIOR UET RATED OBSCURE GLASS
(J)	5'-0" x 1'-6"	CLAD WOOD	AWING	5'-2"	6'-8"	
(K)	4'-0" x 3'-3"	CLAD WOOD	FIXED	5'-2"	6'-8"	
(L)	5'-0" x 2'-0"	CLAD WOOD	SKYLIGHT	-	-	CLAD COLOR-SIERRA TAN W/ SOLAR SHADE W/ SOLAR CONTROLS
(M)	2'-6" x 2'-6"	CLAD WOOD	SKYLIGHT	-	-	

DOOR/WINDOW NOTES	
1. FIELD VERIFY ALL OPENING SIZES PRIOR TO WINDOW FABRICATION. OPENINGS MAY VARY, PARTICULARLY WHERE MULTIPLE UNITS FORM A WINDOW WALL.	
2. NEW WINDOW UNITS SHALL BE CLAD WOOD SIERRA PACIFIC.	
3. ALL WINDOW TRIM DOORS & TRIM SHALL BE PAINTED WOOD.	
4. MULLIONS ON WINDOWS & DOORS SHALL BE TRUE DIVIDED LIGHT.	
5. PROVIDE SCREENS W/ ALL OPERABLE WINDOWS.	
6. INSTALL HEAD & SILL FLASHING & ALL WINDOWS & DOORS.	
7. INSULATED GLASS ALL NEW UNITS.	
8. TEMPERED GLASS WHERE REQUIRED BY CODE WHETHER OR NOT INDICATED ON PLANS.	

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PROJECT:
BEDROOM/BATH/KITCHEN
ADDITION TO EXISTING
RESIDENCE & NEW GARAGE
SANTA FE 4 HWY OF 6TH
CARMEL, CA 93821

APH 818-682-685-686

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ARCHITECTURAL STAMP:



THOMAS BATEMAN HOOD, AIA
CARMEL, CA

DRAWN BY: BTC

PRINT DATE: 11-30-23

DRAWING DATE: 11-30-23

PAGE TITLE:
DOOR & WINDOW
SCHEDULES

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

SHEET:

A4.1

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

HISTORIC RESOURCES BOARD RESOLUTION NO. 2023-020-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA ADDING THE HISTORIC “ELIZABETH F. ARMSTRONG HOUSE” TO THE CARMEL REGISTER, APPROVING THE CREATION OF A DESIGN NONCONFORMITY IN THE COMPOSITE SIDE YARD SETBACK, AND UPHOLDING THE DETERMINATION OF CONSISTENCY WITH THE SECRETARY OF THE INTERIOR’S STANDARDS ISSUED BY THE HISTORIC RESOURCES BOARD ON SEPTEMBER 18, 2023 UNDER RESOLUTION 2023-015-HRB FOR DESIGN STUDY APPLICATION, DS 23-160 (LUTZ), FOR ADDITIONS, ALTERATIONS, AND SITE MODIFICATIONS AT THE PROPERTY LOCATED ON SANTA FE STREET 4 NORTHWEST OF 6TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT.
APN: 010-092-005-000

WHEREAS, on May 31, 2023, Thomas Bateman Hood, Architect (“Applicant”) submitted an application on behalf of Breck J and Carole A Lutz TRS (“Owners”) requesting the issuance of a Determination of Consistency with the Secretary of the Interior’s Standards for Design Study application DS 23-160 (Lutz) described herein as (“Application”); and

WHEREAS, the Application has been submitted for the property located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District (Block 60, Lot 11); and

WHEREAS, the Applicant is proposing a substantial alteration involving additions, alterations, and site modifications; and

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

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

WHEREAS, Margaret Clovis, a qualified professional, prepared a Phase Two Historic Assessment and found the project inconsistent with the Secretary’s Standards; and

WHEREAS, if certain modifications to the project were implemented, the project could be found consistent with the Secretary’s Standards; and

WHEREAS, on September 8, 2023, a notice of the September 18, 2023, public hearing was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before September 8, 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 September 15, 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 September 18, 2023, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project, including without limitation the information provided to the Historic Resources Board by City staff and adopted Resolution 2023-015-HRB issuing a Determination of Consistency with the Secretary of the Interior's Standards with Conditions of Approval; and

WHEREAS, on September 20, 2023, the Applicant submitted a request for reconsideration of the project per the Historic Resources Board "Rules of Procedure" Section IV.C, specifically requesting the property be added to the Carmel Register for the purposes of allowing a reduced site yard composite setback, and also requesting the Board reconsider Resolution 2023-015-HRB Condition of Approval #4 to allow a 250-square-foot garage instead of a 200-square-foot garage; and

WHEREAS, on October 6, 2023, a notice of the October 16, 2023, public hearing was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before October 6, 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 October 13, 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 October 16, 2023, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project, including without limitation the information provided to the Historic Resources Board by City staff; and

WHEREAS, on October 16, 2023, the applicant requested the project be continued to such time that the full Board would be present, and the Board granted the request; and

WHEREAS, on November 10, 2023, a notice of the November 20, 2023, public hearing was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before November 10, 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 November 17, 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 November 20, 2023, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the project, including without limitation the information provided to the Historic Resources Board by City staff; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Board at the November 20, 2023 hearing, including, without limitation, the staff report and attachments submitted by the Community Planning & Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony 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, issuance of a Determination of Consistency with the Secretary of the Interior's Standards is "not a project" pursuant to section 15378 of the CEQA Guidelines as it does not grant any permits of entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, a CEQA analysis and determination will be conducted as part of the Design Study review by the Planning Commission; and

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

NOW, THEREFORE, BE IT RESOLVED that the Historic Resources Board of the City of Carmel-by-the-Sea does hereby add the historic "Elizabeth F. Armstrong House" to the Carmel Register to allow a reduced composite side yard setback and uphold the Determination of Consistency with the Secretary of the Interior's Standards made by the Board on September 18, 2023 under Resolution 2023-015-HRB for Design Study application, DS 23-160 (Lutz), for additions, alterations, and site modifications at the property located on Santa Fe Street 4 northwest of 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-005-000), subject to the following Conditions:

- 1) The proposed north addition shall be moved as far to the rear (west) as possible.
- 2) Door and window openings of the 1928 section of the house shall be retained in place where possible.
- 3) Stone veneer shall either be omitted from the proposed additions and garage or used in full.
- 4) The garage shall be reduced in size to 11 feet wide and 235 square feet in area ~~from 250 to 200 square feet (10 feet wide by 20 feet deep).~~

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA this 20th day of November 2023 by the following vote:

AYES: DYAR, GOODHUE, HALL

NOES: CHROMAN, POMEROY

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Leah Young
Historic Resources Board Secretary



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

February 13, 2024
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: **DS 23-092 (Brown):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,028 square feet located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District. APN: 010-036-001-000.

Application: DS 23-092 (Brown)

APN: 010-036-001-000

Block: 45

Lot: 1 & 3

Location: Southwest corner of Guadalupe Street and 4th Avenue

Applicant: Anatoly Ostretsov, Architect

Property Owner: BROWN DAVID L & SUSAN TATUM

Executive Summary:

The project is the demolition of more than 50 percent of an existing single-story residence and the construction of a two-story residence and associated site improvements on an 8,000-square-foot lot. The property was found to be ineligible for the Carmel Historic Inventory on February 28, 2023. However, the stone wall that surrounds the property is a historic resource. No trees are proposed for removal. The Planning Commission reviewed design concept plans on August 9, 2023, and October 11, 2023, and is now considering the final details for the project.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Study and associated Coastal Development Permit for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,028 square feet located at the southwest corner of Guadalupe Street and 4th Avenue.

Background and Project Description:

The residence was constructed in 1950. In 1951, a 280-square-foot rumpus room was added to the front elevation, and the front entry was relocated. The original design for the home included a carport, which was subsequently enclosed. A swimming pool was added in 1973 and was recently removed. The 1,755-square-foot single-story residence, including an attached garage, is on an 8,000-square-foot lot. The property was reviewed for historical significance in February 2023 and found to be ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2028. The applicant proposes to demolish more than 50 percent of the existing residence and construct a two-story residence.

Staff Analysis:

Prior Public Hearings

The Planning Commission reviewed the design concept plans on August 9, 2023, and continued the project with direction to the applicant to make design changes consistent with the draft conditions presented by staff. On September 13, 2023, the applicant submitted revised design concept plans, and the Planning Commission reviewed them on October 11, 2023, and adopted Resolution 2023-050-PC accepting the revised concept design with conditions. Below is a list of the three conditions, followed by a staff response.

- 1) **Volume Study.** Following Concept acceptance and prior to the final details review, the Applicant shall submit to the Planning Division for review a full-size printed set of revised plans that respond to the recommendations/draft conditions that affect massing, height, site planning, and/or grading for the required volume study. The project shall be found in conformance with the allowable volume prior to being scheduled for final approval.

Staff Response: On November 21, 2023, the volume study was completed, and the project was found to be under the allowable volume by over 2,500 cubic feet.

- 2) **Eliminate Vaulted Ceiling.** Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review that eliminate the vaulted ceiling above the family room.

Staff Response: On October 26, 2023, the applicant submitted revised project plans that no longer include the vaulted ceiling above the family room.

- 3) **Second Floor Terrace.** Prior to the final details review, the Applicant shall submit revised plans demonstrating a minimum 6-foot setback between the south side of the second-floor yoga terrace and the property line.

Staff Response: On October 26, 2023, the applicant submitted revised project plans that include a 6-foot setback between the second-floor terrace and the south property line.

Additionally, the applicant eliminated a flat roof element, reduced the front door height from 8 feet to 7 feet, 6 inches, and reconfigured the yoga terra to provide a minimum 20-foot setback from the west property line, which is the centerline of the private road.

Finish Details: The applicant proposes presidential asphalt shingle roofing in “Aged Bark” and painted galvanized gutters and square downspouts to match the windows and doors. The proposed wall cladding consists of tongue and groove-stained cedar siding (to match the ADU) and a thin Fond Du Lac Rustic stone veneer.

The proposed windows and doors are Sierra Pacific aluminum-clad wood (or equal) painted Regal Brown. Divisions are included on some of the north and west-facing windows and doors.

The applicant proposes gray permeable driveway pavers, and the permeable courtyard pavers would be Brownstone.

Fencing/Gate/Arbor: *Residential Design Guidelines 11.1 through 11.3 states 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 historic stone wall along Guadalupe Street and 4th Avenue will be preserved and protected in place. The existing wood fence on the south property line is proposed to remain. The grape stake fence and wood retaining wall on the west property line are proposed to be replaced in kind.

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

The project site is an 8,000-square-foot lot with an 800-square-foot private road easement along the west side of the property. The developable portion of the lot amounts to 7,200 square feet, and 611 square feet of site coverage is allowed. If at least half of all site coverage is permeable a 4 percent bonus (288 square feet) is allowed for a total site coverage allowance of 899 square feet.

The applicant proposes 856 square feet of site coverage, including a 313-square-foot permeable paver driveway, a 201-square-foot permeable paver courtyard, a 43-square-foot shed, and 138 square feet for a BBQ, fireplace, fountain, and trash enclosure. The remaining site coverage includes door landings, steps, and a generator pad. The project complies with allowable site coverage.

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: A lighting plan and specifications are on Sheet L2.0 of the project plans (Attachment 3). Light specifications can be found in Attachment 4. The applicant proposes a black wall-mounted LED light by WAC Lighting. The fixture is shielded, directs light downwards, and emits 331 lumens. A step light is proposed at the west courtyard, and a path light is proposed along the south side yard and the pathway between the residence and ADU. The step light emits 100 lumens, and the path light emits 360 lumens. The path light complies with landscaping lighting requirements as it is shielded, directs light downwards, and is less than 225 lumens. However, the path light exceeds the allowable lumen level. The 20-inch light is also

greater than 18 inches above the walking surface. An alternative path light will need to be selected prior to the issuance of the building permit.

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 up to 4,000 square feet are recommended to have three upper and one lower canopy tree.

Staff Response: The applicant submitted a preliminary landscape and irrigation plan identifying the number and location of various plant species within the front yard and the western courtyard. Along the private road, the applicant proposes a 9 to 9.5-foot-tall Texas privet hedge.

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 interior spaces have no access to exterior windows or windows have limited access to light; windows would cause greater impacts on adjoining homes; the skylight design is compatible with the architecture, and the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or neighboring windows. The size, placement, number, and design should be an integral part of the building design; skylights should be framed in colors that match adjoining roof surfaces; and skylights that produce glare or light pollution visible to neighbors or the public should be mitigated.*

Staff Response: No skylights are proposed.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence on an 8,000-square-foot lot and the construction of one- and two-story additions totaling 1,028 square feet and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 – Project Data Table

Attachment 3 – Project Plans

Attachment 4 - Exterior Light Specifications

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION**

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING
A DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF
MORE THAN 50 PERCENT OF THE EXTERIOR WALLS OF A 1,755-SQUARE-FOOT SINGLE-STORY
RESIDENCE INCLUSIVE OF AN ATTACHED GARAGE ON AN 8,000-SQUARE-FOOT LOT AND
CONSTRUCTION OF ONE- AND TWO-STORY ADDITIONS TOTALING 1,028 SQUARE FEET LOCATED
AT THE SOUTHWEST CORNER OF GUADALUPE STREET AND 4th AVENUE
APN 010-036-001**

WHEREAS, on April 27, 2023, Anatoly Ostretsov, Architect (“Applicant”) submitted an application on behalf of David L and Susan Tatum Brown (“Owners”) requesting approval of Track 2 Design Study application DS 23-092 (Brown) described herein as (“Application”); and

WHEREAS, the application has been submitted for an 8,000-square-foot lot located at the southwest corner of Guadalupe Street and 4th Avenue in the Single-Family Residential (R-1) District and Block 45 Specific Plan Area (Block 45, Lots 1 & 3); and

WHEREAS, the Applicant proposes to demolish more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence, inclusive of an attached garage, and construct one- and two-story additions totaling 1,028 square feet along with associated site improvements; 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, on July 28, 2023, a notice of the public hearing to review the design concept plans scheduled for August 9, 2023, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before July 30, 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 August 4, 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 August 9, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the design concept plans, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the Planning Commission voted to continue the project with direction to the applicant to make revisions to the design concept plans; and

WHEREAS, on September 13, 2023, the Applicant submitted revised design concept plans; and

WHEREAS, in accordance with CMC Section 17.58.040.B, Step Two: Design Concept Review, the Planning Commission is being asked to review the revised design concept plans before considering the final details review for the project; and

WHEREAS, on September 29, 2023, a notice of the public hearing to review the revised design concept plans scheduled for October 11, 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 October 1, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before October 6, 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 October 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the revised design concept plans, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the Planning Commission adopted Resolution 2023-050-PC accepting the revised concept design, with conditions; and

WHEREAS, on October 26, 2023, the Applicant submitted revised plans for final details review; and

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

WHEREAS, on February 2, 2024, a notice of the public hearing to review the final details scheduled for February 13, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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

WHEREAS, on or before February 9, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on February 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the revised design concept plans, 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 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

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

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

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study application DS 23-092 (Brown) to demolish more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence, inclusive of an attached garage, and construct one- and two-story additions totaling 1,028 square feet along with associated site improvements located on southwest corner of Guadalupe Street and 4th Avenue (APN 010-036-001), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 23-092 (Brown) authorizes the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence, inclusive of an attached garage, and construction of one- and two-story additions totaling 1,028 square feet along with associated site improvements located on southwest corner of Guadalupe Street and 4 th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by AO Architectural Design approved by the Planning Commission on February 13, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to 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. Per CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for 12 months from the date of action. The project must be implemented during this time, 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 conform with the approved plans before 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. If multiple footing/foundation pours are required, a survey letter shall be submitted for each section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Utility Meter Locations. The placement of all utility meters shall be consistent with the locations identified in the approved plans. Changes to any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
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.	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).
12.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
14.	Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
15.	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. Unless otherwise approved by the City Forester, a minimum of 4-foot-high transparent fencing is required. 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 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.
Special Conditions	
32.	Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the <u>Project Planner</u> for the purpose of reviewing the conditions of approval and expectations during construction.
33.	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.
34.	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.
35.	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.

Acknowledgment and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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 February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 7,200-SQUARE-FOOT SITE Block 45 Specific Plan Area			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,779 SF (39%)	1,755 SF	2,779 SF
Site Coverage	611 SF/899 SF	0 SF*	856 SF
Trees (Upper/Lower)	5/4	1 lower	1 lower (existing) 1 lower (new) 1 upper (new)
Ridge Height (1 st /2 nd)	18'/24'	13'-9"/NA	Varies <18' / 19'-11"
Plate Height (1 st /2 nd)	12'/18'	9'-2"/NA	Varies <12' / 18'
Setbacks	Minimum Required	Existing	Proposed
Front**	12' (< 15' tall) 15' (> 15' tall)	14'-10"	12' (Guadalupe Street)
Composite Side Yard	20' (25%)	26'-7"	24'-6"
Side Yard	3'	4'-10"	3'
Street Side Yard	5'	21'-9"	21'6"
Rear**	<u>First Story</u>: 15' from the centerline of the private road or 5' from the edge of the private road <u>Second Story</u>: 25' from the centerline of the private road or 15' from the edge of the private road	<u>First Story</u>: 37'-9" to the property line/centerline of the private road; 27'-7" to the fence line/edge of the private road <u>Second Story</u>: N/A	<u>First Story</u>: 14'-2" to the property line/ centerline of the private road; 9'-2" to the fence line/ edge of the private road <u>Second Story</u>: 35' to the property line/ centerline of the private road; 30' to the fence line/ edge of the private road <u>Yoga Terrace</u>: 21'-1" to the property line/ centerline of the private road; 16'-1" to the fence line/ edge of the private road

*All previously existing site coverage was removed under the Accessory Dwelling Unit (ADU) building permit.

**Setbacks per the Block 45 Specific Plan.



PROJECT DATA

PROPERTY OWNER: MR. AND MRS. DAVID BROWN
1100 ALLIED DR.
PLANTO, TX 75093
TEL. (214) 235-6010

PROJECT ADDRESS: SW CORNER OF GUADALUPE AND 4TH,
CARMEL, CA 93923

PROJECT DESCRIPTION: REMOVE (E) SHEDS (175 SF). DEMOLISH (E) ATTACHED GARAGE (274 F) AND BUILD A NEW ATTACHED GARAGE (270 SF). EXTEND (E) HOUSE BY 391 SF. NEW UPPER LEVEL ADDITION (637 SF) WITH TERRACE (216 SF). NEW ATTACHED SHED (STORAGE) WITH CEILING HEIGHT NOT TO EXCEED 4'-11" (43 SF). NEW TRASH CAN ENCLOSURE, NEW OUTDOOR BUILT-IN BBQ, FIREPLACE WITH RECIRCULATING FOUNTAIN, AND GENERATOR. REPLACE DETERIORATED GRAPE STAKE FENCE ALONG PRIVATE ROAD WITH NEW TO MATCH EXISTING HEIGHT (77 L.F.).

EXISTING GRADING, DRAINAGE, AND LANDSCAPING TO REMAIN

LOT AND BLOCK: LOT 1, BLOCK 45
APN: 010-036-001-000
ZONING: R-1 (CP)
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3, U
STORIES: EXISTING - 1, PROPOSED - 2
HEIGHT LIMIT: 24' (EXISTING HEIGHT - 13'-11 3/8", PROPOSED HEIGHT - 21'-1 3/8")
GRADING: NONE
TREE REMOVAL: NONE
APPLICABLE CODES: 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA ENERGY CODE (CEnC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

LOT AREA: 8,000 SF
BUILDABLE AREA: 7,200 SF
FLOOR AREA ALLOWED: 2,779 SF (BASE FLOOR AREA)

HOUSE	EXISTING FLOOR AREA	DEMOLITION	ADDITION	PROPOSED FLOOR AREA
HOUSE MAIN LEVEL	1,481 S.F.	0 S.F.	391 S.F.	1,872 S.F.
HOUSE UPPER LEVEL	0 S.F.	0 S.F.	637 S.F.	637 S.F.
GARAGE (INCL. MECH. ROOM)	274 S.F.	274 S.F.	270 S.F.	270 S.F.
SHED	132 S.F.	132 S.F.	0 S.F.	0 S.F.
SHED	43 S.F.	43 S.F.	0 S.F.	0 S.F.
	1,930 S.F.	449 S.F.	1,298 S.F.	2,779 S.F.

FLOOR AREA PROPOSED 2,779 SF
ADU (UNDER A SEPARATE PERMIT) FLOOR AREA - 672 SF

SITE COVERAGE CALCULATIONS

SITE COVERAGE ALLOWED: 22% OF BASE FLOOR AREA = 611 S.F.
* 4% OF SITE FOR DRIVEWAY (IF 50% OF COVER. IS PERMEABLE) = 288 SF
TOTAL ALLOWED - 899 S.F.

	EXISTING	REMOVED	ADDITION/NEW	PROPOSED TOTAL
DRIVEWAY (CONC. REPLACED W/ PERMEABLE)	277 S.F.	277 S.F.	313 S.F.	313 S.F.
FRONT PATHWAY (CONC. REPLACED W/ CHIPS)	109 S.F.	109 S.F.	0 S.F.	0 S.F.
ENTRY DOOR LANDING	65 S.F.	65 S.F.	21 S.F.	21 S.F.
PERMEABLE PAVERS LANDING (COURTYRD)	71 S.F.	71 S.F.	201 S.F.	201 S.F.
STONE STEPS (COURTYRD)			56 S.F.	56 S.F.
MASTER BDRM. CONC. LANDING AND STEPS	0 S.F.	0 S.F.	51 S.F.	51 S.F.
BBQ PAD	0 S.F.	0 S.F.	46 S.F.	46 S.F.
FIREPLACE/FOUNTAIN PAD	0 S.F.	0 S.F.	46 S.F.	46 S.F.
TRASH ENCLOSURE	0 S.F.	0 S.F.	46 S.F.	46 S.F.
GENERATOR CONC. PAD	0 S.F.	0 S.F.	12 S.F.	12 S.F.
LAUNDRY LANDING AND STEPS	0 S.F.	0 S.F.	21 S.F.	21 S.F.
SHED (CEILING HEIGHT 4'-11")	0 S.F.	0 S.F.	43 S.F.	43 S.F.
	522 S.F.	522 S.F.	856 S.F.	856 S.F.

NOTE: 1,736 SF OF CONCRETE PATIO AND SWIMMING POOL WAS REMOVED UNDER A SEPARATE PERMIT FOR ADU

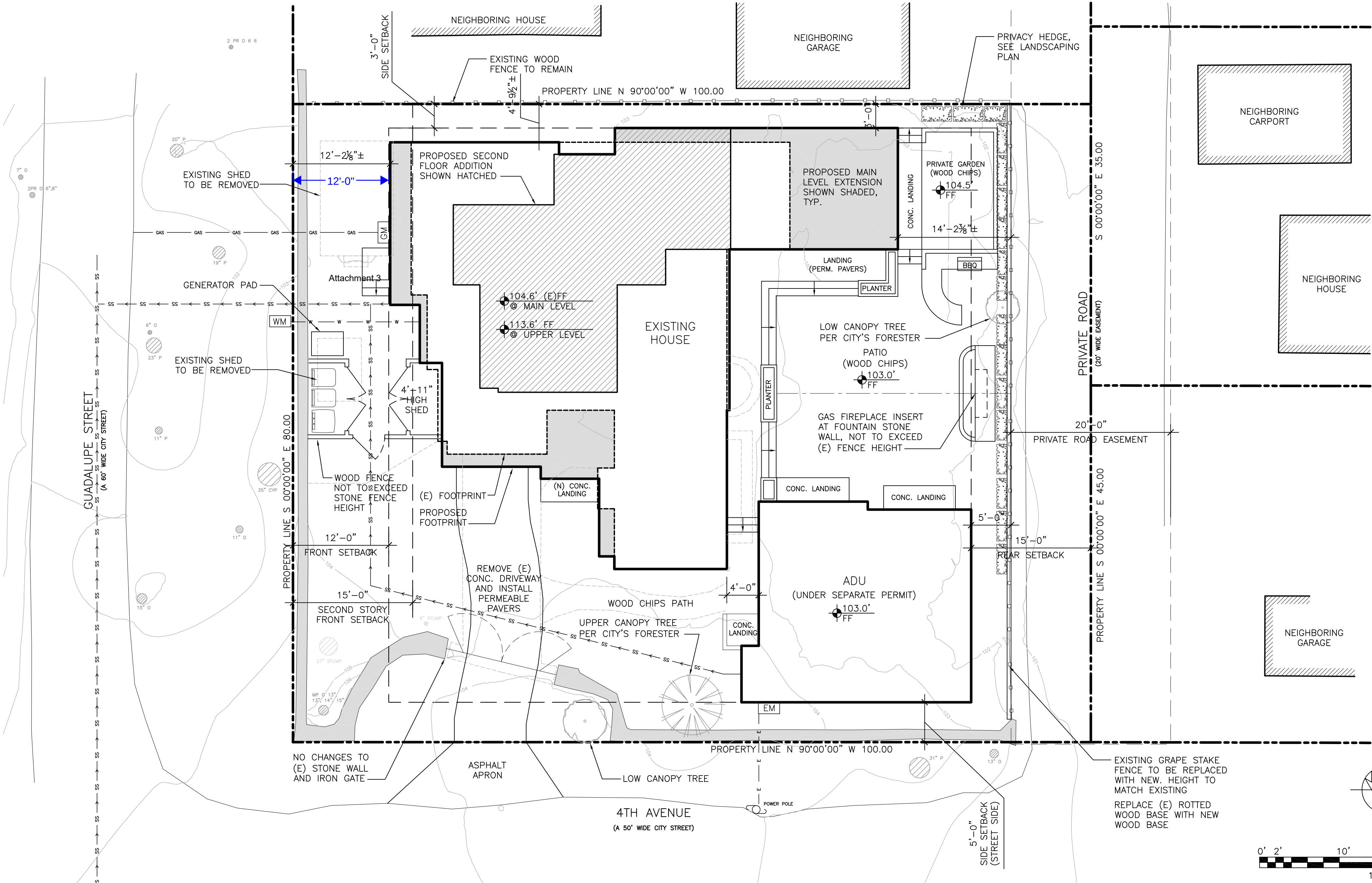
SITE COVERAGE PROPOSED: 856 S.F. (PERMEABLE - 560 SF, IMPERVIOUS - 296 SF)

VICINITY MAP



SITE PLAN

1/8"=1'-0"



ANATOLY OSTRETSOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

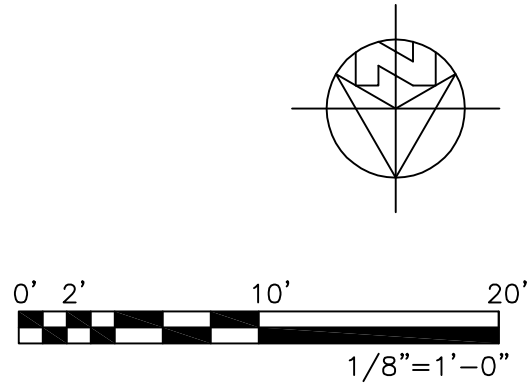
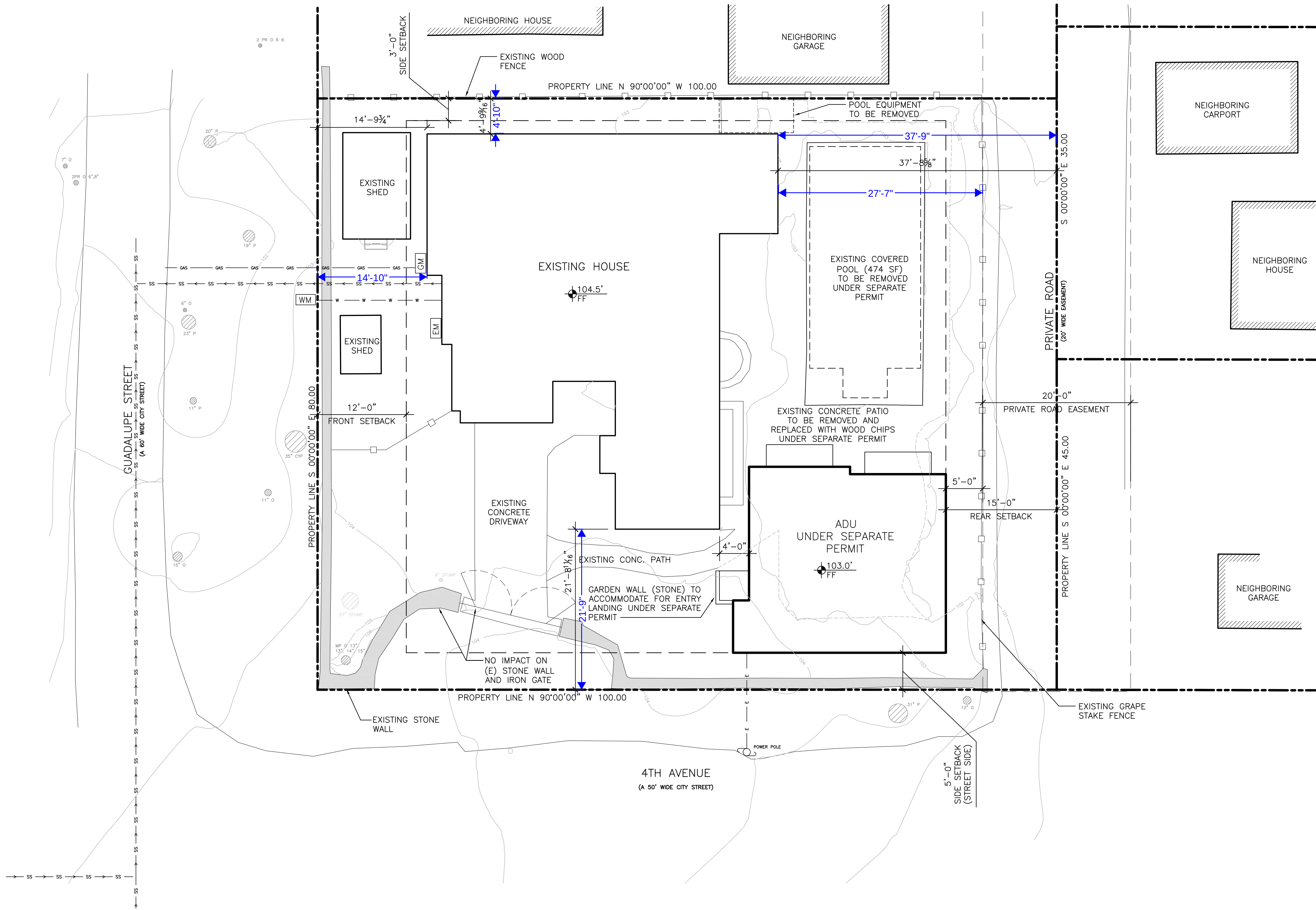
07-04-23	PLANNING REVISIONS
10-11-23	PLANNING REVISIONS

SITE PLAN
PROPOSED

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
A1.0

Attachment 3



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



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SW CORNER OF GUADALUPE AND 4TH
APN: 010-036-001
CARMEL, CA 93923

REVISIONS:	
07-04-23	PLANNING REVISIONS

SITE PLAN EXISTING
DATE: 04-02-23
DESIGN APPROVAL
SHEET NO.
A1.1



EXAMPLES OF STYLE, FORM, SHAPE, AND SIZE OF 2-STORY HOMES IN THE NEIGHBORHOOD

SUBJECT PROPERTY

LOT SIZE - 8,000 SF

ROOF OUTLINE - 2,550 SF = 32% OF LOT SIZE

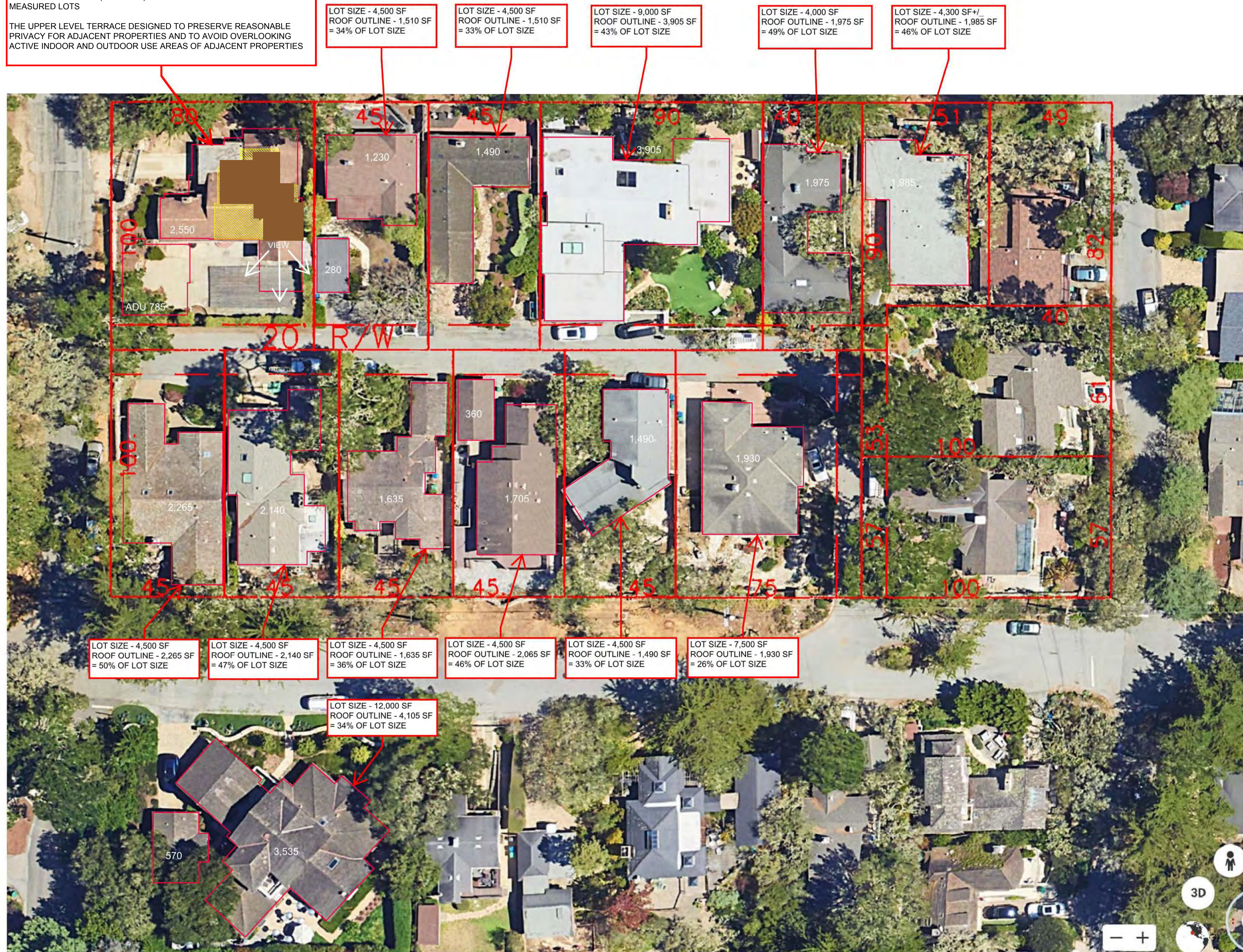
ROOF OUTLINE (INCL. ADU) - 3,335 SF = 41.6% OF LOT SIZE

SECOND FLOOR OUTLINE (SHOWN WITH BROWN COLOR) - 730 SF = 9%

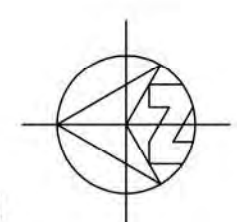
BUILDING COVERAGE IS BETTER THAN IN MORE THAN 90% OF MEASURED LOTS

BUILDING COVERAGE (INCL. ADU) IS BETTER THAN IN MORE THAN 50% OF MEASURED LOTS

THE UPPER LEVEL TERRACE DESIGNED TO PRESERVE REASONABLE PRIVACY FOR ADJACENT PROPERTIES AND TO AVOID OVERLOOKING ACTIVE INDOOR AND OUTDOOR USE AREAS OF ADJACENT PROPERTIES



NOTE:
ALL THE DIMENSIONS ARE APPROXIMATE AND BASED ON
THE SCALED GOOGLE EARTH IMAGERY DATED 9/7/22



NEIGHBORHOOD STUDY

N.T.S.



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SW CORNER OF GUADALUPE AND 4TH

THE BROWN RESIDENCE

REVISIONS:

07-04-23
PLANNING REVISIONS

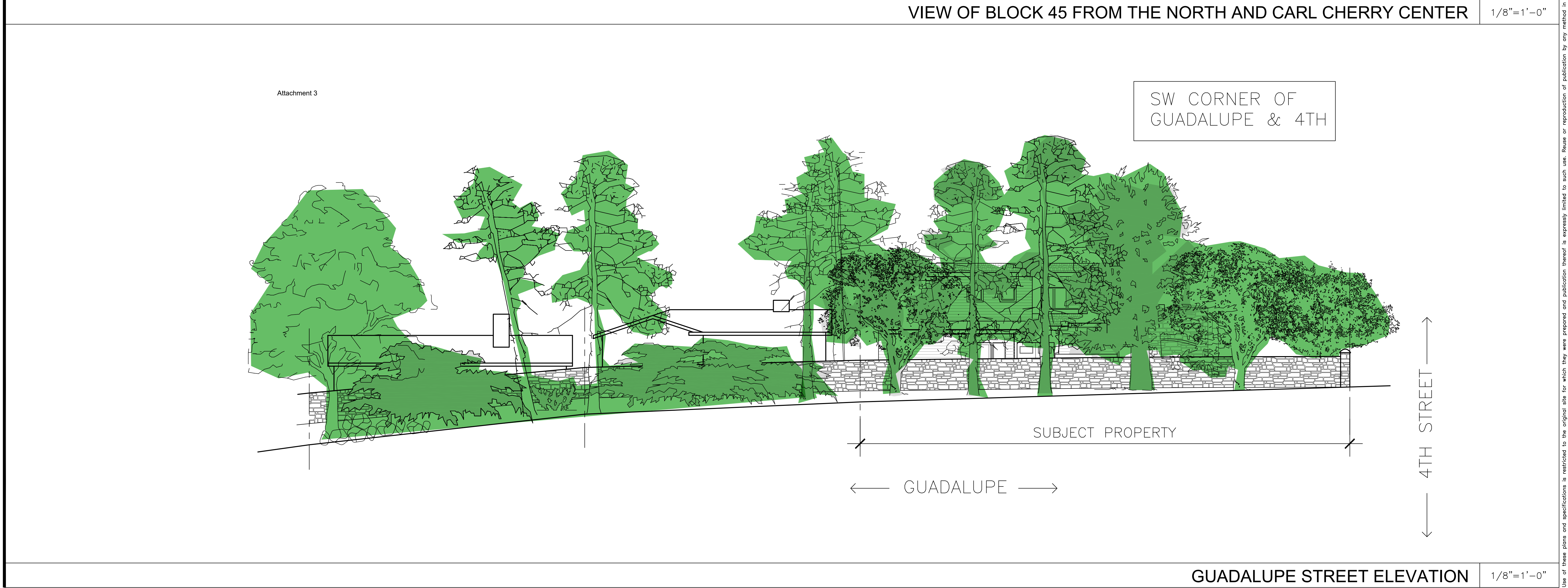
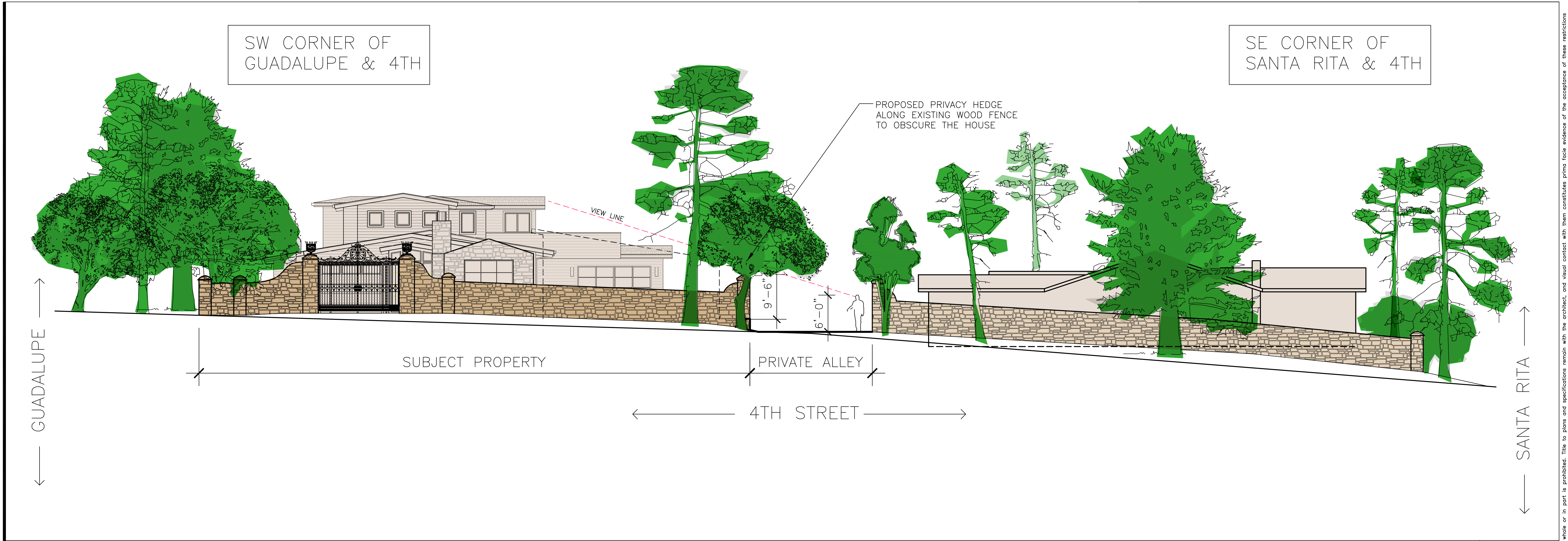
NEIGHBORHOOD STUDY

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO. _____

A1.2





AO ARCHITECTURAL
DESIGN

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THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH

APN: 010-036-001

CARMEL, CA 93923

REVISIONS:

07-04-23	PLANNING REVISIONS
10-11-23	PLANNING REVISIONS

STREETSCAPE
ELEVATIONS

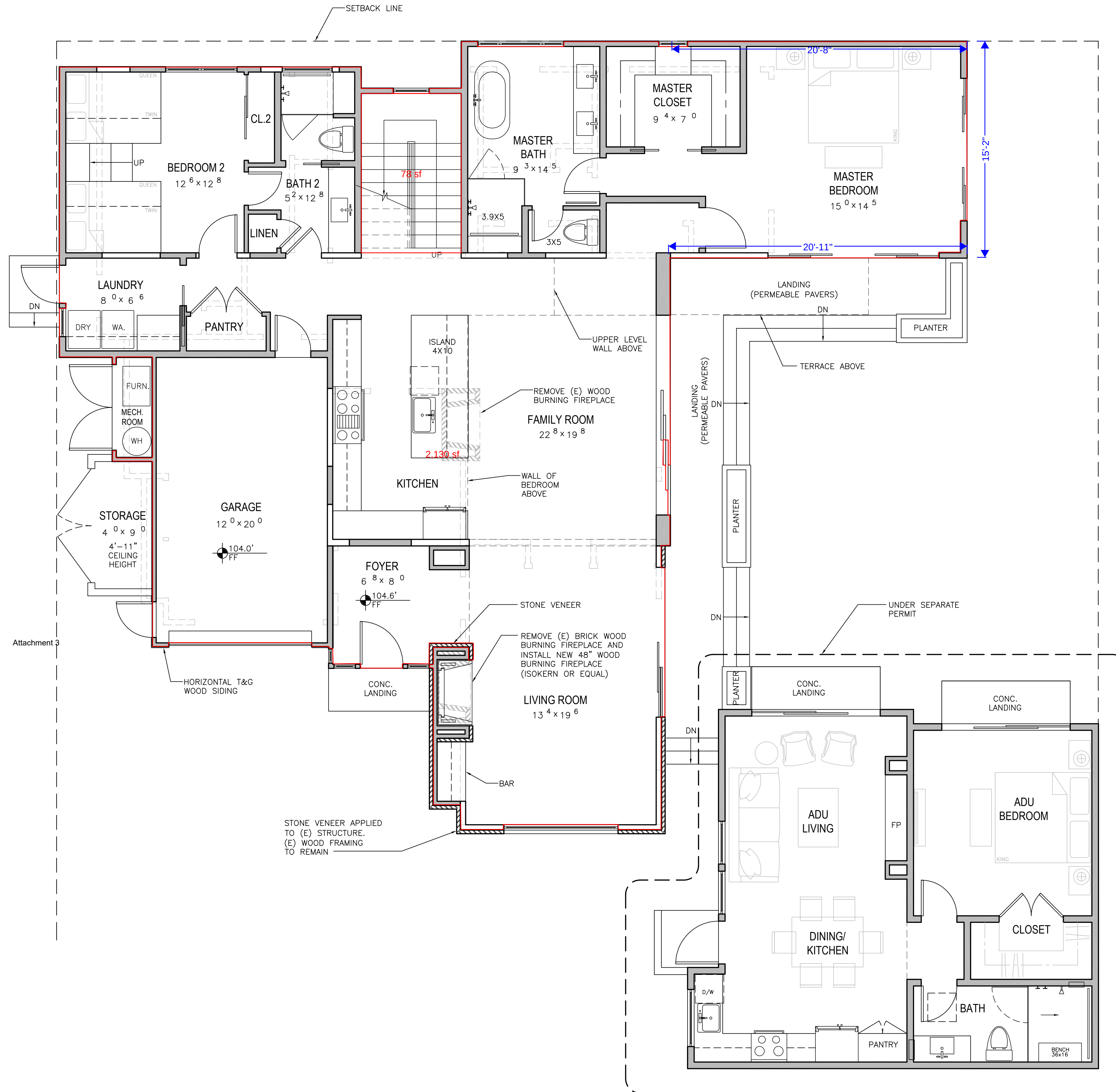
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DESIGN APPROVAL

SHEET NO.

A1.3

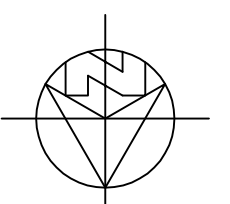
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WALL LEGEND

	2X EXISTING WALL TO REMAIN
	(E) DOOR OR WINDOW TO BE REMOVED
	2X EXISTING WALL TO BE REMOVED
	2X6 NEW EXTERIOR STUD FRAMED WALL
	2X4 INTERIOR STUD FRAMED WALL
	THIN STONE VENEER

0' 1' 2' 5' 10'



MAIN LEVEL FLOOR PLAN

1/4"=1'-0"



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SW CORNER OF GUADALUPE AND 4TH

CARMEL, CA 93923

REVISIONS:	
	07-04-23 PLANNING REVISIONS
	10-11-23 PLANNING REVISIONS

MAIN LEVEL
FLOOR PLAN

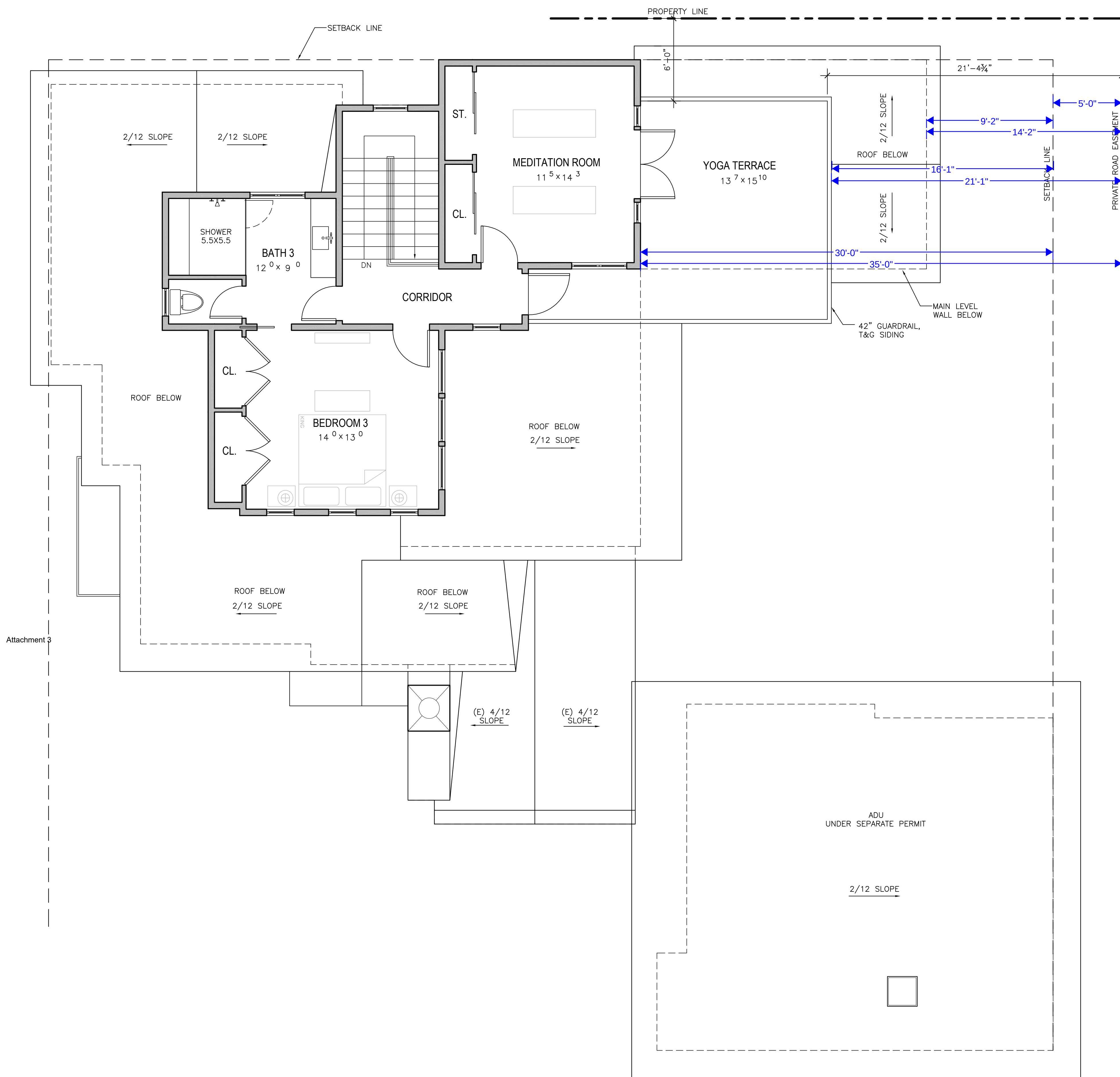
DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A2.0

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WALL LEGEND	
	2X6 EXTERIOR STUD FRAMED WALL
	2X4 INTERIOR STUD FRAMED WALL

UPPER LEVEL FLOOR PLAN 1/4"=1'-0"

AO ARCHITECTURAL
DESIGN

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THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH

APN: 010-036-001

CARMEL, CA 93923

REVISIONS:

	07-04-23	PLANNING REVISIONS
	10-11-23	PLANNING REVISIONS

UPPER LEVEL
FLOOR PLAN

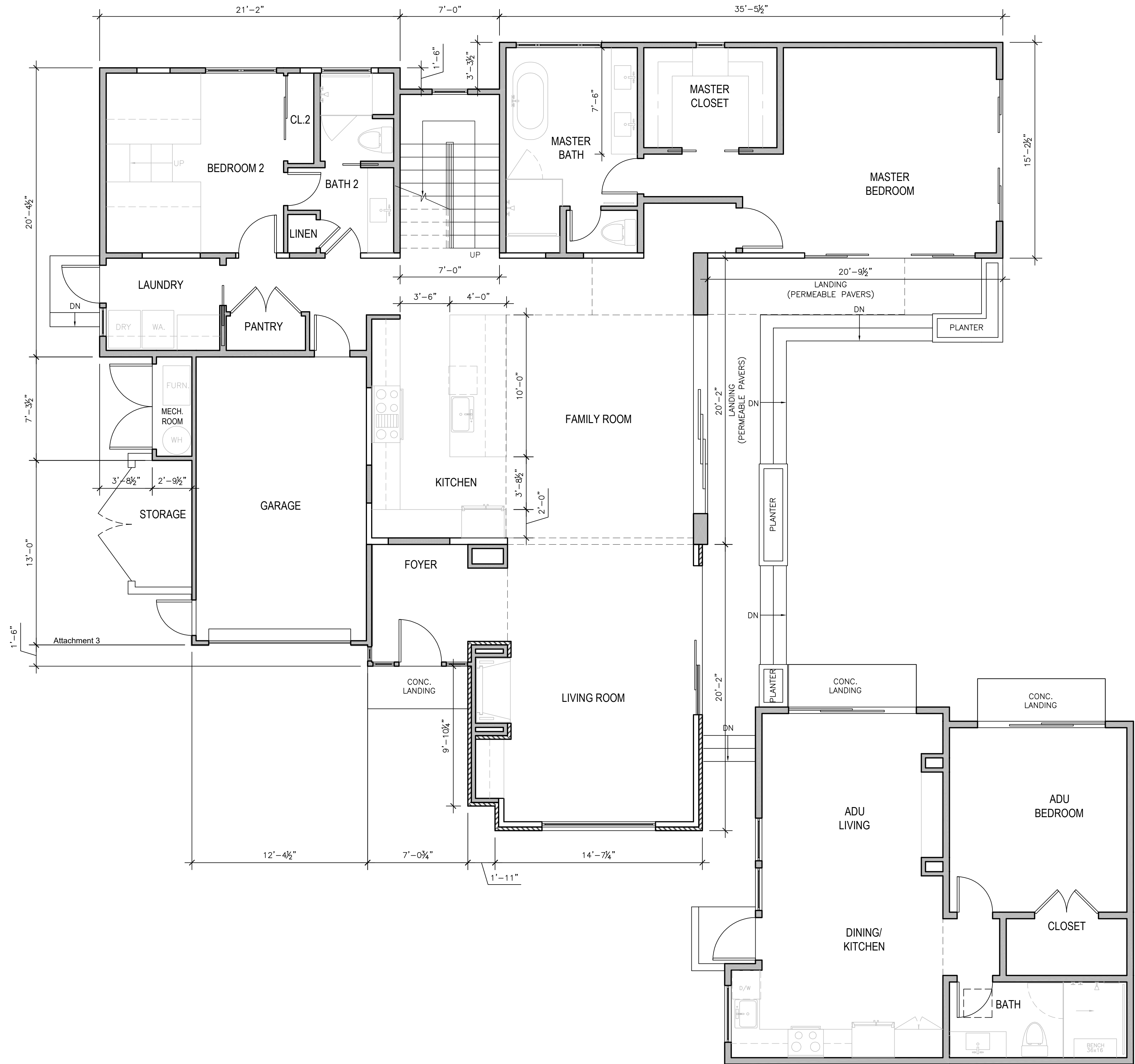
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DESIGN APPROVAL

SHEET NO.

A2.1

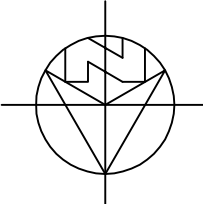
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WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X6 NEW EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL
- THIN STONE VENEER

0' 1' 2' 5' 10'



MAIN LEVEL DIMENSION PLAN

1/4"=1'-0"



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THE BROWN RESIDENCE

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SW CORNER OF GUADALUPE AND 4TH

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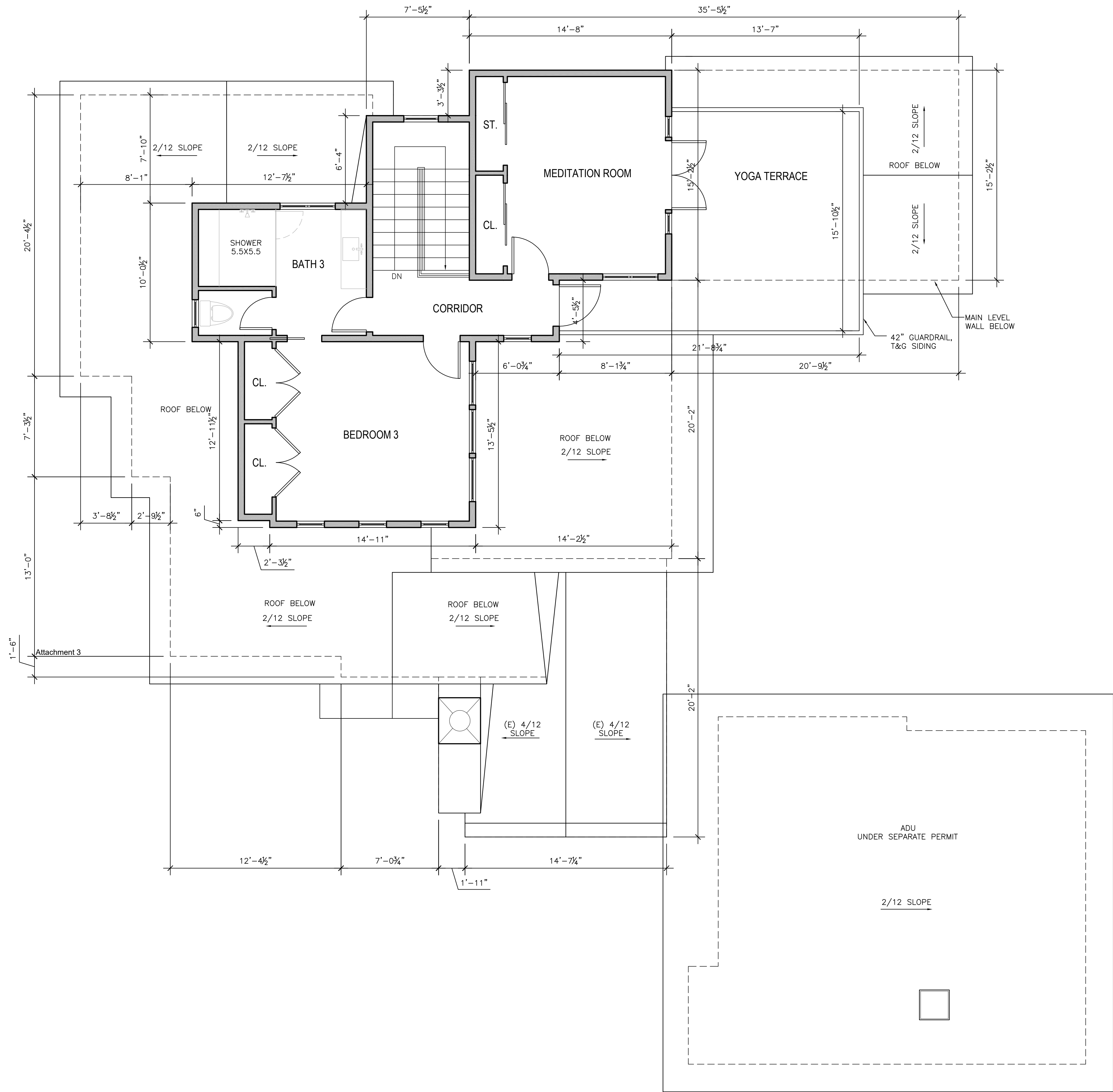
MAIN LEVEL
DIMENSION PLAN

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

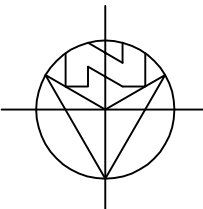
A3.0



WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
2X4 INTERIOR STUD FRAMED WALL

0' 1' 2' 5' 10'



UPPER LEVEL DIMENSION PLAN

1/4"=1'-0"

REVISIONS:	
07-04-23	PLANNING REVISIONS
10-11-23	PLANNING REVISIONS

UPPER LEVEL
DIMENSION PLAN

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A3.1



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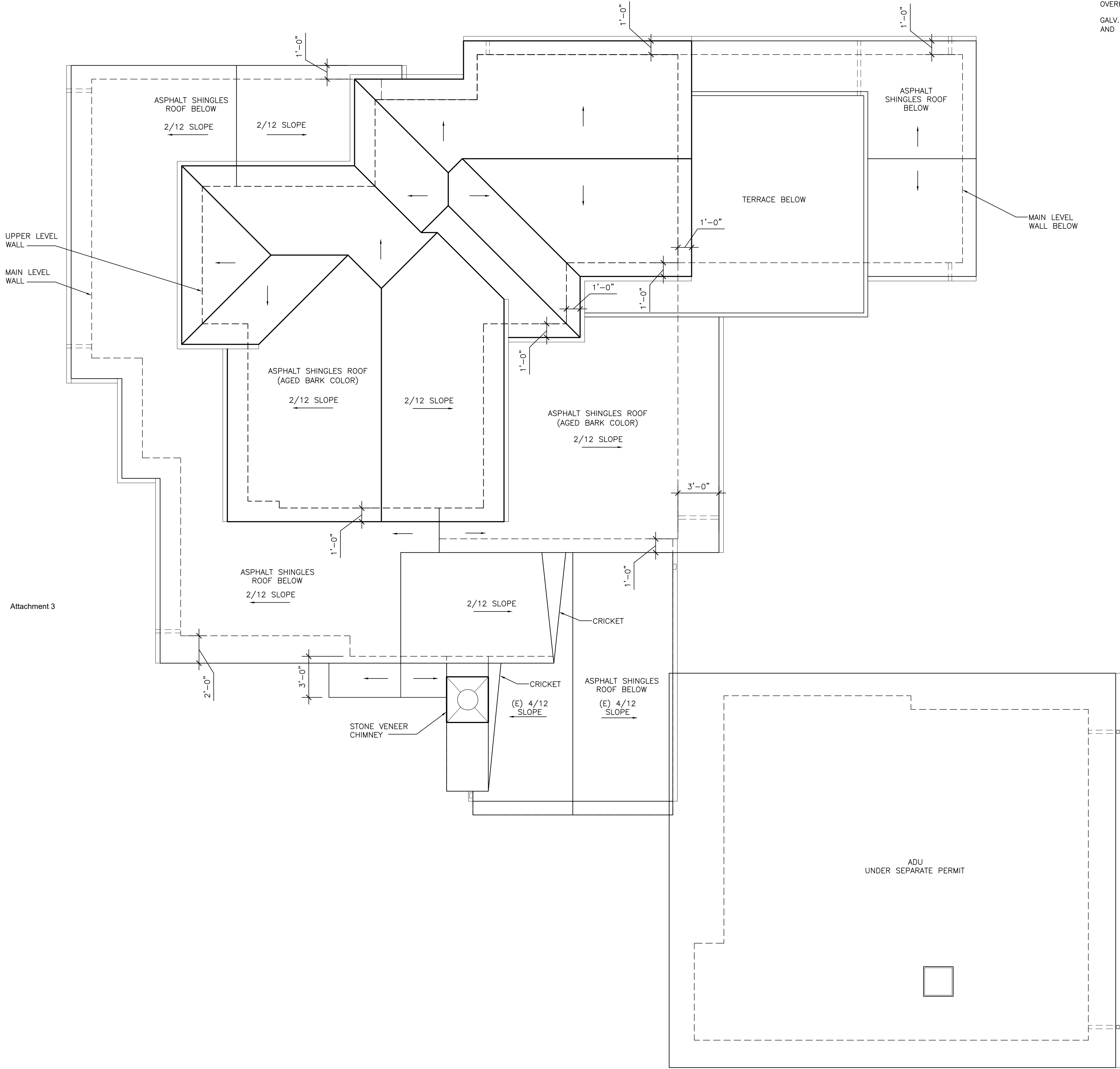
THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

CARMEL, CA 93923

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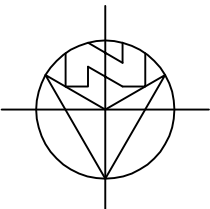
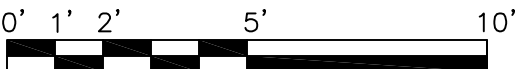
GENERAL ROOF NOTES

ROOF MATERIAL = CLASS 'A' ASPHALT SHINGLES ROOF (PRESIDENTIAL "AGED BARK") AND 3-PLY FLAT ROOF

ROOF SLOPE = 2/12 AND EXISTING 4.5/12

OVERHANG = 18", U.O.N.

GALV. PAINTED FASCIA GUTTERS WITH SQUARE DOWNSPOUTS TO MATCH WINDOWS AND DOORS COLOR (DARK BROWN)



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

REVISIONS:	
	07-04-23
	PLANNING REVISIONS
	10-11-23
	PLANNING REVISIONS

ROOF PLAN

DATE: 04-02-23
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THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH

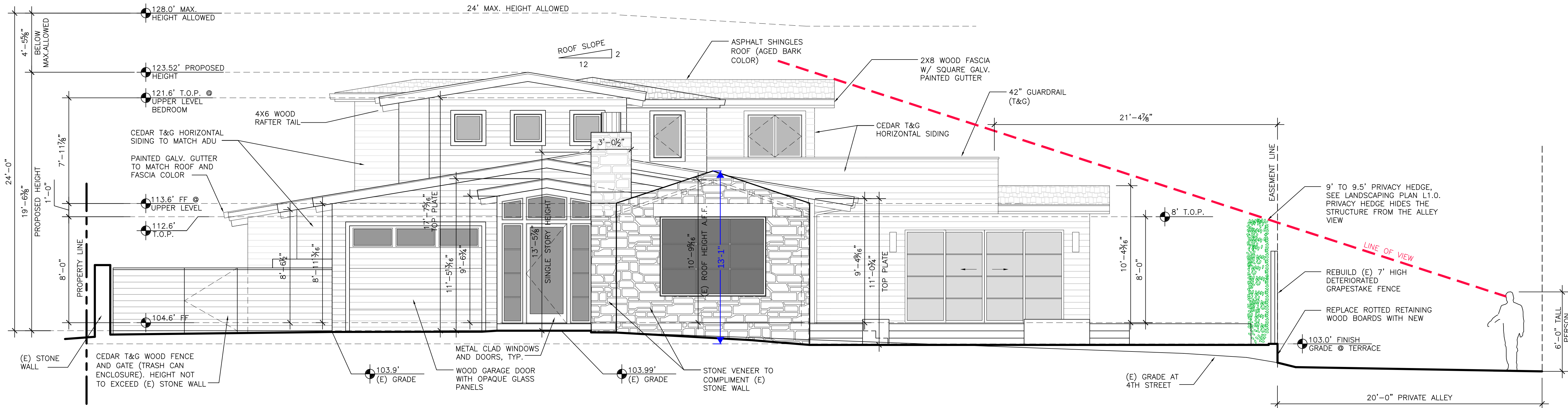
APN: 010-036-001

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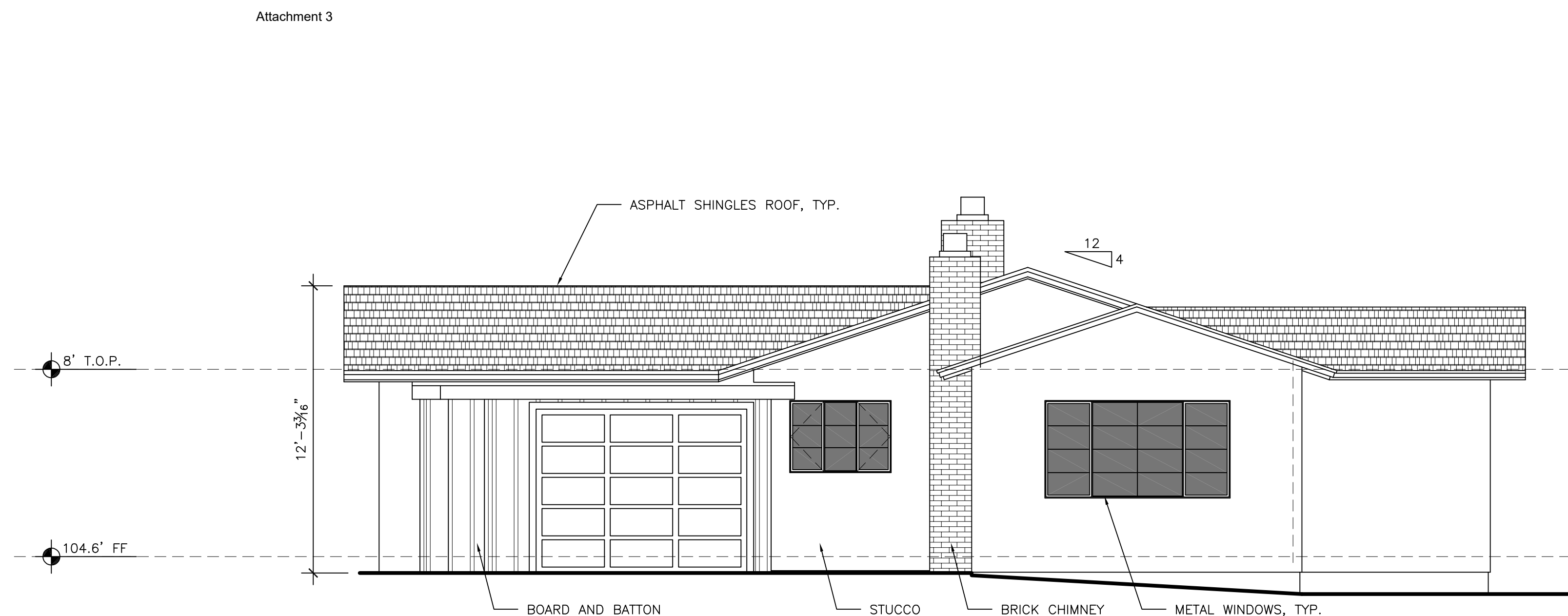


VIEW FROM ALLEY BEFORE PLANTING PRIVACY HEDGE





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



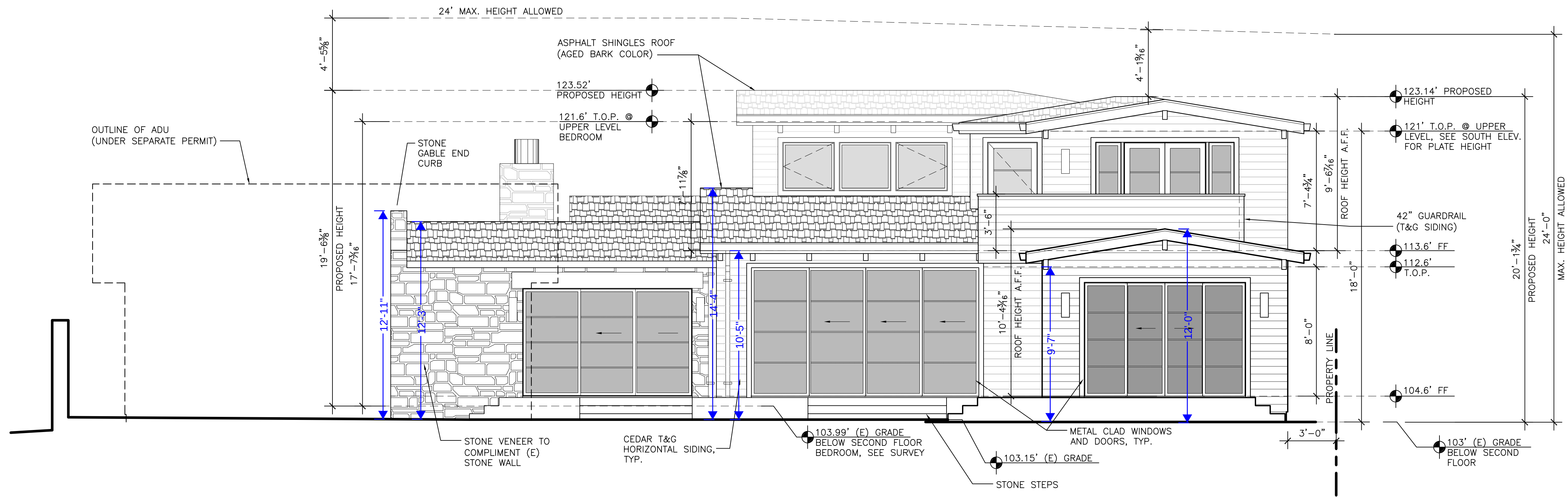
FRONT (NORTH) ELEVATION EXISTING 1/4"=1'-0"



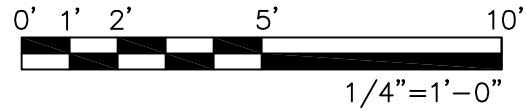
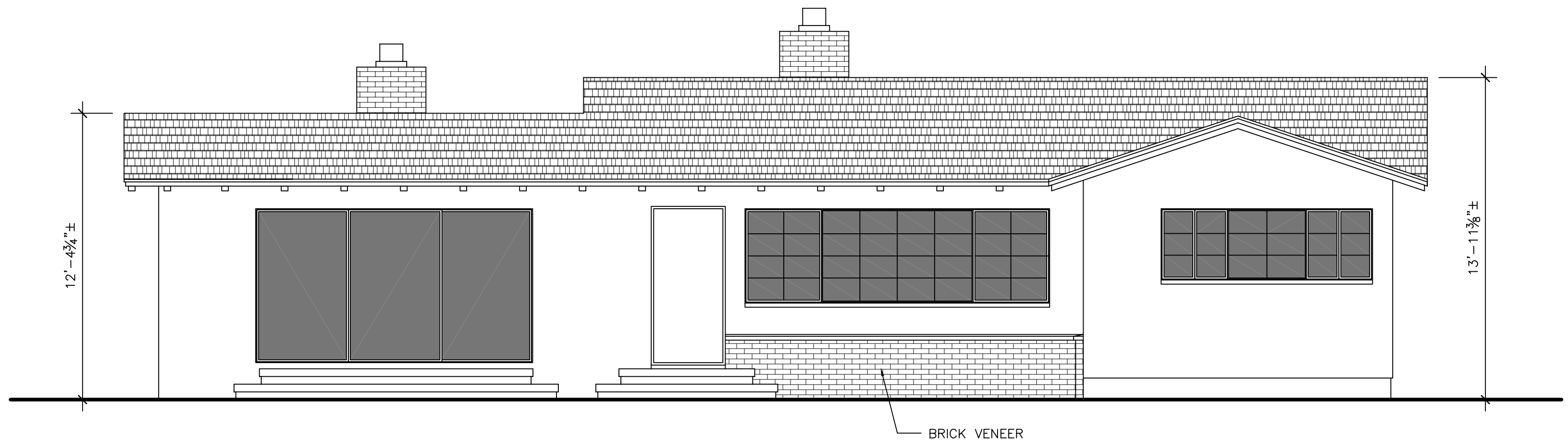
VIEW FROM ALLEY BEFORE PLANTING PRIVACY HEDGE



VIEW FROM ALLEY AFTER PLANTING PRIVACY HEDGE



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



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

Attachment 3

THE BROWN RESIDENCE

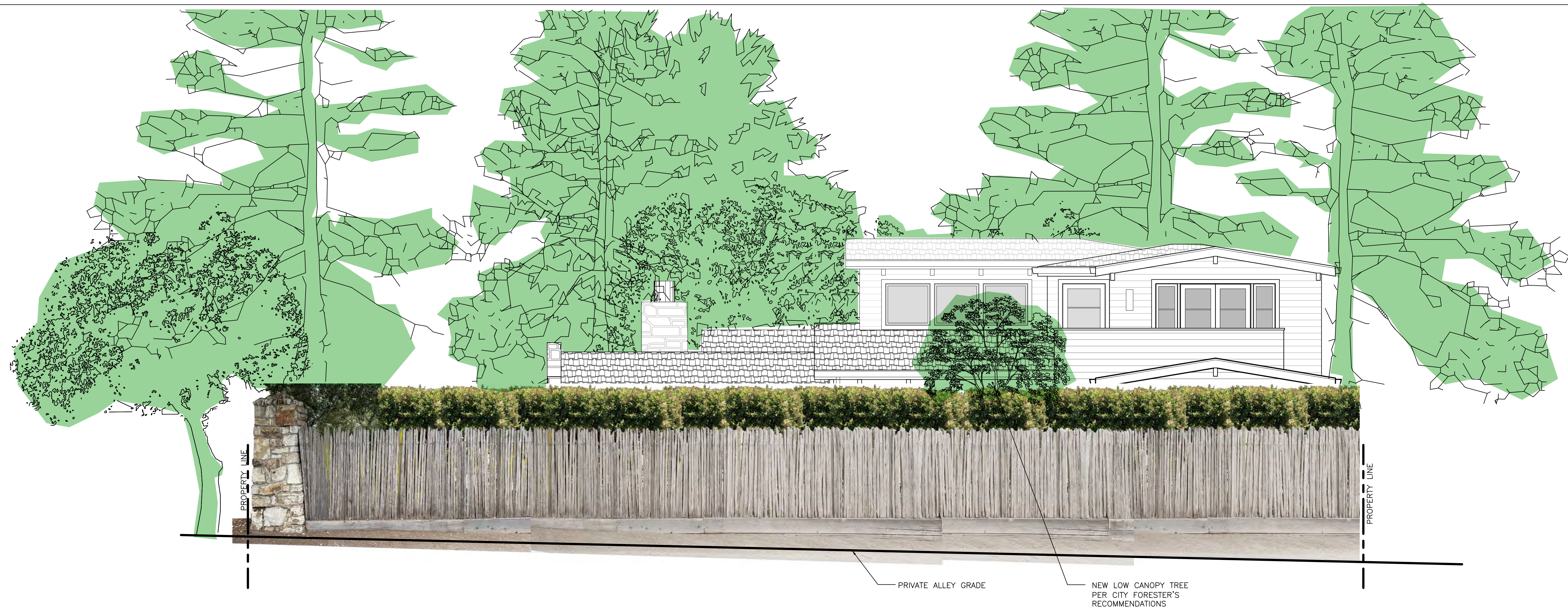
SW CORNER OF GUADALUPE AND 4TH
APN: 010-036-001
CARMEL, CA 93923

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07-04-23	PLANNING REVISIONS
10-11-23	PLANNING REVISIONS

EXTERIOR
ELEVATIONS

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
A6.2



WEST ELEVATION ORTHOGONAL VIEW FROM ALLEY



WEST ELEVATION PERSPECTIVE VIEW FROM ALLEY



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THE BROWN RESIDENCE

REVISIONS:

1	07-04-23	PLANNING REVISIONS
2	10-11-23	PLANNING REVISIONS
3		
4		

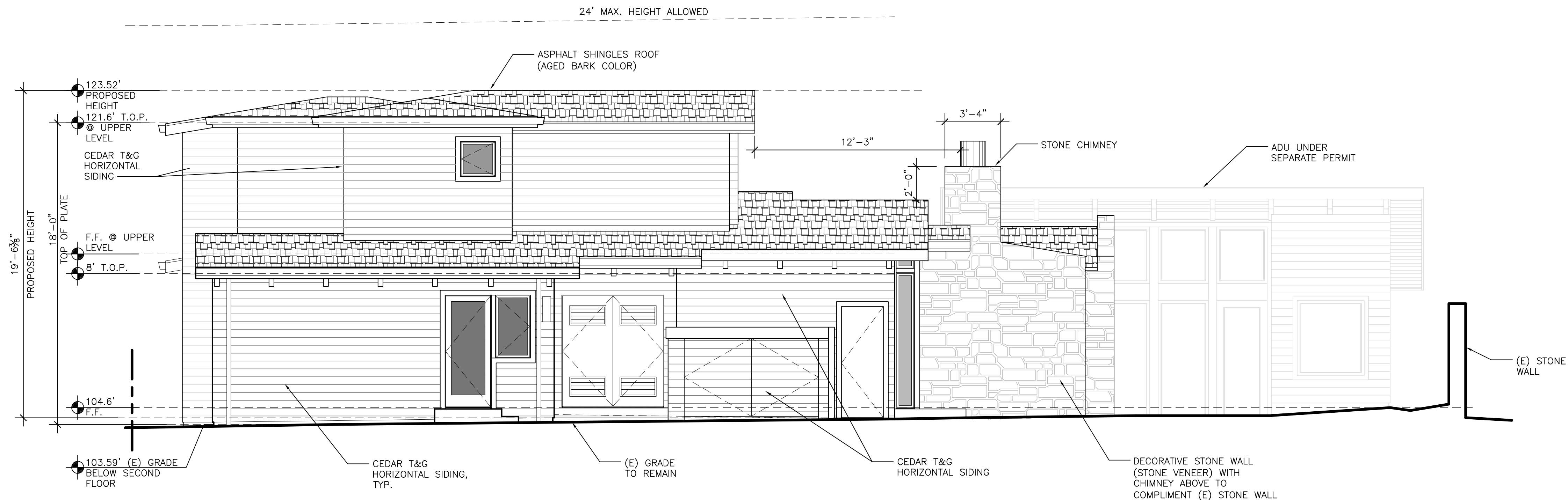
EXTERIOR
ELEVATIONS

DATE: 04-02-23

DESIGN APPROVAL

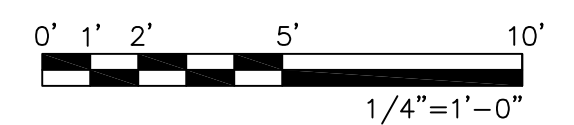
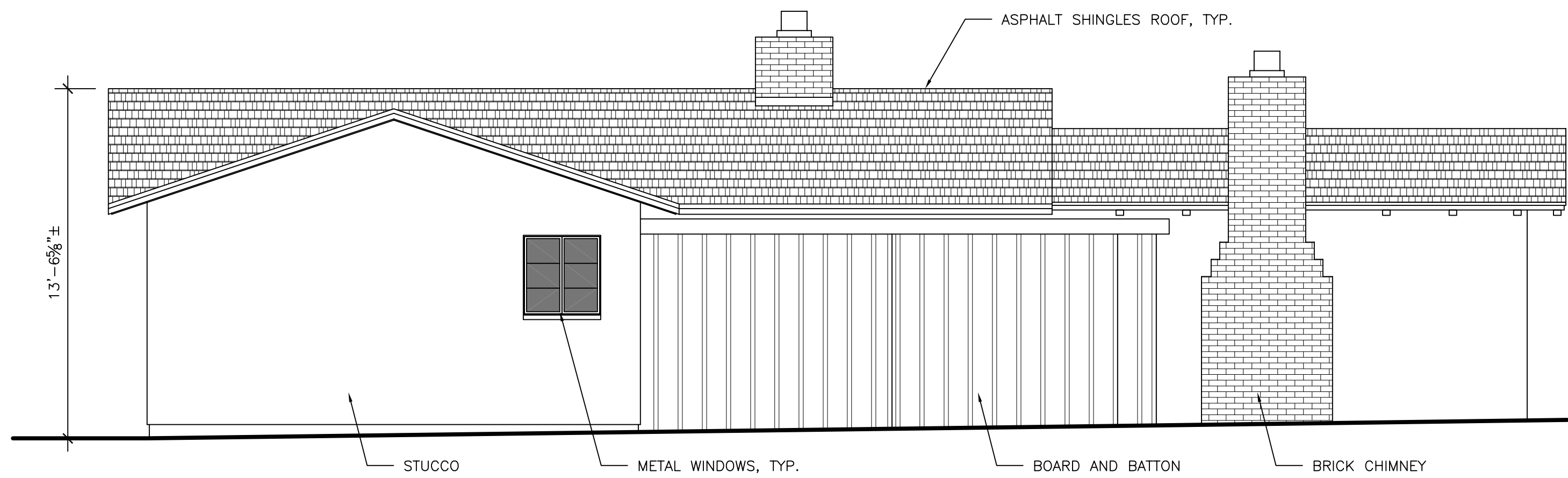
SHEET NO.

A6.3



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

Attachment 3



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



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SW CORNER OF GUADALUPE AND 4TH

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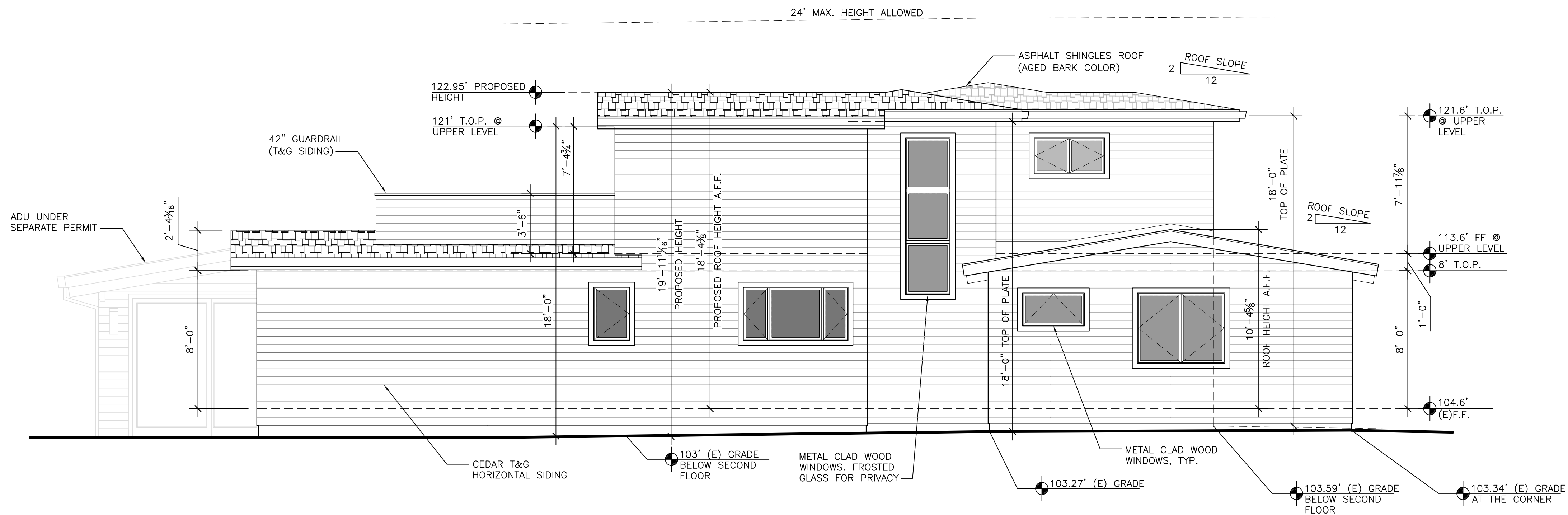
EXTERIOR
ELEVATIONS

DATE: 04-02-23

DESIGN APPROVAL

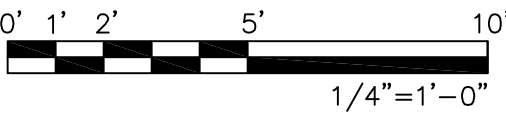
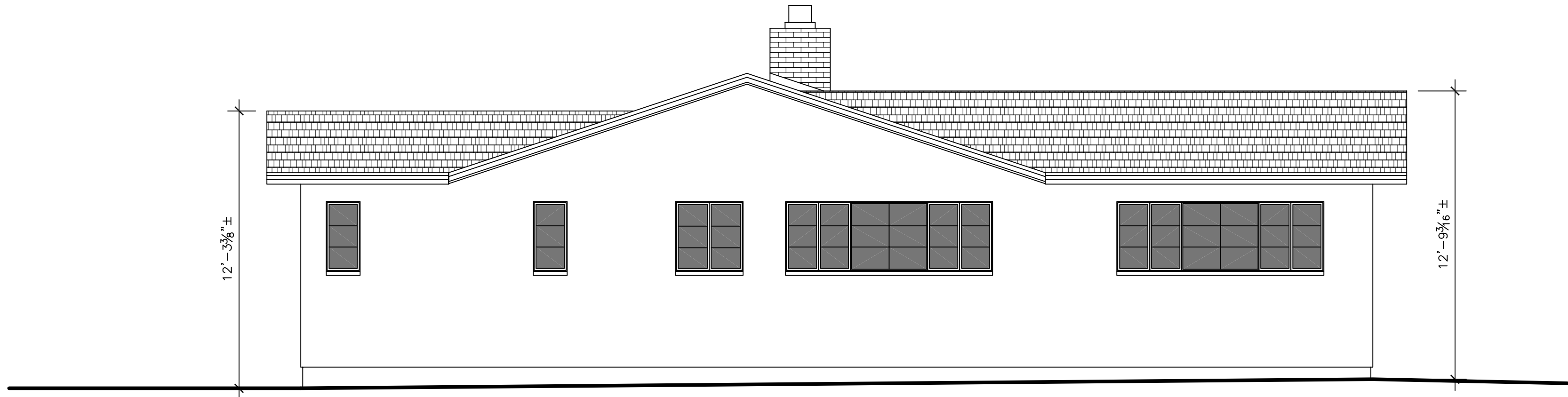
SHEET NO.

A6.4



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

Attachment 3



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



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THE BROWN RESIDENCE

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SW CORNER OF GUADALUPE AND 4TH

CARMEL, CA 93923

REVISIONS:	
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	PLANNING REVISIONS
	10-11-23
	PLANNING REVISIONS

EXTERIOR
ELEVATIONS

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A6.5



FRONT VIEW BEFORE



FRONT VIEW AFTER



ALLEY VIEW

Attachment 3



FRONT(NORTH) ELEVATION

WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

NOTE:
3D MODEL IMAGES PRESENTED TO VISUALIZE ONLY SIZE AND SHAPE OF THE BUILDINGS AND DIFFERENT FINISHES OF THE BUILDING EXTERIOR. STONE PATTERN REPRESENTS STONE, BROWN COLOR REPRESENTS T&G WOOD SIDING, AND DARK BLUE COLOR REPRESENTS GLASS OF WINDOWS AND DOORS. FOR ACTUAL COLORS REFER TO 'COLORS AND MATERIALS' COLUMN.

RENDERINGS

ROOF



PRESIDENTIAL ASPHALT SHINGLES
COLOR: AGED BARK



GALV. PAINTED GUTTERS WITH
SQUARE DOWNSPOUTS (BROWN
COLOR TO MATCH FASCIA
BOARD AND WINDOWS)

WALLS



1X6 CEDAR T&G HORIZONTAL SIDING
(STAINED)

TERRACE GUARDRAIL FINISHED WITH
SAME MATERIAL



THIN STONE VENEER
FOND DU LAC RUSTIC



STORAGE SHED, NOT VISIBLE FROM
STREETS.
ELASTOMERIC PAINT OVER STUCCO
COLOR 2164-10 BENJAMIN MOORE
"SADDLE BROWN"

WINDOWS AND DOORS



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

DRIVEWAY PAVERS



UNILOCK ARTLINE PERMEABLE
PAVERS. COLOR - GRAY

COURTYARD LANDING PAVERS



HYDROLOGIC PERMEABLE PAVERS.
COLOR - BROWNSTONE

EXTERIOR LIGHT FIXTURE



WAC LIGHTING (LED)
ARCHETYPE WS-W15912
SIZE 5.5"x12"
COLOR: BLACK
DELIVERED LUMENS - 331

NOTE: ALL EXTERIOR LIGHT FIXTURES ATTACHED TO
THE HOUSE SHALL BE NO HIGHER THAN 6' ABOVE
FINISH FLOOR AND NOT EXCEED 25 WATTS PER
FIXTURE (INCANDESCENT EQUIVALENT)

COLORS AND MATERIALS



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THE BROWN RESIDENCE

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SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

07-04-23	PLANNING REVISIONS
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EXTERIOR
RENDERINGS

DATE: 04-02-23

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DOOR SCHEDULE					
DOOR NO.	DOOR SIZE		ACTION	GLASS	NOTES
	WIDTH	HEIGHT			
MAIN LEVEL					
1	3'-0"	7'-6"	SWING	TEMPERED	ENTRY GLASS DOOR
2	10'-6"	6'-8"	SLIDING	TEMPERED	3-PANEL GLASS DOOR
3	14'-0"	8'-0"	SLIDING	TEMPERED	4-PANEL GLASS DOOR
4	12'-0"	7'-0"	SLIDING	TEMPERED	2-WAY SLIDER 4-PANEL GLASS DOOR
5	10'-0"	7'-0"	SLIDING	TEMPERED	2-WAY SLIDER 4-PANEL GLASS DOOR
6	2'-8"	6'-8"	SWING	TEMPERED	
7	6'-0"	6'-8"	SWING		PAIR OF 3'-0" WOOD LOUVERED DOOR
8	8'-0"	4'-6"	SWING		PAIR OF 4'-0" WOOD DOOR @ STORAGE
9	2'-6"	6'-8"	SWING		WOOD DOOR @ GARAGE
10	10'-0"	8'-0"			GARAGE DOOR. 3 GLASS PANELS AT TOP
11	2'-10"	7'-0"	SWING		@ MASTER BEDROOM
12	4'-0"	7'-0"	POCKET		@ MASTER CLOSET
13	2'-6"	7'-0"	SWING		@ MASTER BATH
14	2'-2"	7'-0"	SWING		@ MASTER BATH TOILET
15	2'-6"	6'-0"	SWING	TEMPERED	@ MASTER BATH SHOWER
16	2'-6"	6'-8"	SWING		@ BATH 2
17	2'-0"	6'-8"	SWING		@ BATH 2 LINEN
18	2'-6"	6'-8"	POCKET		@ BATH 2
19	2'-6"	6'-0"	SWING	TEMPERED	@ BATH 2 SHOWER
20	2'-4"	6'-8"	SWING		@ BATH 2
21	6'-0"	6'-8"	SLIDING		@ BEDROOM 2 CLOSET
22	2'-8"	6'-8"	SWING		@ BEDROOM 2
23	2'-10"	6'-8"	POCKET		@ LAUNDRY
24	5'-0"	6'-8"	SWING		PAIR OF 2'-6" WOOD DOOR @ PANTRY
25	2'-6"	6'-8"	SWING		20-MIN FIRE-RATED SELF-CLOSING, SELF-LATCHING @ GARAGE
UPPER LEVEL					
26	3'-0"	6'-8"	SWING	TEMPERED	GLASS DOOR
27	5'-0"	6'-8"	SWING	TEMPERED	PAIR OF 2'-6", MULLED W/ WIN. #20 AND 21
28	6'-0"	6'-8"	SLIDING		@ MEDITATION RM STORAGE
29	6'-0"	6'-8"	SLIDING		@ MEDITATION RM CLOSET
30	2'-8"	6'-8"	SWING		@ MEDITATION RM
31	2'-8"	6'-8"	SWING		@ BEDROOM 3
32	5'-0"	6'-8"	SWING		PAIR OF 2'-6" @ BEDROOM 3 CLOSET
33	5'-0"	6'-8"	SWING		PAIR OF 2'-6" @ BEDROOM 3 CLOSET
34	2'-6"	6'-8"	POCKET		@ BEDROOM 3 BATH
35	2'-4"	6'-8"	SWING		@ BATH 3 TOILET
36	2'-6"	6'-0"	SWING	TEMPERED	@ SHOWER
37	2'-6"	6'-8"	SWING		@ BATH 3

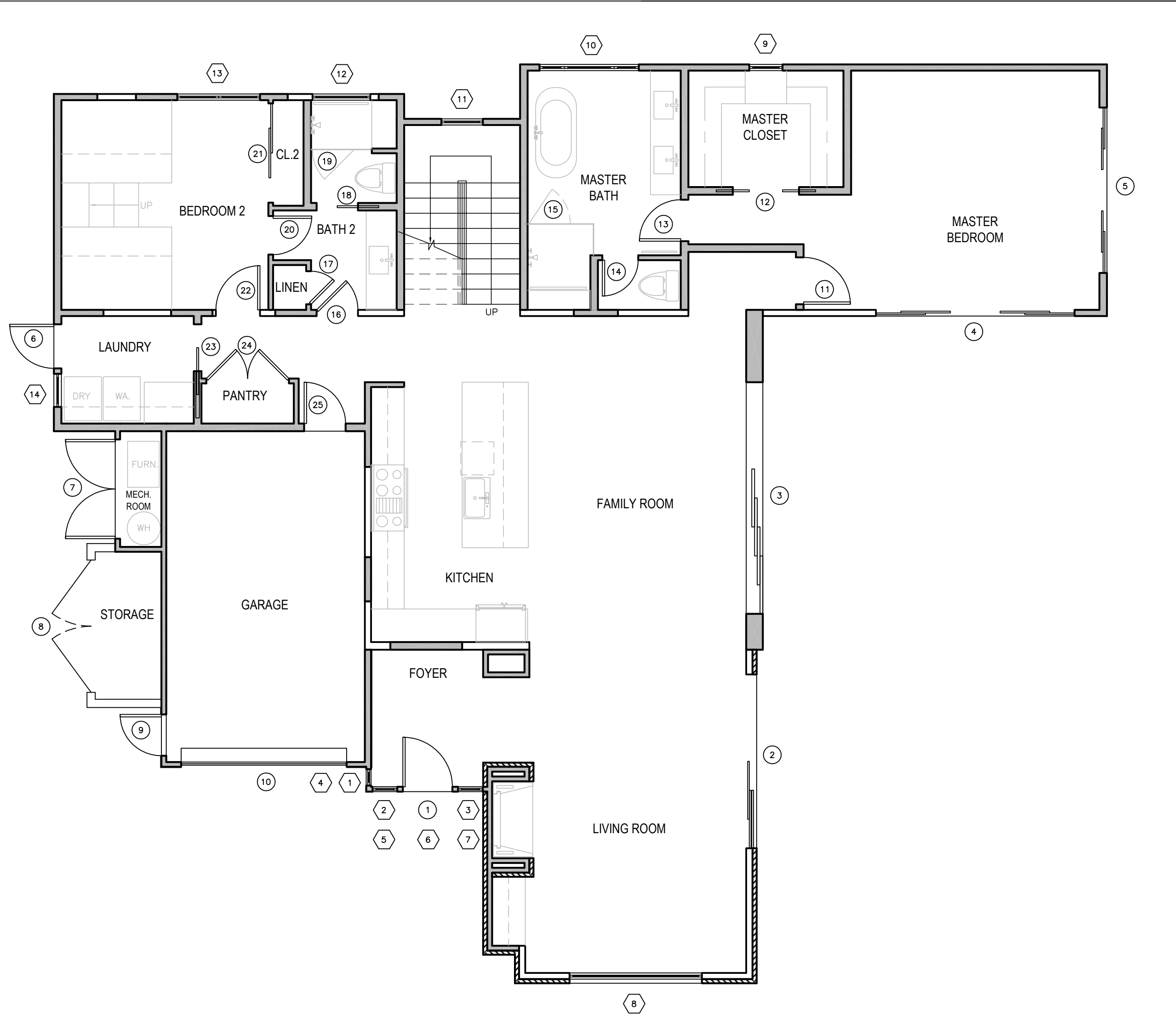
WINDOW SCHEDULE							
WNDW. NO.	WINDOW SIZE			TYPE	MTRL.	Attachment 3 GLASS	NOTES
	WIDTH	HEIGHT	HEADER HEIGHT				
MAIN LEVEL							
1	12"	8'-0"	8'-0"	FIXED	WD	TEMPERED	
2	1'-6"	8'-0"	8'-0"	FIXED	WD	TEMPERED	
3	1'-6"	8'-0"	8'-0"	FIXED	WD	TEMPERED	
4	12"	1'-4"	9'-2"	FIXED	WD	TEMPERED	TRANSOM WINDOW
5	1'-6"	1'-7"	9'-5"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
6	3'-0"	2'-0"	9'-8"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
7	1'-6"	1'-7"	9'-5"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
8	8'-0"	6'-0"	8'-0"	FIXED	WD		
9	2'-0"	3'-0"	7'-0"	CASEMENT	WD		
10	6'-0"	3'-0"	7'-0"	CAS/FIX/CAS	WD	TEMPERED	1'-6"/3'-0"/1'-6"
11	2'-6"	9'-0"	15'-8"	FIXED	WD	TEMPERED	3 MULLED UNITS (2'-6"x3'-0"), FROSTED GLASS
12	3'-6"	1'-10"	6'-8"	AWENING	WD	TEMPERED	
13	5'-0"	4'-0"	6'-8"	CAS/CAS	WD	TEMPERED	EGRESS WINDOW
14	2'-0"	3'-6"	6'-8"	CASEMENT	WD	TEMPERED	
UPPER LEVEL							
15	3'-0"	3'-0"	6'-8"	CASEMENT	WD		EGRESS WINDOW
16	3'-0"	3'-0"	6'-8"	FIXED	WD		
17	3'-0"	3'-0"	6'-8"	CASEMENT	WD		
18	2'-0"	3'-2"	6'-8"	CASEMENT	WD	TEMPERED	
19	4'-0"	3'-2"	6'-8"	DBL. CASEMENT	WD		
20	1'-6"	6'-8"	6'-8"	FIXED	WD	TEMPERED	MULLED W/ DOOR #27
21	1'-6"	6'-8"	6'-8"	FIXED	WD	TEMPERED	MULLED W/ DOOR #27
22	4'-0"	2'-0"	6'-8"	DBL. CASEMENT	WD	TEMPERED	
23	2'-0"	2'-0"	6'-8"	CASEMENT	WD		
24	2'-0"	2'-0"	6'-8"	CASEMENT	WD		
25	2'-0"	2'-0"	6'-8"	FIXED	WD		
26	2'-0"	2'-0"	6'-8"	CASEMENT	WD		

DOOR NOTES:

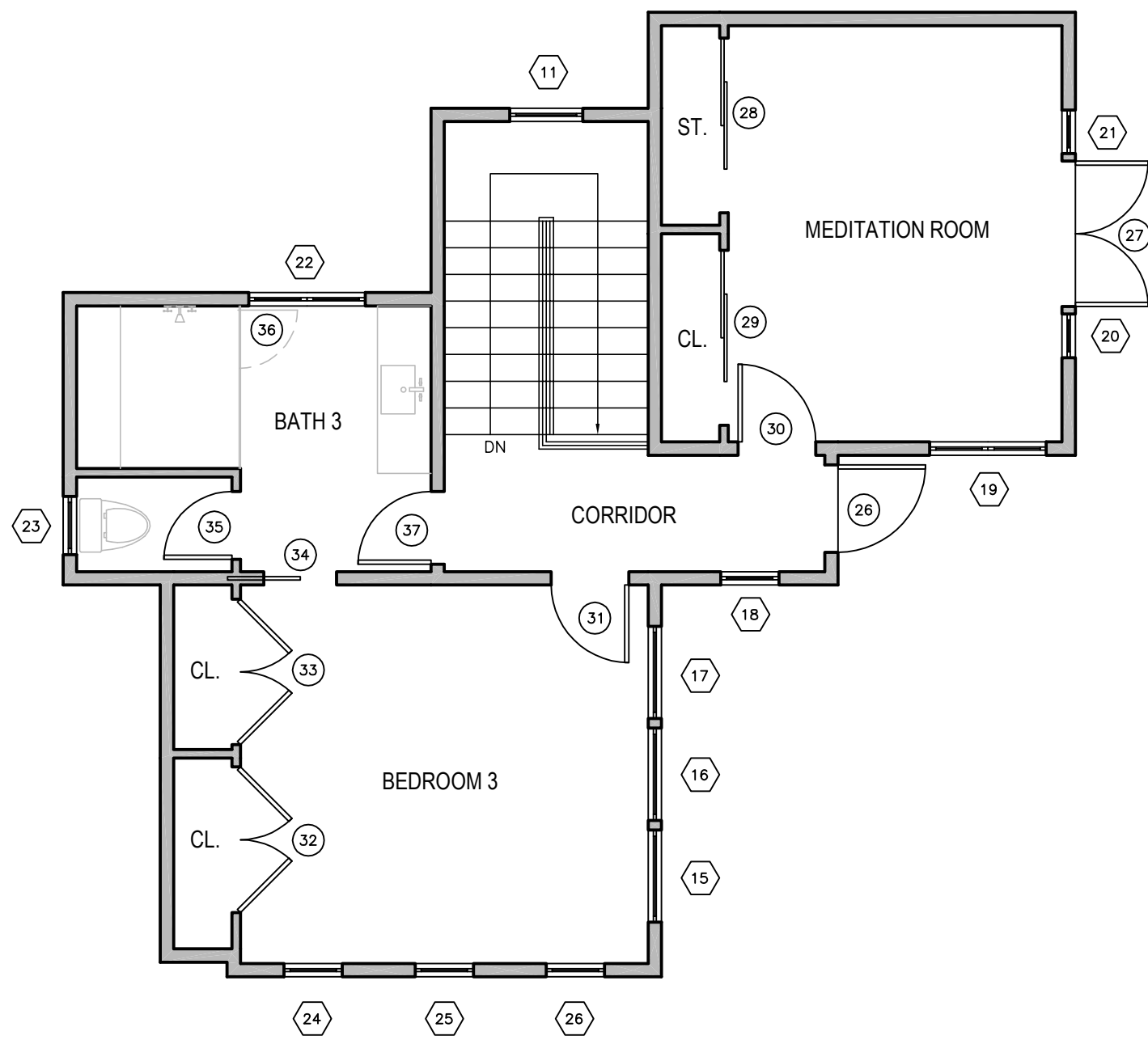
1. EXTERIOR SLIDING DOORS AND FRONT DOOR TO BE METAL CLAD WOOD DOORS (SIERRA PACIFIC OR EQUAL).
2. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS (CBC 2406.4.1, CRC R308.4.1).
3. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS AND PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.
4. ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

WINDOW NOTES:

1. ALL WINDOWS TO BE METAL CLAD WOOD WINDOWS (SIERRA PACIFIC OR EQUAL).
2. ALL WINDOWS TO BE DOUBLE GLAZED.
3. FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
 - MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 20 INCHES IN WIDTH.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
 - BOTTOM OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR (CRC R310.2.1, R310.2.2)
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS (CBC 2406.4.2).
5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING (CBC 2406.4.3).



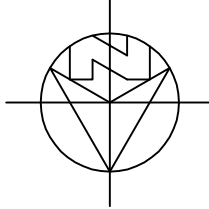
MAIN FLOOR PLAN 3/16"=1'-0"



UPPER FLOOR PLAN 3/16"=1'-0"

DOOR/WINDOW LEGEND

- DENOTES A WINDOW
- DENOTES A DOOR



AO ARCHITECTURAL
DESIGN

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THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

07-04-23	PLANNING REVISIONS
10-11-23	PLANNING REVISIONS

WIN/DOOR SCHEDULE

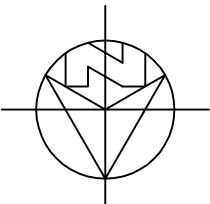
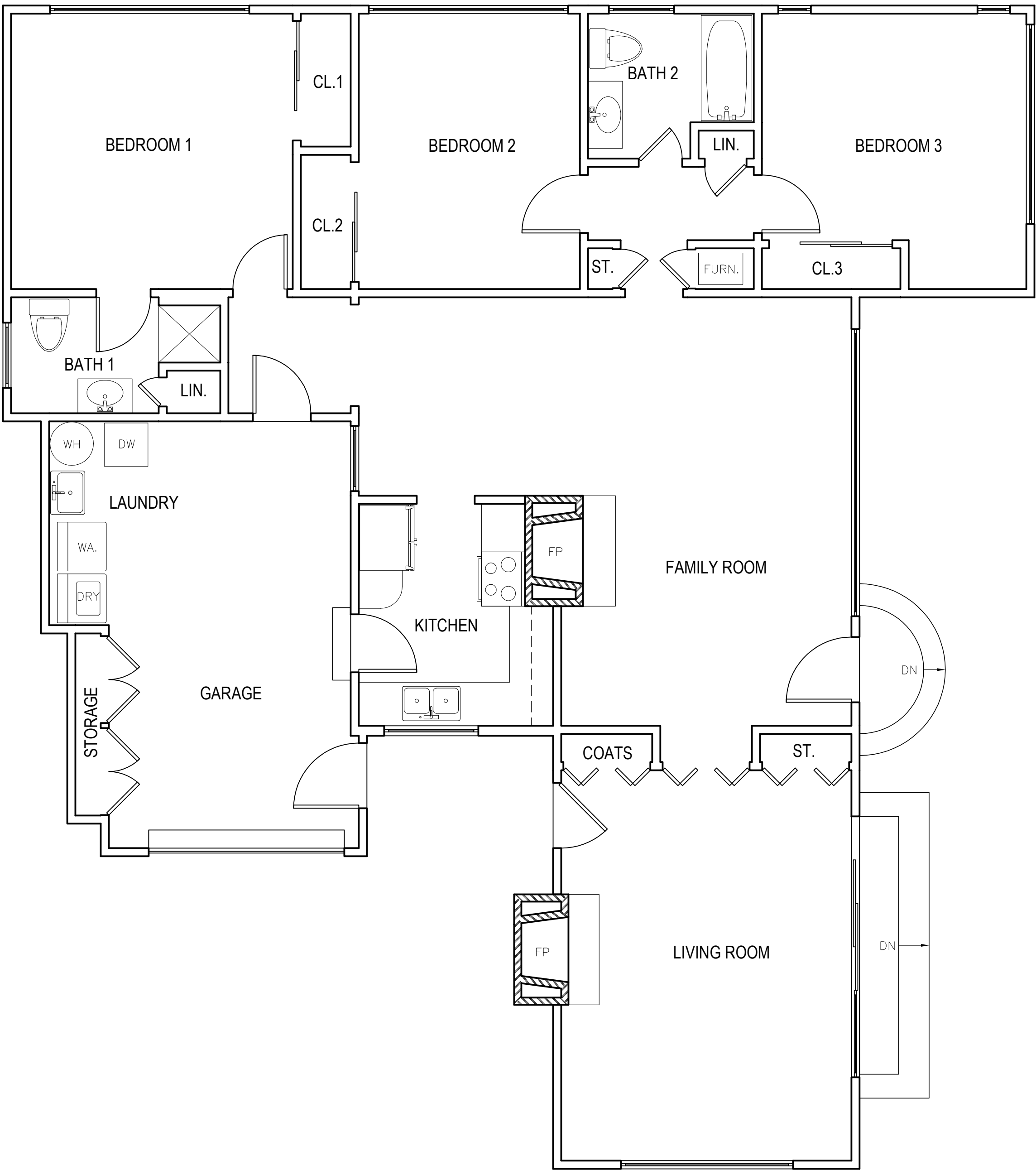
DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A9.0

Attachment 3



EXISTING FLOOR PLAN

1/4"=1'-0"

REVISIONS:	
△	
△	
△	
△	
△	

EXISTING
FLOOR PLAN

DATE: 07-30-2022
AS-BUILT

SHEET NO.
E2.0



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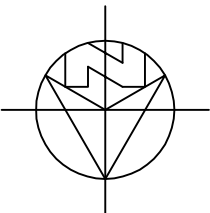
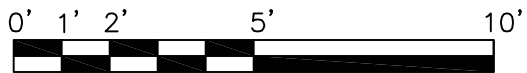
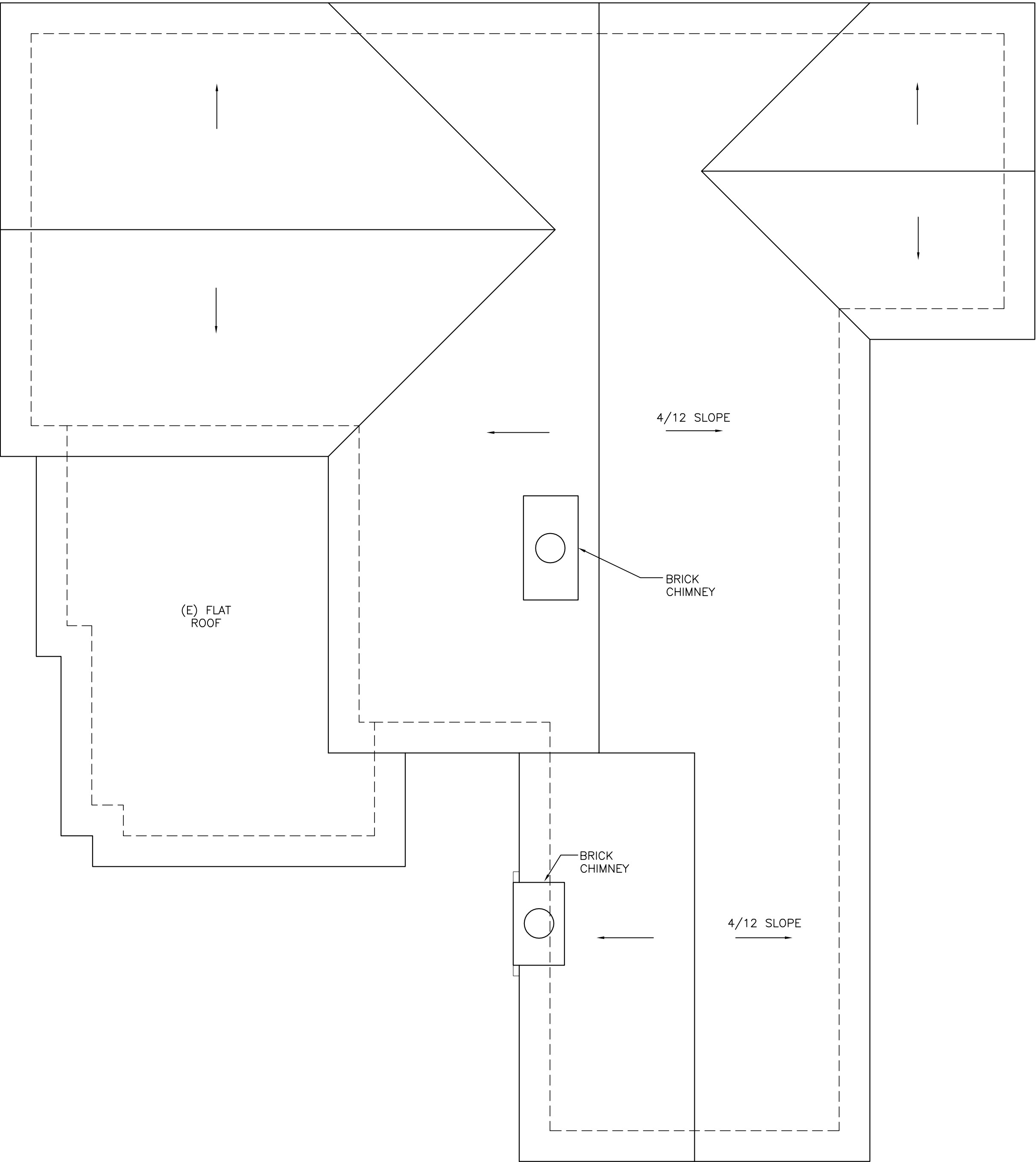
CARMEL, CA 93923

THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH
APN: 010-036-001

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Attachment 3



EXISTING ROOF PLAN

1/4"=1'-0"

REVISIONS:	
△	
△	
△	
△	
△	

EXISTING ROOF PLAN

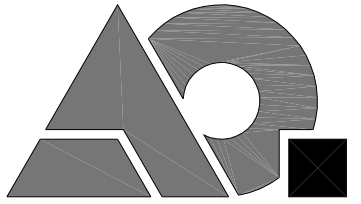
DATE: 07-30-2022
AS-BUILT

SHEET NO.
E5.0

SW CORNER OF GUADALUPE AND 4TH
APN: 010-036-001

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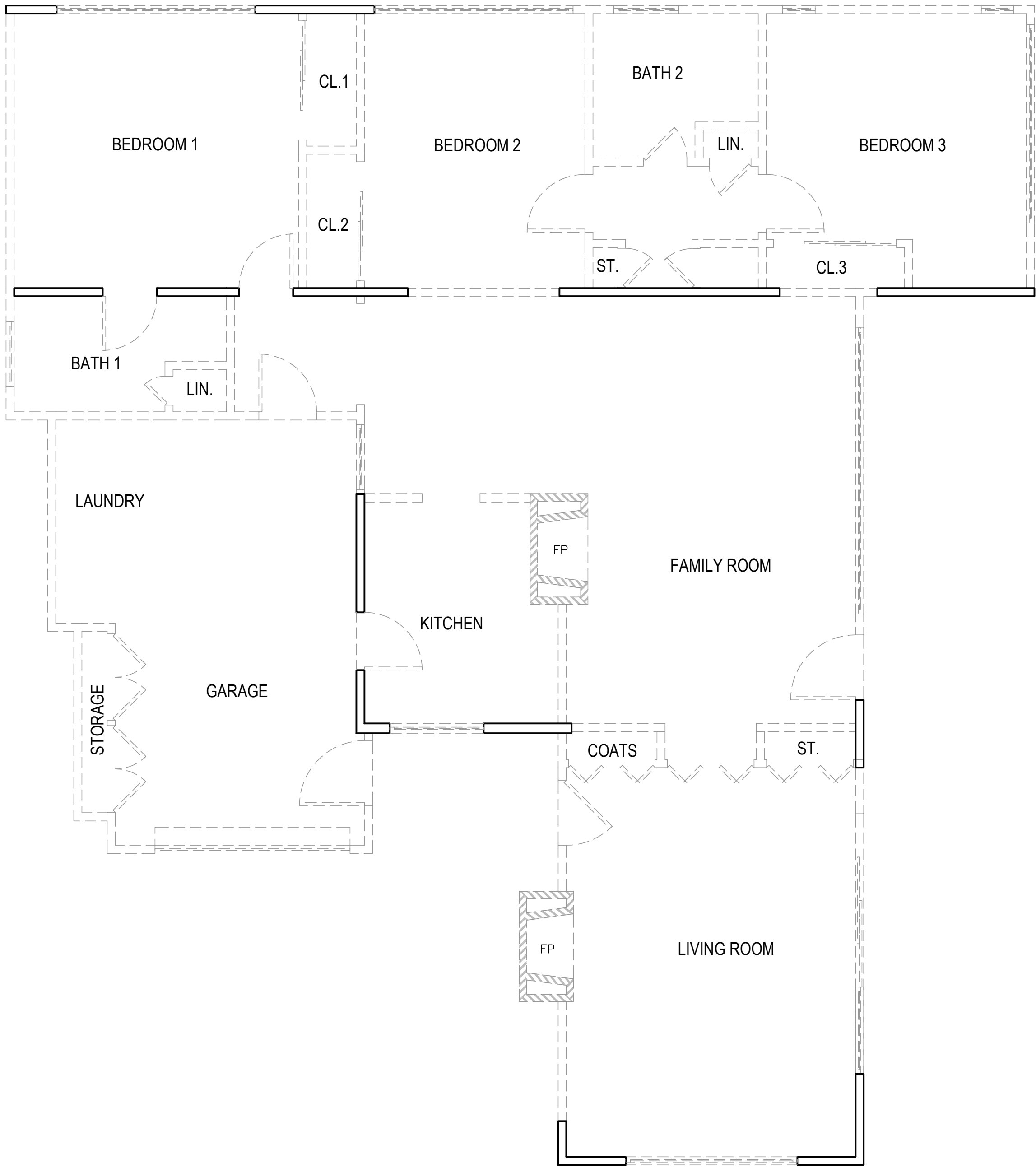
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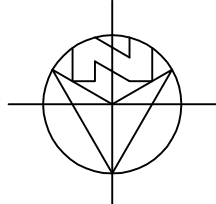
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Attachment 3



WALL LEGEND

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



DEMOLITION FLOOR PLAN

1/4"=1'-0"

REVISIONS:	
07-04-23	PLANNING REVISIONS

DEMOLITION
FLOOR PLAN

DATE: 04-02-23
DESIGN APPROVAL

SHEET NO.
D2.0

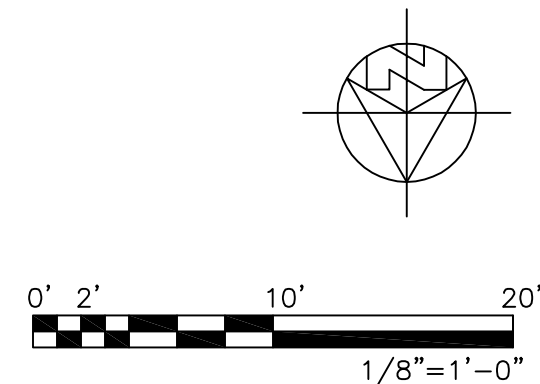


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THE BROWN RESIDENCE
SW CORNER OF GUADALUPE AND 4TH
APN: 010-036-001

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$$1/8'' = 1' - 0''$$

NOTE:
THE PLAN WAS PREPARED IN CLOSE COOPERATION WITH INCA LANDSCAPE MANAGEMENT.
LICENSE #875311



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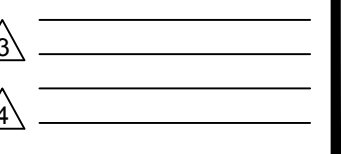
THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

07-04-23
PLANNING REVISIONS

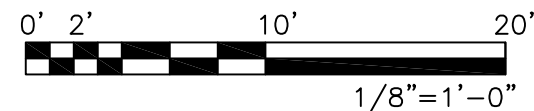
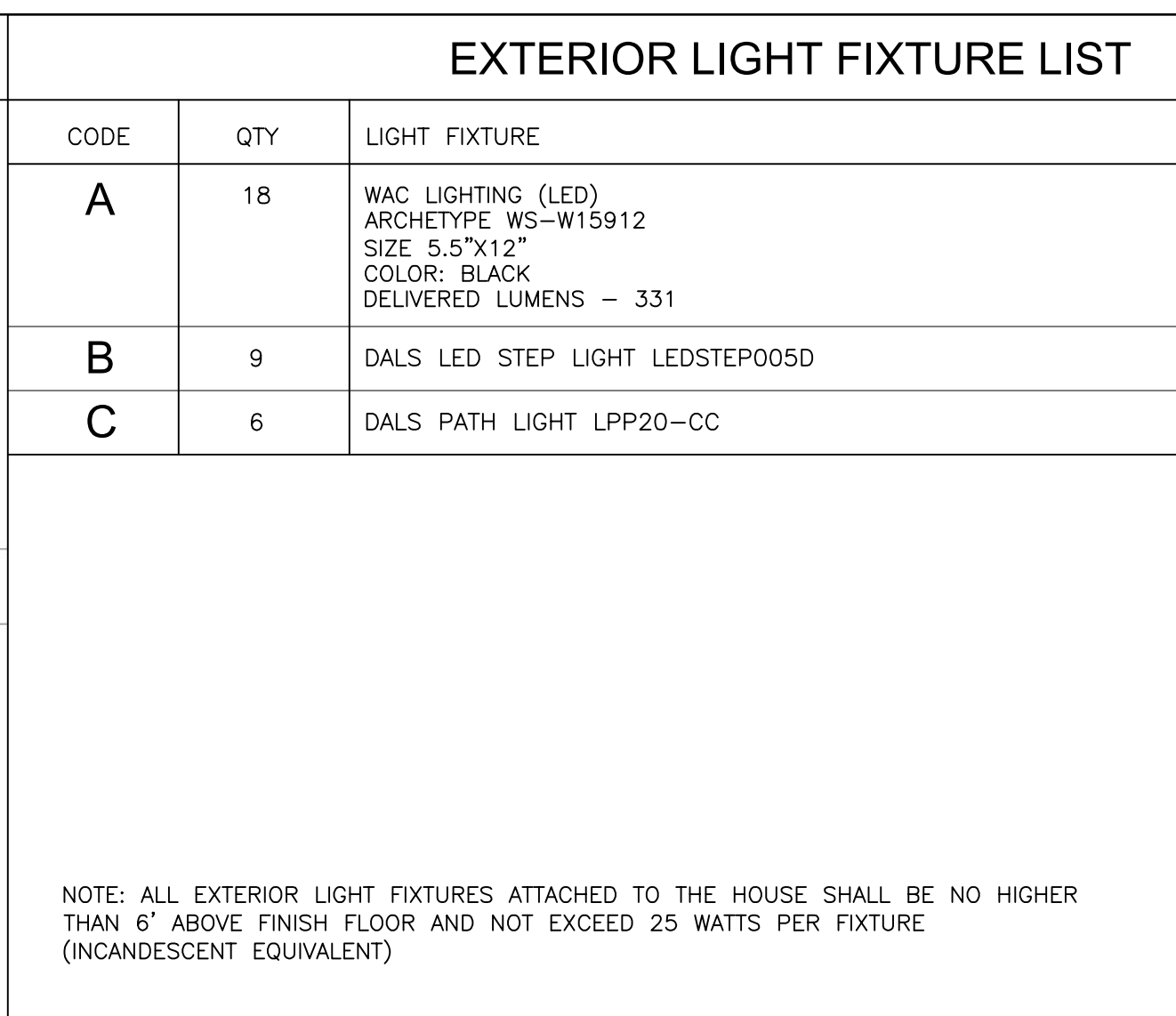
LANDSCAPING
PLAN

ATF: 04-02-23

DESIGN APPROVAL

SHEET NO.

L1.0



original site for which they were

REVISIONS:

1 07-04-23
PLANNING REVISIONS

2 10-11-23
PLANNING REVISIONS

3 _____

4 _____

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	DATE: 04-02-23 DESIGN APPROVAL
	SHEET NO. L2.0

RECOMMENDED GRADING SPECIFICATIONS FOR EARTHWORK

ET:1 GENERAL DESCRIPTION:

1.1 THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING; PREPARATION OF LAND TO BE FILLED; EXCAVATION AND FILL OF THE LAND; SPREADING, COMPACTION AND CONTROL OF THE FILL; AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

1.2 THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK AS SPECIFIED HEREIN, AS SHOWN ON THE APPROVED PLANS AS STATED IN THE PROJECT SPECIFICATIONS.

1.3 RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT. ALL BUILDING/GRADING PLANS FOR RETAINING WALL TO CLEAR PERMITS (I.E. PLN130852 AND 13CP1301799). STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

ET:2 TESTS:

2.1 THE STANDARD TEST USED TO DEFINE MAXIMUM DENSITIES OF ALL COMPACTION WORK SHALL BE THE A.S.T.M. D-1557, MOISTURE DENSITY OF SOILS, USING A 10-POUND RAM AND 18-INCH DROP. ALL DENSITIES SHALL BE EXPRESSED AS A RELATIVE DENSITY IN TERMS OF THE MAXIMUM DENSITY OBTAINED IN THE LABORATORY BY THE FOREGOING STANDARD PROCEDURE.

2.2 IN-PLACE DENSITY SHALL BE DETERMINED BY TEST METHODS A.S.T.M. D-1556, DENSITY OF SOIL IN-PLACE BY SAND CONE METHOD AND D-2922, DENSITY OF SOIL IN-PLACE BY NUCLEAR METHOD.

2.3 PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

ET:3 CLEARING, GRUBBING AND PREPARING AREAS TO BE EXCAVATED OR FILLED:

3.1 ALL VEGETABLE MATTER, IRREDUCIBLE MATERIAL GREATER THAN 4 INCHES AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED FROM THE AREAS IN WHICH GRADING IS TO BE DONE. ALL STUMPS AND ROOT MASSES OF REMOVED TREES ARE TO BE CLEARED FROM AREA OF CONSTRUCTION AND FILL PLACEMENT. SUCH MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AS DIRECTED.

3.2 AFTER THE FOUNDATION FOR FILL HAS BEEN CLEARED, IT SHALL BE BROUGHT TO THE PROPER MOISTURE CONTENT BY ADDING WATER OR AERATING AND COMPACTING TO A RELATIVE DENSITY OF NOT LESS THAN 90% OR AS SPECIFIED. COMPACTION OF FILL PLACED IN LANDSCAPE AREA TO BE COMPACTED TO A RELATIVE DENSITY OF APPROXIMATELY 80% OR AS DIRECTED BY THE OWNER. THE SOILS SHALL BE TESTED TO A DEPTH SUFFICIENT TO DETERMINE QUALITY AND SHALL BE APPROVED BY THE SOILS ENGINEER FOR FOUNDATION PURPOSES PRIOR TO PLACING ENGINEERED FILL.

ET:4 MATERIALS:

4.1 THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. ANY IMPORTED MATERIAL MUST BE APPROVED FOR USE BEFORE BEING BROUGHT TO THE SITE. THE MATERIAL USED SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS.

4.2 IMPORTED MATERIALS FOR ENGINEERED FILL SHALL CONSIST OF NON-EXPANSIVE SOIL WITH MAXIMUM AGGREGATE SIZE OF 4 INCHES, A PI LESS THAN 15 AND/OR A CU GREATER THAN 4 AND SHALL BE APPROVED BY THE ENGINEER.

ET:5 PLACING, SPREADING AND COMPACTING FILL MATERIAL:

5.1 THE SELECTED FILL MATERIAL SHALL BE PLACED IN LAYERS WHICH, WHEN COMPACTED, SHALL NOT EXCEED 6 INCHES IN THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. FILL SHALL BE PLACED SUCH THAT CROSS FALL DOES NOT EXCEED 1 FOOT IN 20 UNLESS OTHERWISE DIRECTED.

5.2 WHEN FILL MATERIAL INCLUDES ROCK OR CONCRETE RUBBLE, NO IRREDUCIBLE MATERIAL LARGER THAN 4 INCHES IN GREATEST DIMENSION WILL BE ALLOWED EXCEPT UNDER THE DIRECTION OF THE SOILS ENGINEER.

5.3 THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE MAINTAINED IN A SUITABLE RANGE TO PERMIT EFFICIENT COMPACTION. THE SOILS ENGINEER MAY REQUIRE ADDING MOISTURE, AERATING, OR BLENDING OF WET AND DRY SOILS.

5.4 EACH LAYER SHALL BE COMPACTED TO THE SPECIFIED RELATIVE DENSITY. COMPACTION SHALL BE CONTINUOUS OVER THE ENTIRE AREA OF EACH LAYER.

5.5 FIELD DENSITY TEST SHALL BE MADE BY THE SOILS ENGINEER OF EACH COMPACTED LAYER. AT LEAST ONE TEST SHALL BE MADE FOR EACH 500 CUBIC YARDS OR FRACTION THEREOF, PLACED WITH A MINIMUM OF TWO TESTS PER LAYER IN ISOLATED AREAS. WHERE A SHEEP-FOOT ROLLER IS USED, THE SOIL MAY BE DISTURBED TO A DEPTH OF SEVERAL INCHES. DENSITY TESTS SHALL BE TAKEN IN COMPACTED MATERIALS BELOW THE DISTURBED SURFACE, WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF, IS BELOW THE REQUIRED DENSITY, THAT PARTICULAR LAYER OR PORTION SHALL BE REWORKED UNTIL THE REQUIRED DENSITY HAS BEEN OBTAINED.

5.6 ALL EARTH MOVING AND WORK OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL SUCH WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

5.7 CUT AND FILL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL MUST BE APPROVED BY THE SOILS ENGINEER.

ET:6 SEASONAL LIMITS:

6.1 WHEN THE WORK IS INTERRUPTED BY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL IS AS PREVIOUSLY SPECIFIED AND SOILS TO BE PLACED ARE IN SUITABLE CONDITION.

ET:7 UNUSUAL CONDITIONS:

7.1 IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR THE SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.

ET:8 COUNTY

8.1 A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.

8.2 ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535.

8.3 THE SOILS ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS & SOILS. A WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF ANY FOOTINGS.

EROSION CONTROL PLANNING

ER:1 GENERAL DESCRIPTION:

1.1 INSTALLATION OF THE EROSION PROTECTION FEATURES CONFORM TO THE EXISTING AND PROPOSED GRADES AND CONSIDER THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. ALL DISTURBED AREAS ARE TO BE PROVIDED WITH EROSION CONTROL AS GIVE UNDER SECTION ER:3.

1.2 COLLECTED RUNOFF IS TO BE RELEASED IN A CONTROLLED FASHION. COLLECTED RUNOFF FLOWS IS TO BE DIRECTED INTO PIPES AND THEN ONTO AN ENERGY DISSIPATER TO REDUCE THE HYDRAULIC GRADIENT BEFORE DISCHARGING THE RUNOFF TO GRADE.

1.4 DE-SILTATION OF RUNOFF MAY TAKE FORM OF STILLING BASINS, GRAVEL BERM, TURF OR VEGETATION SCREENS, REFORESTATION, ETC..

1.5 FREE FLOWING STORM RUNOFF SHOULD NEVER BE DIRECTED TOWARDS STRUCTURE (ON OR OFF SITE) OR STRUCTURES SENSITIVE TO FREE FLOWING WATER. COLLECTED DRAINAGE ADJACENT TO SENSITIVE STRUCTURES IS TO BE CARRIED IN CLOSED CONDUIT OR LINED SURFACE DRAIN.

1.6 ANY SITE SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

ER:1 MATERIALS STORAGE:

2.1 DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO DRAINAGE WAYS. SHOULD WEATHER THREATEN THE STORED MATERIALS IT SHOULD BE COVERED WITH PLASTIC OR APPROPRIATE RETENTION FACILITIES PROVIDED FOR DESILTATION OF THE STORM WATER PRIOR TO RELEASE.

2.2 KEEP ALL CULVERTS AND DRAINAGE FACILITIES FREE OF SILT AND DEBRIS. KEEP EMERGENCY EROSION CONTROL MATERIALS SUCH AS STRAW MULCH, PLASTIC SHEETING, AND SANDBAGS ON SITE AND INSTALL THESE AT THE END OF EACH DAY AS NECESSARY.

ER:3 RE-VEGETATION AND PLANTING:

3.1 RE-VEGETATE AND PROTECT EXPOSED SOILS BY OCTOBER 15. USE APPROPRIATE GRASS/LEGUME SEED MIXES AND/OR STRAW MULCH FOR TEMPORARY COVER. PLAN PERMANENT VEGETATION TO INCLUDE NATIVE AND DROUGHT TOLERANT PLANTS. SEEDING AND RE-VEGETATION MAY REQUIRE SPECIAL SOIL PREPARATION, FERTILIZING, IRRIGATION, AND MULCHING.

3.1.A RECOMMENDED SEED SCHEDULE IS AS FOLLOWS:
40 POUNDS PER ACRE OF CALIFORNIA BROME
15 POUNDS PER ACRE OF BLUE WILD RYE
4 POUNDS PER ACRE OF ZORRO FESCUE
6 POUNDS PER ACRE OF RED CREEPING FESCUE

3.2 IN THE ABSENCE OF A DETAILED EROSION CONTROL PLAN, THE WORK WILL BE PROTECTED IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE, REGULATION AND/OR STANDARD PRACTICE WHICH EVER PROVIDES SATISFACTORY EROSION PROTECTION.

3.3 ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

ER:4 COUNTY

4.1 ALL EROSION CONTROL MEASURES FOR GRADING SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.

4.2 ALL EROSION CONTROL MEASURES SHALL CONFORM WITH MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.

ABBREVIATIONS - USED WITH OR WITHOUT PERIODS (E.G. = EG)

AC ASPHALTIC PAVEMENT
ACD FINISH GRADE ASPHALTIC CONCRETE DRIVE
ACR ACRE
APN ASSESSORS PARCEL NUMBER
BCR BEGINNING OF CURB RETURN
BS BASE OF THE STEP
BTM BOTTOM
BWF BASE OF WALL AT FACE (TALLEST FACE)
BWR BASE OF WALL AT REAR (SHORTEST FACE)
C*NUMBER* CURVE NUMBER. SEE TABLE
CB CATCH BASIN
CD FINISH GRADE CONCRETE DRIVE
CF FINISH GRADE CONCRETE RESIDENTIAL FLOOR
CG FINISH GRADE CONCRETE GARAGE FLOOR
CW FINISH GRADE CONCRETE WALK
CL CENTER LINE
CNTR CENTER
CONST ITEM TO BE CONSTRUCTED
CPV CONCRETE PAVEMENT
DI DRAINAGE INLET
DRTE EXISTING GRADE OF DIRT
DRTF FINISH GRADE OF DIRT
E or (E) EAST OR EXISTING
EX or (EX) EXISTING
(EC) "EXISTING" INFORMATION COMPUTED FROM A SURVEY OR OTHERWISE NOTED DATA
EGR END OF CURB RETURN
EL ELEVATION
END END
EOC END OF CURB
EP EDGE OF PAVEMENT
FF FINISH FLOOR (STEPPED DOWN EDGE OF THE FOUNDATION SLABS)
FL FINISH GRADE
FL FLOW LINE
FT FEET
GRT FINISH GRADE OF GRATE OR DRAINAGE INLET
HDPE HIGH DENSITY POLYETHYLENE
HPS HIGH PRESSURE SODIUM
IN IN
INV ELEVATION OF BOTTOM INSIDE OF PIPE (INVERT)
J.U. JOINT UTILITIES
L LEFT
LAT LATERAL
LATS MULTIPLE, SEPARATE LATERALS
LF LINEAR FEET
LNDS LANDSCAPE OR EARTHER SURFACE
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
N or (N) NORTH OR NEW
NS NOSE OF THE STEP
NW NEW, TO BE INSTALLED, CONSTRUCTED OR FINISHED TO
P or (P) PROPOSED
PAR PARCEL
PER PURSUANT TO
P.M. PARCEL MAP
PV PAVEMENT
PVC POLY VINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
R or (R) RIGHT
RD RADIUS
RIMC ELEVATION OF CENTER OF MANHOLE
RIMN or NRIM ELEVATION OF NORTH EDGE OF MANHOLE
S SOUTH
SD STORM DRAIN
SE SAND EQUIVALENCY
SHT SHEET
SL SLOPE
SOF ELEVATION OF TOP OF INSIDE OF PIPE (SOFFIT)
SP STANDARD PLAN
SS SANITARY SEWER
STA* DISTANCE FORWARD ON PROFILE
STA- DISTANCE BACKWARD ON PROFILE
TC TOP OF FACE (ROADSIDE) OF CURB
THR THROUGH
TP TOP
V VOLTS
VOL VOLUME
W WEST
WA WATTS
WYE SEWER LATERAL CONNECTION
° SECONDS OF ANGLE OR INCHES
' MINUTES OF ANGLE OR FEET
° DEGREES OF ANGLE

GRADE ADJACENT TO STRUCTURES

UNLESS OTHERWISE NOTED - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION OF BUILDINGS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL (FOUNDATION). IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

PARCEL OWNER:
MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

THESE PLANS DETAIL DRAINAGE CONTROL FOR THE RUNOFF FROM THE ROOF OF PROPOSED ADDITIONS TO A RESIDENCE.

RECENTLY APPROVED ACCESSORY DWELLING UNIT DRAINAGE STRUCTURES ARE INCLUDED IN THIS PLAN SET FOR REFERENCE.

NO TREES ARE TO BE REMOVED.

SOIL DISTURBANCE AREA : 176 SQ.FT. INCLUDES STORM DRAIN LINES

GRADING BALANCE:

GROSS CUT = 2.16 CUBIC YARDS
SHRINKAGE = 0.00 CUBIC YARDS
NET CUT (LESS SHRINKAGE) = 2.16 CUBIC YARDS
TOTAL FILL = 1.85 CUBIC YARDS GRAVEL
= 0.35 CUBIC YARD EARTH COVER
= 1.85 CUBIC YARDS GRAVEL
TOTAL IMPORT
SHRINKAGE FACTOR 0%

VOLUME CALCS ARE TO FINISH GRADE AND DO NOT CONSIDER SPOILS (E.G. UNDERGROUND UTILITIES) OR SECTION THICKNESS (E.G. PAVEMENT, FOUNDATION, WALLS).

GEOTECHNICAL REPORT IS COMPLETED FOR THE PROJECT BY LANDSET ENGINEERS, INC. TELEPHONE (831) 443-6970, PROJECT NO. 2531-02. REFER TO THE RECOMMENDATIONS IN THE REPORT.

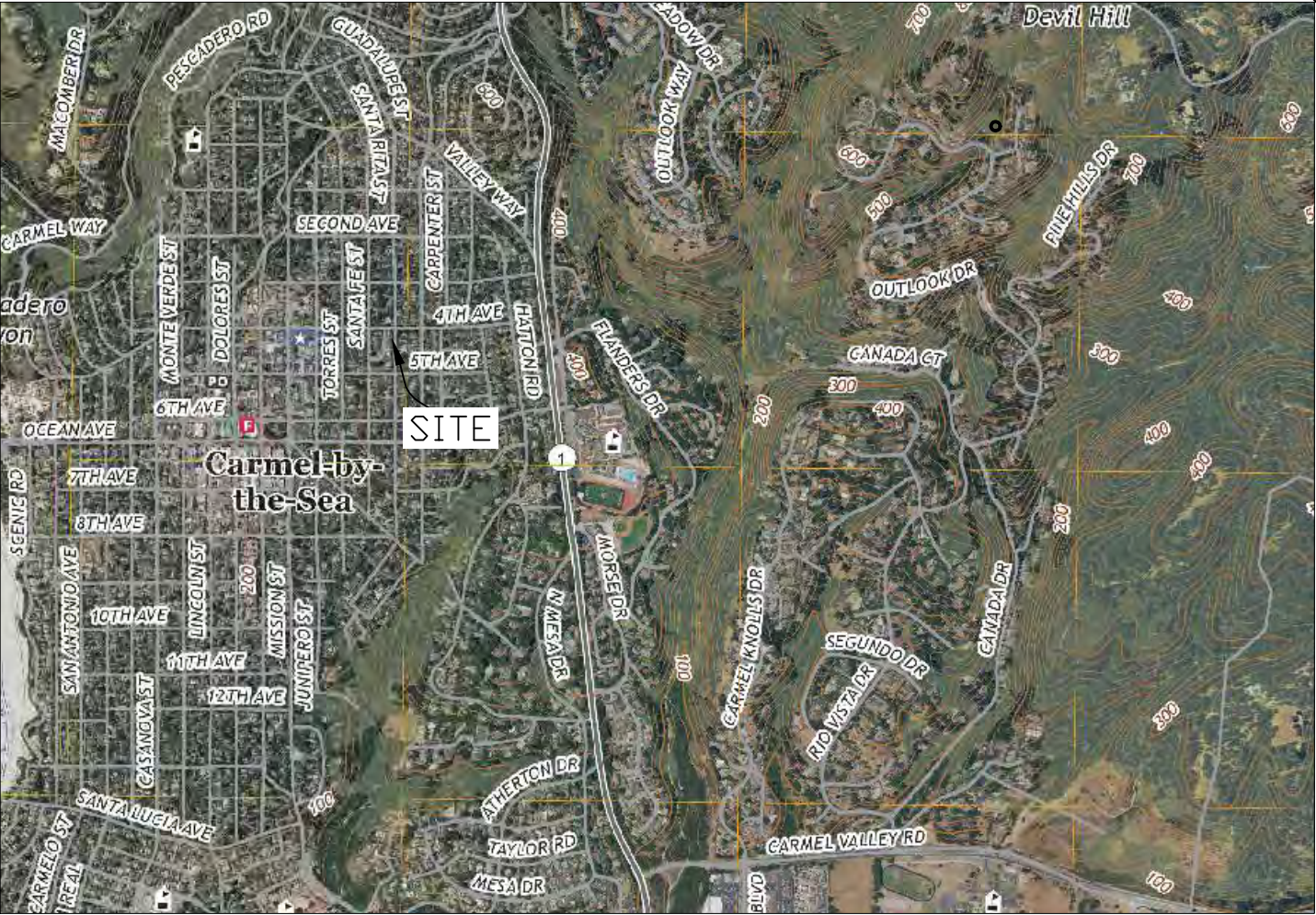
ALL WORK TO BE IN COMPLIANCE WITH GEOTECHNICAL REPORT AND PROJECT PLANS AND SPECIFICATIONS.

LEGEND

EXISTING MAJOR TOPO LINE, 5 FT INTERVAL
10
EXISTING MINOR TOPO LINE, 1 FT INTERVAL
EXISTING PROPERTY LINE
EXISTING UTILITY EASEMENT LINE
PROPOSED MAJOR TOPO LINE, 1 FT INTERVAL
10
PROPOSED MINOR TOPO LINE, 0.25 FT INTERVAL
STORM DRAIN LINE
DRAIN LINE, 4" PVC SDR35
26.08 LF, SLOPE 2%
MATCH LINE BETWEEN EXISTING AND PROPOSED GRADES

INDEX

T-0 TITLE AND SPECIFICATION SHEET
SD-1 DRAINAGE PLAN
SD-2 SECTION AND DETAILS (APPROVED ADU)
SD-2.1 SECTION AND DETAILS (RESIDENTIAL IMPROVEMENTS)
C-5.0 EROSION CONTROL PLAN
C-5.1 EROSION CONTROL DETAILS



LOCATION MAP
NOT TO SCALE

PROJECT ARCHITECT:

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EMAIL: ANATOLY@AOARCHDESIGN.COM

PROJECT CONTRACTOR:

TBD

PROJECT DRAINAGE ENGINEER:

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GRICE ENGINEERING, INC.
561A BRUNKEN AVENUE
SALINAS, CALIFORNIA 93901
OFFICE (831) 422-9619
EMAIL: SAMGE@SBCGLOBAL.NET

PROJECT GEOTECHNICAL ENGINEER AND SURVEYOR:

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520-B CRAZY HORSE CANYON ROAD
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REVISION DATES

PUB 2022/11/20

PUB 2023/07/14

GRICE ENGINEERING INC
ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES

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LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

PREPARED FOR:

MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

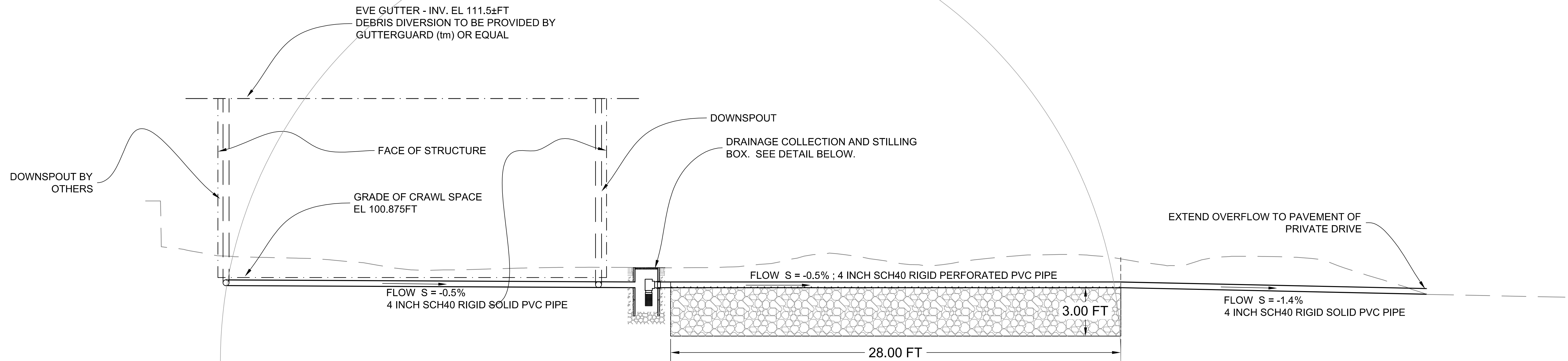
IMPROVEMENTS; BROWN RESIDENCE; A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

IMPROVEMENT PLANS - DRAINAGE CONTROL
TITLE, SPECIFICATIONS AND NOTES

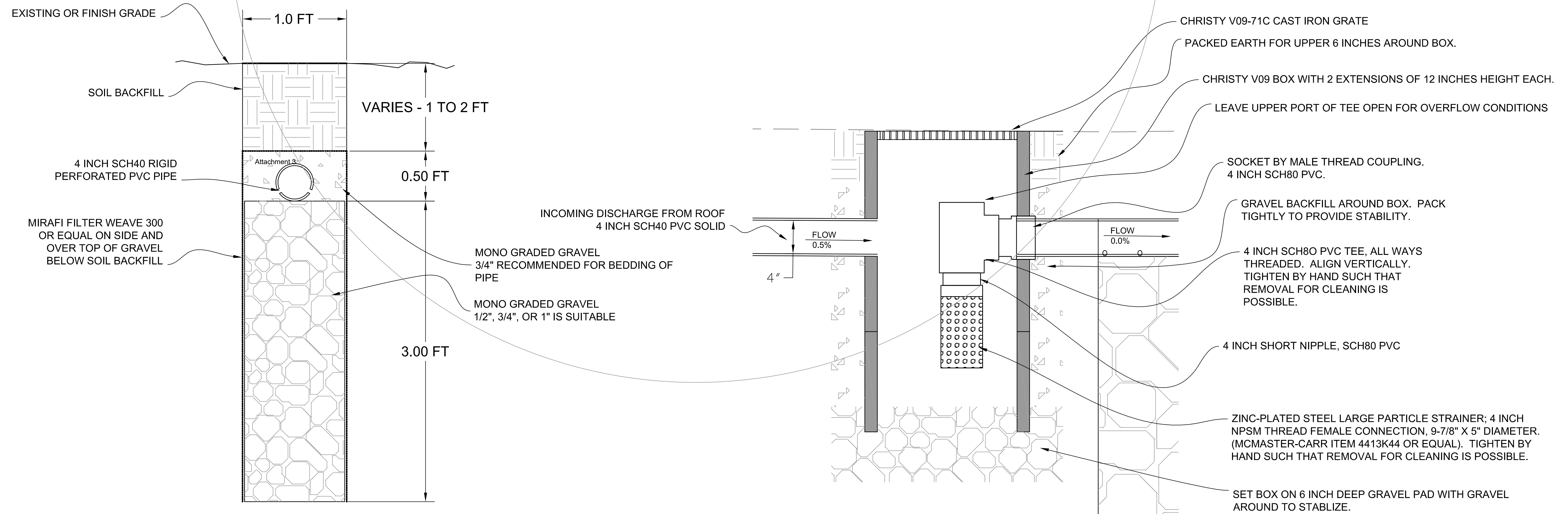
T-0

Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11



A PROFILE OF DISPERSAL TRENCH NO. 1
SCALE 1/3" = 1'



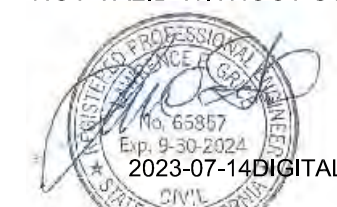
1 SUBSURFACE DISPERSAL TRENCH
SCALE 1/2" = 1'

2 DRAINAGE COLLECTION AND STILLING BASIN
SCALE 1/2" = 1'

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PLANTO, TEXAS 75093

ADDITIONS; BROWN RESIDENCE

A.P.N. 010-036-001

SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

IMPROVEMENT PLANS - DRAINAGE CONTROL

PROFILE AND DETAILS FOR RECENTLY APPROVED A.D.U.

REVISION
DATES

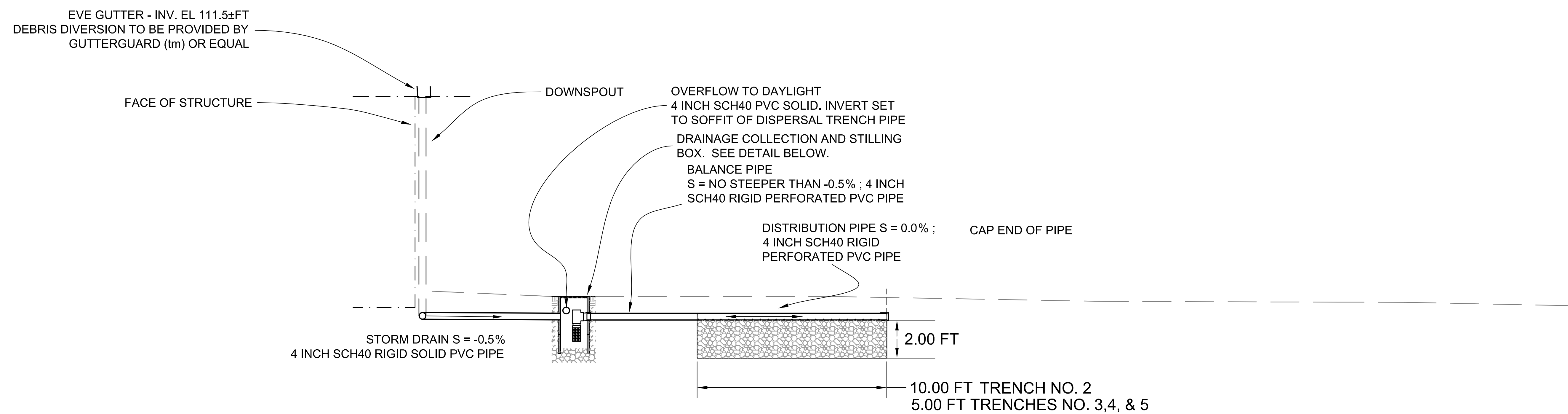
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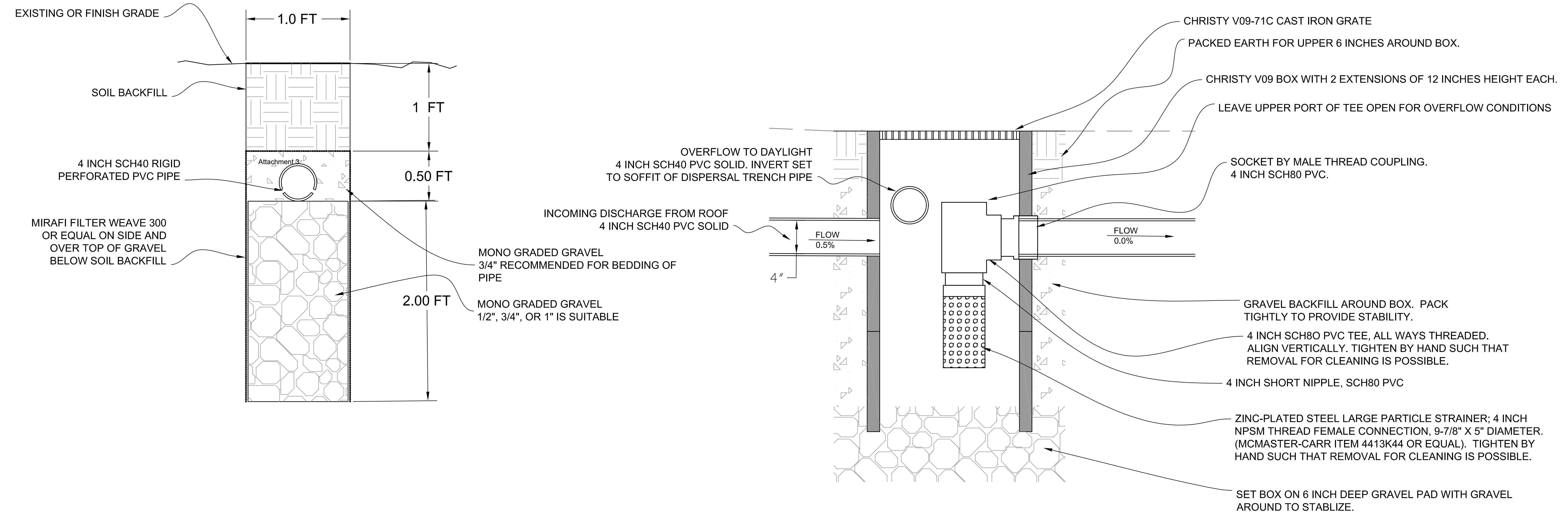
SD-2

Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11



A PROFILE OF DISPERSAL TRENCHES NO. 2, 3, 4, & 5
SCALE 1/3" = 1'



1 SUBSURFACE DISPERSAL TRENCH
SCALE 1/2" = 1'

2 DRAINAGE COLLECTION AND STILLING BASIN
SCALE 1/2" = 1'

- WIND EROSION CONTROL:
- 1. ALL ACTIVE AREAS AND NEW BARE EARTH SURFACES ARE TO BE SPRAY WATERED DAILY OR AS REQUIRED TO ELIMINATE AIRBORNE DUST.
 - 2. CONSTRUCTION TRAFFIC TO BE LIMITED TO A VELOCITY OF 15 MPH OR LESS.
 - 3. HAUL TRUCKS TO UTILIZE COVERS WHEN VEHICLE SPEEDS ALLOW WIND EROSION.

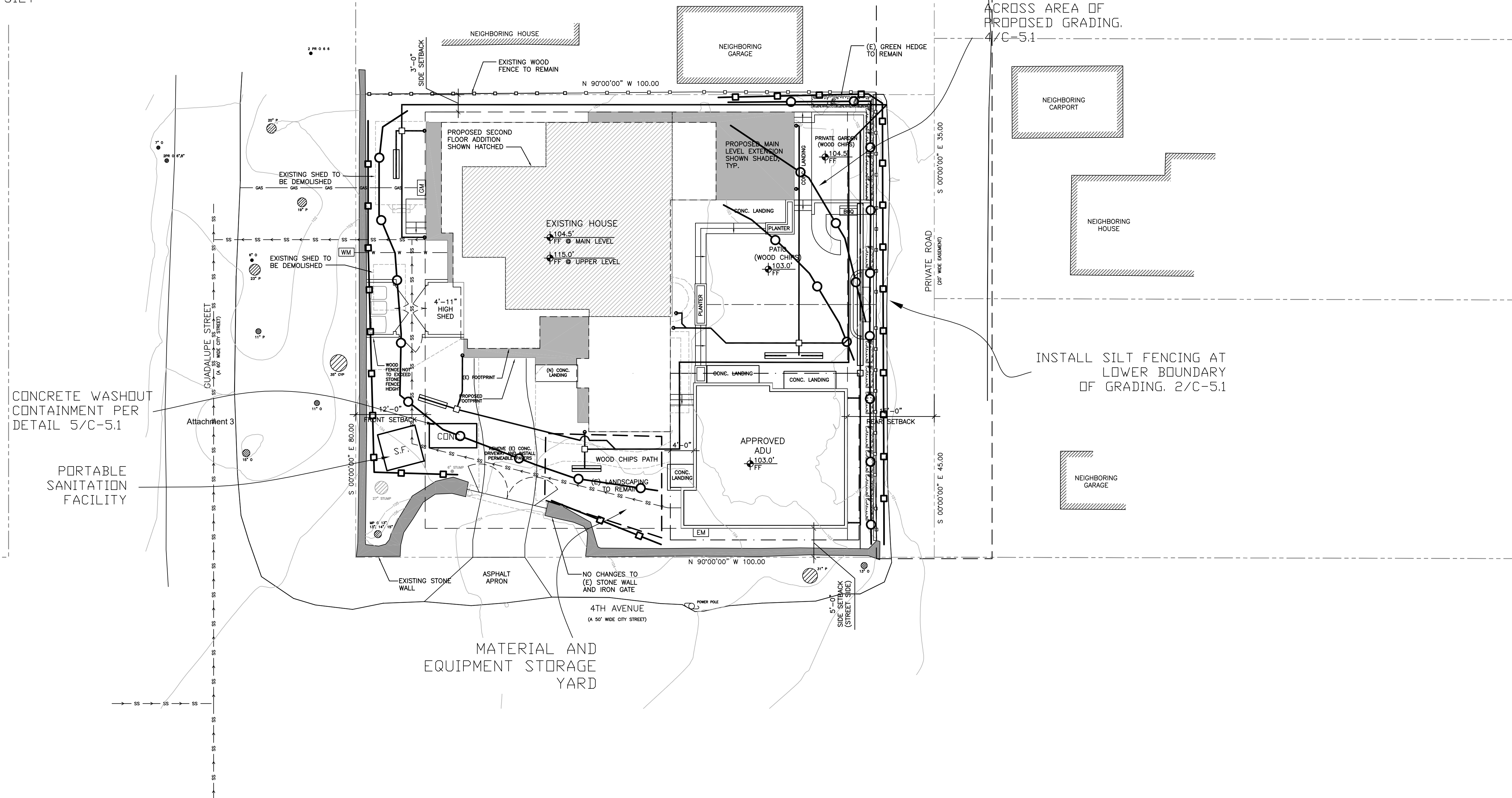
LEGEND

STRAW ROLLS / WATTLE

SILT FENCING

REFER TO DETAILS
2/C-5.1 & 4/C-5.1 FOR
INSTALLATION OF STRAW
WATTLES AND SILT
FENCING

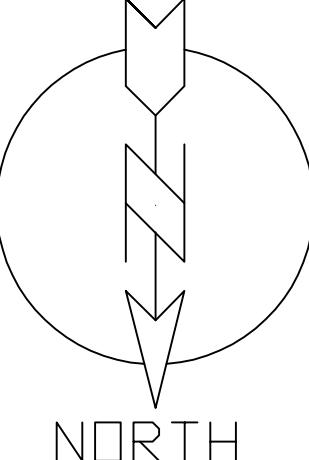
TRACKING OF DEBRIS OFF SITE
IS NOT CURRENTLY ANTICIPATED.
SHOULD THE POTENTIAL OF SUCH
EXIST INSTALL CONSTRUCTION
ENTRANCE PER DETAIL 1/C-5.1 OR
PROVIDE OTHER MEANS OF
DEBRIS REMOVAL FROM TIRES.



INSTALL STRAW WATTLE
ACROSS AREA OF
PROPOSED GRADING.
4/C-5.1

INSTALL SILT FENCING AT
LOWER BOUNDARY
OF GRADING. 2/C-5.1

SCALE 1:10



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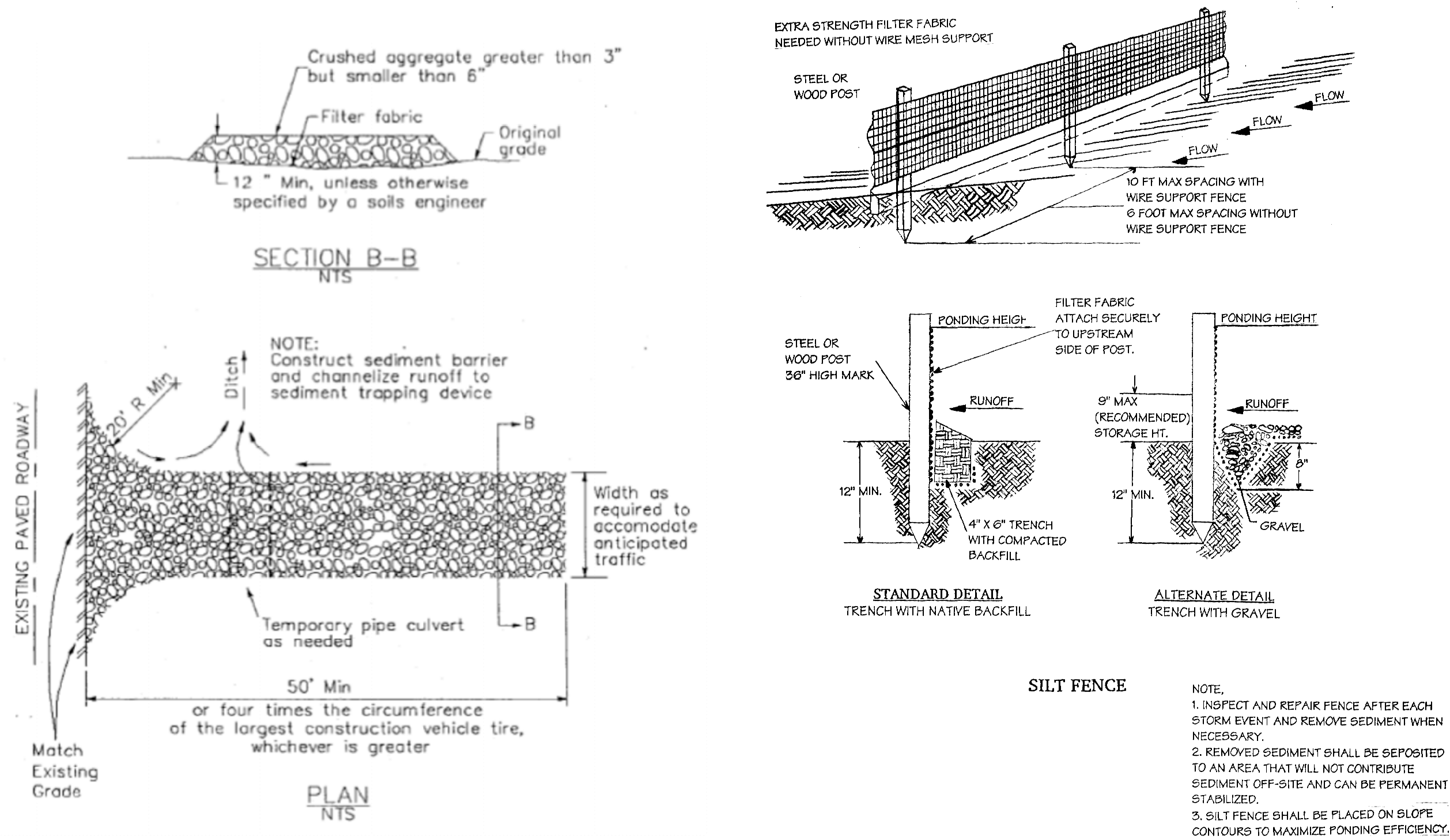
IMPROVEMENTS; BROWN RESIDENCE; A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

IMPROVEMENT PLANS GRADING & DRAINAGE
EROSION CONTROL PLAN

C-5.00

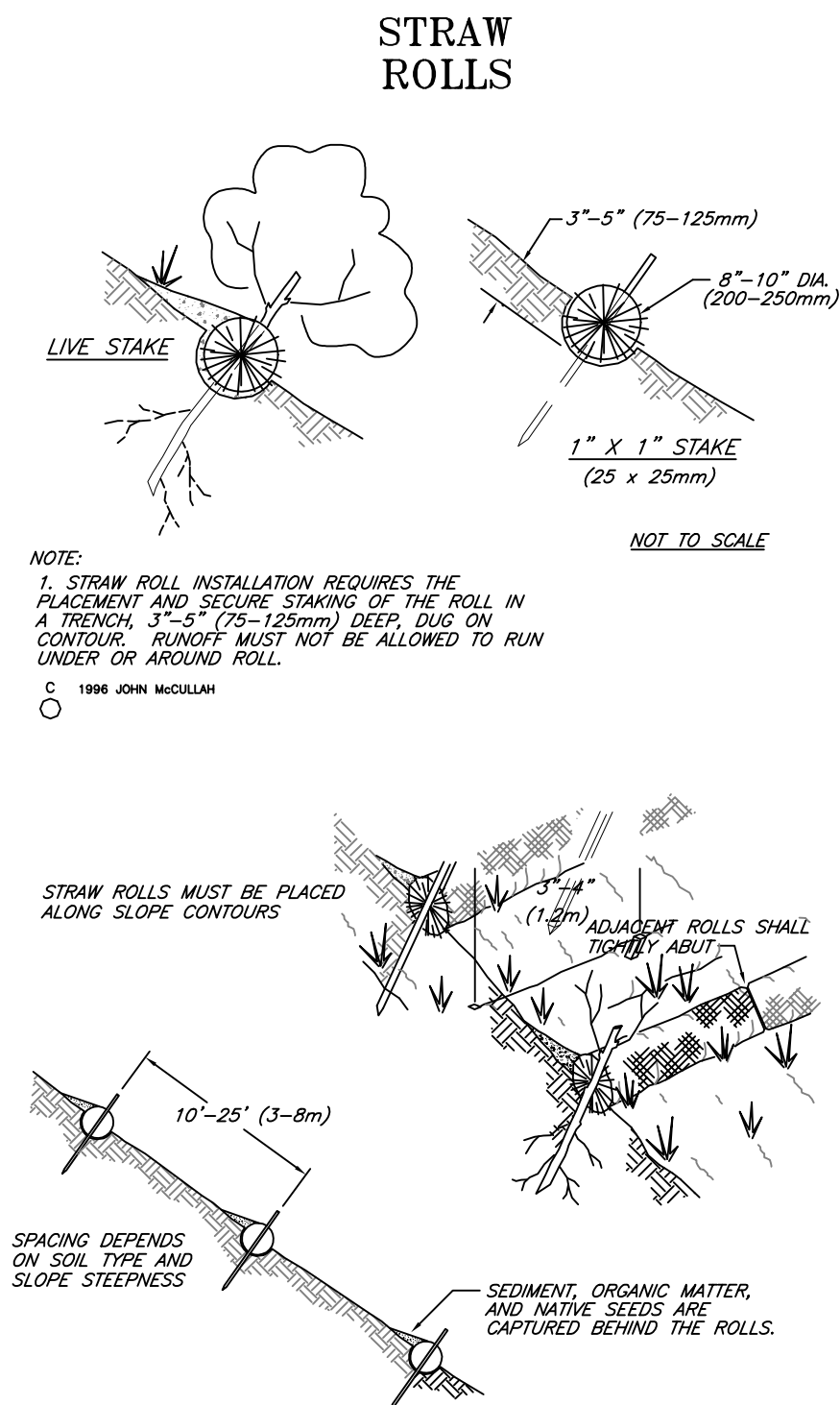
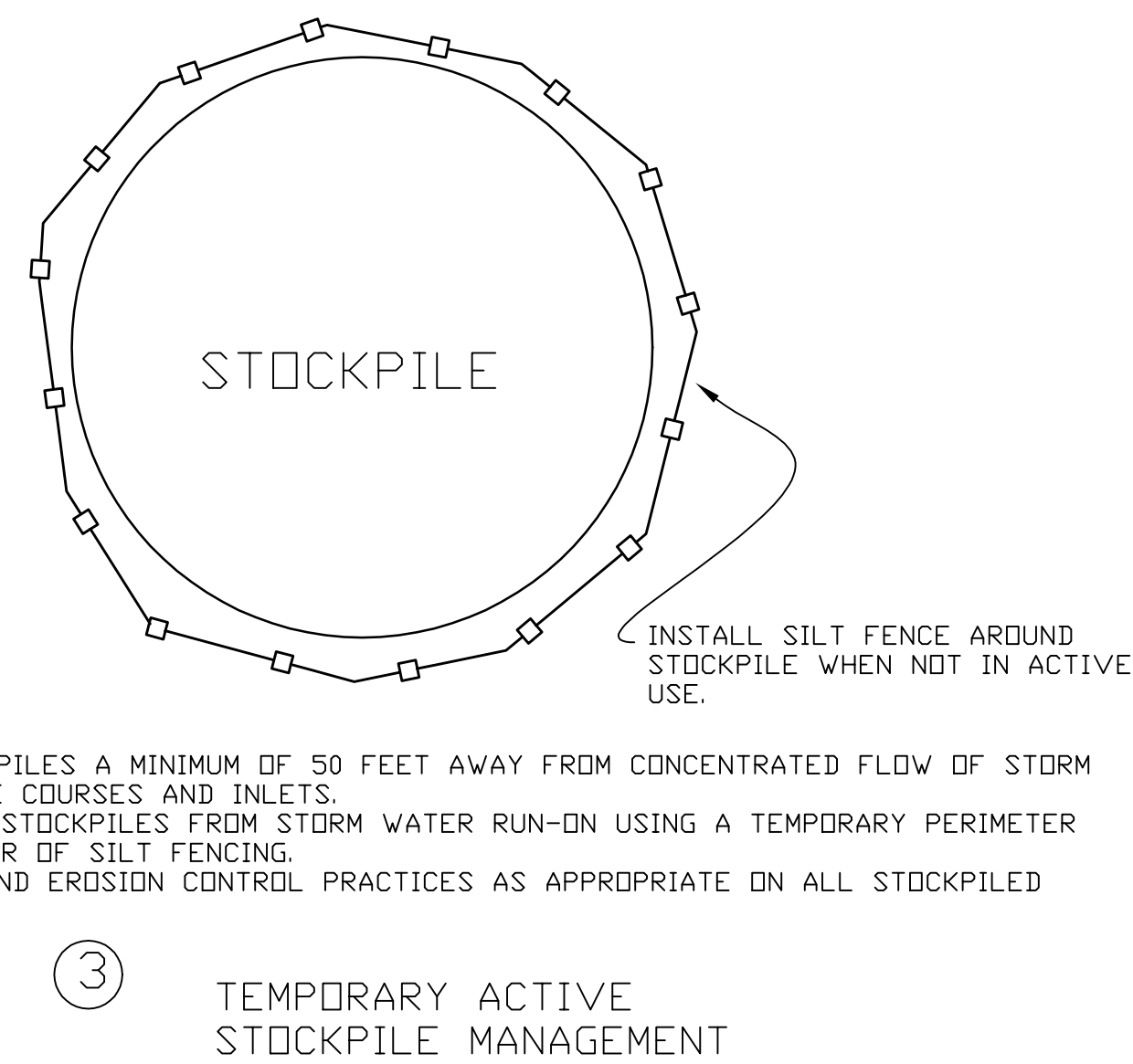
Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11



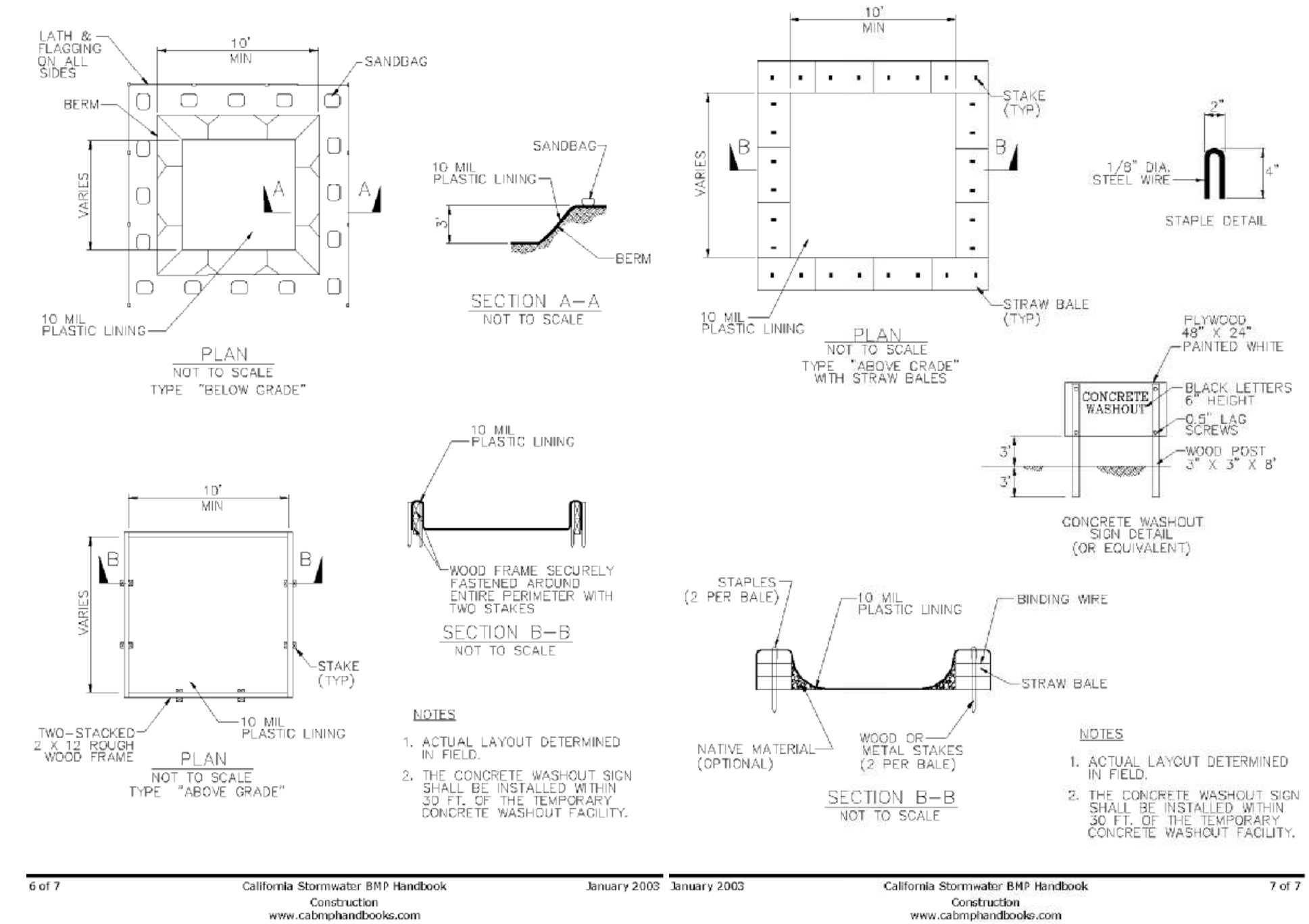
① CONSTRUCTION ENTRANCE

② SILT FENCE INSTALLATION DETAILS
NOT TO SCALE



④ STRAW WADDLE DETAILS AND NOTES
NOT TO SCALE

WM-8 Concrete Waste Management



⑤ CONCRETE WASHOUT MANAGEMENT
CONTRACTOR TO DETERMINE WHICH BASIN TO USE. ACCEPTABLE ALTERNATIVES INCLUDE PREFABRICATED ITEMS SUCH AS THE OUTPAK SERIES.

GRICE ENGINEERING INC

ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES

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NOT VALID WITHOUT STAMP AND SIGNATURE



LAWRENCE E. GRICE, P.E.; R.C.E. 66857

PREPARED FOR:

MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

IMPROVEMENTS; BROWN RESIDENCE; A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

EROSION CONTROL DETAILS

REVISION DATES

PUB 2022/11/20

PUB 2023/07/14

C-5.1

Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11

WAC LIGHTING

Archetype

Outdoor Wall Sconce 3000K

Fixture Type: Attachment 4

Catalog Number:

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W15912 12"	3000K	○ BK Black	10W	800	331

Example: **WS-W15912-BK**

For custom requests please contact customs@wacighting.com

DESCRIPTION

Stately Modern.

FEATURES

- 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, Title 24 JA8 Compliant
	Wet Location Listed
Construction:	Aluminum hardware with etched glass diffuser

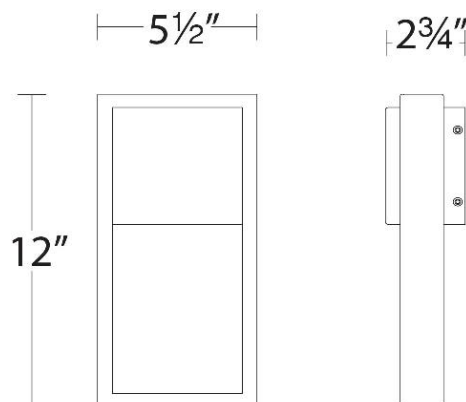


FINISHES:



Black

LINE DRAWING:



WS-W15912

WAC LIGHTING

Archetype

Outdoor Wall Sconce 3000K

Fixture Type: Attachment 4

Catalog Number:

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W15918 18"	3000K	○ BK Black	13W	1000	435

Example: **WS-W15918-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Stately Modern.

FEATURES

- 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, Title 24 JA8 Compliant
	Wet Location Listed
Construction:	Aluminum hardware with etched glass diffuser

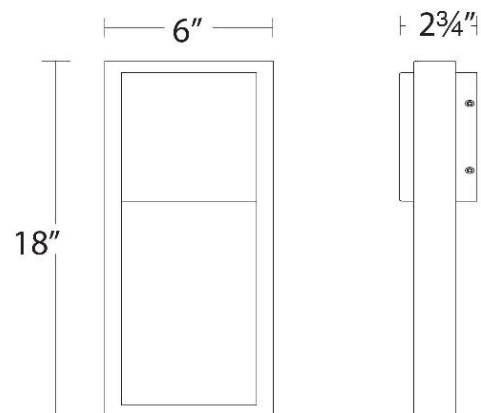


FINISHES:



Black

LINE DRAWING:



WS-W15918

WAC LIGHTING

Archetype

Outdoor Wall Sconce 3000K

Fixture Type: Attachment 4

Catalog Number:

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
○ WS-W15924 24"	3000K	○ BK Black	16W	1200	571

Example: **WS-W15924-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Stately Modern.

FEATURES

- 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, Title 24 JA8 Compliant
	Wet Location Listed
Construction:	Aluminum hardware with etched glass diffuser

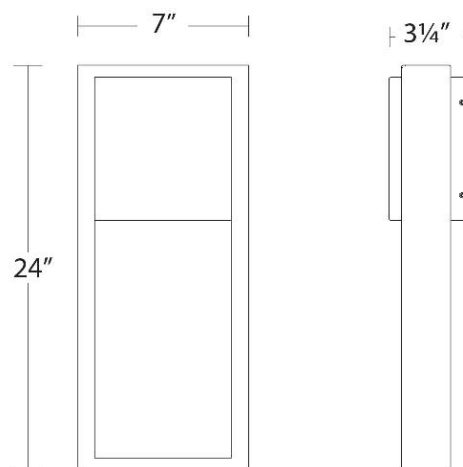


FINISHES:



Black

LINE DRAWING:



WS-W15924

120V Horizontal Step Light

ITEM NUMBER

DLS598013



BRAND

DALS Lighting

DESCRIPTION

The Horizontal LED Step Light is ideal for decks and stairs in indoor and outdoor applications. Die-cast aluminum housing with faceplate available in White, Black, or Silver Grey finish. Non-visible hardware. 120VAC direct connection. Fits on a standard junction box (3 inch length x 2 inch wide x 2.5 inch depth). Junction box must be mounted horizontally. ETL listed.



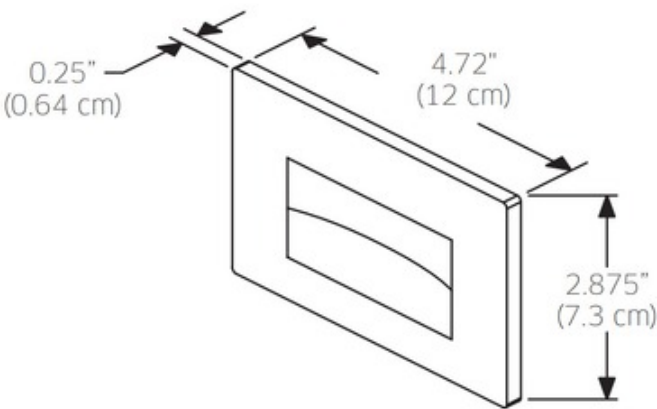
Shown in: Black

SHADE COLOR	N/A
BODY FINISH	Black
WATTAGE	3W
DIMMER	Low Voltage Electronic
DIMENSIONS	4.72"W x 2.88"H x 0.25"D
LED MODULE INCLUDED	
LAMP	1 x LED/3W/120V LED

Technical Information

LUMINOUS FLUX	100 lumens
LUMENS/WATT	33.33
LAMP COLOR	3000K
COLOR RENDERING	80 CRI

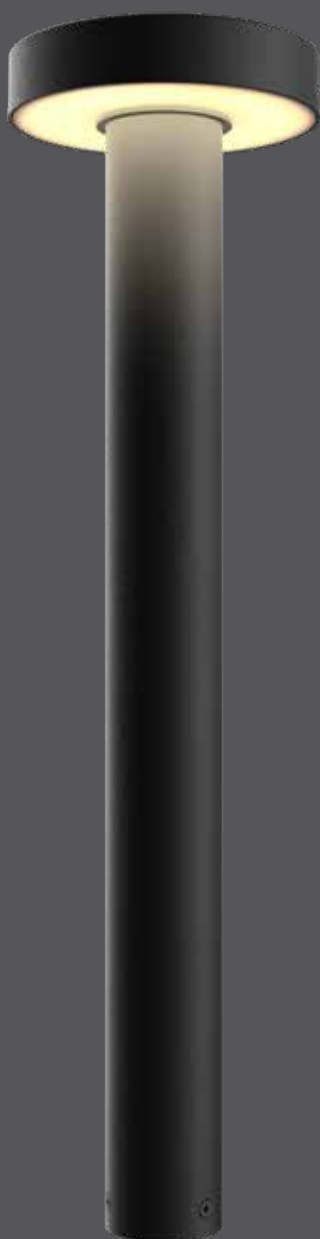
ITEM NUMBER DLS598013



COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

Flux

Add visual interest to your garden with the Flux outdoor path light. A 360° light spread and cast aluminum construction with a powder-coated finish fits best along pathways, garden beds, and walkways.



Model	Size	Watts	Delivered lumens	CRI	Color °T	Voltage
LPP20-CC	20"	8 W	360 lm	80	2200, 2700, 3000, 3500, 4000 K	12 VAC

Specifications

Over 50,000 hours of service life
 12VAC input
 Ground stake included
 93° beam angle
 Frosted lens
 Can be mounted to wood or concrete
 (screws not included)
 Cast aluminum construction
 Switch-selectable CCT: 2200 K/2700 K/
 3000 K/3500 K/4000 K
 Suitable for wet locations
 5-year warranty

Note

Low-voltage transformer required.
 Sold separately.

Other color °T and finishes available, but
 may require MOQ's and longer lead times.
 Please contact your DALI representative
 for more information.

Finish

● **BK** Black

Power supplies**LTRP-60-BK**

60W, 120VAC 60Hz input
 12VAC output low-voltage transformer

LTR-300-BK

300W, 120VAC 60Hz input
 12/13/14/15VAC output low-voltage
 transformer

Accessories**LCBL-50-16**

50 feet of 16 gauge low-voltage wiring

LCBL-100-16

100 feet of 16 gauge low-voltage wiring

LCBL-50-14

50 feet of 14 gauge low-voltage wiring

LCBL-100-14

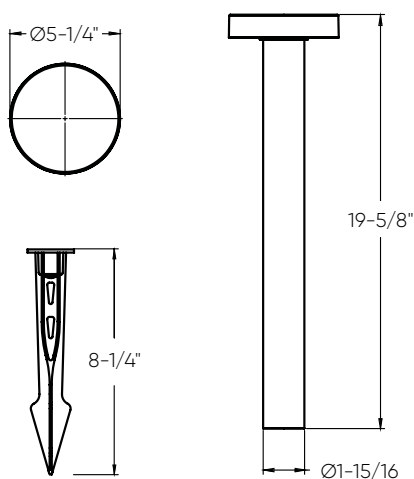
100 feet of 14 gauge low-voltage wiring

LCBL-100-12

100 feet of 12 gauge low-voltage wiring

LCBL-200-12

200 feet of 12 gauge low-voltage wiring

LPP20-CC



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

February 13, 2024
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: **DS 21-376 (Mardani):** Consideration of a revised Concept Design Study for one-story additions totaling 333 square feet to a one-story, 562-square-foot cottage and construction of a 230-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.

Application: DS 21-376 (Mardani)

APN: 010-033-011-000

Block: 64

Lot: 6

Location: Ocean Avenue 4, northeast of Guadalupe Street

Applicant: Azadeh Mardani, Owner

Property Owner: MARDANI SEYEDEH

Executive Summary:

The applicant proposes the expansion of an existing cottage and the construction of a detached garage in the front yard setback. The property was reviewed for historical significance and determined to be ineligible for the historic inventory. The City Forester previously approved the removal of an oak tree at the front of the cottage. The applicant is proposing to remove limbs from a significant Coast live oak tree at the rear of the property. The limb removal requires approval by the Forest & Beach Commission. The Planning Commission will consider the concept design and determine whether to accept the design with conditions.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a concept design study for one-story additions totaling 333 square feet to a one-story, 562-square-foot cottage and construction of a 230-square-foot detached garage in the front yard setback located on Ocean Avenue 4, northeast of Guadalupe Street in the Single-Family Residential (R-1) District, with conditions. APN: 010-033-011-000.

Background and Project Description:

The project site is a 2,500-square-foot lot on the north side of Ocean Avenue between Carpenter and Guadalupe Streets. The 562-square-foot single-story cottage was constructed in 1946 and was one of five cottages built for Mr. & Mrs. R. D. Weaver. The cottage features a chalk rock chimney centrally located on the front elevation.

Two driveways on Ocean Avenue were constructed in December 1965 and interconnected as a semi-circular driveway to serve all five cottages. In 1966, the cottages were being used for overnight accommodations under the name Buena Vista Cottages in violation of the R-1 zoning. In 1968, the Board of Adjustments adopted Resolution 629, granting a conditional use permit for the continued operation of the motel (four motel units and one manager unit). By 1974, the five cottages had reverted to single-family use, and the conditional use permit was revoked.

The applicant proposes a substantial alteration, including the demolition of more than 50 percent of the exterior walls, the construction of one-story additions totaling 333 square feet, the construction of a 230-square-foot detached garage in the front yard setback, and associated site improvements (Attachment 3). The property was reviewed for historical significance and, on February 5, 2021, was found ineligible for the historic inventory. This determination remains in effect for five years.

Prior Public Hearings

On April 12, 2023, the Planning Commission reviewed a concept design study for a substantial alteration to the existing cottage, including demolition of more than 50 percent of the exterior walls, construction of one-story additions totaling 363 square feet, construction of a 200-square-foot attached garage, and associated site improvements. The Commission adopted Resolution 2023-019-PC, accepting the concept design with conditions (Attachment 4).

On July 19, 2023, the applicant submitted a new design study application DS 23-221 (Mardani) to construct one- and two-story additions totaling 363 square feet, a 200-square-foot detached garage in the front yard setback, and associated site improvements.

On August 10, 2023, the Forest & Beach Commission reviewed Tree Permit application TR 23-215 (Mardani) to prune limbs on a significant Coast live oak tree (tree no. 4) located on the western neighbor's property to facilitate a second-story addition to the applicant's cottage. The Forest & Beach Commission continued the public hearing to a date uncertain, pending a review of the project by the Planning Commission.

On November 8, 2023, the Planning Commission reviewed the two-story concept design and adopted Resolution 2023-056-PC, denying the project.

On November 28, 2023, the applicant submitted revised concept plans under Design Study application DS 21-376 (Mardani) for one-story additions totaling 333 square feet, a 230-square-foot detached garage in the front yard setback, and associated site improvements. The Planning Commission is being asked to review the concept design.

Staff Analysis:

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

building site shall be called a nonconforming building site.

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

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

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

The neighbor asserted that the property was not a legal building site if it was under single ownership on February 4, 1948. Therefore, the current owner can only demolish or maintain the existing structure.

In 1946, the project site (Lot 6) and four others (Lots 7, 8, 9 & 10) were developed as individual building sites, each with its own single-family cottage. All five lots were under single ownership at that time. However, the lots were not developed as a single building site but as five independent lots of record.

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

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

Demolition. *The act of reconstructing, removing, taking down, or destroying all or portions of an existing building or structure, or making extensive repairs or modifications to an existing building or structure, if such changes involve removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls within a 24-month period. When determining whether a building or structure is demolished, the following applies:*

- A. *The nonconforming portions of any wall are counted as removed or taken down, even when retention of these portions is proposed.*
- B. *Any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are counted as removed or replaced.*

Based on the demolition floor plan, more than 50 percent of the exterior walls will be removed to accommodate the additions. Some of the walls proposed to remain are 10 feet or less long and are counted as being demolished. Therefore, the project meets the definition of *demolition*.

Occasionally, applicants will retain portions of existing walls to preserve a setback nonconformity. The existing cottage has a nonconforming east side yard setback of 2.7' to 2.9', where a minimum 3-foot setback is required. Additionally, the existing cottage does not meet the required composite setback of 7 feet.

Rather than reconstruct the walls to meet minimum setback requirements, the applicant proposes to retain the east wall of the cottage to preserve the setback non-conformity. In accordance with the definition of demolition, this wall is considered demolished even though it is proposed to be retained and is therefore included in the calculation for determining whether 50 percent or more of the exterior walls are being removed.

If the eastern wall is identified for removal in the construction drawings (e.g., for structural reasons or otherwise) or subsequently removed by the contractor during construction, it is required to be rebuilt in conformance with the required setbacks. All new construction (e.g., the additions) must meet the required setbacks.

The following is an analysis of the project's consistency with the Residential Design Guidelines.

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.

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

Staff Response: In January 2021, a preliminary site assessment was conducted, and the City Forester identified two trees on the project site (both Coast live oak) and six trees immediately adjacent to the site (one Monterey cypress, one Monterey pine, and four Coast live oak). Six of the eight trees were rated significant, including the Coast live oak tree no. 5 at the rear of the project site and Coast live oak tree no. 4 adjacent to the south property line.

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

The applicant proposes removing limbs from tree no. 5. Recommendation/Draft Condition No. 3 requires the applicant to submit a tree application for the proposed limb removals. If removing limbs requires review by the Forest & Beach Commission, the applicant shall obtain their approval before the final details review. If the applicant is not proposing to remove any limbs from tree no. 5, then they shall remove this note from

the plans. With the application of conditions, 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: **Privacy.** The proposed additions are single-story. The rear addition would be elevated above the existing cottage due to a change in topography. The plans show three steps between the kitchen and the bedroom 2 addition. A narrow 1'-6" x 6' window is proposed adjacent to the steps on the east (side) elevation of the addition. No other windows are located on the east elevation of the addition.

On the east (side) elevation of the existing cottage, two four-foot-wide by four-foot-high windows are proposed to be replaced with two two-foot wide by three-foot, six-inch-high windows. A third window of the same size is proposed on the north side of a single door. A narrow 1'-6" x 6' window is proposed at the south end of the cottage. Staff did not identify any potential privacy impacts to the eastern neighbors.

On the west (side) elevation of the addition, a new two-foot wide by three-foot, six-inch-high window is proposed in bath 2.

On the west (side) elevation of the existing cottage, two pairs of double doors are proposed with a 1'-6" wide by 6' high window on the south end of the cottage and a 2' wide by 3'-6" high window in bath 1. Staff did not identify any potential privacy impacts to the western neighbors.

On the rear elevation, the proposed addition would be set back 15 feet from the rear property line, and a double door is proposed. Staff did not identify any potential privacy impacts to the northern neighbors.

Staff Response: **Views.** Staff did not identify any potential view impacts. However, the northeast neighbor has expressed concerns regarding the impacts on their views from the active living spaces within their home, specifically the living room, kitchen, and master bedroom (refer to Attachment 4). The neighbor is concerned that the addition will block west-facing views of the oak tree canopy and sunsets and negatively impact their access to sunlight and air.

Recommendation/Draft Condition, No. 18 from the first concept hearing (Attachment 5), stated *Prior to the final details review, the applicant shall lower the rear addition and/or change/lower the roof form to mitigate impacts to the northeast neighbor.* The applicant reduced the height of the addition by 8 inches and turned the side-facing gable into a rear-facing gable. However, the neighbor still has concerns that the addition will have a negative impact on the enjoyment of their property. The Planning Commission will have the opportunity to view the project's story poles and netting from the neighbor's residence during the tour of inspection.

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: As stated in the background section of this report, two driveways were constructed on Ocean Avenue and interconnected to create a semi-circular driveway in December 1965 to serve all five cottages, which operated as an unpermitted motel in the R-1 district. In March 1966, the City took action against the motel ownership for zoning violations (operating a business in the R-1 district) and tax evasion. In June 1968, the City's Board of Adjustments granted a Use Permit for the operation of the motel. An undated site plan in the property file shows the location of the five cottages, the motel office, the semi-

circular driveway, and on-site parking (Attachment 6). By 1974, the five cottages had been converted back to single-family use, but the semi-circular driveway remained and is still in use today. In the 1980s, two of the five cottages were remodeled and expanded. These cottages are located at the northeast corner of Guadalupe Street and Ocean Avenue and the southeast corner of Guadalupe Street and 6th Avenue. Both properties now contain on-site parking in enclosed garages, accessed from Guadalupe Street and 6th Avenue, respectively.

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

The project applicant owns the property closest to the east driveway and proposes constructing a 230-square-foot detached garage in the front yard setback. The portion of the existing driveway in the public right-of-way is proposed to be widened to the east to better align with the garage. No modifications are proposed on the west side of the eastern driveway.

A 4-foot tall fence is proposed in the front yard setback on the west property line. The fence height would increase to 6 feet to the point where it meets the existing fence. Recommendation/Draft Condition No. 13 from the first concept hearing (Attachment 5) stated *Prior to the final details review, the applicant shall revise the plans to shift the gate and pedestals to the north to maintain a minimum 15-foot front setback.* The purpose of this condition was to preserve the existing circulation pattern between the three cottages. However, based on direction from legal counsel, the City cannot compel the applicant to make her property available for others to traverse.

Since the first concept review, the ownership of the middle cottage has changed. As of the writing of this report, staff has not received any comments from this neighbor. The ownership of the third cottage continues to have concerns about driveway access and safety (Attachment 7).

Detached Garage in the 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 the side yard setback facing a street (but not both).*

Staff Response: The proposed single-car detached garage would be in the front yard setback, 3 feet from the front property line and 3 feet from the east (side) lot line. The garage is proposed to be 11'-6" wide, 20' deep, 230 square feet in area, and 10'-5" in height. The garage meets standard no. 1.

- 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 garage would be located to the right (east) of the existing eastern driveway access. The applicant is proposing to enlarge the width of the driveway within the right-of-way to align with the front of the proposed garage. However, the maximum width of a driveway in the public right-of-way is limited to 14 feet. Adhering to this requirement minimizes the removal of landscaping in the right-of-way and maintains more landscaped open space. Recommendation/Draft Condition No. 7 requires the applicant to revise the width of the driveway within the public right-of-way

to no more than 14 feet prior to the final details review. With the application of conditions, the project meets standard no. 2.

3) *The proposed setback encroachment would not impact significant or moderately significant trees.*

Staff Response: The proposed garage would not impact significant or moderately significant trees. The project meets standard no. 3.

4) *Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected.*

Staff Response: The project site is located near the corner of Ocean Avenue and Carpenter Street. A sidewalk is not present at this location. A dedicated pedestrian pathway is provided on the south side of Ocean Avenue. The placement of the garage within the front yard setback would not impede pedestrian traffic in the adjacent right-of-way on Ocean Avenue.

The proposed garage would alter existing circulation patterns between the project site and the two adjacent cottages to the west that currently use the eastern driveway to access their properties. However, based on the advice of the City's legal counsel, the City cannot require the existing vehicular access to be maintained as no recorded easement grants the adjoining properties the right to traverse the project site. As a result, it is within the Planning Commission's authority to approve the garage even if it alters the existing circulation pattern.

The proposed garage would not impede vehicles within the improved portion of the adjacent Ocean Avenue right-of-way. The improved width of Ocean Avenue is clearly defined with a curb and gutter, and 27+ feet of unimproved right of way is located between the roadway and the front property line. The project meets standard no. 4.

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

Staff Response: The immediate neighborhood context includes a mix of expansive two-story structures and modest one-story cottages. As discussed above, two of the five original cottages have enclosed garages; the remaining three cottages have parking pads at the front of their cottages.

The detached garage proposes an 8-foot interior plate height and an overall height of 10 feet, 5 inches. The ridge of the garage would be 8 feet, 6 inches lower than the highest ridge of the cottage. The proposed garage is subordinate in scale within the neighborhood context and meets standard no. 5.

6) *Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.*

Staff Response: The two cottages to the west do not currently have covered parking, so adding a detached garage in the front yard setback would add diversity to the block between Carpenter Street and Guadalupe Street. Over 27 feet of unimproved right-of-way will be maintained in a natural state between the front property line and the edge of the roadway on Ocean Avenue. The project meets standard no. 6.

The proposed detached garage complies with the requirements for garages within the front yard setback

and, with the application of conditions, meets the objectives of parking and access.

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

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

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

The front elevation of the cottage would be maintained, and the existing stone chimney preserved. 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 existing roof form is an intersecting hip with a 4:12 pitch. The proposed roof form consists of a traditional hip over the existing cottage and a rear-facing gable over the addition. All roof forms are proposed to have a 4:12 roof pitch. The existing asphalt composition shingle roof is proposed to be replaced with a new Class A composition shingle roof.

The rear addition is proposed to have an 8-foot interior plate height and an overall height of 11 feet, 8 inches. As noted above the addition would be elevated 2.5 feet due to the existing topography and requires three interior steps between the kitchen and bedroom.

Building eaves are proposed to be 18 inches on the cottage and 12 inches on the addition. Eaves within 2 feet of a property line are limited to a depth of 4 inches (Recommendation/ Draft Condition No. 5). With the application of conditions, the project meets the objectives of building and roof form.

Finish Details: The applicant proposes a stucco finish painted "Shimple White" by Sherwin Williams (SW7021). In the plans, the color appears to be a medium gray. Recommendation/Draft Condition No. 9 requires the applicant to submit paint samples prior to the final details review. The applicant proposes a Jeldwen clad-wood window with a luxury bronze finish.

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

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

Staff Response: The applicant proposes a powder-coated black outdoor wall light by True Fine. The fixture is shielded, directs light downward, and would be equipped with a maximum 25-watt incandescent bulb or the LED equivalent (not to exceed 375 lumens). One wall-mounted light is provided at each single door, two at each double door, and two at the front of the detached garage.

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

Staff Response: The applicant proposes 15 linear feet of a 4-foot fence in the front yard setback on the west property line and 16 linear feet of a 6-foot fence. 18-inch square pedestals are proposed at the front gate, but no details have been provided.

Site Coverage: A maximum of 247 square feet of impermeable site coverage is permitted on a 2,500-square-foot lot. The applicant proposes to remove 1,065 square feet of existing site coverage and install 226 square feet of impermeable site coverage.

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

Other Project Components:

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

Attachment 1 - Resolution

Attachment 2 – Project Data Table

Attachment 3 – Project Plans

Attachment 4 - Neighbor Marc Boyd Comments

Attachment 5 - Resolution 2023-019-PC

Attachment 6 - Buena Vista Cottages Site Plan

Attachment 7 - Neighbor Diane Gorman Comments

Attachment 8 - Neighbor Terry Hallock Comments

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION**

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING
A REVISED CONCEPT DESIGN STUDY FOR ONE-STORY ADDITIONS TOTALING 333 SQUARE FEET TO
A ONE-STORY, 562-SQUARE-FOOT COTTAGE AND CONSTRUCTION OF A 230-SQUARE-FOOT
DETACHED GARAGE IN THE FRONT YARD SETBACK LOCATED ON OCEAN AVENUE 4 NORTHEAST OF
GUADALUPE STREET
APN 010-033-011**

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

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

WHEREAS, the Applicant originally proposed a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 363-square-foot one-story addition, construction of a 200-square-foot attached garage, and associated site improvements; 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, on April 12, 2023, the Planning Commission reviewed the Concept design and adopted Resolution 2023-019-PC, with conditions; and

WHEREAS, following the Concept hearing, the Owner decided not to move forward with the project as proposed and submitted a new Design Study application DA 23-221 (Mardani) for a second-story addition and detached garage in the front yard setback; and

WHEREAS, on June 26, 2023, the Owner submitted Tree Permit application TR 23-215 (Mardani) for the pruning of limbs on a significant Coast live oak tree located on the neighboring property to the west to accommodate the proposed second-story addition; and

WHEREAS, on August 10, 2023, the Forest & Beach Commission reviewed Tree Permit application TR 23-215 (Mardani) and continued the item to a date uncertain, pending review of the revised Design Study application by the Planning Commission; and

WHEREAS, on November 8, 2023, the Planning Commission reviewed the revised Concept design for a second-story addition and denied the project; and

WHEREAS, following the denial, the Owner requested that the previous Design Study application DS 21-376 (Mardani) for a one-story addition be reinstated; and

WHEREAS, on January 23, 2024, the Owner submitted the current plans proposing a 333-square-foot one-story addition and 230-square-foot detached garage in the front yard setback; and

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

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

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

WHEREAS, on February 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the February 13, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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

WHEREAS, on or before February 9, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

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

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

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

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

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

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY		
For each required finding listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.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 protecting and enhancing the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	

4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the revised Concept Design Study (DS 21-376, Mardani) for a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 333-square-foot one-story addition, construction of a 230-square-foot detached garage in the front yard setback, and associated site improvements located on Ocean Avenue 4 northeast of Guadalupe Street (APN 010-033-011), subject to the following conditions:

Conditions for Concept Acceptance	
No.	
1.	Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division to complete the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.
2.	Required Tree Planting. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit a revised preliminary landscape plan to the Community Planning and Building Department that includes the size, species, and location of one upper canopy tree.
3.	Tree Permit Required. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall obtain approval from the City Forester or Forest & Beach Commission for the proposed removal of significant limbs on tree no. 5 OR remove the note on the plans.
4.	Composite Side Yard Setback. Following acceptance of the Concept Design and prior to conducting the volume study, the Applicant shall increase the side yard setbacks at the front addition to achieve the minimum required composite setback of 7 feet.
5.	Building Eaves within Side Setbacks. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit revised plans to the Community Planning and Building Department that include an eave detail for those eaves within 2 feet of a property line. The eave shall be no more than 4 inches deep with solid blocking underneath.
6.	Stone Wall in the Public Right-of-Way. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit revised plans to the Community Planning and Building Department that include a wall detail for the proposed stone wall in the public right-of-way for review and approval by the Public Works Department.
7.	Driveway Width in Public Right of Way. Following acceptance of the Concept Design and prior to the final details review, the Applicant shall submit revised plans to the Community Planning and Building Department that include a driveway width of no more than 14 feet as measured from the front property line to the street edge. A flare of a 30-inch radius is allowed at each side of the driveway at the street pavement edge connection.
8.	Paint Color Sample. Prior to the final details review, the applicant shall submit a sample of Sherwin Williams (SW7021) "Shimple White" to the Community Planning and Building Department for review.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 2,500 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,125 SF (45%)	562 SF cottage 200 SF parking pad 762 SF Total	895 SF cottage 230 SF garage 1,125 SF Total
Site Coverage	247 SF/347 SF	1,065 SF	225.5 SF
Trees (Upper/Lower)	3/1	0/1	1/1
Ridge Height (1 st /2 nd)	18'/24'	13.73' / NA	13.73' (e) residence 12.97' (p) addition
Plate Height (1 st /2 nd)	12'/18'	9.9' / NA	9.9' (e) residence 9.3' (p) addition
Setbacks	Minimum Required	Existing	Proposed
Front	15'	36.95'	36'-7" to residence 3' to garage
Composite Side Yard	7' (25%)	6.2'	6.7'
Side Yard	3'	2.9' NE corner 3.3' NW corner	4' north 2.7' south
Rear	15'/3'*	30'	15'

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

AZADEH MARDANI RESIDENCE
APN: 010-033-011-000

SINGLE-FAMILY HOME REMODEL/ADDITION

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

SCOPE OF WORK:

- 1. HOME ADDITION AND REMODEL INCLUDES ADDING 63 SQFT FRONT ADDITION, AND 270 SQFT REAR ADDITION
- 2. ADD 230 SQFT DETACHED GARAGE.
- 3. ADD 15FT OF 4FT TALL FENCE AND APPROX. 16FT OF 6FT FENCE TO TIE IN EXISTING FENCE ON THE EAST SIDE.

BUILDING CODE:

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

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CAL GREEN

INDEX OF DRAWINGS:

- G.0 PROJECT DATA, PARCEL MAP, SITE PHOTOS
- G.1 SITE PLAN
- G.2 PRELIMINARY SITE ASSESSMENT REPORT
- G.3 TREE EVALUATION 1
- G.4 TREE EVALUATION 2
- D.1 DEMOLITION PLAN
- A.1 EXIST AND PROPOSED FLOOR PLAN
- A.2 EXIST AND PROPOSED ROOF PLAN
- A.3 EXIST AND PROPOSED ELEVATIONS
- A.4 ELECTRICAL PLAN
- A.5 PROPOSED GARAGE PLAN
- A.6 DOORS AND WINDOWS SCHEDULE
- A.7 MATERIALS AND COLORS
- C.1 GRADING PLAN
- C.2 EROSION CONTROL PLAN
- CONSTRUCTION BEST MANAGEMENT PRACTICE
- L.1 LANDSCAPING PLAN

BUILDING DATA:

OCCUPANCY CLASSIFICATION: R-3/U
CONSTRUCTION CLASSIFICATION: V-B
FIRE SPRINKLERS: N
NUMBER OF STORIES: 2
MAX. EXIST BUILDING HEIGHT: 16'-0" (SINGLE STORY)
GROSS AREA OF LOT: 2,500 SQFT
GROSS AREA OF EXISTING RESIDENCE: 562 SQFT
PARKING PAD: 200 SQFT
TOTAL EXISTING FLOOR AREA: 762 SQFT
(30.48% OUT OF TOTAL LOT AREA)

PROPOSED AREA :
FIRST FLOOR: 895 SQFT
DETACHED GARAGE: 230 SQFT
TOTAL PROPOSED FLOOR AREA: 1,125 SQFT

SITE COVERAGE:

EXISTING:
BACK PATIO 615 SQFT IMPERMEABLE
RIGHT WALKWAY 214 SQFT IMPERMEABLE
FRONT STEPS 22 SQFT IMPERMEABLE
FRONT PLANT BOX 12 SQFT IMPERMEABLE
FRONT CONCRETE CURB 12 SQFT IMPERMEABLE
TOTAL EXIST: 1,065 SQFT

PROPOSED:
RIGHT WALKWAY 127.5 SQFT IMPERMEABLE
GARAGE STAIR 23 SQFT IMPERMEABLE
GARAGE FRONT 35.5 SQFT IMPERMEABLE
FRONT PLANT BOX 9 SQFT IMPERMEABLE
FRONT PEDESTAL 2 SQFT IMPERMEABLE
BACK YARD STAIRS 28.5 SQFT IMPERMEABLE

TOTAL PROPOSED: 225.5 SQFT
ALLOWABLE: 247 SQFT

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

Coordinating Professional:

ARCHITECT

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

STRUCTURAL ENGINEER

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

CIVIL ENGINEER

SPECIAL SYSTEMS

CODES: 2022 IBC

USE AND OCCUPANCY: R3/U
CONSTRUCTION TYPE: VB

ZONING:

Issue: Permit Set
Date: 8/18/23
Dwg File: 4 NE
Drawn By: NP
Checked By: NP

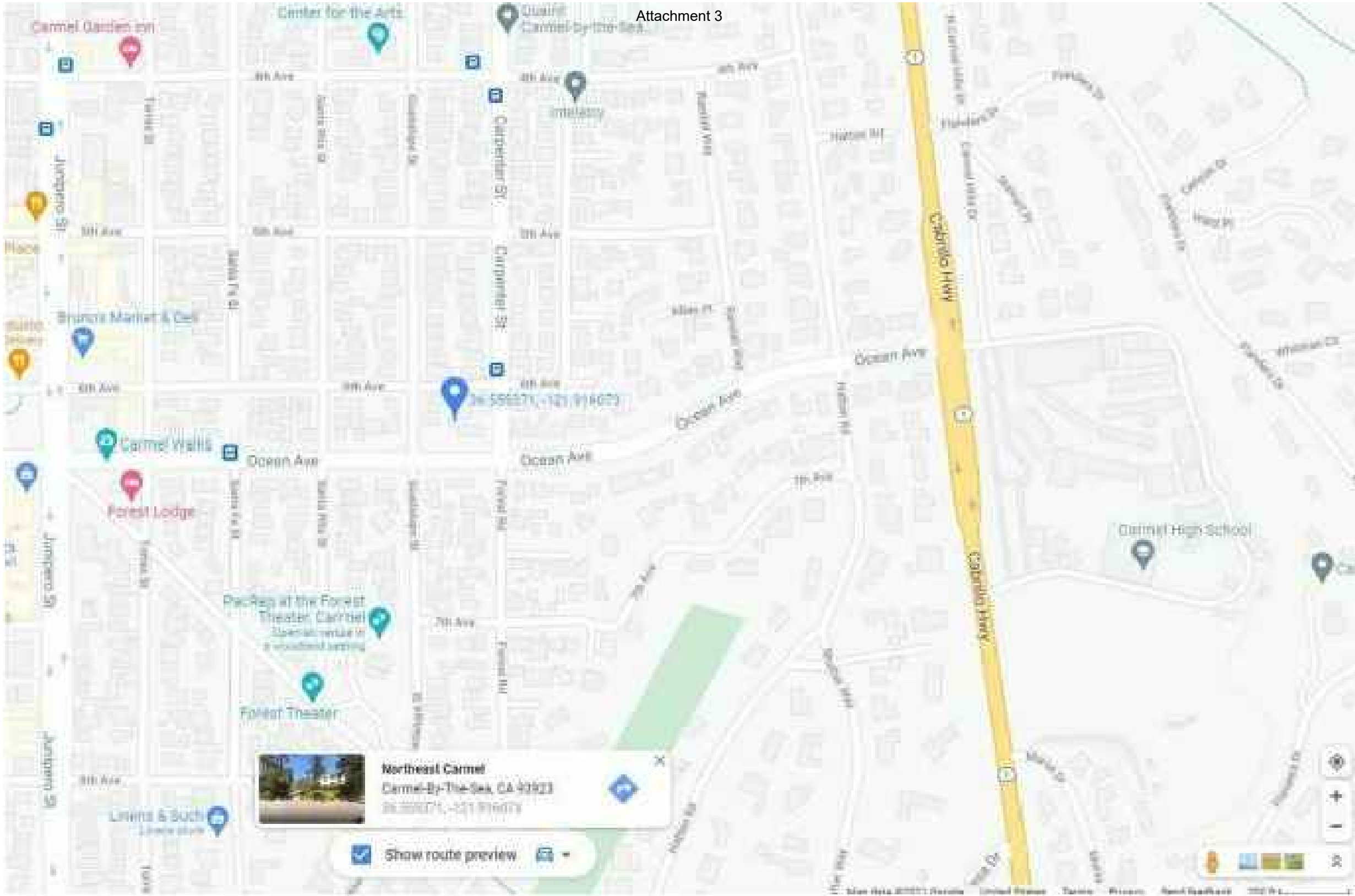
These drawings & the designs here illustrated are the sole property of NES Consultants, Inc. and may not be reproduced in whole or in part without express written permission.

Sheet Title:

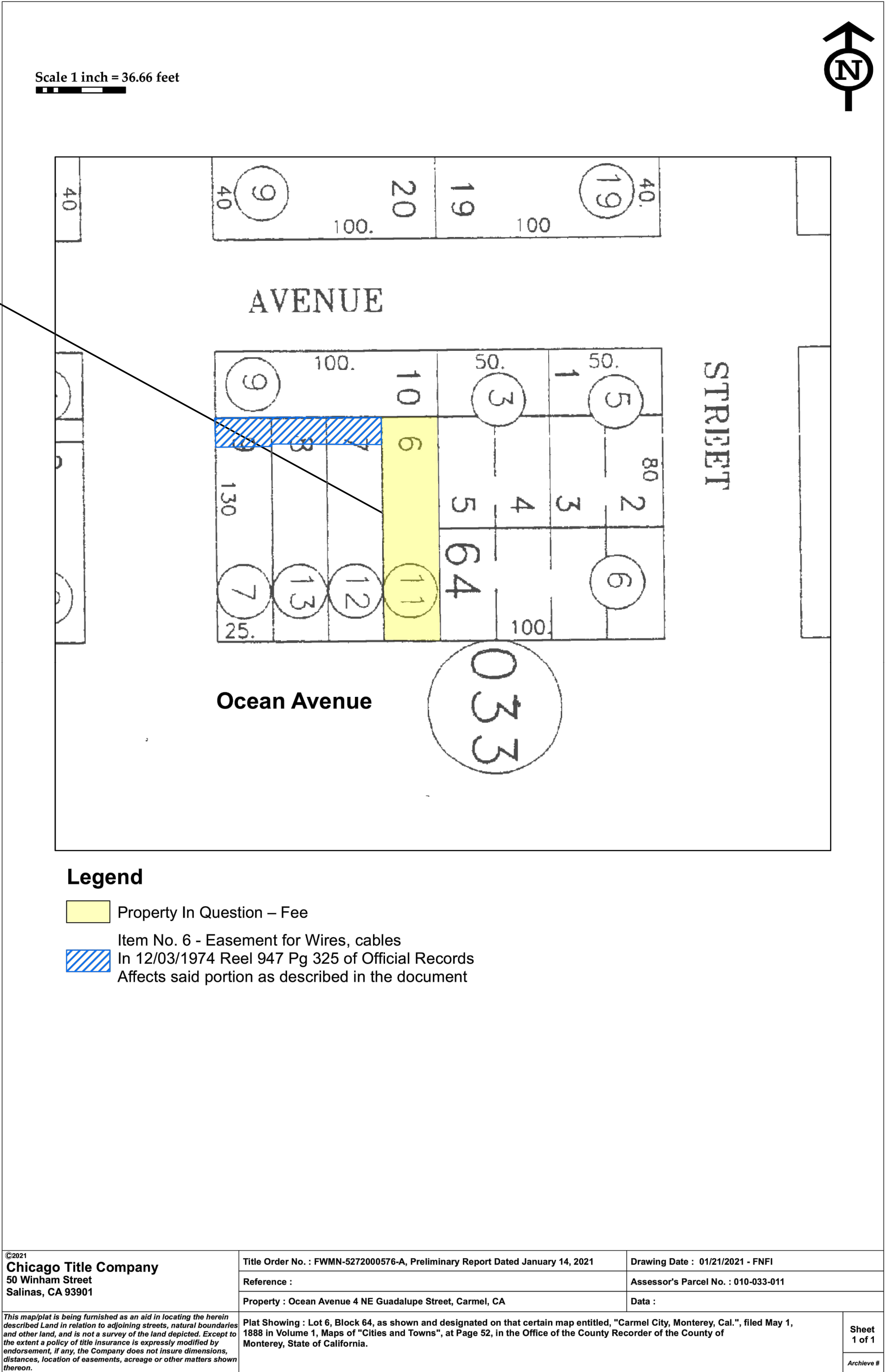
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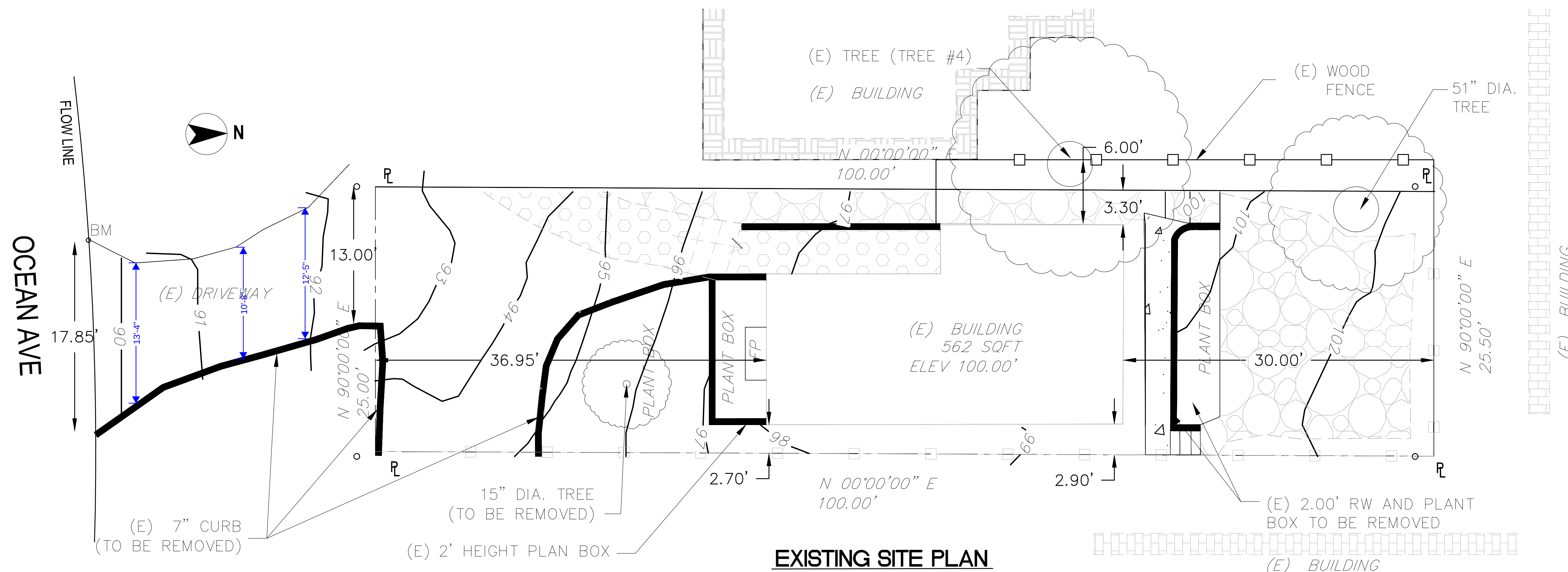
Sheet Number:

G.0



PROJECT SITE





EXISTING SITE PLAN

AREA	OWNER
PARCEL 11 EXISTING AREA 2,550 SQFT.	AZADEH MARDANI APN 010-033-011-000 SITE ADDRESS: OCEAN 4NE GUADALUPE CARMEL BY THE SEA, CA

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

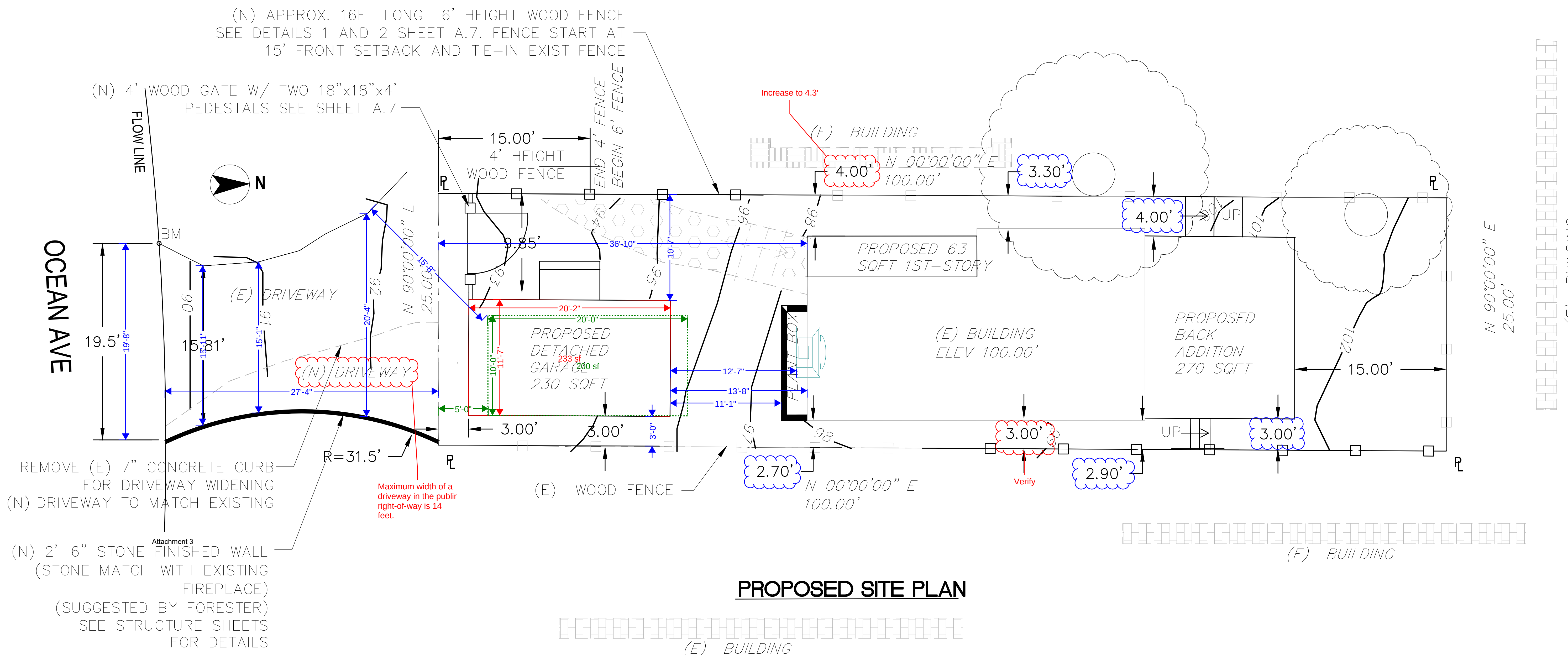
ABBREVIATION:			
AL	ASPHALT	GS	GARAGE SLAB
BL	BUILDING	HP	HIGH POINT
CL	CENTER LINE	LP	LOW POINT
CLNC	CONCRETE	MAX.	MAXIMUM
CS	CONCRETE SURFACE	MIN.	MINIMUM
CS	CONCRETE SURFACE	PL	PROPERTY LINE
DECID.	DECIDUOUS TREE	R/W	RIGHT OF WAY
DS	DOWN SPOUT	RW	RETAINING WALL
EXIST.	EXISTING GRADE	SD	STORM DRAIN
FF	FINISHED FLOOR	SDH	STORM DRAIN MAINHOLD
FG	FINISHED GRADE	TYP	TYPICAL
FL	FLOW LINE	TP	TOP PAVEMENT
GB	GRADE BREAK		

BENCHMARK:

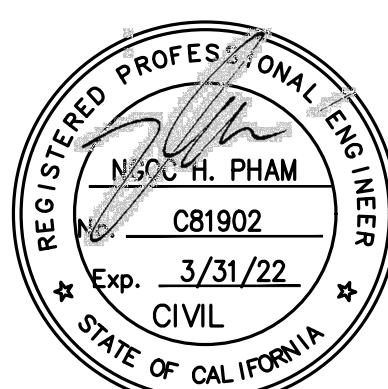
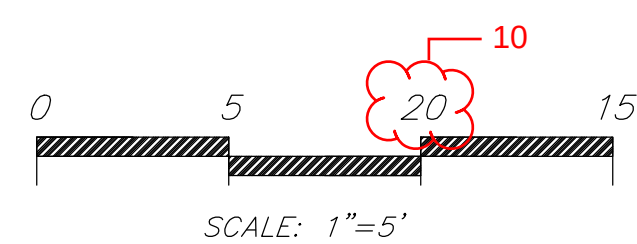
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM, ASSUME DATUM 100FT AT FINISHED FLOOR OF EXISTING HOUSE. BENCHMARK AT FLOW LINE.

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS AND PER THE BOUNDARY SURVEY STAKES OF THE PROPERTY AT 4NE GUADALUPE, CARMEL BY THE SEA, CA.



PROPOSED SITE PLAN



04/7/2021  
DATE

NES CONSULTANTS LLC.  
SAN JOSE, CA  
CELL: (510) 942-2008  
NHPHAM.STRUCTURAL@GMAIL.COM

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

Drawn By:	MP	REVISIONS				SHEET
Date:	05/11/2022	NO.	DATE	ISSUED	FOR BY	
Scale:	1"=5'					1
Job No.:	21025					
Checked:						OF 1

Plot February 2, 2024 at 4:02 PM C:\Users\benj\OneDrive\Residential\01 Line Project\4 NE Guadalupe - Carmel By The Sea\CAD\Detach Garage\survey site plan detach garage 2 floors-REV1.DWG







Significant Tree Evaluation Worksheet

APN: 010-033-011-000  
Street Location: Ocean 4 NE of Guadalupe  
Planner: Marnie Waffle  
City Forester: Sara Davis  
Property Owner: Mardani  
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	6	7	8	9	10	11	12	13	14	15
YES															
NO	X	X	X	X	X	X	X	X							

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

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Attachment 6

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	6	20	6	20	20	20	20	6							

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.

NGOC PHAM (C81902)  
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC

CIVIL & STRUCTURAL ENGINEERING  
1659 BRANHAM LN, SUITE F, PMB180  
SAN JOSE, CA 95118  
(510) 962-2008

TREE EVALUATION

AZADEH MARDANI RESIDENCE

OCEAN 4NE GUADALUPE  
CARMEL-BY-THE-SEA, CA

Scale A\$ NOTED

Date 4/22/21

REF. NO.

DWG. NO.

G.3

____ of 10 Sheets

JOB NO. 21021

VL  
Designed

VL  
Drawn

NP  
Checked

MARK  
DATE

BY

REVISIONS

ORIGINAL SCALE IN INCHES  
FOR REDUCED PLANS

4/22/21

SUBMITTAL

DESCRIPTION

REG. STRENGTH PROFESSIONAL ENGINEER

NGOC H. PHAM

C81902

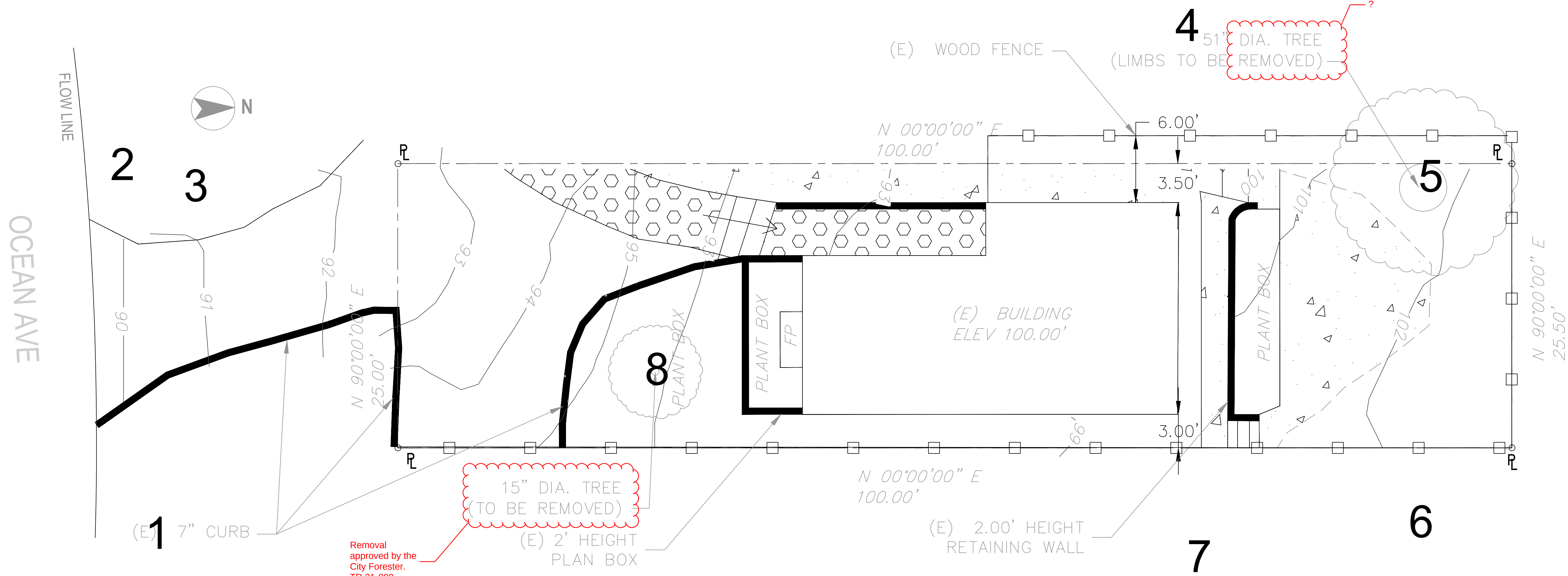
Exp. 3/31/22

CIVIL

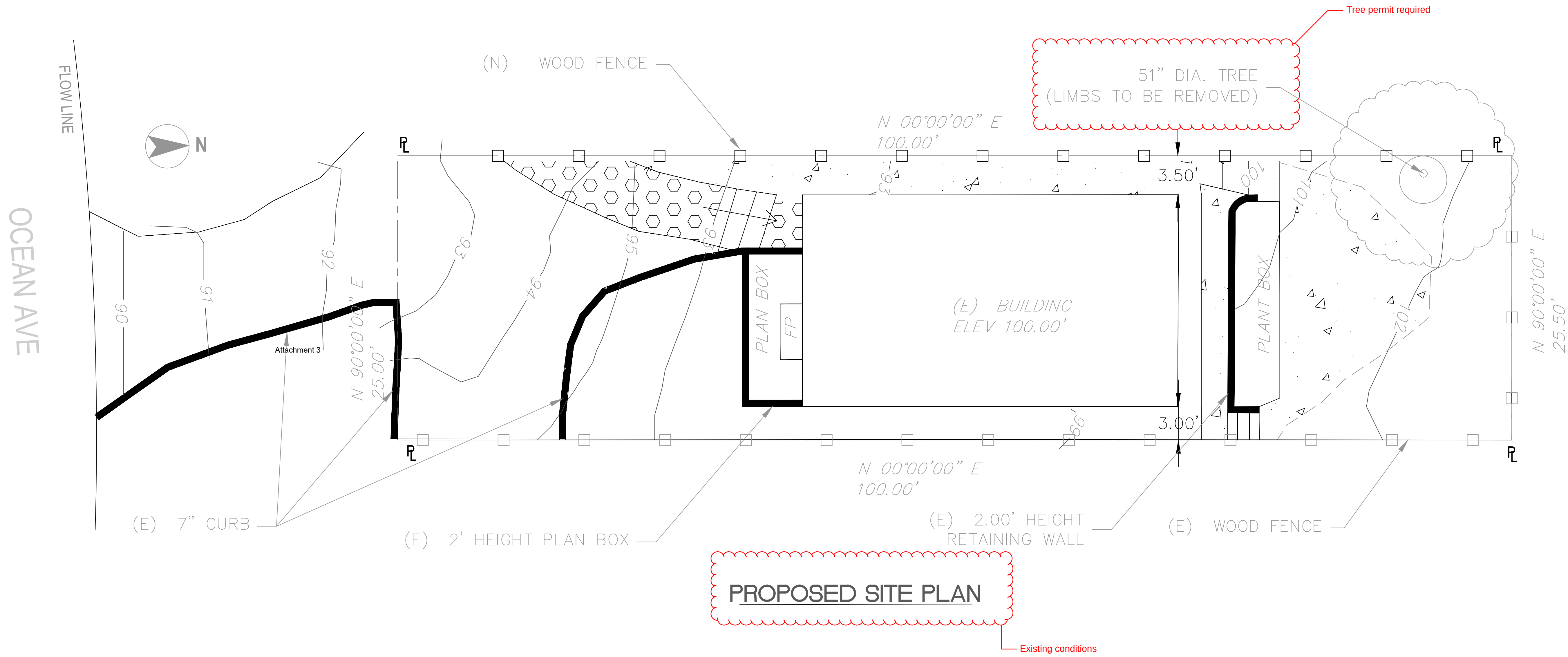
STATE OF CALIFORNIA

NEER





EXISTING SITE PLAN



PROPOSED SITE PLAN

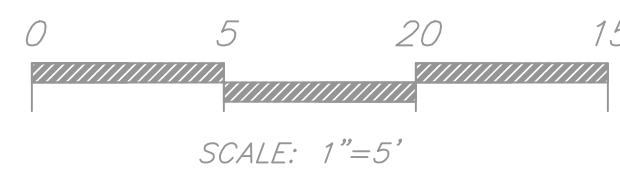
AREA	OWNER
PARCEL 11 EXISTING AREA 2,550 SQFT.	AZADEH MARDANI APN 010-033-011-000 SITE ADDRESS: OCEAN 4NE GUADALUPE CARMEL BY THE SEA, CA

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

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

BENCHMARK:
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.

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



NGOC PHAM
DATE 04/7/2021

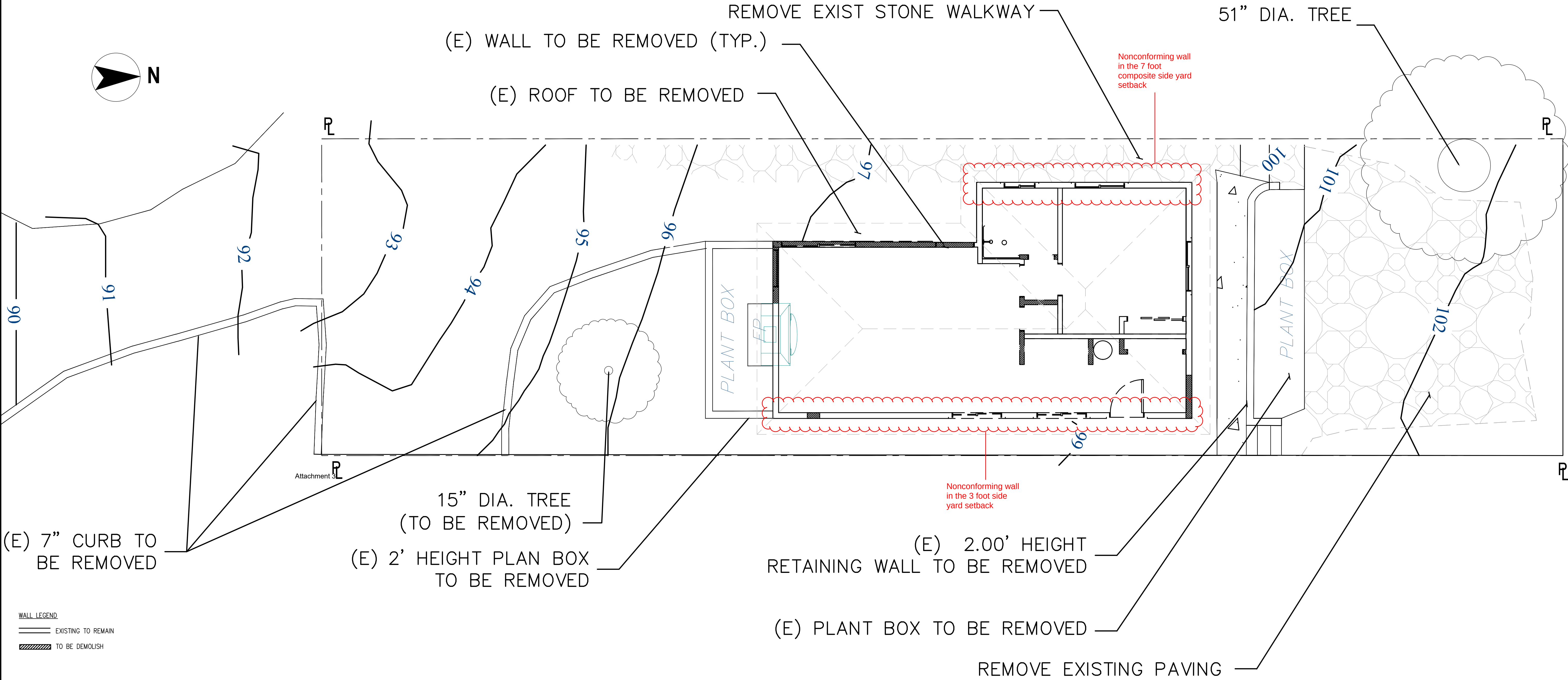
NES CONSULTANTS LLC.
SAN JOSE, CA
CELL: (510) 962-2008
NHPHAM.STRUCTURAL@GMAIL.COM

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

Drawn By:	MP	REVISIONS				SHEET
Date:	04/07/2021	NO.	DATE	ISSUED FOR	BY	
Scale:	1"=5'					1
Job No.:	21025					
Checked:						OF 1

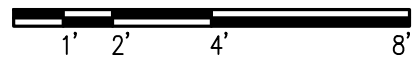
NOTICE TO CONTRACTORS:

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

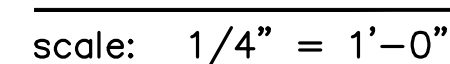
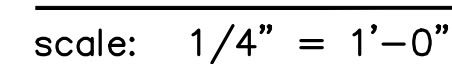


DEMOLITION PLAN

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

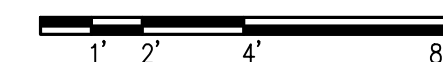


DEMOLITION PLAN		AZADEH MARDANI RESIDENCE OCEAN 4NE GUADALUPE CARMEL-BY-TH-SEA, CA		Scale AS NOTED					
Date 4/22/21		REF. NO.		DWG. NO.					
D.1		of 10 Sheets		JOB NO. 21021					
NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER		SIGNATURE 		NES CONSULTANTS LLC CIVIL & STRUCTURAL ENGINEERING 1659 BRANHAM LN, SUITE F, PMB180 SAN JOSE, CA 95118 (510) 962-2008					
		VL		SUBMITTAL		12/3/23			
		Designed VL							
		Drawn NP							
		Checked							
				DESCRIPTION		MARK		DATE	
REVISIONS									



WOOD BURN FIREPLACE TO
BE REPLACED WITH GAS
INSERT FIREPLACE.
EXISTING EXTERIOR STONE
FINISHED REMAIN THE SAME

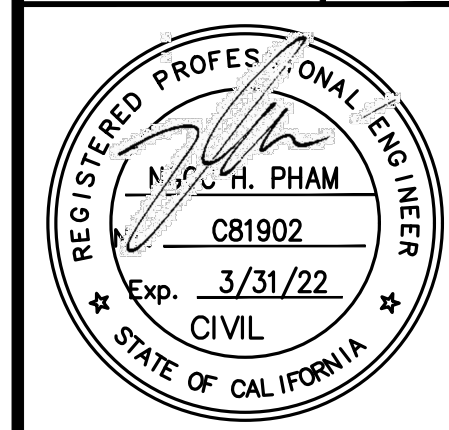
JOB NO. 21021



ROOF COVERINGS:
1. UPPER ROOF AND GARAGE ROOF: COMPOSITE SHINGLES OVER TWO LAYERS OF #30 FELT. ASTM D3462 CLASS A ICC ESR-1389. COLOR TO MATCH EXISTING ROOF.

VAULTED CEILING. ROOF VENTILATION IS NOT REQUIRED

		SUBMITTAL	12/3/23
VL			
Designed VL			
Drawn NP			
Checked			
		DESCRIPTION	MARK
		REVISIONS	
		DATE	BY

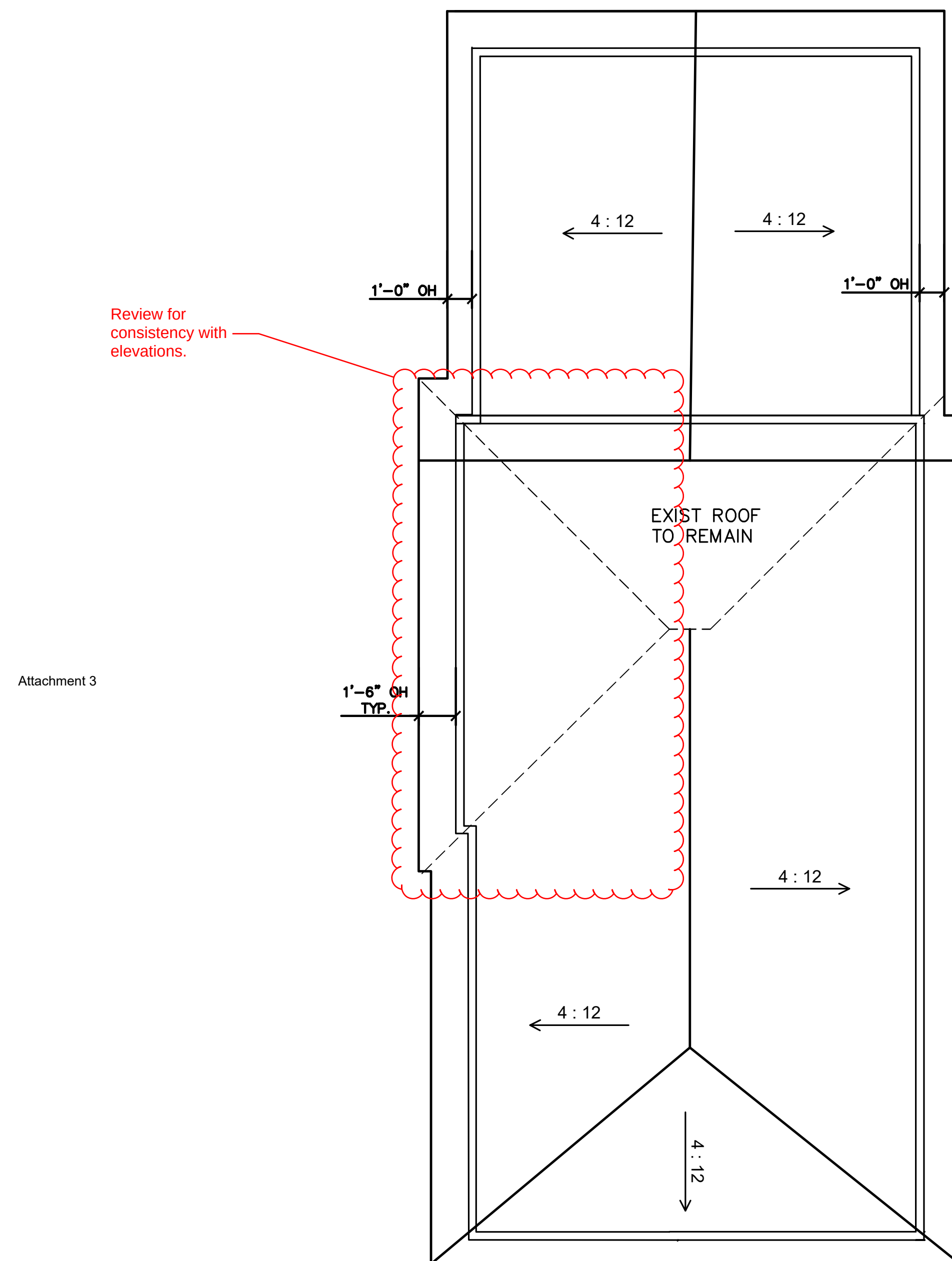


	SIGNATURE
NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER	NES CONSULTANTS LLC CIVIL & STRUCTURAL ENGINEERING 1659 BAYVIEW BLVD PMB180 SAN JOSE, CA 95118 (510) 962-2008

EXISTING AND PROPOSED
ROOF PLAN

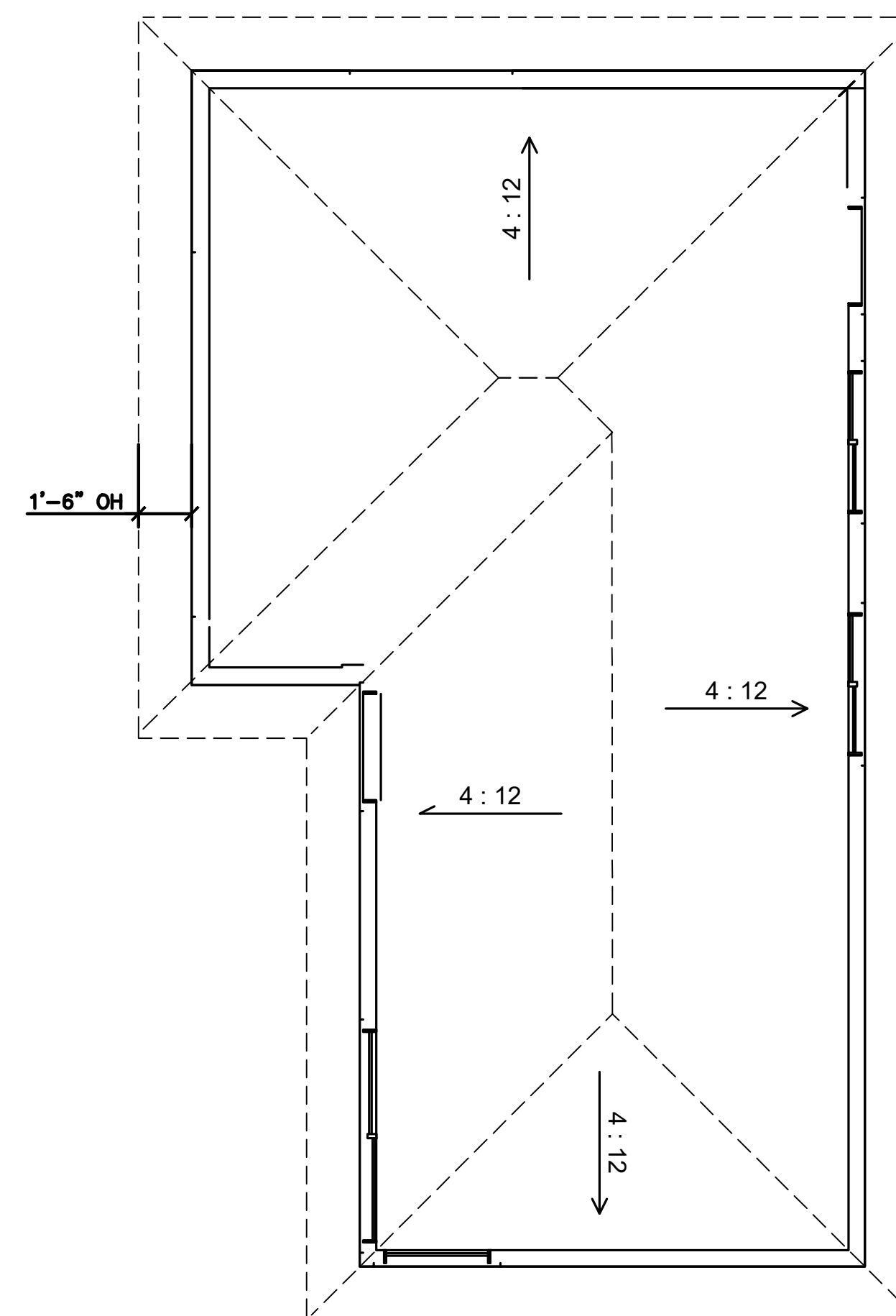
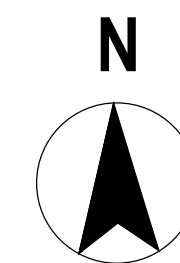
AZADEH MARDANI RESIDENCE
OCEAN 4NE GUADALUPE
CARMEL-BY-TH-SEA, CA

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



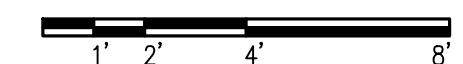
PROPOSED ROOF PLAN

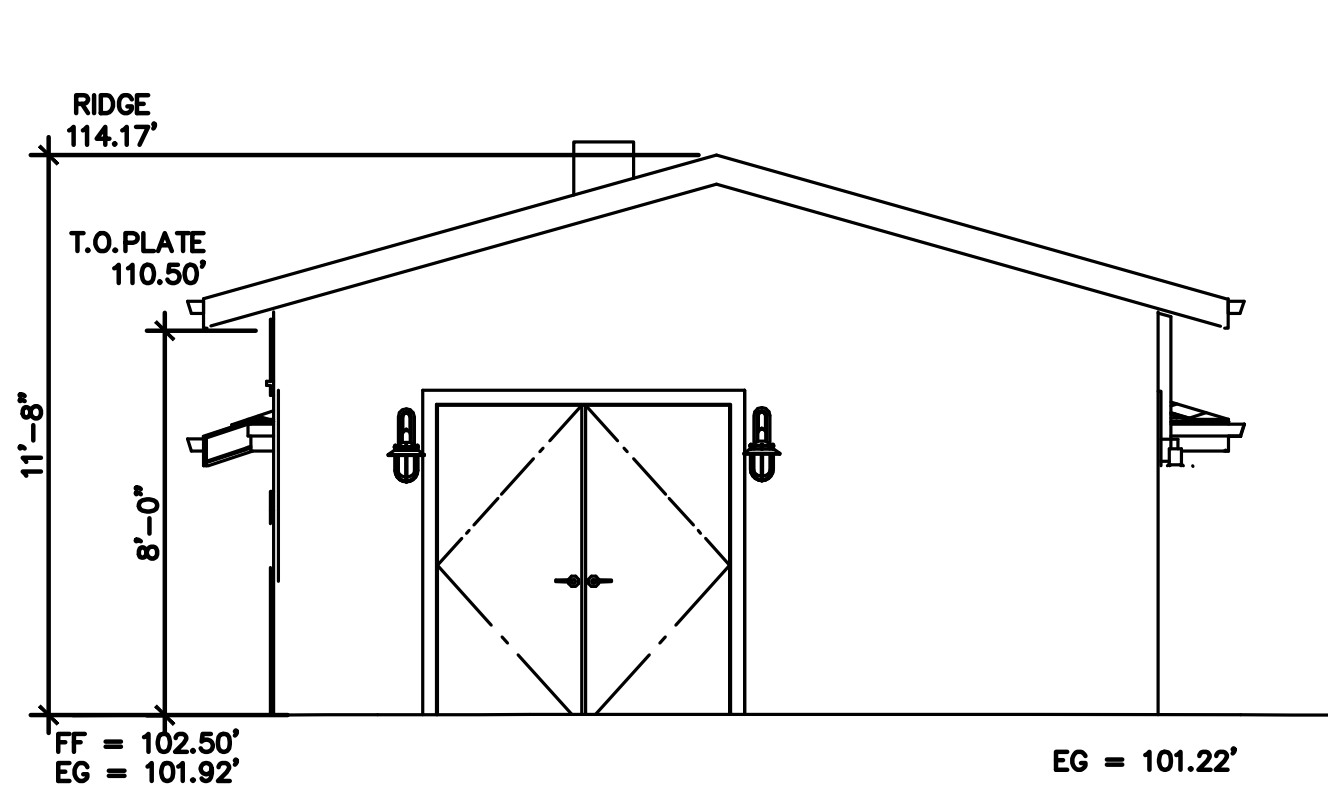
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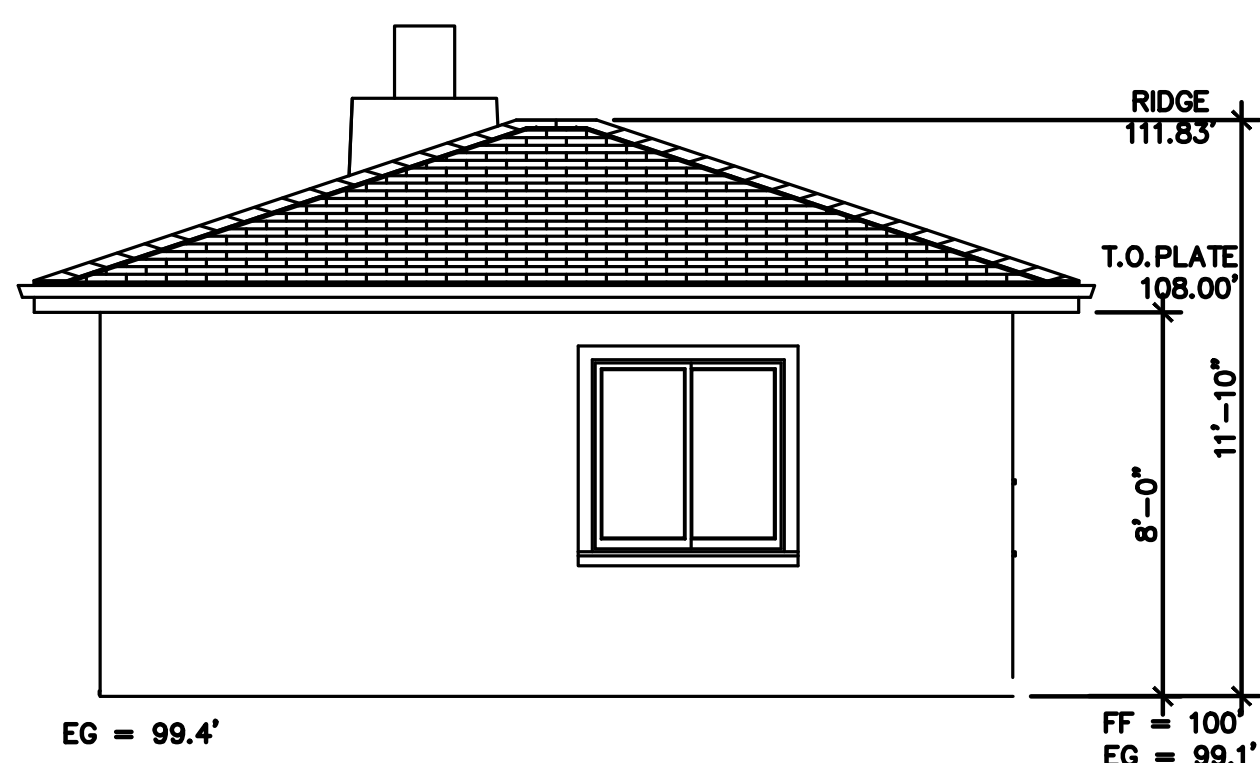
EXIST ROOF PLAN

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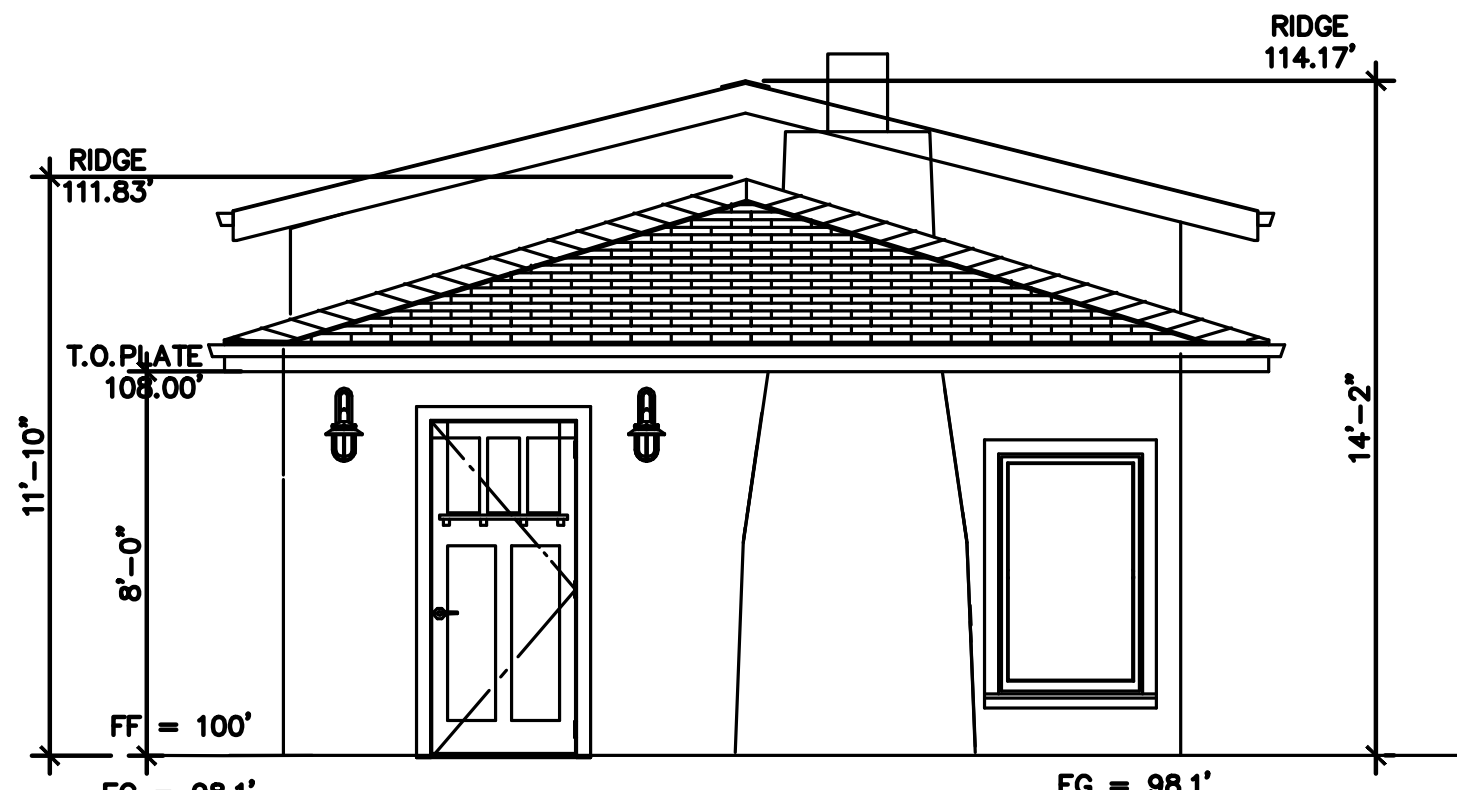




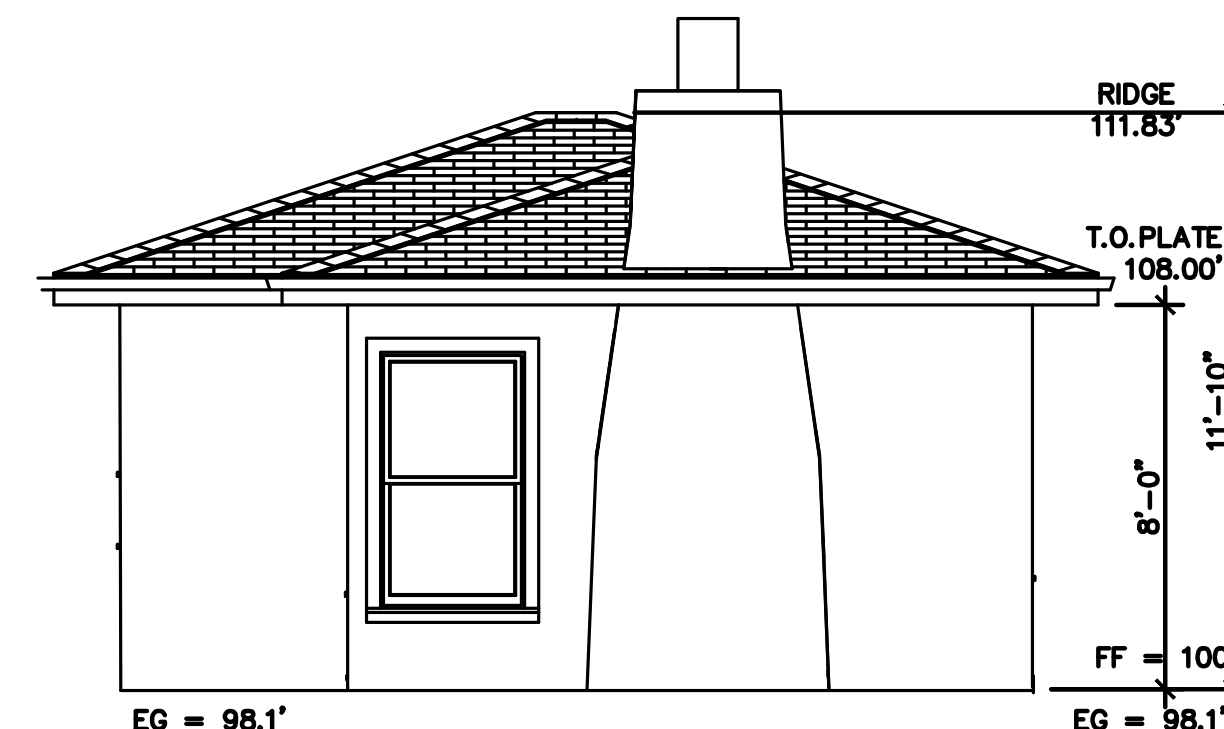
(N) BACK ELEVATION – NORTH
scale: 1/4" = 1'-0"



(E) BACK ELEVATION – NORTH
scale: 1/4" = 1'-0"

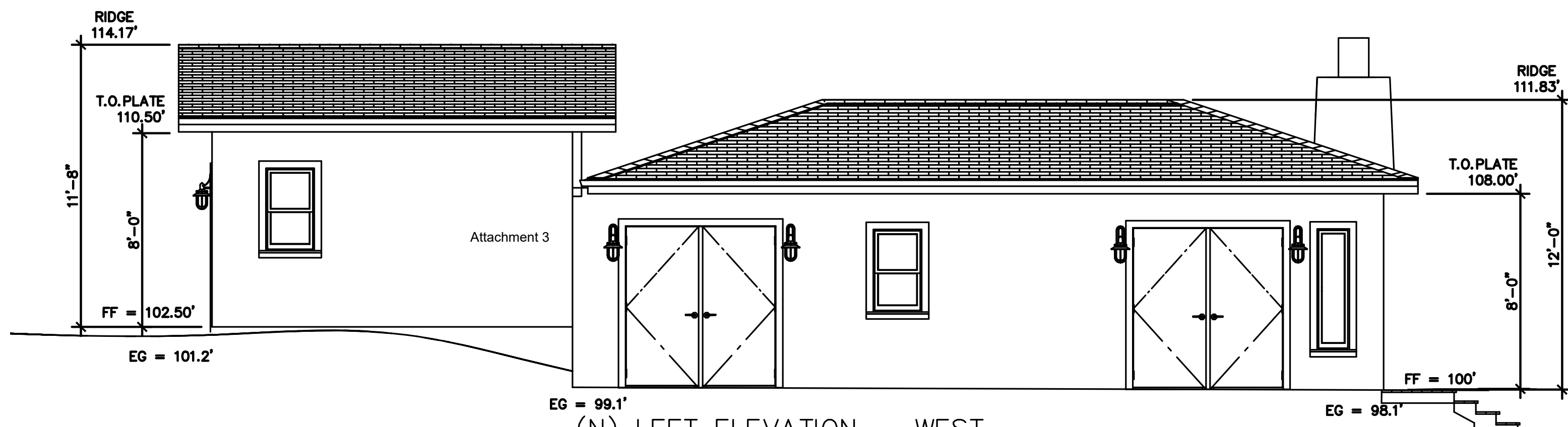


(N) FRONT ELEVATION – SOUTH
scale: 1/4" = 1'-0"

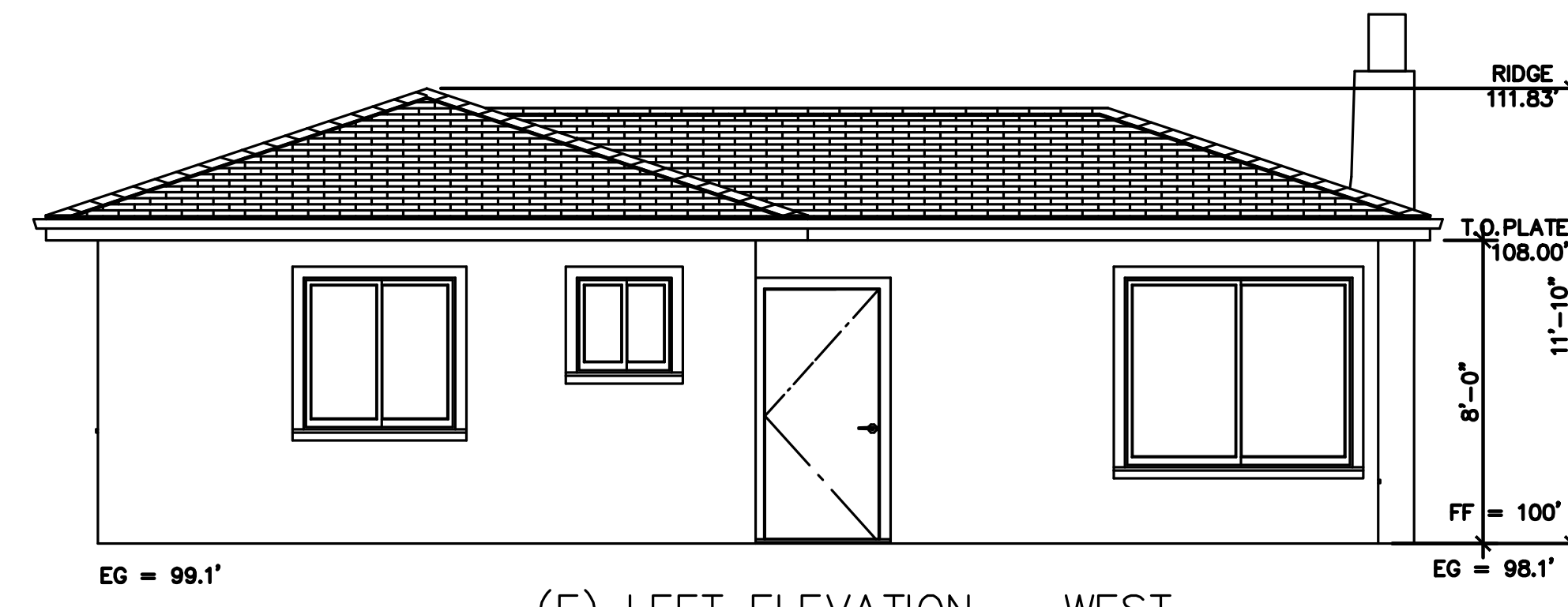


(E) FRONT ELEVATION – SOUTH
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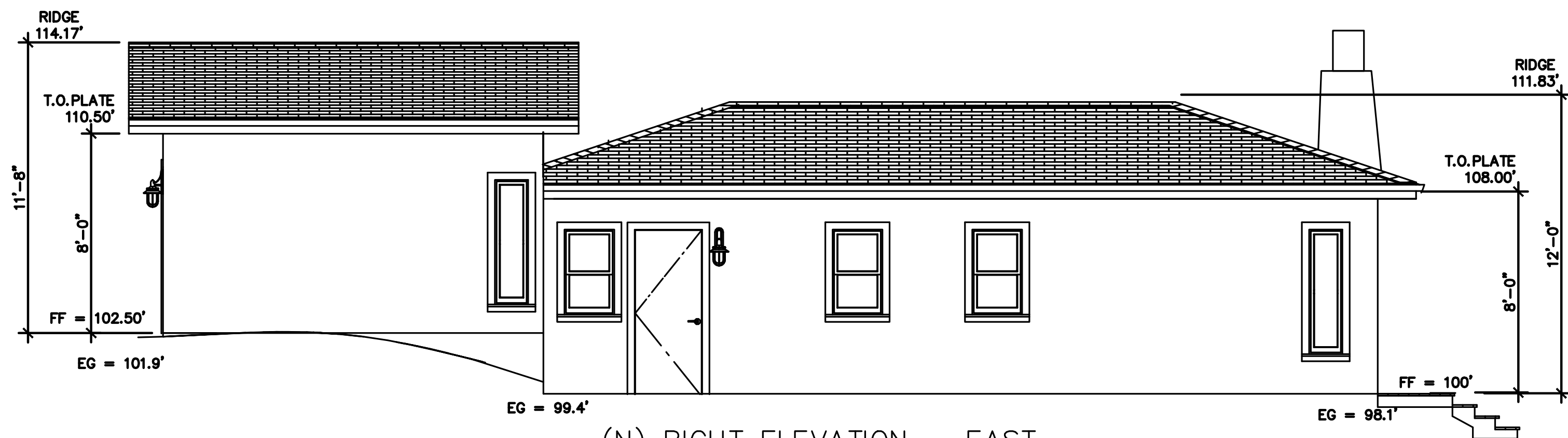
Height is measured from existing or finish grade, whichever is more restrictive.



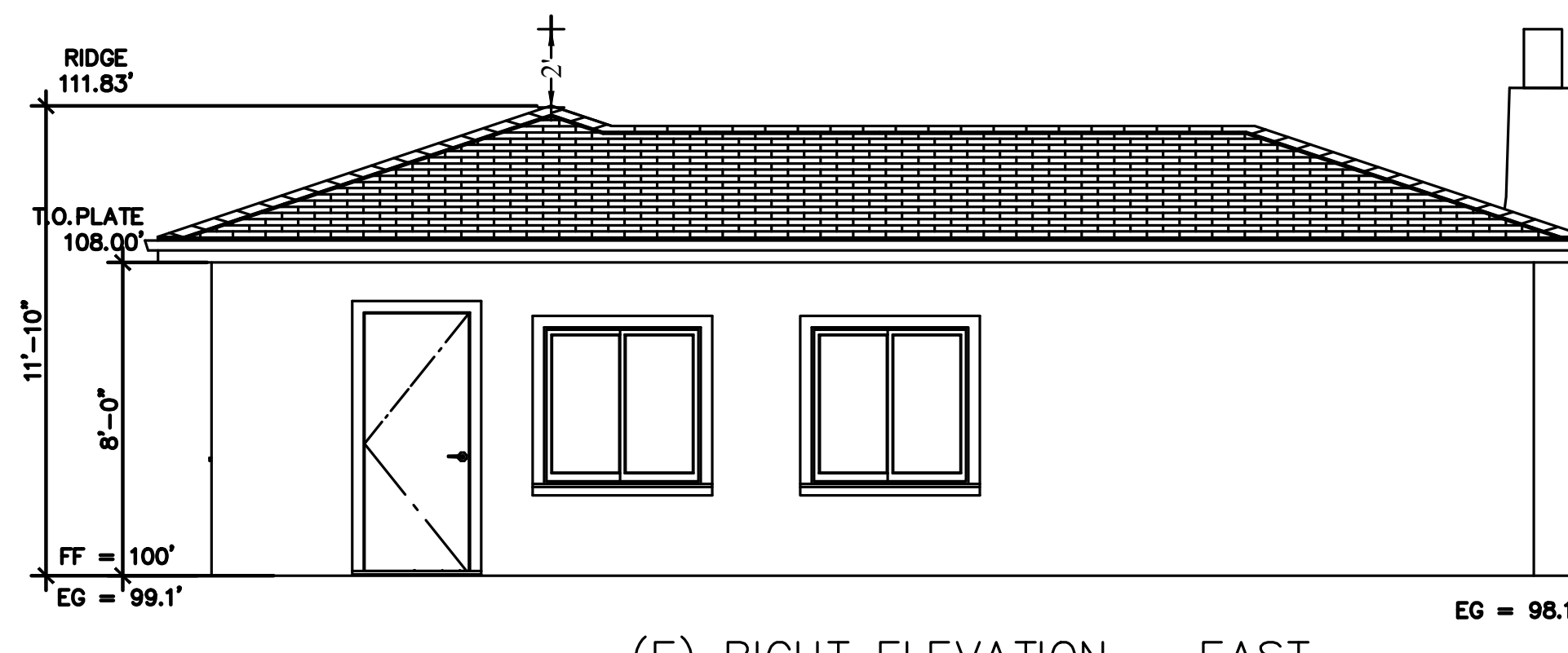
(N) LEFT ELEVATION – WEST
scale: 1/4" = 1'-0"



(E) LEFT ELEVATION – WEST
scale: 1/4" = 1'-0"



(N) RIGHT ELEVATION – EAST
scale: 1/4" = 1'-0"



(E) RIGHT ELEVATION – EAST
scale: 1/4" = 1'-0"

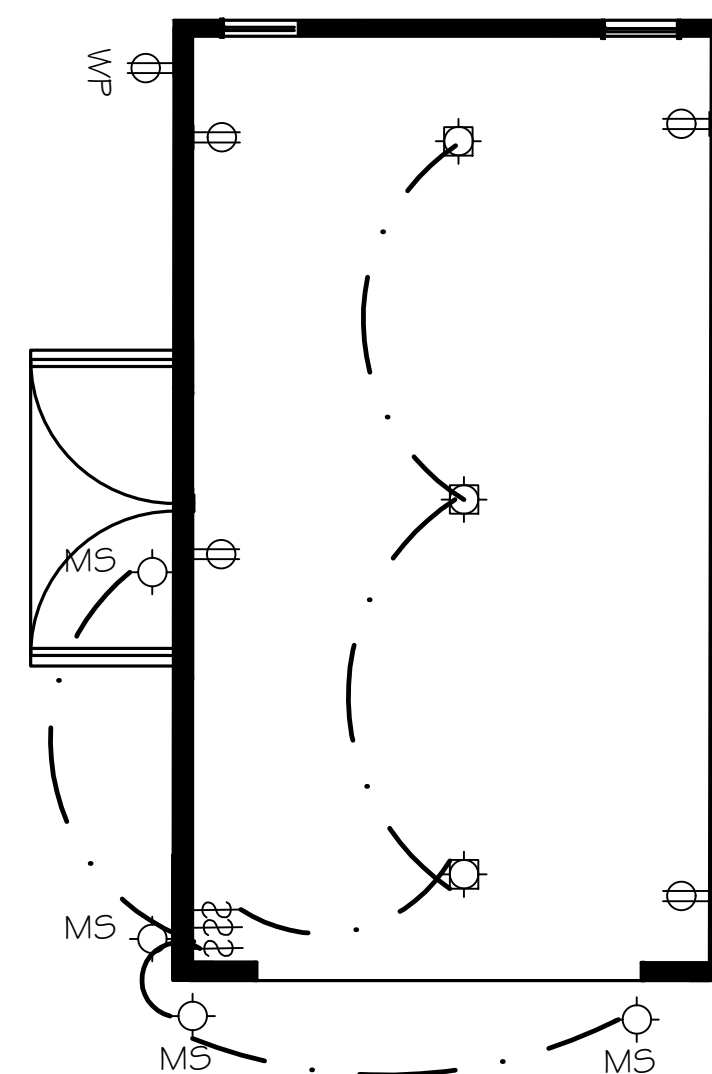


SUBMITTAL				REVISIONS			
DATE	BY	MARK	DESCRIPTION	DATE	BY	MARK	DESCRIPTION
12/3/23							
VL	Designed	VL	Drawn	NP	Checked		
REGISTERED PROFESSIONAL ENGINEER				REGISTERED CIVIL ENGINEER			
NGOC PHAM (C81902)				NES CONSULTANTS LLC			
CIVIL & STRUCTURAL ENGINEERING				AZADEH MARDANI RESIDENCE			
1659 BRANHAM LN, SUITE F, FARMHILL				OCEAN 4NE GUADALUPE			
SAN JOSE, CA 95118				CARMEL-BY-TH-SEA, CA			
(510) 962-2008							
Scale AS NOTED				Date 4/22/21			
REF. NO.				DWG. NO.			
A.3				5 of 10 Sheets			
JOB NO. 21021							



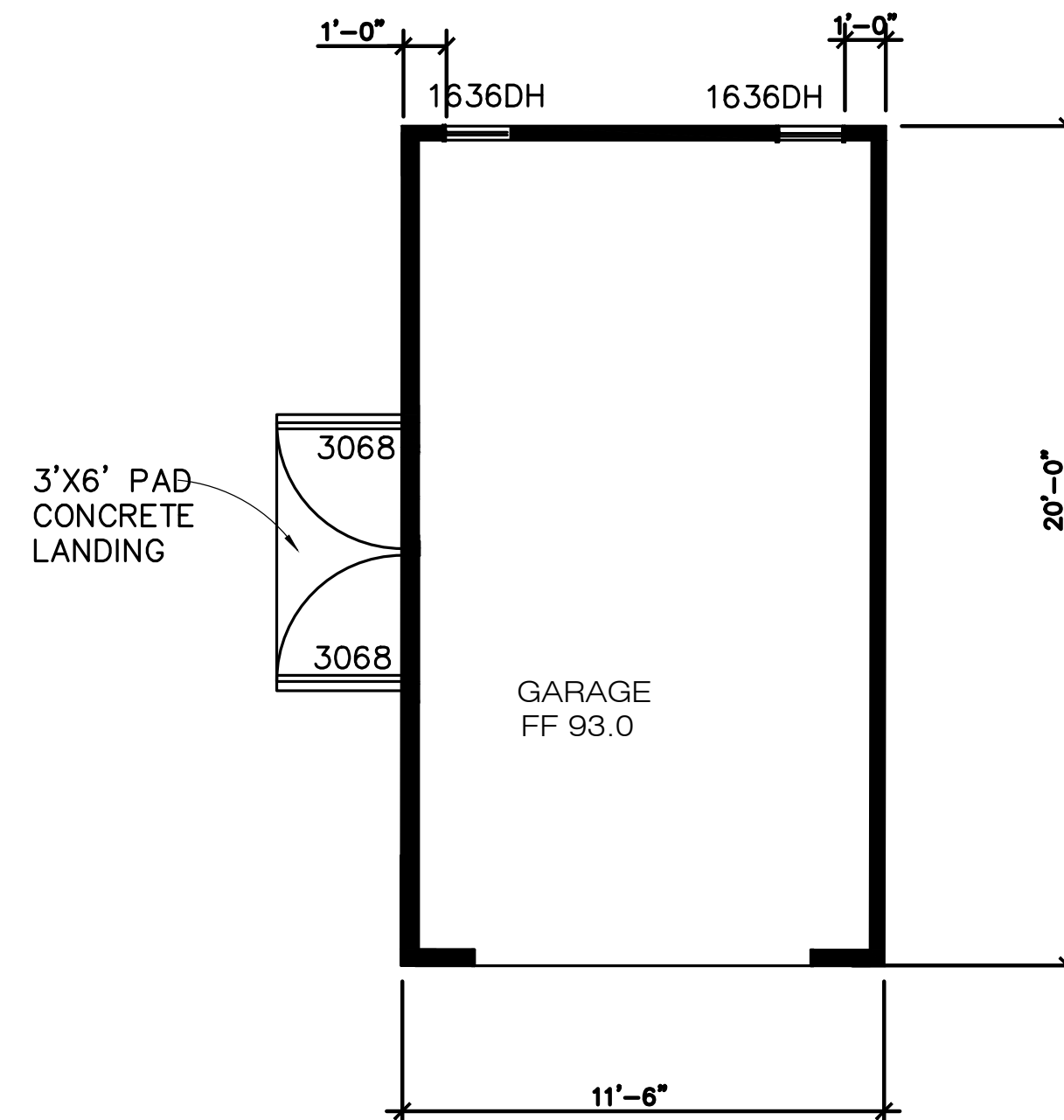
A horizontal bar representing a chromosome is divided into four segments. The segments are labeled from left to right as 1', 2', 4', and 8. The segments are of varying lengths, with 1' and 2' being the shortest, 4' being medium, and 8 being the longest.

ORIGINAL SCALE IN INCHES



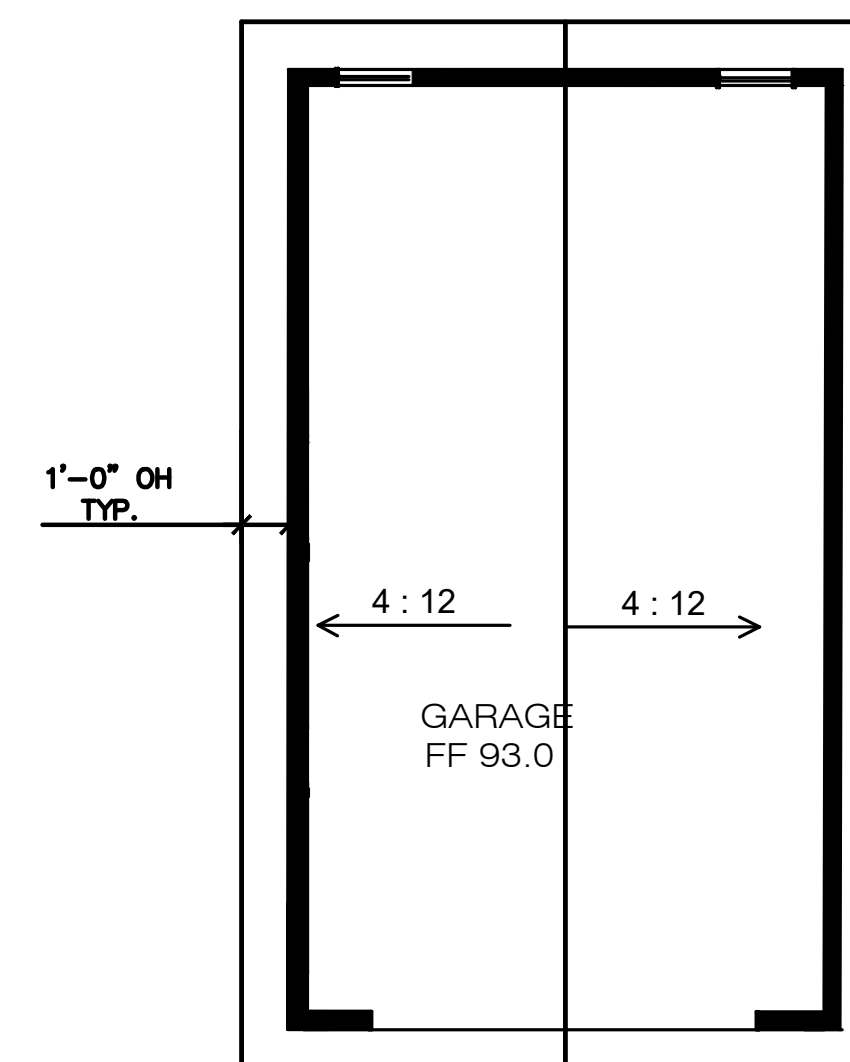
PROPOSED ELECTRICAL PLAN

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



PROPOSED FLOOR PLAN

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



PROPOSED ROOF PLAN

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

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

WALL LEGEND

EXISTING TO REMAIN

NEW 2X4 @16" STUD WALL AT EXTERIOR WALL

NEW 2x4 @16" STUD WALL AT INTERIOR WALL

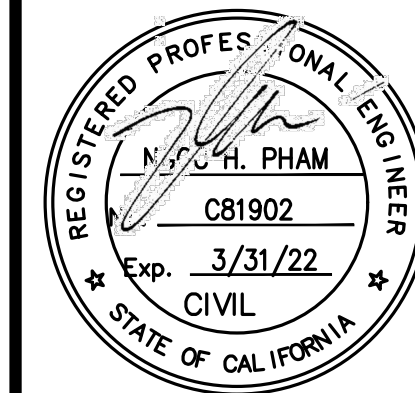
== == == TO BE DEMOLISH

 1-HOUR FIRE RATE WALL

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

KEYNOTES

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

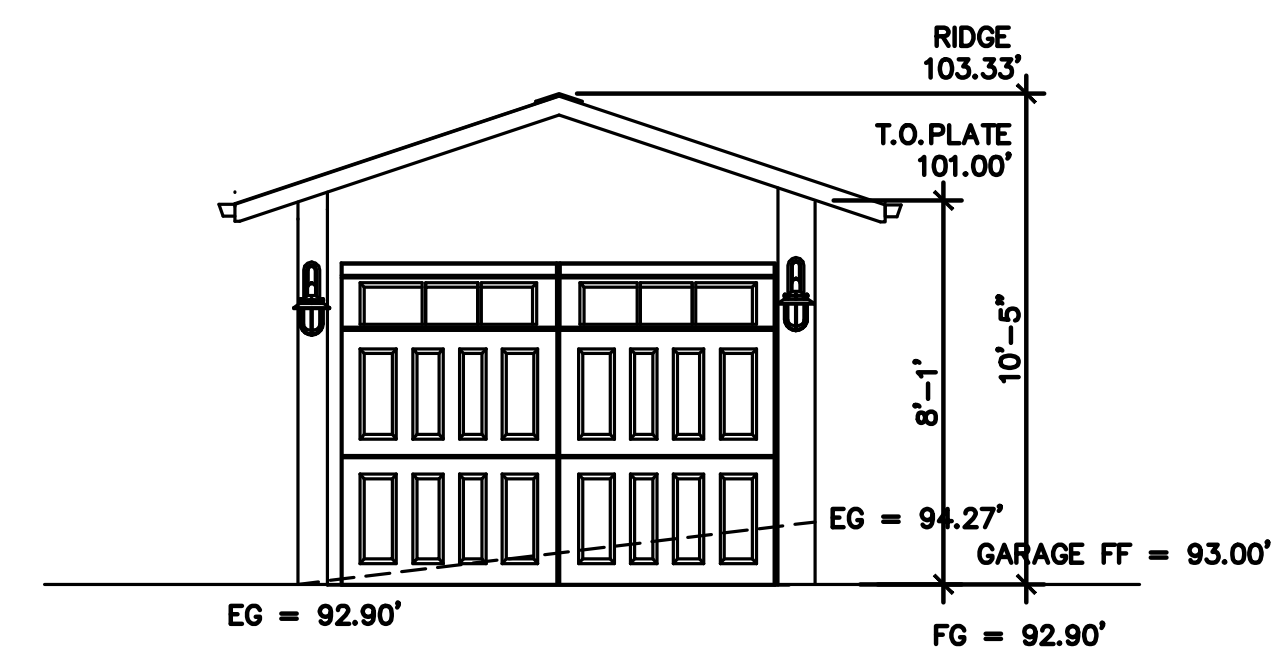
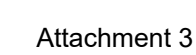


AM (C81902) _____ SIGNATURE _____

ED CIVIL ENGINEER

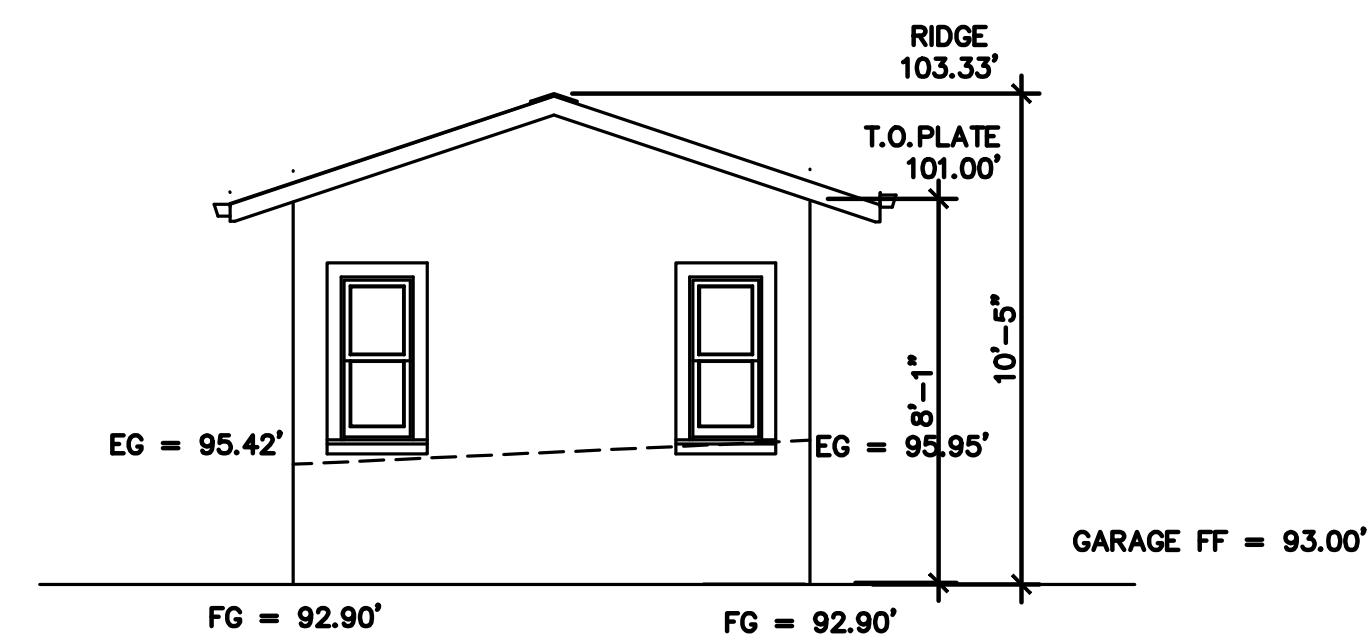
INES CONSULTANTS LLC

CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, SUITE F, PMB190
SAN JOSE, CA 95118



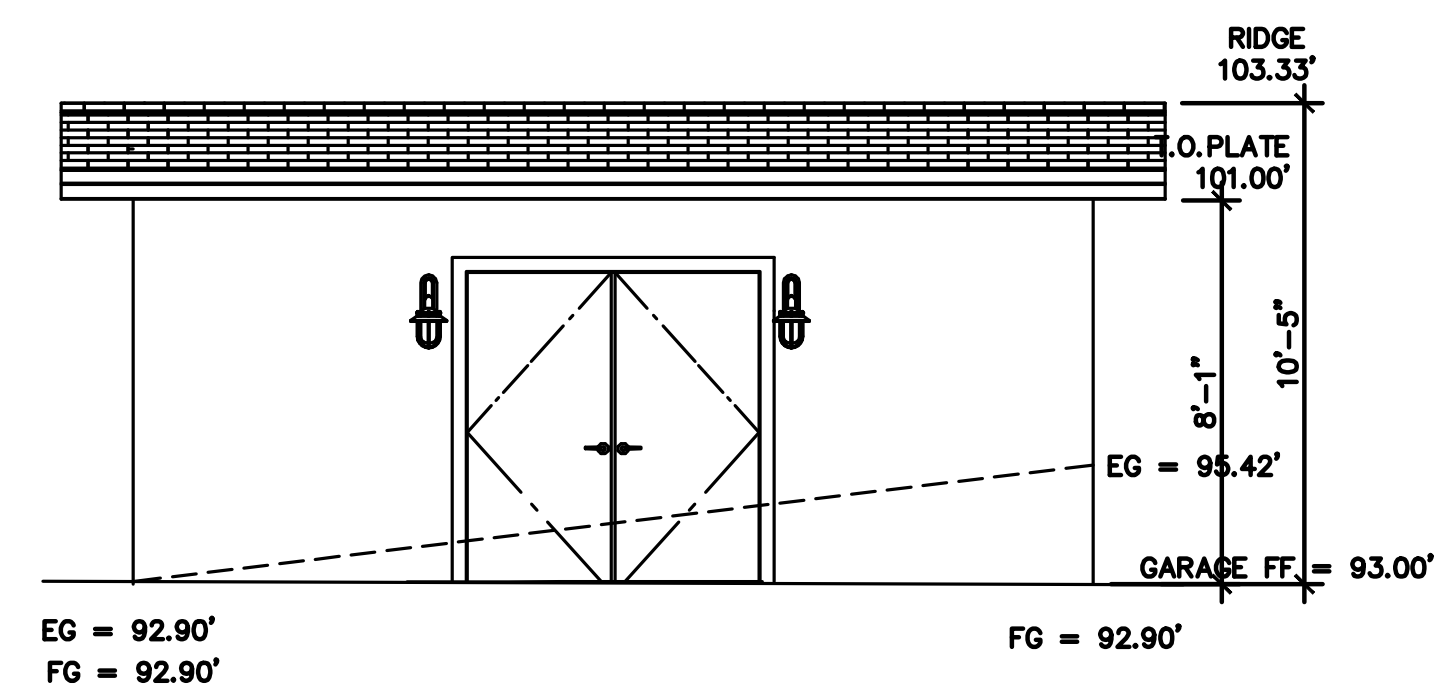
(N) FRONT ELEVATION – SOUTH

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



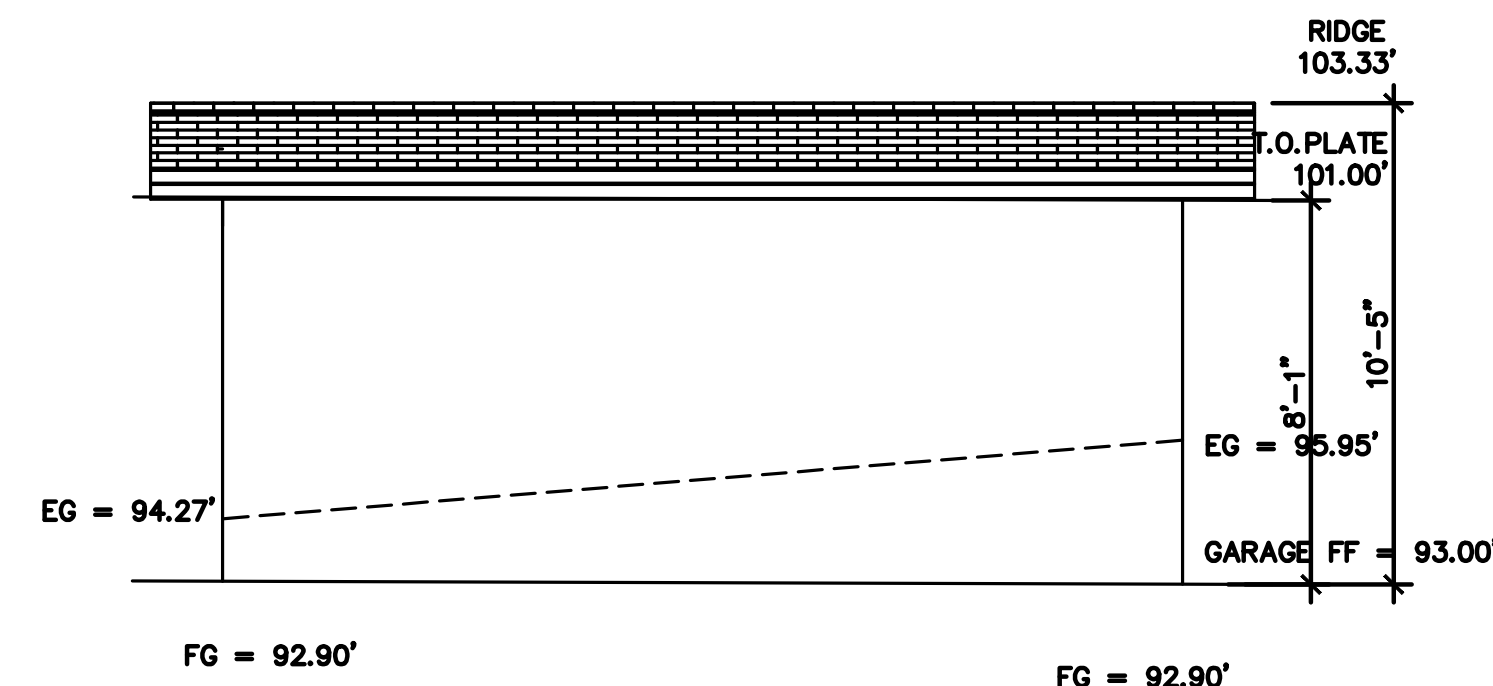
(N) BACK ELEVATION — NORTH

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



(N) LEFT ELEVATION - WEST

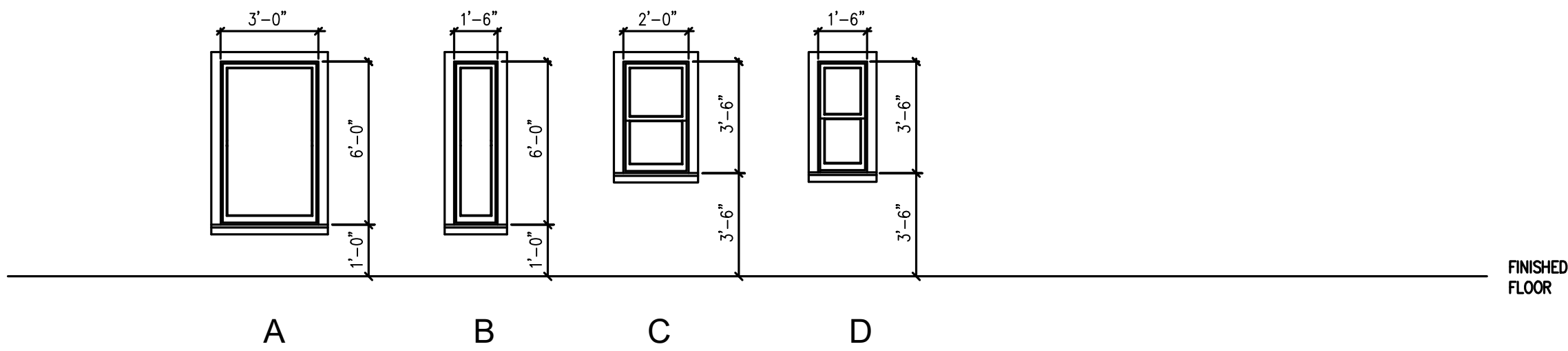
scale: $1/4" = 1'-0"$



(N) RIGHT ELEVATION – EAST

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





WINDOW ELEVATION TYPES

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
GARAGE	1	GARAGE (REAR/NORTH WALL)	D	(2) 1'-6" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	NO	NO
	2	LIVING ROOM (FRONT/SOUTH WALL)	A	3'-0" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	3	LIVING ROOM (RIGHT/EAST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	4	LIVING ROOM (LEFT/WEST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	5	KITCHEN (RIGHT/EAST WALL)	C	(2) 2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	NO	NO	NO
	6	KITCHEN (RIGHT/EAST WALL, NEAR DOOR)	C	2'-6" X 6'-0"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	NO	NO
	7	BATHROOM ONE (LEFT/WEST WALL)	C	2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
	8	BEDROOM TWO (RIGHT/EAST WALL)	B	1'-6" X 6'-0"	P	FIXED	WOOD-UNCLAD	YES	YES	NO	NO
	9	BATHROOM TWO (LEFT/WEST WALL)	C	2'-0" X 3'-6"	P	DOUBLE HUNG	WOOD-UNCLAD	YES	YES	YES	NO
	10										

WINDOW SCHEDULE

DOOR NOTES

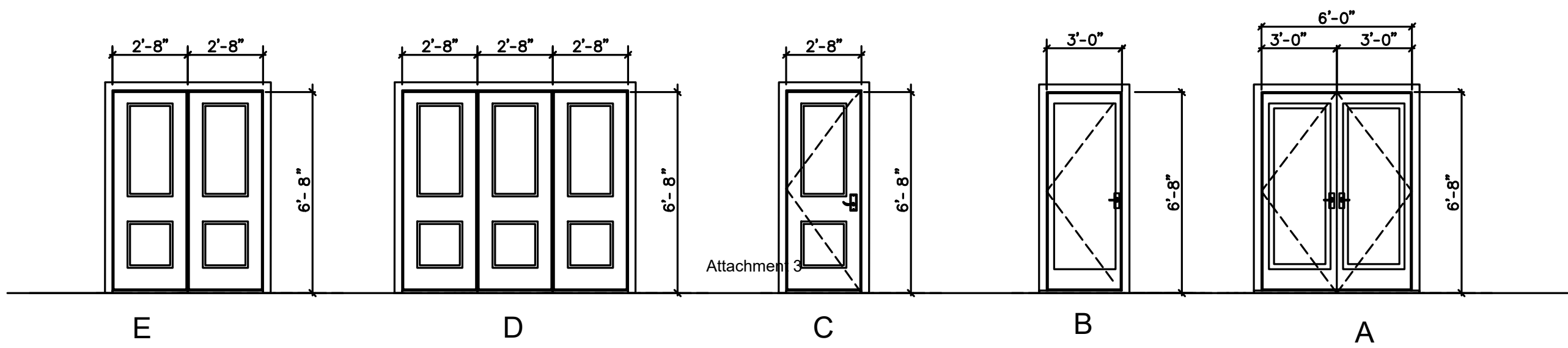
1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
8. PER THE ENERGY CODE ALL WINDOWS ARE TO BE
9. LAMINATED DOUBLE GLAZING PANE.

WINDOW NOTES

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CDDG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

ABBREVIATIONS

- N/A _____ NOT APPLICABLE
G.C. _____ GENERAL CONTRACTOR
P _____ PAINT
ST _____ STAIN
FF _____ FACTORY FINISH
I.D. _____ INTERIOR DESIGN
S _____ SEALED
MFR. _____ MANUFACTURER
FIN. _____ FINISH
NAT. _____ NATURAL



DOOR ELEVATION TYPES

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED
GARAGE	1	GARAGE	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO
MAIN HOUSE	3	LIVING ROOM	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO
	4	LIVING ROOM (LEFT/ WEST ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO
	5	BEDROOM ONE (LEFT/ WEST ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	NO
	6	BEDROOM ONE	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO
	7	KITCHEN (RIGHT/ EAST ENTRY)	B	3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	INSIDE	WOOD	NO
	8	BATHROOM ONE	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO
	9	BEDROOM ONE CLOSET	D	(3) PER- 2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	SLIDING	WOOD	NO
	10	BEDROOM TWO (REAR/NORTH ENTRY)	A	(2) PER- 3'-0" X 6'-8"	P	GLASS / PANELED FRENCH DOOR	INSIDE	WOOD	NO
	11	BATHROOM TWO	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO
	12	BEDROOM TWO CLOSET	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO
	13	KITCHEN AND BEDROOM TWO	C	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	OUTSIDE	WOOD	NO

DOOR SCHEDULE

WINDOWS AND DOORS SCHEDULE

Scale AS NOTED

Date 4/22/21

REF. NO.

DWG. NO.

A.6

3 of _10_ Sheets

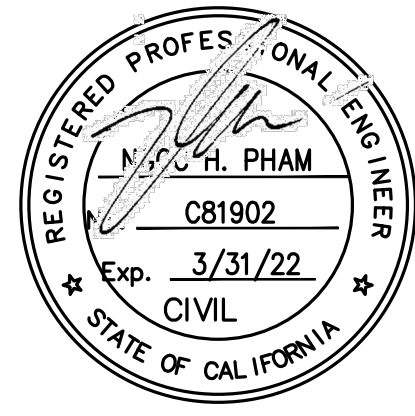
JOB NO. 21021

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

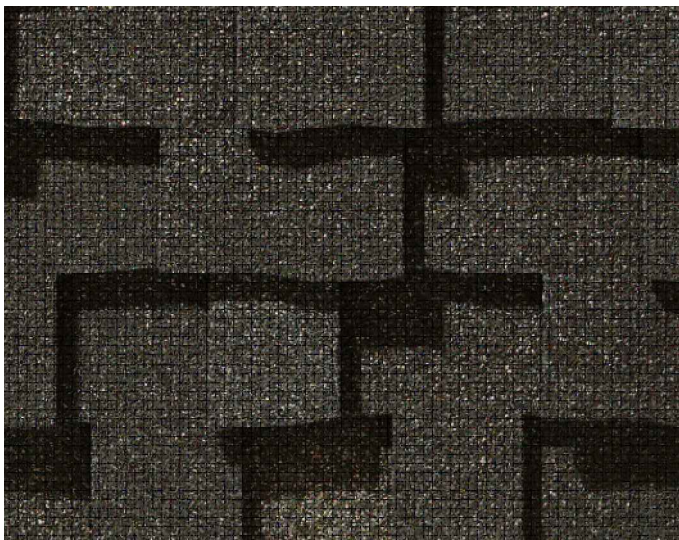
NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1629 BROADWAY, SUITE 100
SAN JOSE, CA 95116
(415) 962-2008

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



REVISIONS	MARK	DATE	BY
12/3/23			

VL	VL	NP	Checked
Designed	Drawn		



MANUFACTURE: CERTAINTEED MOUNTAIN RIDGE
SHINGLE ROOF
PRESIDENTIAL SHAKE, CLASS A
COUNTRY GRAY COLOR

SHINGLE ROOF
NO SCALE

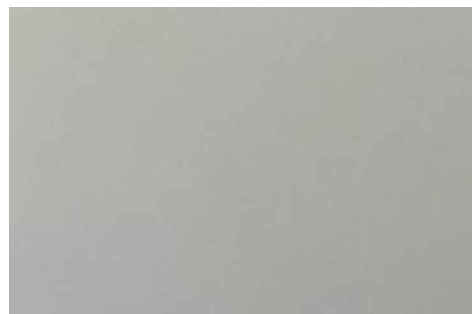


LUXURY BRONZE

MANUFACTURE: JELD-WEN
CLADWOOD
FINISH: LUXURY BRONZE

DOOR-WINDOW
NO SCALE

Attachment 3



FINISH: STUCCO, SHERWIN-WILLIAMS
SHIMPLE WHITE SW7021
FOR MAIN HOUSE AND GARAGE

EXTERIOR WALL
NO SCALE



SOLID WOOD GRAY WASH

GARAGE DOOR/FENCE DOOR COLOR
NO SCALE



MANUFACTURE: MINKA LAVERY
WESTGATE ALDER BRONZE OUTDOOR WALL MOUNT

LIGHT BULB: 25W MAX

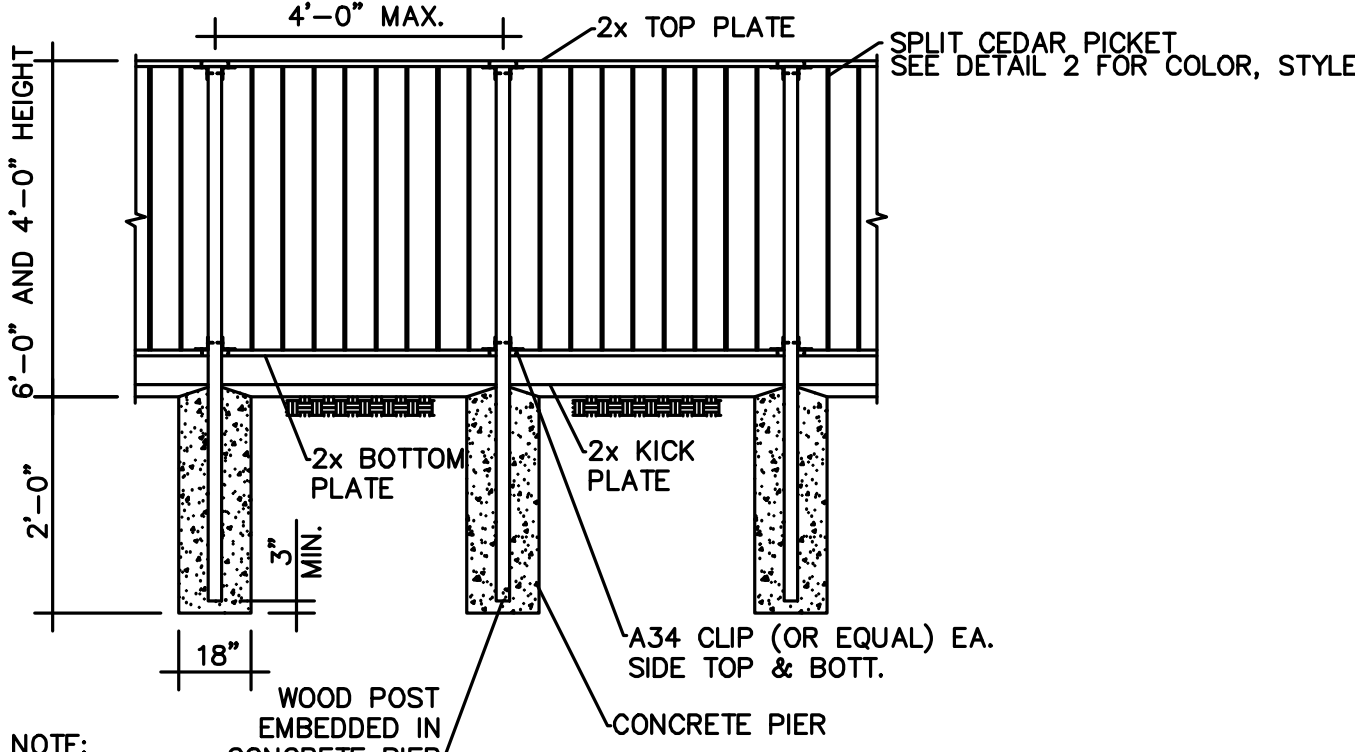
OUTDOOR LIGHT – GARAGE AND FRONT ENTRANCE DOOR
NO SCALE



MANUFACTURE: TRUE FINE
POWDER-COATED BLACK DARK SKY
OUTDOOR WALL LIGHT

LIGHT BULB: 25W MAX

OUTDOOR LIGHT – SIDE DOORS AND REAR DOORS
NO SCALE



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

FENCE DETAIL 1
NO SCALE

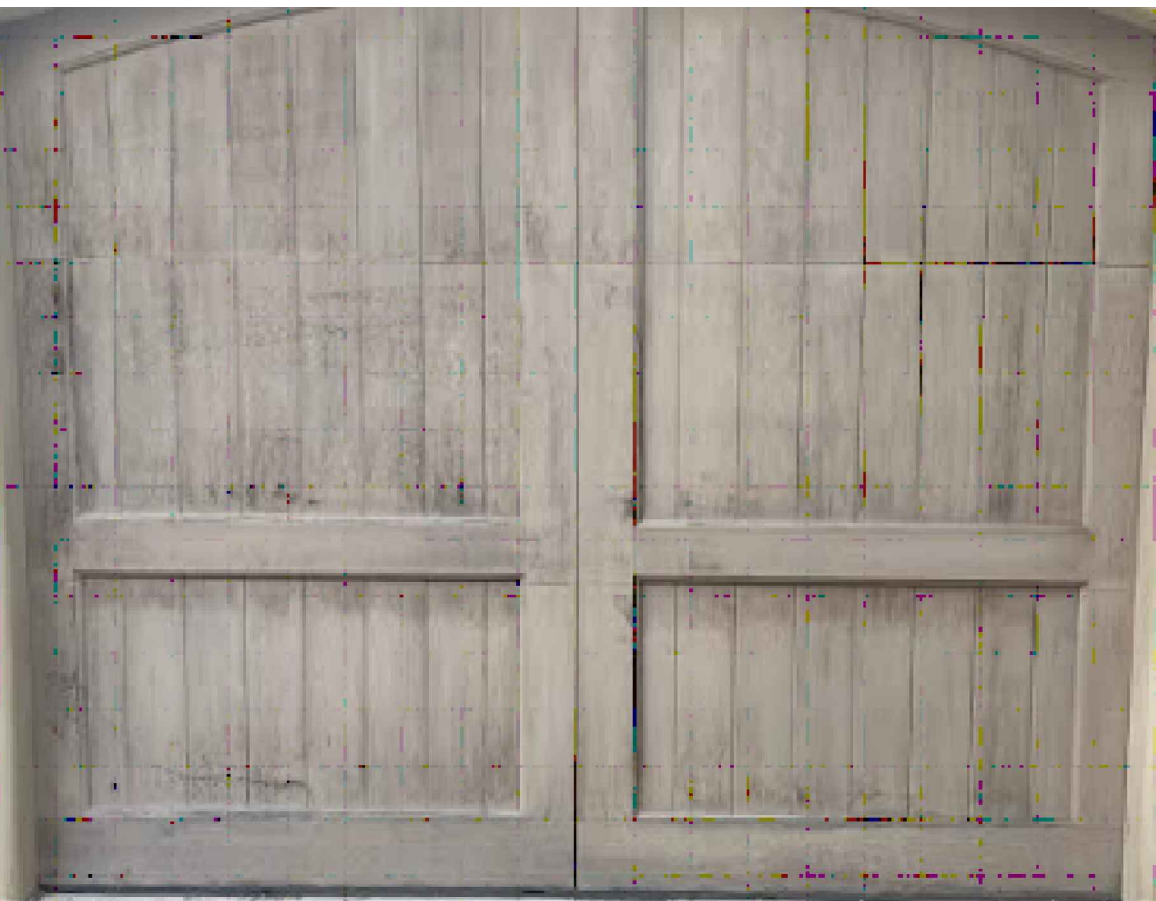


FENCE DETAIL 2
NO SCALE



4 FT. W X 4 FT. WOODEN GATE IN GRAY WASH

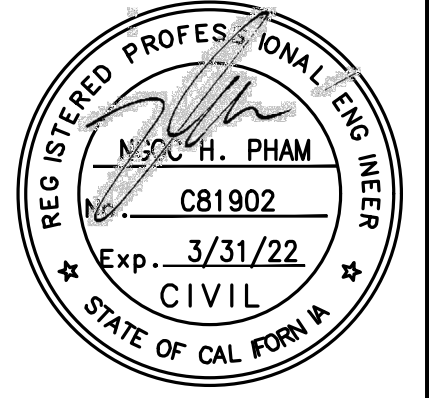
FENCE GATE
NO SCALE



8'W x 7'H. 18.4 R-VALUE INTELICORE
INSULATED SOLID WOODEN GARAGE
DOOR IN GRAY WASH COLOR.

GARAGE DOOR
NO SCALE

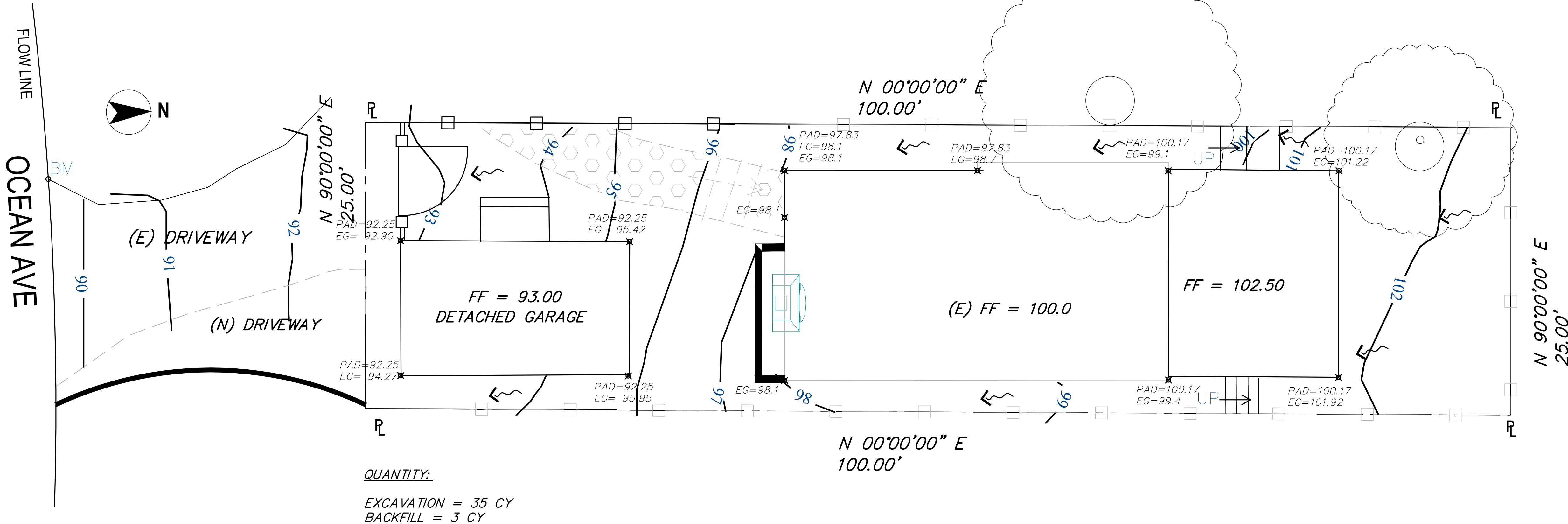
DATE	BY	REVISIONS
12/3/23		
SUBMITTAL		
VL	Designed	
VL	Drawn	
NP	Checked	



NGOC PHAM (C81902) REGISTERED CIVIL ENGINEER	SIGNATURE	NES CONSULTANTS LLC CIVIL & STRUCTURAL ENGINEERING 1659 BRANHAM LN SUITE 100 SAN JOSE, CA 95118 (510) 962-2008
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MATERIALS	AZADEH MARDANI RESIDENCE OCEAN 4NE GUADALUPE CARMEL-BY-THE-SEA, CA
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Scale	AS NOTED
Date	4/22/21
REF. NO.	
DWG. NO.	A.7
of 10 Sheets	
JOB NO.	21021



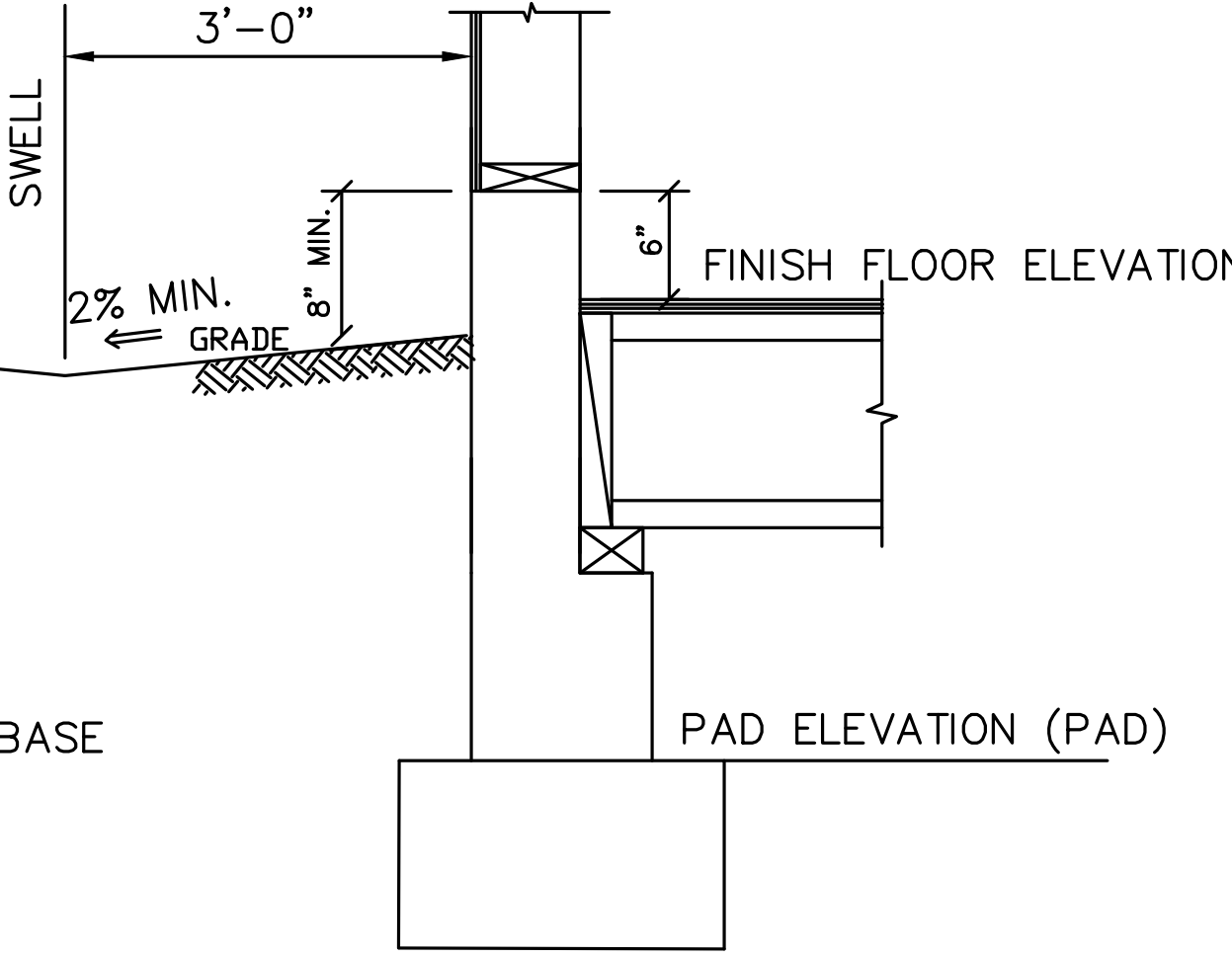
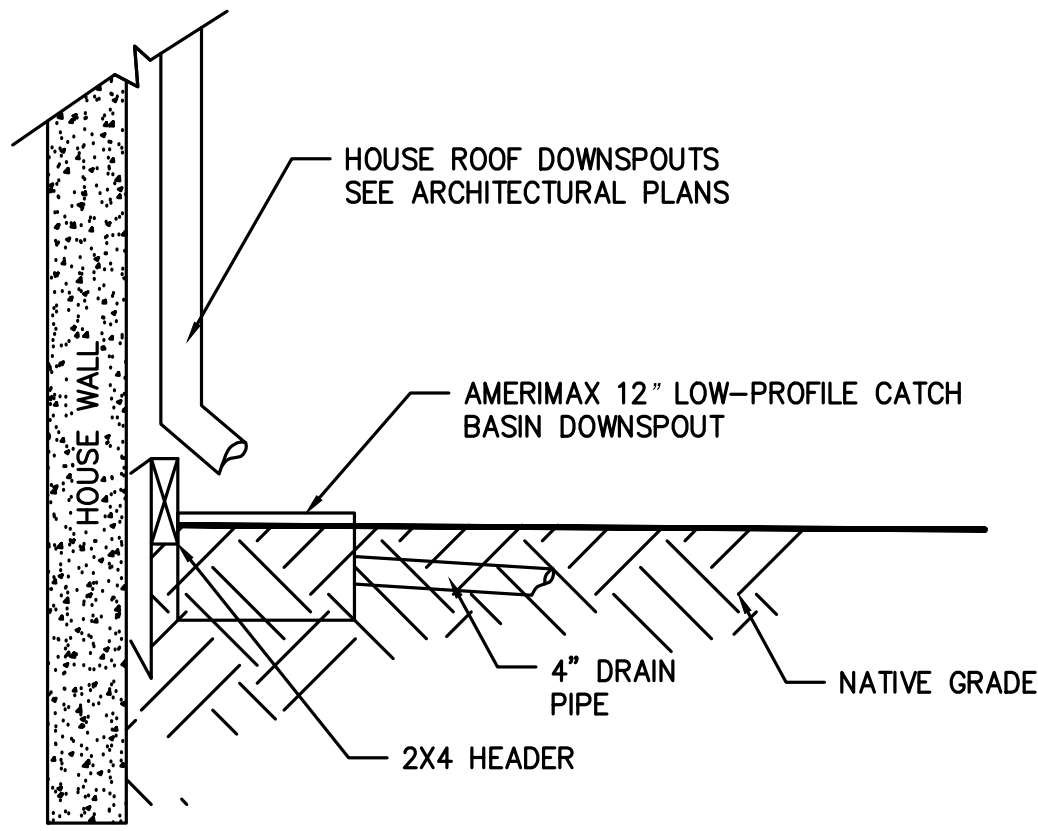
GRADING PLAN

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

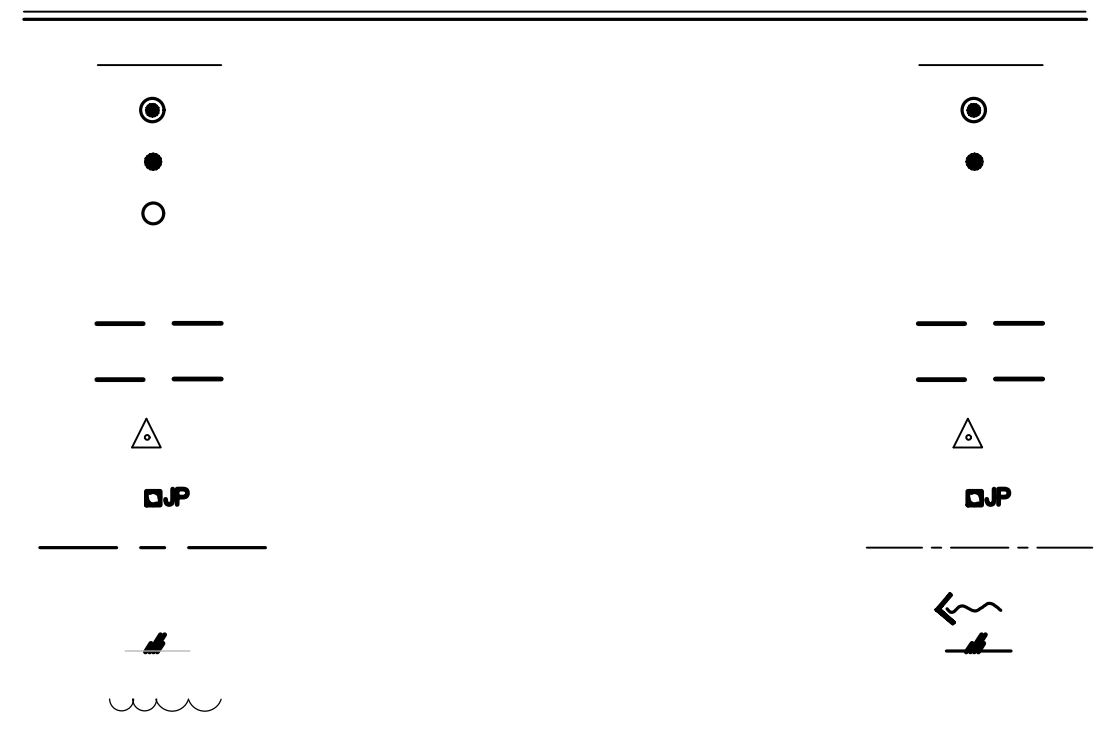
Attachment 3

GRADING NOTES:

- DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER AND THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE PROPOSED BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 10FT. MINIMUM SLOPE ON ALL OTHER CASES SHALL NOT BE NO LESS THAN 1%.
- SLOPE DRIVEWAY AT 2% TO DIRECT DRAINAGE AWAY FROM BUILDING TOWARD STREET.
- THIS PLAN IS PART OF THE PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE. FOR DETAIL AND DIMENSIONS.

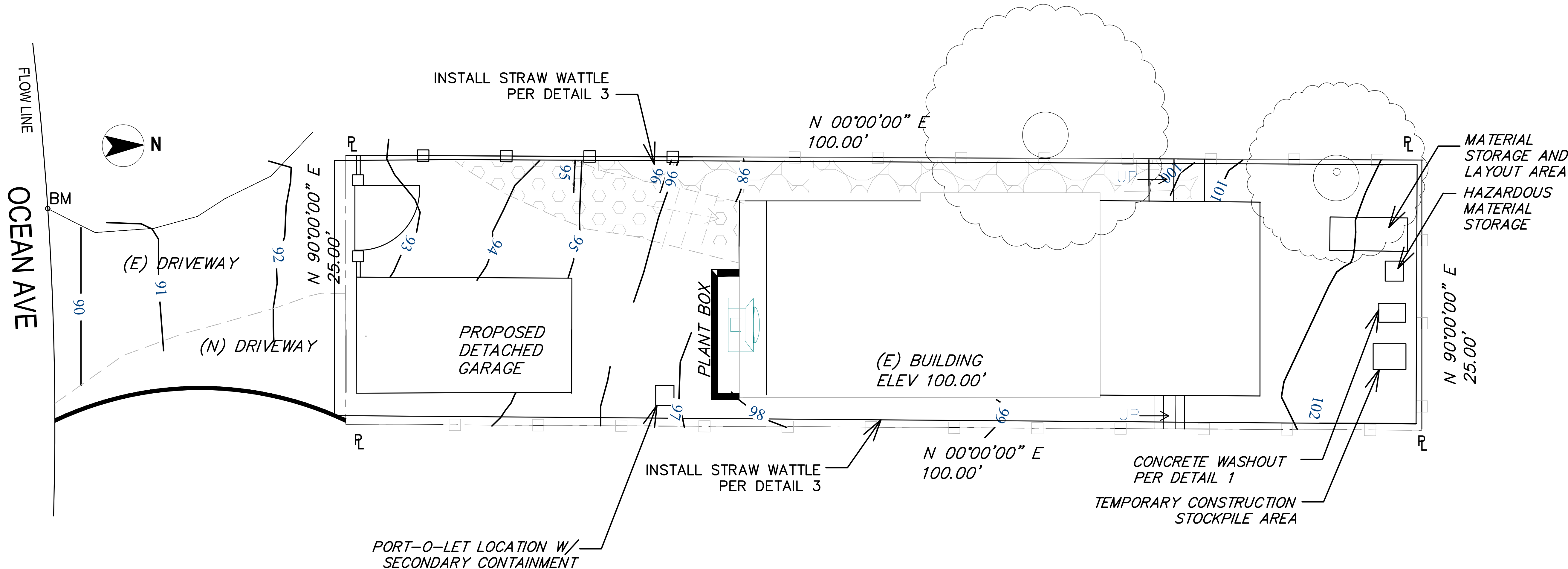


LEGEND:



SUBMITTAL		12/3/23		REVISIONS	
VL	Designed	VL	Drawn	NP	Checked
NGOC PHAM (C81902)		REGISTERED CIVIL ENGINEER		SIGNATURE	
NES CONSULTANTS LLC		CIVIL & STRUCTURAL ENGINEERING		1650 BRANHAM LN, SUITE F, FIRM180	
SAN JOSE, CA 95118		(510) 962-2008		DATE	
DESCRIPTION		MARK		BY	
C.1		C.1		C.1	
of 10		Sheets		JOB NO. 21021	

	STRAW WATTLE
	WASHOUT
	TREE PROTECTION
	DIRECTION OF SURFACE DRAINAGE



- ① INSTALL STRAW BATTLES AS SHOWN ON PLAN PER DETAIL 3 ON THIS SHEET.
- ② CONSTRUCT EQUIPMENT WASHOUT AREA PER DETAIL 1 ON THIS SHEET.
- ③ CONSTRUCT INLET PROTECT PER DETAIL 4 ON THIS SHEET.
- ④ CONSTRUCT TEMPORARY COVERED AREA FOR STORING CEMENT, PAINTS, FLAMMABLES, OILS, FERTILIZERS PESTICIDE, OR ANY OTHER MATERIALS THAT WILL POTENTIALLY BECOME A POLLUTANT.
- ⑤ INSTALL TEMPORARY CONSTRUCTION WITH PRIVACY SCREEN AS SHOWN ON THE PLAN.

scale: $3/16" = 1'-0"$

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD AND NPDES.
- 2.
3. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED AREAS MUST BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. DURING THE NON-RAINY SEASON BEST MANAGEMENT PRACTICES (BMPs) MUST BE IMPLEMENTED DURING CONSTRUCTION WHICH INCLUDES, BUT IS NOT LIMITED: TIRE WASH AREA AND INLET PROTECTION.
4. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO OCTOBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
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. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
8. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS.
9. USE STRAW MATS PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.
10. THIS EROSION 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 REPRESENTATIVE OF ANY FIELD CHANGES.
11. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY CITY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
12. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING PLAN FOR OTHER INFORMATION.

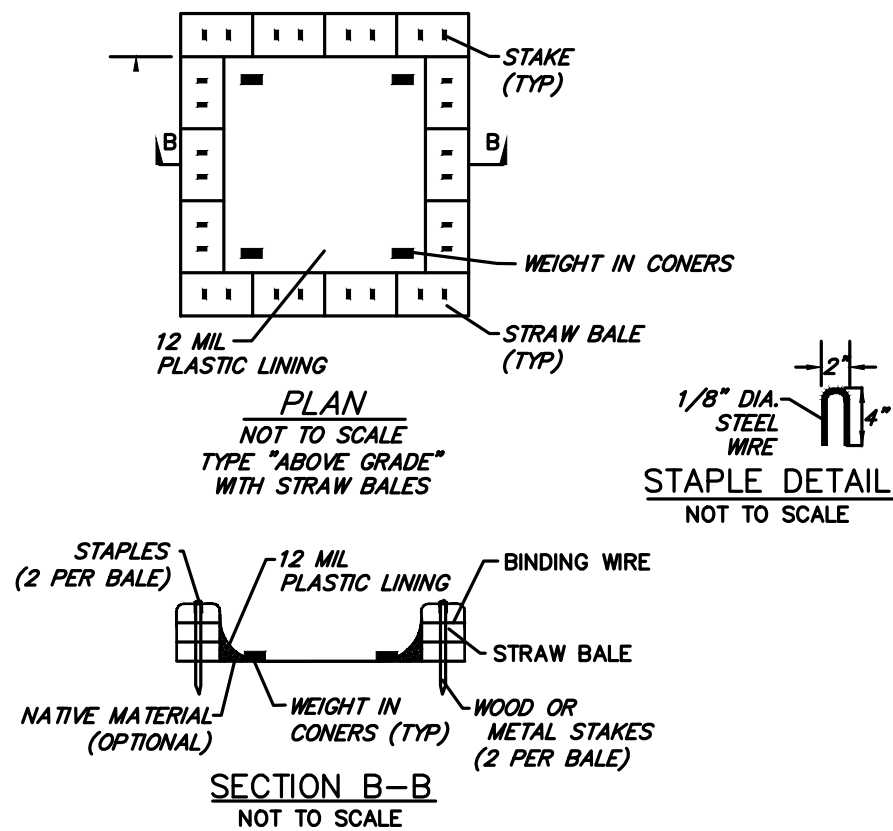
1. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.

MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

- A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
- B. TRAPS 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 TRAPS SHALL BE MAINTAINED TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
- E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- F. RILLS AND GULLIES MUST BE REPAIRED.

1. THICKNESS OF GRAVEL BAGS WHEN LAID SHALL NOT EXCEED 4". ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
2. REMOVE ACCUMULATED SILT AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES.
3. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

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



1. *ACTUAL LAYOUT DETERMINED IN FIELD.*

DETAIL 1: CONCRETE WASHOUT DETAIL

1. STRAW WATTLES ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
2. STRAW WATTLES TRAP SEDIMENT AND REDUCE SHEET AND RILL EROSION BY REDUCING SLOPE GRADIENT, INCREASING INFILTRATION RATES AND BY PRODUCING A FAVORABLE ENVIRONMENT FOR PLANT ESTABLISHMENT.

DETAIL 3: STRAW WATTLE DETAIL

2. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
3. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING AND AFTER RAIN EVENTS.
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.

DETAIL 2: TEMPORARY COVER ON STOCK PILE

1. THE DEVELOPER SHALL INSTALL THE "TREE PROTECTION" DEVICES PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVES THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "TREE PROTECTION DEVICES ARE NOT MAINTAINED PROPERLY."
3. SEE THE PROJECT GRADING PLAN FOR SPECIFIC TREES THAT REQUIRE PROTECTION. ALL SPECIMEN TREES REQUIRE PROTECTION UNLESS OTHERWISE NOTED.
4. NO EXCAVATIONS WITHIN "THE TREE PROTECTION AREA" ARE ALLOWED UNLESS UNDER THE SUPERVISION OF A TREE SERVICE COMPANY.
5. ANY FILLING WITHIN THE "TREE PROTECTION AREA" SHALL BE DONE IN ACCORDANCE WITH A DETAILED IMPROVEMENT PLAN APPROVED BY THE CITY.
6. NO TRIMMING, CUTTING NOR PRUNING OF DESIGNATED TREES CAN OCCUR WITHOUT A REGISTERED TREE SERVICE COMPANY.
8. APPROVED WOOD CONSTRUCTION IS AN ACCEPTABLE SUBSTITUTE FOR THE CHAIN LINK FENCING.

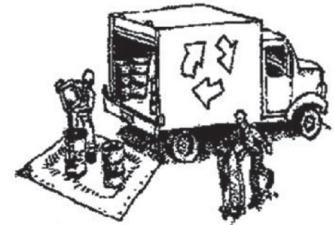
TYPICAL TREE PROTECTION DETAIL
SEE SHEET EC.2 FOR SPECS

LANDSCAPING PLAN		NGOC PHAM (CB1902) REGISTERED CIVIL ENGINEER		 SIGNATURE				VL Designed VL Drawn NP Checked		SUBMITTAL		12/3/23					
AZADEH MARDANI RESIDENCE OCEAN 4NE GUADALUPE CARMEL-BY-TH-SEA, CA		NES CONSULTANTS LLC CIVIL & STRUCTURAL ENGINEERING 1659 BRANHAM LN, SUITE F, PMB180 SAN JOSE, CA 95118 (415) 962-2008								DESCRIPTION		MARK		DATE		BY	
Scale AS NOTED		Date 4/22/21		REF. NO.		DWG. NO. C.2		of 10 Sheets									
JOB NO. 21021																	

Attachment 3

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.



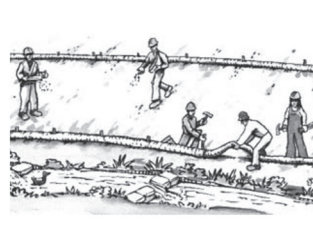
EQUIPMENT MANAGEMENT & SPILL CONTROL

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.



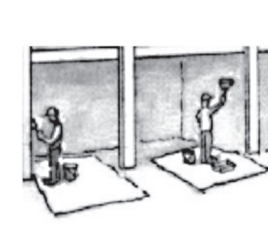
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ 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.



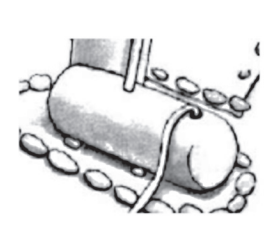
PAINTING & PAINT REMOVAL

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.

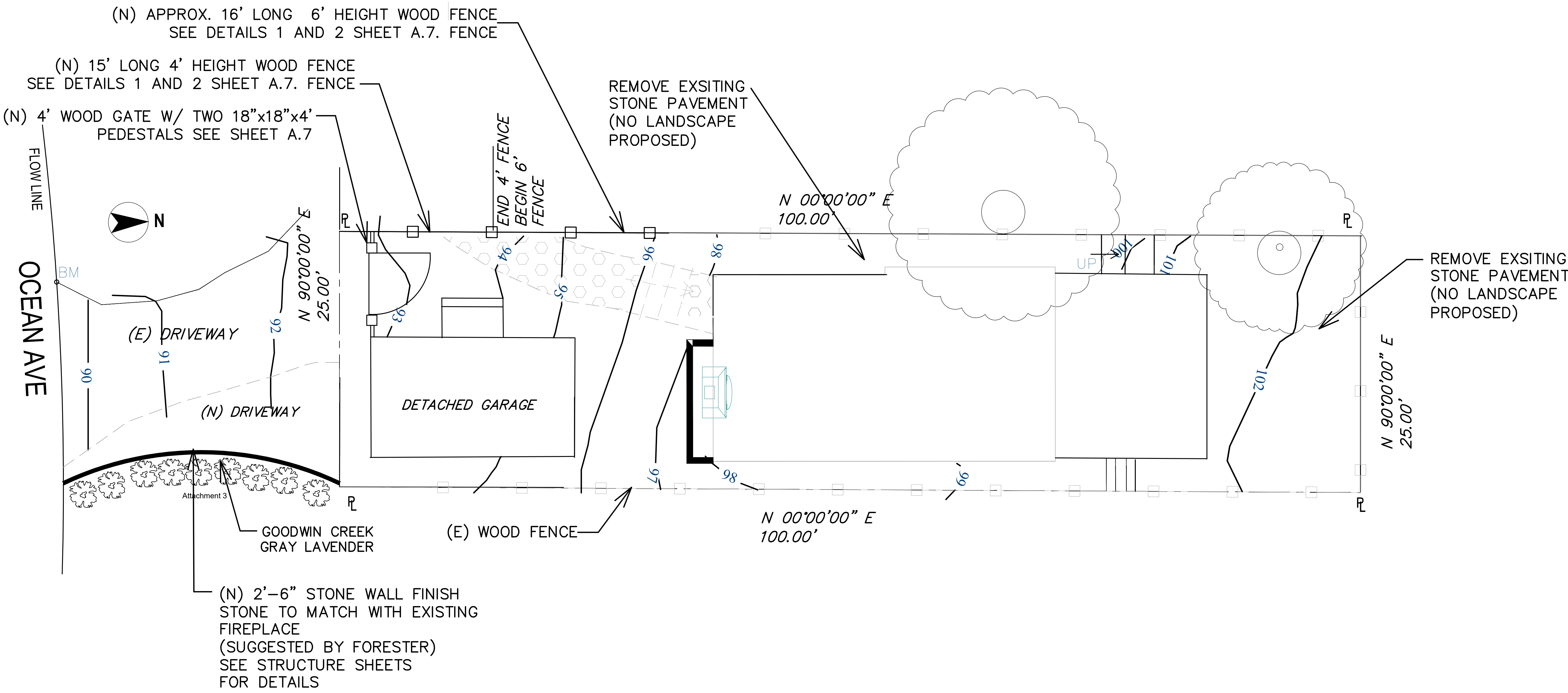


DEWATERING

- ❑ 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.

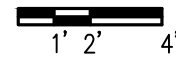
* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



LANDSCAPING PLAN

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



SUBMITTAL		12/3/23		REVISIONS	
VL	Designed	VL	Drawn	NP	Checked
				DESCRIPTION	MARK
				DATE	BY

NGOC PHAM (C81902)
REGISTERED CIVIL ENGINEER

SIGNATURE

NES CONSULTANTS LLC
CIVIL & STRUCTURAL ENGINEERING
1659 BRANHAM LN, SUITE F, FARMERS
SAN JOSE, CA 95118
(510) 962-2008

LANDSCAPING PLAN

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

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



DS 21-376 (Mardani)

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

Wed, Jan 31, 2024 at 5:02 PM

----- Forwarded message -----

From: **Md Boyd** <REDACTED>
Date: Wed, Jan 31, 2024 at 12:39 PM
Subject: DS 21-376 (Mardani)
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>

Dear Marnie Waffle,

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

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

I'll start my comments by saying it appears that the drawings of the revised proposal shows the rear addition in the front of the property. This error makes the plans confusing to read and could lead to problems if they are approved as-is.

We've been following all the revised proposals (10 total) associated with this property for 16 months and we appreciate all the communications with you, the planning department staff, and the planning commissioners.

We also appreciate the Resolution that was approved by the Commission on April 12, 2023 (No. 2023-019-PC) on this rear addition proposal that included 18 Recommendations/Draft Conditions.

In addition, we thank the Planning Commission for rejecting unanimously the second story addition on November 8, 2023, which was submitted by the applicant as a replacement for the rear addition.

The spectacular views to the west and our enjoyment of the two magnificent oak trees (No. 4 and No. 5) that provide breathtaking views as the sun sets and the sunlight gently filters through these beautiful oak trees will still be significantly impacted by this rear addition proposal. (please see attached pictures)

To be more specific, our views, sunlight and air flow, although slightly diminished, will still be significantly impacted by this proposal.

In my opinion, the spectacular double trunk oak tree (tree No. 4) across from our master bedroom window, the kitchen window and the west facing living room window on the other side of this proposed project, is one of the most beautiful oak trees in all of Carmel by the Sea.

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

Lowering the roof of the rear addition about eight inches does not adequately address these concerns, nor does it adequately address the concerns of the Commission regarding item number 18 of the April

Resolution to "lower the rear addition and/or change/lower the roof form to mitigate impacts to the northeast neighbor." Attachment 4

We commend Chair Commissioner Michael Lepage who at the April 12, 2023, hearing made a brilliant recommendation for the applicant to "cut into the grade." The existing structure was cut into the grade but unfortunately (as proposed) the rear addition will not.

The drawings show an unusual transition in height from the front to the rear addition, due to the fact that the front has been excavated and the land below the rear addition is not proposed for excavation. If excavation was required, the rear structure would be the same height as the front structure. The applicant would still have the same height rear addition, but it would be set lower which would provide some added protection to our views, light and air flow.

In addition, the excavation would allow the applicant more freedom to add the same number and style of windows to the rear addition without the constraints the proposed addition presents due to its height.

In addition, item number 5 of the Resolution regarding Recommendations/Draft Conditions calls for the applicant to "achieve a more human scale." Cutting into the grade for the rear addition will allow the applicant to achieve a more human scale.

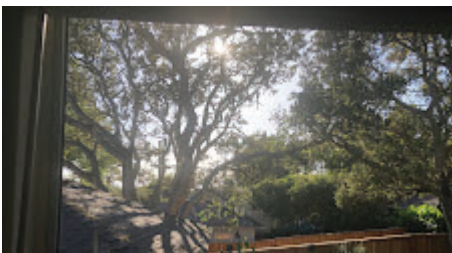
We remain concerned about the possible impact to the root structure of the trees mentioned previously which are in close proximity to the rear addition. However, I've been told by a staff member that if the applicant's contractor used an air-spade to excavate for the rear addition, the root structures will be adequately protected.

Finally, as mentioned previously, the number of revised project proposals for this project now stands at 10, starting on September 15, 2022, and the latest revised proposal was submitted on Jan 23, 2024. Reviewing each of these proposals thoroughly has been very time consuming and has created a great deal of stress and mental anguish for me and my family.

Sincerely,

Marc Boyd

3 attachments



Master Bedroom Window.jpg
706K



kitchen window.jpg
939K



Living Room Window.jpg
1092K

Attachment 4







**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION**

PLANNING COMMISSION RESOLUTION NO. 2023-019-PC

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<u>FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY</u>		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study DS 21-376 (Mardani) for a substantial alteration to an existing single-family residence, including demolition of more than 50 percent of the exterior walls, construction of a 363-square-foot addition, and construction of a 200-square-foot attached

garage located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District (APN 010-033-011), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions		
No.		
1.	Tree No. 4 and 5 Structural Root Zone. Prior to the final details review, the applicant shall set back the rear addition to maintain a 10-foot setback from Tree No. 4 and 5 or design a foundation that does not encroach into the structural root zone.	✓
2.	Preliminary Landscape Plan. Prior to the final details review, the applicant shall submit a preliminary landscape plan for review by the Planning Division and City Forester identifying the size, species, and location of one upper canopy tree on the project site.	✓
3.	Tree Application. Prior to the final details review, the applicant shall submit a tree application for the proposed removal of tree limbs. If the application requires review by the Forest & Beach Commission, the applicant shall obtain their approval prior to the final details review.	✓
4.	Concrete Wall. Prior to the final details review, the applicant shall eliminate the proposed concrete wall located within the front yard setback on the west property line from the project plans.	✓
5.	Human Scale. Prior to the final details review, the applicant shall reduce the plate and ridge heights of the garage and cottage to achieve a more human scale.	✓
6.	Roof Sample. Prior to the final details review, the applicant shall submit a roof sample for review by the Planning Division. The color of the material should resemble a traditional wood roof.	✓
7.	Elevation Datum. Prior to the final details review, the applicant shall revise the plans to include the following: 1) elevation datum at existing/final grade, 2) measurements of all plate and ridge heights from existing or final grade, whichever is more restrictive (not finish floor), and 3) elevation datum for all plate and ridge heights.	✓
8.	Eave Dimensions. Prior to the final details review, the applicant shall revise the plans to include existing and proposed eave depths. Eaves greater than 18 inches shall be counted towards site coverage.	✓
9.	Paint Color Sample. Prior to the final details review, the applicant shall provide a color paint sample for the proposed Dove Grey and Urbane Bronze.	✓
10.	Window Material. Prior to the final details review, the applicant shall revise the plans to replace the proposed vinyl windows with an alternative appropriate material and submit the manufacturer's information for the window material.	✓
11.	Exterior Lighting Plan. Prior to the final details review, the applicant shall provide an exterior lighting plan identifying the location of all proposed exterior light fixtures.	✓
12.	Rear Yard Retaining Walls. Prior to the final details review, the applicant shall eliminate all retaining walls within the structural root zone of tree no. 5	✓
13.	Double Wood Gate and Pedestals. Prior to the final details review, the applicant shall revise the plans to shift the gate and pedestals to the north to maintain a minimum 15-foot front setback.	✓

14.	Site Coverage. Prior to the final details review, the applicant shall provide existing and proposed site coverage information, including surface calculations for pervious and impervious coverage outside of the building footprint.	✓
15.	Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division for completion of the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.	✓
16.	Preliminary Grading Drainage Plan. Prior to the final details review, the applicant shall submit a preliminary stormwater management and drainage plan as required by the Residential Track 2 Design Study Submittal Process requirements and consistent with SOG 17-07. If grading is proposed, all areas of cut and fill and net import/export of grading volumes shall be provided.	✓
17.	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.	✓
18.	Rear Addition Height and Roof Form. Prior to the final details review, the applicant shall lower the rear addition and/or change/lower the roof form to mitigate impacts to the northeast neighbor.	✓

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

AYES: BOLTON, DELVES, LEPAGE

NOES: ALLEN

ABSENT: LOCKE

ABSTAIN:

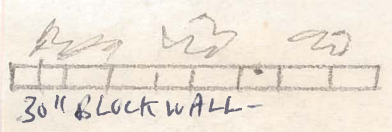
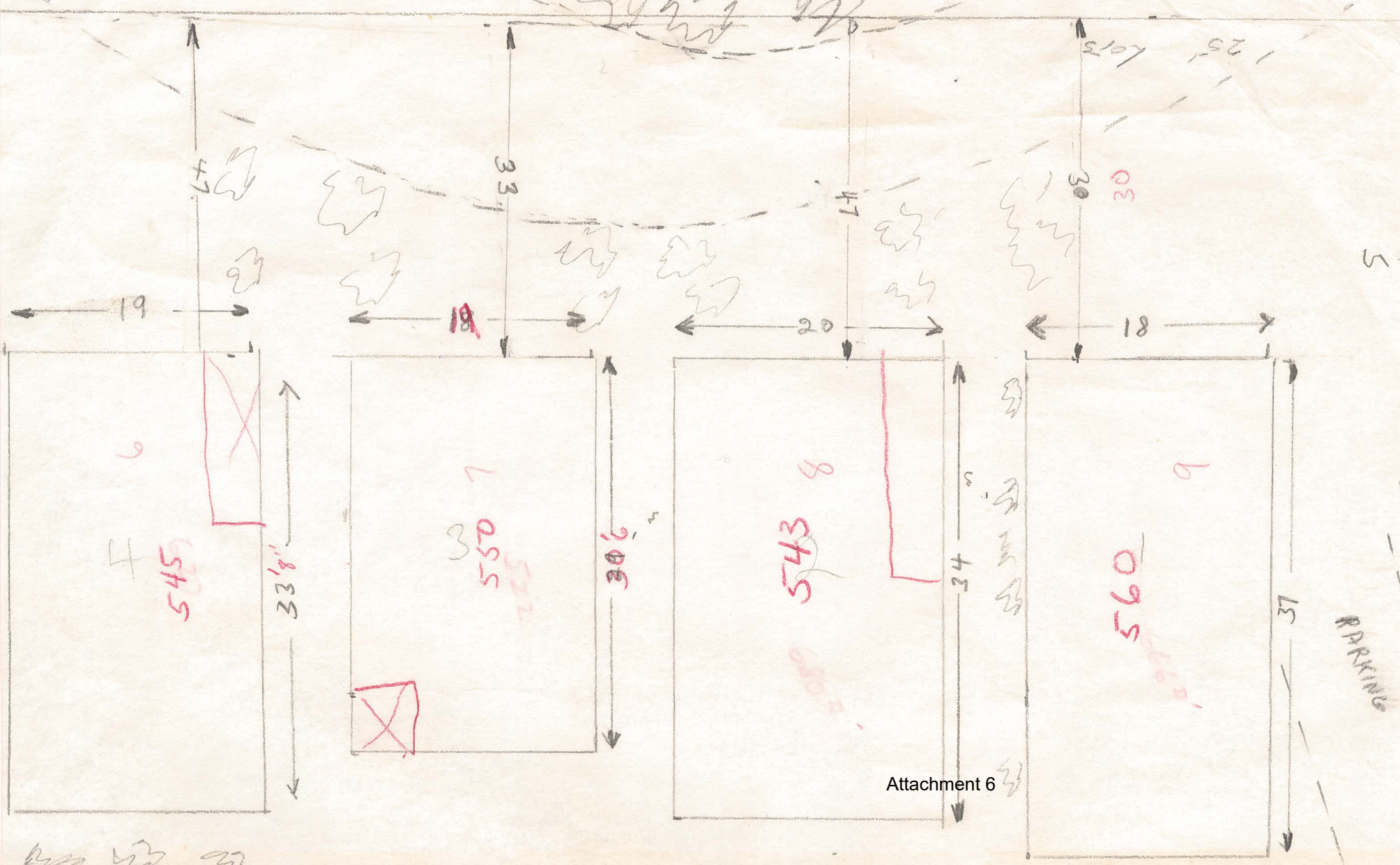
APPROVED:

ATTEST:

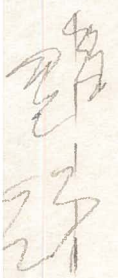
Michael LePage
Chair

Leah Young
Planning Commission Secretary

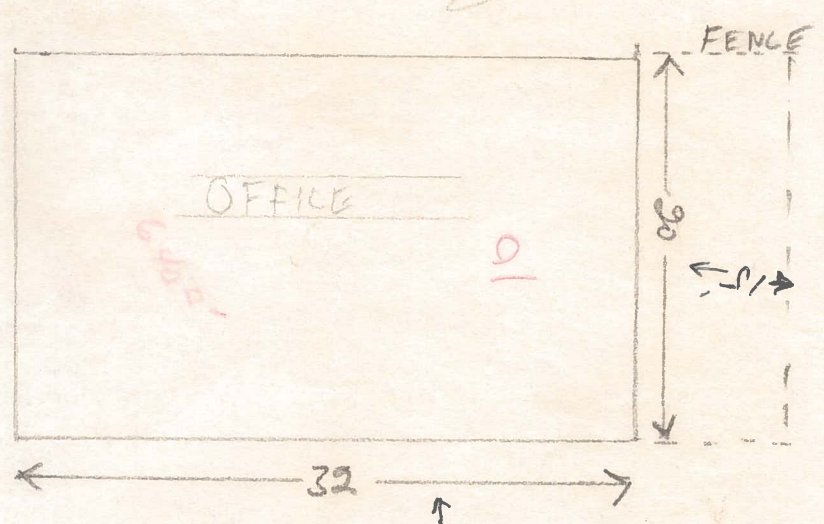
OCEAN AVE



CHARACTER



PARKING



PARKING

6TH AVE

BUENA VISTA COTTAGES - 5-BUILDINGS
LANDSCAPED ON ALL SIDES

Attachment 7
Diane Gorman, Trustee for the Lois R. Grant
Trust for the Benefit of Timothy J. Riordan
1881 N. Nash Street, Unit 1703
Arlington, VA 22209

February 6, 2024

City of Carmel-by-the-Sea
Planning Commission
P.O. Box CC
Carmel-by-the-Sea, CA 93901

Re: Planning Commission Application Review DS 21-376 (revised 1-23-2024)
4 NE Guadalupe on Ocean Avenue, Carmel-by-the-Sea

Dear Commissioners and Staff,

I am writing to you about the concerns that Tim Riordan and I have with respect to the application submitted to the City by the Seyedeh Mardani and Shahram Mostafazadeh to enlarge the structure at 4 NE Guadalupe on Ocean Avenue. For simplicity's sake, we will refer to this property as the Mardani property.

I do not understand why Mardani is insistent upon destroying access to a common driveway which has been amicably shared by all three cottages for over 50 years, since 1965. Mardani is purposely putting herself and her future tenants in danger. Without the common driveway, she or her tenants will have to back out onto Ocean Avenue just below the stop sign at Carpenter Street and Ocean Avenue, at a point where cars are accelerating downhill on Ocean Avenue. Backing out of this driveway at this point is both a safety hazard and an accident waiting to happen. Cars backing out of the driveway have delayed visibility uphill, which also poses a hazard to downhill traffic. The uphill traffic is also affected as the backing car swings into the uphill traffic lane as it positions itself to turn downhill. During its first visit to the property in April of 2023, the Planning Commission saw that removing this common driveway access would be hazardous and therefore, made it a condition for approval that Mardani remove a proposed stone wall that extended into the driveway as a condition for approval of the first application. Between the time of withdrawal and now, reinstatement of this application as their last application was denied, the hazardous conditions have not changed.

There is no reason why the proposed 4-foot front fence needs to extend into the driveway. It can easily be moved back to span the distance between the side of the garage and the front end of the existing 6-foot fence between the Mardani and the Rice properties. By moving the 4-foot fence back, the driveway can remain clear and open for the safety of all three cottages.

Secondly, I understand that the City might be considering creating a no-parking zone between the front property lines of the 3 cottages and the fence on Ocean Avenue. With the common driveway in place for the safety of the occupants of the cottages, this will leave the Rice (center) property with no place to park. All three properties currently use that area for parking in different spaces. Where would residents of the Rice property park just to unload groceries? It would be an unnecessary burden on the Rice property to make them have to find parking somewhere in the neighborhood when there is room in front of their cottage to park on city land that is not useful to the public. I beg the City not to pursue posting the adjacent right-of-way as "No Parking."

Thank you for your attention,
Diane Gorman and Tim Riordan

Diane Gorman, Trustee for the Lois R. Grant
Trust for the Benefit of Timothy J. Riordan
1881 N. Nash Street, Unit 1703
Arlington, VA 22209
February 6, 2024
(March 30, 2023 letter updated and resubmitted)

City of Carmel-by-the-Sea
Planning Commission
P.O. Box CC
Carmel-by-the-Sea, CA 93901

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

Dear Commissioners and Staff,

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

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

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

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

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

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

Thank you for your attention,
Diane Gorman and Tim Riordan



Revised Project Plans Available Online

Terry Hallock <terry.hallock@gmail.com>

Mon, Jan 29, 2024 at 5:11 PM

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

Marnie, the garage continues to be a concern as Ms. Mardani continues to alter her plans, grow the size, and insert a 4 foot wall that extends out into the common driveway. The garage is an obstacle for all residents of the three-unit complex. All parties will need to exercise extreme caution when entering the north end of the complex, with the side of the garage only inches from the driveway path. And Ms. Mardani has the added complexity of no visual access to the east when she backs out of the garage, potentially onto Ocean Avenue. The property slopes to the west from her eastern boundary. With the large white house, stone wall, hedges, and general slope in the visual screen, there is little opportunity to see traffic from the east. AND heaven help her if she wants to proceed east, requiring backing over both lanes of Ocean Avenue. For the safety of all residents and all visitors who might be traveling on Ocean Avenue the moment Ms. Mardani leaves her garage, the garage needs to be removed from the plans. I have not mentioned the occasion that Ms. Mardani's garage is full of stuff, requiring her to park her vehicle in front of one of the other cottages, or in one of their spaces as parking in front of her garage will be blocking the entire driveway and, potentially, part of Ocean Avenue.

Thank you.

Terry Hallock

[Quoted text hidden]



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

February 13, 2024
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: **DS 23-171 (Das):** Consideration of a Concept Design Study and Lot Merger for the demolition of an existing 2,301-square-foot one-story, single-family residence with a 479-square-foot attached garage with 464-square-foot second-floor guesthouse, as well as 192 square feet of accessory structures, and construction of a new 2,466-square-foot one-story, single family residence with a 478-square-foot detached garage located at the northeast corner of Sterling Way and Perry Newberry Way in the Single-Family Residential (R-1) District. APN: 009-162-025-000.

Application: DS 23-171 (Das)

APN: 009-162-025-000

Block: 3B

Lot: 5 & 6

Location: Northeast corner of Sterling Way and Perry Newberry Way

Applicant: Anatoly Ostretsov, Architect

Property Owner: Tony Das

Executive Summary:

The applicant is requesting approval of a Concept Design Study for the demolition of a single story single-family residence and reconstruction of a new one-story single-family residence and attached garage. An associated lot merger application was also submitted as part of this application.

Staff has not identified any adverse privacy or view impacts, or impacts regarding the mass and bulk of the property. The primary issues addressed within the report are the maintenance of an existing non-conforming building wall and encroachments within the right-of-way.

Recommendation:

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

Background and Project Description:

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

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

retention of these portions is proposed (CMC 17.10 - Demolition) which was not taken into consideration by the applicant in preparing this calculation and therefore the length of wall counted as "demolished" would exceed the 50% even though some portions are proposed to remain. The linear wall calculation also did not appear to take into consideration the wall length of the second floor of the garage -only the first floor.

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

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

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

The 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:

Lot Merger:

The applicant has requested to merge lots 5 & 6 of block 3B in accordance with CMC 17.10.040.B.2, Other Owner-Initiated Mergers. Per CMC, 17.10.040.B.2, The City encourages the merger of small lots into larger lots to promote diversity in design and housing size and to preserve open space. Two or more contiguous lots of record, each of which would individually meet the standards for development as a building site, may be merged through the filing of a voluntary merger request by the owner(s). By merging the two lots, an increase in base floor area and exterior volume of 3% becomes available, an incentive which the applicant has chosen to utilize for the proposed development. By merging the two lots, the project site becomes a single 8,480 square foot lot. Typically, an 8,480 square foot building site is permitted 3,056 square feet of base floor area, however, with the lot merger incentive, the base floor area allowed is increased by 3% to 3,310 square feet of base floor area. An additional amount of site coverage becomes available for the site (an addition 2.5%, up to 1,036 square feet total) provided the site complies with the recommended tree density standards (discussed below).

As the lot merger is directly associated with this project, the Lot Merger will be required to be recorded with the Monterey County Recorder prior to issuance of a building permit as a Condition of Approval of the final project approval.

Nonconforming Status:

The applicant is proposing to maintain an existing non-conforming portion of the building that is located within the front setback. In previous discussion with the applicant, and based on past practice, staff was comfortable with the applicant maintaining the nonconforming building element despite the extensive demolition work to the site provided the structural wall (including wall framing remains). The applicant had acknowledged this requirement in an October 2023 email to staff, as noted below.

From October 2023 email correspondence between applicant and staff:

Applicant: We discussed it with the owner and confirmed that the existing non-conforming wall will remain (wall framing). We will make a written statement on the cover sheet. Our intent is to use (e) framing as much as possible to make this project cost effective. We also discussed the roof framing with a structural engineer. We will need to take the roof sheathing out, install 2x8 (or 2x10) roof rafters in order to support clay tile roofing (heavier than asphalt shingles). The new rafters will be placed on (e) top plate and "sister" (e) 2x6 rafters. It will result in 2" to 4" height increase (depends on structural calculations for load). Hopefully you accept it as a necessary reinforcement per building code requirements.

The written statement was not provided aside from this note above but the requirement has been included as Condition of Approval for Concept Acceptance #2.

As noted in the project description section of this report, the proposed project would constitute a demolition based on the zoning code's definition of demolition as more than 50% of the exterior walls are proposed for demolition. For this project, a portion of the building is non-conforming as there is a building located within the front setback.

While in the past, the Commission has authorized preservation of non-conforming building walls when demolition or substantial alteration is proposed, in light of recent direction by the Commission, the Commission may be inclined to reconsider their past

alteration is proposed, in light of recent direction by the Commission, the Commission may be inclined to reconsider their past policy direction and further re-evaluate how non-conformities are treated when alterations are proposed.

CMC 17.52.060 Duties and Powers of the Planning Commission

F. To interpret the meaning and intent of the City's land use code.

Staff is seeking feedback from the Commission as to whether retaining a nonconforming wall in the front yard setback is appropriate when the project meets the definition of a demolition (e.g. removal of more than 50 percent of the exterior walls) maintenance and alteration of the nonconforming wall located in the front setback can be maintained. Based on past approvals and consideration by the Commission, staff has prepared a resolution for Concept acceptance, however, the commission may wish to continue the application or direct the applicant to bring the nonconforming wall into compliance based on the commission's interpretation evaluation of the land use code and how nonconformities are assessed when demolition is proposed.

If the commission finds the project, the subject wall located in the setback is required to maintain its existing structural wall framing, as indicated by the applicant. Should the wall be demolished, the subject wall will need to be brought into compliance with the appropriate setback requirements. New building walls (exterior wall framing) shall not be permitted within the setback.

CMC 17.36.030.A: A lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter.

CMC 17.36.030.B: Alterations, repairs or remodeling that enlarge, extend or increase a nonconforming feature of a building shall be prohibited, except [as allowed for historic resources].

CMC 17.36.040.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.

CMC 17.36.040.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.

CMC 17.70 - Definitions

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.

Demolition. The act of **reconstructing**, removing, taking down or destroying all or portions of an existing building or structure, or making extensive repairs or modifications to an existing building or structure, if such changes involve removal or replacement of 50 percent or more of both the structural framing and cladding or of the exterior walls within a 24-month period. When determining whether a building or structure is demolished, the following applies:

A. The nonconforming portions of any wall is counted as removed or taken down, even when retention of these portions is proposed.

B. Any continuous run of remaining exterior wall surfaces measuring 10 feet or less in length are counted as removed or replaced.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

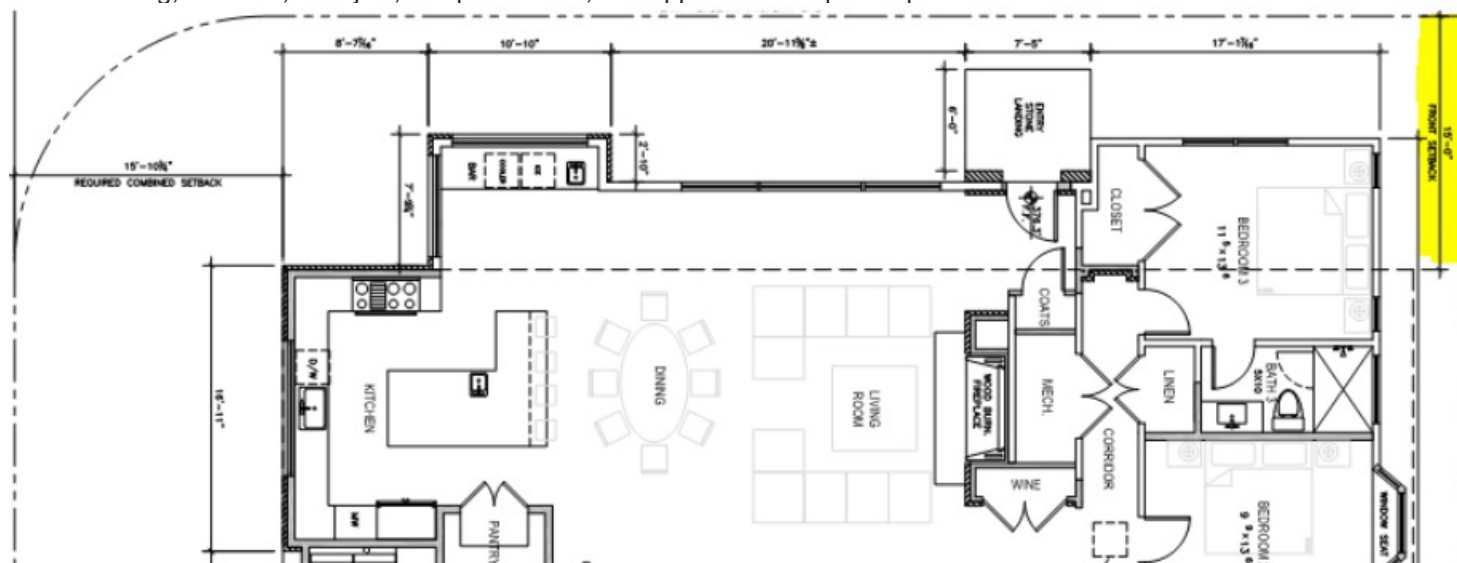


Figure 1. Partial proposed floor plan. Area within front setback highlighted on top right of figure.

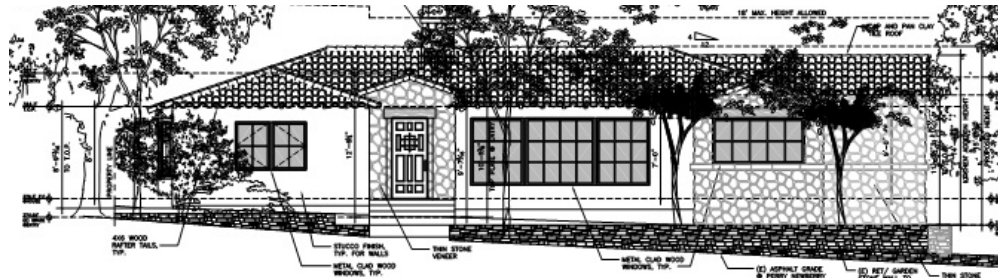


Figure 2. Proposed front elevation from Perry Newberry. Elevation within front setback.

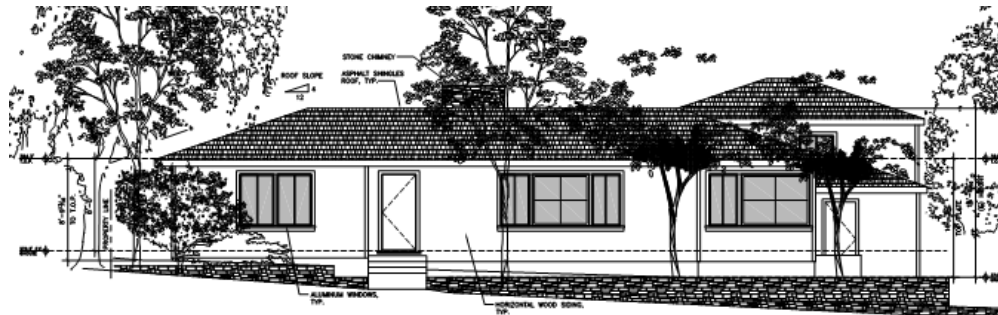


Figure 3. Existing front elevation from Perry Newberry. Elevation within front setback.



Figure 4. Existing and proposed elevations overlaid. **Gray** background shows proposed elevation; **Orange** foreground is existing elevation. **Red** box shows portion of elevation within front setback.

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. Residential Design Guidelines 1.5 through 1.7 discuss the characteristics of the Right-of-Way.

The site contains 15 trees split between the project site and immediate adjacent right-of-way (6 trees on-site; 9 in right-of-way). Of the trees located on the site, only two are rated significant and the remaining are not significant. The right-of-way trees are a mix of significant, moderately significant, and non-significant trees. The Forester reviewed the project and did not recommend any additional tree planning for the site. The applicant is proposing to remove one non-significant 7" tree (located on the site), the species of which was not noted in the preliminary site assessment. All other trees are proposed to remain and be protected.

As the site is over 8,000 square feet, the recommended tree density is required to be determined by the Forest and Beach Commission (CMC 17.48.080.A.2). Condition of Approval for concept acceptance #3 has been included stating "prior to scheduling for Final Details Review, the project shall be reviewed by the Forest and Beach Commission to determine the appropriate number of upper and lower canopy trees for the site and the additional planting requirement, if any. Any additional required new trees shall be incorporated into the revised plans submitted to the Community Planning and Building Department for Final Details Review. The size, species, and locations shall be clearly indicated in the plans and are subject to approval of the Forest and Beach Commission and/or the City Forester as appropriate."

The tree density (to be determined by the Forest and Beach Commission) is also directly associated with the allowable site coverage as "up to 2.5 percent of additional site coverage is allowed if the site complies with the City's tree density standards" (CMC 17.48.080.B.2).

(CMC 17.10.040.B.2.c). Provided the site is able to comply with the density established by the Forest and Beach Commission, the site would be eligible for bonus site coverage (summary below).

Lot Merger Site Coverage Summary:

- Max allowable Site Coverage if tree density (established by FBC) is met: 1,036 sf
- Max allowable Site Coverage if tree density (established by FBC) is not met: 1,011 sf

Should the applicant elect to not take advantage of the lot coverage lot coverage bonus (1,017 sf currently proposed), the tree density is still required to be determined by the Forest and Beach Commission in order to make the appropriate determination for

number of trees on-site which is considered as part of Concept Finding #2. As conditioned, the project would meet this finding (Concept Finding #2).

The subject site maintains substantial right-of-way encroachments for which no encroachment permit is currently on-file. Residential Design Guideline 1.5 states: "Maintain and enhance the informal, vegetated, open space character of the right-of-way." The municipal code also requires that nonconforming existing encroachment be abated prior to building permit issuance (CMC 12.08.125).

Staff has provided direction to the applicant to note on the plans that the nonconforming encroachments shall be abated to which the applicant has been unresponsive. In addition to maintaining the encroachments, the applicant has also proposed alterations to the encroachments which would qualify as new construction and not be permitted as this work is not located on the subject property.

CMC 17.34.070.B.4 states, "Paving, gravel, boulders, logs, timbers, planters or other above-ground encroachments are prohibited, except paving for driveways. Pathways paved only with decomposed granite or other soil materials made of soil materials are permitted."

An encroachment is also defined in CMC 12.08, Encroachments, as "any excavation, structure or object, temporary or permanent, upon, over, or under any City property or public right-of-way, except driveways which are addressed in Chapter 12.24 CMC."

Staff discussed removal of the subject encroachment with the Public Works Superintendent who found that the wall served no purpose other than providing a flow line which could be reestablished by providing rolled asphalt berm which is the typical drainage characteristic of the city and is supported by Residential Design Guideline 2.3.

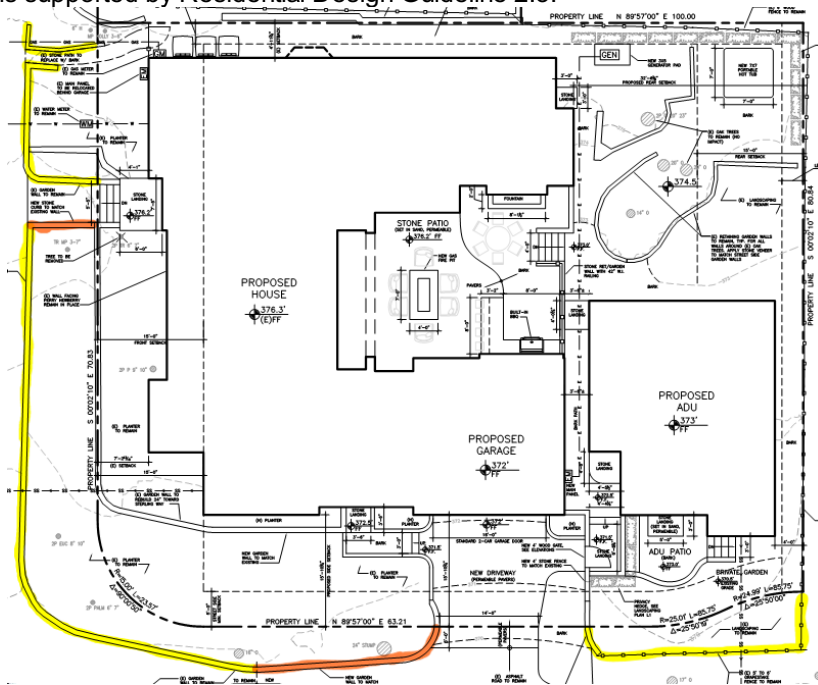


Figure 5. Proposed site plan. **Yellow** highlight shows existing wall/fence in right-of-way. **Orange** highlight shows proposed wall/alterations (new construction) in right-of-way.





Figure 6. Existing right-of-way. Subject encroachment is lower wall. Property line is located at upper wall terrace (refer to Figure 5). As such, staff has included Condition of Approval for concept acceptance #4 stating that prior to scheduling for final details review, the applicant shall revise the proposed plans so the existing right-of-way encroachments are proposed for removal as part of the project, as well as a right-of-way improvement plan (ex. landscaping) be included in the submittal to be reviewed at the Final Details Hearing.

As conditioned, the project is consistent with the Design Guidelines pertaining to the forest character and 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.

Staff has not identified any adverse privacy or view impacts associated with the project. The one-story form minimizes the potential for privacy and view impacts and the majority of the windows face the street or toward the interior of the site. At the time of writing this report, staff has not received any correspondence from neighbors stating privacy or view impacts.

As proposed, the project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to maintaining a reasonable amount of solar access and reasonable privacy to adjoining sites (CMC 17.64.080).

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 building is primarily proposed to maintain its existing U-shape and is generally proposed to be re-constructed on the same footprint while being expanded and enlarged to accommodate the new construction. The heights comply with the height limits throughout and is proposed to a maximum height of 15'6" whereas 18' is allowed and the plate heights vary between approximately 8'9" to 12' where 12' is allowed. The primary dwelling and garage are proposed to be 2,944 square feet total where 3,310 square feet are permitted (with lot merger incentive granted). The roof is comprised to a combination of hipped and gabled roof forms pitched at 4:12 throughout. The eaves will vary between 6" and 12" and will have painted galvanized half round gutters with round downspouts.

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.

PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

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

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

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

WHEREAS, an associated Lot Merger Application (LM 23-172, Das) was submitted by the applicant and shall be considered concurrently with the Design Study Application; and

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

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

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

WHEREAS, 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 February 2, 2024, a notice of the public hearing scheduled for February 13, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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

WHEREAS, on or before February 10, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 13, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without limitation, 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 support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project’s use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood	✓	

character yet will not be viewed as repetitive or monotonous within the neighborhood context.		
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

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

CONDITIONS FOR CONCEPT ACCEPTANCE	
No.	
1.	Volume Study. The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following 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.	Nonconforming Building Description. Prior to scheduling for Final Details Review, the applicant shall provide a detailed written description to the Community Planning and Building Department outlining how the nonconforming portions of the building located in the front setback are proposed to remain and not be demolished through construction.
3.	Forest and Beach Commission/Tree Density. Prior to scheduling for Final Details Review, the project shall be reviewed by the Forest and Beach Commission to determine the appropriate number of upper and lower canopy trees for the site and the additional planting requirement, if any. Any additional required new trees shall be incorporated into the revised plans submitted to the Community Planning and Building Department for Final Details Review. The size, species, and locations shall be clearly indicated in the plans and are subject to approval of the Forest and Beach Commission and/or the City Forester as appropriate.

4.	Right-of-Way Encroachments. Prior to scheduling for Final Details review, the revised plans shall be submitted to the Community Planning and Building Department that indicate all existing right-of-way encroachments shall be removed as part of the project, as well as a right-of-way improvement plan (ex. landscaping), as appropriate.
----	--

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR AN 8,480 SQUARE FOOT SITE* Single Family Residence (SFR)			
Site Considerations	Allowed	Existing	Proposed
Floor Area*	3,310 (39%)	1,285 SF	2,944 SF without ADU 3,735 SF with proposed ADU
Site Coverage*	1,036 SF	2,203 SF	1,017 SF
Trees (Upper/Lower)	TBD by FBC	0/4	TBD
Ridge Height (1 st /2 nd)	18'/24'	14'8"/20'1"	15'6"
Plate Height (1 st /2 nd)	12'/18'	Not provided	12'
Setbacks	Minimum Required	Existing	Proposed
Front	15'	7'2"	7'2"
Composite Side Yard	10' (25%)	20'10"	20'2"
Side Yard	3'	5'	5'
Street Side Yard	5'	15'10"	15'10"
Rear	15'/3'**	33'	33'

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

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

The Das Residence

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



AFTER



BEFORE

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

PROPOSED SETBACKS AFTER LOT MERGER*	PROPOSED	REQUIRED
FRONT (PERRY NEWBERRY WAY) **	7'-2 13/16"	15'
REAR	32'-6 3/8"	15' (3')
SIDE (STREET SIDE)	15'-10 3/4"	5' (25% COMPOSITE)***
SIDE (INTERIOR SIDE)	4'-11 3/4"	3' (25% COMPOSITE)***

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

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

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

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

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

PROPOSED HEIGHT	ALLOWED	PROPOSED
HOUSE (SINGLE-STORY)	18'	15'-6 3/8"
HOUSE (TWO-STORY)	24'	N/A
ADU (SINGLE-STORY)	16'	15'-1"

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

TREE PROTECTION NOTES

A. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
B. EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED.
C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
D. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
E. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL BE INSTALLED WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
F. THE STRUCTURAL ROOT ZONE. STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6 INCHES RADIALY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER. ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
G. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
H. IF ROOTS LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

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

PROPOSED SETBACKS AFTER LOT MERGER*	PROPOSED	REQUIRED
FRONT (PERRY NEWBERRY WAY) **	7'-2 13/16"	15'
REAR	32'-6 3/8"	15' (3')
SIDE (STREET SIDE)	15'-10 3/4"	5' (25% COMPOSITE)***
SIDE (INTERIOR SIDE)	4'-11 3/4"	3' (25% COMPOSITE)***

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

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

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

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

PROJECT DATA

PROPERTY OWNER: DR. TONY DAS
4407 MIDDLETON RD.,
DALLAS, TX 75229
TEL. (214) 213-8232

PROJECT ADDRESS: NORTHEAST CORNER OF STERLING WAY AND PERRY NEWBERRY WAY
CARMEL, CA 93923

PROJECT DESCRIPTION: PARTIAL DEMOLITION (875 SF) AND REMODEL OF (E) SINGLE-STORY HOUSE, FULL DEMOLITION OF (E) GARAGE AND STUDIO ABOVE GARAGE. CONSTRUCTION OF A NEW ATTACHED 2-CAR GARAGE AND DETACHED ADU. NEW OUTDOOR GAS FIRE PIT, PATIO, GENERATOR, AND PORTABLE HOT TUB. EXISTING RETAINING/GARDEN WALLS ALONG THE STREETS TO REMAIN. WOOD FRAMING OF EXISTING WEST WALL (ALONG PERRY NEWBERRY) TO REMAIN.

APN: 009-162-025
LOT AND BLOCK: LOT: 5 AND 6 BLOCK: 3B
ZONING: R-1
TYPE OF CONSTRUCTION: V-B
OCCUPANCY: R-3, U
STORIES: 1
HEIGHT LIMIT: 18' (HOUSE), 16' (ADU)
GRADING (INCLUDING ADU): CUT - 80 C.Y. FILL - 50 C.Y. (30 C.Y. EXPORT)
TREE REMOVAL: 1 NON-NATIVE TREE (7"), NOT SIGNIFICANT (PERMIT #24004)
APPLICABLE CODES: 2022 CBC, 2022 CRC, 2022 CFC, 2022 CPC, 2022 CEC, 2022 CMC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING CODE

LOT AREA: 8,480 SF

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

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

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

FLOOR AREA ALLOWED	HOUSE - 3,310 SF (BASE FLOOR AREA, INCLUDING LOT MERGER INCENTIVES)	ADU - 800 SF
ADU	0 S.F.	0 S.F.
	0 S.F.	791 S.F.
		791 S.F.

SITE COVERAGE CALCULATIONS (SEE A0.1 FOR DETAILS)

SITE COVERAGE ALLOWED: 1,036 S.F. (IF PERMEABLE COVERAGE IS MORE THAN 50% OF TOTAL COVERAGE)
SITE COVERAGE EXISTING: 2,203 S.F.
SITE COVERAGE PROPOSED: 1,017 S.F. (PERMEABLE - 642 SF (63%), IMPERVIOUS - 375 SF)
EXISTING SITE COVERAGE REDUCED BY 1,186 SF (46%)

PROJECT SITE

SHEET INDEX

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

VICINITY MAP

NOT TO SCALE

ANATOLY OSTRETSOV
P.O. BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

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

REVISIONS:

11-01-23	OWNERS REVISIONS
01-03-24	PLANNING REVISIONS

COVER SHEET

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A0.0

PERMEABLE - 401 SF
IMPERVIOUS - 1,802 SF

SITE COVERAGE ALLOWED: 1,036 S.F. IF PERMEABLE COVERAGE IS MORE THAN 50% OF TOTAL COVERAGE
 SITE COVERAGE PROPOSED: 1,017 S.F. (PERMEABLE - 642 SF (63%), IMPERVIOUS - 375 SF)
 EXISTING SITE COVERAGE REDUCED BY 1,186 SF (46%)

Tech Spec 18

Interlocking Concrete Pavement Institute

Construction of Permeable Interlocking Concrete Paved Systems

APC 1025-1.1 (1)

Permeable interlocking concrete pavers and bedding sand should be installed in accordance with ICPI's 2018 Technical Manual and International Interlocking Concrete Paver Association (IICPA) 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

APC 1025-1.2 (1)

Permeable interlocking concrete pavers should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

APC 1025-1.3 (1)

Permeable interlocking concrete pavers should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

APC 1025-1.4 (1)

Permeable interlocking concrete pavers should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

APC 1025-1.5 (1)

Permeable interlocking concrete pavers should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

Figure 18-1 (1)

Diagram illustrating the construction of a permeable interlocking concrete paved system. The layers shown are: Pavers, Bedding Sand, Subgrade, and Infiltration Layer.

APC 1025-1.6 (1)

Permeable interlocking concrete pavers should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

APC 1025-1.7 (1)

Permeable interlocking concrete pavers should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

APC 1025-1.8 (1)

Permeable interlocking concrete pavers should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

APC 1025-1.9 (1)

Permeable interlocking concrete pavers should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

APC 1025-1.10 (1)

Permeable interlocking concrete pavers should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual. The bedding sand should be installed in accordance with the ICPI 2018 Technical Manual and IICPA 2018 Technical Manual.

© 2018 ICPI Tech Spec 18, 18-1 (revising) Concrete Interlocking Paved Systems and Infiltration (ICPI 2018)

[illegible]

This site plan illustrates a residential property layout with a main house, a two-car garage, and an Accessory Dwelling Unit (ADU). The plan includes various landscaping features and numbered callouts (1-19) indicating specific areas of interest.

Property Lines and Dimensions:

- Top Boundary: PROPERTY LINE N 89°57'00" E 100.00
- Left Boundary: PROPERTY LINE S 00°02'10" E 70.83
- Bottom Boundary: PROPERTY LINE N 89°57'00" E 63.21
- Right Boundary: PROPERTY LINE S 00°02'10" E 80.84

Key Features and Callouts:

- 1:** STONE LANDING & STEPS (near House)
- 2:** STONE LANDING (near House)
- 3:** COURTYARD PATIO (PERMEABLE PAVERS)
- 4:** FIRE PIT
- 5:** BBQ
- 6:** STONE FOUNTAIN
- 7:** STONE LANDING (near ADU)
- 8:** STONE LANDING (near Generator Pad)
- 9:** GENERATOR CONC. PAD
- 10:** HOT TUB CONC. PAD
- 11:** STONE LANDING (near ADU)
- 12:** ENTRY STONE LANDING (near ADU)
- 13:** STONE LANDING (near ADU)
- 14:** ADU PATIO STONE STEPS
- 15:** STONE LANDING (near ADU)
- 16:** PLANTER (near ADU)
- 17:** DRIVEWAY (PERMEABLE PAVERS)
- 18:** BARK PATH
- 19:** PLANTER (near House)

Other Features:

- HOUSE:** Main residence with a fireplace and pavers.
- GARAGE:** Two-car garage.
- ADU:** Accessory Dwelling Unit with an entry stone landing and patio.
- EXISTING LANDSCAPING TO REMAIN:** Areas marked with hatched patterns.
- LANDSCAPING:** Includes bark, stone, and various planters.
- UTILITIES:** Generator and hot tub concrete pads.

PROPOSED SITE COVERAGE	1/8"=1'-0"
------------------------	------------



CARMEL, CA 93923

THE DAS RESIDENCE
APN: 009-162-025
PERRY NEWBERRY WAY

ONE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:

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

SITE COVERAGE CALCULATIONS

DATE: 06-11-23

DESIGN APPROVAL

HEET NO.

A0.1

LEGEND:

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

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR	TH	=	THRESHOLD
AD	=	AREA DRAIN	FL	=	FLOWLINE	TR	=	TREE
BLDG	=	BUILDING	FNC	=	FENCE	TYP	=	TYPICAL
BRK	=	BRICK	FND	=	FOUND	UTIL	=	UTILITY
BRKR	=	BREAKER	FTN	=	FOUNTAIN	VGUT	=	V-GUTTER
BSW	=	BACK OF SIDEWALK	GEN	=	GENERATOR	W	=	WILLOW
CB	=	CATCH BASIN	GR	=	GRATE	WD	=	WOOD
CE	=	CEDAR	GRND	=	GROUND			
CHK VLV	=	CHECK VALVE	GT	=	GATE			
CHNLNK	=	CHAINLINK	H	=	HOLLY			
CL	=	CENTERLINE	MON	=	MONUMENT			
CMU	=	CONCRETE MASONRY UNIT	MTL	=	METAL			
CONC	=	CONCRETE	O	=	OK			
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:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #102, A MAGNETIC NAIL LOCATED APPROXIMATELY 37' SOUTHERLY AND 50' WESTERLY FROM THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 368.92' AS SHOWN.
- 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.
- 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.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (12/28/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
- 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.
- 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.
- STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

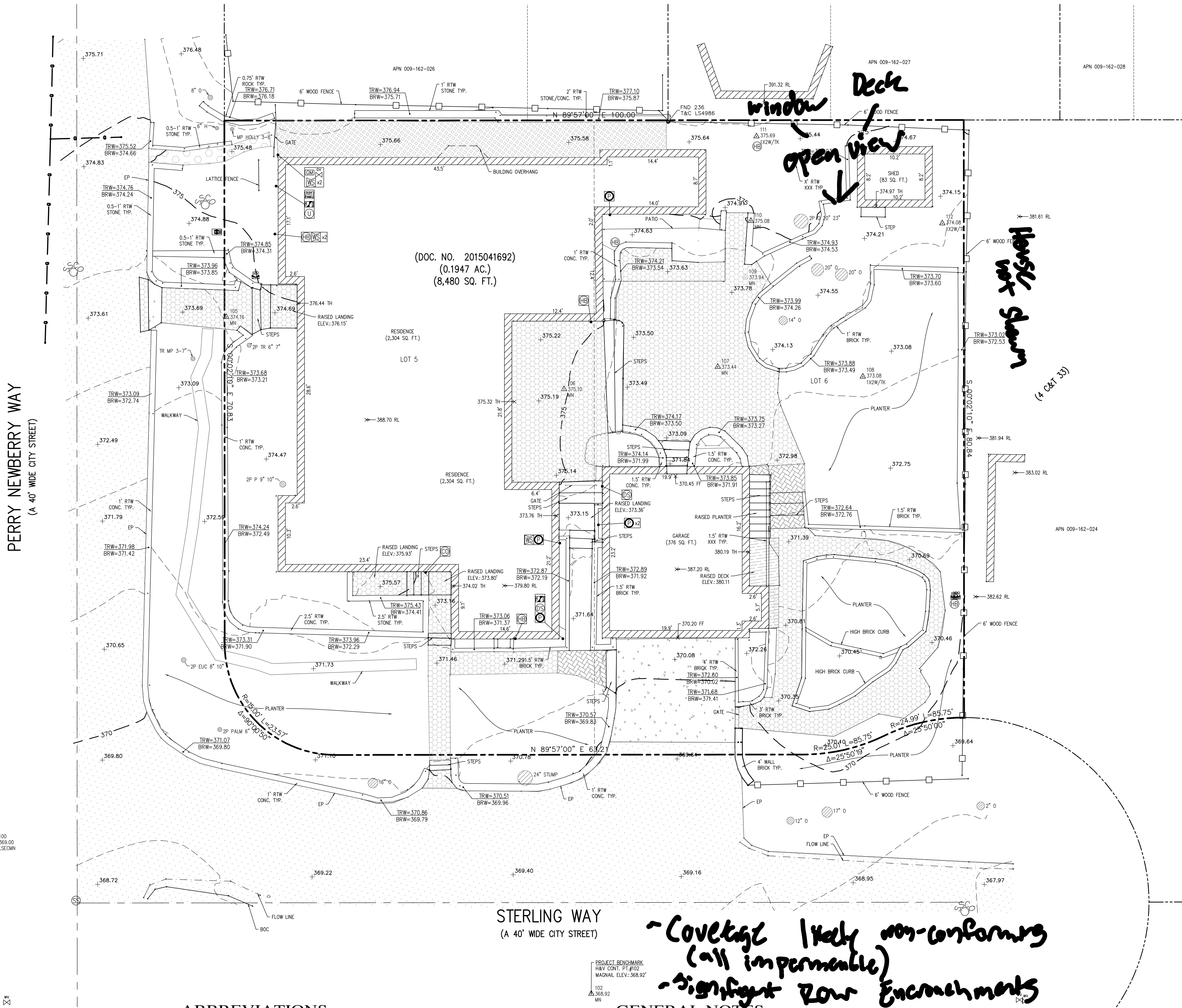
CLIENT:
DR. TONY DAS
P.O. BOX #2270
4407 MIDDLETON ROAD, CA 93942

ARCHITECT:
ATTN: ANATOLY OSTRETSOV
CORNER OF STERLING WAY &
PERRY NEWBERRY WAY
CARMEL-BY-THE-SEA, CA 93921

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

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

SHEET	1
OF	A0.2



TOPOGRAPHIC MAP

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

FOR
MR. TONY DAS

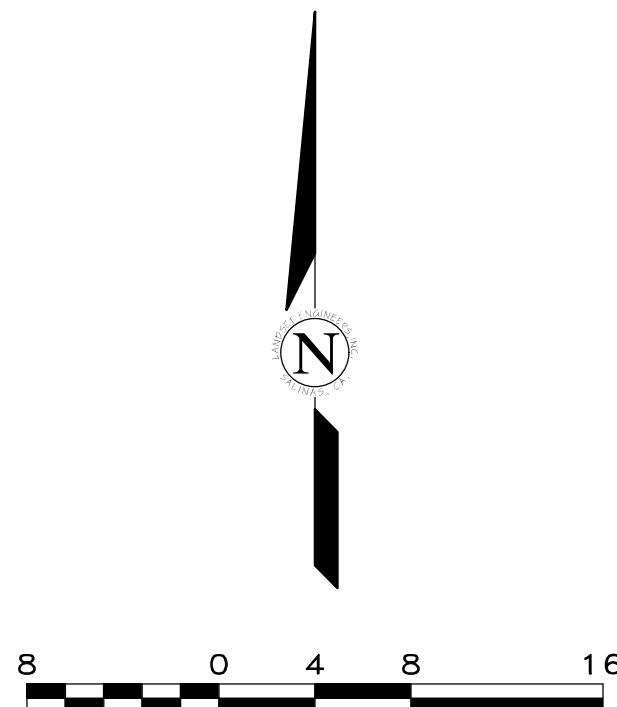
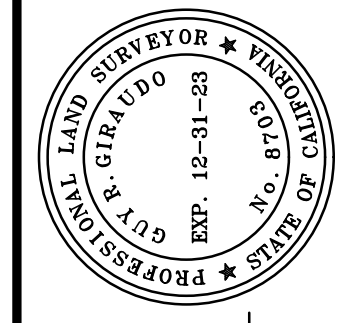
A.P.N.: 009-162-025

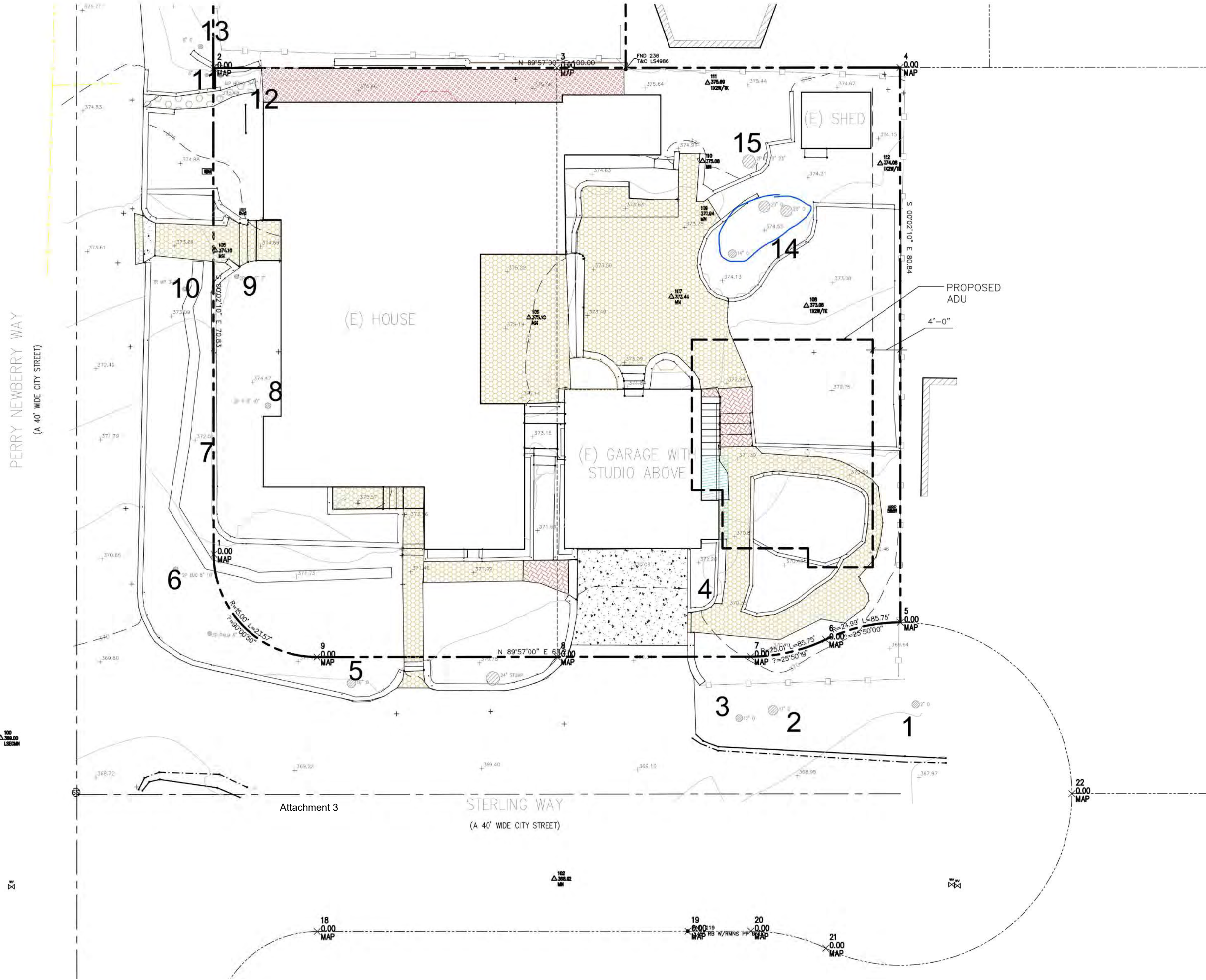
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www.landseteng.com

APPROVED BY:

GUY R. GIRARDINO

PLS. No. 8703





Significant Tree Evaluation Worksheet

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

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment
Record the total points scored on D - G for each tree.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

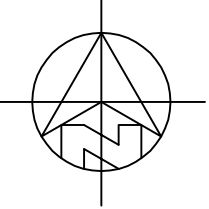
Items to note:
Required Structural Root Zone

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

Required Tree Protection Zone

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

- Requirements for tree preservation shall adhere to the following tree protection measures on construction site.
- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
 - Excavation within 6 feet of a tree trunk is not permitted.
 - No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
 - Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
 - Tree Protection Zone - The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
 - 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 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.



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CARMEL, CA 93923

THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

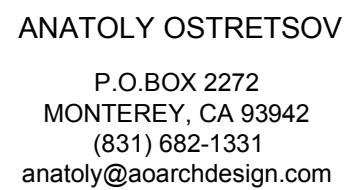
REVISIONS:

11-01-23	OWNERS REVISIONS
01-03-24	PLANNING REVISIONS

TREE EVALUATION

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A0.3



CARMEL, CA 93923

THE DAS RESIDENCE

APN: 009-162-025

ONE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:

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

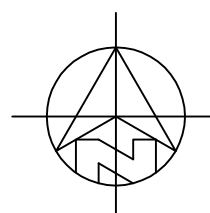
EXISTING
SITE PLAN

DATE: 06-11-23

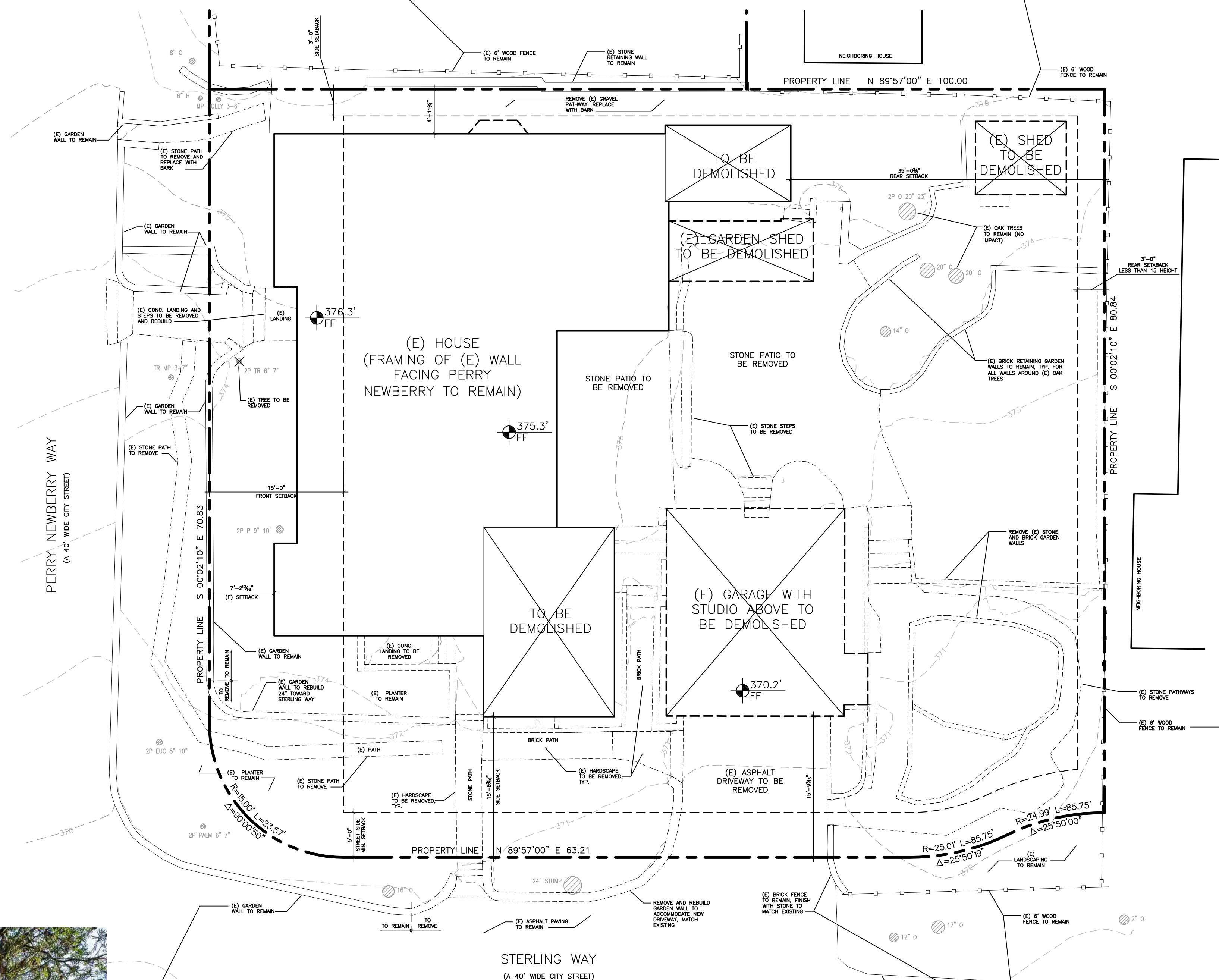
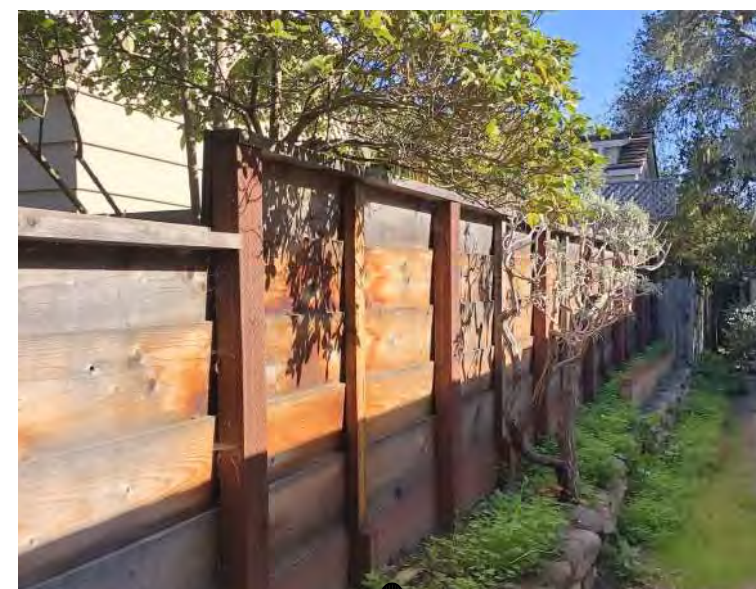
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SHEET NO

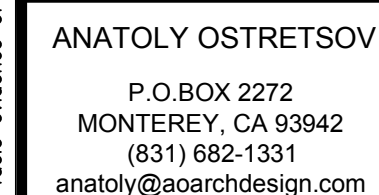
A1.0



EXISTING SITE PLAN

$$1/8'' = 1' - 0''$$


Attachment 3



CARMEL, CA 93923

THE DAS RESIDENCE

APN: 009-162-025

ONE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:

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

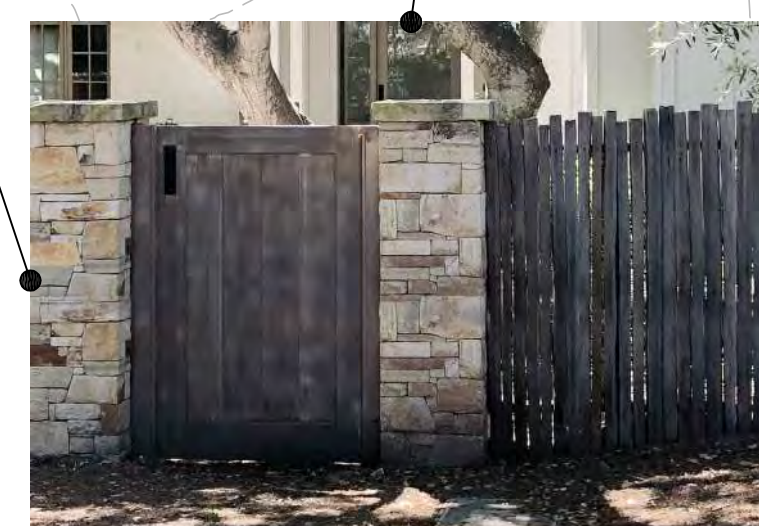
SITE PLAN
PROPOSED

DATE: 06-11-23

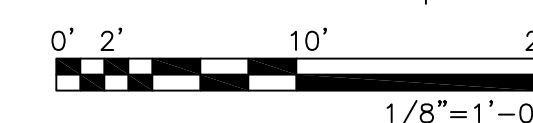
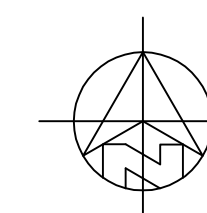
DESIGN APPROVAL

SHEET NO.

A1.1

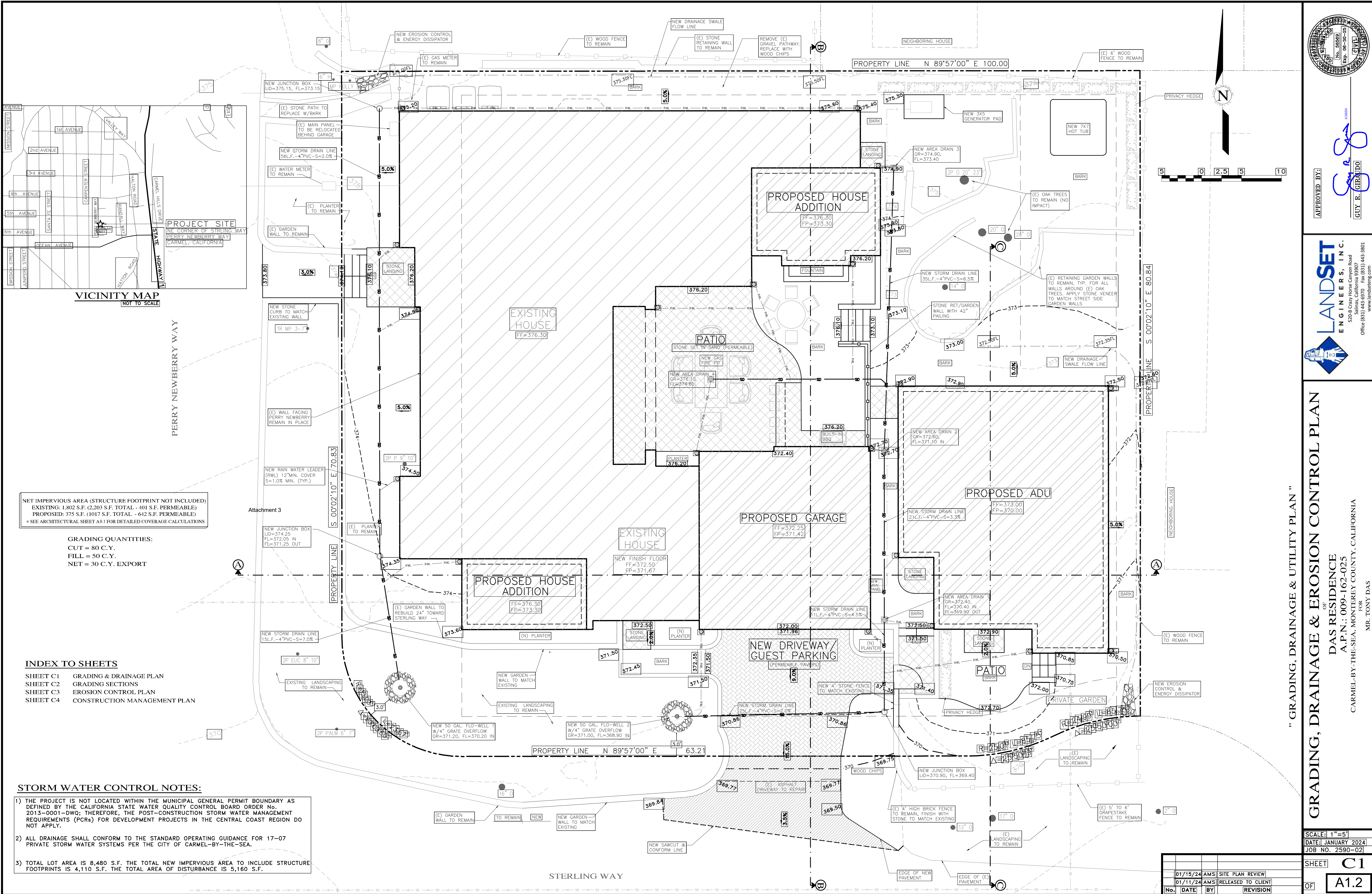


EXAMPLE



PROPOSED SITE PLAN

$$1/8'' = 1' - 0''$$



NET IMPERVIOUS AREA (STRUCTURE FOOTPRINT NOT INCLUDED)
EXISTING: 1,802 S.F. (2,203 S.F. TOTAL - 401 S.F. PERMEABLE)
PROPOSED: 375 S.F. (1,017 S.F. TOTAL - 642 S.F. PERMEABLE)
* SEE ARCHITECTURAL SHEET A01 FOR DETAILED COVERAGE CALCULATIONS

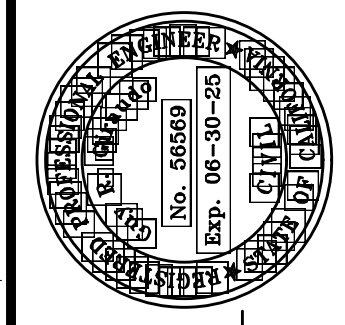
GRADING QUANTITIES:
CUT = 80 C.Y.
FILL = 50 C.Y.
NET = 30 C.Y. EXPORT

INDEX TO SHEETS

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

STORM WATER CONTROL NOTES:

- 1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- 2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.
- 3) TOTAL LOT AREA IS 8,480 S.F. THE TOTAL NEW IMPERVIOUS AREA TO INCLUDE STRUCTURE FOOTPRINTS IS 4,110 S.F. THE TOTAL AREA OF DISTURBANCE IS 5,160 S.F.



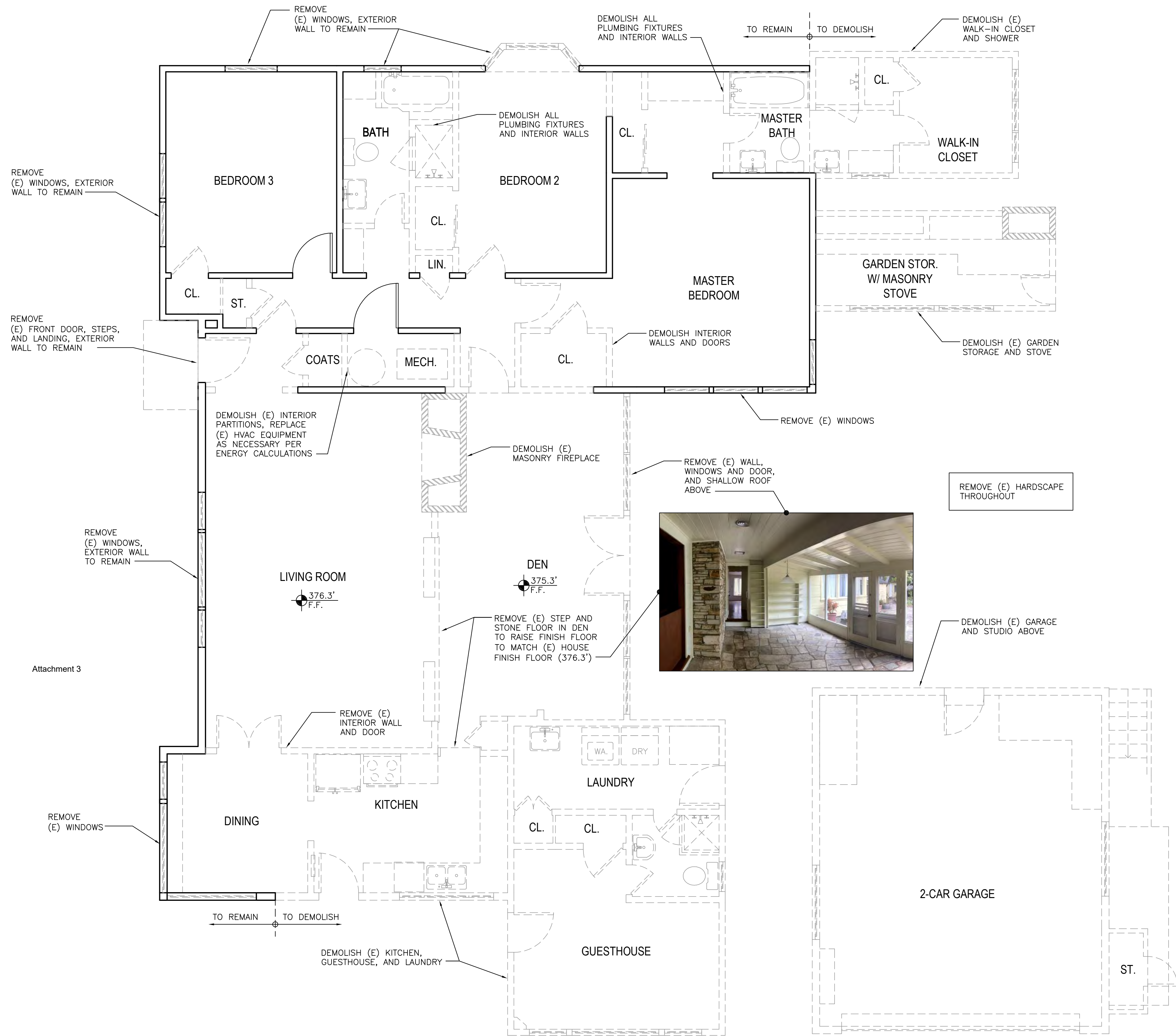
APPROVED BY:
GUY E. GARCIA



" GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
DAS RESIDENCE
A.P.N.: 009-162-025
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. TONY DAS

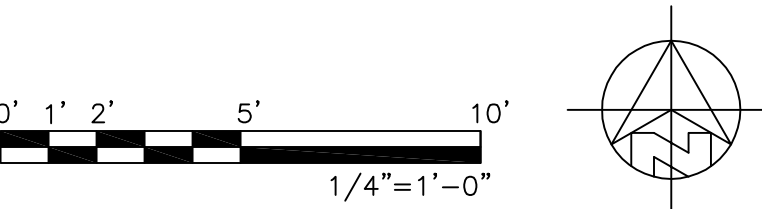
SCALE: 1"=5'			SHEET C1	
DATE: JANUARY 2024			OF A1.2	
JOB NO. 2590-02				
No.	DATE	BY	REVISION	
01/15/24	AMS		SITE PLAN REVIEW	
01/11/24	AMS		RELEASED TO CLIENT	



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

WALL LEGEND

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



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

AO ARCHITECTURAL
DESIGN

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THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:

11-01-23	OWNERS REVISIONS
01-03-24	PLANNING REVISIONS

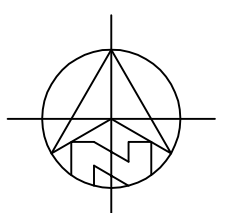
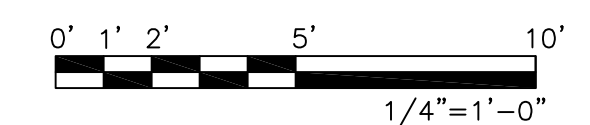
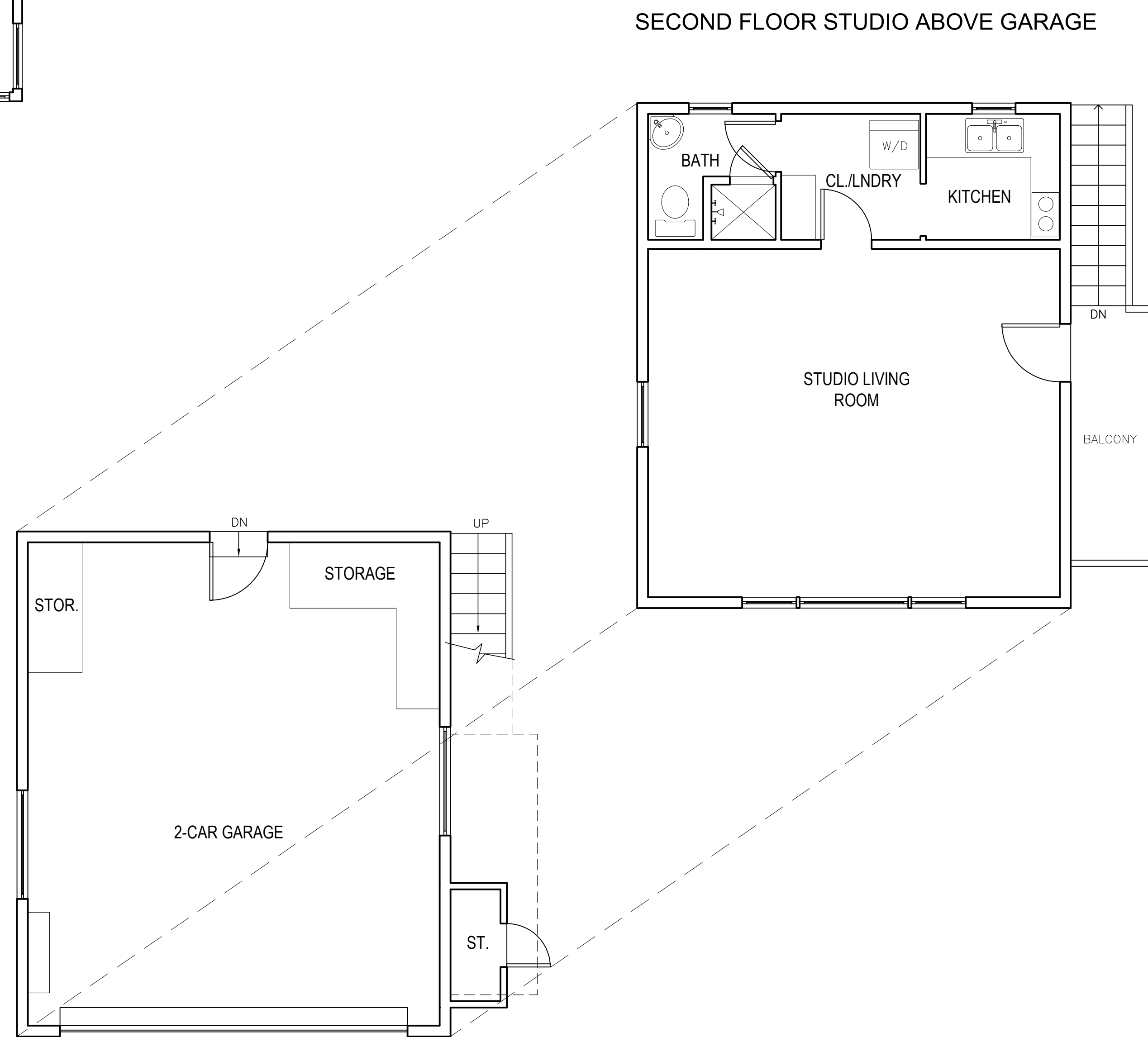
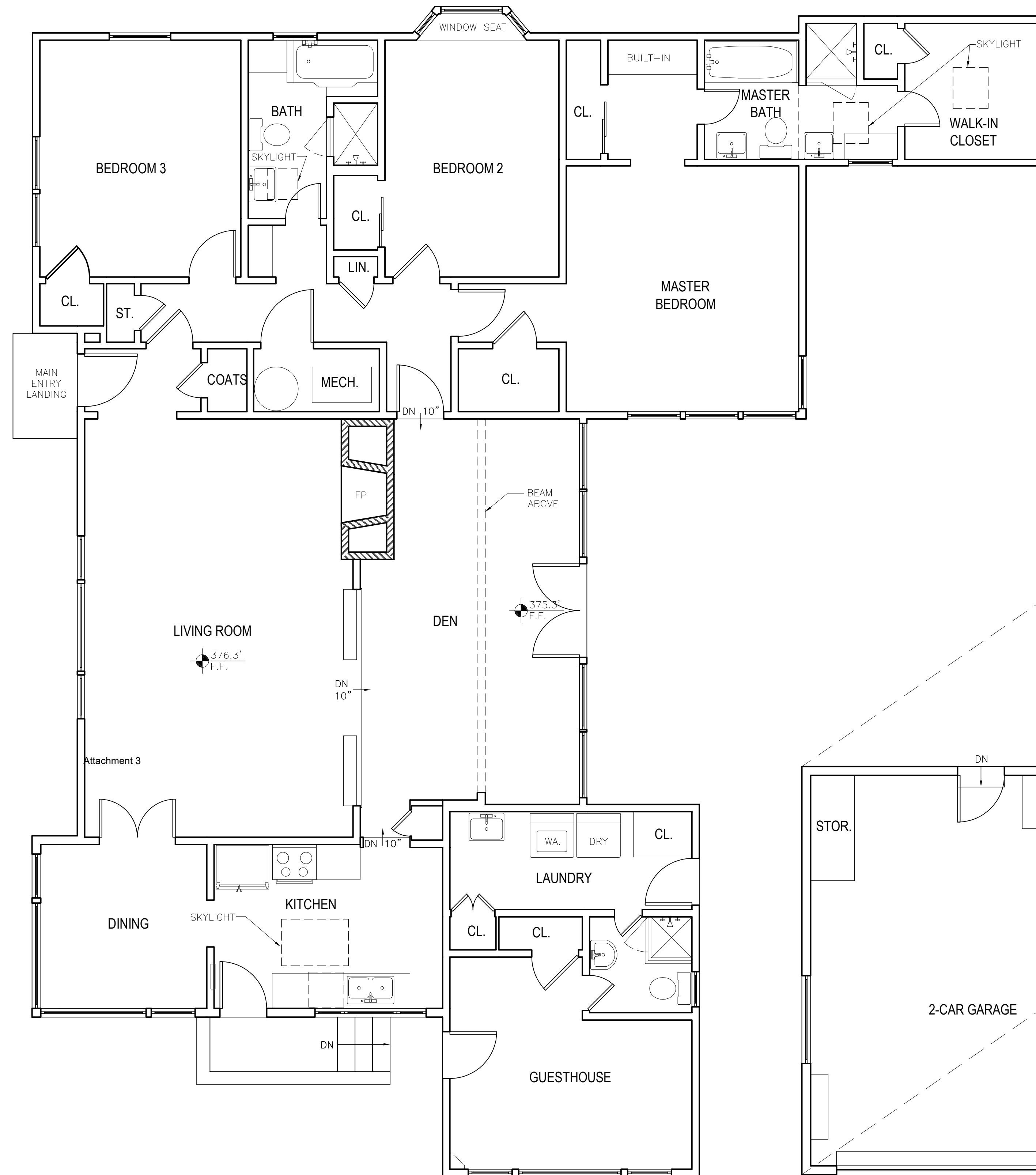
DEMOLITION PLAN

DATE: 06-11-23

DESIGN APPROVAL

SHEET NO.

A2.0



EXISTING FLOOR PLAN

1/4"=1'-0"



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THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

CARMEL, CA 93923

REVISIONS:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

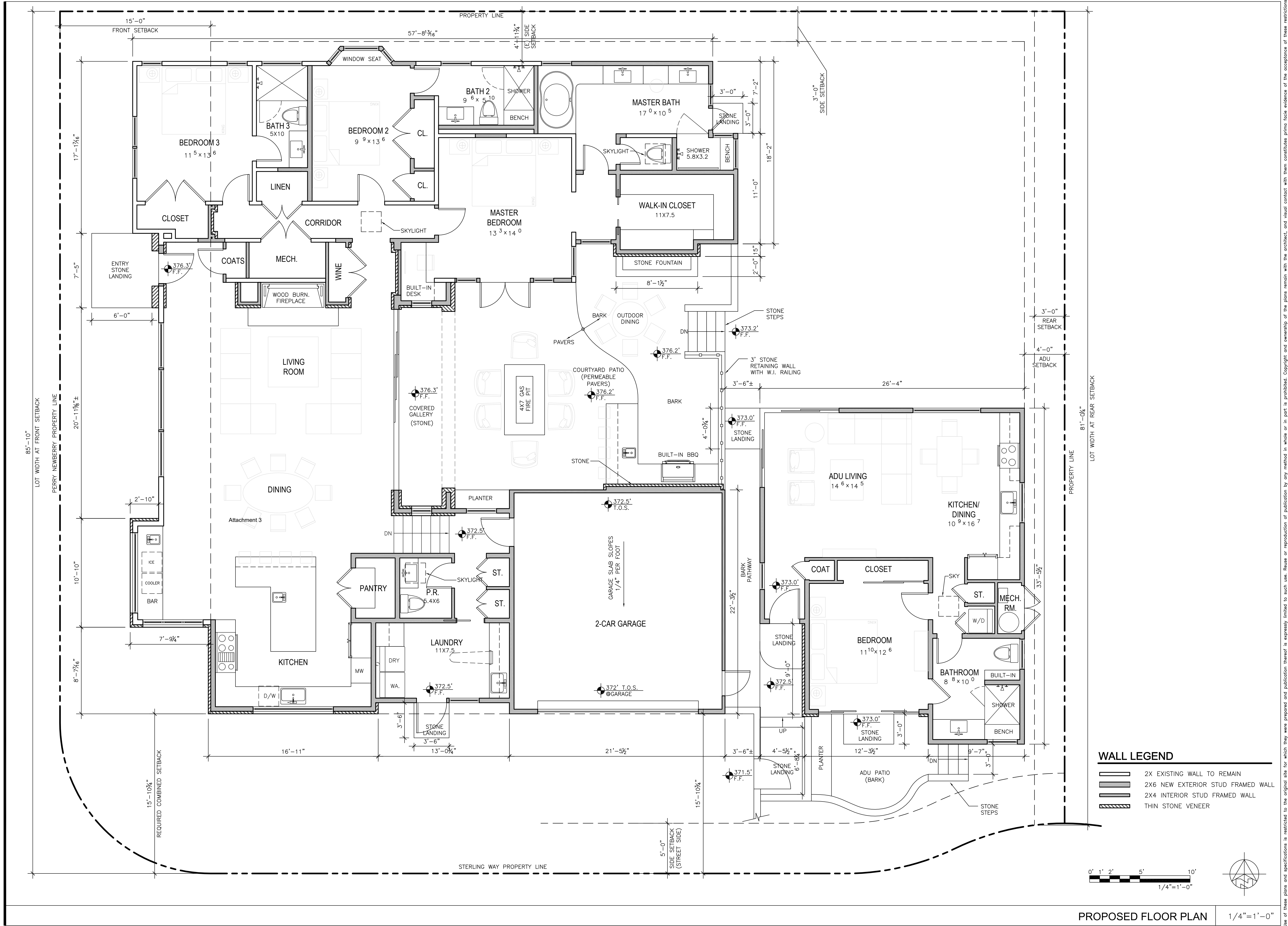
EXISTING
FLOOR PLAN

DATE: 08-22-23

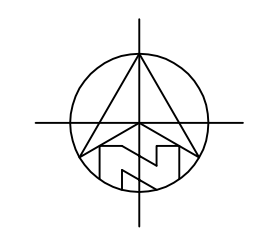
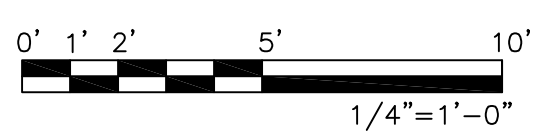
AS-BUILT

SHEET NO.

A2.1



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



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

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THE DAS RESIDENCE
APN: 009-162-025

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

REVISIONS:

	11-01-23	OWNERS REVISIONS
	01-03-24	PLANNING REVISIONS

PROPOSED FLOOR PLAN

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A2.2

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THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:

11-01-23	OWNERS REVISIONS
01-03-24	PLANNING REVISIONS

EXTERIOR
ELEVATIONS

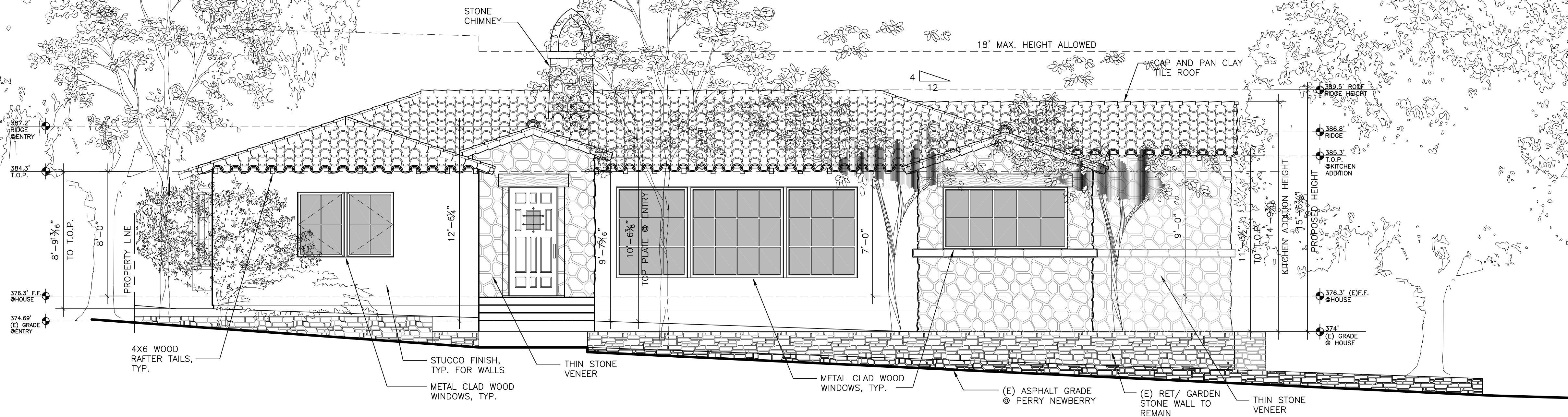
DATE: 06-11-23

DESIGN APPROVAL

SHEET NO.

A6.0

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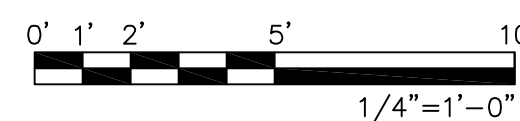
PROPOSED WEST (FRONT) ELEVATION (PERRY NEWBERRY)

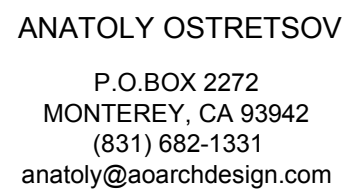
1/4"=1'-0"



EXISTING WEST (FRONT) ELEVATION (PERRY NEWBERRY)

1/4"=1'-0"





CARMEL, CA 93923

THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:

1	11-01-23
	OWNERS REVISIONS
2	01-03-24
	PLANNING REVISIONS

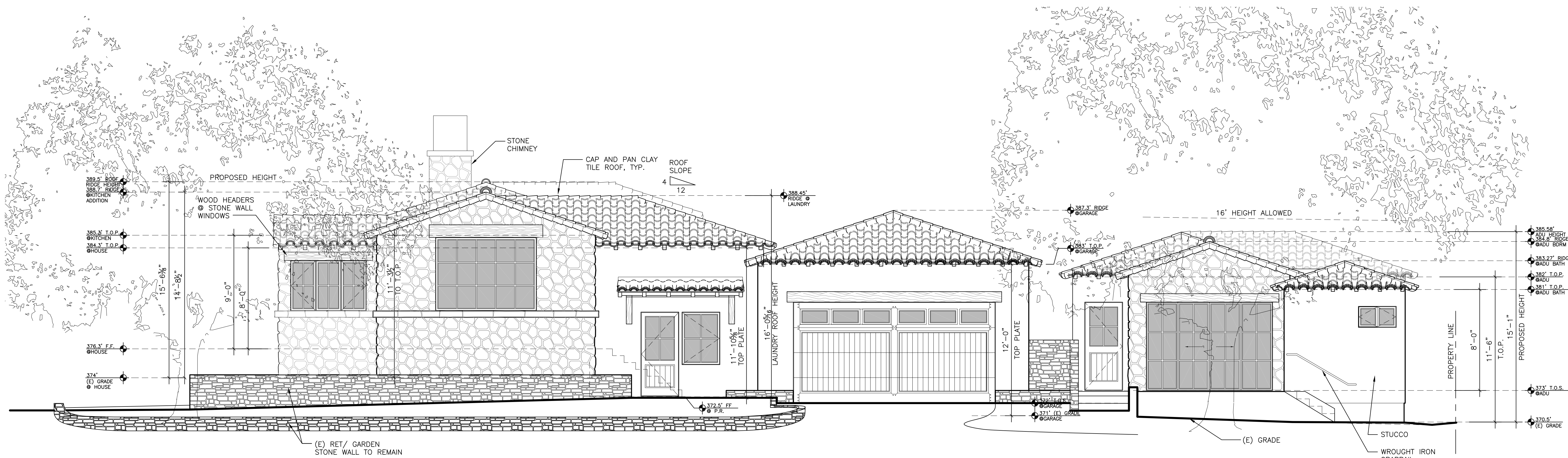
EXTERIOR
ELEVATIONS

DATE: 06-11-23

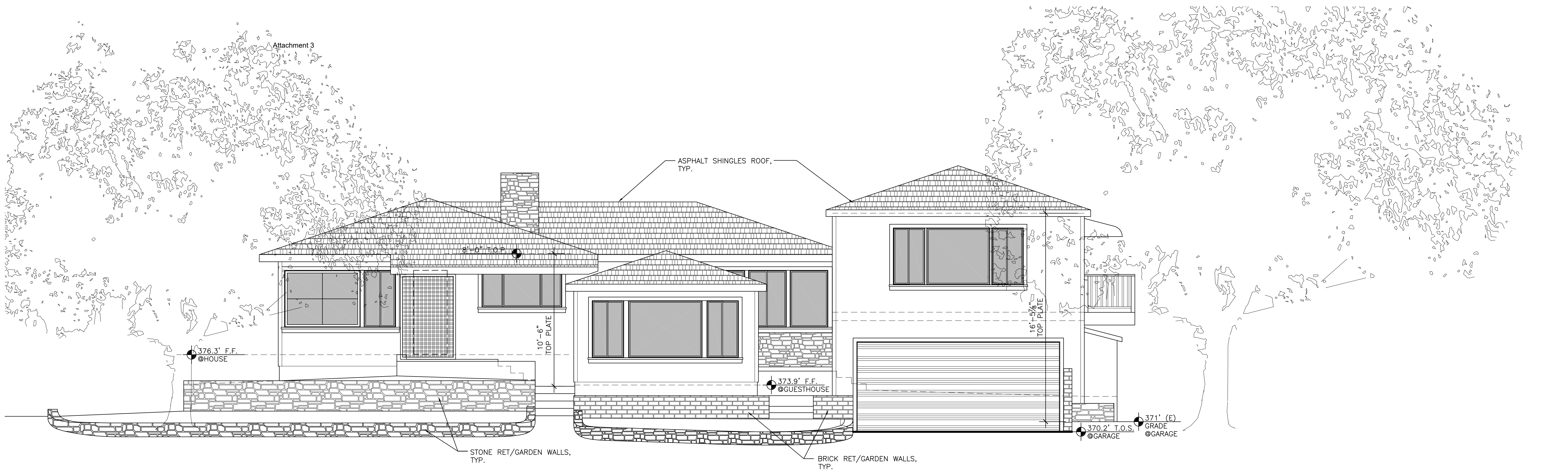
DESIGN APPROVAL

SHEET NO.

A6.1



PROPOSED SOUTH ELEVATION (STERLING WAY)

$$1/4'' = 1' - 0''$$


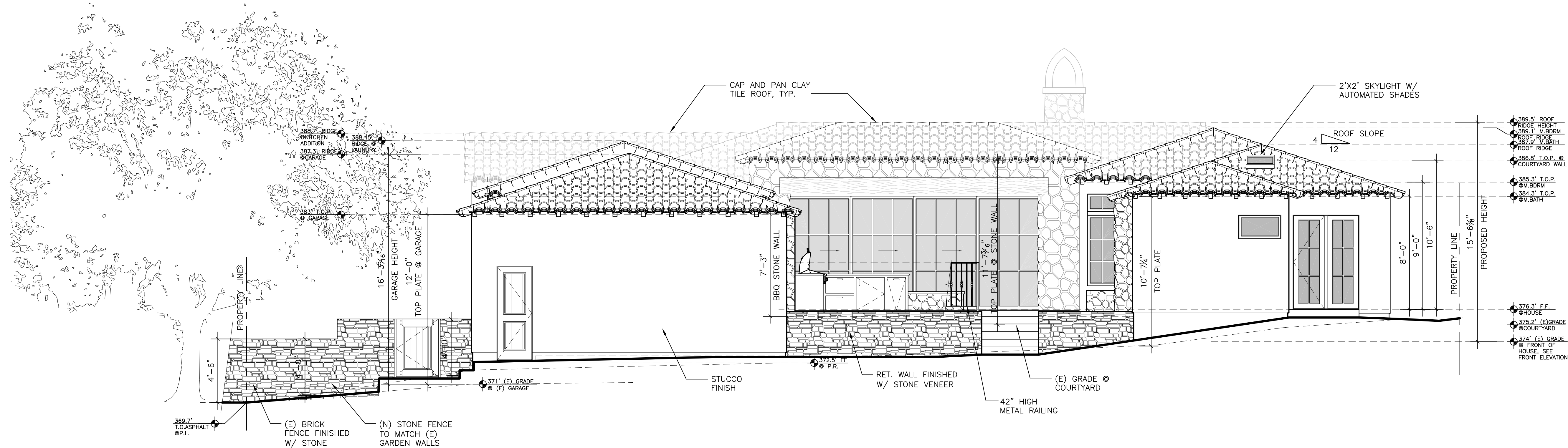
EXISTING SOUTH ELEVATION (STERLING WAY)

$$1/4'' = 1' - 0''$$

0' 1' 2' 5' 10'

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

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

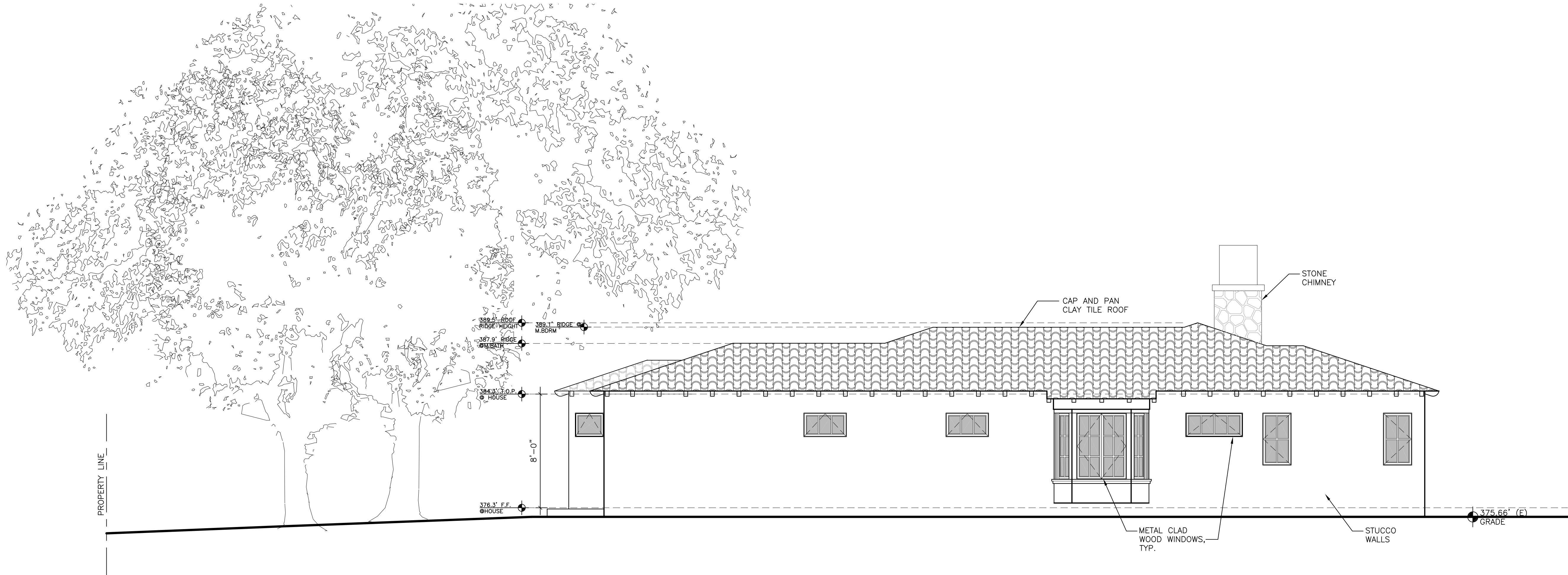


EXISTING EAST ELEVATION (COURTYARD) 1/4"=1'-0"

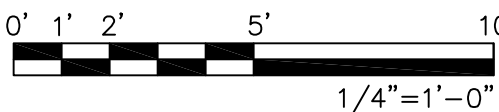
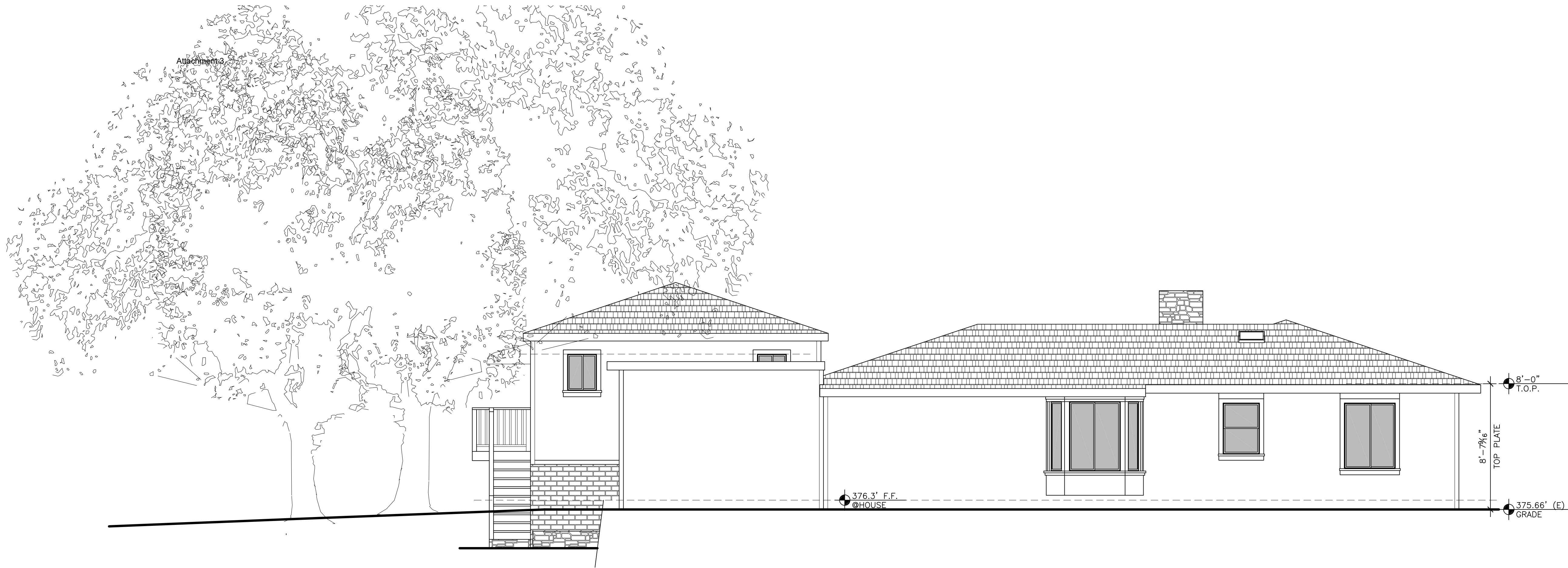
THE DAS RESIDENCE
APN: 009-162-025
NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:	
11-01-23	OWNERS REVISIONS
01-03-24	PLANNING REVISIONS

EXTERIOR ELEVATIONS
DATE: 06-11-23
DESIGN APPROVAL
SHEET NO.
A6.2



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



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

THE DAS RESIDENCE

APN: 009-162-025

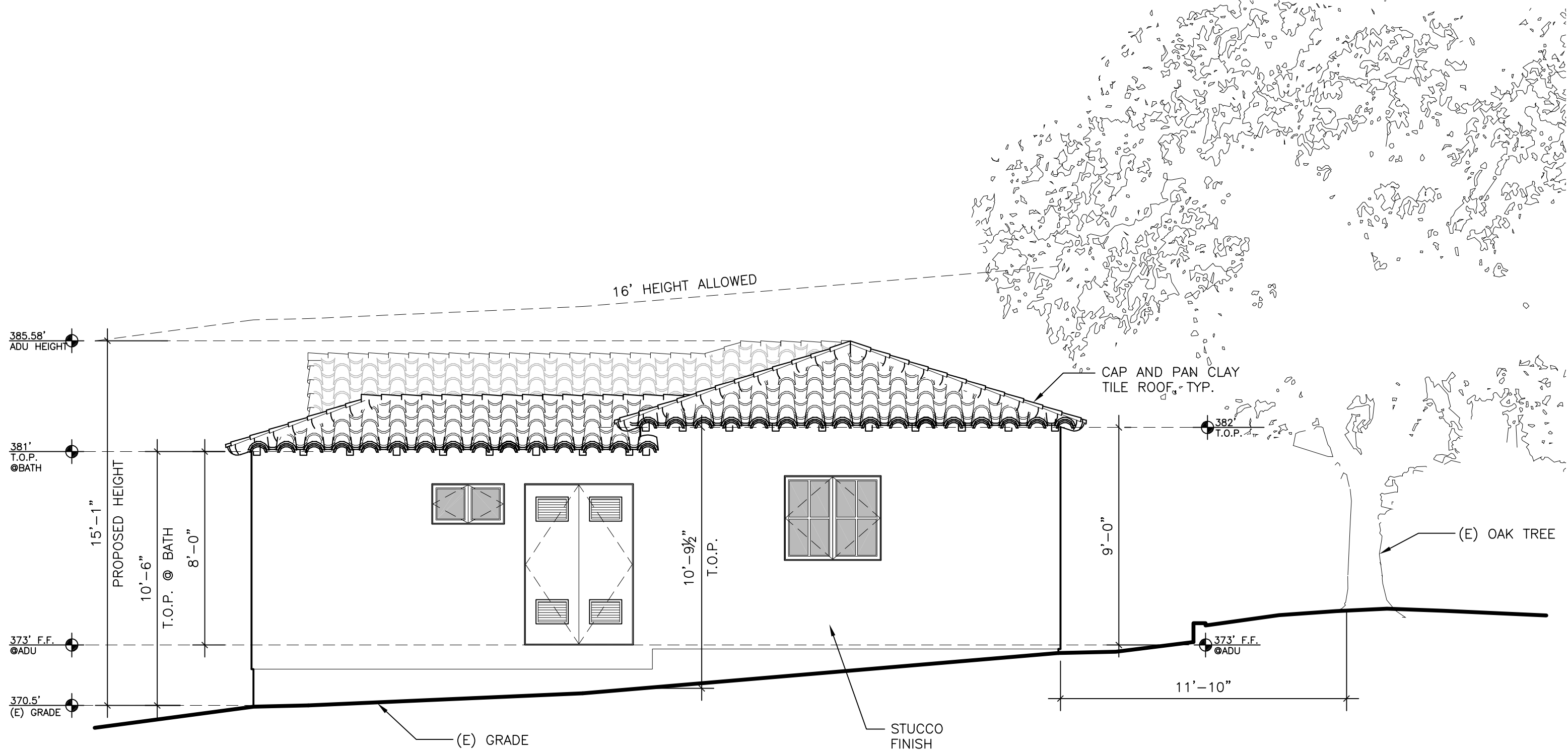
NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:	
11-01-23	OWNERS REVISIONS
01-03-24	PLANNING REVISIONS

EXTERIOR
ELEVATIONS

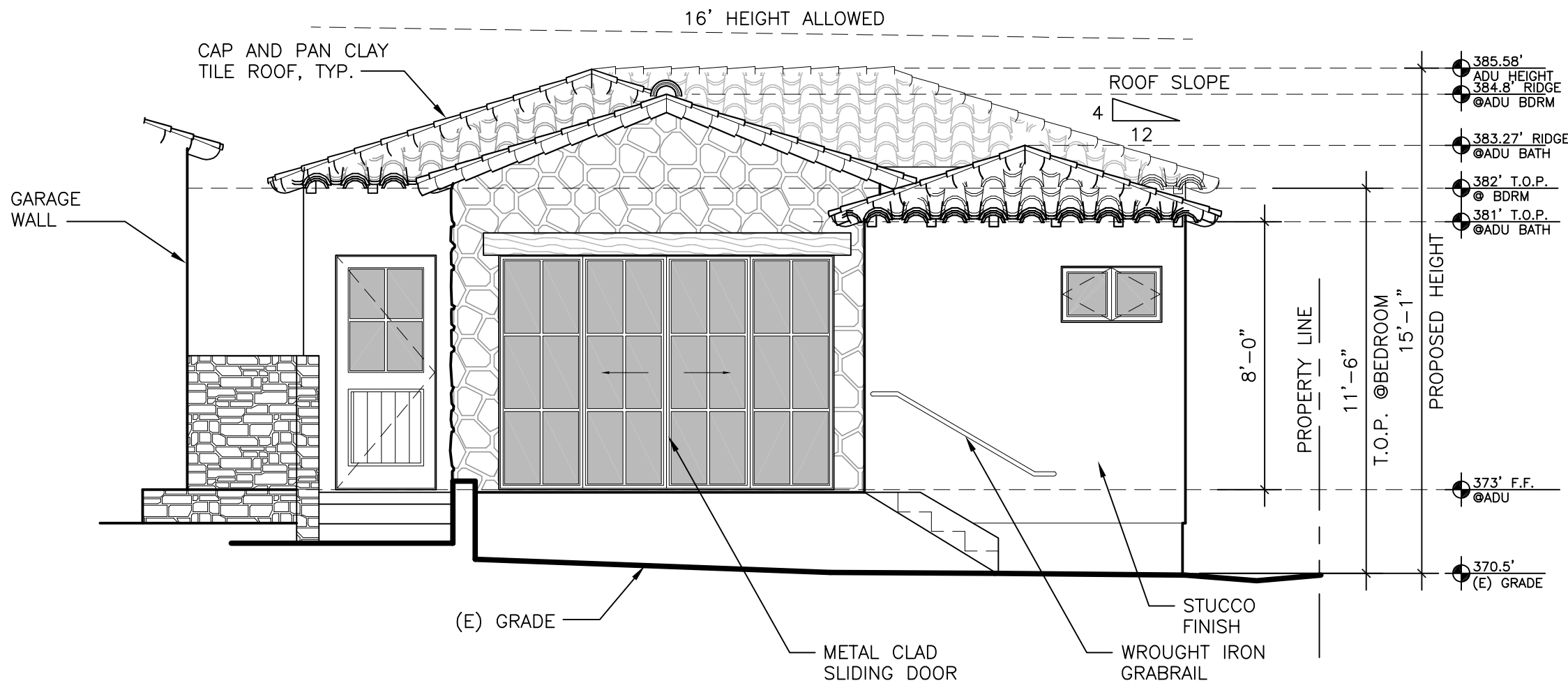
DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A6.3



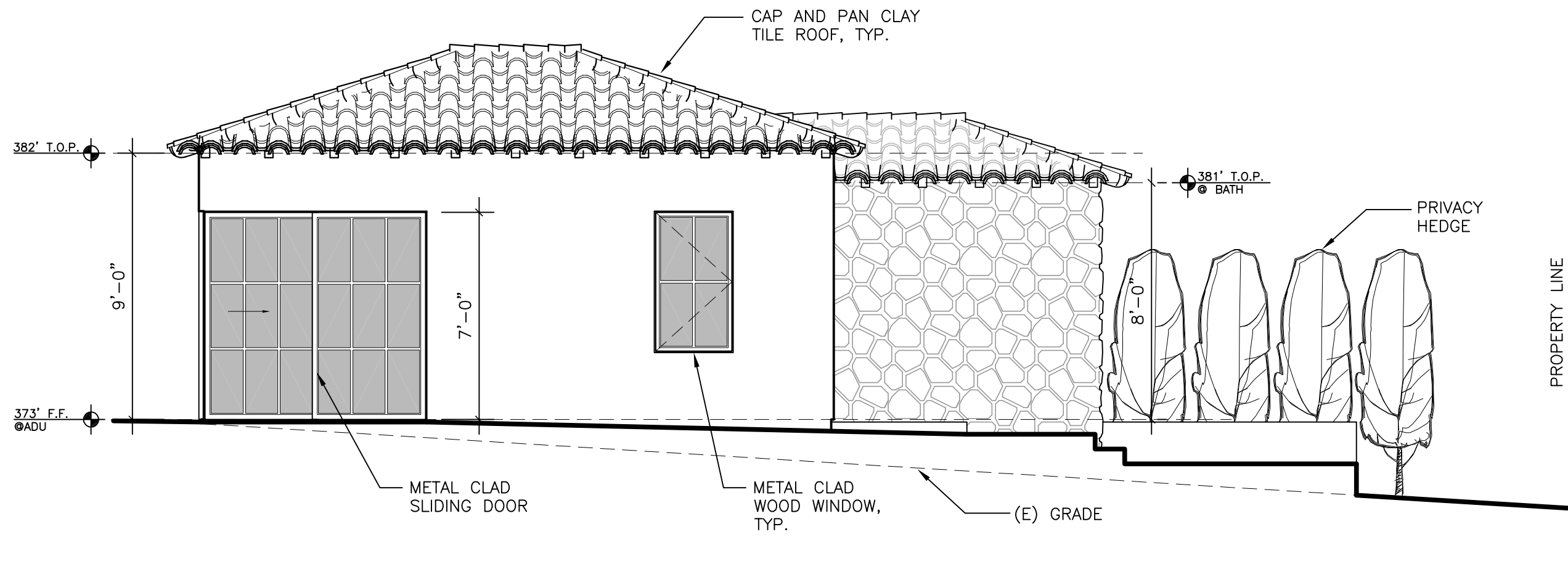
ADU EAST ELEVATION

1/4"=1'-0"



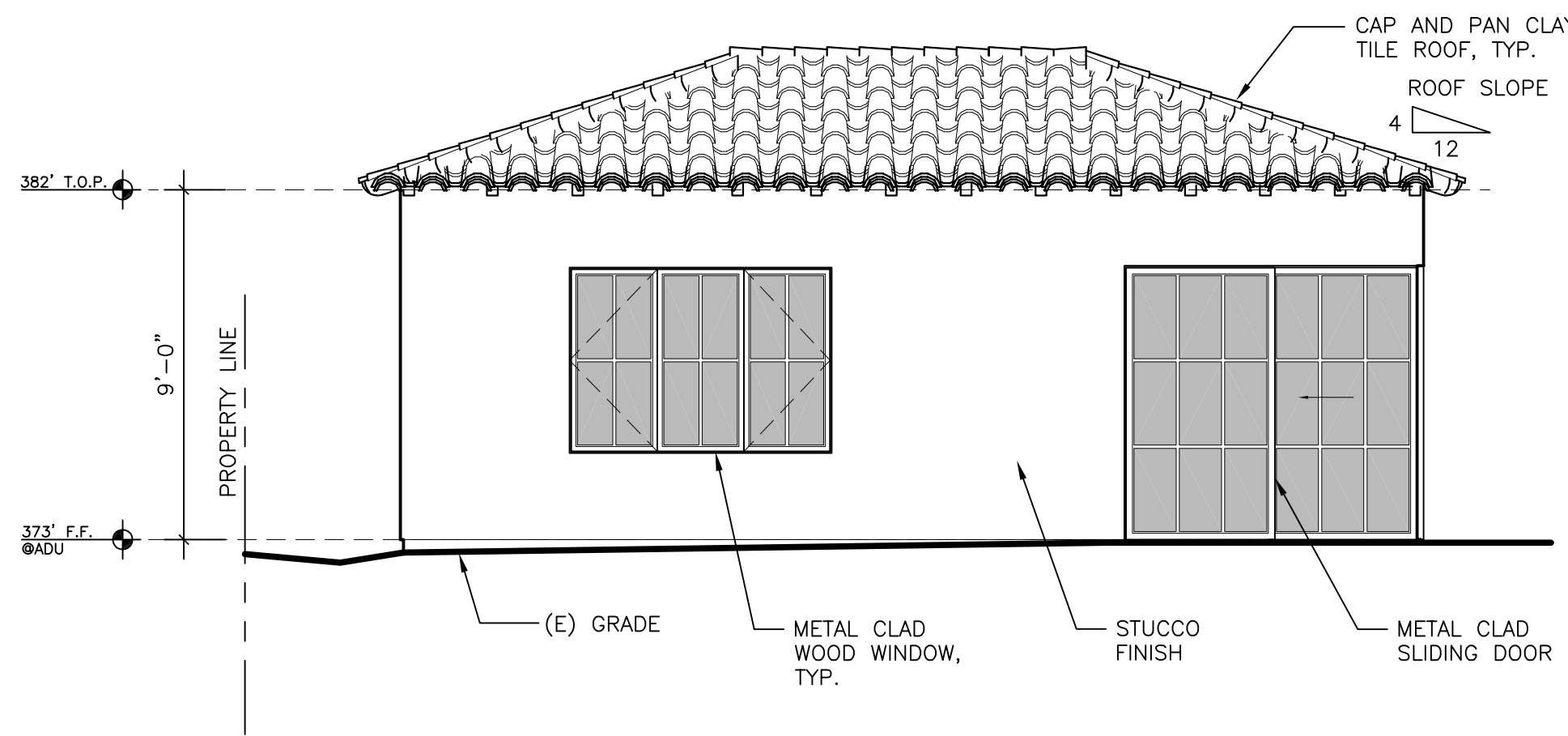
ADU FRONT ELEVATION (SOUTH)

1/4"=1'-0"



ADU WEST ELEVATION

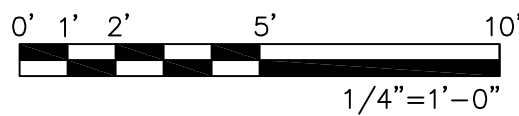
1/4"=1'-0"



ADU NORTH ELEVATION

1/4"=1'-0"

Attachment 3



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THE DAS RESIDENCE

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NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

CARMEL, CA 93923

REVISIONS:	
11-01-23	OWNERS REVISIONS
01-03-24	PLANNING REVISIONS

ADU EXTERIOR ELEVATIONS

DATE: 06-11-23

DESIGN APPROVAL

SHEET NO.

A6.4

5TH AVENUE

5TH AVENUE

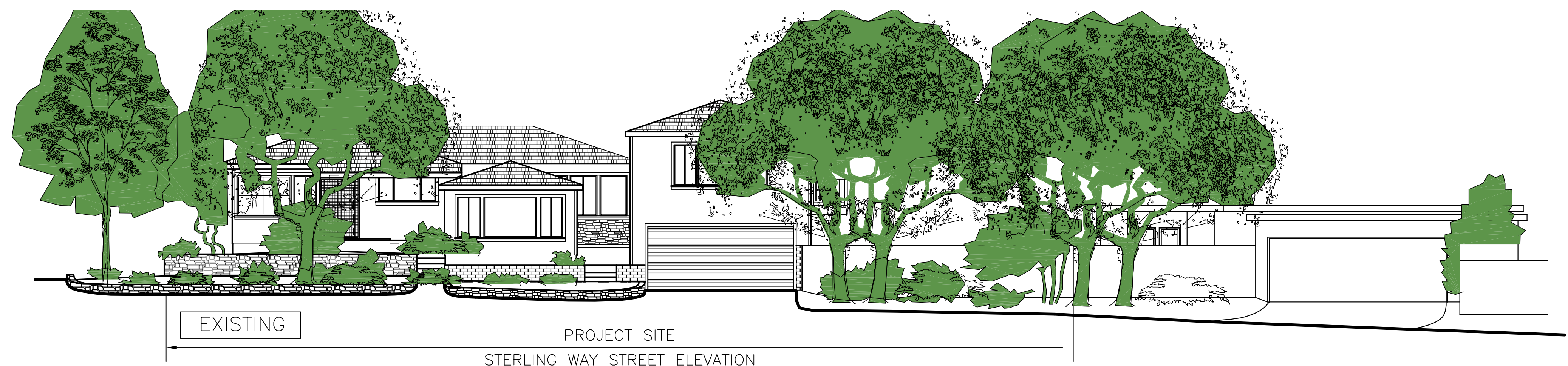
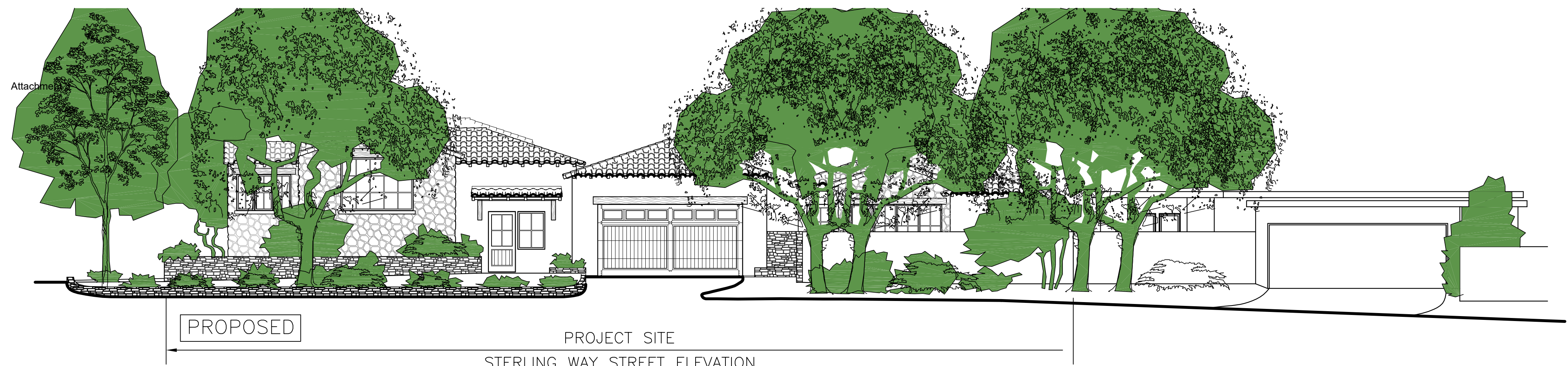


PERRY NEWBERRY WAY ELEVATION

1/8"=1'-0"

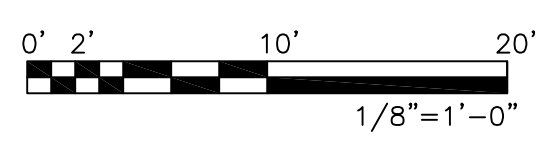
PERRY NEWBERRY WAY

PERRY NEWBERRY WAY



STERLING WAY ELEVATION

1/8"=1'-0"



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CARMEL, CA 93923

THE DAS RESIDENCE

APN: 009-162-025

NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:
11-01-23 OWNERS REVISIONS
01-03-24 PLANNING REVISIONS

STREETSCAPE
ELEVATIONS

DATE: 06-11-23
DESIGN APPROVAL

SHEET NO.
A7.0



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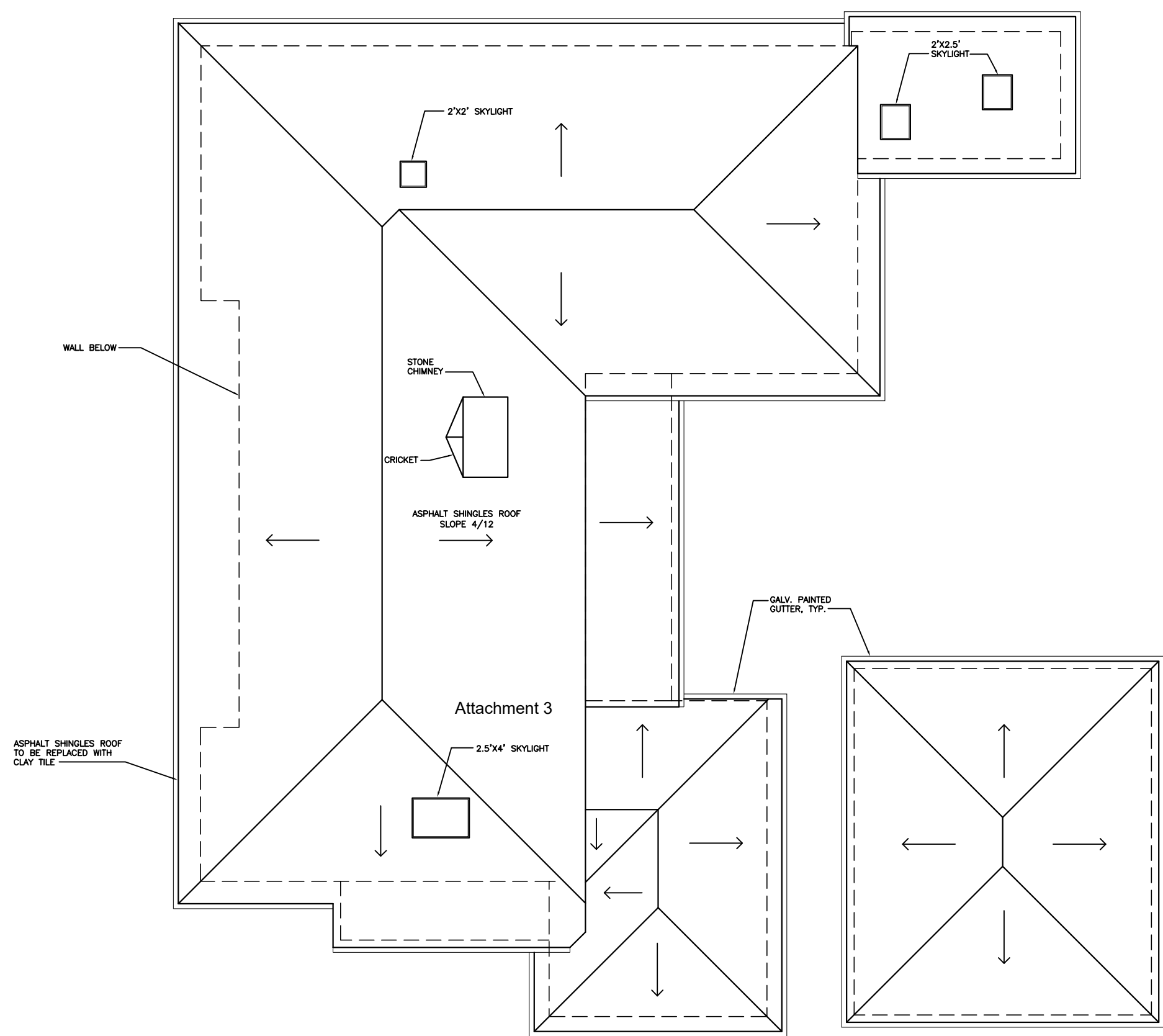
ROOF PLANS

DATE: 06-11-23

DESIGN APPROVAL

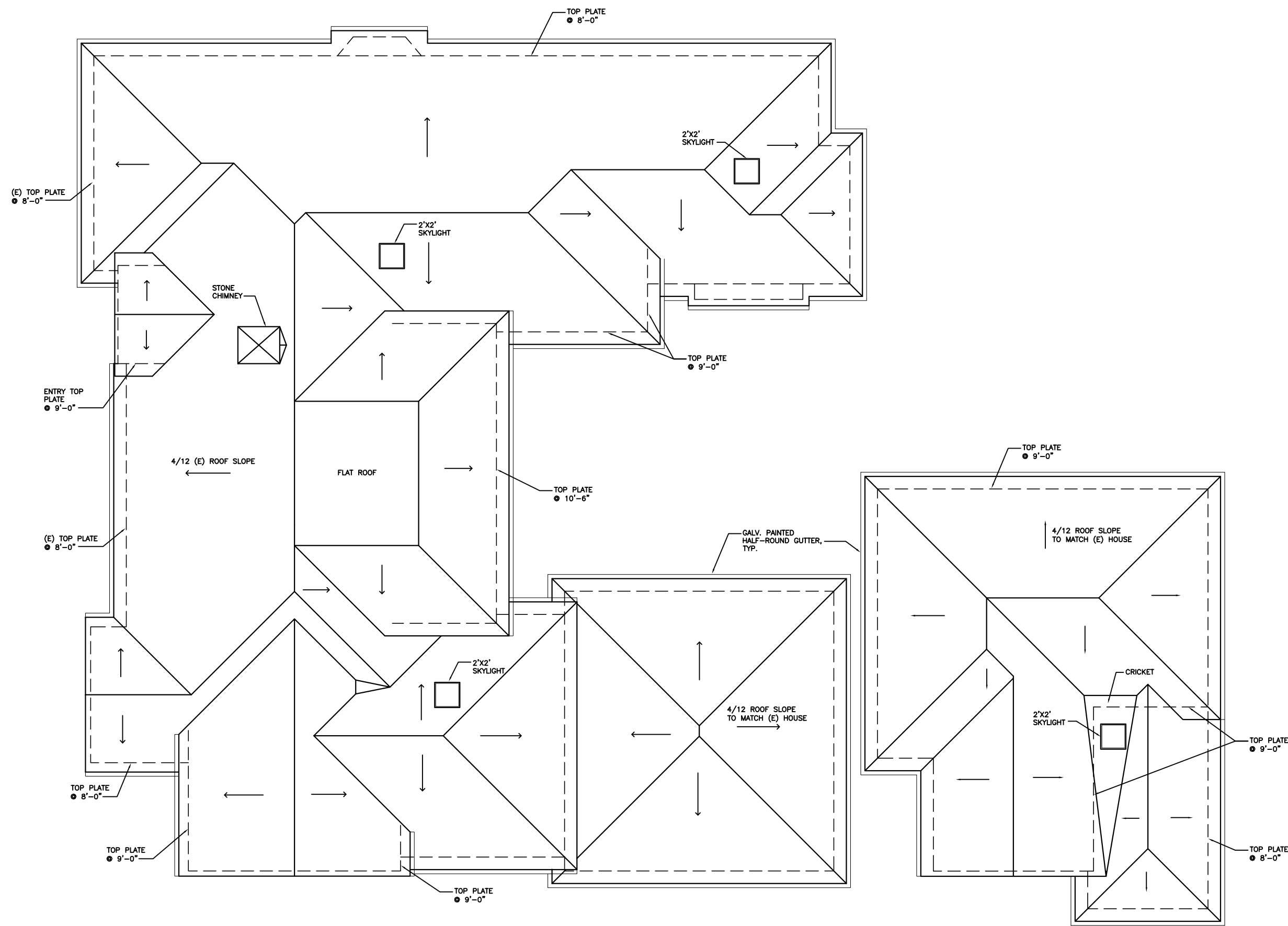
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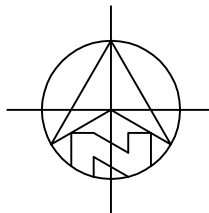
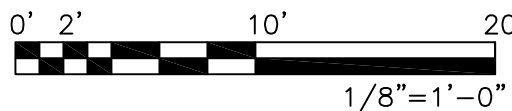
EXISTING ROOF PLAN

1/8"=1'-0"



GENERAL ROOF NOTES

ROOF MATERIAL - CLASS 'A' CAP AND PAN CLAY TILE ROOF
- CLASS 'A' 3-PLY (TAR AND GRAVEL) FLAT ROOF
ROOF SLOPE - 4/12 TO MATCH EXISTING
OVERHANG - 12", U.O.N.
PAINTED GALV. HALF-ROUND GUTTERS WITH ROUND DOWNSPOUTS



PROPOSED ROOF PLAN

1/8"=1'-0"

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

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

ADU DOOR SCHEDULE					
DOOR NO.	DOOR SIZE		ACTION	GLASS	NOTES
	WIDTH	HEIGHT			
1	3'-0"	7'-0"	SWING	TEMPERED	ADU ENTRY DOOR
2	8'-0"	7'-0"	SLIDING	TEMPERED	⊗ LIVING ROOM (CORNER DOOR W/ DOOR #3)
3	8'-0"	7'-0"	SLIDING	TEMPERED	⊗ LIVING ROOM (CORNER DOOR W/ DOOR #2)
4	4'-6"	6'-8"	SWING		PAIR OF 2'-3" ⊗ MECH. ROOM, LOUVERED
5	10'-0"	7'-0"	SLIDING	TEMPERED	PAIR OF 5'-0" DOORS (4 GLASS PANELS TOTAL X00X)
6	1'-10"	7'-0"	SWING		⊗ COAT CLOSET
7	2'-8"	6'-8"	SWING		⊗ BEDROOM
8	8'-0"	6'-8"	SLIDING		PAIR OF 4'-0" ⊗ BEDROOM CLOSET
9	2'-6"	6'-8"	SWING		⊗ BEDROOM / BATH
10	2'-2"	6'-0"	SWING	TEMPERED	⊗ SHOWER
11	2'-6"	6'-8"	SWING		⊗ BATHROOM
12	2'-8"	6'-8"	BI-FOLD		⊗ LAUNDRY
13	1'-10"	6'-8"	SWING		⊗ STORAGE

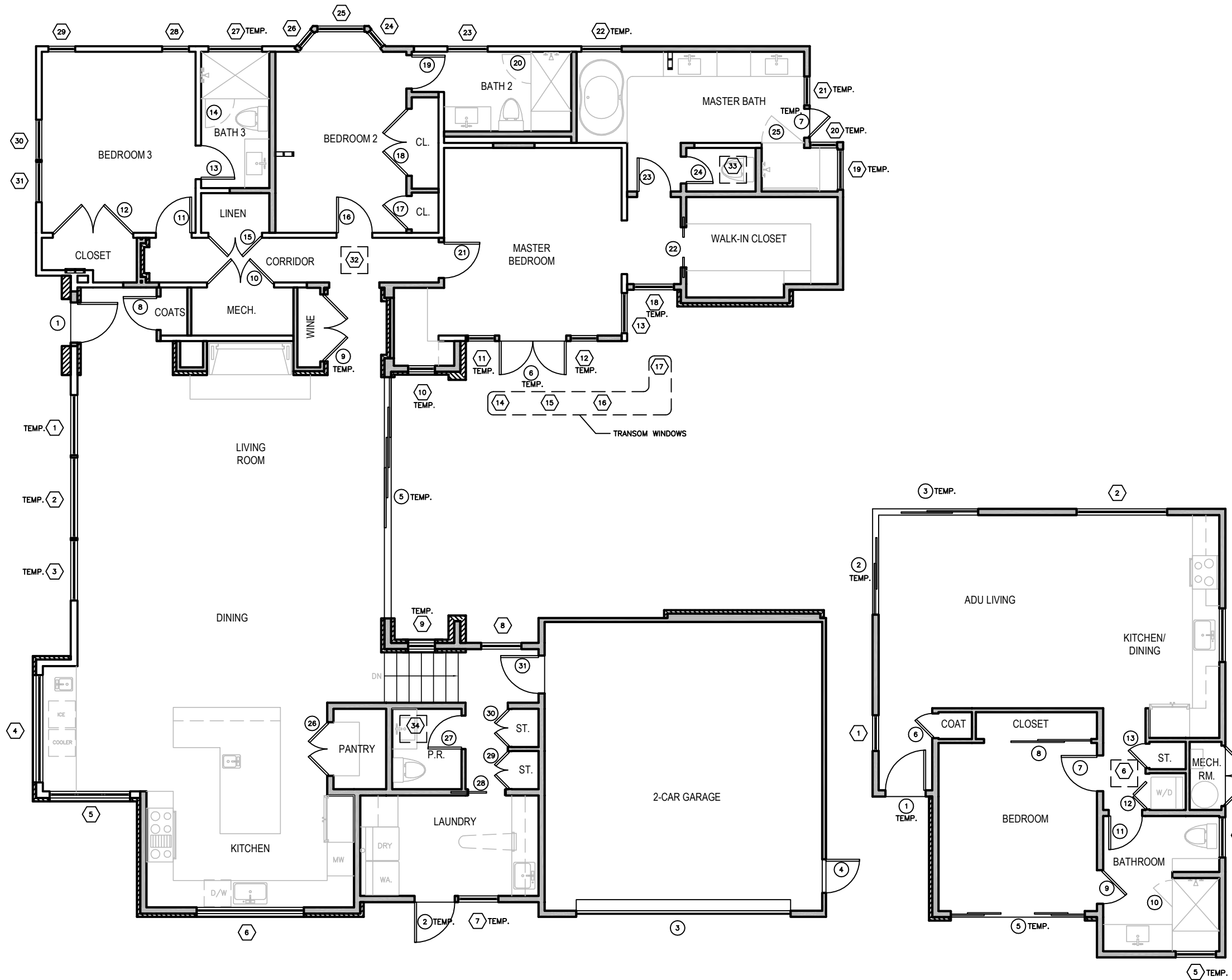
ADU WINDOW SCHEDULE							
WNDW. NO.	WINDOW SIZE			TYPE	MTRL.	GLASS	NOTES
	WIDTH	HEIGHT	HEADER HEIGHT				
1	2'-8"	4'-8"	7'-0"	FIXED	WD		4 LITES
2	6'-8"	4'-8"	7'-0"	CASE/FIXED/CASE	WD		12 LITES (XOX)
3	4'-0"	3'-6"	7'-0"	DBL.CASEMENT	WD		8 LITES
4	3'-0"	1'-8"	6'-8"	DBL.CASEMENT	WD		
5	3'-0"	1'-8"	6'-8"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

DOOR NOTES:

1. EXTERIOR SLIDING DOORS AND FRONT DOOR TO BE METAL CLAD WOOD DOORS (SIERRA PACIFIC OR EQUAL).
2. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS (CBC 2406.4.1, CRC R308.4.1).
3. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS AND PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.
4. ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

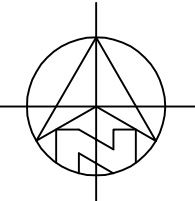
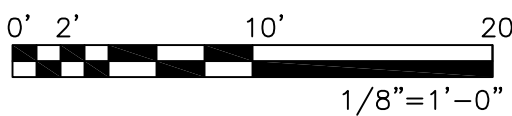
WINDOW NOTES:

1. ALL WINDOWS TO BE METAL CLAD WOOD WINDOWS (SIERRA PACIFIC OR EQUAL).
2. ALL WINDOWS TO BE DOUBLE GLAZED.
3. FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:
 - MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 20 INCHES IN WIDTH.
 - MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.
 - BOTTOM OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR (CRC R310.2.1, R310.2.2)
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS (CBC 2406.4.2).
5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING (CBC 2406.4.3).



DOOR/WINDOW LEGEND

- ◻ DENOTES A WINDOW
- DENOTES A DOOR



FLOOR PLAN

1/8"=1'-0"



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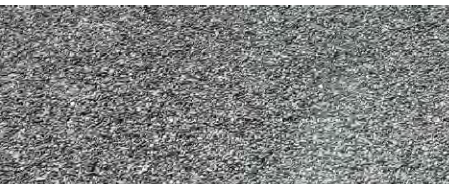
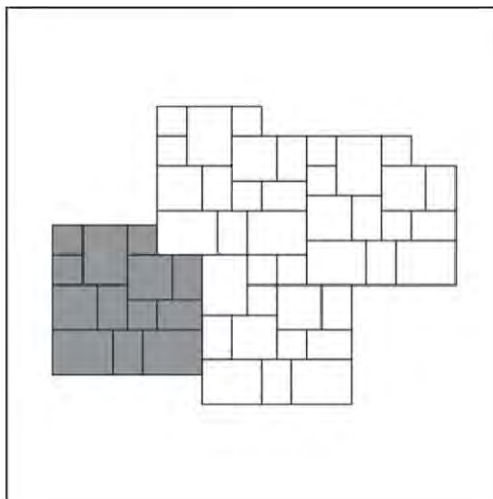
WIN/DOOR SCHEDULE

DATE: 06-11-23

DESIGN APPROVAL

SHEET NO.

A9.0

 MCA CLASSIC TAPERED MISSION CAP AND PAN CLAY TILE (VINTAGE BUFF COLOR FAMILY, CB-383R TEJA BIANCO BLEND) OR EQUAL  TAR AND GRAVEL FLAT ROOF	 WHITE-OAK HAND-SCRAPED HEADERS/BEAMS, NATURALLY AGED	 THIN STONE VENEER TUSCAN GOLD	 ELASTOMERIC PAINT OVER STUCCO SHERWIN-WILLIAMS COLOR SW 9119 DIRTY MARTINI	ROOF	WOOD DETAILS (HEADERS/BEAMS)	STONE WALLS	STUCCO WALLS																					
 REDWOOD GATE NATURALLY AGED	 METAL RAILING AT BBQ AREA COLOR: BLACK	 REDWOOD RAFTER TAILS AND T&G DECKING PAINTED TO MATCH WINDOWS AND DOORS GALVANIZED PAINTED HALF-ROUND GUTTERS WITH ROUND DOWNSPOUTS (BROWN COLOR TO MATCH RAFTER TAILS AND WINDOWS)	 SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOWS AND EXTERIOR DOORS (OR EQUAL) COLOR: REGAL BROWN 059	WOOD GATE AT DRIVEWAY	RAILING	RAFTERS AND GUTTERS	WINDOWS AND DOORS																					
 CALSTONE NARROW JOINT PERMEABLE PAVERS. COLOR: CAMERON CREAM PATTERN: 6X9 45 DEGREE HERRINGBONE	DRIVEWAY	CALSTONE Home Paving Stones Walls Landscape Structures Accessories Dealer Locator Request a Brochure More Q Search Site  Narrow Joint Permeable Quarry Stone Our Narrow Joint Permeable pavers help the environment by protecting the quality of our water supplies. They reduce the amount of stormwater runoff entering our natural waterways that carry with it contaminants and pollutants. The water can naturally drain into the spaces between the pavers. Permeable pavers also will help with erosion control and flooding issues. CALSTONE Home Paving Stones Walls Landscape Structures Accessories Dealer Locator Request a Brochure More Q Search Site PRODUCT DETAILS <table><thead><tr><th>Units</th><th>Nominal Dimensions</th><th>Stone FT²</th><th>Stones Pallet</th><th>FT² Pallet</th></tr></thead><tbody><tr><td></td><td>6 x 6 (60mm)</td><td>4.1</td><td>432</td><td>105</td></tr><tr><td></td><td>6 x 9 (60mm)</td><td>2.8</td><td>270</td><td>98</td></tr><tr><td></td><td>9 x 9 (60mm)</td><td>1.8</td><td>180</td><td>98</td></tr><tr><td></td><td>9 x 12 (60mm)</td><td>1.4</td><td>144</td><td>105</td></tr></tbody></table> Quarry Stone is manufactured using an exclusive Calstone factory finishing process that generates random edges, variations and mildly broken corners to reproduce the look of natural stone, minus the costs. MORE INFORMATION Join the Calculator Accessories FAQs Quarry Stone Circle  QS8 179 Sq. Yds. 258 Sq. Yds. 336 Sq. Yds. CALSTONE NARROW JOINT PERMEABLE QUARRY STONE COLOR: CAMERON CREAM PATTERN: QS8	Units	Nominal Dimensions	Stone FT²	Stones Pallet	FT² Pallet		6 x 6 (60mm)	4.1	432	105		6 x 9 (60mm)	2.8	270	98		9 x 9 (60mm)	1.8	180	98		9 x 12 (60mm)	1.4	144	105	COURTYARD AND LANDINGS PAVERS
Units	Nominal Dimensions	Stone FT²	Stones Pallet	FT² Pallet																								
	6 x 6 (60mm)	4.1	432	105																								
	6 x 9 (60mm)	2.8	270	98																								
	9 x 9 (60mm)	1.8	180	98																								
	9 x 12 (60mm)	1.4	144	105																								

AO ARCHITECTURAL
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REVISIONS:
11-01-23 OWNERS REVISIONS
01-03-24 PLANNING REVISIONS
FINISH MATERIAL AND COLORS
DATE: 06-11-23
DESIGN APPROVAL
SHEET NO.
A10.0

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FINISH MATERIAL
AND COLORS

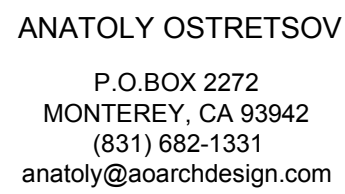
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NE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

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

LANDSCAPING
PLAN

DATE: 06-11-23

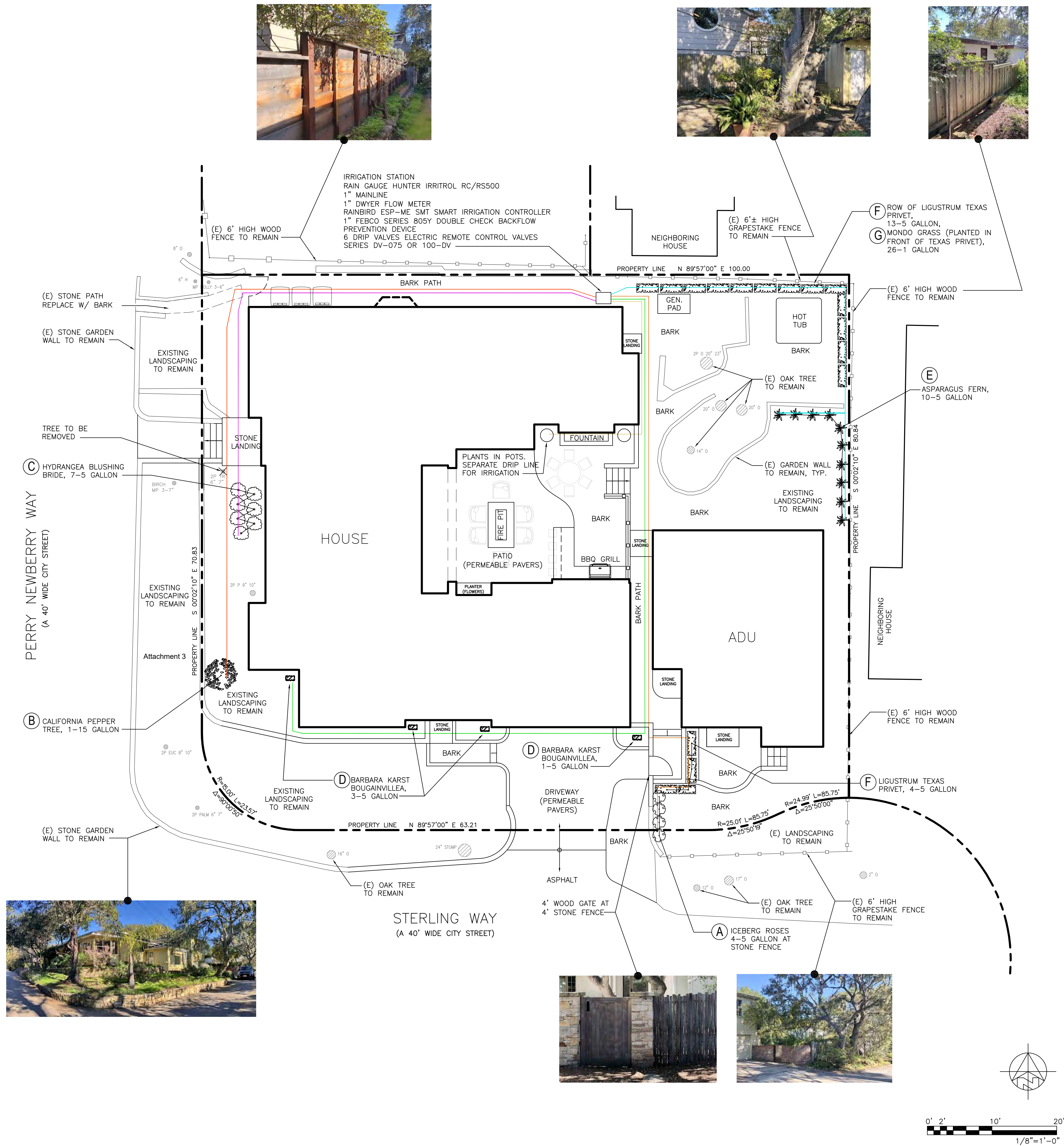
DESIGN APPROVAL

SHEET NO

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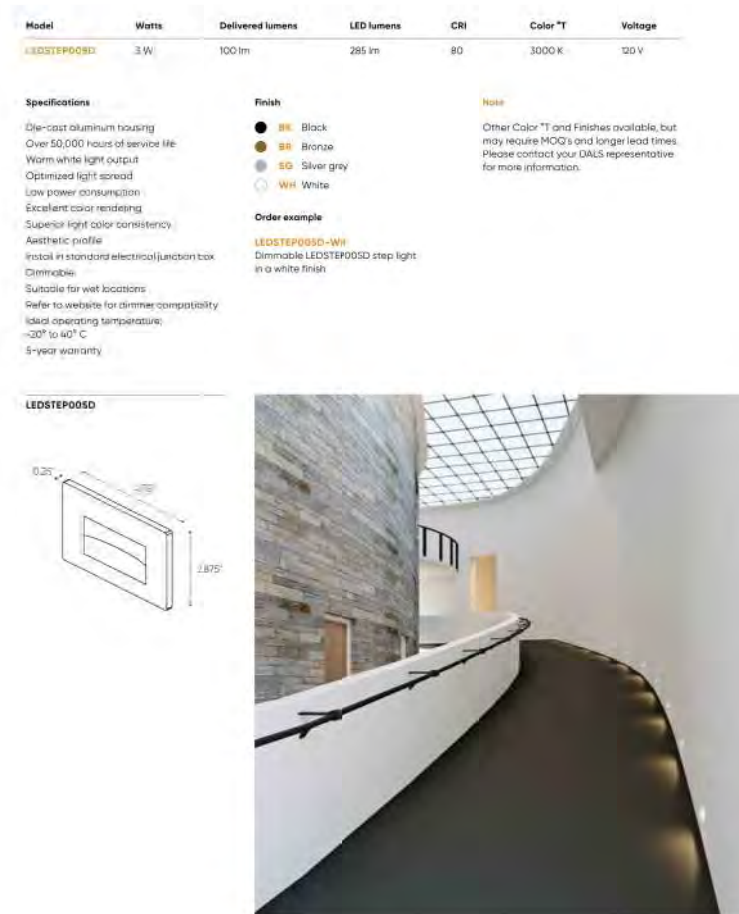
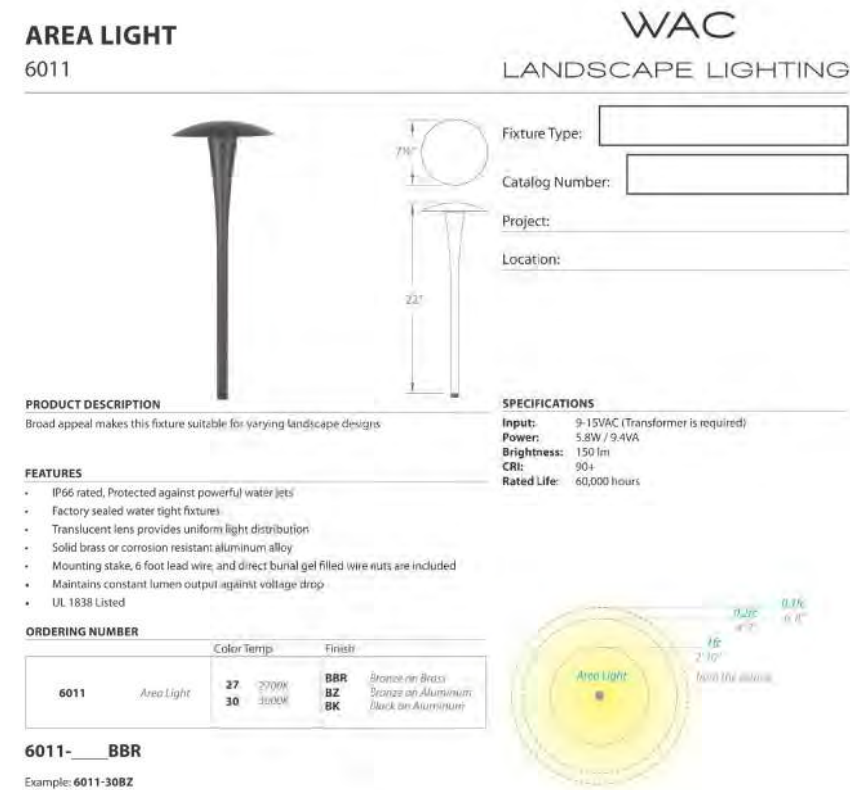
1. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
2. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
3. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
4. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY.
5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
6. AREAS LESS THAN TEN FEET (10') IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
7. IRRIGATION TO BE RUN OFF SEPARATE MAINLINE EXTENSION WITH ISOLATION SHUT OFF VALVE
8. ALL DRIP LINES TO HAVE AN IN-LINE FILTER
9. PRESSURE FOR REGULATOR FOR DRIP IRRIGATION TO BE REGULATED TO 25-35 PSI
10. ALL VALVES TO BE SUB-GRADE WITHIN A WEATHERPROOF VALVE BOX

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



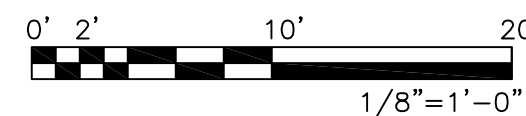
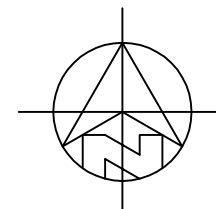
LANDSCAPING AND IRRIGATION PLAN

$$1/8'' = 1' - 0''$$



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

NOTE: ALL EXTERIOR LIGHT FIXTURES ATTACHED TO THE HOUSE SHALL BE NO HIGHER THAN 6' ABOVE FINISH FLOOR AND NOT EXCEED 25 WATTS PER FIXTURE (INCANDESCENT EQUIVALENT)



EXTERIOR LIGHTING SITE PLAN



ANATOLY OSTRETISOV
P.O.BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

CARMEL, CA 93923

THE DAS RESIDENCE

APN: 009-162-025

ONE CORNER OF STERLING WAY AND PERRY NEWBERRY WAY

REVISIONS:

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

EXTERIOR
LIGHTING PLAN

DATE: 06-11-23

DESIGN APPROVAL

SHEET NO

L2.0



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

February 13, 2024
CORRESPONDENCE

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

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

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 21-376 (Mardani) Letter & Appendices dated 02-11-2024 from C. Carlson

Attachment 2: DR 23-329 (Minnich) Errata Memo dated 02-13-2024 from Evan Kort, Assoc. Planner

Attachment 3: DS 23-171 (Das) Email dated 02-13-2024 from R. & D. Luther

I. Introduction

My name is Cathryn Carlson. Together with my sister, I am the owner of the house on the corner of Ocean & Carpenter (APN# 033-006-000) adjacent to Ms. Mardani's property on her east side. My family has owned our home in Carmel for the past 45 years.

Ms. Mardani purchased her property in 2021 – a little over 2 years ago. Since then, she has been endeavoring to expand her small, non-conforming 562 sq ft cottage which sits on a small, non-conforming 2500 sq ft lot; I have received and reviewed 12 different sets of plans so far outlining 12 different iterations of her project. While I note that Marnie Waffle, in her Staff Report, mentions that the plans for the concept design currently under review were submitted on November 28, 2023, I first received them myself from the City on January 19, 2024. I then received yet another set of plans, the latest final revised version, on January 29, 2024. I agree with Marc Boyd that the review of each of these proposals has been very time consuming and has created a great deal of stress and mental anguish for Ms. Mardani's neighbors, so much so that her previous direct neighbor to the west, Mr. Cass, decided to sell his newly renovated property and move elsewhere.

While I recognize the right that Ms. Mardani may have to expand her cottage to her liking, she must do so in accordance with the rules and regulations enshrined in the Carmel Municipal Code and the Carmel Residential Design Guidelines.

I have made it a point to carefully study the CMC regarding this project. For example, I brought up the question of whether Ms. Mardani's property actually meets the definition of a legal building site six months before it was finally addressed by the City, for the first time, directly in the Staff Report for the Planning Commission meeting on April 12th. This issue is again mentioned in the current Staff Report which leads me to believe that it must deserve some consideration. And yet, the City chose not to answer me directly when I brought this issue to their attention. Rather they addressed it only a few days before the Planning Commission meeting in the Staff Report itself. Such last-minute actions/reactions on the part of the City make it difficult for concerned citizens, such as myself and my neighbors, to understand the City's position in a timely manner.

I did not voice any objections (other than my question as to whether her property actually qualifies as a legal building site) to Ms. Mardani's one-story plan with the attached garage given that it was not made clear, by either Ms. Mardani herself or by the Planning and Building Department, that her existing cottage is nonconforming in terms of the setback requirements. At the time the one-story plan was put forward and conditionally approved by the Planning Commission, it erroneously portrayed a 3-foot setback on the east side bordering my property and a 4-6 foot setback on the west side. This misrepresentation was not picked up by the Planning and Building Department. If Ms. Mardani chooses to progress the present plan, I would, now that this error has been brought to light, insist that any building be carried out in accordance with the CMC and The Community Planning and Building Department Information Handout – Non-Conformities.

II. Demolition of more than 50% of existing walls including the nonconforming east and west walls– does this trigger rebuilding to current code?

Another issue I brought up to the City more than six months ago, once it came to light that Ms. Mardini's east and composite setbacks are nonconforming and given the fact that more than 50% of the exterior walls of the existing building will be demolished, is whether or not the nonconforming walls and foundations, and most likely the entire structure (including the foundation) will have to be rebuilt up to current code. Again, this issue was not addressed by the City (as I outline below) until the evening of Friday February 9th – in this case less than 4 days before the Planning Commission meeting - when the Staff Report was published online. Attachment 1

On Sheet 1, illustrating the Existing Site Plan and the Proposed Site Plan (please see Appendix 1), the east setbacks closest to my property are indicated at 2.7' and 2.9' in the Existing Site Plan and seemingly at 3.0' (2.7', 2.9', and 3.0' all appear in a very confusing drawing) in the Proposed Site Plan. This drawing does not make sense in that the existing setback clearly ranges from 2.7' to 2.9'.

How can the east setback be shown at 3' in the Proposed Site Plan when this is clearly not true?

This question is particularly relevant given the article which appeared in the January 26-February 1, 2024 edition of the Pine Cone with the subtitle **"Demolition triggered setback rule"**. It is clear that the Planning and Building Department and the Planning Commission are well aware of the rules regarding alteration of nonconforming structures and the fact that "the city defines demolition as removal of more than 50% of the walls. Doing that would trigger the requirement that nonconforming parts of the home be rebuilt to meet current codes – in this case setbacks."

This should be acknowledged upfront so that the Applicant and the City do not face the unfortunate situation outlined in the January 26-February 1, 2024 edition of the Pine Cone referred to above.

However, to the contrary, Ms. Waffle states in her Staff Report, "Occasionally, applicants will retain portions of existing walls to preserve a setback nonconformity." She then goes on to describe how the east and composite setbacks do not meet the required distances of 3' and 7', respectively, and mentions, once again, that the Applicant proposes to retain the nonconforming wall in order to preserve the setback nonconformity as if "preserving" the setback nonconformity were the prerogative of the Applicant when, in this case, it clearly is not. What Ms. Waffle also fails to mention in her analysis is that the Applicant will be substantially modifying and adding windows and doors in the existing east, west, and front walls. The applicant is not "preserving" the setback nonconformity, rather she is modifying and enlarging the nonconformity which is strictly disallowed under the CMC. The CMC is clear: the nonconforming walls must be considered as demolished and, therefore, must be rebuilt in accordance with current code. Furthermore, in the hypothetical case that these nonconforming walls did not have to be rebuilt up to current code, any modification/addition of windows and doors in nonconforming walls would lead to the enforcement of strict and prohibitively expensive fire code compliance of which the Applicant is, most likely, unaware.

I was careful to comply with the CMC when I renovated my house. The Cass family was obligated to renovate their cottage in accordance with the regulations of the CMC. Application of the CMC is an objective exercise in this case. It is not open to subjective interpretation. The CMC must apply to everyone equally without exception.

Furthermore, the fact that more than 50% of the existing walls will be demolished would appear to trigger the necessity to include fire sprinklers in the design. Why has this requirement not been incorporated in the plans?

Fire sprinklers are required to be installed retroactively in existing buildings whenever additions, alterations or repairs are made that involve the addition, removal or replacement of fifty (50%) or greater of the linear length of the walls of the existing building (exterior plus interior) within a five-year period, for more information on fire sprinkler requirements see SOG 17-11 Determining Residential Fire Sprinkler Retrofit Requirements.

III. The Planning and Building Department is severely understaffed and this plan has not been carefully reviewed or considered

I have reviewed the most recent set of plans now before the Planning Commission and, even as an untrained layman, I have spotted obvious errors that lead me to believe that the Planning and Building Department has not been able to devote sufficient time and effort to their review and consideration:

1. One blatant mistake, also pointed out by Marc Boyd, occurs on page A.3. The East Elevations at the bottom of the page (both New and Existing) incorrectly show the chimney on the north side of the house whereas it is actually on the south side (all elements are mirror images of what they actually should be). Since this is the side of the house closest to my property, this is of direct relevance to me and is an illustration of the fact that neither the Applicant, the Applicant's architect/designer, nor the Planning and Building Department have reviewed this set of plans sufficiently.
2. On the first page, G.0, while seemingly trivial, under Building Plan, Number of Stories has been left as 2. Given that Ms. Mardani's most recent previous application, considered and voted down by the Planning Commission on Nov. 8, 2023, was a two-story plan, it would seem that this would be one of the first modifications to be made on the new set of plans. The fact that the new Building Plan is a one-story plan is, in some respects, the very essence of this new application and yet, neither the Applicant, the Applicant's architect/designer, nor the Planning and Building Department have noticed this error and corrected it.
3. On page 5 of the plans, also called Sheet 1 and showing the existing and proposed fence lines and tree locations, the Existing and Proposed Site Plans are exactly same (the new garage and new extensions are not shown) and both show incorrect setbacks.

IV. Nonconforming structure and discovery of the nonconformity following the Planning Commission's conditional approval on April 12, 2023

In between the Applicant's two prior submissions to the Planning Commission (April 12 and Nov 8, 2023), it came to light that her property was nonconforming in terms of its setbacks, both that of the Composite Side Yard and that of the Side Yard on the east side of her property closest to my fence (please see Appendices 2 and 3, the Project Data Tables from the November 8, 2023 meeting of the Planning Commission and from today's meeting of the Planning Commission, respectively, which differ slightly for some unknown reason).

The original one-story plan which was conditionally approved (and then withdrawn) did not show the nonconforming setbacks. Rather, it showed the setbacks as in compliance with the current code.

In other words, the plans were conditionally approved by the Planning Commission based on the submission of false information which was not picked up by the Planning and Building Department. Attachment 1

Although I am not sure, I believe it likely that Ms. Mardani did not realize that the east wall of her cottage was situated within the setback and that the Composite Side Yard Setback was also nonconforming when she bought her property, particularly given the fact that she did not have a professional survey carried out prior to her purchase.

I have examined the County records and this property has changed hands many times since it was constructed in 1946, including a number of times in the recent past. Furthermore, Ms. Mardani's former neighbors on her west side, Mr. Cass and his daughter Rebecca, faced the same issue in renovating their cottage on the west side of Ms. Mardani's property. They mentioned that they were compelled to modify their renovation plans because their east wall was also in the setback (please see the email from John Mandurrago to this effect contained in Appendix 4). Had they gone ahead with their desired plan, they would have been forced to demolish the entire wall and maybe the entire structure and to bring it up to current code. Mr. Cass and Mr. Mandurrago were not allowed to bypass the law. And yet, Ms. Mardani is seemingly being allowed to proceed. Is there one set of laws for some people and another set for others? Or does the CMC apply to everyone equally?

It is incumbent upon the buyer of a property to understand what they are buying, particularly when they purchase a small 562 sqft cottage on a small 2500 sqft lot. There is a reason that these three cottages remain today substantially unchanged since they were built in 1946.

V. Is Ms. Mardani intending to live in this house with her family or is it simply an investment property?

To my knowledge, Ms. Mardani has never lived in her cottage – she has been renting it out during the two years that she has been going through the planning and approval process and has confirmed this to me by email.

I must doubt - although I have no proof to back this up – that Ms. Mardani actually plans to move her family to Carmel and to live in her house. The size and design of this house do not seem at all appropriate for a parent and two or more young, growing children (she has mentioned her fear of them playing near a busy street as one reason for fencing off her property).

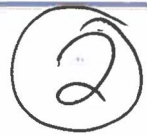
An internet search of Ms. Mardani's present mailing address in San Jose, mentioned on her application to the Forest and Beach Commission dated 6/26/2023, indicates that she currently lives in a four-bedroom, 2 ½ bath 2574 sqft house.

Based on the facts mentioned above, it is my personal opinion that Ms. Mardani is not designing her house to live in it herself with her family but rather, that she is viewing it as an investment property.

Ms. Mardani originally proposed incorporating an 800 sqft ADU in her home as a second story in order to maximize its size above and beyond the square footage which would normally be allowed and, most probably, in my opinion, to maximize her rental/sale income – either immediate or eventual. While Ms. Mardani would not be allowed to convert her second bedroom addition into an ADU or JADU given the fact that she has obtained water credits for this addition under the Second Bathroom Protocol (this Protocol expressly prohibits using the second bathroom to create an ADU or a JADU and requires it to remain within the primary dwelling unit), she could very well convert her

garage into an ADU once water credits become available. In fact, the French doors on the side of the garage are highly unusual as pointed out by one of the Planning Commissioners during the last hearing. Attachment 1

Thank you for your consideration.



DS 23-221 (Mardani)
November 8, 2023
Project Data Table
Page 1 of 1

Attachment 1

PROJECT DATA FOR A 2,500-SQUARE-FOOT LOT347			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,125 SF (45%)	562 SF cottage 200 SF parking pad 762 SF total	925 SF cottage 200 SF garage 1,125 SF total
Site Coverage	247 SF – 347 SF	1,065 SF	924 SF
Trees (Upper/Lower)	3/1	0/2	0/1
Ridge Height (1 st /2 nd)	18'/24'	14'-2" / NA	No change/20'-9" 10'-11" garage
Plate Height (1 st /2 nd)	12'/18'	11.58' / NA	No change/16'-11" 8'-9" garage
Setbacks	Minimum Required	Existing	Proposed
Front	15'	36.95'	No Change 1' Garage
Composite Side Yard	7' (25%)*	6' – 6.20'	(1 st floor) 7' (2 nd floor)
Side Yard	3'	3.30' (west) 2.70' – 2.90' (east)	4' (west additions) 3' (east addition)
Rear	15'/3'**	30'	No Change

*CMC 17.06.020.B.2 (Fractions). When calculations result in fractions, the results will be rounded as follows: a. Minimum Requirements. When a regulation is expressed in terms of a minimum requirement, any fractional result will be rounded up to the next consecutive whole number.

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

PROJECT DATA FOR A 2,500 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,125 SF (45%)	562 SF cottage 200 SF parking pad 762 SF Total	895 SF cottage 230 SF garage 1,125 SF Total
Site Coverage	247 SF/347 SF	1,065 SF	225.5 SF
Trees (Upper/Lower)	3/1	0/1	1/1
Ridge Height (1 st /2 nd)	18'/24'	13.73' / NA	13.73' (e) residence 12.97' (p) addition
Plate Height (1 st /2 nd)	12'/18'	9.9' / NA	9.9' (e) residence 9.3' (p) addition
Setbacks	Minimum Required	Existing	Proposed
Front	15'	36.95'	36'-7" to residence 3' to garage
Composite Side Yard	7' (25%)	6.2'	6.7'
Side Yard	3'	2.9' NE corner 3.3' NW corner	4' north 2.7' south
Rear	15'/3'*	30'	15'

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

cathryncusa@gmail.com



From: Timothy Cass <trcass@comcast.net>
Sent: Thursday, June 1, 2023 7:49 AM
To: Cathryn
Subject: Fwd: DS 21-376 (Mardani) - Revised Project Plans 5/24/2023

Attachment 1

Cathry, This just came from Marine on the 24th of May. John is my architece. Tim

Begin forwarded message:

From: John Mandurrango <john@mandurrango.com>
Subject: RE: DS 21-376 (Mardani) - Revised Project Plans 5/24/2023
Date: May 31, 2023 at 4:35:09 PM PDT
To: "trcass@comcast.net" <trcass@comcast.net>

Marnie :

At first glance it seems that the 35 ft long wall without an offset rule seems to not be followed. A 0'-2" offset on the east side and 0'-8" offset on the west side does not follow the intent of the rule. In the past I was told that a minimum offset would be 24" required. Also, a new roof, new overhang, and new window on the east side violates the existing non-conforming rule as to a min 3' rule. I was told by the Building Department that if we touch such a wall not meeting the minimum 3 ft setback (2.7' is the existing setback) we would have to move the wall back to the required setback.

JM

From: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>
Sent: Wednesday, May 31, 2023 2:50 PM
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>
Subject: DS 21-376 (Mardani) - Revised Project Plans 5/24/2023

Hello,

I am sending this email because you have expressed interest in the subject project. The attached plans were submitted to the City on **5/24/2023**. The plans still need to be reviewed by staff, and a hearing date has not been set for this project. The Planning Commission meets regularly on the 2nd Wednesday of each month. Once a hearing date has been scheduled, I will email you to let you know.

Best regards,



City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

Errata Memorandum February 13, 2024

To: Planning Commission

From: Evan Kort, Associate Planner

Subject: DR 23-329 (Minnich) San Carlos Street 2 northwest of 8th Avenue

Commissioners,

The draft Resolution for the subject project was inadvertently left out of the staff report packet. Please see attached for the draft Resolution.

Best regards,

Evan Kort
Associate Planner

**CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION**

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A TRACK 1 DESIGN REVIEW REFERRAL FOR THE CONVERSION OF A COMMERCIAL ROOFTOP TO AN ACCESSIBLE ROOF TOP DECK FOR USE BY RESIDENTIAL UNITS. THE SCOPE OF WORK INCLUDES NEW ROOF ACCESS, NEW WATERPROOFING, INSTALLATION OF NEW RAILINGS, AND INSTALLATION OF A NEW PARAPET CAP. THE PROJECT IS LOCATED AT SAN CARLOS STREET 2 NORTHWEST OF 8TH AVENUE IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) DISTRICT. APN: 010-145-021-000.

WHEREAS, on November 9, 2023, Chris Barlow, (“Applicant”) submitted an application on behalf of Kristin Minnich (“Owner”) requesting approval of Track 1 Design Review application DR 23-329 (Minnich) described herein as (“Application”); and

WHEREAS, the Application has been submitted for the property located on San Carlos 2 NW of 8th Avenue in the Residential and Limited Commercial (RC) District; and

WHEREAS, the applicant is proposing to convert an inaccessible roof of a mixed-use building to a useable roof-top deck as well as make associated improvements; and

WHEREAS, the scope of work constitutes a Track 1 Design Review however was referred to the Planning Commission in accordance with Carmel Municipal Code Section 17.52.030.L which grants the Planning Director the authority to refer any decision to the appropriate higher level for review, and

WHEREAS, this project is also being referred to the Planning Commission as roof decks in the commercial district have been seen as site amenities that have the potential to negatively affect adjacent property owners and tenants; and

WHEREAS, consideration of a Coastal Development Permit is not required in accordance with Carmel Municipal Code Section 17.52.100.C (Other Improvements); and

WHEREAS, on February 2, 2024, a notice of the public hearing scheduled for February 13, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

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

WHEREAS, on February 13, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Existing Facilities); and

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

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

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060, Findings for Design Review Approval <i>Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:</i>	YES	NO
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a Track 1 Design Review Referral for the conversion of a commercial rooftop to an accessible roof top deck for use by residential units. The scope of work includes new roof access, new waterproofing, installation of new railings, and installation of a new parapet cap. The project is located at San Carlos Street 2 northwest of 8th Avenue in the Residential and Limited Commercial (RC) District. APN: 010-145-021-000., subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Review (DR 23-329, Minnich) authorizes the conversion of a commercial rooftop to an accessible roof top deck for use by residential units. The scope of work includes new roof access, new waterproofing, installation of new railings, and installation of a new parapet cap. The project is located at San Carlos Street 2 northwest of 8th Avenue in the Residential and Limited Commercial (RC) District, APN: 010-145-021-000, as depicted in the plans prepared by WRD Architects as approved by City of Carmel-by-the-Sea Planning Commission on February 13, 2024 unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the RC zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. This Design Review 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.	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.
6.	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.
7.	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.
8.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal 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.
9.	Hazardous Materials Waste Survey. If required by the Building Division, 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.
10.	Truck Haul Route. If required by the Building Division, 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.

11.	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.
12.	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.
13.	Drainage Plan. If required by the Building Division, 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.
14.	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.
Special Conditions	
15.	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.
16.	Occupancy. The maximum occupancy of the roof deck shall be ten (10) persons. Prior to building permit issuance, a note shall be included on the project plans noting a proposed location of a maximum occupancy sign that indicates the maximum occupancy of the roof deck to be approved by the Building Inspector and/or the Building Official, and a detail callout provided in the plans. The subject maximum occupancy sign shall be posted in the approved location prior to final inspection.
17.	Flashing Color. Prior to building permit issuance, a note shall be included throughout the plans submitted to the building division for building permit review as applicable noting the new parapet flashing shall be painted or finished to match the color of the existing roof.
18.	Railing Color. Prior to building permit issuance, a note shall be included throughout the plans submitted to the building division for building permit review as applicable noting railing(s) shall be painted or finished to match the color of the existing roof.
19.	Roof Deck Lighting. No lighting of any kind shall be installed (temporary or permanent) that exceeds, or is located above, the height of the existing parapet wall.

	Should new lighting be proposed the following standards shall apply: • Light fixtures shall be shielded and directed downward toward the interior of the deck; • Light fixtures shall not exceed eight-candlefoot power at a point two feet beyond the parapet wall (or building wall) as measured in a vertical or horizontal plane three feet above the walking surface of the deck (or adjacent walking surface). If lighting is proposed, 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, or a separate building permit application shall be applied for if lighting is applied for later.
20.	Building Permit. The applicant shall apply for and obtain a building permit

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date

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 February, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

On Tue, Feb 13, 2024 at 12:42 PM Richard Luther <REDACTED> wrote:

We are the owners of the property on Sterling Way immediately to the east of the above referenced proposed development. After reviewing the plans for the project, we think the development will be an attractive addition to the neighborhood and the town. We heartedly recommend approval of the plans.

Richard and Debra Luther



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

February 13, 2024
CORRESPONDENCE

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

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

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: