CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

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

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

REGULAR MEETING
Tuesday, February 11, 2025

TOUR 3:00 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/86111990178?pwd=qUAkKkxK1jkff4xhSSmbL7wTPUMbJJ.1. To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 861 1199 0178. Passcode: 001916.

HOW TO OFFER PUBLIC COMMENT: Public comments may be given in person at the meeting, or using the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to 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 23-005 (Schwartz-Young):** Casanova Street 10 northeast of Ocean Avenue

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

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

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

E. **DS 24289 (Your Golden Key No 1 LLC)**: 13th Avenue 2 southeast of Mission 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. January 15, 2025 Special Meeting Minutes
2. Monthly Activity Report: January 2025
3. **DS 23-137 (Layman)**: Consideration of a time extension for Design Study approval DS 23-137 (Layman) and associated Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021-000

ORDERS OF BUSINESS

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

PUBLIC HEARINGS

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

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

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

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

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

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

DIRECTORS REPORT

FUTURE AGENDA ITEMS

11. Next Regular Meeting: March 12, 2025

ADJOURNMENT

CORRESPONDENCE

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

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

February 11, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Acting Director of Community Planning & Building
SUBJECT:	January 15, 2025 Special Meeting Minutes

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

Executive Summary:

The Planning Commission routinely approves minutes of its meetings.

Recommendation:

Approve draft minutes

Background and Project Description:

None.

Staff Analysis:

None.

Other Project Components:

None.

January 15, 2025 Special Meeting Minutes

SPECIAL MEETING
Wednesday, January 15, 2025

TOUR 3:00 PM

MEETING 4:00 PM

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Commission members were absent: None.

TOUR OF INSPECTION

Item A: **DS 24273 (Barretta):** Southeast corner of 10th and Junipero Avenues

Item B: **DS 24326 (Smith):** Northeast corner of Torres Street and 1st Avenue

Item C: **DS 24321 (Jensen):** Santa Lucia 2 northeast of Scenic Road

Item D: **DS 24164 & VA 24263 (Brown):** Scenic Road 3 southeast of 12th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

The following Commission members were absent: None.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission: Neil Kruse.

ANNOUNCEMENTS

Brandon Swanson, Acting Director of Community Planning and Building, informed the Commission that he and the City Administrator met with the Monterey Fire Chief, the Carmel-by-the-Sea Police Chief, and the Carmel-by-the-Sea Police Commander to discuss the implementation of the Community Wildfire Prevention Program. A discussion will be held by the City Council on February 3, 2025, on what can be learned from the ongoing fires in Southern California and about what more the City can do for the public. Mr. Swanson asked the community and Commissioners to attend and be a part of that conversation. The City will also be partnering with the Carmel Residents Association to host a conversation bringing together the community and representatives from the Monterey Fire Department, the Carmel Police Department, as well as representatives from utilities like PG&E and CalAm. The Community Wildfire Prevention Program is available online for those interested.

CONSENT AGENDA

Item 1: December 11, 2024, Regular Meeting Minutes

Item 2: Monthly Activity Report: December 2024

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

Chair LePage closed the meeting for public comment.

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

The motion passed by the following roll call vote:

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

PUBLIC HEARINGS

Item 3: **Roofing Materials:** Discussion and policy direction from the Planning Commission on roofing materials, including but not limited to metal roofs.

Brandon introduced the item asking for direction and discussion from the Commission and the community.

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

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Daniela De Sola, Joe Nucci, Don Goodhue, Rob Nicely, Matt Hanner, Justin Hasting, Neil Kruse, Erik Dyar, Victoria Beach, Matt Hanner, Cindy Lloyd, Jill Petker, Pete Scudder, Gretchen Flesher, Maria Rengifo-Ruess, Bahar Iranmanesh, and Robert Carver.

Chair LePage closed the meeting for public comment.

The Commission instructed staff to agendize this item for the next meeting and provide more detailed guidelines on how to develop the roofing materials policy, beginning with the formalization of goals specific to each material, with an emphasis on authenticity.

Item 4: **DS 24326 (Smith):** Consideration of a Track 1 Design Study Referral, DS 24326 (Smith), for the replacement of an existing wood shake roof with a new metal roof on an existing single-family residence located on the northeast corner of Torres Street and 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-131-006-000

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

Nathan Smith, property owner, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Neil Kruse and Maria Rengifo-Ruess.

Chair LePage closed the meeting for public comment.

It was moved by Commissioner LePage and seconded by Commissioner Karapetkov to adopt a resolution approving a Track 1 Design Study Referral to remove the existing wood shake roof and install a new roof on the pitched gable portion of an existing two-story single-family residence located at the northeast corner of Torres Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District, APN 009-131-006-000 with the added conditions that the applicant work with staff to choose a color that adheres to the design guidelines and that the additional existing tar and gravel roof be replaced for continuity.

The motion passed by the following roll call vote:

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

Item 5: **DS 24273 (Barretta):** Consideration of a Track One Design Study Referral, DS 24273 (Barretta) for the replacement of the wood shake roof of a two-story single-family residence and detached garage with a vertical standing seam Sheffield dark bronze metal roof on the two-story single-family residence and tar and gravel on the detached garage located on the southeast corner of Junipero Avenue and 10th Avenue in the Single-Family Residential (R-1) District. APN: 010-072-018-000.

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

Jaiver Heredia, Agent representing the Applicant, and Russell Barretta, property owner, spoke on the item and addressed questions of the Commission.

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

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Commissioner Allen to adopt a resolution approving a Track 1 Design Study Referral to remove the existing wood shake roof and install a new roof on an existing two-story single-family residence and replace the existing wood shake roof of the detached garage with a tar and gravel roof located at the southeast corner of Junipero Avenue and 10th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-072-018-000 with the condition that the applicant work with staff to choose a material other than a vertical standing seam metal roof.

The motion passed by the following roll call vote:

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

Item 6: **DS 24321 (Jensen):** Consideration of a Track One Design Study Referral, DS 24321 (Jensen) for the replacement of the wood shake roof of a two-story single-

family residence with a vertical standing seam metal roof located on Santa Lucia Avenue 2 NE of Scenic Road in the Single-Family Residential (R-1) District. APN: 010-293-013-000.

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

Rob Nicely, Contractor representing the Applicant, and Gretchen Flesher, Architect representing the Applicant, spoke on the item and addressed questions of the Commission.

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

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Karapetkov to adopt a resolution approving a Track 1 Design Study Referral to remove the existing wood shake roof and install a new roof on an existing two-story single-family residence located Santa Lucia Avenue 2 northeast of Scenic Road in the Single-Family Residential (R-1) Zoning District, APN 010-293-013-000, eliminating special condition 20 to allow for a standing seam metal roof and adding the condition the applicant choose a material at 25 SRI or below.

The motion failed by the following roll call vote:

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

It was moved by Commissioner Allen and seconded by Commissioner Locke to adopt a resolution approving a Track 1 Design Study Referral to remove the existing wood shake roof and install a new roof on an existing two-story single-family residence located Santa Lucia Avenue 2 northeast of Scenic Road in the Single-Family Residential (R-1) Zoning District, APN 010-293-013-000 with the condition that the applicant work with staff to choose a material other than a vertical standing seam metal roof.

The motion passed by the following roll call vote:

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

Item 7: **DS 24164/VA 24263 (Brown):** Consideration of a Combined Concept and Final Design Study (DS 24164), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 24263) for modifications to maximum site coverage regulations located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011

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

Eric Miller, Architect representing the Applicant, and Steve Brown, property owner, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Neil Kruse and Rob Nicely.

Chair LePage closed the meeting for public comment.

Eric Miller, Architect representing the Applicant, gave closing comments to clarify the ownership of the retaining wall on the east side of the property.

It was moved by Chair LePage and seconded by Commissioner Locke to adopt a resolution approving the combined Concept and Final Design Study (DS 24164), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 24263) for modifications to maximum site coverage regulations located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay, APN 010-292-011 with the added conditions that window style be uniform throughout the building and the retaining wall on the northwest corner of the property be replaced to include a potential Encroachment Permit.

The motion passed by the following roll call vote:

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

RECESS

The Commission adjourned to a break at 7:37 PM. Returned at 7:45 PM.

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

The following Commission members were absent: None.

Item 8: **DS 22-057 (Lim):** Consideration of a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,794 square-foot, two-story single-family residence, inclusive of a 286 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.

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

Justin Hastings, Contractor representing the Applicant, spoke on the item and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Mike McColl and Gwen McColl.

Chair LePage closed the meeting for public comment.

Angie Phares, Designer representing the Applicant, gave closing comments.

It was moved by Chair Lepage and seconded by Commissioner Locke to adopt a resolution denying a combined Concept and Final Design Study for the demolition of an existing 1,053 square-foot, one-story single-family residence, inclusive of a 205 square-foot detached garage, and the construction of a 1,793 square-foot, two-story single-family residence, inclusive of a 288 square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay, APN 010-225-003-000 with the addition of finding the project inconsistent with condition 6, specifying that the design concept is not consistent with the goals, objectives, and policies related to residential deign in the general plan.

The motion passed by the following roll call vote:

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

DIRECTORS REPORT

Brandon Swanson, Acting Director of Community Planning and Building, gave a report and answered questions of the Commission.

- **Planning Commissioner Interviews:** A recommendation for appointment will be brought to the City Council on February 3, 2025.
- **Historic Context Statement:** The City Council approved Updated Historic Context Statement at the January 14, 2025, meeting.
- **Staffing Update:** The new Director of Community Planning and Building will start on February 3, 2025.

FUTURE AGENDA ITEMS

Item 9: Next Regular Meeting: February 11, 2025

ADJOURNMENT

8:15 PM

APPROVED: ATTEST:

Michael LePage, Chair

Shelby Gorman, Recording Secretary

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

February 11, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Shelby Gorman, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Assistant City Administrator/Acting Community Planning and Building Director
SUBJECT:	Monthly Activity Report: January 2025

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report - January 2025

Attachment 1

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

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

JANUARY 2025 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In January 2025, 32 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In January 2025, 5 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In January 2025, 49 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In January 2025, 3 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

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

VI. ENCROACHMENT PERMIT APPLICATIONS:

In January 2025, 25 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In January 2025, 43 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following January 2025 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2024 YTD Totals	33	9	45	33	6	21	26
2025 YTD Totals	32	5	49	3	3	25	43
YTD % Difference	- 3.03%	- 44.44%	+8.89%	- 90.91%	-50.00%	+19.05%	+65.38%

Planning Permit Report

01/01/2025 - 01/31/2025

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
25032	Appeal	APP 25032 (Jensen)		DS 24321 (Jensen): Denial of a Track 1 Design Study Referral, DS 24321 (Jensen), for the replacement of an existing wood shake roof with a new metal roof on an existing single-family residence located on Santa Lucia 2 NE of Scenic in the Single-Family Residential (R-1) District. APN: 010-293-013-000	Santa Lucia 2 NE of Scenic	1/27/2025		In Review
25031	Appeal	APP 25031 (Brown)		DS 24164 (Brown): Approval of a Combined Concept and Final Design Study (DS 24164), and associated Coastal Development Permit for substantial alterations to an existing single-family residence, and Variance (VA 24263) for modifications to maximum site coverage regulations located at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011	Scenic Road 3 SE 12th Avenue	1/28/2025		In Review
25030	Historic Evaluation			I am requesting a historical evaluation for my property that closed escrow 1/31/25 (current owner information may not be yet updated). I am planning to improve/remodel the property and would like to skip the preliminary evaluation stage (if applicable) and go straight to phase 1 of the evaluation. I would like to use Meg Clovis as the historian for this evaluation, and I spoke to Jake Olander and he confirmed this.	25988 Ridgewood Rd			In Review
25029	Historic Evaluation			Currently requesting a Phase 1 Intensive Historical Assessment to determine if the existing building will be designated as historic.	SW Corner of Junipero & 5th			In Review
25028	Preliminary Site Assessment	PSA 25028 (Kshire Property						In Review
25027	Sign	SI 25027						In Review
25026	Historic Evaluation	HE 25026 (Minelli)						In Review

25025	Temporary Use Permit	TUP 25025 (Grasing's Restaurant)		DATE & TIME: Friday 01/31/2025, 7:00PM- 10PM. EVENT DESCRIPTION: Vocalist and acoustic guitarist with small speaker and microphone; easy listening music; family dinner. NUMBER OF GUESTS: Twenty (20) guests. CONDITIONS: Music shall not be audible outside of the restaurant to the extent that it disturbs occupants of adjacent properties. At no time shall the dining space exceed its posted building occupancy.	NW Corner of 6th & Mission Street	1/31/2025	1/31/2025	In Review
25024	Use Permit			Samali Perfumes LLC, a locally founded and operated business, seeks a use permit to transition its primary retail focus from clothing to the sale of premium, handcrafted perfumes and essential oils. Inspired by the natural beauty of Carmel and the rich fragrances of Dubai, our products are meticulously crafted to reflect the region's botanical treasures, with many fragrances named after iconic local landmarks and flora. Currently operating under a "retail" designation, we propose to reclassify our store to "cosmetics" to align with our core business of selling luxury fragrances. While we will continue to offer a curated selection of designer clothing and unique jewelry, perfumes will become the primary focus. This shift will allow us to better serve our loyal customer base and attract tourists seeking unique, locally inspired souvenirs. As a business deeply connected to the Monterey Peninsula, we are committed to enhancing Carmel's vibrant community by offering high-quality, niche fragrances that embody the charm and artistic spirit of the area. We believe this change will contribute to the local economy and provide residents and visitors alike with a truly unique shopping experience. We respectfully request approval for the use permit to reclassify our store's designation to "cosmetics" and look forward to continuing our contribution to Carmel's cultural and economic landscape.	Lincoln 2 SW of Ocean Unit A			Pending Assignment
25023	Temporary Use Permit	TUP 25023 (7th & Dolores - Tent)		Installation of a 1,500sf outdoors tent to cover patio from Jan 31, 2025 - February 18, 2025. Tent to be illuminated from the interior and will not have live music. Total occupancy of tent not to exceed seating for 45 guests and tent to operate from 5:00 PM - 10:00 PM in conjunction with restaurant operating hours.	SE Corner of Dolores & 7th	1/30/2025	1/30/2025	Approved

25022	Authorized Work	AW 25022 (Alfait)		Install 4-foot wide decomposed granite walkway in the public right-of-way in place of the concrete walkway recently demolished.	Torres Street 2 SW 10th Avenue	1/27/2025	1/30/2025	In Review
25021	Design Review			Home Renovation and Addition	Santa Fe - 2NE of Fifth Avenue			Pending Assignment
25020	Design Study		One	Add (2) Skylights in roof over Living Room	Lincoln 3SW of 12th Street			Pending Assignment
25019	Design Study			Remodel of existing single family residence; new exterior finishes, doors, windows and roof; new attached ADU. Site improvements to paving and planters.	Carmelo 2 NE of Scenic			Pending Assignment
25018	Design Review			New accessory Dwelling Unit over existing attached garage. 409 SF ADU. All exterior colors and materials to match existing.	Trail View 2 SE of Flanders Way			Pending Assignment
25017	Design Study			Remodel of existing 1,106 SF residence and 465 SF addition. Add new detached 224 SF garage in the front yard setback	Santa Rita Street 3 NE of 1st Avenue			Pending Assignment
25016	Design Study	DS 25016 (Faia)	One	Replace existing wood shake roof with new Class A (fire proof) standing seam metal roof	NEC Torres & 2nd Ave	1/24/2025		In Review
25015	Design Review			Section 6409(a) Eligible Facilities Request (EFR) to modify an existing T-Mobile wireless facility.	Torres St & 5th Avenue			Corrections Required
25014	Bench Dedication	BD 25014 (Tsukamoto)		NEW PLAQUE ON EXISTING ROCK BENCH: Outside Devendorf Park, Ocean & Mission. PLAQUE INSCRIPTION: "EISEI AND REIKO TSUKAMOTO."	NE Corner of Ocean & Mission	1/22/2025		Pending Assignment
25013	Preliminary Site Assessment			PRELIMINARY SITE ASSESSMENT	Corner of Viscaino and Mountain View			Pending Assignment
25012	Historic Evaluation	HE 25012 (Church of the Wayfarer)		Historic evaluation for building for associated roof replacement.	NW Corner of Lincoln & 7th	1/22/2025		Closed
25011	Coastal Development Permit	CDP 25011 (Hallman) INCOMPLETE		Remove and replace asphalt driveway with new asphalt driveway.	Scenic 7 SE of 8th	1/22/2025		Pending Assignment
25010	Historic Evaluation			Tear off 2 layers of comp shingles on north side only and reroof using Owens Corning Duration comp shingles-Color Chateau Green	NW Lincoln St. and 7th Ave.			Closed
25009	Historic Evaluation	HE 25009 (Damore) PENDING OWNER MAILING		HISTORIC EVAL - PHASE 1 INTENSIVE. We'd like to skip the preliminary evaluation and go straight to the full historic review. We'd like to request the review to be completed by Seth Bergstein.	San Carlos Street 2 NW 11th Street Camel, CA 93921			Pending Assignment
25008	Design Study	DS 25008 (Hardie)	One	Replace existing french doors with new casement window in same location. Colors and materials to match existing.	8th 2 NE OF Santa Fe	1/22/2025		In Review

25007	Preliminary Site Assessment	PSA 25007 (Smith & Chi) INCOMPLETE APP & OUTDATED		PROPOSED PROJECT: (1) Additions to the existing SFD for primary bedroom, studio and enlarged kitchen. (2) Addition of a detached garage with ADU on second floor. (3) Repairs and restoration of the original structure. (4) Landscaping and fence.	Monte Verde 2 NW of 12th			Pending Assignment
25006	Lot Line Adjustment	LLA 25006 (Sarepta		Lot line adjustment, APNs 010-165-024 & 010-165-025	Dolores 4 SE of 13th	1/16/2025		In Review
25005	Notice of Exempt Work	EW 25005 (Matteson Living Trust)		Paint exterior of house.	Lincoln 3 SW of 12th	1/14/2025	1/17/2025	Approved
25004	Reasonable Accommodation	RA 25004 (Garren) PENDING	One	Install new lift at SFD, exterior. No grading and no tree removal.	Santa Rita 4 NE of 6th	1/14/2025		In Review
25003	Preliminary Site Assessment	PSA 25003 (White)		Tear down both buildings and Rebuild SFR and attached ADU	Vizcaino 8 SE of Mountain View	1/10/2025		In Review
25002	Preliminary Site Assessment	PSA 25002 (5855 Junipero, LLC)		130 SQ FT ADDITION TO RESIDENCE; NEW DETACHED GARAGE (264 SF); total proposed additional floor area = 394 SQ FT	5855 JUNIPERO AVE			In Review
25001	Design Review	DR 25001 (Pine Inn)	One	This approval of Design Review (DR 25001) reauthorizes an expired Design Review approval (DR 22-303) for an in-kind re-roof for the removal of approximately 10,000 SF of existing roof shingles, and installation of new CertainTeed Landmark 30-year shingles in color black over sloped portion of roof and approximately 4,000 SF of the flat portions of roof to be reroofed using CertainTeed Flintlastic SA membrane in color moire black at the "Pine Inn". This approval also authorizes as-necessary in-kind replacement of any existing dry rotted or damaged wood roof sheathing planks at sofits, sculpted roof rafters tails and sculpted outrigger tails during the re-roofing process for the northwest building at the Pine Inn site. All work shall be completed in-kind to match the existing condition. The project is located at the northwest corner of Monte Verde Street and Ocean Avenue in the Central Commercial (CC) Zoning District and located within the Downtown Conservation as depicted on the plans and scope of work prepared by Erik Dyar dated approved by Community Planning & Building on January 23, 2025, unless modified by the conditions of approval contained herein.	NE Corner of Ocean Ave and Monte Verde St	1/3/2025	1/23/2025	Approved

Total Records: 32 **2/4/2025**

Business License Report

01/01/2025 - 01/31/2025

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
25005							
25004	New Business	Carmel Modern	Art Gallery - multiple artist designation carry over from Galerie Plein Aire	6th St between Dolores and Lincoln	1/27/2025		In Review
25003	New Business	Owl & Kittycat	A whimsical, well-curated shop, selling artwork, gently used designer clothing, vintage accessories, gifts, and home decor	SE Corner of San Carlos and 7th	1/8/2025		In Review
25002	New Business	The Diesel Gallery	Art Gallery	San Carlos between Ocean Ave & 7th Street	1/6/2025		In Review
25001	Ownership Change	Carmel Belle	Food, beverages, some retail items	San Carlos 3 SW of Ocean	1/6/2025		In Review

Total Records: 5

2/4/2025

Building Permit Report

01/01/2025 - 01/31/2025

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
250049	1/31/2025	1/31/2025	Installation of 1,500 outdoors tent to cover patio from January 31, 2025 - February 18, 2025. CONDITIONS: TENT OCCUPANCY NOT TO EXCEED 60. NO PROPANE PATIO HEATERS AUTHORIZED IN TENT AREA.	11,900	Building	SE Corner of Dolores & 7th
250048	1/30/2025		Interior renovation of kitchen area.	15,000	Building	SW Corner of Carmelo & 7th
250047	1/30/2025	1/30/2025	Remove and replace tankless water heater - with same tankless model -NNPE240A2NG	3,500	Plumbing	SE Corner of Carmelo & 4th
250046	1/29/2025	1/29/2025	Remove and replace tankless water heater - Install Nortiz NR980D-NG2 outdooor unit	2,900	Plumbing	SW Corner of Monte Verde & 12th
250045	1/29/2025	1/29/2025	Exploratory demolition permit to examine concrete perimeter foundation and saw cut slab diagnosis. Cut sheetrock at finished floor and up less than 12" for sill plate anchoring diagnosis.	5,000	Demolition	4th 2 NE of Torres
250044	1/29/2025		Install gas line & trench for prefab firepit.	10,000	Plumbing	SW corner of Mountain View & Vizcaino
250043	1/29/2025		Replacement of display case on west end of building on Ocean Ave in-kind.	3,200	Building	NE Corner of Dolores & Ocean
250042	1/28/2025	1/29/2025	Installation of new water heater.	1,000	Plumbing	Torres 3 SE of Mountain View
250041	1/28/2025		Replace existing shower/tub with new walk in jetted tub with 20 amp dedicated circuit – no change in footprint, drain will not be moved.	8,000	Building	Monte Verde 2 SW of 5th
250040	1/28/2025	1/28/2025	Remove and Replace 75 gallon water heater - install Bradford White BRG275h6n	3,200	Plumbing	SE Corner of Carmelo & 2nd

250039	1/27/2025		Remove damaged drywall caused by a roof leak and repair the affected areas in Magnolia and Willow, including patching drywall underneath the roof deck. Remove the existing roofing material, clean and prepare the roof surface, and install DensDeck 1/4” 4x8 primed panels to provide Class A fire-rated protection. Install Versico TPO Reinforced Roofing Membrane and two TPO scupper box drains to ensure proper drainage. Complete the repair and waterproofing of the rooftop decks above the building named Gypsy Cottage, ensuring all areas are fully restored and sealed.	7,500	Roofing	SE Corner of Casanova & 7th
250038	1/24/2025	1/24/2025	Remove leaking water heater - install new Bradford White BRG130T6N 30 gallon heater to code	2,300	Plumbing	Torres 5 SW of Mountain View
250037	1/24/2025	1/24/2025	R&R 80K BTU FURNACE	9,562	Mechanical	5th 2 SW of Perry Newberry
250036				0		
250035	1/23/2025	1/23/2025	Replace eight wood windows in kind to match existing windows in design, size, and material.	0	Exempt Work	San Carlos 3 SW of 1st
250034	1/21/2025	1/22/2025	Replace gas line from meter to building for furnace feed. 21' of 2" pipe, 80' of 1" galvanized and 15' of 1" galvanized to connect.	9,150	Plumbing	San Carlos 3 NE of 6th
250033	1/22/2025	1/22/2025	Install new Presidential TL roof system at the main house and detached car port in color "Autumn". Install new tar and gravel roof system at flat roof on the main house.	35,216	Building	SE Corner of Junipero & 10th
250032	1/22/2025		Bathroom Renovation	19,218	Building	Lincoln 5 SW of 9th
250031	1/17/2025		Install new gas fire place insert.	8,255	Plumbing	NE Corner of Santa Fe & 1st
250030	1/16/2025		Remove and replace flooring with new laminate flooring. Remove bathroom floor time and replace with new tile. Paint interior of unit space. Install new baseboards.	0	Exempt Work	Lincoln 3 NE of 8th
250029	1/16/2025	1/16/2025	Remove and replace boiler in-kind.	13,794	Mechanical	Carmelo 3 SE of 9th

250028	1/16/2025		Conversion of existing garage, Bath/Bedroom #1 into a Junior ADU. Relocate W/D Hook uo into Main house. Replace Garage Doors with French Door and Sidelights. No structural modifications and no change to building footprint or site coverage.	60,000	Building	Scenic 3 NW of 8th
250027	1/16/2025	1/16/2025	Cosmetic remodel of bathroom to include: Vanity, sink, and counter top replacement, floor tile replacement, toilet to be replaced with 1.28 gpf toilet. No location changes to existing plumbing and electrical.	0	Exempt Work	2996 Franciscan Way
250026	1/16/2025		1. NEW 749.6SF SECOND STORY ADDITION & ROOF OVER EXISTING LEVEL TO AN EXISTING ONE STORY SFD. 2. NO TREE REMOVAL & GRADING 3. NO CHANGES ARE PROPOSED TO THE EXISTING ONE-CAR DETACHED GARAGE	426,105	Building	Guadalupe 2 NE of 1st
250025	1/16/2025	1/16/2025	Tear off existing wood shake shingles. Install new underlayment and 32 squares of Landmark TL composition shingles in the color "Shenandoah". Home has existing copper gutters that will not be removed or worked on.	70,645	Roofing	Carmelo 6 NE of 4th
250024	1/16/2025	1/29/2025	Replace stairs to unit #3 in-kind. Bring all guardrails up to code by adding a metal extension.	18,000	Building	Mission 3 NE of 5th
250023	1/16/2025	1/16/2025	Upgrade main electrical panel from 100 t0 200.	4,000	Electrical	NE Corner of Lincoln & 2nd
250022	1/16/2025	1/16/2025	Replace galvanized water line from meter to house in-kind.	3,000	Plumbing	Dolores 4 SE of 13th
250021	1/16/2025	1/24/2025	Solar PV - Roof-mounted on the detached garage - 10 Solar Panels AC - Total system size 4.25 kW, (New 200A MSP will be installed by a separate Electrical Contractor on a separate permit)	29,980	Electrical	NE Corner of Lincoln & 2nd
250020	1/14/2025	1/24/2025	Addition of a shower to existing half bathroom.	20,000	Building	Crespi 7 SE of Mountain View
250019	1/14/2025	1/23/2025	Tear off two layers on the northside of tile and comp shingle roof. Install new Owens Corning Duration shingle in color "Chateau Green" to be an in-kind replacement of the existing material.	22,912	Roofing	NW Corner of Lincoln & 7th
250018	1/13/2025		Remove existing shower and replace with new curbless shower.	5,000	Building	1st 2 NW of Santa Fe
250017	1/13/2025	1/13/2025	Replace 3 meter electrical panel in same location with no additional load.	4,000	Electrical	Mission 3 SW of 4th

250016	1/13/2025		Addition of a single-story detached ADU (260sf remodeled from existing garage and 430sf new addition)	430,000	Building	SW Corner of Torres & 8th
250015	1/10/2025	1/10/2025	Re-roof: Remove existing composition roof on the house and detached garage. Replace with a Class A, CertainTeed Landmark TL, color Country Grey	47,920	Roofing	NE Corner of Lincoln & 2nd
250014	1/10/2025	1/28/2025	Sitework to include: Demolition of existing wood retaining wall and fence along Eastern edge of the property. New retaining wall to be constructed out of CMU block, to be veneered with stucco finish on the lower face of wall. New fence at top of grade, set back 6" from proposed retaining wall. New fence to be constructed out of traditional grape stakes.	50,000	Building	Forest 2 SE of 8th
250013	1/10/2025		708sf addition to a two-story residence at the rear of the property. Remodel existing layout and interior hallway to add necessary stairs. Addition of a 68sf balcony off the primary bedroom.	362,140	Building	4910 Monterey St
250012	1/10/2025	1/10/2025	New furniture, fixtures, and improvements to eight guest rooms to finish phase two remodel project.	210,000	Building	NE Corner of Monte Verde & 7th
250011	1/10/2025		Replacement of 11 windows and 1 door. Four openings will be modified from existing to include one ea window new opening and new header. All windows will be aluminum clad with wood and simulated divided light grids.	69,000	Building	Forest 5 SW of Ocean
250010	1/9/2025		TI project to build out unit in San Carlos Square for the new Carmel Creperie restaurant.	75,000	Building	San Carlos 2 NE of 7th
250009	1/9/2025	1/13/2025	Garage Only - tear off existing composition roof and replace with a new composition roof from CertainTeed TL in color "Country Grey".	7,860	Roofing	SW Corner of Monte Verde & 10th
250008	1/9/2025	1/27/2025	Bathroom remodel	75,000	Building	8th 3 SE of Monte Verde
250007	1/8/2025	1/9/2025	Remove and replace water heater - install Bradford White 40 gallon in pan - with earthquake straps and t & p to daylight.	2,300	Plumbing	San Carlos 5 NE of 1st
250006	1/9/2025		Install 8.4 kWDC/6.9 kWAC roof mounted PV system - 21 panels/microinverters/battery	51,810	Electrical	Carmelo 2 NW of 12th
250005	1/6/2025	1/9/2025	Remove wood shakes add new substrate and replace with Landmark TL shingles in Shenadoah color.	30,000	Roofing	San Antonio 2 SE of 8th
250004	1/9/2025	1/9/2025	Furnace change out in the attic.	7,878	Mechanical	Vizcaino 2 NE of Flanders

250003	1/3/2025	1/9/2025	Water Heater Replacement.	2,500	Plumbing	Lincoln 5 SW of 9th
250002	1/2/2025	1/9/2025	Remove and replace original roof with Landmark TL composition shingle roof in color "Country Gray" as well as add CertainTeed cap sheet roof system at three cricket locations.	42,600	Roofing	Santa Rita 2 NE of 6th
250001	1/2/2025	1/13/2025	Commercial TI of existing unit. Replace floor, replace fixtures in restrooms, volunatry accessibility improvements in both existing restrooms.	15,000	Building	NW Corner of Junipero & 6th

Total Records: 49

2/4/2025

Code Compliance Report

01/01/2025 - 01/31/2025

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
25003	1/14/2025	Open	NW Corner of 5th and Carpenter	Potential water discharge from the property under construction	1/14/2025	
25002	1/14/2025		26090 LADERA DR	Multiple violations, incl. work done without permits: ADU construction, basement addition, electrical work.	11/21/2024	
25001	1/14/2025	Open	San Antonio 5 SE 8th	Unpermitted exterior modifications to residence	12/20/2024	

Total Records: 3

2/4/2025

Transient Rental Report

01/01/2025 - 01/31/2025

Case #	Street	Status	Date Received	Last Status Date	Date Closed
25016	Casanova	1st NOV sent	1/21/2025	1/24/2025	
25014	Lobos	1st NOV sent	1/16/2025	1/16/2025	
25006	San Antonio	Potential STR identified	1/6/2025	1/6/2025	

Total Records: 3

2/6/2025

Encroachment Permit Report

01/01/2025 - 01/31/2025

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
250025	Perm Ench	1/30/2025	Legalize retaining wall installation along the eastern edge of a new driveway installation.	SE Corner of San Antonio & Ocean		In Review
250024	Temp Ench	1/29/2025	PG&E to remove overhead service, install underground service, install seconday breakers and install overhead transformer.	Perry Newberry 4 SW of 5th		In Review
250023	Temp Ench	1/28/2025	PG&E to complete gas maintenance, excavate a 4'x5' bell hole. PM# 35599158. CONDITION: "Do Not Enter" signs placed at the intersection of Junipero and 10th in the southbound lane.	Junipero 5 NE of 10th	1/30/2025	Issued
250022	Temp Ench	1/27/2025	Expand scope of existing encroachment permit, TEMP EN 240221 to include: overlashing approx. 1439', access 27 existing poles, & 3 existing power supply cabinets.	Various throughout City	1/28/2025	Issued
250021	Temp Ench	1/24/2025	Closure of sidewalk and one parking stall to load/unload roofing materials.	Lincoln 4 NE of 6th	1/28/2025	Issued
250020	Temp Ench	1/23/2025	New driveway on property and improved asphalt approach and 12" berm.	2730 Santa Lucia Ave		In Review
250019	Temp Ench	1/22/2025	Trench and bellhole to connect new sewer line to main.	SW Corner of Vizcaino & Mountain View	1/23/2025	Issued
250018	Temp Ench	1/22/2025	PG&E to replace underground service and secondary enclosure. PG&E to trench for secondary and enclosure replacement.	Scenic 3 SW of Ocean	1/22/2025	Issued
250017	Temp Ench	1/22/2025	Saw cut sidewalk from gas meter to flower bed and replace gas line from meter to building. CONDITION: Pedestrian control and "Sidewalk Closed Ahead" signs to be implemented around work site.	San Carlos 3 NE of 6th	1/22/2025	Issued
250016	Perm Ench	1/22/2025	Remove 7" stonewall curb to widen driveway. Rebuild a new stone retaining wall to match existing.	Ocean 4 NE of Guadalupe		In Review

250015	Temp Ench	1/17/2025	Reserve parking stalls and load/unload roofing materials.	NW Corner of Lincoln & 7th		In Review
250014	Temp Ench	1/17/2025	5'x5' asphalt restoration.	Monte Verde 3 SE of 8th	1/22/2025	Issued
250013	Temp Ench	1/17/2025	PG&E to replace pole and install new pole top antenna.	Carmelo 4 SE of 10th		In Review
250012	Temp Ench	1/15/2025	Reservation of parking spaces and closure of sidewalk areas to facilitate new tile, sidewalk, and concrete on property.	NW Corner of Mission & 8th		In Review
250011	Temp Ench	1/15/2025	Replace full sewer lateral from property to City main.	Carmelo 4 SW of 11th	1/16/2025	Issued
250010	Temp Ench	1/15/2025	8'x10' asphalt restoration.	NE Corner of Santa Fe & 8th	1/15/2025	Issued
250009	Temp Ench	1/15/2025	PG&E to replace poles, overhead service & overhead transformer. PG&E to install overhead transformer. PM# 35539368. CONDITION: TCP shall show a detour sign at Junipero and 12th detouring southbound traffic right onto 12th and a detour sign at Mission and 12th detouring left, southbound onto Mission.	25965 Junipero St	1/16/2025	Issued
250008	Temp Ench	1/13/2025	Trenching for installation of conduit for PG&E underground service line.	Casanova 4 SW of 13th	1/16/2025	Issued
250007	Perm Ench	1/13/2025	Sewer main replacement project using open trench and pipe bursting methods. This project also includes manhole rehabilitation and replacement.	Scenic between Ocean and Santa Lucia		In Review
250006	Driveway	1/10/2025	Remove and replace 660sf asphalt driveway with a new asphalt driveway.	Scenic 7 SE of 8th		In Review
250005	Perm Ench	1/9/2025	Legalize and approve existing retailing wall along the East side of the driveway, the existing retaining walls with historic carmel stone veneer, and planters with stone curbs.	SW Corner of Santa Rita & 1st		In Review
250004	Temp Ench	1/9/2025	PG&E pole replacement/tree trim, same hole set. PM# 35549875	SE Corner of Monte Verde & 4th	1/9/2025	Issued
250003	Temp Ench	1/3/2025	PG&E to install underground service, replace pole, and replace overhead transformer. PM# 35436539	NW Corner of San Carlos & 10th	1/9/2025	Issued

250002	Temp Ench	1/2/2025	Excavate a 6'x6' pit in the asphalt to repair damages made during a water leak repair.	Ocean 152' SW of Scenic	1/3/2025	Issued
250001	Temp Ench	1/2/2025	6'x27' asphalt restoration for CalAm.	Mission 3 NW of 11th	1/2/2025	Issued

Total Records: 25 **2/4/2025**

Tree Permit Report

01/01/2025 - 01/31/2025

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
25001	1/2/2025	1. Tree Evaluation	Perry Newberry Way 3 NW of 6th	EVALUATION: 1 40' Acacia Tree on NE Corner of lot; seeking permit to remove tree entirely	In Review	
25002	1/3/2025	2. Tree Removal/Pruning	Santa Fe between 3rd and 4th, 3rd house on NE side	Prune trees	In Review	
25003	1/3/2025	4. Emergency Tree Work	2NW of Carpenter & 3rd, Carmel, CA 93924	1 Pine Tree Removal	Approved	1/7/2025
25004	1/6/2025	2. Tree Removal/Pruning	San Carlos 2 SW of 10th	1 30 DBH Monterey pine	In Review	
25005	1/6/2025	1. Tree Evaluation	Dolores 4 SE of 13th	1 Monterey pine (36" DBH) + 2 Coastal live Oaks (6" and 5" DBH) = total 3 trees	Approved	1/10/2025
25006	1/6/2025	2. Tree Removal/Pruning	Backyard Crespi 6 SE of Mountain View	Evaluate existing trees	Approved	1/14/2025
25007	1/6/2025	2. Tree Removal/Pruning	Monte Verde 4 SW of Ocean	Cypress (one) 65 feet	Approved	1/7/2025
25008	1/7/2025	2. Tree Removal/Pruning	Lincoln 2 NE of 3rd	1- 30" pine tree	In Review	
25009	1/7/2025	1. Tree Evaluation	Casanova 7 SE of 13th	EVALUATION: 2 Large Oak Trees for pruning (unknown - I see several 4" branches that appear dead)	Approved	1/17/2025
25010	1/8/2025	2. Tree Removal/Pruning	NW Corner of Carpenter and 5th	Removal of one redwood, one oak, and prune one oak damaged in storm	Approved	1/8/2025

25011	1/8/2025	1. Tree Evaluation	Lobos 2 NW of 4th	FOR REMOVAL: Monterey pine, large, very old- with storm, tree roots are unstable and uneven ground, falling limbs after tree maintenace, saw multiple Monterey pine bark beetles on ground	Approved	1/10/2025
25012	1/10/2025			VOID- DUPLICATE	Closed	
25013	1/10/2025	2. Tree Removal/Pruning	Dolores 4 SE of 13th	1 Monterey pine (36" DBH) + 4 Coastal live Oaks (6", 5", 5", 5" DBH) = total 5 trees	Approved	1/14/2025
25014	1/10/2025	2. Tree Removal/Pruning	SE Corner of 3rd and Santa Rita	REMOVAL: Dead Oak Tree - 25' Tall - 20' Spread	In Review	
25015	1/10/2025	2. Tree Removal/Pruning	LINCOLN 5 NE & 2nd Ave, Carmel, CA 93921	Evaluate dead oak tree for removal.	In Review	
25016	1/13/2025	2. Tree Removal/Pruning	2nd Ave 2 SE of Junipero	2 pines #698 18 inch diameter, # 699 30 inch diameter	In Review	
25017	1/14/2025	2. Tree Removal/Pruning	Carpenter 2 NE of 2nd	PRUNING: the PG&E wires are going through the trees. Cypress tree in front of my house on city property	In Review	
25018	1/15/2025	2. Tree Removal/Pruning	8th Ave 2 SE of Torres	REMOVAL: 42 in. Oak tree in backyard of residence	In Review	
25019	1/15/2025	2. Tree Removal/Pruning	Guadalupe 3 NW of 3rd	PRUNING: One broken limb and many dead branches	In Review	
25020	1/15/2025	2. Tree Removal/Pruning	NE Corner of 2nd and Lincoln	PRUNING: Oak	In Review	
25021	1/15/2025	2. Tree Removal/Pruning	Lobos 2 NW of 4th	Monterey pine, large, very old- with storm, tree roots are unstable and uneven ground, falling limbs after tree maintenace, saw multiple Monterey pine bark beetles on ground	Approved	1/16/2025
25022	1/16/2025	2. Tree Removal/Pruning	Lincoln Street 3rd lot north west of 11th	Residential lot on Lincoln close to 11th	Approved	1/17/2025

25023	1/16/2025	1. Tree Evaluation	O SW Corner of Santa Rita & 3rd	dying large city oak tree/evaluation & removal	Approved	1/27/2025
25024	1/16/2025	1. Tree Evaluation	Camino Real 6 SW of 2nd	Acacia and Junk(Unknown Species)	Approved	1/31/2025
25025	1/17/2025	2. Tree Removal/Pruning	Mission + 3rd	1st option- remove tree, leaning towards residence and contacting roof. 2nd option- remove 6" codominant leader contacting roof.	In Review	
25026	1/17/2025	1. Tree Evaluation	Dolores 4 SE of 10th	1 pine tree approximate 100' height	Approved	1/23/2025
25027	1/17/2025	2. Tree Removal/Pruning	Santa Fe and 5th Avenue, Southeast corner	remove one 18" oak tree	In Review	
25028	1/21/2025			VOID- DUPLICATE OF 24-384	In Review	
25029	1/21/2025	2. Tree Removal/Pruning	San Carlos 3 NE of 11th	1 branch of 1 Quercus Agrifolia, Aprox 8-10" diameter	In Review	
25030	1/22/2025	2. Tree Removal/Pruning	Junipero 3 NE of 11th	PRUNING: 2 overgrown trees, 42 inches circumference. Munltiple branches leaning on wires overhead.	In Review	
25031	1/23/2025	2. Tree Removal/Pruning	Monte Verde 5 SW of Ocean	REMOVAL: One very large tree in diameter and height (over 50 feet); Monterey pine	Approved	1/24/2025
25032	1/23/2025	1. Tree Evaluation	Dolores 2 SW of 10th	EVALUATION: 1 oak tree and 2 other trees blocking gate. PRUNING: Would like to prune both for full access to the property	In Review	
25033	1/24/2025	1. Tree Evaluation	SE Corner of San Antonio and 13th (tree is on 13th)	FOR PRUNING OR REMOVAL: Cypress tree, 5'8" at base and very tall (150 ft??) 9" thick roots ~30 ft long, three or more roots	In Review	
25034	1/24/2025	2. Tree Removal/Pruning	Santa Rita 5 SE of Ocean Ave.	REMOVAL: 1 oak tree located in the front of the proeprty. Approx 18-20 feet.	Approved	1/30/2025
25035	1/27/2025	2. Tree Removal/Pruning	Casanova 7 SE of 13th	2 Large Oak Trees for pruning (unknown - I see several 4" branches that appear dead)	In Review	

25036	1/27/2025	2. Tree Removal/Pruning	Dolores 4 SE of 10th	1 pine tree approximate 100' height	In Review	
25037	1/27/2025	2. Tree Removal/Pruning	Lincoln 3 SE of 11th	REMOVAL: leaning oak on right side of the front yard	In Review	
25038	1/27/2025	2. Tree Removal/Pruning	Casanova 3 NW of 13th	REMOVAL: 2 oaks 1. front yard 15' 2. Backyard 17'	In Review	
25039	1/27/2025	2. Tree Removal/Pruning	Camino Real 2 SW of 2nd	PRUNING: Remove dying oak limbs from the north side of property	In Review	
25040	1/28/2025	2. Tree Removal/Pruning	NW Corner of 6th and Carpenter	REMOVAL: 1 oak tree on the left side of the property	In Review	
25041	1/30/2025	2. Tree Removal/Pruning	0 NW Corner of Dolores & 3rd in Carmel-by-the-Sea	Removal of two coast live oaks measured multistems at 14", 9", 10", 12" and another approx. 16"	In Review	
25042	1/31/2025	2. Tree Removal/Pruning	Guadalupe 4 NW of 3rd	1 Pine & 1 Oak REMOVAL: hopefully	Approved	2/3/2025
25043	1/31/2025	1. Tree Evaluation	SW Corner of Lopez & 4th	1 Monterey pine w/appx 44" diameter	In Review	

Total Records: 43

2/4/2025

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

February 11, 2025
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 23-137 (Layman)**: Consideration of a time extension for Design Study approval DS 23-137 (Layman) and associated Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021-000

Application: DS 23-137 (Layman) **APN:** 010-165-021-000
Block:143 **Lot:**11
Location: San Carlos Street 5 southwest 13th Avenue
Applicant: Adam E Jeselnick, AIA, Architect **Property Owner:** Jill A Layman TR

Executive Summary:

The project involves the demolition of 26 square feet of the existing attached garage, converting the remaining portion of the existing garage to living space, and constructing a new attached garage on a 4,000-square-foot lot.

Recommendation:

Adopt a Resolution (Attachment 1) approving a time extension for Design Study approval DS 23-137 (Layman) and associated Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021.

Background and Project Description:

The project site is a 4,000-square-foot lot on the west side of San Carlos Street 5 south of 13th Avenue. The existing residence was constructed in 1966.

In 2023, the applicant submitted a Design Study application, DS 23-137, to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition with an interior and exterior remodel, and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District.

On October 11, 2023, the Planning Commission adopted Resolution 2023-051-PC approving the project with conditions. On September 25, 2024, Adam Jeselnick, the representative of the property owner Jill Layman, submitted a request for a time extension. Ms. Layman has decided to wait for more favorable economic conditions and spring weather prior to beginning construction of this project.

Staff Analysis:

Carmel Municipal Code Section 17.52.170 (Time Limits on Approvals and Denials) states that a residential design study permit is valid for 12 months from the date of action. The Code allows the Planning Commission to grant one extension of the permit approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. There have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on October 11, 2023, that would require the project to be reevaluated. Staff recommends that the Commission grant the time extension.

Other Project Components:

On October 11, 2023, the Planning Commission found the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Request for Time Extension

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A 12-MONTH TIME EXTENSION, EXTENDING THE PERMIT APPROVAL TO OCTOBER 13, 2025, FOR DESIGN STUDY APPLICATION DS 23-137 (LAYMAN) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT TO DEMOLISH 26 SQUARE FEET OF A SINGLE-STORY RESIDENCE AND CONSTRUCT A 219-SQUARE-FOOT SINGLE-STORY ADDITION TO A 1,597-SQUARE-FOOT SINGLE-STORY RESIDENCE LOCATED ON SAN CARLOS STREET 5 SOUTHWEST OF 13TH AVENUE
APN 010-165-021-000

WHEREAS, on October 11, 2023, the Planning Commission adopted Resolution 2023-051-PC approving a Design Study and a Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) Zoning District (Block 143, Lot 11); and

WHEREAS, residential design study approvals are valid for 12 months from the date of action;

WHEREAS, the approval of DS 23-137 (Layman) was set to expire on October 11, 2024; and

WHEREAS, on September 25, 2024, Adam Jeselnick ("Agent") submitted a request for a time extension; and

WHEREAS, pursuant to CMC 17.50.170.C, the Planning Commission may administratively grant one extension for approvals originally subject to a public hearing. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval; and

WHEREAS, there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on October 11, 2023, that would require the project to be reevaluated; and

WHEREAS, this extension also applies to the Coastal Development Permit; 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, on October 11, 2023, the Planning Commission found that pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Class 1) – Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, on January 31, 2025, a notice of the public hearing scheduled for February 11, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091)

and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 1, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 7, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on February 11, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the request for a time extension, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

WHEREAS, the 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 grant a 12-month time extension, extending the permit approval to October 13, 2025, for Design Study application DS 23-137 (Layman) and associated Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Shelby Gorman
Planning Commission Secretary

Carmel-by-the-Sea

Attachment 2

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

project updates

Adam Jeselnick <[redacted]> Wed, Sep 25, 2024 at 10:09 AM
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Thanks Marnie. I'll have the Rieken plans ready for the volume study.

Also, Jill Layman would also like to request an extension for her design study approved last year. I will submit the planning application, hopefully we can get this request on the October PC agenda as well.

Have a nice day,
Adam
[Quoted text hidden]

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

February 11, 2025
ORDERS OF BUSINESS

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

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

Executive Summary:

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

Recommendation:

This item is being recommended for continuance to a future date. The roofing materials discussion is being continued to a future date to have time to gather more roofing materials samples, align the discussion with the Design Guidelines Steering Committee, and allow for further research into alternate roofing materials.

Background and Project Description:

Not applicable

Staff Analysis:

Not applicable

Other Project Components:

Not applicable

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

February 11, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, AICP, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Director of Planning & Building
SUBJECT:	**Artificial Turf Policy:** Consider a recommendation to the City Council regarding adoption of an Artificial Turf Policy prohibiting the installation of artificial turf/synthetic grass in the City.

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

Executive Summary:

In 2016, the State of California enacted Government Code Section 53087.7, which required jurisdictions to approve proposed installations of drought tolerant landscaping, including synthetic grass/artificial turf, on residential property. The law came about as an emergency measure in a time of drought and was intended to encourage use of drought-resistant landscaping alternatives. However, in light of potential harms to public health and the environment, Senate Bill (SB) 676 amended Government Code Section 53087.7 to restore the power of local agencies to limit, further regulate, or prohibit the installation of artificial turf/synthetic grass. In response to SB 676, City staff has prepared an Artificial Turf Policy (Attachment 1) prohibiting the installation of artificial turf citywide. The Artificial Turf Policy replaces the City's existing Permitting Standards for Synthetic Grass/Artificial Turf (Attachment 2). A draft resolution (Attachment 3) recommending City Council adoption of the policy has been prepared for the Commission's consideration.

Recommendation:

Consider the proposed Artificial Turf Policy and make a recommendation to the City Council regarding adoption of the Artificial Turf Policy.

Background and Project Description:

Artificial turf is a man-made product of synthetic materials intended to simulate the appearance of natural

turf, grass, sod, or lawn. In 2016, the State of California required jurisdictions to approve applications for artificial turf, pursuant to Government Code Section 53087.7:

(a) A city, including a charter city, county, or city and county, shall not enact any ordinance or regulation, or enforce any existing ordinance or regulation, that prohibits the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential property.

(b) A city, including a charter city, county, or city and county, may impose reasonable restrictions on the type of drought tolerant landscaping, synthetic grass, or artificial turf that may be installed on residential property provided that those restrictions do not do any of the following:

> *(1) Substantially increase the cost of installing drought tolerant landscaping, synthetic grass, or artificial turf.*
>
> *(2) Effectively prohibit the installation of drought tolerant landscaping, synthetic grass, or artificial turf.*
>
> *(3) Significantly impede the installation of drought tolerant landscaping, including, but not limited to, a requirement that a residential yard must be completely covered with living plant material.*

(c) A city, including a charter city, county, or city and county, may impose reasonable restrictions on the installation or design of synthetic grass or artificial turf within the dripline of a tree protected by local ordinance.

In December 2017, the City Planning Division developed Permitting Standards for Synthetic Grass/Artificial Turf (Attachment 2) to comply with State law. City records indicate approximately 40 applications for artificial turf have been approved since 2017. The City standards allowed for the installation of synthetic grass/artificial turf if certain application requirements and design standards were met, as follows:

Application requirements:
1. No-fee Track-One Design Study application.
2. All proposals for synthetic grass require submittal of a Track-One Design Study application to the Community Planning and Building Department.
3. The application shall include a site plan of the subject property depicting the proposed location and configuration of the synthetic grass. The site plan shall depict all trees on the property and any other trees near the proposed installation in order for staff to evaluate the proximity of the synthetic grass to the trees. The plan shall include a data table identifying the approximate square-footage of the synthetic grass. A drainage plan may be required depending on sloped lots.
4. The applicant shall submit a sample of the proposed synthetic grass in order for staff to evaluate the material.

Design standards:
1. The synthetic grass and associated base-rock materials shall be located a minimum of six feet from the base of any tree in order to adequately protect tree roots.
2. The applicant shall submit a sample of the proposed synthetic grass for staff evaluation. The City's Residential Design Guidelines encourage maintaining the forested character of the community through the use of natural landscaping. The synthetic grass shall present the appearance of natural grass as recommended by guidelines.
3. The applicant shall demonstrate that the synthetic grass and associated base material is permeable

with the ability to percolate water into the soil.

On October 8, 2023, Governor Newsom signed Senate Bill 676 (SB 676), restoring the authority of local agencies to regulate or prohibit synthetic grass and artificial turf installations. Amended Government Code 53087.7 (effective January 1, 2024) reads:

(a) A city, including a charter city, county, or city and county, shall not enact any ordinance or regulation, or enforce any existing ordinance or regulation, that prohibits the installation of drought-tolerant landscaping using living plant material on residential property.

(b) For the purposes of this section, "drought-tolerant landscaping" shall not include the installation of synthetic grass or artificial turf.

Staff Analysis:

In response to the amended State law, City staff has prepared an updated Artificial Turf Policy prohibiting the installation of artificial turf in Carmel-by-the-Sea. Because artificial turf is a plastic petroleum product that may cause adverse effects on public health, stormwater management, pollutant discharge, soil health, and neighborhood character, City staff finds artificial turf/synthetic grass uses in all zoning districts inappropriate.

Public Health

While additional scientific study is warranted and is underway, completed studies illuminate potential health impacts from exposure to carcinogens, neurotoxicants, mutagens, and endocrine disruptors in artificial turf. Phthalates, bisphenol A (BPA), per- and polyfluoroalkyl substances (PFAS), polycyclic aromatic hydrocarbons (PAHs) have been identified as particularly problematic substances. Carmel residents – especially children who play on artificial turf – may be vulnerable to potential exposure risks.

Stormwater Management

Since 2017, City staff has collected and assessed artificial turf samples prior to application approvals, checking for the presence of "drainage holes" punched in the backing material to ensure some level of water percolation through the product. However, despite the presence of drainage holes, the absorption rates of turf products are not comparable to natural plant material. The City's small lot sizes amplify the importance of onsite water percolation to limit run-off impacts to neighboring properties and City storm drain systems.

Pollutant Discharge

Micro and nanoplastics, nylon, and "crumb rubber" materials in artificial turf deteriorate over time and leach into the air, water, and soil. Carmel Bay is a protected watershed and a designated Area of Special Biological Significance (ASBS). The City storm drains flow directly into the ocean without treatment. The City therefore has significant stormwater management responsibilities and has a strong interest in controlling both the volume and the composition of stormwater discharges.

Landfill Material

Artificial turf products must be periodically removed and replaced as they weather and wear. The average longevity of artificial turf is ten years. Because artificial turf is comprised of layers of various petroleum and plastic products, the aged turf is typically landfilled or incinerated rather than recycled.

Soil Health

Applying a plastic top layer on dirt limits the supply of air, water and organic matter (leaves, etc.) to the soil

beneath. This impacts the living organisms like worms and various microorganisms in the soil. Trees, shrubs, and plant material depend on healthy soil.

Neighborhood Character
The City municipal code (CMC 17.34.060.B.1) states: *Plant material located in areas visible from the street or other public places shall be arranged in a relaxed, informal pattern consistent with the character of the Carmel forest. Formal, unnatural arrangements shall be avoided except for focal points.* The Residential Design Guidelines encourage natural settings, natural forest character, and natural materials. While there is a range of turf product quality available on the market, even the most naturalistic-looking products appear synthetic.

The following guidelines apply to both artificial and natural turf, but are provided here for context. Per the "Introduction to Landscape Design" section of the design guidelines: *Overall, the landscape should have an informal character* and *Front yards should be informal gardens, rather than the traditional grass lawns seen in many other communities.*

Final Design Guideline 10.2 states: *Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged.*

Final Design Guideline 10.3 states: *Planting in areas visible from the street or other public places should continue the forest character. Locate plants in relaxed, informal arrangements that are consistent with the urban forest character. Avoid formal, unnatural arrangements of plants and paving except in areas out of public view… Lawns visible from the street are inappropriate to the forest setting and should be avoided*.

Due to its synthetic nature and existing language in the municipal code and design guidelines regarding natural landscaping and the general inappropriateness of lawns, the use of artificial turf conflicts with the City's forest character.

Other Project Components:

Not Applicable. The Planning Commission is being asked to consider making a recommendation to the City Council regarding formal adoption of the Artificial Turf Policy. This action will not result in a direct or indirect physical change in the environment. The Planning Commission is not approving a policy. Therefore, the action does not qualify as a "project" as defined in section 15378 of the CEQA Guidelines, and is not subject to environmental review. The City Council will ultimately make a CEQA determination upon review and potential adoption of the policy.

Attachment 1 – New Artificial Turf Policy
Attachment 2 - Old Artificial Turf Permitting Standards
Attachment 3 - Draft Reso 2025-XX

CITY OF CARMEL-BY-THE-SEA
POLICY AND PROCEDURE

Subject: Prohibition on the installation of artificial turf citywide.

Policy/Procedure No: 2025-XX

Effective Date: T B D

Authority: Resolution No. xx-xxx

Purpose:
To prohibit the installation of artificial turf citywide.

Policy/Procedure:
As fully set forth in the policy document, attached.

Responsible Party:
City Administrator

Department of Origin:
Public Works & Community Planning and Building

Revision Dates:

Rescinded Date:

City of Carmel-by-the-Sea

POLICY PROHIBITING THE INSTALLATION OF ARTIFICIAL TURF CITYWIDE

Statement of Purpose:

The purpose of this policy is to prohibit the installation of artificial turf citywide. For the purpose of this policy, artificial turf is defined as a man-made product of synthetic materials intended to simulate the appearance of natural turf, grass, sod, or lawn.

Policy:

The City recognizes that California struggles with recurrent drought conditions that necessitate water conservation measures. As such, the City encourages drought-resistant living plant material landscaping options. Senate Bill (SB) 676, signed by Governor Newson on October 8, 2023, amended Section 53087.7 of the Government Code and returned power to cities and counties to ban or regulate artificial turf. The prior regulations, adopted as drought emergency measures in 2016, were intended to encourage a transition to landscaping alternatives that used less water, including artificial turf. Since that time, however, emerging research points to public health and environmental problems associated with these installations, such as exposure to per- and polyfluoroalkyl substances (PFAS) and other chemical compounds, water and soil pollution, stormwater runoff from insufficient ground percolation, and a lack of recyclability.

In addition to these potential environmental impacts, the City municipal code (CMC 17.34.060.B.1) states: *Plant material located in areas visible from the street or other public places shall be arranged in a relaxed, informal pattern consistent with the character of the Carmel forest. Formal, unnatural arrangements shall be avoided except for focal points.* Carmel's Residential Design Guidelines encourage natural settings, natural forest character, and natural materials. While there is a range of turf product quality available on the market, even the most naturalistic-looking products appear synthetic.

Additionally, the Final Design Guidelines, "Introduction to Landscape Design" narrative states: *Overall, the landscape should have an informal character, emphasizing foliage over flowers. Front yards should be informal gardens, rather than the traditional grass lawns seen in many other communities. These design traditions should be continued.* Final Design Guideline 10.2 states: *Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged.* Final Design Guideline 10.3 states: *Planting in areas visible from the street or other public places should continue the forest character. Locate plants in relaxed, informal arrangements that are consistent with the urban forest character. Avoid formal, unnatural arrangements of plants and paving except in areas out of public view. Reserve the use of bedding plants and exotic flowering plants to small accents at walkways, entries or near special site features. Lawns visible from the street are inappropriate to the forest setting and should be avoided*. Due to its synthetic nature and existing language in the municipal code and design guidelines regarding natural landscaping and inappropriateness of lawns, the use of artificial turf conflicts with the City's forest character.

As such, in accordance with SB 676, the City of Carmel-by-the-Sea prohibits the installation of artificial turf. The prohibition is intended to manage the associated potential impacts to the community, which include but are not limited to: public health, stormwater management, pollutant discharge, waste/landfill, and neighborhood character impacts. Therefore, it is the policy of the City to prohibit the installation of artificial turf citywide.

Permitting Standards for Synthetic Grass/Artificial Turf

On October 9, 2015, the State Governor approved AB 1164, which precludes jurisdictions from disapproving proposals for synthetic grass and artificial turf. AB 1164 allows local governments to impose reasonable restrictions on the type of synthetic grass and artificial turf installed. The following is a set of application requirements and design standards for proposals to install synthetic grass (or artificial turf).

Application Requirements

1. **There is no application fee for this Track-One Design Study**.

2. All proposals for synthetic grass require submittal of a Track-One Design Study application to the Community Planning and Building Department.

3. The application shall include a site plan of the subject property depicting the proposed location and configuration of the synthetic grass. The site plan shall depict all trees on the property and any other trees near the proposed installation in order for staff to evaluate the proximity of the synthetic grass to the trees. The plan shall include a data table identifying the approximate square-footage of the synthetic grass. A drainage plan may be required depending on sloped lots.

4. The applicant shall submit a sample of the proposed synthetic grass in order for staff to evaluate the material.

Design Standards

1. The synthetic grass and associated base-rock materials shall be located a minimum of six feet from the base of any tree in order to adequately protect tree roots.

2. The applicant shall submit a sample of the proposed synthetic grass for staff evaluation. The City's Residential Design Guidelines encourage maintaining the forested character of the community through the use of natural landscaping. The synthetic grass shall present the appearance of natural grass as recommended by guidelines.

3. The applicant shall demonstrate that the synthetic grass and associated base material is permeable with the ability to percolate water into the soil.

Updated: December 11, 2017

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

RESOLUTION NO. 2025-XXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE- SEA RECOMMENDING CITY COUNCIL ADOPTION OF POLICY 2025-(TBD) PROHIBITING THE INSTALLATION OF ARTIFICIAL TURF CITYWIDE

WHEREAS, in 2016, the State of California enacted Government Code Section 53087.7, which required jurisdictions to approve proposed installations of drought tolerant landscaping, including synthetic grass/artificial turf, on residential property; and

WHEREAS, in 2017, the City Planning Division developed Permitting Standards for Artificial Turf to comply with State law; and

WHEREAS, the City reviewed and approved approximately forty applications for artificial turf on residential properties between 2017 and 2014; and

WHEREAS, on October 8, 2023, Governor Newsom signed Senate Bill 676, restoring the authority of local agencies to regulate or prohibit synthetic grass and artificial turf installations, effective January 1, 2024; and

WHEREAS, additional scientific study is needed to conclusively determine the safety – or safety risks of – exposure to artificial turf, the product contains carcinogens, neurotoxicants, mutagens, and endocrine disruptors that may pose a risk to public health; and

WHEREAS, artificial turf provides inferior water percolation rates as compared to natural plant material, hindering water absorption into soil and increasing runoff; and

WHEREAS, micro and nanoplastics, nylon, and “crumb rubber” materials in artificial turf deteriorate over time and leach into the air, water, and soil, endangering Carmel Bay, a protected watershed and a designated Area of Special Biological Significance (ASBS); and

WHEREAS, the application of artificial turf limits the supply of air, water and organic material to soil beneath, affecting living organisms necessary for healthy soil; and

WHEREAS, the average longevity of artificial turf is ten years, and because of its complex makeup of petroleum and plastics, aged turf is typically landfilled or incinerated rather than recycled; and

WHEREAS, the City’s Design Guidelines speak extensively to the importance of natural settings, natural forest character, and natural materials; and

WHEREAS, because artificial turf is a plastic petroleum product that may cause adverse effects on public health, stormwater management, pollutant discharge, soil health, and neighborhood character, the use of artificial turf/synthetic grass in all zoning districts is inappropriate; and

WHEREAS, City staff has prepared an Artificial Turf Policy prohibiting the installation of artificial turf citywide; and

NOW THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DOES HEREBY recommend City Council adoption of Policy 2025-(TBD) prohibiting the installation of artificial turf citywide.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

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

February 11, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	**DS 24014 & VA 24364 (Lewis & McClellan Trust):** Consideration of a Track 1 Design Study (DS 24014) referral and associated Variance (VA 24364) for the construction of a 39-square-foot addition to an existing residence and a 200-square-foot parking pad in the front setback located on San Carlos Street 3 southwest of Vista Avenue within the Single-Family Residential (R-1) District. APN: 010-116-019-000

Application: DS 24014 & VA 24364 (Lewis & McClellan Trust)
APN: 010-116-019-000
Block:6.5
Lot:7
Location: San Carlos Street 3 southwest of Vista Avenue
Applicant: Adam Jeselnick
Property Owner: Michael Lewis and Rene McClellan Trust

Executive Summary:

The project involves construction of a 39-square-foot addition, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback on a 4,000-square-foot parcel. The applicant is requesting a Variance to construct a parking pad in the front setback because there is no other place to put parking after removing the garage. No trees on the property or right-of-way are proposed to be removed. Staff is recommending denying the Design Study and Variance because it does not meet the required findings. On March 25, 2024, the property was determined to be ineligible for the Carmel Historic Inventory.

Recommendation:

Adopt a Resolution (Attachment 1) denying a Track 1 Design Study Referral and associated Variance for the construction of a 39-square-foot addition to a two-story single-family residence, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback. The subject site is located on San Carlos 3 Southwest of Vista in the Single-Family Residential (R-1) District. APN: 010-116-019-000.

Background and Project Description:

The residence was constructed in 1924 and there is no original building permit on file. On October 7, 2003, Historian Kent

Seavey determined that the house had been moved and altered, and therefore no longer retains integrity. It was reevaluated in March of 2024 and was again determined to be ineligible for the Carmel Historic Inventory due to a lack of association with important events, people, builders, designers, or architects in the Historic Context Statement and the loss of integrity due to alterations/relocation. The property is comprised of a 4,000-square-foot lot on San Carlos 3 Southwest of Vista.

The applicant is proposing the construction of a 39-square-foot addition, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback. The applicant originally proposed the parking pad further from the front property line (still in the front setback) but had to move it due to the proximity to significant trees. The existing residence has

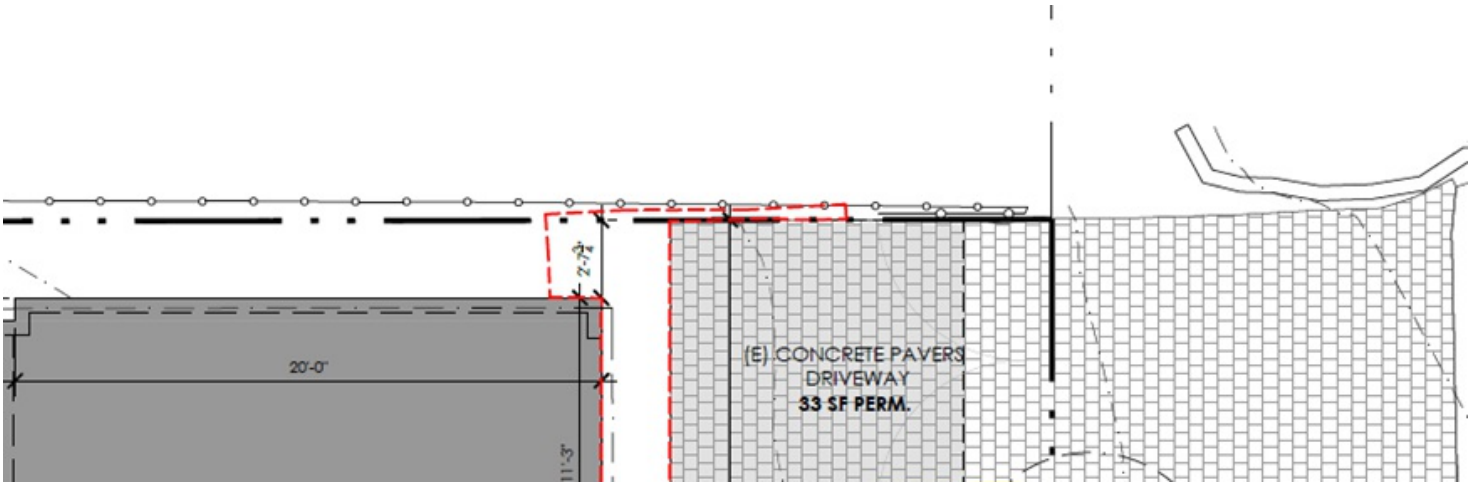
a garage that the applicant is proposing to convert to a bedroom, walk in closet, and half bathroom. The applicant submitted the findings and application for the Variance upon being informed that a Variance was needed in November of 2024.

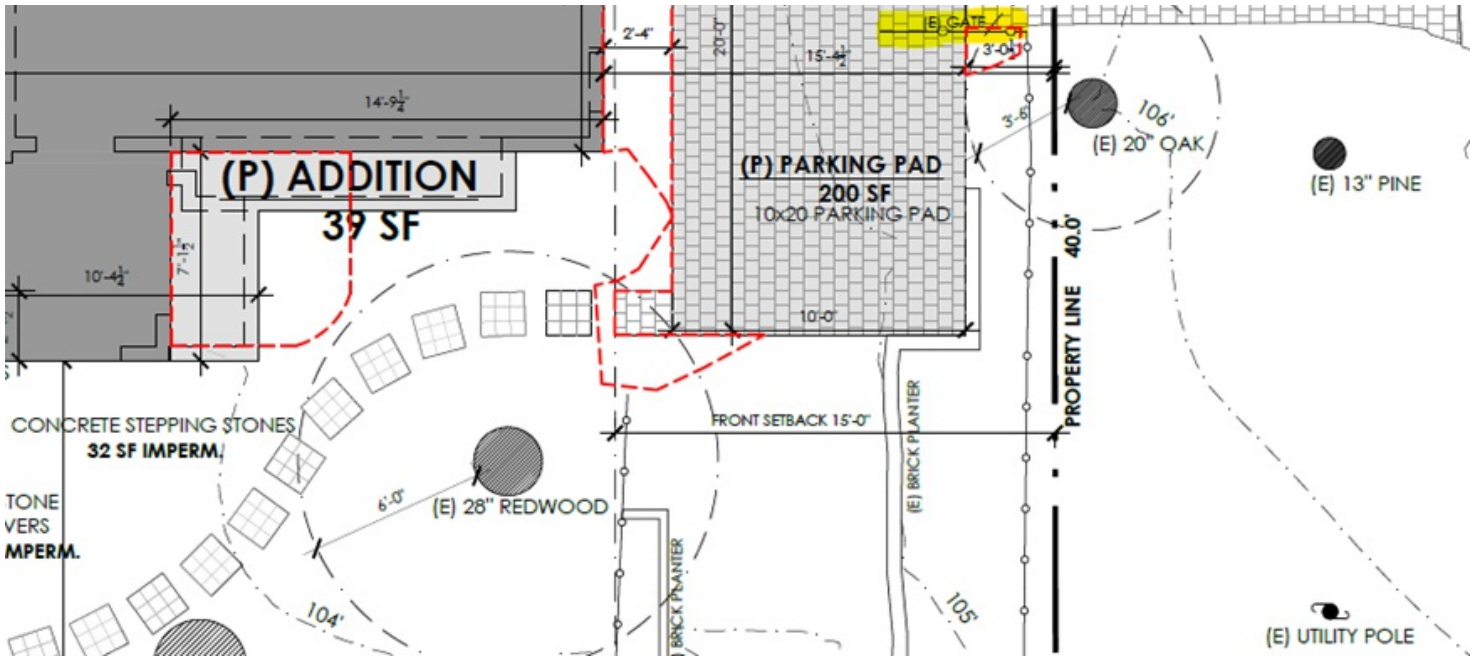
Staff Analysis:

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

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

Staff Response: The applicant is proposing to convert the existing garage into a primary bedroom with a walk in closet and half bathroom. To accommodate the required parking, the applicant is proposing to construct a 10-foot by 20-foot parking pad at the front of the property. The parking pad will go on the existing paver driveway, parallel to the direction of the street. Per Carmel Municipal Code (CMC) section 17.10.030.F, "Required parking spaces shall be provided by a garage, carport or **parking pad** measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle." The proposed location of the parking pad does not have the required practical ingress and egress because the pad is at a right angle from the driveway, which would force cars to turn sharply to fit on it. In addition, there is no practical ingress or egress as currently proposed because the applicant's driveway gate blocks the parking pad (see the screenshot below from the project plans).





In addition to the lack of practical ingress and egress to and from the parking pad, a parking pad in the front setback requires a Variance. Per CMC section 17.10.030.A.1, "Detached Garages and Carports. To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the rear yard setback or front or side yard setbacks facing a street." Parking Pads are not listed as approvable in the setbacks under this section and instead require a setback Variance. The applicant has provided their findings for the Variance. Below lists the special findings required for a Variance (CMC 17.64.210), the applicant's findings, and staff's findings.

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

Applicant Response: *The existing residence and attached garage are situated on a typical Carmel residential lot measuring 40' x 100' (4000 sf). The house was built in several phases over time, with the non-conforming garage located at the northeast corner of the house facing San Carlos Street. To the southeast corner of the property, there are two significant redwood trees (38" diameter and 28" diameter), which*

obstruct any possible development behind the 15' front yard setback. The front property line is more than 20' from the edge of the roadway, and the existing
driveway allows for two vehicles to be parked in front of the garage. The current square footage of the property, inclusive of the garage, is 1,444 sf, or more than 356 sf below the allowed floor area for the lot. The site topography and significant trees deprive this property of the allowed floor area, and garage, enjoyed by most other properties in the neighborhood and throughout the city.

Staff Response: The surrounding homes have detached and attached garages. There is no indication that any surrounding properties have been granted front setback variances. The subject site currently has a garage with interior dimensions of ~10'-3" by 19'-1". The neighborhood is densely wooded with trees at the front of many of the surrounding parcels, similar to all neighborhoods in Carmel-by-the-Sea. The sloping topography is also similar to many of the parcels in Carmel-by-the-Sea. Carmel-by-the-Sea is located on a hill that slopes from Highway 1 to the beach relatively continuously. Many proposed additions and new homes are forced to terrace their houses to build down with the slope. Due to the topography and trees, many of the surrounding houses have built second stories to increase their livable area.

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

Applicant Response: *A variance to allow an on-site parking space, on a gravel parking pad, located within the front yard setback, does not constitute a grant of special privilege. Many other homes in the vicinity, with or without conforming garage parking, feature front-facing driveways that allow for the regular parking of vehicles between*

the building and street, and within the front yard setback. Moreover, many homes allow for regular street-side parking for owners and their guests.

Staff Response: The subject property has existing parking that is similar to the surrounding homes. There are other locations the applicant could propose to construct an addition that would not require them to remove their existing parking (garage) and install a parking pad in the front setback. The applicant could build their addition at the rear of the property with the slope without any issue with trees or utility poles. The addition of a bedroom in place of the rear deck or in place of the existing basement would be feasible. Allowing for a Variance in the front setback would be a special privilege inconsistent with the limitations on other property in the vicinity.

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

Applicant Response: *The proposed variance is not detrimental to adjacent property or injurious to public health, safety, or welfare. As described above, vehicles are regularly parked in residential driveways, or along the street, with no harm caused to neighbors. The Carmel zoning code and ordinance supports a single-lane driveway and garage for each residential lot, most homeowners have two vehicles, and one of those vehicles is typically parked in the front yard setback.*

Staff Response: Staff agrees that the proposed Variance is not detrimental to the adjacent properties or injurious to public health, safety, or welfare.

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

Applicant Response: *The unique circumstances of this property include the topography, existing utility pole, and significant trees, and siting of the existing house on the lot, all of which are entirely specific to this lot and proposal.*

Staff Response: This topography, existence of utility poles, existence of significant trees, and siting of the existing house on the house is not unique to the subject site or the neighborhood. No new general regulation is need to address such conditions or situations.

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

Applicant Response: *The two significant redwood trees, to the best of my knowledge, pre-date any residential construction on this site. All development on this site, including the existing garage, was constrained by the existing trees, natural topography, and*
location of the paved public street (San Carlos).

Staff Response: The Variance is being sought because the applicant is proposing to convert the existing garage into a primary bedroom, walk in closet, and half bathroom. The request for a Variance is the direct result of the proposed work by the current owner and applicant.

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

Applicant Response: *Granting this variance will not conflict with the General Plan or the zoning objectives, which support the requirement to provide conforming on-site parking for every single family residence. The existing non-conforming garage is 10'-3" wide by 19'-0" deep, and with the increased sizes of most modern vehicles, is not currently suitable for use as a parking space. A 20' x 1 0' gravel parking pad, located at the end of a re-constructed 1 0' wide driveway, is fully supported by the design guidelines and zoning requirements for the R-1 district, including:*

17.10.030.D.
d. Other Provisions.
i. Required Parking. On each site, a minimum of 200 square feet of base floor

area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad. Inability to provide on-site parking shall not authorize more floor area or exterior volume for other purposes in lieu of parking.

17.10.030.F.

On-Site Parking Requirements. Required parking spaces shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. Tandem parking is allowed in this district. All required parking shall be provided on-site and shall be counted as floor area and exterior volume.

Staff Response: Granting the Variance for the subject site would conflict with the zoning objectives for the R-1 District because the new parking pad would not meet the On-Site Parking Requirements outlined in CMC section 17.10.030.F. The parking pad as proposed would not have practical ingress and egress because the pad is at a right angle from the driveway, which would force cars to turn sharply to fit on it and because the applicant's driveway gate blocks the parking pad

Other Project Components:

Environmental Review: *Staff recommends this project be found Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves.*

Attachment 1 – Resolution
Attachment 2 - Project Plans
Attachment 3 – Applicant Provided Variance Examples
Attachment 4 - Data Table

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DENYING A TRACK 1 DESIGN STUDY REFERRAL AND VARIANCE FOR THE CONSTRUCTION OF A 39-SQUARE-FOOT ADDITION TO AN EXISTING RESIDENCE, THE CONVERSTION OF THE EXISTING GARAGE INTO LIVING SPACE, AND THE CONSTRUCTION OF A PARKING PAD IN THE FRONT SETBACK LOCATED ON SAN CARLOS 3 SOUTHWEST OF VISTA WITHIN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-116-019-000.

WHEREAS, on January 16, 2024, Adam Jeselnick ("Applicant") submitted an application on behalf of Michael Lewis and Rene McClellan Trust ("Owners") requesting approval of Track 1 Design Study application DS 24014 (Lewis & McClellan Trust) described herein as ("Application"); and

WHEREAS, on November 26, 2024, Adam Jeselnick ("Applicant") submitted an application on behalf of Michael Lewis and Rene McClellan Trust ("Owners") requesting approval of Variance application VA 24364 (Lewis & McClellan Trust) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot located San Carlos 3 Southwest of Vista in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Design Study and associated Variance for the construction of a 39-square-foot addition, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in exterior materials of structures are subject to a Track 1 Design Review and may be approved by the Director if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, in accordance with CMC section 17.52.070.D a Variance is required for a modification to the minimum required front setback; and

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

WHEREAS, on or before February 2, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 7, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on February 11, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL

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

CMC section 17.58.060.B, Findings for Design Review Approval	**YES**	**NO**
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✔	
2. The project complies with all applicable provisions of the Carmel Municipal Code.		✔
3. The project is consistent with the applicable adopted design review guidelines.	✔	
CMC section 17.58.060.C, Additional Findings for Design Study Approval	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits, variances, or exceptions consistent with the Zoning Ordinance.		✔
2. The project contributes to neighborhood character, including the type of forest resources present, the character of the street, the response to local topography, and the treatment of open space resources such as setbacks and landscaping.	N/A	N/A
3. The project is compatible with and sensitive to the natural features and built	N/A	N/A

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.	✔	
6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✔	
7. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	N/A	N/A
8. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back at least six feet from significant trees.	N/A	N/A

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

FINDINGS REQUIRED FOR A VARIANCE (CMC section 17.64.210):	**YES**	**NO**
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.		✓
2. That the variance will not constitute a grant of special privilege inconsistent with		✓

limitations on other property in the vicinity and within the same zone.		
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety, or welfare.	✓	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation.	✓	
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property.		✓
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.		✓

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **DENY** the Design Study (DS 24014, Lewis & McClellan Trust) and associated Variance (VA 24364, Lewis & McClellan Trust) for the construction of a 39-square-foot addition, conversion of an attached garage to a bedroom, and construction of a parking pad in the front setback on San Carlos 3 Southwest of Vista in the Single-Family Residential (R-1) Zoning District, APN 010-116-019-000.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2022 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

4. THE OWNER-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE OWNER-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

SHEET INDEX

Attachment 2

A0	TITLE (PROJECT DATA AND SITE LOCATION)	A10	PROPOSED ROOF PLAN
A1	TOPOGRAPHIC SURVEY	A11	EXISTING ELEVATIONS
A2	EXISTING SITE PLAN	A12	EXISTING ELEVATIONS
A3	PROPOSED SITE PLAN	A13	DEMOLITION ELEVATIONS
A4	EXISTING FOUNDATION/ BASEMENT PLAN	A14	DEMOLITION ELEVATIONS
A5	EXISTING FLOOR PLAN	A15	PROPOSED ELEVATIONS
A6	DEMOLITION PLAN	A16	PROPOSED ELEVATIONS
A7	PROPOSED FOUNDATION/BASEMENT PLAN	A17	STREETSCAPE ELEVATIONS
A8	PROPOSED FLOOR PLAN	A18	WINDOW AND DOOR SCHEDULES
A9	EXISTING ROOF PLAN	A19	PROPOSED MATERIALS
		A20	PROPOSED RENDERINGS

EXISTING SITE PHOTOGRAPHS

EXTERIOR - EXISTING GARAGE

EXTERIOR - EXISTING OFFICE

PROJECT DATA

SCOPE OF WORK:
EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. CONVERT EXISTING GARAGE TO A NEW MASTER BEDROOM WITH EN SUITE MASTER BATHROOM. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW POWDER AND LAUNDRY ROOM. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS WHERE SHOWN. REPLACE DOORS AND WINDOWS AS NOTED. MATCH EXISTING EXTERIOR COLORS AND MATERIALS.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	YES
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL:	NONE
GRADING:	0 CUBIC YARDS **CUT**/ 0 CUBIC YARDS **FILL**

SITE COVERAGE CALCULATIONS:

LOT SIZE **4,000 SF**

MAX. ALLOWABLE FLOOR AREA = 1,800 SF
(45% OUT OF TOTAL LOT AREA)

MAX. ALLOWABLE SITE COVERAGE = 396 SF / 556 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) RESIDENCE	1,284 SF
(E) BASEMENT	160 SF
TOTAL, (E)	**1,444 SF**
(36.10% OUT OF TOTAL LOT AREA)	
PROPOSED	
(E) RESIDENCE	1,284 SF
(E) BASEMENT	160 SF
(P) ADDITION	39 SF
(P) PARKING PAD	200 SF
TOTAL, (P)	**1,683 SF**
(42.08% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING

(E) CONCRETE PAVERS DRIVEWAY	262 SF	PERM.
(E) WOOD PATIO	40 SF	PERM.
(E) CONCRETE STEPPING STONES	32 SF	IMPERM.
(E) STONE PAVERS	12 SF	IMPERM.
(E) FRONT STONE STEPS	9 SF	IMPERM.
(E) BRICK PATIO	329 SF	IMPERM.
(E) BACK WOOD STEPS	12 SF	PERM.
(E) STONE LANDING	23 SF	IMPERM.
(E) WOOD DECK	398 SF	PERM.
(E) CONCRETE WALKWAY AND STEPS	70 SF	IMPERM.
TOTAL, (E)	**1,187 SF**	**(NON CONFORMING)**

PROPOSED

(E) CONCRETE STEPPING STONES	32 SF	IMPERM.
(E) CONCRETE PAVERS DRIVEWAY	33 SF	PERM.
(E) FRONT STONE STEPS	9 SF	IMPERM.
(E) BRICK PATIO	198 SF	IMPERM.
(E) BACK WOOD STEPS	12 SF	PERM.
(E) STONE LANDING	23 SF	IMPERM.
(E) WOOD DECK	398 SF	PERM.
TOTAL, (E)	**705 SF**	**(NON CONFORMING)**
	REDUCED BY 482 SF	
	(482 SF > 2x239 SF ADDED)	

PROJECT DATA

ADDRESS:	SAN CARLOS ST 3 S/W OF VISTA CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-116-019
ZONING:	**R-1** SINGLE FAMILY
OWNER:	**MICHAEL LEWIS AND RENE MCCLELLAN** SAN CARLOS ST 3 S/W OF VISTA CARMEL-BY-THE-SEA, CALIFORNIA 93921
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com

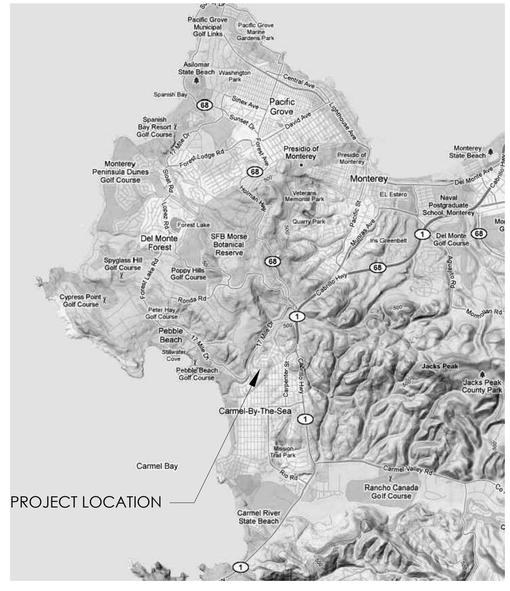
SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - EAST	15'-4 1/2"	15'-4 1/2"	15'-0"
SIDE - NORTH	2'-7 3/4" (NON-CONF)	2'-7 3/4" (NON CONF.)	3'-0"
BACK- WEST	14'-7"	14'-7"	3'-0"
SIDE - SOUTH	10'-2 1/2"	10'-2 1/2"	3'-0"

HEIGHTS

EXISTING	14' - 10 1/4 " ABOVE F.F.
PROPOSED	14' - 10 1/4 " ABOVE F.F.

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT
MIN. COMPOSITE SETBACK: 13'-4 1/4" (33.20% OF 40'-0")



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

LEWIS RESIDENCE
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

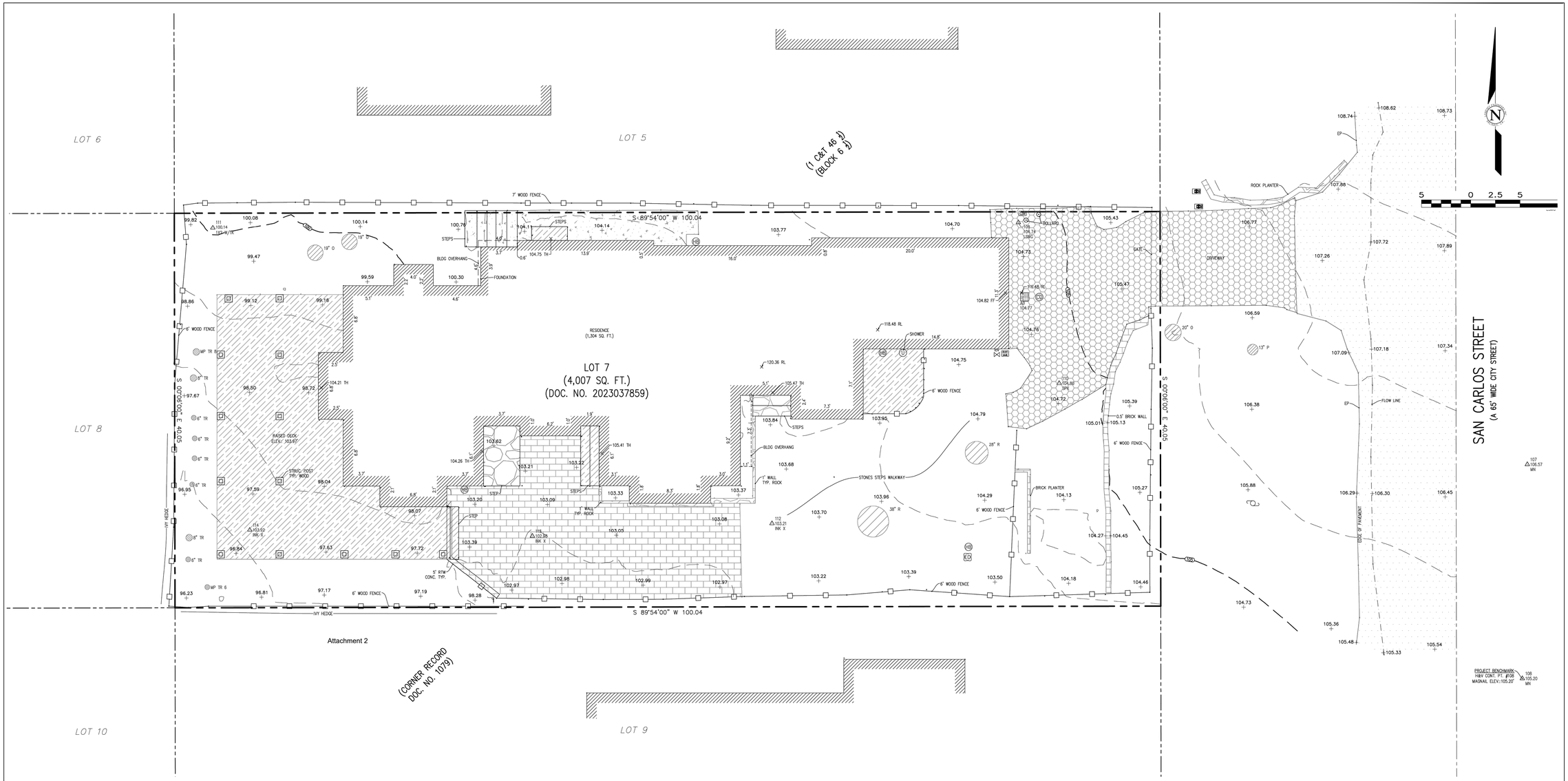
TITLE SHEET

1/17/2025

1/4" = 1'-0"

A0

TRACK 1 DESIGN APPROVAL SET



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- ASPHALT CONCRETE
- BRICK
- PAVERS
- STONE
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC MANHOLE
- FUSEBOX
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION BOX
- LANDSCAPE LIGHT
- STREETLIGHT
- PG&E BOX
- PG&E GAS MANHOLE
- PIPE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- UNKNOWN UTILITY
- UTILITY HUB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE

- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00± SPOT ELEVATION
- ×100.00 RC RIDGELINE
- ×100.00 FF FINISHED FLOOR
- ×100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #108, A MAGNETIC NAIL LOCATED 7' SOUTHERLY AND 37' EASTERLY FROM THE SOUTHEASTERLY PROPERTY CORNER , ELEVATION = 105.20' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/30/23) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

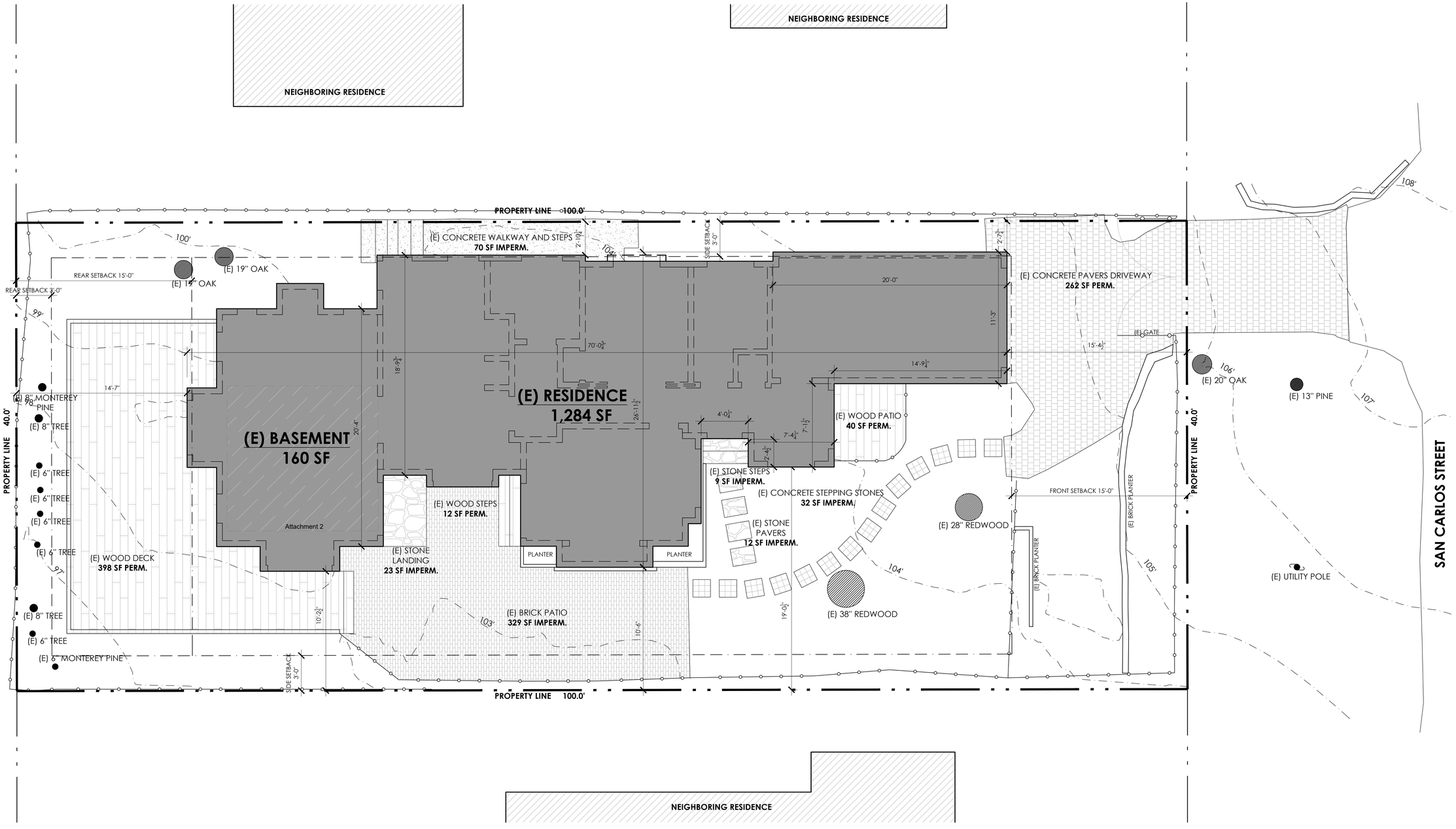
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

TOPOGRAPHIC SURVEY

1/17/2025

1/4" = 1'-0"

A1



1 EXISTING SITE PLAN
SCALE: 1/4" =1'-0"

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

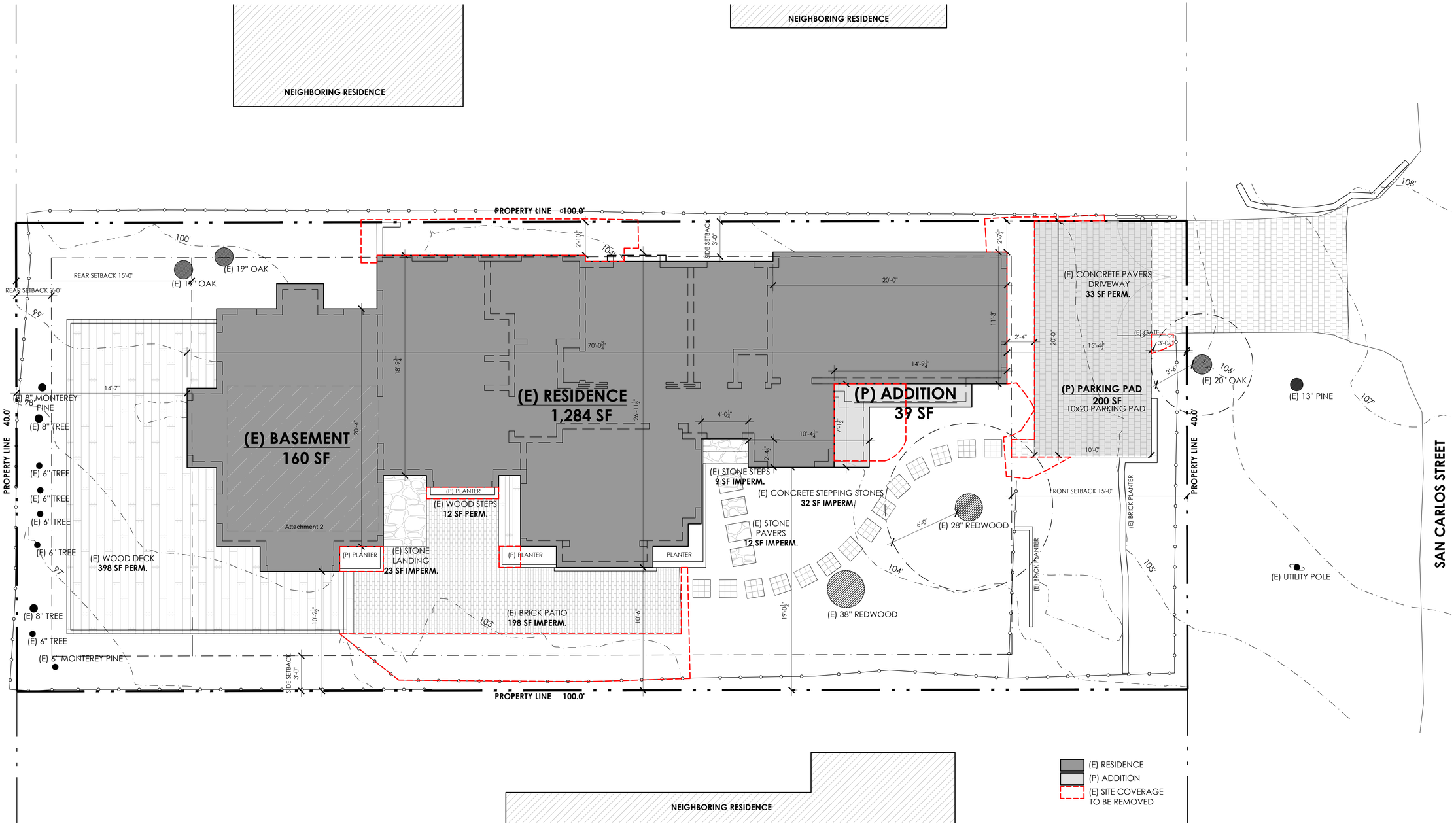
EXISTING SITE PLAN

1/17/2025

1/4" = 1'-0"

A2

TRACK 1 DESIGN APPROVAL SET



1 PROPOSED SITE PLAN
SCALE: 1/4" =1'-0"

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

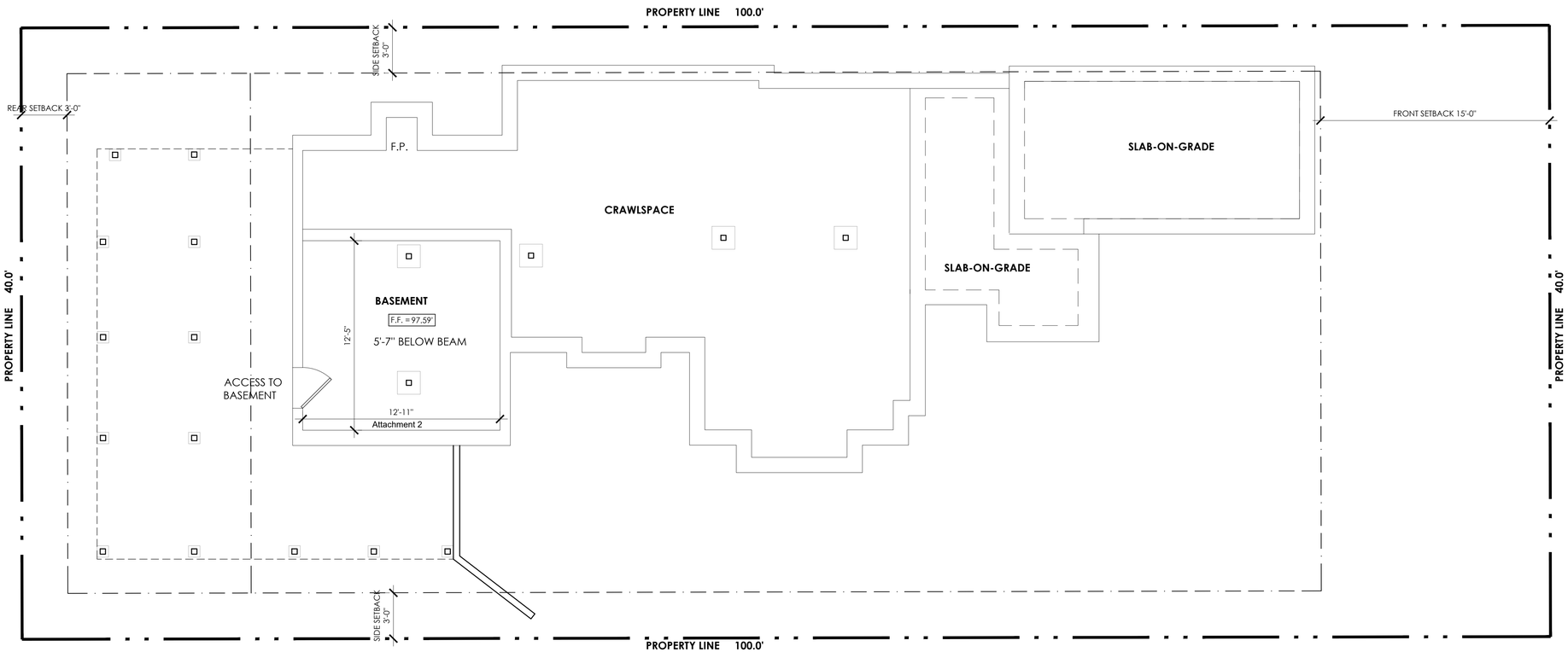
PROPOSED SITE PLAN

1/17/2025

1/4" = 1'-0"

A3

TRACK 1 DESIGN APPROVAL SET



1 FOUNDATION AND BASEMENT PLAN

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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

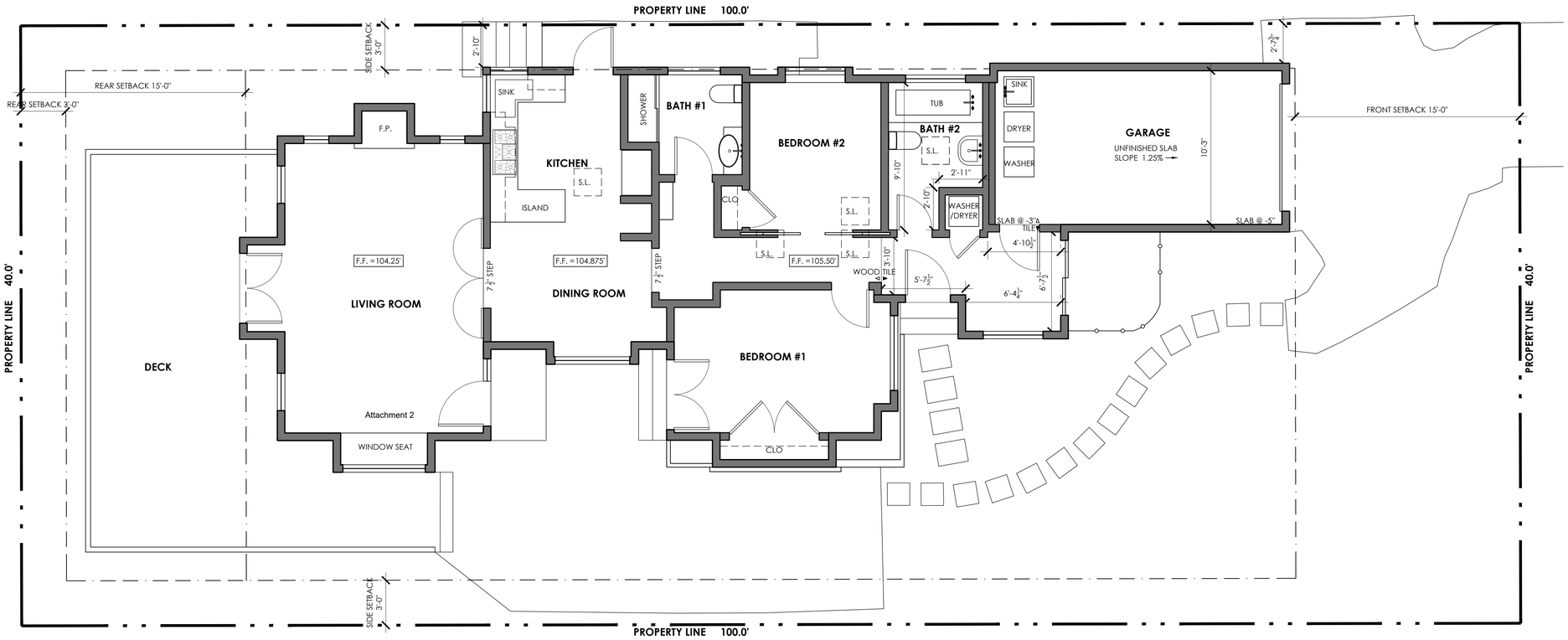
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FOUNDATION/ BASEMENT PLAN

1/17/2025

1/4" = 1'-0"

A4



1 EXISTING FLOOR PLAN

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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

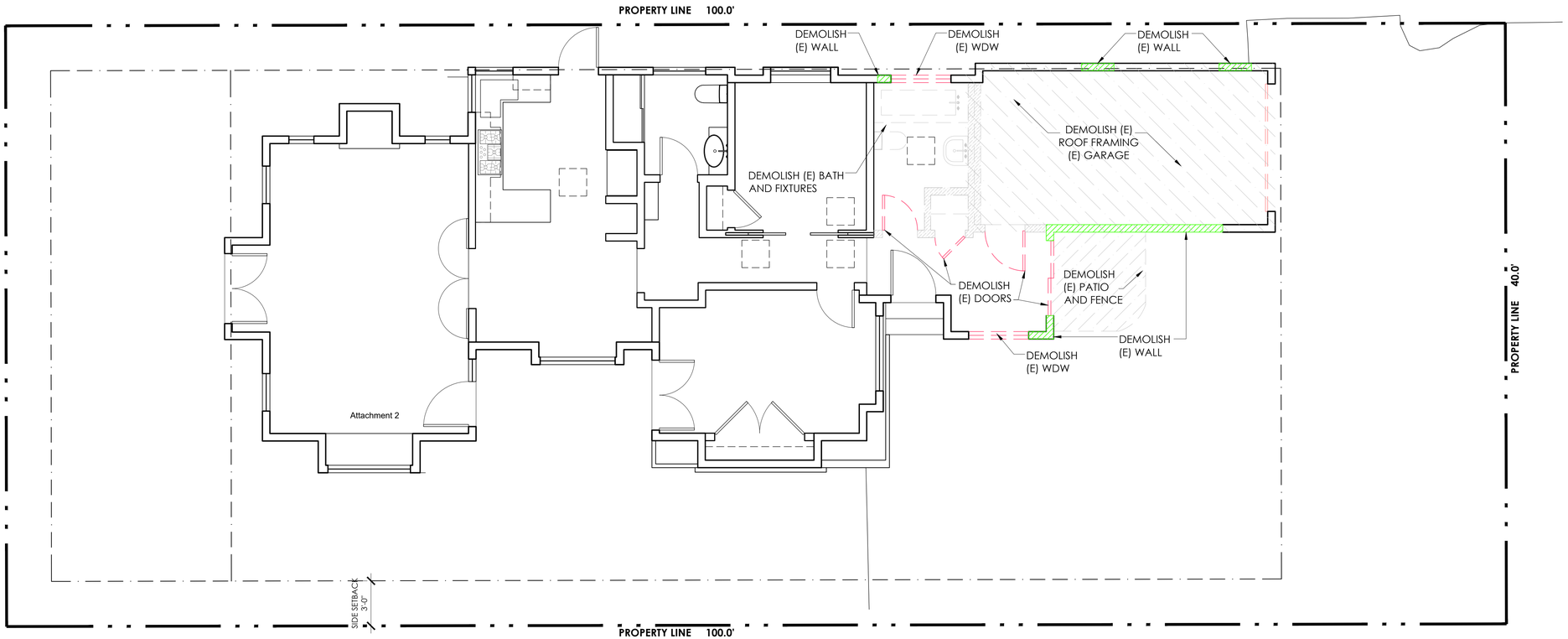
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING FLOOR PLAN

1/17/2025

1/4" = 1'-0"

A5



LEGEND

- EXISTING WALL TO REMAIN
- EXTERIOR WALL TO BE DEMOLISHED
- INTERIOR WALL TO BE DEMOLISHED
- WINDOW TO BE DEMOLISHED

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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

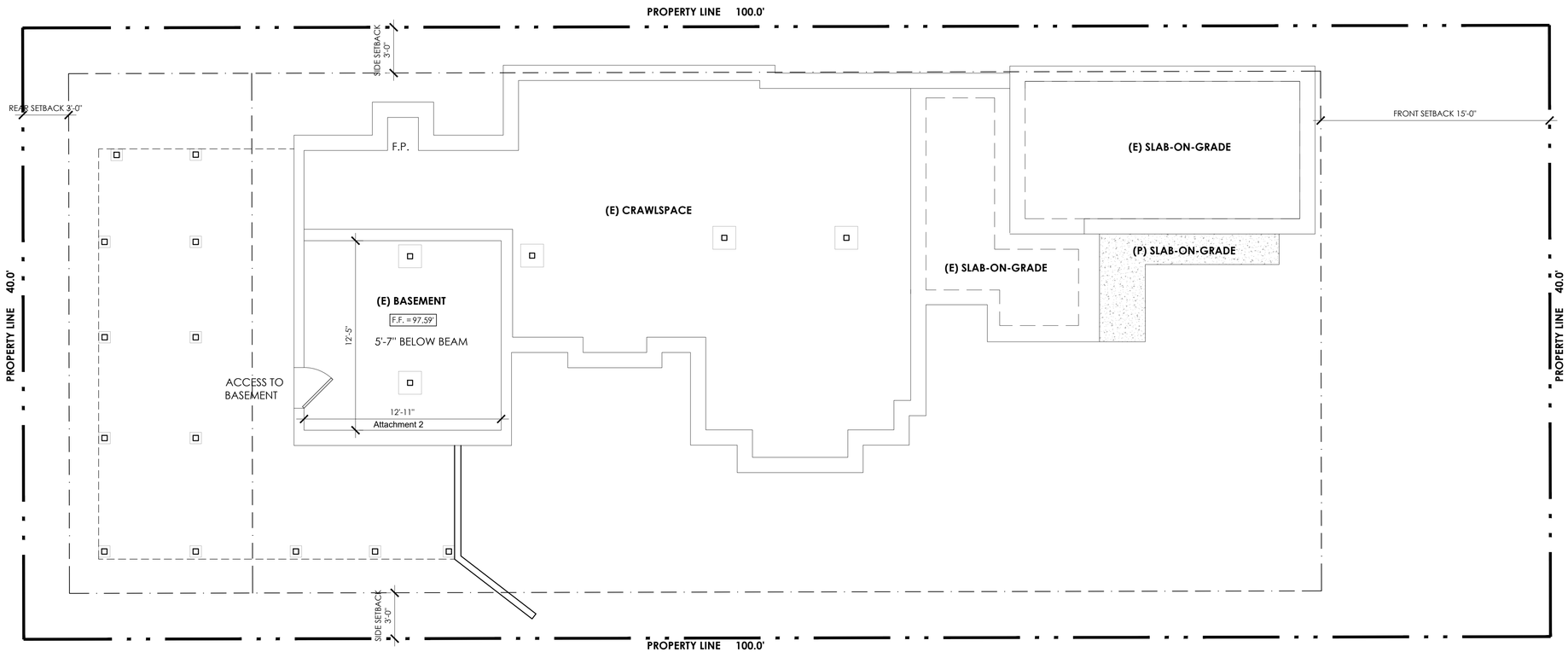
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION PLAN

1/17/2025

1/4" = 1'-0"

A6



1 PROPOSED FOUNDATION/BASEMENT PLAN

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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

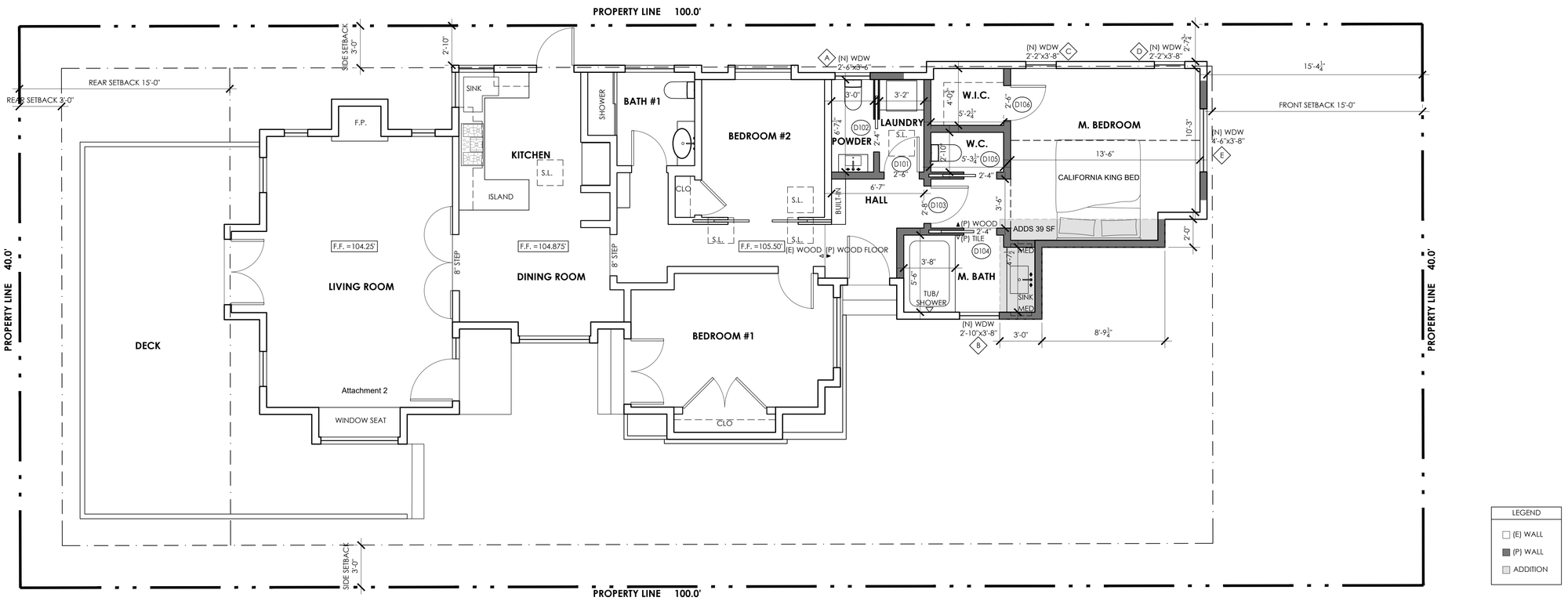
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED FOUNDATION/ BASEMENT PLAN

1/17/2025

1/4" = 1'-0"

A7



LEGEND

- (E) WALL
- (P) WALL
- ADDITION

1 PROPOSED FLOOR PLAN

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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

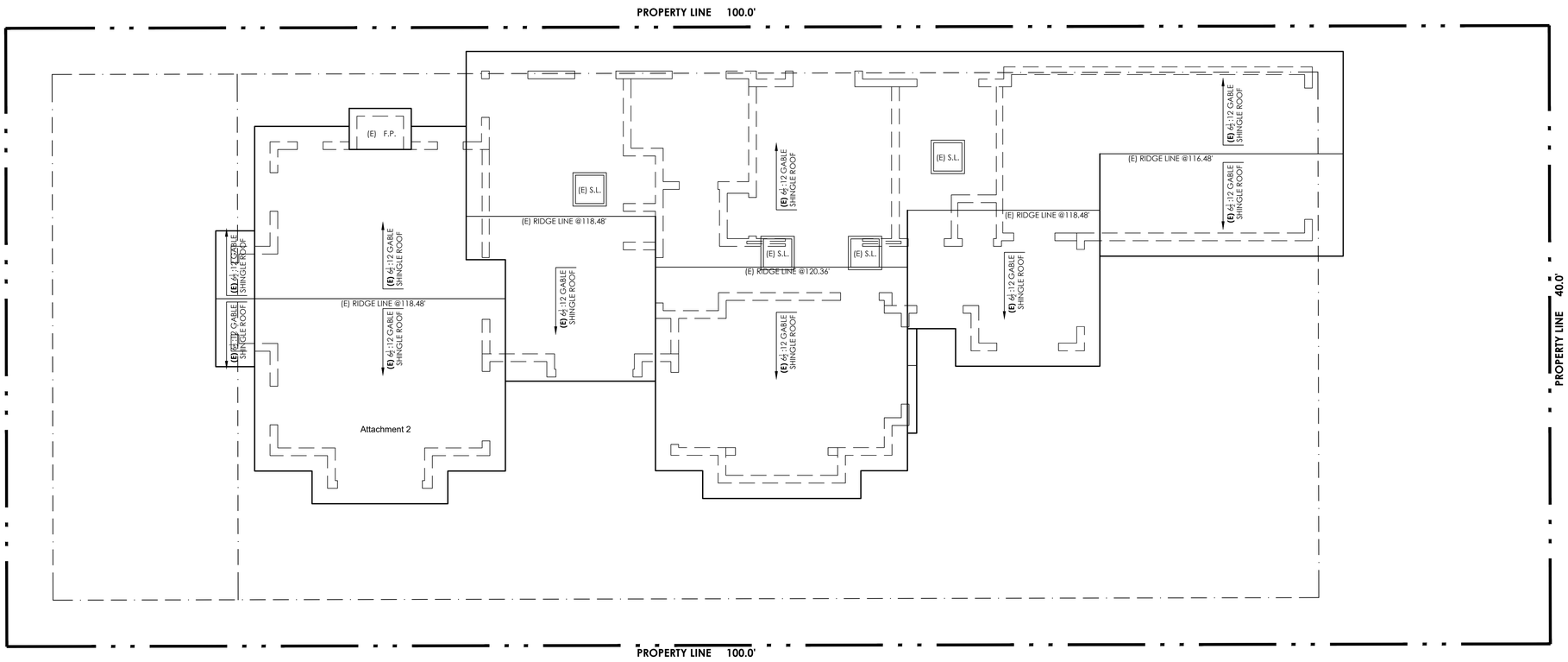
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED FLOOR PLAN

1/17/2025

1/4" = 1'-0"

A8



1 EXISTING ROOF PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

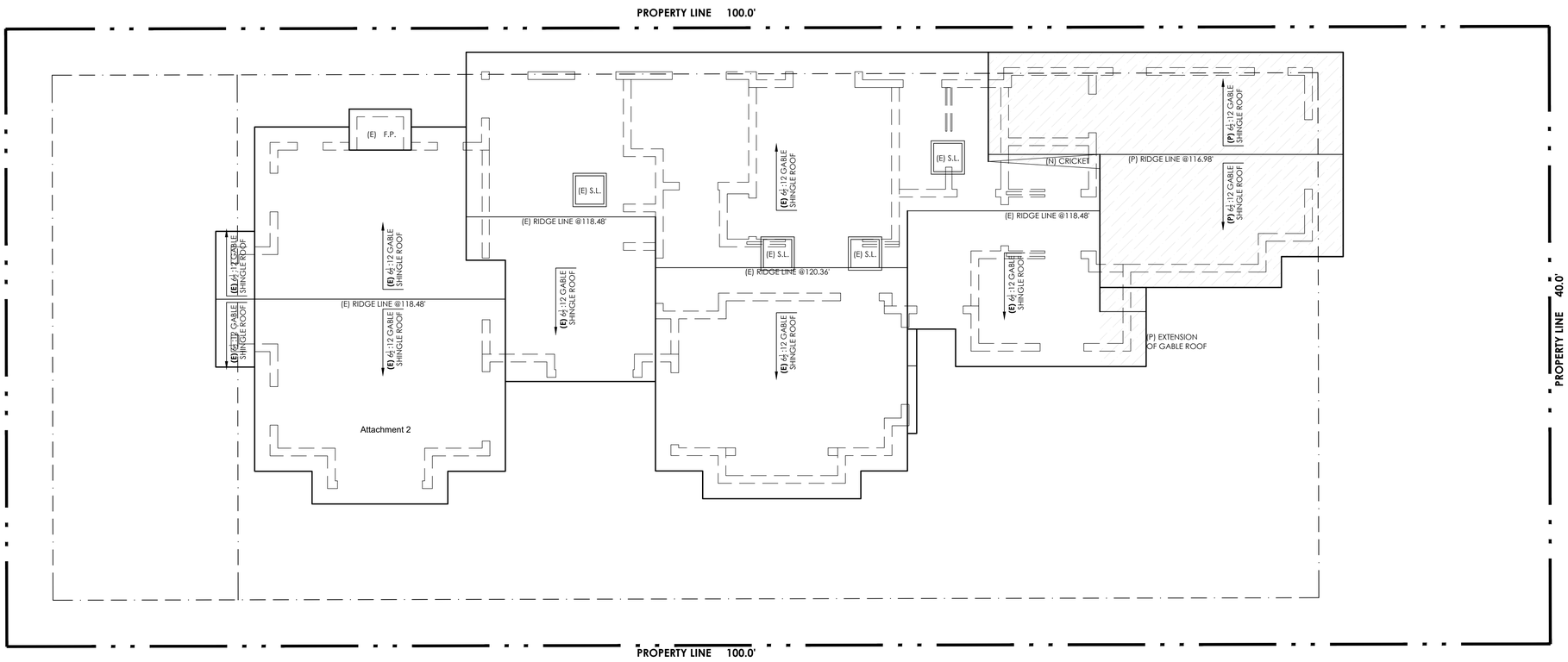
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ROOF PLAN

1/17/2025

1/4" = 1'-0"

A9



1 PROPOSED ROOF PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED ROOF PLAN

1/17/2025

1/4" = 1'-0"

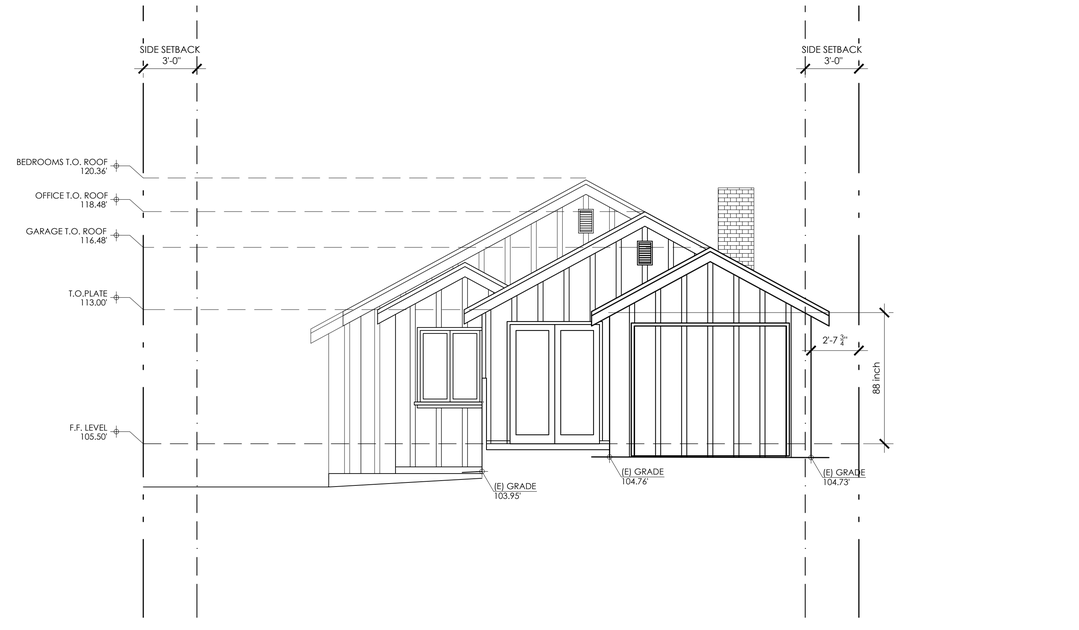
A10

Attachment 2

1 EXISTING SOUTH ELEVATION

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

1' 2' 4' 8'



2 EXISTING EAST ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

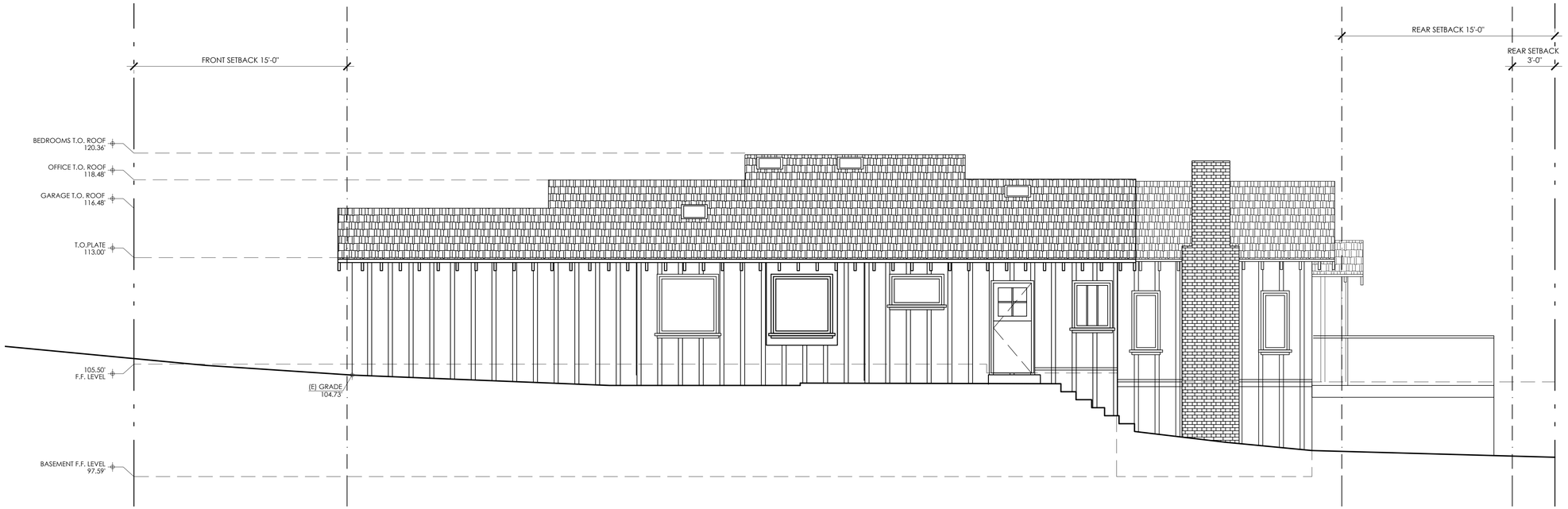
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ELEVATIONS

1/17/2025

1/4" = 1'-0"

A11

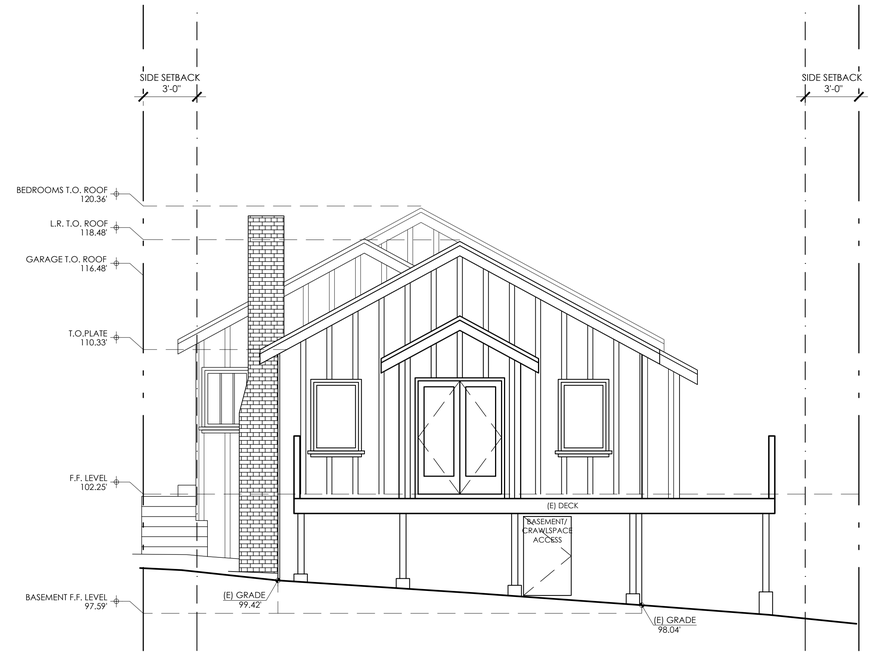


1 EXISTING NORTH ELEVATION

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

1' 2' 4' 8'

Attachment 2



2 EXISTING WEST ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

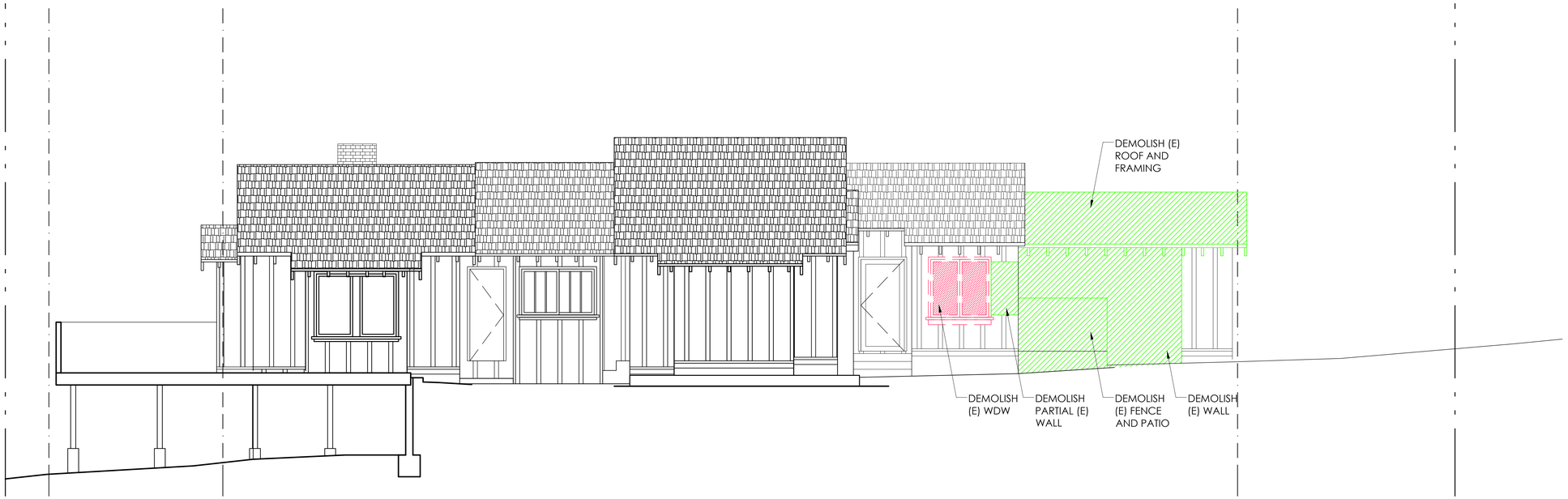
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ELEVATIONS

1/17/2025

1/4" = 1'-0"

A12

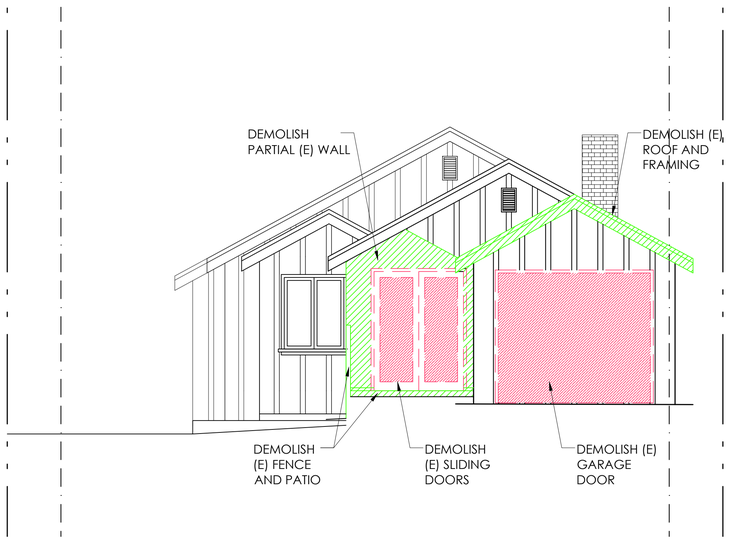


1 DEMOLITION SOUTH ELEVATION

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

1' 2' 4' 8'

Attachment 2



LEGEND

EXTERIOR WALL/ROOF TO BE DEMOLISHED

WINDOW/DOOR TO BE DEMOLISHED

2 DEMOLITION EAST ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,

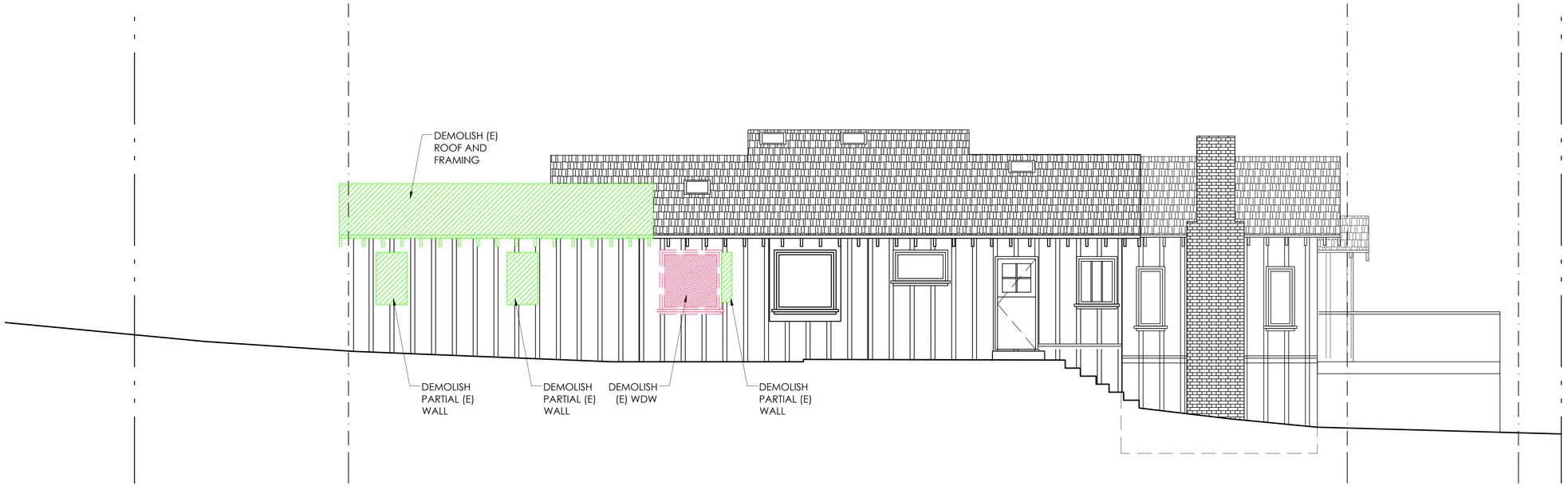
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION ELEVATIONS

1/17/2025

1/4" = 1'-0"

A13

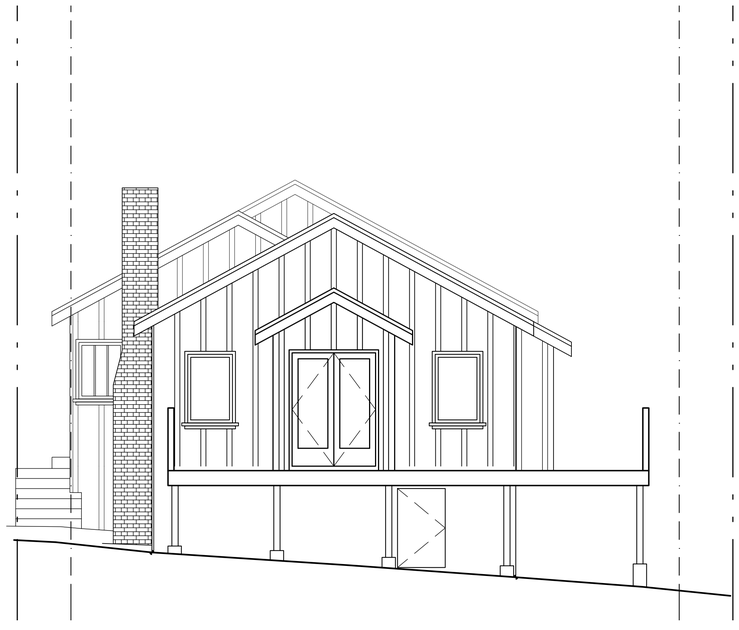


1 DEMOLITION NORTH ELEVATION

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

1' 2' 4' 8'

Attachment 2



2 DEMOLITION WEST ELEVATION

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

1' 2' 4' 8'

LEGEND

EXTERIOR WALL/ROOF TO BE DEMOLISHED

WINDOW/DOOR TO BE DEMOLISHED

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

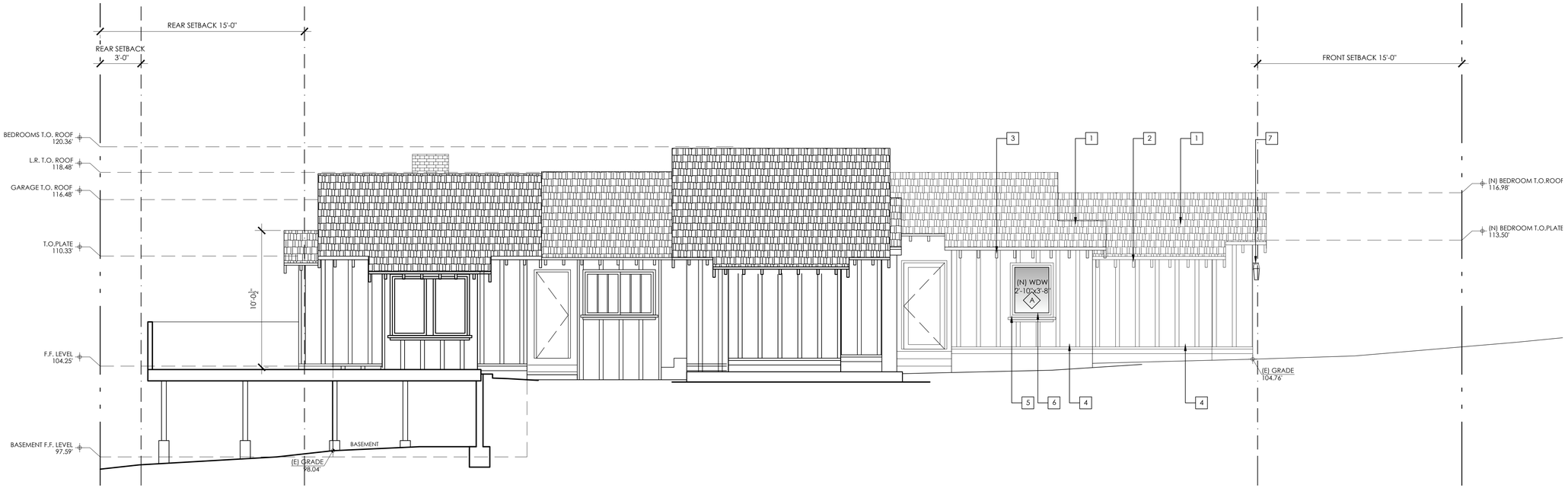
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

DEMOLITION ELEVATIONS

1/17/2025

1/4" = 1'-0"

A14



1 PROPOSED SOUTH ELEVATION

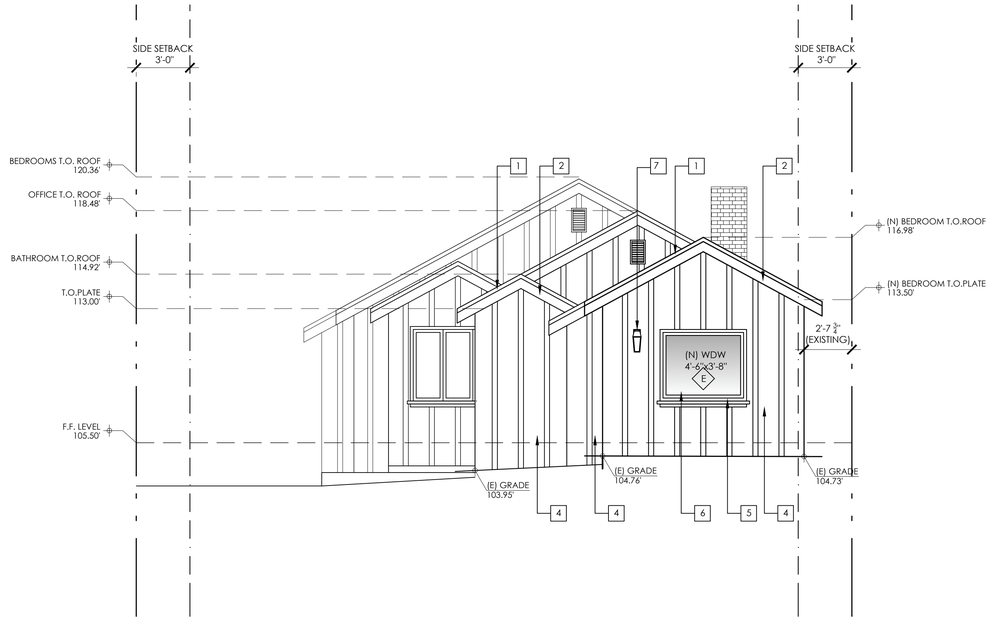
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

Attachment 2

KEYNOTES

1	**ROOF:** COMPOSITE ASPHALT SHINGLE CERTAINTEED PRESIDENTIAL SHAKE - COLOR: COUNTRY GRAY
2	**FASCIA:** WOOD PAINTED WHITE
3	**RAFTERS:** WOOD PAINTED TO MATCH FASCIA, EXPOSED HEAD
4	**WALL:** BOARD AND BATTEN PAINTED; MINDFUL GRAY SHERWIN WILLIAMS SW7016
5	**WINDOW TRIM:** WOOD, 2 1/2" WIDE PAINTED WHITE
6	**WINDOWS:** WOOD FRAMED PAINTED WHITE
7	**EXTERIOR LIGHT FIXTURE:** BROOKLINE OUTDOOR WALL SCONCE BY SAVOY HOUSE



2 PROPOSED EAST ELEVATION

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

1' 2' 4' 8'

NOTES

1. MATCH EXISTING COLORS AND MATERIALS.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C30090 Renew 3/31/25 STATE OF CALIFORNIA

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

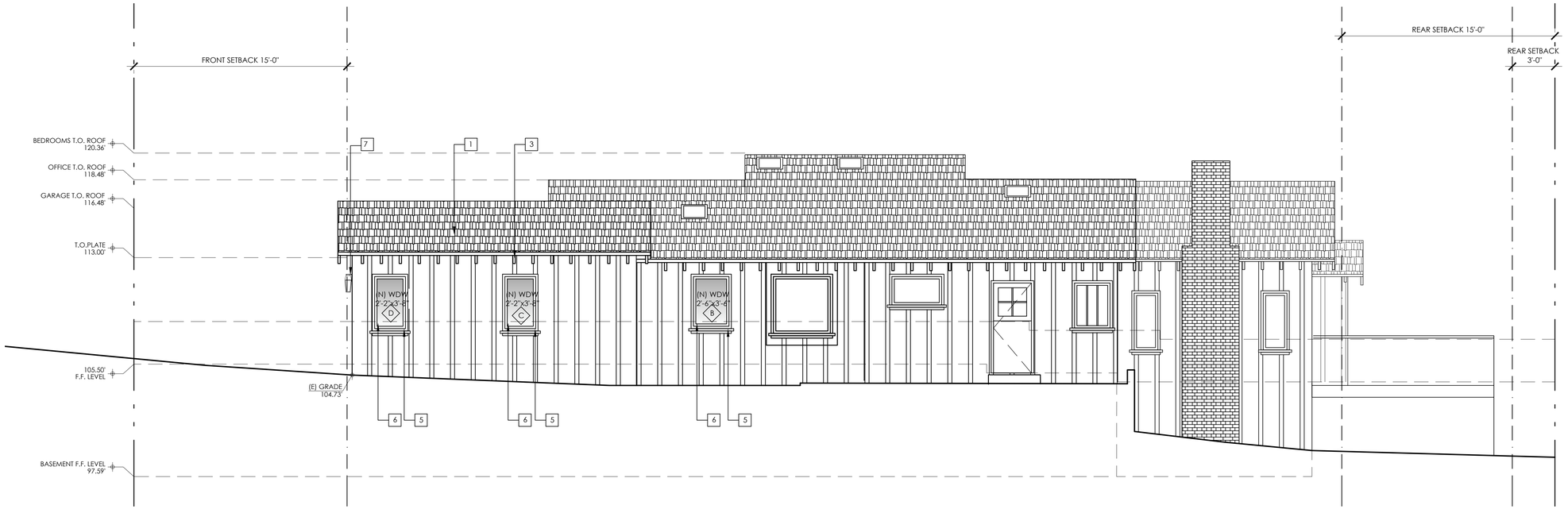
PROPOSED ELEVATIONS

1/16/25

1/4" = 1'-0"

A15

TRACK 1 DESIGN APPROVAL SET



1 PROPOSED NORTH ELEVATION

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

1' 2' 4' 8'

Attachment 2

KEYNOTES

1	**ROOF:** COMPOSITE ASPHALT SHINGLE CERTAINTEED PRESIDENTIAL SHAKE - COLOR: COUNTRY GRAY
2	**FASCIA:** WOOD PAINTED WHITE
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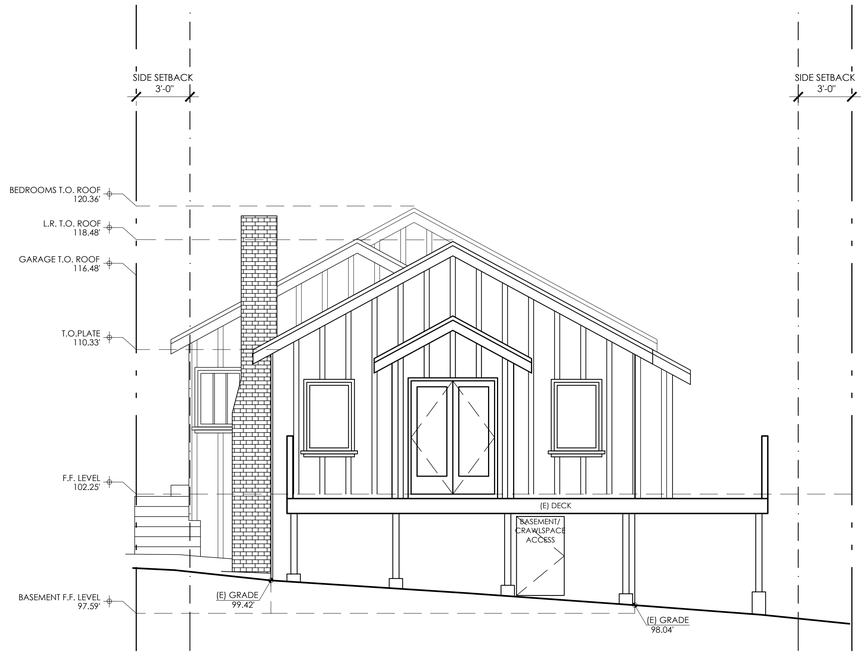


2 PROPOSED WEST ELEVATION

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

1' 2' 4' 8'

NOTES

1. MATCH EXISTING COLORS AND MATERIALS.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

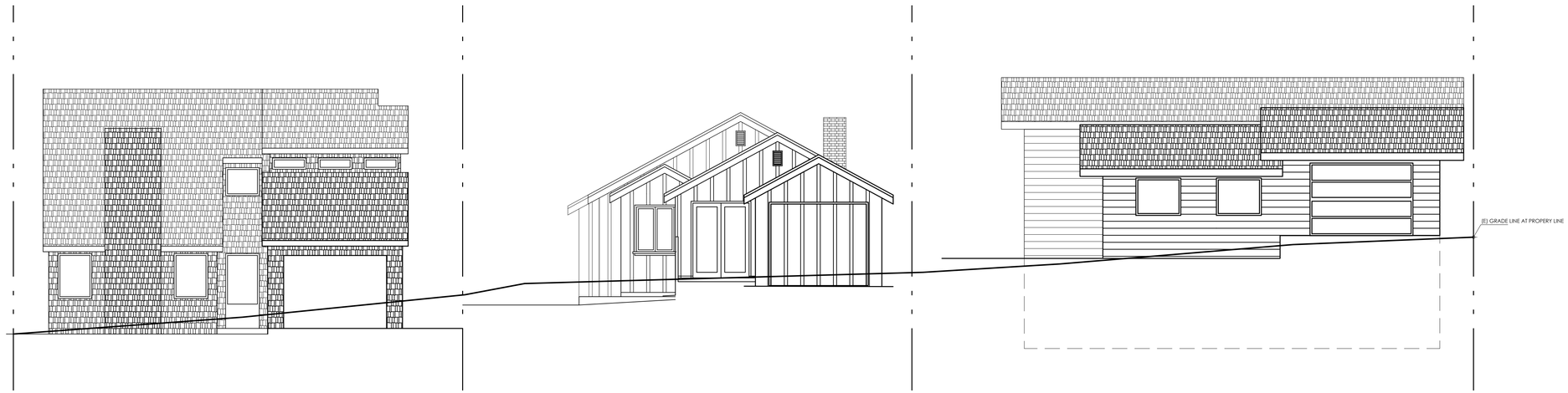
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED ELEVATIONS

1/16/25

1/4" = 1'-0"

A16

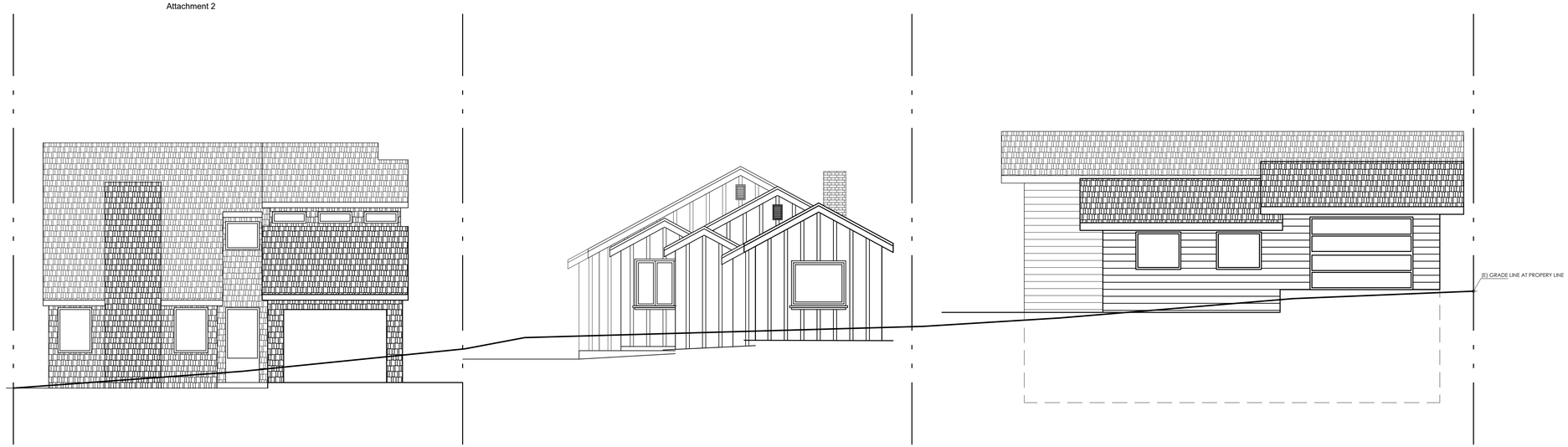


1 EXISTING STREETSCAPE ELEVATION

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

1' 2' 4' 8'

Attachment 2



2 PROPOSED STREETSCAPE ELEVATION

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

1' 2' 4' 8'

NOTES

1. MATCH EXISTING COLORS AND MATERIALS.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE

SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

STREETSCAPE ELEVATIONS

1/17/2025

3/8" = 1'-0"

A17

NOTES

1. ALL EXISTING WINDOWS TO REMAIN UNLESS NOTED ON PLANS AND ELEVATIONS.

2. NEW WINDOWS TO MATCH COLOR AND MATERIAL OF EXISTING DOORS AND WINDOWS.

LEWIS RESIDENCE WINDOW SCHEDULE

REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		FIRST FLOOR				
	A	2'-10" x 3'-8"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	B	2'-6" x 3'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	C	2'-2" x 3'-8"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	D	2'-2" x 3'-8"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	E	4'-6" x 3'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED

1 WINDOW SCHEDULE
N.T.S.

Attachment 2

LEWIS RESIDENCE DOOR SCHEDULE

			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
1ST FLOOR							
	101	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR WOOD DOOR
	102	2'-4" X 7'-0"	7	1 3/4"	LH		POCKET DOOR
	103	2'-8" X 7'-0"	6	1 3/4"	LH		INTERIOR WOOD DOOR
	104	2'-4" X 7'-0"	7	1 3/4"	RH		POCKET DOOR
	105	2'-4" X 7'-0"	7	1 3/4"	LH		POCKET DOOR
	106	2'-6" X 7'-0"	6	1 3/4"	LH		CLOSET WOOD DOOR
		DOOR TYPE LEGEND					**HARDWARE TYPE LEGEND**
	TYPE 1	ENTRY DOOR, FULL LITE GLASS. WOOD					TYPE 1: --.
	TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD					
	TYPE 3	EXTERIOR SLIDING DOORS.WOOD.					TYPE 2: --.
	TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.					TYPE 3: --.
	TYPE 5	FRENCH DOORS. FULL LITE GLASS. WOOD.					
	TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED					
	TYPE 7	POCKET DOOR, MDF, PRIMED					
	TYPE 8	GLASS INTERIOR DOOR					
	TYPE 9	INTERIOR BARN DOOR					
	TYPE 10	GARAGE DOOR					
	TYPE 11	INTERIOR SLIDING DOORS					
	TYPE 12	ENTRY DOOR, HALF LITE GLASS. WOOD					
	TYPE 13	PARTITION DOOR					

2 DOOR SCHEDULE
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

WINDOW AND DOOR SCHEDULES

1/17/2025

N.T.S.

A18

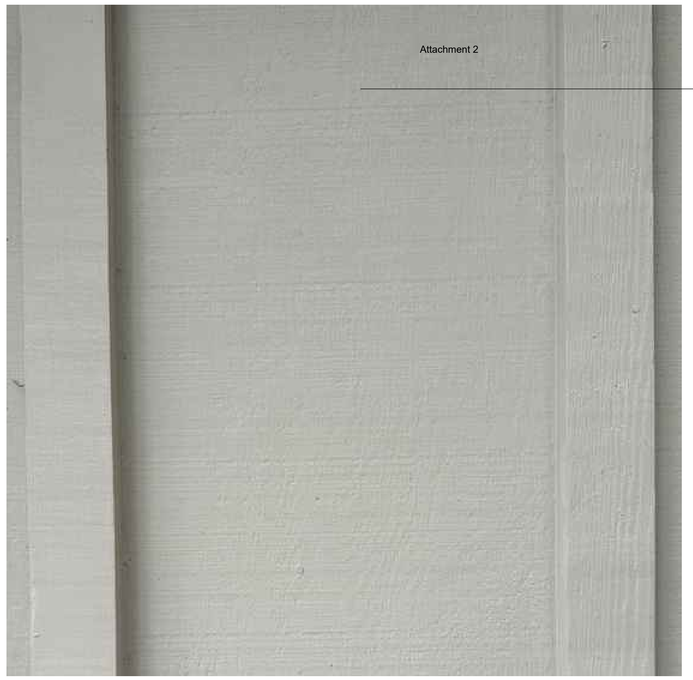
1 **ROOF**
COMPOSITE ASPHALT SHINGLE
CERTAINTEED PRESIDENTIAL SHAKE
COLOR:COUNTRY GRAY

2 **FASCIA**
WOOD
PAINTED WHITE

3 **RAFTERS**
WOOD
PAINTED TO MATCH FASCIA
EXPOSED HEAD

5 **WINDOW TRIM**
WOOD, 2 1/2" WIDE
PAINTED WHITE

6 **WINDOW**
WOOD FRAMED
PAINTED WHITE



Attachment 2

4 **WALL**
WOOD, BOARD AND BATTEN
PAINTED MINDFUL GRAY
SHERWIN WILLIAMS SW7016

7 **EXT LIGHT FIXTURE**
BROOKLINE OUTDOOR WALL SCONCE
BY SAVOY HOUSE

Specifications

COLOR	Clear Seeded
BODY FINISH	Matte Black
WATTAGE	6W
DIMMER	Low Voltage Electronic
DIMENSIONS	5.5"W x 15"H x 6.75"D
INTEGRATED LED MODULE.	1 x LED/6W/120V LED

Technical Information

COLOR RENDERING	90 CRI
LAMP COLOR	3000K
LUMENS/WATT	15.00
LUMINOUS FLUX	90 lumens

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 1 DESIGN APPROVAL SET

LEWIS RESIDENCE
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

MATERIALS

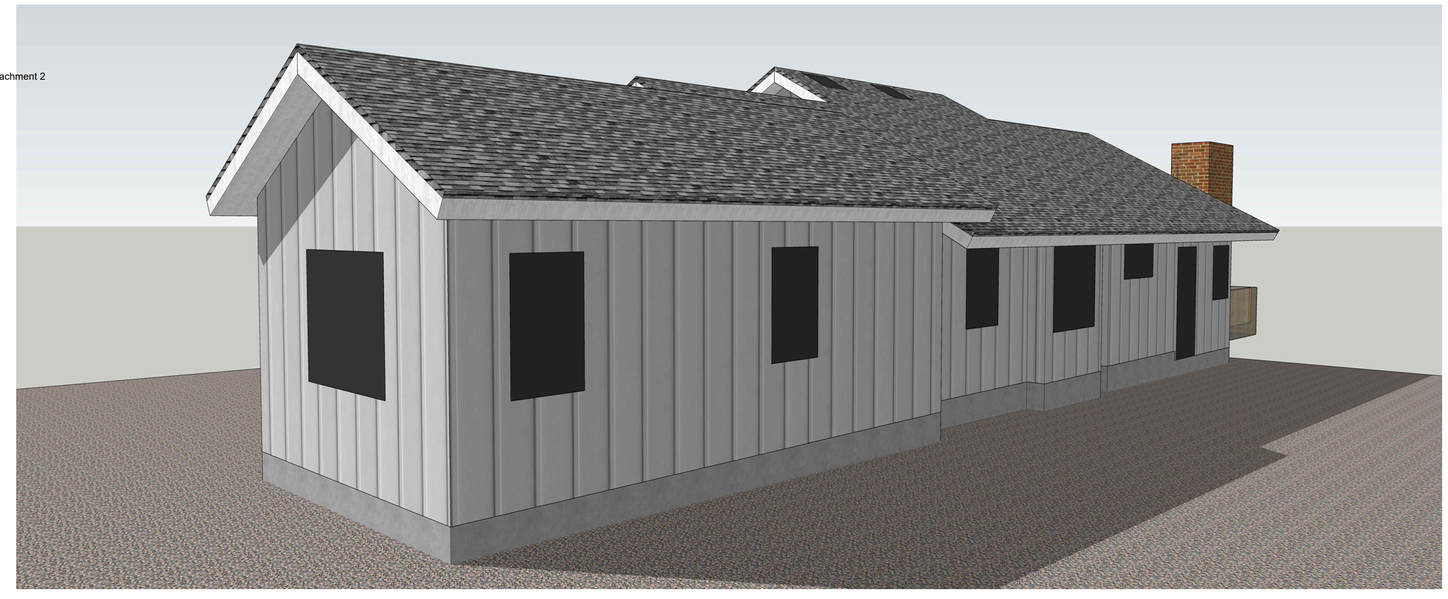
1/16/25

N.T.S.

A19

Attachment 2

1 SOUTH-EAST VIEW
N.T.S.



2 NORTH-EAST VIEW
N.T.S.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

LEWIS RESIDENCE
SAN CARLOS ST 3 SW OF VISTA,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED RENDERINGS

1/17/2025

N.T.S.

A20

TRACK 1 DESIGN APPROVAL SET

Carmel-by-the-Sea

Attachment 3

Jacob Olander <jolander@ci.carmel.ca.us>

reference projects

Adam Jeselnick <aejarch@gmail.com> Fri, Jan 17, 2025 at 3:41 PM
To: jolander@ci.carmel.ca.us

Hi Jacob,

In 2021, I received city approval for a Variance (uncovered parking pad in the front and side yard setback, reducing the required parking space width from 10' to 8'-6") at the Torru residence. This project was completed in 2022 and was unanimously approved by the PC and supported by senior planning staff. See staff report here.

Previously, in 2018, I worked on a project with non-conforming setbacks (the Bressler residence) where we were allowed to build a 200 sf parking pad in the front yard setback, in coordination with a house addition. No variance was granted, there was no on-site parking and we were granted approval for a non-conforming parking pad.

I'd also like to point out, the city zoning code specifically allows front yard setback exceptions for garages and covered carports. It's always been my understanding that parking pads were omitted not by mistake, but because other at-grade improvements (i.e. driveways, planter walls, fences, ramps, and walkways) are already allowed in the code.

I look forward to presenting more information about these projects and applicable sections of the municipal code at the PC hearing.

Best,
Adam

Adam Jeselnick AIA
Adam Jeselnick Architect
adamjeselnick.com
m. 831.620.5164

DS 16-383 (Bressler) - Packet.pdf
2122K

CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

December 14, 2016

To: Chair Goodhue and Planning Commissioners

From: Marc Wiener, AICP, Community Planning and Building Director

Submitted by: Matthew Sundt, Contract Planner

Subject: Consideration of a combined Concept and Final Design Study (DS 16-383) and associated Coastal Development Permit for alterations to an existing residence located in the Single-Family Residential (R-1) and Archaeological Significance Overlay (AS) Zoning Districts.[1]

Recommendation:
Approve the combined Concept and Final Design Study for DS 16-383, and associated Coastal Development Permit for alterations to an existing residence, subject to the attached Findings and Conditions.

Application:	DS 16-383	**APN:**	010-115-021
Block:	4.5	**Lot**:	5
Location:	Mission Street, 2 SW of Alta Avenue		
Applicant:	Adam Jeselnick/Architect	**Property Owner:**	Richard and Roseann Bressler

Background and Project Description:

The property is 4,000 square feet in size and includes an existing 628 square-foot single-story residence and a 198 square-foot studio (Accessory Structure) located in the back yard. Total Floor Area of the parcel is 826 square feet. The residence is not on the Carmel's Historic Inventory and a *Notice of Ineligibility For The Carmel Historic Resources Inventory* was issued by the Planning Department on May 29, 2016.

[1] Based on the CMC 17.58.040.B.2.a (Step Three: Final Details Review), for projects involving additions or alterations to historic resources or limited changes to non-historic structures, the Director may authorize concept review and final details review to occur at the same meeting. Staff has determined that the limited changes to the structure justify combining the concept review and final details review.

The project site is located within the Archaeological Significance (AS) Overlay District, which requires the preparation of an archaeological report. An archaeological report has been prepared and submitted to the City and concludes there is no evidence of archaeological or historical resources.

The applicant has submitted plans for a remodel of the existing residence and proposes to increase floor area square footage on the property from 826 square feet to 1,164 square feet (an increase of 338 square feet with 138 square feet added to the residence and 200 square feet representing the new parking pad in the front yard setback). There is no change to the square-footage of the existing backyard studio.

The demolition component of the project will include the west deck, and a covered patio on the north elevation. The project includes bumping out the west side of the house and bumping out a section of the north elevation where the existing porch is located. A new deck will be constructed to replace that existing off the back of the house (west elevation). The project also includes a major remodel of the interior space (not subject to this analysis) and will include extending the north/south ridge and relocating the front door to a more central location on the east/front elevation. Wood windows are proposed throughout and in approximately the same location as that existing, and no increase or decrease in their number.

Finish materials include board and batten siding (same as existing) and composition shingle roof (same as existing). Exterior lighting will be located appropriately at doors that provide egress/ingress to the residence. The applicant does not propose new landscape or landscape lighting.

Staff has scheduled this application for both conceptual review and final review details. If the Commission has concerns that cannot be addressed at one meeting it may continue the application.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE:			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 sf (45%)	826 sf[2]	1,164 sf
Site Coverage	396 sf	416 sf	400 sf
Trees	3 Upper /1 Lower (recommended)	8/6	N/A
Ridge Height (1st/2nd)	18'/24'	Max: 15'-6"	No Change
Plate Height (1st/2nd)	12'/18'	Max: 13'	No Change
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	14' – 7"	14' – 7"
Composite Side Yard	10' (25%)	7' – 7"	10' at new construction
Minimum Side Yard	3'	2' - 7"	2' - 7"
Rear	15'	Studio: 14' – 8" Residence: 57'- 5"	Studio: 14' – 8" Residence: 55' - 3"

Staff analysis:

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage maintaining "*a forested image on the site*" and for new construction to be at least six feet from significant trees.

The City Forester reviewed the property in May 2016 as part of the City's Site Assessment protocols and identified 14 trees on the property, of which 11 are significant and three moderately significant. Twelve trees are located in the backyard and two in the front yard. No additional trees are proposed to be planted, nor has the City Forester recommended that additional trees be planted. The property is currently heavily canopied with existing live trees. One additional oak is located in the public ROW and one oak on the adjacent property to the north has a canopy that is nearly 100 percent overhanging the applicant's property; no trees are proposed to be removed.

Privacy & Views: Residential Design Guidelines 5.1 through 5.3 state that *"designs should preserve reasonable solar access to neighboring parcels"* and *"maintain privacy of indoor and outdoor spaces in a neighborhood"* and *"maintain view opportunities."*

[2] Includes studio

Staff has not identified any view impacts that would be created by the remodel. With regard to privacy, staff notes that the adjacent neighbor to the north has second floor windows that overlook the subject property's rear yard where no construction is proposed. On the south side is a two story residence that will not be affected by the proposed project regardless of a window being installed where one currently does not exist. The alignment of this new window would not cause privacy impacts to the neighbor. To the north is the neighbor's detached garage, which will not be impacted by the proposed remodel. Although new windows will be installed there is no decrease or increase in their number. The existing deck in the back yard will be removed and a new deck constructed. The front door will be relocated to a position approximately in the center of the residence.

Through the placement, location and size of windows, doors and decks, the design respects the rights to reasonable privacy on adjoining sites. In staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 5.1 through 5.3.

Mass & Bulk: Residential Design Guidelines 7.1 through 7.6 encourages a building's mass to relate "*to the context of other homes nearby"* and to "*minimize the mass of a building as seen from the public way or adjacent properties."* Further, these guidelines state that "*a building should relate to a human scale in its basic forms*."

The applicant is proposing to remodel the existing single-story residence and add 138 square-feet of habitable space to an existing 628 square foot residence. This is a very small residence with only a slight increase in square footage, therefore, in staff's opinion, the proposed residence meets the objectives of Residential Design Guidelines 7.1 through 7.6.

Building & Roof Form: Residential Design Guidelines 8.1 through 8.3 state that *"Shallow to moderately pitched roofs are appropriate on one-story buildings. More steeply pitched roofs with low plate lines can be used on two-story buildings."* The Guidelines emphasize using "*restraint*" and "*simplicity*" in building forms, which should not be complicated, and roof lines, which should "*avoid complex forms*."

The proposed design includes extending the existing roof line to the north thus creating one continuous ridge line as seen from the public right-of-way on Mission Street. The existing east-west ridge will be extended approximately 2 feet. Except for the bedroom area, which will remain at a 3:12 slope, the proposed roof slope will also increase from a 3:12 to a 5:12 pitch. The rooflines facing the street (east elevation), will decrease from three to one.

The building was originally built in the 1940's and was rectangular (that part of the residence seen from Mission Street). In 1957, the property owner added the addition to the back of the house. The building is very simple in construction and dimensions and is non-descript. In staff's opinion, the roof design and building form is simple and complements the neighborhood context and it meets the objectives of Residential Design Guidelines 8.1 through 8.3.

***Site Coverage*/Landscaping:** Per Municipal Code Section 17.10.030.C, site coverage shall be limited to a maximum of 22 percent of the base floor area allowed for the site (Note: on a 4,000 square-foot site this equals 396 square feet or 10 percent of the site). In addition, 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 may be allowed. For this 4,000 square foot lot the total amount of coverage is allowed to be 556 square feet; the project plans indicate that only 400 square feet of total site coverage. In staff's opinion, the proposed site coverage is consistent with the Municipal Code. The applicant does not propose any changes to the landscaping.

Exterior Lighting: With regard to light fixtures, 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, the City's Residential Design Guidelines, Section 11.8, states, "*Preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways, and patios," and "[…] Point lights downward to reduce glare and avoid light pollution", "Locate and shield fixtures to avoid glare and excess lighting as seen from the neighboring properties and from the street".*

The location and style of the proposed wall-mounted light fixtures are depicted in the attached plans. The wall lights will not exceed 25 watts. However, the proposed light fixtures are not downward cast, which is contrary to what the Planning Commission has directed. Staff has conditioned the project to provide downward cast lighting. No landscape lighting is proposed. In staff's opinion, with revised light fixtures, the proposed project will be consistent with the Municipal Code and will meet the objectives of Residential Design Guidelines 11.8.

Public ROW: The portion of the City Right-of-Way (ROW) between the front property line and edge of paving is in a natural state and free of all hindrances.

Alternatives: Staff has included findings that the Commission can adopt if the Commission accepts the overall design concept, including the architectural style of the building. However, if the Commission does not support the design, then the Commission could continue the application with specific direction given to the applicant.

Environmental Review: The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Units. The project includes the construction of one single-family residence in a residential zone, and therefore qualifies for a Class 3 exemption. The proposed residence does not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS:

- Attachment A – Site Photographs
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Project Plans

Attachment A – Site Photographs

Project site – Front

Bedroom at back of residence

Back yard studio –

FINDINGS REQUIRED FOR FINAL DESIGN STUDY APPROVAL (CMC 17.64.080 and LUP Policy P1-45)

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

Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character, yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees.	✓	

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.	✓	

COASTAL DEVELOPMENT FINDINGS (CMC 17.64.010.B.1):

1. Local Coastal Program Consistency: The project conforms with the certified Local Coastal Program of the City of Carmel-by-the Sea.	✓	
2. Public access policy consistency: The project is not located between the first public road and the sea, and therefore, no review is required for potential public access.	✓	

Attachment D – Conditions of Approval

Conditions of Approval		
No.	**Standard Conditions**	
1.	**Authorization:** This approval of Design Study (DS 16-383) authorizes 1) the addition of 138-square feet to the existing residence, 2) addition of a parking 200 square-foot parking pad, 3) new wood windows and doors, and 4) relocated front door.	✔
2.	The project shall be constructed in conformance with all requirements of the local R-1 zoning ordinances. 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.	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.	All new landscaping, if proposed, shall be shown on a landscape plan and shall be submitted to the Department of Community Planning and Building and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✔
5.	Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission as appropriate; and all remaining trees shall be protected during construction by methods approved by the City Forester.	✔
6.	All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If	✔

	roots larger than two inches (2”) in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12”) of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
7.	Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water beyond the maximum units allowed on a 4,000-square foot parcel, this permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.	✔
8.	The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes on the site. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✔
9.	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 be limited to 15 watts (incandescent equivalent, i.e., 225 lumens) or less per fixture and shall not exceed 18 inches above the ground.	✔
10.	All skylights shall use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. The applicant shall install skylights with flashing that matches the roof color, or shall paint the skylight flashing to match the roof color.	✔
11.	The Carmel stone façade 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. Prior to the full installation of stone during construction, the applicant shall install a 10-square foot section on the building to be reviewed by planning staff on site to ensure conformity with City standards.	✔
12.	The applicant shall install unclad wood framed windows. Windows that have been approved with divided lights shall be constructed with fixed wooden mullions. Any window pane dividers, which are snap-in, or otherwise superficially applied, are not permitted.	✔

13.	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.	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.	✔
15.	This project is subject to a volume study.	✔
16.	Approval of this Design Study shall be valid only with approval of a Variance.	**N/A**
17.	A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✔
18.	The applicant shall include a storm water drainage plan with the working drawings that are submitted for building permit review. The drainage plan shall include applicable Best Management Practices and retain all drainage on site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Excess drainage that cannot be maintained on site, may be directed into the City's storm drain system after passing through a silt trap to reduce sediment from entering the storm drain. Drainage shall not be directed to adjacent private property.	✔
19a.	An archaeological reconnaissance report shall be prepared by a qualified archaeologist or other person(s) meeting the standards of the State Office of Historic Preservation prior to approval of a final building permit. The applicant shall adhere to any recommendations set forth in the archaeological report. All new construction involving excavation shall immediately cease if materials of archaeological significance are discovered on the site and shall not be permitted	✔

	to recommence until a mitigation and monitoring plan is approved by the Planning Commission.	
19b.	All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notified the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✔
20.	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.	**N/A**
21.	All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✔
	Special Conditions	
22.	The applicant shall provide Planning staff with new cut-sheet showing exterior light fixtures with a downward cast.	

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

Attachment 3

GENERAL NOTES

—

PROJECT DATA

SCOPE OF WORK:
REMODEL OF AND ADDITION TO EXISTING SINGLE-FAMILY RESIDENCE. ADD NEW PARKING PAD. REPAIR EXISTING REAR WOOD DECK. INSTALL NEW ROOF, WOOD WINDOWS, WOOD BOARD-AND-BATTEN SIDING AS NOTED.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3
FIRE SPRINKLERS:	==
WATER:	CAL-AM (E)
SEWER:	CARMEL AREA WASTE WATER DISTRICT (E)
TREE REMOVAL:	NONE
GRADING:	< 45 CUBIC YARDS

SITE COVERAGE CALCULATIONS:

LOT AREA	4000 SF
EXISTING	
FRONT PATIO + SIDE PORCH	89 SF
REAR DECK + WALKWAY + STEPS	327 SF
TOTAL, (E) COVERAGE:	**416 SF**
** MAX. ALLOWABLE COVERAGE =*	*396 SF*
PROPOSED	
FRONT PATIO + WALKWAY	55 SF
BACK DECK + WALKWAY + STEPS	324 SF
SIDE LANDING	21 SF
TOTAL, (N) COVERAGE:	**400 SF**

FLOOR AREA CALCULATIONS:

EXISTING	
(E) HOUSE, MAIN LEVEL	628 SF
(E) STUDIO	198 SF
GARAGE	-N/A-
TOTAL, (E) FLOOR AREA:	**826 SF**
(E) HOUSE, MAIN LEVEL	628 SF
(P) HOUSE, ADDITIONS	138 SF
(E) STUDIO	198 SF
(P) PARKING PAD	200 SF
TOTAL, (P) FLOOR AREA:	**1,164 SF**

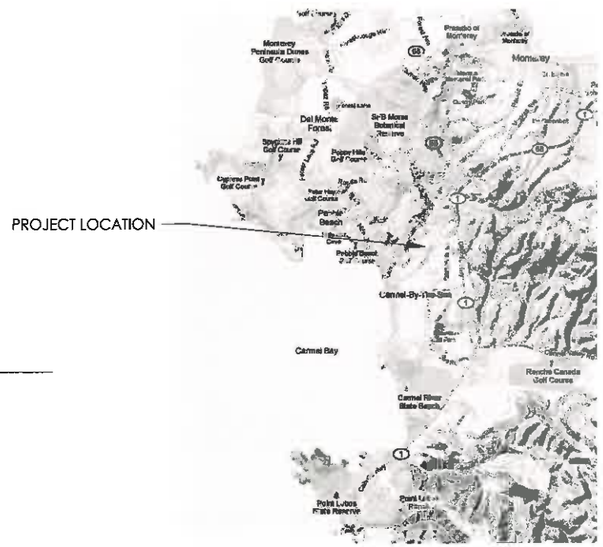
**NOTE: MAX. ALLOWABLE AREA = 1800 SF*

SHEET INDEX

A1	PROJECT DATA AND SITE LOCATION
A2	NOTES AND SPECIFICATIONS
—	ANNOTATED SITE SURVEY
A3	EXISTING & PROPOSED SITE PLAN
A4	EXISTING & DEMOLITION FLOOR PLAN
A5	PROPOSED FLOOR PLAN
A6	EXISTING & PROPOSED ROOF PLAN
A7	EXISTING BUILDING ELEVATIONS
A8	PROPOSED BUILDING ELEVATIONS

PROJECT DATA

PROPERTY ADDRESS:	MISSION STREET 2 S/W ALTA CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-115-021-000
ZONING:	**R-1 SINGLE FAMILY RESIDENTIAL**
OWNER:	RICHARD AND ROSEANN BRESSLER CARMEL-BY-THE-SEA, CALIFORNIA
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 3069 LORCA LANE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
CONTRACTOR:	BELL MCBRIDE



1 VICINITY MAP
SCALE: N.T.S

REVISION # 1 11/14/2016 PLANNING RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C26K 3 STATE OF CALIFORNIA

BRESSLER RESIDENCE
MISSION STREET 2 S/W ALTA
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROJECT DATA AND SITE LOCATION

9-10-2016

AS NOTED

A1

Attachment 3

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.

2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2013 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY CITY ORDINANCE.

4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.

5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

SPECIFICATIONS

SPECIFICATIONS AS NOTED ON THE ARCHITECTURAL AND ENGINEERING PLANS.

GRADING / DRAINAGE NOTES

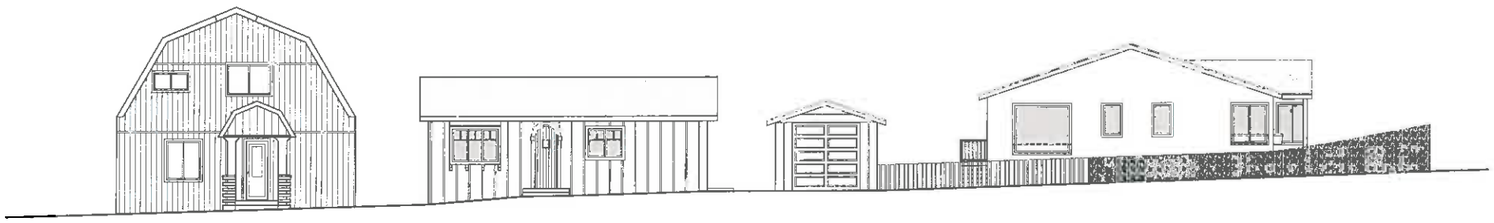
GRADING: CUT OF UNDER 100 CUBIC YARDS PROPOSED. EXISTING DRAINAGE TO REMAIN.

CITY OF CARMEL-BY-THE-SEA CONDITIONS of APPROVAL

EXISTING STREET ELEVATION

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

2' 4' 8' 16'



PROPOSED STREET ELEVATION

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

2' 4' 8' 16'

REVISION # 1 11/14/2016 PLANNING RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C-29200 STATE OF CALIFORNIA

BRESSLER RESIDENCE

MISSION STREET 2 S/W ALTA

CARMEL-BY-THE-SEA, CALIFORNIA 93921

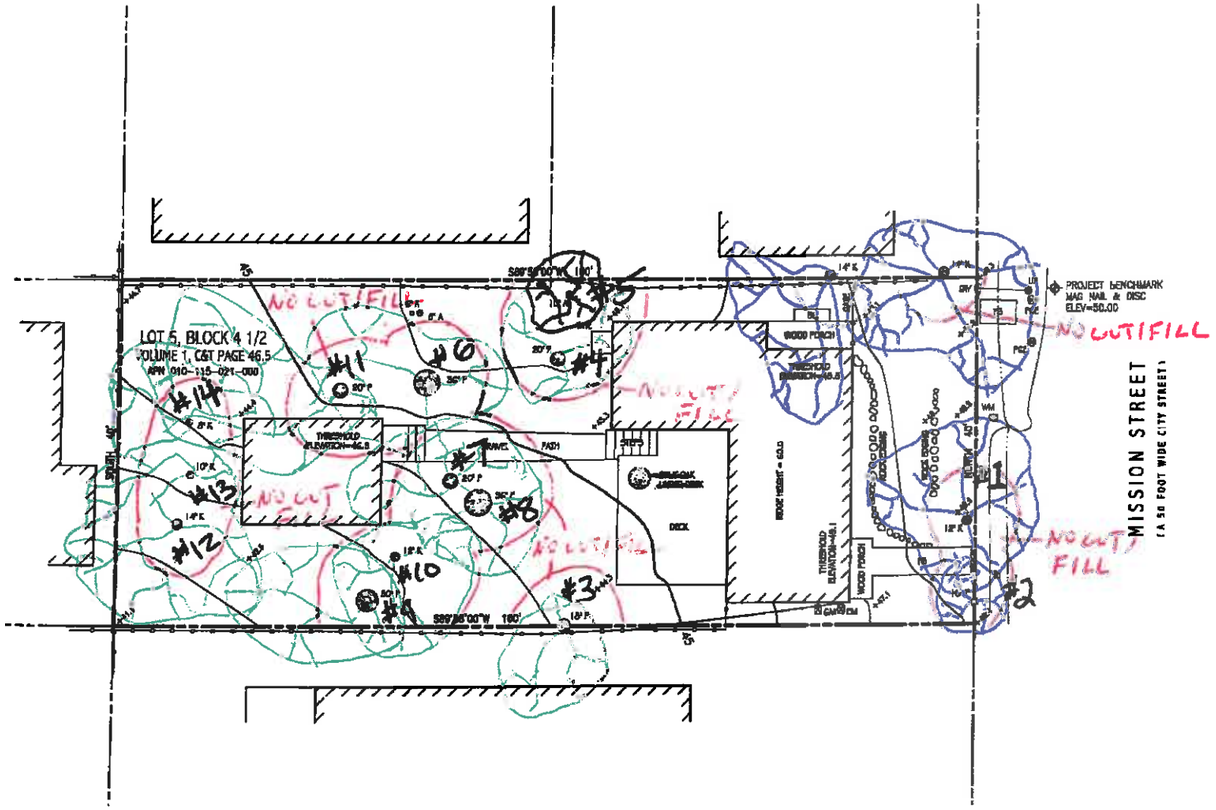
NOTES + SPECIFICATIONS

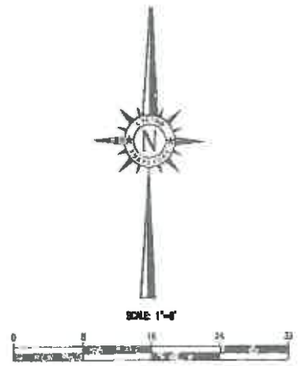
9-10-2016

AS NOTED

A2

Attachment 3





BENCHMARK:
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.00 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. THIS IS NOT A BOUNDARY SURVEY.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS, FENCES AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, SMALL NOOK CORNERS, ETC.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY OF 2016.

TOPOGRAPHIC SITE SURVEY

OF

LOT 5, BLOCK 4 1/2

per

VOLUME 1, C&T PAGE 46.5

Records of Monterey County

PREPARED FOR

Richard Bressler

BY

LUCIDO SURVEYORS
Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940
InfoGlucidosurveyors.com
(831) 620-8032

SCALE: 1"=8'	PROJECT No. 1597	FEBRUARY 2016
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

RECEIVED
APR 2 2 2019
City of Carmel-by-the-Sea
Planning & Building Dept.

1 ANNOTATED SITE SURVEY
SCALE: 1/8"=1'-0"
2' 4' 8' 16'

REVISION #			
	1	11/14/2016	PLANNING RE-SUBMITTAL

ADAM JESELNICK ARCHITECT
LICENSED ARCHITECT ADAM JESELNICK No. C30096 Renewal 08/31/2018 STATE OF CALIFORNIA

BRESSLER RESIDENCE
MISSION STREET 2 S/W ALTA
CARMEL-BY-THE-SEA, CALIFORNIA 93921

ANNOTATED SITE SURVEY

9-10-2016

1/8" = 1'-0"

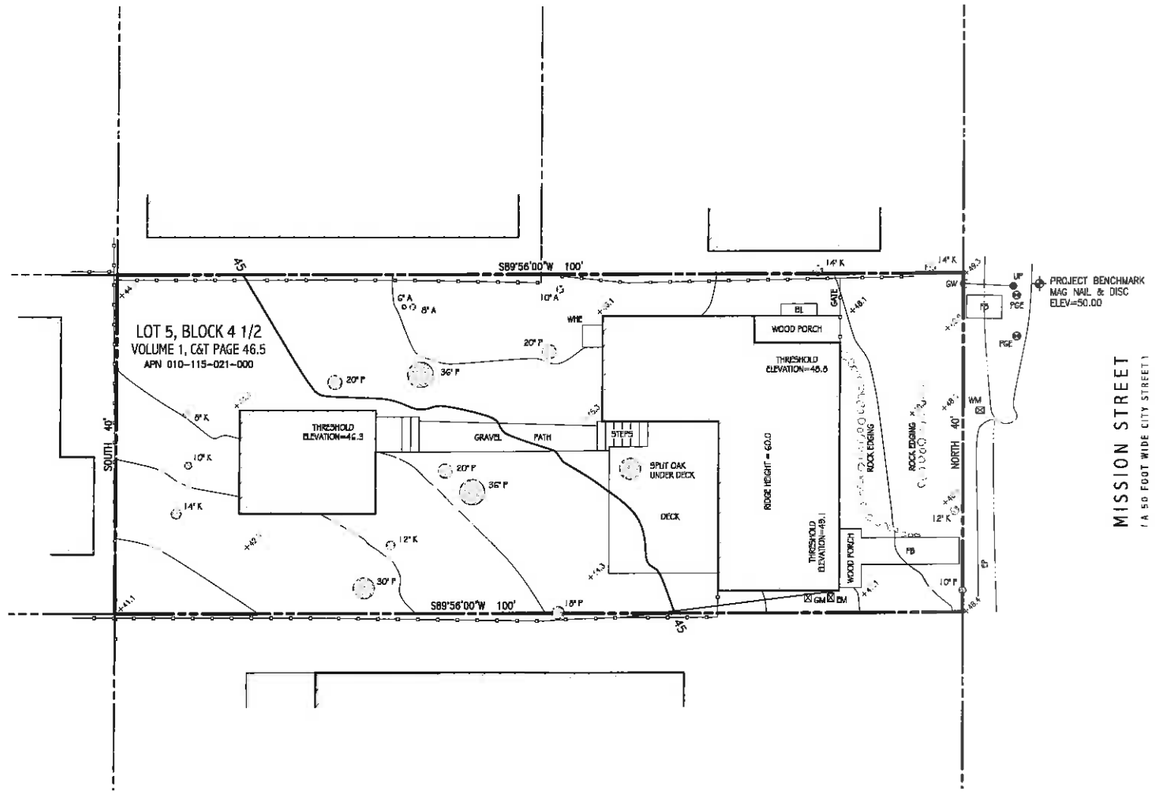
A-

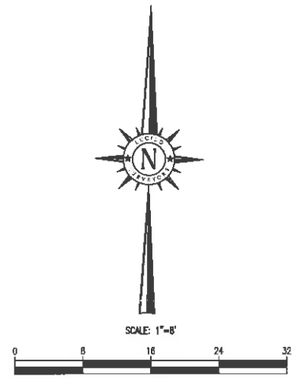
LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- CONTOUR (MINOR)
- EP EDGE OF PAVEMENT
- FLOWLINE FLOWLINE
- BUILDING BUILDING OUTLINE
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- WHE WATER HEATER ENCLOSURE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- GM GAS METER
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX
- WOOD FENCE
- BL BRICK LANDING
- CS CARMEL STONE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EXAGG EXPOSED AGGREGATE
- FB FOOT BRIDGE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 30 I 2' T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE

+45.6 SPOT ELEVATION





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TOPOGRAPHIC SITE SURVEY

OF

LOT 5, BLOCK 4 1/2

per

VOLUME 1, C&T PAGE 46.5

Records of Monterey County

PREPARED FOR

Richard Bressler

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

Info@lucidosurveyors.com
(831) 620-5032

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
Exp. 12-31-17
No. 8368
STATE OF CALIFORNIA

SCALE: 1"=8' | PROJECT No. 1597 | FEBRUARY 2016

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

ONE SHEET ONLY

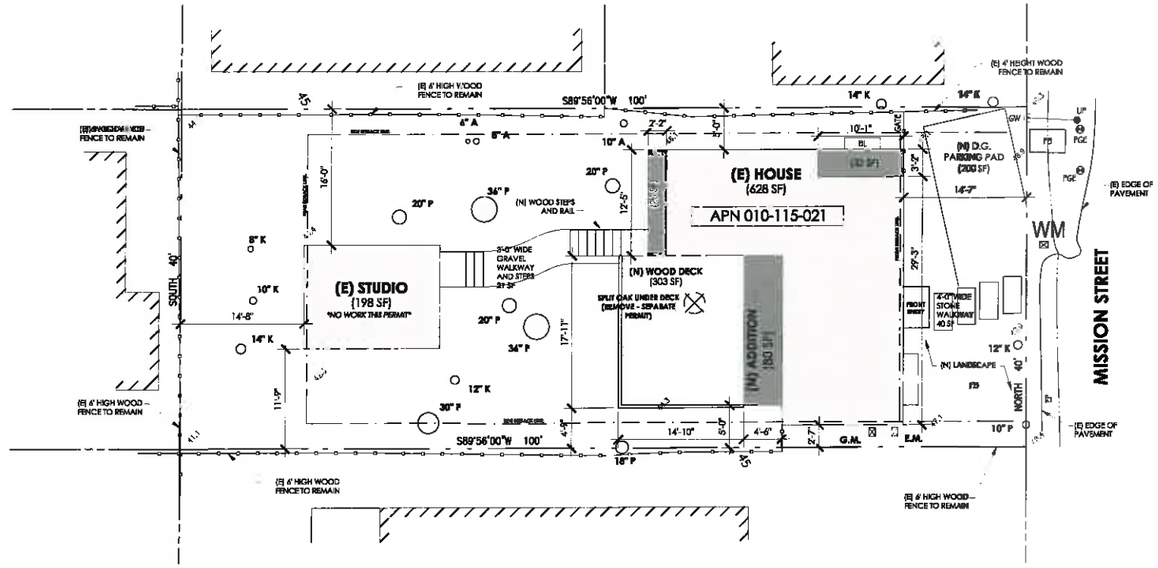
Attachment 3

SITE PLAN NOTES:

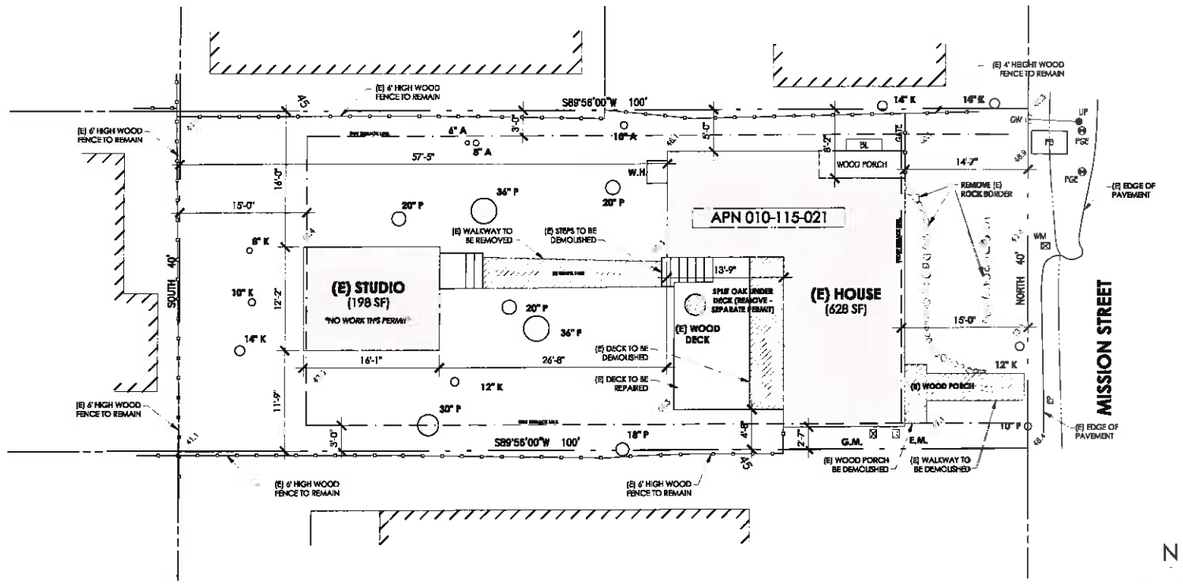
1. PROTECT EXISTING TREES AS REQUIRED. TREE REMOVAL AS NOTED ON THE PROPOSED SITE PLAN.
2. NO CHANGE TO EXISTING SITE DRAINAGE.
3. COORDINATE UTILITIES WITH PG&E, CAWD, CAL-AM. UNDERGROUND EXISTING ELECTRICAL LINE.
4. DEMOLITION LIMITED TO AREAS NOTED ON PLAN.
5. PRIOR TO FINAL BUILDING INSPECTION, THE APPLICANT SHALL REMOVE ALL EXISTING GRAVEL, FENCING, AND BRICK POSTS LOCATED IN THE CITY R.O.W. AS INDICATED. THE EXISTING GRAVEL AND IMPROVEMENTS SHALL BE NOTED AS PROPOSED FOR REMOVAL ON THE LANDSCAPE PLANS SUBMITTED TO THE PLANNING COMMISSION FOR FINAL REVIEW.
6. TRASH ENCLOSURE TO BE REMOVED FROM THE FRONT YARD SETBACK AND SCREENED FROM THE PUBLIC STREET.

GRADING PLAN NOTES:

1. APPROX. 45 CUBIC YARDS OF SOIL (CUT) TO BE REMOVED FOR NEW CONCRETE FOUNDATIONS ONLY AT ADDITION. NO NET EXPORT.
2. NO CHANGES TO EXISTING SITE DRAINAGE.



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



1 EXISTING / DEMOLITION SITE PLAN
SCALE: 1/8"=1'-0"

REVISION # 1 11/14/2016 PLANNING RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C27396 STATE OF CALIFORNIA

BRESSLER RESIDENCE
MISSION STREET 2 S/W ALTA
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING + PROPOSED SITE PLAN

9-10-2016

1/8" = 1'-0"

A3

LEGEND - DEMOLITION PLAN

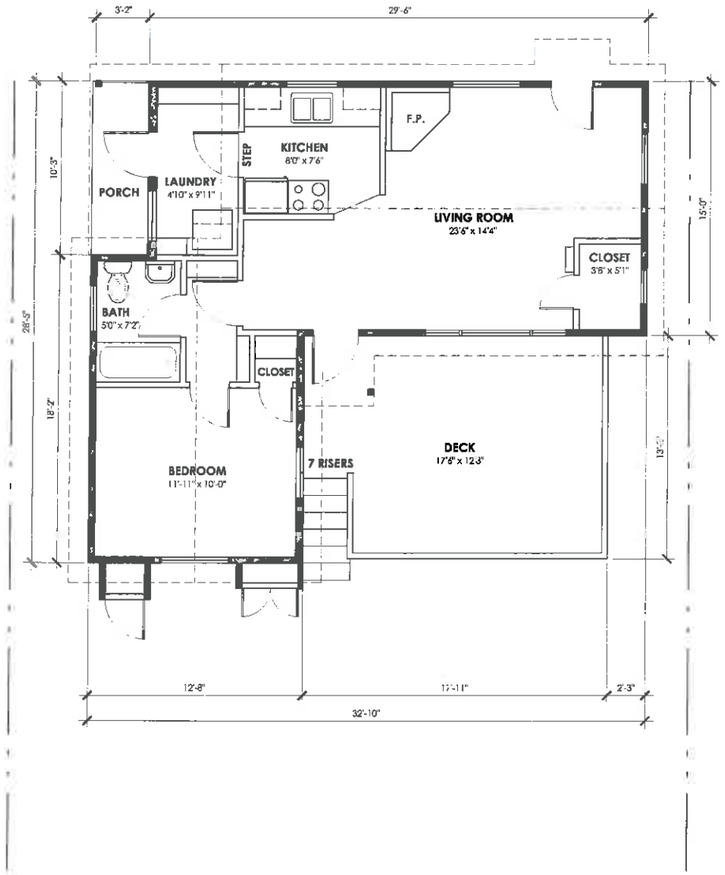
EXISTING WALLS, TO REMAIN

EXISTING WALLS, TO BE DEMOLISHED

TOTAL EXISTING LINEAR WALL DIMENSION = 122.5 LF

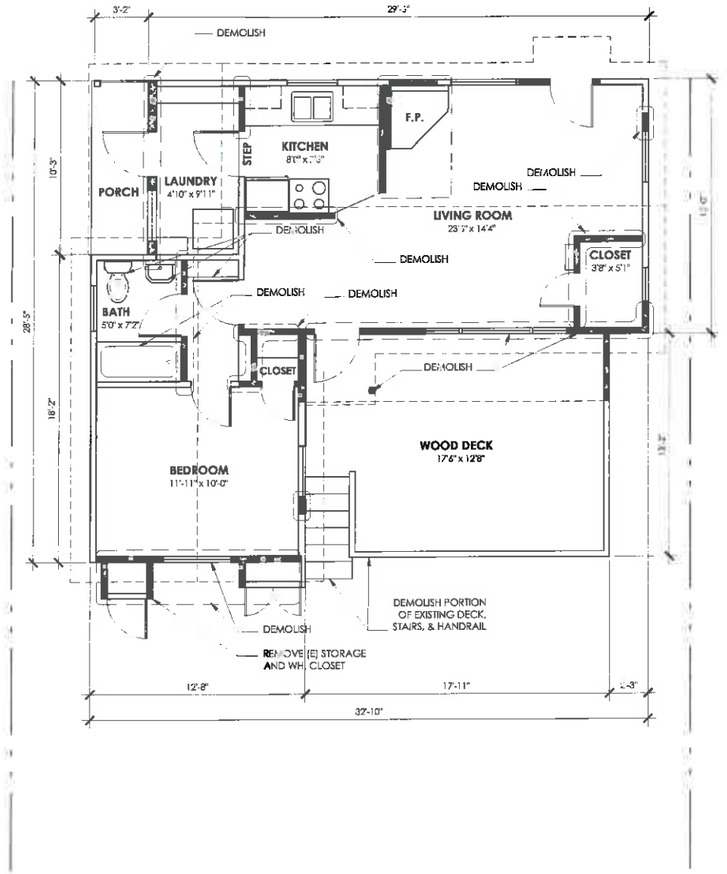
EXISTING WALLS TO REMAIN = 62.0 LF

EXISTING WALLS TO DEMOLISH = 60.5 LF
(OR NON-CONFORMING)



1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

1' 2' 4' 8'



2 DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

1' 2' 4' 8'

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C-xxxx
Expires 02/17
STATE OF CALIFORNIA

BRESSLER RESIDENCE
MISSION STREET 2 S/W ALTA
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING + DEMOLITION FLOOR PLAN

9-10-2016

1/4" = 1'-0"

A4

Attachment 3

WINDOW SCHEDULE

REVISION	TYPE / NUMBER	SIZE [WIDTH x HEIGHT]	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		KITCHEN			
	A	4'-0" X 3'-4"	WOOD	DBL CSMT	DUAL GLAZED
		BATH			
	B	2'-8" X 2'-10"	WOOD	DBL CSMT	DUAL GLAZED
		MASTER BEDROOM			
	C	4'-6" X 3'-10"	WOOD	DBL CSMT	DUAL GLAZED
		LIVING ROOM			
	D	2'-8" X 6'-10"	WOOD	FIXED	DUAL GLAZED
	E	2'-8" X 3'-10"	WOOD	DBL CSMT	DUAL GLAZED
	F	2'-8" X 3'-10"	WOOD	DBL CSMT	DUAL GLAZED
	G	1'-5" X 3'-10"	WOOD	FIXED	DUAL GLAZED
	H	5'-4" X 3'-10"	WOOD	SLIDING	DUAL GLAZED
	J	1'-5" X 3'-10"	WOOD	FIXED	DUAL GLAZED
		NOTE: ALL NEW WINDOWS TO BE UNCLAD WOOD FACTORY FINISHED. UNLESS NOTED OTHERWISE. DUAL-GLAZED.			

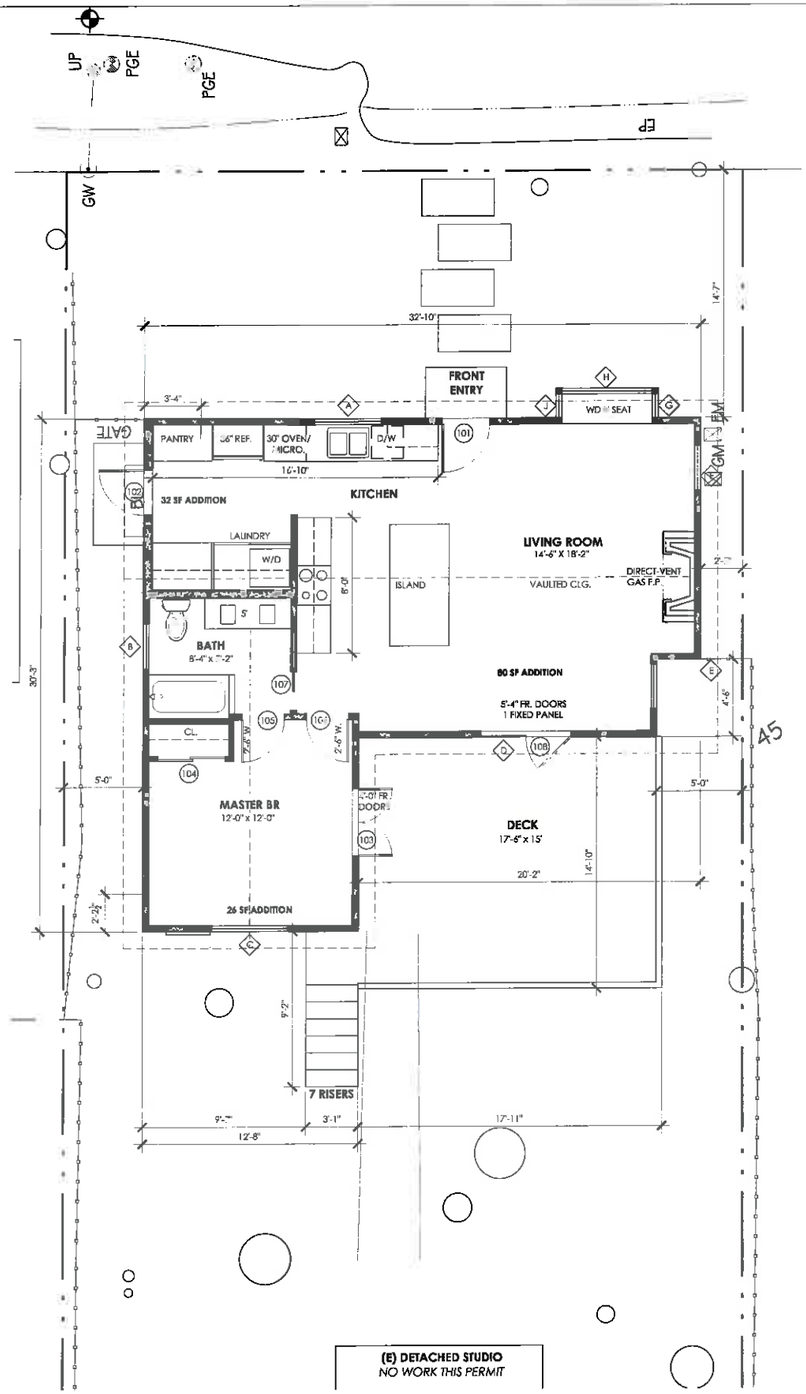
3 WINDOW SCHEDULE

DOOR SCHEDULE

			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
		LOWER LEVEL					
	101	2'-10" X 7'-6"	1.000000	2 1/4"	LHRB		INSWING NEW EXT. ENTRY DOOR
	102	2'-8" X 7'-0"	4.000000	1-3/4"	RH		OUTSWING EXTERIOR DOOR
	103	(2) 2'-0" X 6'-10"	2.000000	1-3/4"	RHA		OUTSWING EXTERIOR FRENCH DOOR
	104	(2) 2'-0" X 6'-10"	8.000000	1-3/4"			SLIDING CLOSET DOOR
	105	2'-6" X 6'-10"	5.000000	1-3/4"	LHRB		INSWING INTERIOR DOOR
	106	2'-6" X 6'-10"	5.000000	1-3/4"	RHRB		INSWING INTERIOR DOOR
	107	2'-4" X 6'-10"	10.000000	1-3/4"			POCKET DOOR
	108	2'-8" X 6'-10"	2.000000	1-3/4"	LH		OUTSWING EXTERIOR FRENCH DOOR

	DOOR TYPE LEGEND	HARDWARE TYPE LEGEND
TYPE 1	ENTRY DOOR, WOOD	TYPE 1: --.
TYPE 2	OUT-SWING ALUM. CLAD FRENCH DOORS. FULL LITE GLASS.	
TYPE 3	DUTCH DOOR	TYPE 2: --.
TYPE 4	OUT-SWING ALUM. CLAD EXTERIOR DOOR.	TYPE 3: --.
TYPE 5	TYPICAL INTERIOR DOOR. PAINT GRADE	
TYPE 6	OUT-SWING WOOD DOOR AT GARAGE	
TYPE 7	OVERHEAD GARAGE DOOR.	
TYPE 8	SLIDING BI-PASS DOORS	
TYPE 9	OUT-SWING WOOD DOOR FOR WATER HEATER WITH OPENINGS FOR VENTILLATION	
TYPE 10	POCKET WOOD DOOR	
		ADDITIONAL NOTES:

2 DOOR SCHEDULE



1 PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No C-30161 Renew 3/31/18 STATE OF CALIFORNIA

BRESSLER RESIDENCE
MISSION STREET 2 S/W ALTA
CARMEL-BY-THE-SEA, CALIFORNIA 93921

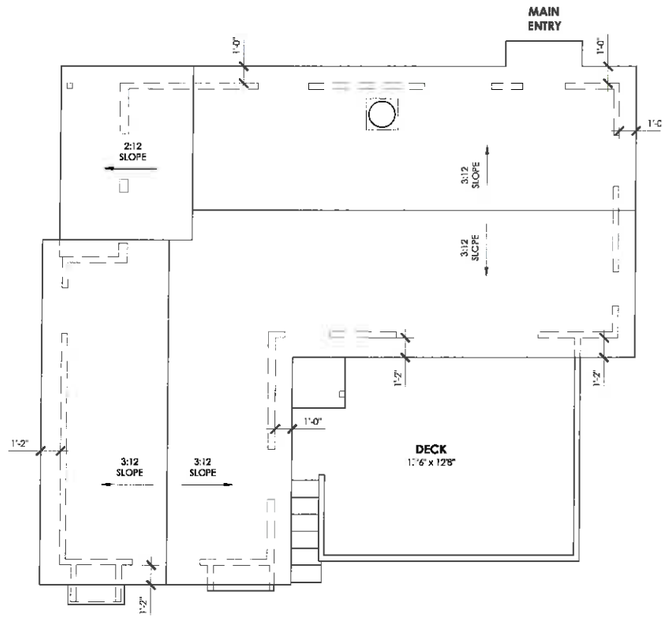
PROPOSED FLOOR PLAN

11-1-2016

1/4" = 1'-0"

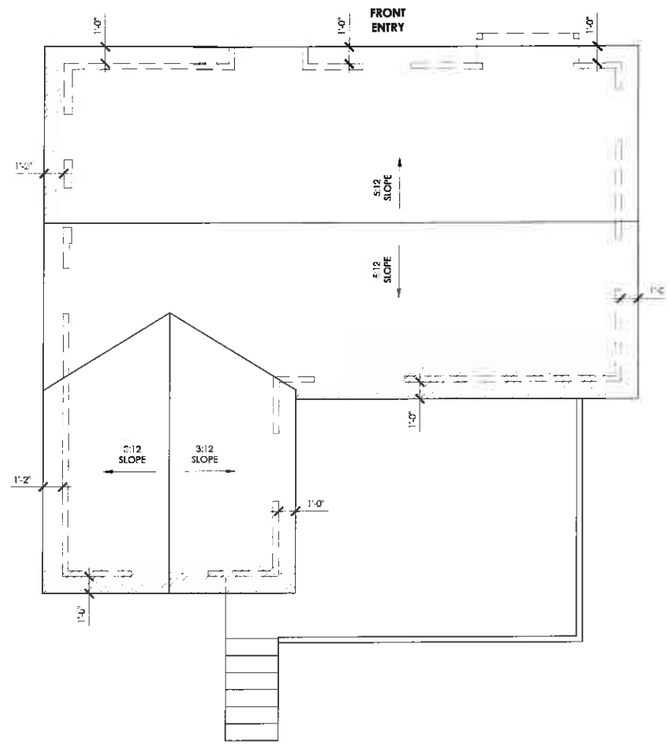
A5

Attachment 3



1 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

1' 2' 4' 8'



2 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

1' 2' 4' 8'

N

REVISION # 1 11/14/2016 PLANNING RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C-31000 Renewal 8/31/18 STATE OF CALIFORNIA

BRESSLER RESIDENCE
MISSION STREET 2 S/W ALTA
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING & PROPOSED ROOF PLAN

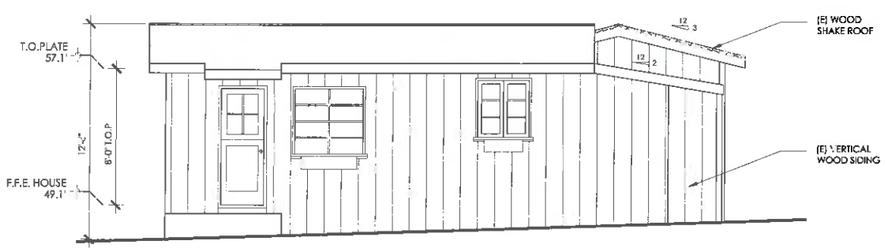
9-10-2016

1/4" = 1'-0"

A6

3 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

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



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

2 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISION # 1 11/14/2016 PLANNING RE-SUBMITTAL

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM W. JESELNICK STATE OF CALIFORNIA

BRESSLER RESIDENCE
MISSION STREET 2 S/W ALTA
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING ELEVATIONS

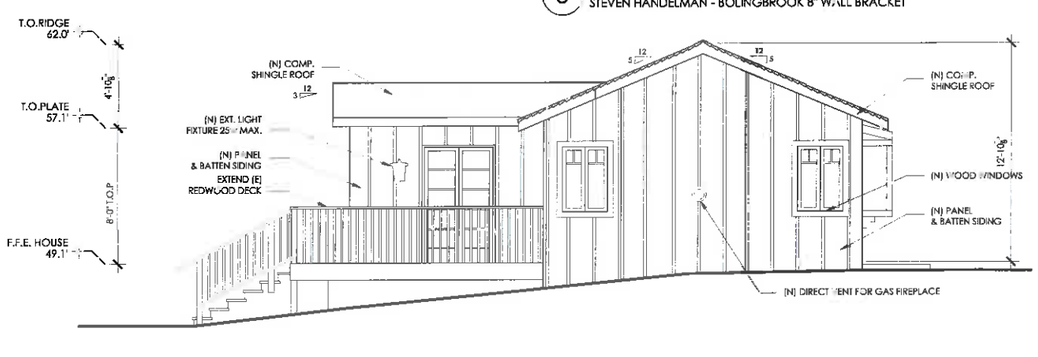
9-10-2016

1/4" = 1'-0"

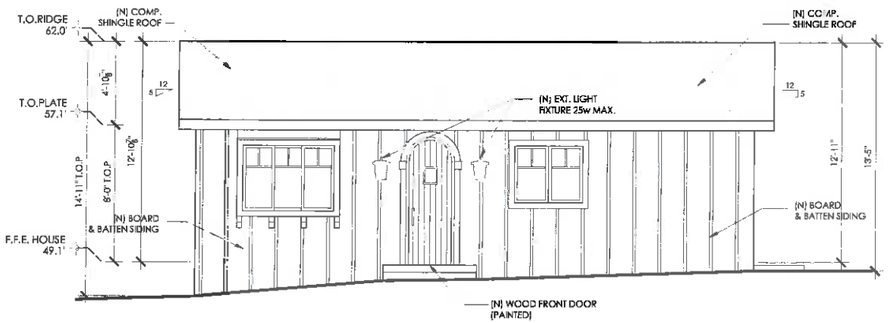
A7

5 EXTERIOR LIGHTING CUTSHEET
STEVEN HANDELMAN - BOLINGBROOK 8" WALL BRACKET

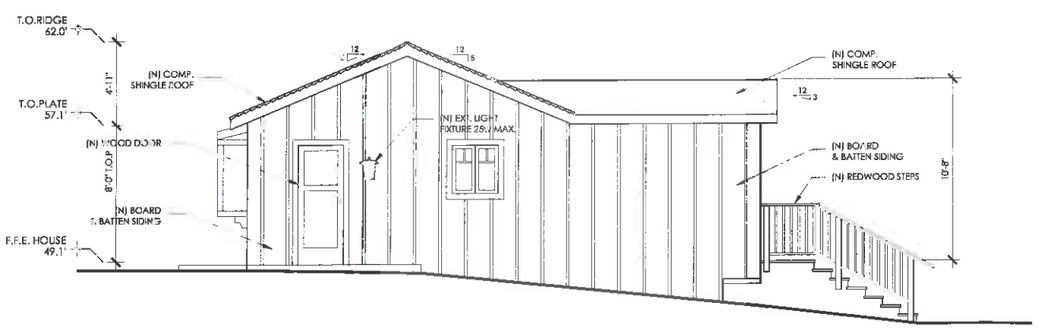
3 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



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



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



2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

REVISION # △ 11/14/2016 PLANNING RE-SUBMITTAL

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C31000
Renew 10/31/16
STATE OF CALIFORNIA

BRESSLER RESIDENCE
MISSION STREET 2 S/W ALTA
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED ELEVATIONS

9-10-2016

1/4" = 1'-0"

A8

Attachment 3

REDWOOD

EXTERIOR DECKING AND RAILINGS
COLOR: NATURAL (WEATHERS TO GRAY)

VERTICAL WOOD BOARD-AND BATTEN SIDING

EXTERIOR WALL SURFACES
COLOR: GRAY-BLUE

COMPOSITE ROOFING

SLOPED ROOF
COLOR: TL PRESIDENTIAL, CHESTNUT

REVISION # △ 11/14/2016 PLANNING RE-SUBMITTAL

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C25080 Renewal 08/31/18 STATE OF CALIFORNIA

BRESSLER RESIDENCE
MISSION STREET 2 S/W ALTA
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXTERIOR MATERIALS

9-10-2016

1/4" = 1'-0"

A9

DS 24014 & VA 24364 (Lewis & McClellan Trust)
February 11, 2025
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,444	1,683 SF
Site Coverage	396 SF/556 SF	1,187	705 SF
Trees (Upper/Lower)	3/1	3/3	3/3
Ridge Height (1^{st}/2^{nd})	18’/24’	14'-2 3/8"	12’-7 7/8”/ 21'-3 1/8"
Plate Height (1^{st}/2^{nd})	12’/18’	11'-7"	9'-5" / 17'-8"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	15’-4 1/2”	15’-4 1/2”
Composite Side Yard	10’ (25%)	12'-10 1/4"	12'-10 1/4"
Side Yard	3’	2'-7 3/4" north 10'-2 1/2" south	2'-7 3/4" north 10'-2 1/2" south
Rear	15’/3’**	14'- 7"	14'- 7"

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

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

February 11, 2025
PUBLIC HEARINGS

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

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

Executive Summary:

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

Recommendation:

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

Background and Project Description:

The project site is a 4,000-square-foot lot developed with a 946-square-foot, one-story single-family

residence and 200-square-foot attached carport. The existing 946-square-foot home was constructed in 1933 but underwent additions and alterations. The property was reviewed for historical significance and deemed ineligible for the Historic Inventory on September 10, 2024.

The applicant is proposing to demolish the existing home and construct a new 1,588-square-foot, two-story home (with a 125 square-foot second-story deck) and a 200-square-foot detached garage. New site coverage is proposed throughout, in compliance with site coverage limitations. No trees are proposed for removal. The subject site slopes down in a westward direction from Santa Rita Street, reducing the visual impact of a new two-story structure and limiting potential view and light impacts to neighbors. The applicant has proposed aluminum-clad wood windows, cedar and stone veneer siding, a triple-layer composition shingle roof, a cedar second-story deck, and stone site pavers. At the time of writing this report, Staff has not received any neighbor concerns about the proposal.

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

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.*

Finding #2 for Concept acceptance requires that, "The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. 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."

Finding #7 for Concept acceptance requires that, "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."

Staff Response:
The City Forester identified eight (8) trees on, or adjacent to, the project site during the preliminary site assessment, including five (5) Coast Live Oaks, one (1) Pittosporum, one (1) Pepper Tree, and one (1) redwood tree. The Forester determined six (6) trees to be Significant, and two (2) to be Not Significant: the Pittosporum and the Pepper Tree. Due to the existing tree density and tree canopy on and around the site, there is no recommended tree planning requirement as part of the project.

The structural root protection zone for the eight trees varies, ranging from 6 feet to 10 feet. The proposed detached garage is located within the structural root zone of tree #3 and #5, approximately where the existing carport and asphalt driveway is located. The City Forester has reviewed the proposed site plan, and has indicated a Condition of Approval will be placed on the Final Details approval requiring the applicant to hand-dig a trench to identify root locations prior to construction of the detached garage. A draft condition of approval has been included in the Concept resolution requiring the resubmittal of the landscape plan with additional detail: the number, size, and location of all proposed plantings.
As conditioned, the project is consistent the applicable Residential Design Guidelines pertaining to Forest Character, and meets Concept Phase Approval Findings #2, and #7 pertaining to the protection and

enhancement of the urbanized forest (CMC Section 17.64.080).

Topography**:** *Residential Design Guidelines 3.1 through 3.5 encourage maintaining the natural topographic character of Carmel; encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees; promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties; promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.*

Staff Response:
The natural slope of the site is gradual, from east to west and also from north to south. The project uses the gentle slope of the parcel to reduce the perceived bulk of the project from Santa Rita Street. The project includes 100 square feet of basement floor area, which is not included in the floor area total. The project has been designed to include new drainage features as follows: six (6) 55-gallon above-grade water barrels placed around the perimeter of the home; two rain garden areas; and a linear drain. An existing area drain is also proposed to be retained. Rain barrels are a runoff reduction option listed in the municipal code (Chapter 17.43, Appendix I, 2.5.1). *Direct roof runoff into cisterns or rain barrels for reuse*. Environmental Compliance reviewed the provided Drainage Plan, and confirmed that the plan conforms and follows guidelines from Policy 17-07 Private Stormwater Drainage Systems.

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:
At the time of writing this report, Staff has not received any concerns from neighbors about the proposed project. Staff has not identified any adverse privacy or view impacts associated with the project, nor impacts to privacy or solar access. Staff has determined the project complies with the Residential Design Guidelines pertaining to views and meets Concept Phase Approval Finding #5 pertaining to public and private views, and solar access.

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

Staff Response:
The applicant proposes a 200-square-foot detached garage on the northeast side of the lot, set back 15' from the front (east) property line and accessed via a new gravel driveway. The proposed driveway extends into the right-of-way to connect with the street edge. The garage is proposed to be 10' x 20'. The proposed detached garage will be situated where the existing asphalt driveway (proposed to be demolished) is located. At one story, the new garage is subordinate to the main house. The roof is proposed to be a 5:12 gable roof clad in composition shingle to match the main residence. The project meets the objectives of parking and access.

Mass and Bulk/Roof Form: *Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby, minimize the mass of a building as seen from the public way or adjacent properties, and relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms, using restraint with variations in*

building planes, using simple roof forms that are proportionate to the scale of the building, and roof eave lines that are low in scale.

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

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

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

The design guidelines encourage a primary volume with secondary volumes appearing attached to the primary form. Additionally, the guidelines encourage changing roof heights to help break up the massing while keeping the roof form simple overall. The proposed project maintains the same roof slopes for most of the roof while breaking up the massing by having changing roof heights. The guidelines encourage gabled roofs for larger buildings or two-story elements, and limiting the number of dormers to keep the roof form simple. The project features gable roofs at the tallest portion and does not feature excessive dormers. Exterior doors are proposed to be between 6'-8" and 8' feet tall. The entry door is proposed to be 8' tall. The divided-lite windows are proposed to be between 2'-6" to 6' tall.

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

Staff has determined the project complies with the Residential Design Guidelines pertaining to mass, bulk and roof form and meets Concept Phase Approval Finding #3 and #4.

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

The entry door will be a wood Dutch door with a divided-lite upper. Simulated divided-lite aluminum-clad wood inswing patio doors and a multi-slide stacking door by Sierra Pacific are also proposed. Sierra Pacific aluminum-clad wood windows, in casement, fixed, awning, and double-hung configurations in "Patina Green" are proposed throughout. Four (4) casement windows are proposed, fourteen (14) double-hung

windows, nine (9) fixed windows, and three (3) awning windows. Design Guideline 9.11 states: *window styles and materials should be uniform throughout a building*. A draft Condition of Approval has been added requiring the applicant to revise the proposed project to respond to Planning Commission direction regarding uniformity of window styles window styles.

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

Fencing/Walls

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

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

If at least 50 percent of the property's site coverage is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, is granted, bringing to total allowed square footage up to 556. 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.

As designed, the proposed project meets the site coverage limits.

Staff Response:

The subject lot is a 4,000 square foot lot that may accommodate up to 556 square feet of site coverage, if at least half of 556 square feet is semi- or fully permeable. The applicant proposes a total of 536 square feet of site coverage. The proposed impermeable materials are limited to 18 square feet of rain barrels and 68 square feet of asphalt at the existing driveway apron (on-property). The proposed semi- or fully permeable materials include gravel for the proposed driveway, and sand-set flagstone pavers for the front walkway, entry landing and patio, and bedroom door landing. The project meets the requirements for site coverage.

Right-of-Way Character: Section 1.5-1.7 of the Residential Guidelines encourages maintaining the forest character of the right-of-way by using natural materials for street parking, maintaining informal, natural

vegetation, and maintaining trees. Section 2.0 of the Residential Design Guideline's objectives speak to the meandering character of streets, the rustic street drainage, and the importance of maintaining the existing street widths. Section 10.2-10.4 of the Residential Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Response:
The applicant is proposing to maintain the asphalt driveway in the right of way. The existing loose rocks will be removed from the right of way, to be replaced with native, drought tolerant plants and wood chips.

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

Staff Response:
No trees are proposed for removal as part of this project. The Landscape Plan indicates two rain gardens with "native California drought tolerant plants: Ceanothus (Carmel Creeper), Arctostaphylos (Monterey Manzanita), Sedum, or sim. by owner." The plan also indicates "native CA drought tolerant plantings in R.O.W. surround with wood chips." Staff has added draft Condition of Approval requiring the applicant to provide a detailed landscape plan specifying the number, size, and location of each proposed plant species for review and approval by the City Forester and Planner prior to Final Details hearing.

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 that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted during the Final Details hearing.

Attachment 1 - Draft Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plans
Attachment 4 - Site Photos

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY, DS 24346 (P&T 2024 LLC) FOR THE DEMOLITION OF AN EXISTING 946-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE AND 200-SQUARE-FOOT ATTACHED CARPORT, AND THE CONSTRUCTION OF A 1,588-SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE AND 200-SQUARE-FOOT DETACHED GARAGE WITH ASSOCIATED SITE IMPROVEMENTS, LOCATED AT SANTA RITA STREET 5 SOUTHWEST OF 3RD AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN 010-029-005-000.

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

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

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

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

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

WHEREAS, on or before February 2, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 7, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on February 11, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, acceptance of a Concept Design Study is “not a project” pursuant to Section 15378 of the CEQA Guidelines. 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, 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, as proposed or conditioned, support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the 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 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 (DS 24346, P&T 2024 LLC) for the demolition of an existing 946-square-foot, one-story single-family residence and 200-square-foot carport, and the construction of a 1,588-square-foot, two-story single-family residence and a 200-square-foot detached garage with associated site improvements at Santa Rita Street 5 southwest of 3rd Avenue in the Single-Family Residential (R-1) District, APN: 010-029-005-000, subject to the following Conditions of Approval:

CONCEPT CONDITIONS OF APPROVAL	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for the Final Details hearing. 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, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.
2.	**Landscape Plan Required.** Prior to scheduling for the Final Details hearing, the Applicant shall submit a detailed landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall indicate the number, bucket size, and location of all proposed plantings. The landscape plan 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.
3.	**Uniformity of Window Styles.** Prior to scheduling for the Final Details hearing, the Applicant shall revise the proposed project if needed to respond to Planning Commission direction regarding

	uniformity of window styles, per Design Guideline 9.11: *window styles and materials should be uniform throughout a building*.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

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

*Per City Forester determination

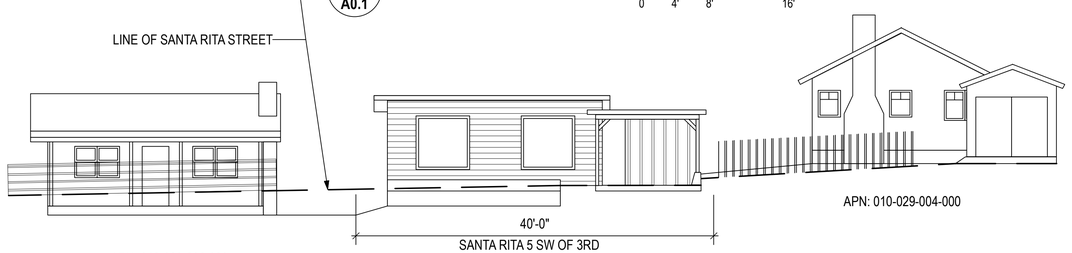
**The rear setback is three feet for those portions of structures less than 15 feet in height; the existing garage 12’ from rear property line is 10’3”.

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

Attachment 3

2 A0.1 **PROPOSED STREET ELEVATION**

0 4' 8' 16'



1 A0.1 **EXISTING STREET ELEVATION**

0 4' 8' 16'

PROJECT LOCATION

PROJECT DATA

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

HEIGHTS AND SETBACKS

REQ'D. FRONT SETBACK	15'
REQ'D. REAR SETBACK	3' UP TO 15' HIGH, THEN 15'
REQ'D. SIDE SETBACKS	3'-0" + 7'-0" = 10'-0" (25% OF 40')
EXISTING FRONT SETBACK	50' HOUSE; 42'-6" (CARPORT)
EXISTING REAR SETBACK	6"
EXISTING SOUTH SETBACK	3'-6" (HOUSE)
EXISTING NORTH SETBACK	12'-6" (HOUSE), 2'-6" (CARPORT)
PROPOSED FRONT SETBACK	44'-6" (HOUSE)
PROPOSED REAR SETBACK	8'-7" FIRST FLOOR, 15'-0" 2ND FLOOR
PROPOSED SOUTH SETBACK	3'-6" (HOUSE)
PROPOSED NORTH SETBACK	9'-6" (HOUSE)
PROPOSED FRONT SETBACK	15'-0" (GARAGE)
PROPOSED REAR SETBACK	65'-0" (GARAGE)
PROPOSED SOUTH SETBACK	27'-0" (GARAGE)
PROPOSED NORTH SETBACK	3'-0" (GARAGE)
EXISTING RIDGE HEIGHT	+110.4' (13'-9" ABOVE GRADE)
EXISTING PLATE HEIGHT	+109.7' (13'-1" ABOVE GRADE)
PROP'D RIDGE HEIGHT (1ST FLR)	+114.6' (16'3" ABOVE GRADE)
PROP'D PLATE HEIGHT (1ST FLR)	+109.0' (11'-1" ABOVE GRADE)
PROP'D RIDGE HEIGHT (2ND FLR)	+120.7' (23'-8" ABOVE GRADE)
PROP'D PLATE HEIGHT (2ND FLR.)	+117.0' (18'-0" ABOVE GRADE)
PROP'D PLATE HEIGHT (GARAGE)	+106.0' (8'-0" ABOVE GRADE)
PROP'D RIDGE HEIGHT (GARAGE)	+108.9' (10'-2" ABOVE GRADE)

SCOPE OF WORK:

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

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

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

ARCHITECT:
KC CULLEN
4 CHUALAR PL.
MONTEREY, CA

650. 388. 8319
kc@kcdesignforliving.com

DRAWING INDEX

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

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

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

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

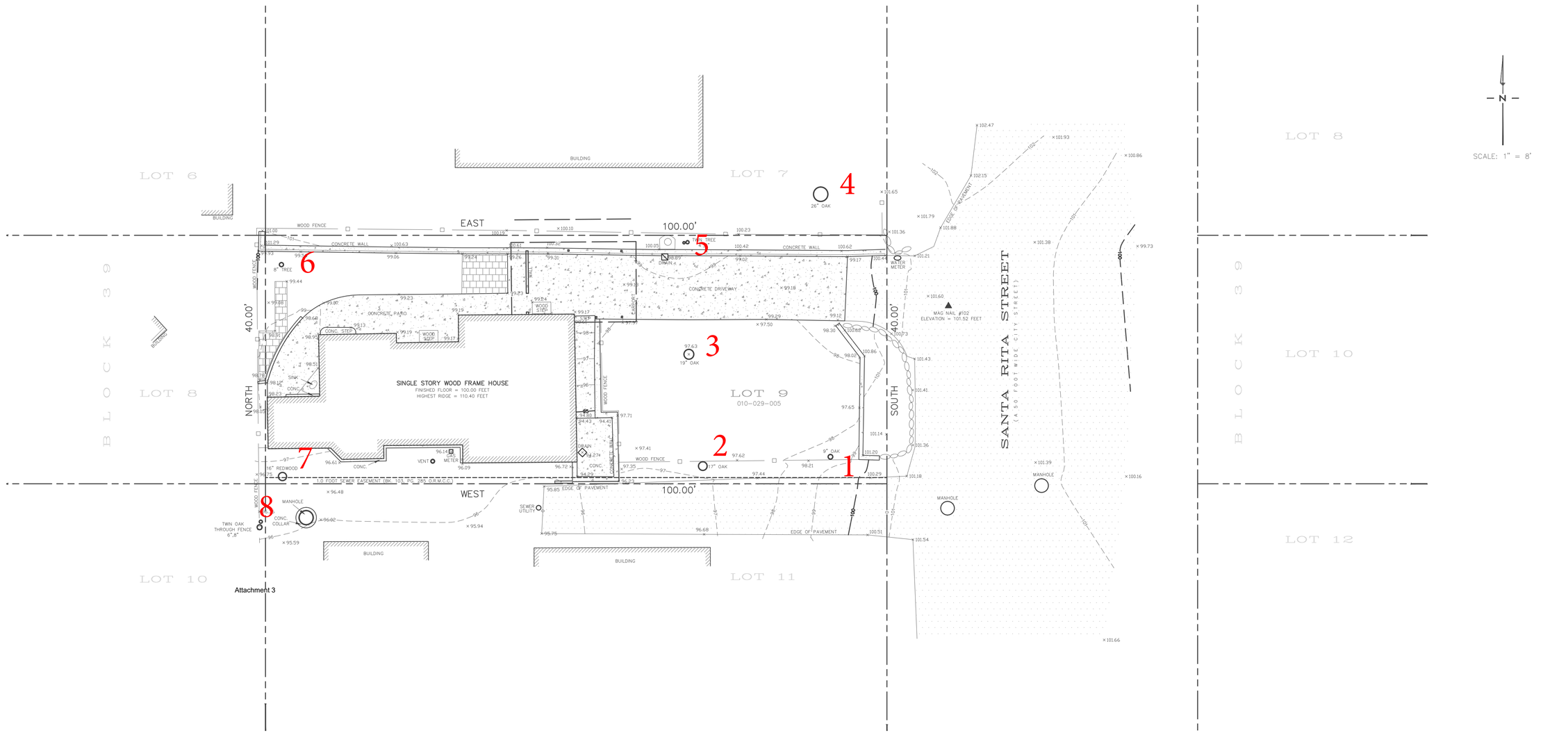
TITLE PAGE, STREET VIEW AND RENDERING

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

OWNER: P & T 2024, LLC
PIERRE LECOMTE

SANTA RITA 5 SW OF 3RD
CARMEL, CA

A0.1



Attachment 3

NOTES:

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

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

LEGEND

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

LICENSED LAND SURVEYOR
ZACHARY KAMP
No. 7958
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

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

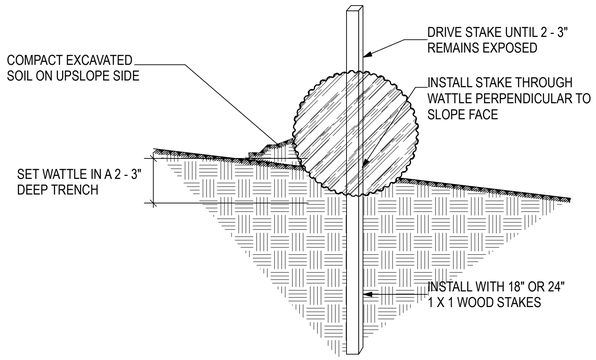
CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Pierre Lecomte

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

SCALE: 1" = 8' SEPTEMBER 2024

APN 010–029–005



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

NEIGHBORING HOUSE

15'-0" REAR SETBACK

3'-0"

REAR SETBACK FOR STRUCTURES ≤15' IN HT

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

EXISTING SIDE SETBACK

REMOVE EXIST. SUMP OUTLET FROM BASEMT.

EXIST. 5' WOOD GRAPESTAKE FENCE TO REMAIN

(E) 26" OAK #4 TO REMAIN

15'-0" FRONT SETBACK

PL

PL

(E) 8" OAK #6 TO REMAIN

REMOVE 267 SF CONC. PATIO

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

(E) AREA DRAIN

REMOVE 200 SF CARPORT

REMOVE 546 SF CONC. DRIVEWAY

WM

EDGE OF STREET PAVEMENT

EXIST. ASPHALT 68 SF

EXIST. 6' WOOD GRAPESTAKE FENCE TO REMAIN

40'-0"

Attachment 3

REMOVE 926 SF WOOD FRAME HOUSE

REMOVE LOOSE ROCKS FROM R.O.W.

(E) 19" OAK #3 TO REMAIN

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

EDGE OF STREET PAVEMENT

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

REMOVE EXIST. WOOD FENCE

GAS METER

ELEC METER

(E) 18" REDWD #7 TO REMAIN

(E) 17" OAK #2

(E) 9" OAK #1 TO REMAIN

1'-0" PL PL 10'-6" 4'-0" 21'-6" 18'-0" 3'-6" 50'-0"

100'-0"

12" SEWER EASEMENT ALONG SOUTH PROPERTY LINE

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

EXISTING SIDE SETBACK

NEIGHBORING HOUSE

NEIGHBORING HOUSE

NORTH W E S

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

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

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

0 2' 4' 8' 12'

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

ARCHITECT: **KAREN CULLEN DESIGN FOR LIVING**

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

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

EXISTING SITE PLAN

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

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

SANTA RITA 5 SW OF 3RD CARMEL, CA

A1.1

FORESTER REPORT NOTES

RECOMMENDED TREE DENSITY: 4 TREES (EXISTING)

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

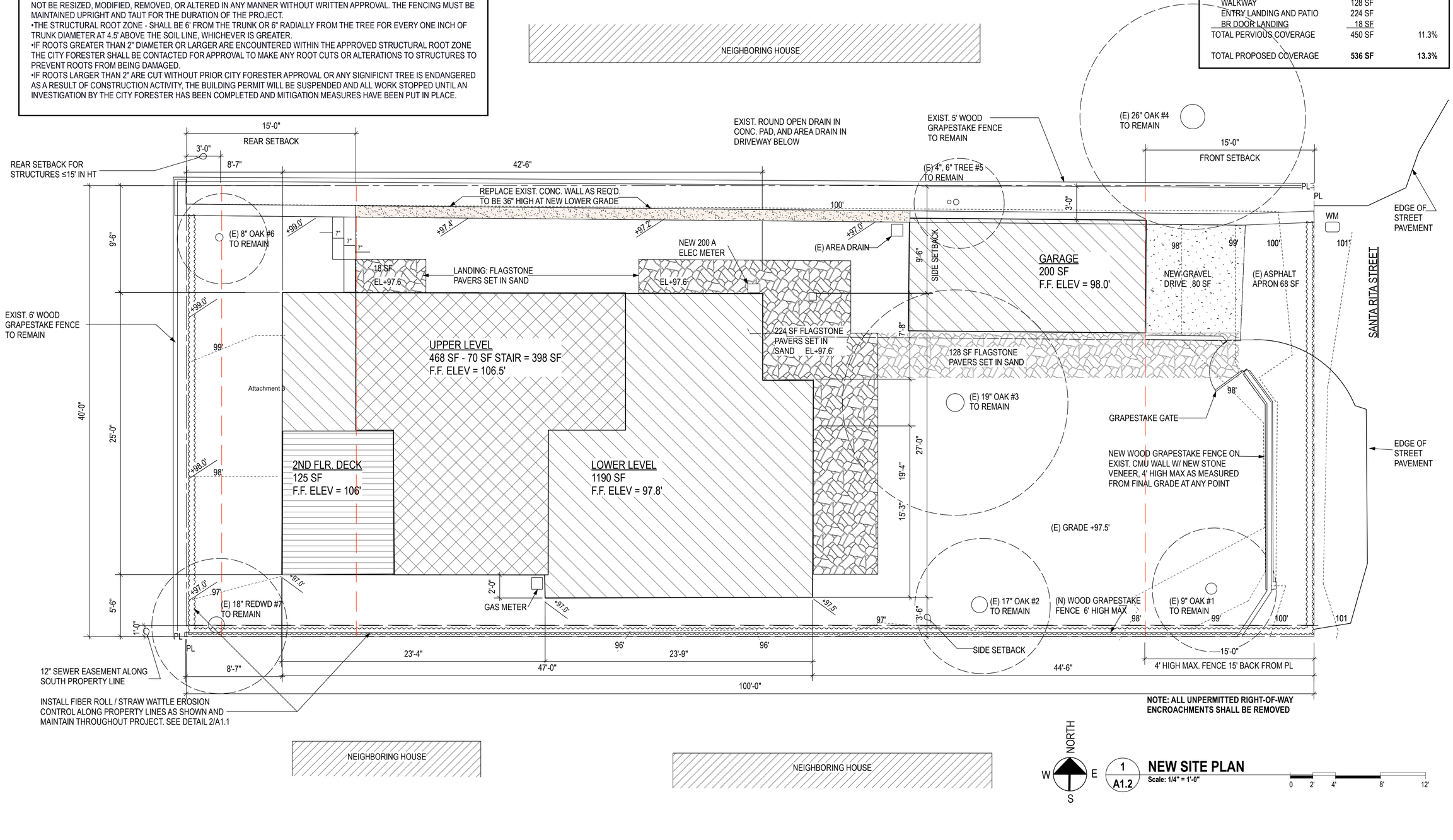
•PRIOR TO GRADING, EXCAVATION OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
•EXCAVATION WITHIN 6' OF A TREE TRUNK IS NOT PERMITTED.
•NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
•PER MUNICIPAL CODE CHAPTER 17.48.110 NO MSYRTISL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
•TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EUQAL TO DRIOPLINE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4' HIGH TRANSPARENT FENCING IS REQUIREE UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUT FOR THE DURATION OF THE PROJECT.
•THE STRUCTURAL ROOT ZONE - SHALL BE 6' FROM THE TRUNK OR 6" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
•IF ROOTS GREATER THAN 2" DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
•IF ROOTS LARGER THAN 2" ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICNT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

FLOOR AREA

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

PROPOSED SITE COVERAGE

LAND COVERAGE ALLOWED	398 SF	22% OF F.A.R.
BONUS SITE COVERAGE	160 SF	4% OF SITE
TOTAL COVERAGE ALLOWED	556 SF	13.9%
IMPERVIOUS COVERAGE		
RAIN WATER BARRELS	18 SF	
(E) ASPHALT APRON @ DRIVE	68 SF	
TOTAL IMPERVIOUS COVERAGE	86 SF	2.0%
PERVIOUS COVERAGE:		
GRAVEL DRIVEWAY	80 SF	
PERVIOUS COVERAGE: FLAGSTONE PAVERS SET IN SAND		
WALKWAY	128 SF	
ENTRY LANDING AND PATIO	224 SF	
BR DOOR LANDING	18 SF	
TOTAL PERVIOUS COVERAGE	450 SF	11.3%
TOTAL PROPOSED COVERAGE	**536 SF**	**13.3%**



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

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

LICENSED ARCHITECT KAREN CULLEN C-24982 RENEW. 11/30/2025 STATE OF CALIFORNIA

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

DATE
11/4/2024
1/17/2025

SUBMITTAL
DESIGN STUDY

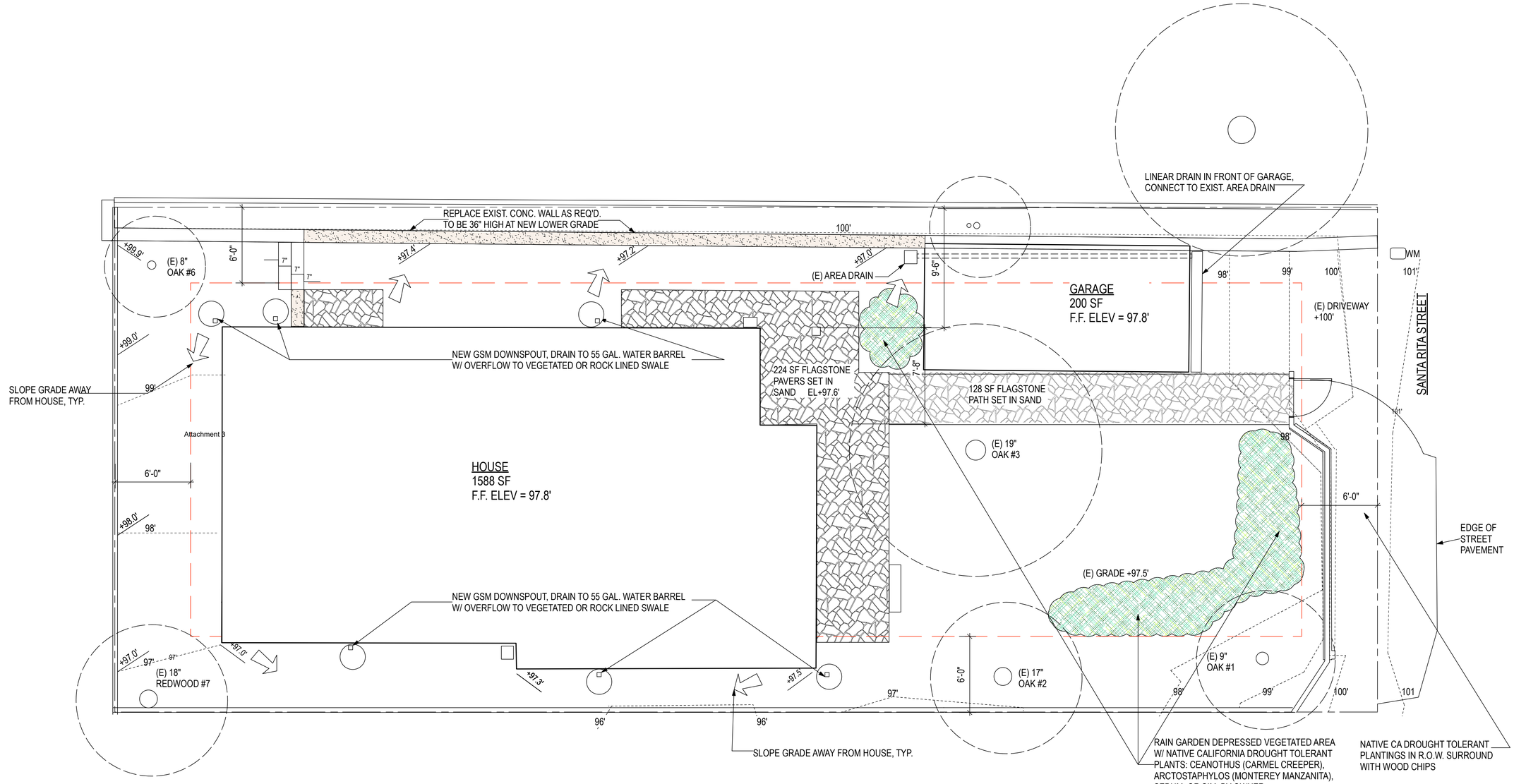
REVISIONS

NEW SITE PLAN

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

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

A1.2



NORTH
W E
S

1
A1.3

STORM DRAINAGE AND LANDSCAPE PLAN

LICENSED ARCHITECT
KAREN CULLEN
C-24982
RENEW: 11/30/25
STATE OF CALIFORNIA

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

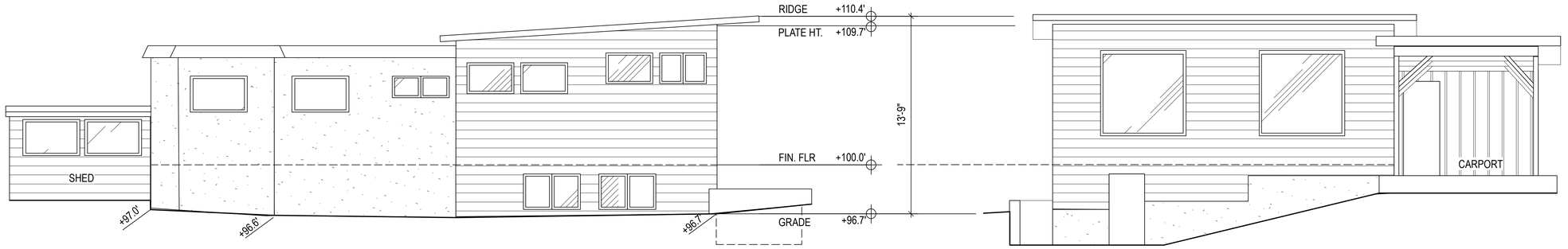
REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

STORM DRAINAGE PLAN
LANDSCAPE PLAN

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

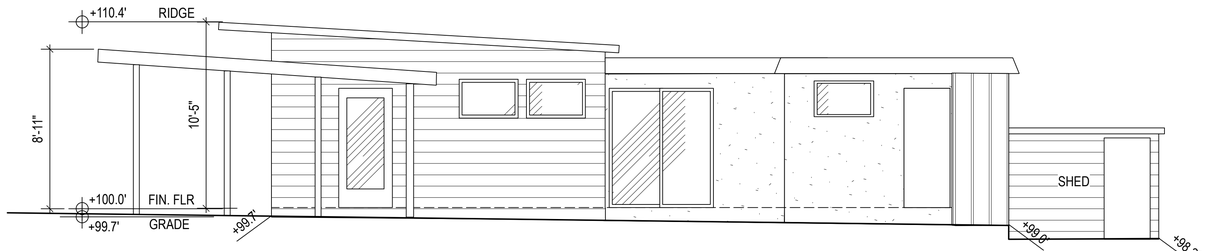
OWNER: P & T 2024, LLC
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

A1.3

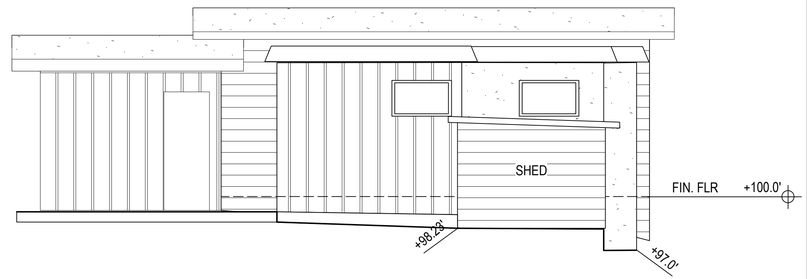


6 A2.0 **SOUTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

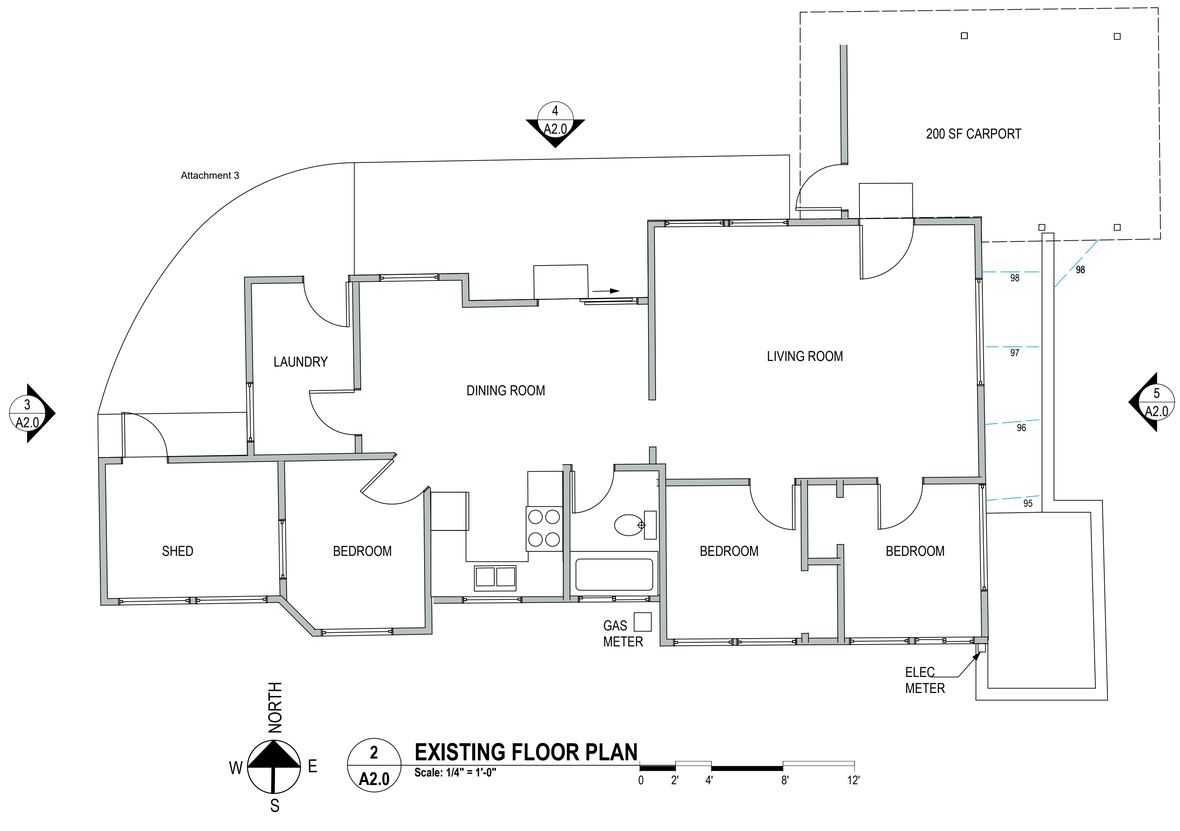
5 A2.0 **EAST ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'



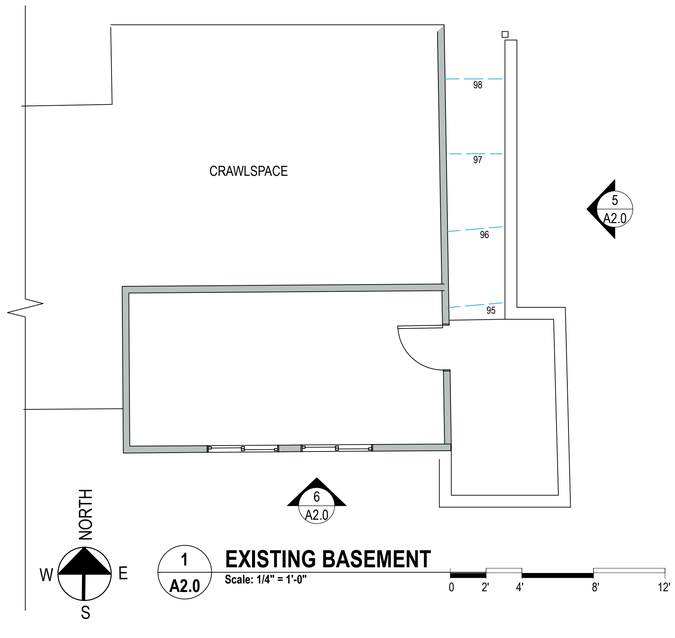
4 A2.0 **NORTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'



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



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



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

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

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

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

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

EXISTING PLAN AND ELEVATIONS

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

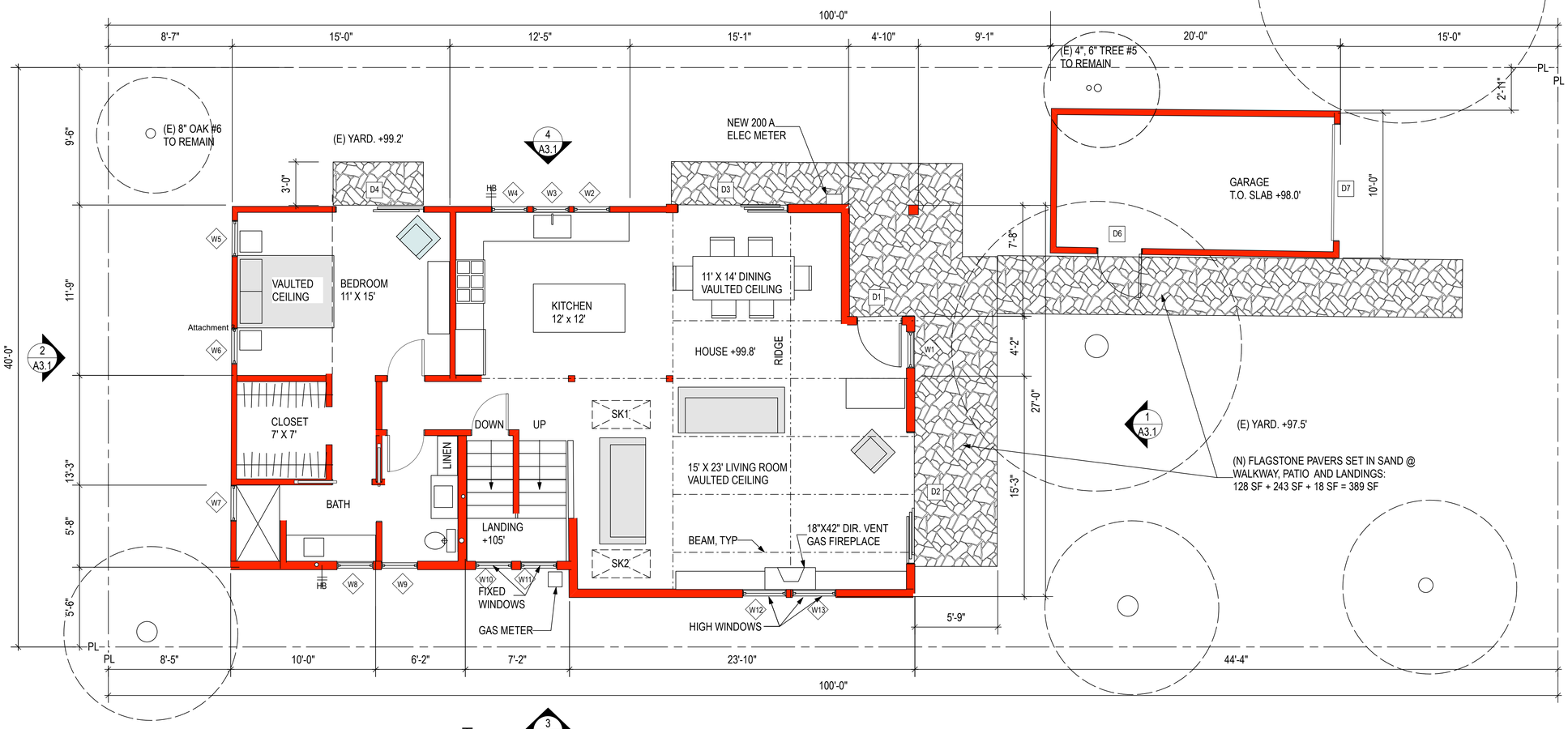
A2.0

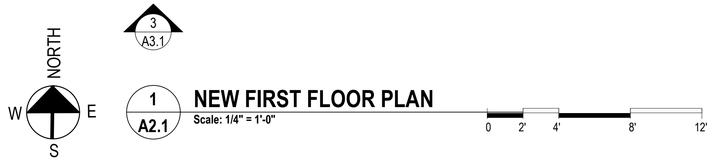
WINDOW SCHEDULE

NO.	LOCATION	TYPE	R.O.	VENT AREA	CLR. OPNG	MAT'L.	EXT FINISH	INT FINISH	GLASS	U-VALUE	SHGC	MFR	NOTES
W1	ENTRY	CASEMT	2'-6" X 3'-8"			WD/ALUM	PATINA					SIERRA PACIFIC ALUM CLAD, TYP.	
W2	KITCHEN	CASEMT	2'-6" X 3'-6"			WD/ALUM	PATINA						
W3	KITCHEN	CASEMT	2'-6" X 3'-6"			WD/ALUM	PATINA						
W4	KITCHEN	CASEMT	2'-6" X 3'-6"			WD/ALUM	PATINA			≤ .3	≤ .35		EGRESS COMPLIANT CASEMT + FIXED, VERIFY (E) OPNG
W5	BEDRM 1	DBL HUNG	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		EGRESS COMPLIANT CASEMT + FIXED, VERIFY (E) OPNG
W6	BEDRM 1	DBL HUNG	2'-6" X 4'-0"			WD/ALUM	PATINA						REMOVE EXISTING WINDOW
W7	BATH 1	DBL HUNG	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W8	BATH 1	DBL HUNG	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W9	BATH 1	DBL HUNG	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W10	STAIR	FIXED	2'-6" X 2'-6"			WD/ALUM	PATINA			≤ .3	≤ .35		
W11	STAIR	FIXED	2'-6" X 2'-6"			WD/ALUM	PATINA			≤ .3	≤ .35		
W12	LIVING ROOM	FIXED	3'-0" X 6'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W13	LIVING ROOM	FIXED	3'-0" X 6'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W14	BEDROOM 2	DBL HUNG	3'-0" X 5'-0" *			WD/ALUM	PATINA			≤ .3	≤ .35		EGRESS COMPLIANT
W15	BEDROOM 2	DBL HUNG	3'-0" X 5'-0" *			WD/ALUM	PATINA			≤ .3	≤ .35		
W16	BEDROOM 2	DBL HUNG	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W17	BEDROOM 3	DBL HUNG	2'-6" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W18	BEDROOM 3	DBL HUNG	3'-0" X 5'-0" *			WD/ALUM	PATINA			≤ .3	≤ .35		
W19	BEDROOM 3	DBL HUNG	3'-0" X 5'-0" *			WD/ALUM	PATINA			≤ .3	≤ .35		
W20	HALL	DBL HUNG	2'-8" X 4'-0"			WD/ALUM	PATINA			≤ .3	≤ .35		
W21	STAIR	FIXED	2'-6" X 3'-4"			WD/ALUM	PATINA			≤ .3	≤ .35		
W22	STAIR	FIXED	2'-6" X 3'-4"			WD/ALUM	PATINA			≤ .3	≤ .35		
W23	STAIR	AWNING	2'-6" X 3'-4"			WD/ALUM	PATINA			≤ .3	≤ .35		*TRAPEZOID - MATCH RAKE TO ROOF SLOPE
W24	STAIR	AWNING	2'-6" X 3'-4"			WD/ALUM	PATINA						
W25	BATH 2	AWNING	2'-0" X 2'-0"			WD/ALUM	PATINA						
W26	STAIR	DBL HUNG	2'-6" X 3'-4"			WD/ALUM	PATINA			≤ .3	≤ .35		
W27	STAIR	DBL HUNG	2'-6" X 3'-4"			WD/ALUM	PATINA			≤ .3	≤ .35		
SK1	BATH 2	FIXED	22" X 46"			WD/ALUM		BRONZE		≤ .3	≤ .35		W/ LO-E COATING TO REDUCE GLARE AND AUTOMATIC INTERNAL BLIND
SK2	LIVING ROOM	FIXED	22" X 46"			WD/ALUM		BRONZE		≤ .3	≤ .35		W/ LO-E COATING TO REDUCE GLARE AND AUTOMATIC INTERNAL BLIND
SK3	LIVING ROOM	FIXED	22" X 46"			WD/ALUM		BRONZE		≤ .3	≤ .35		W/ LO-E COATING TO REDUCE GLARE AND AUTOMATIC INTERNAL BLIND
D1	ENTRY	LH INSWING	3'-0" X 8'-0"			WOOD						DUTCH DOOR	
D2	LIVING ROOM	XXO SLIDER	9'-0" X 7'-0"			WOOD				≤ .3	≤ .35	SIERRA PACIFIC ALUM CLAD, TYP.	
D3	DINING ROOM	XXO SLIDER	7'-6"" X 7'-0"			WOOD				≤ .3	≤ .35		
D4	BEDROOM 1	XO SLIDER	5'-6" X 7'-0" *			WOOD				≤ .3	≤ .35		*VERIFY SIZE IN FIELD
D5	UPSTAIRS DECK	RH OUTSWING	2'-6" X 6'-8"			WOOD				≤ .3	≤ .35		*VERIFY SIZE IN FIELD
D6	GARAGE	RH OUTSWING	3'-0" X 6'-8"			WOOD							*VERIFY SIZE IN FIELD
D7	GARAGE	OVERHEAD	8'-0" X 6'-8"			WOOD							*VERIFY SIZE IN FIELD

HOUSE FLOOR AREA

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





1 A2.1 **NEW FIRST FLOOR PLAN**

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

0 2' 4' 8' 12'

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

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

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

NEW FIRST FLOOR PLAN

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

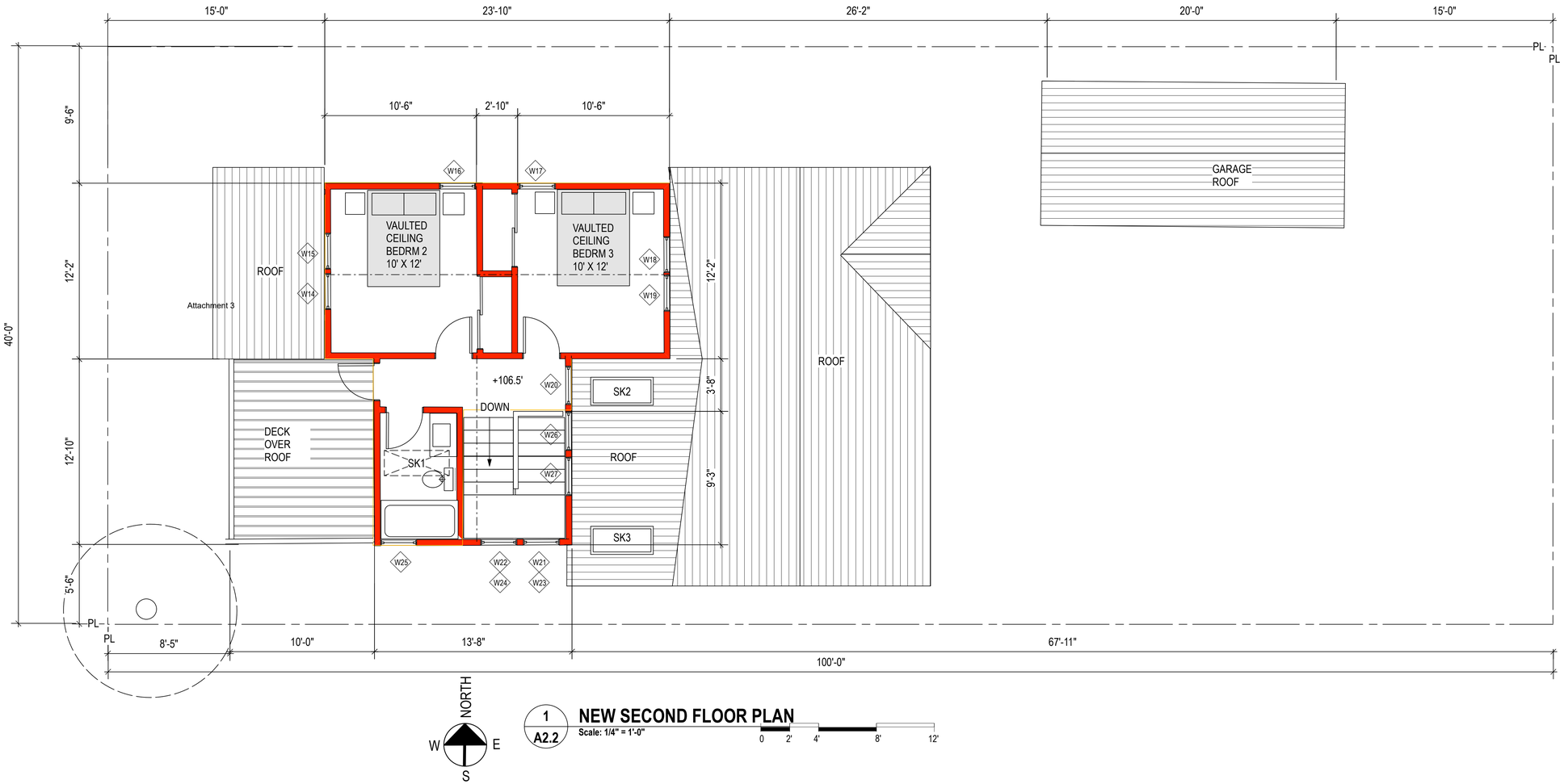
OWNER: P & T 2024, LLC
PIERRE LECOMTE

SANTA RITA 5 SW OF 3RD
CARMEL, CA

A2.1

HOUSE FLOOR AREA

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



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

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

0 2' 4' 8' 12'

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

ARCHITECT: **KAREN CULLEN DESIGN FOR LIVING**

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

SUBMITTAL
DESIGN STUDY

DATE
11/4/2024
1/17/2025

REVISIONS

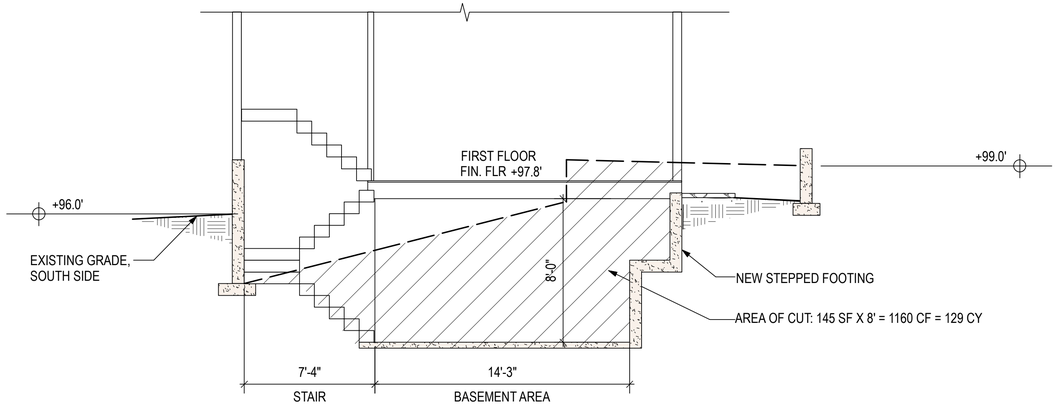
SECOND FLOOR PLAN

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

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

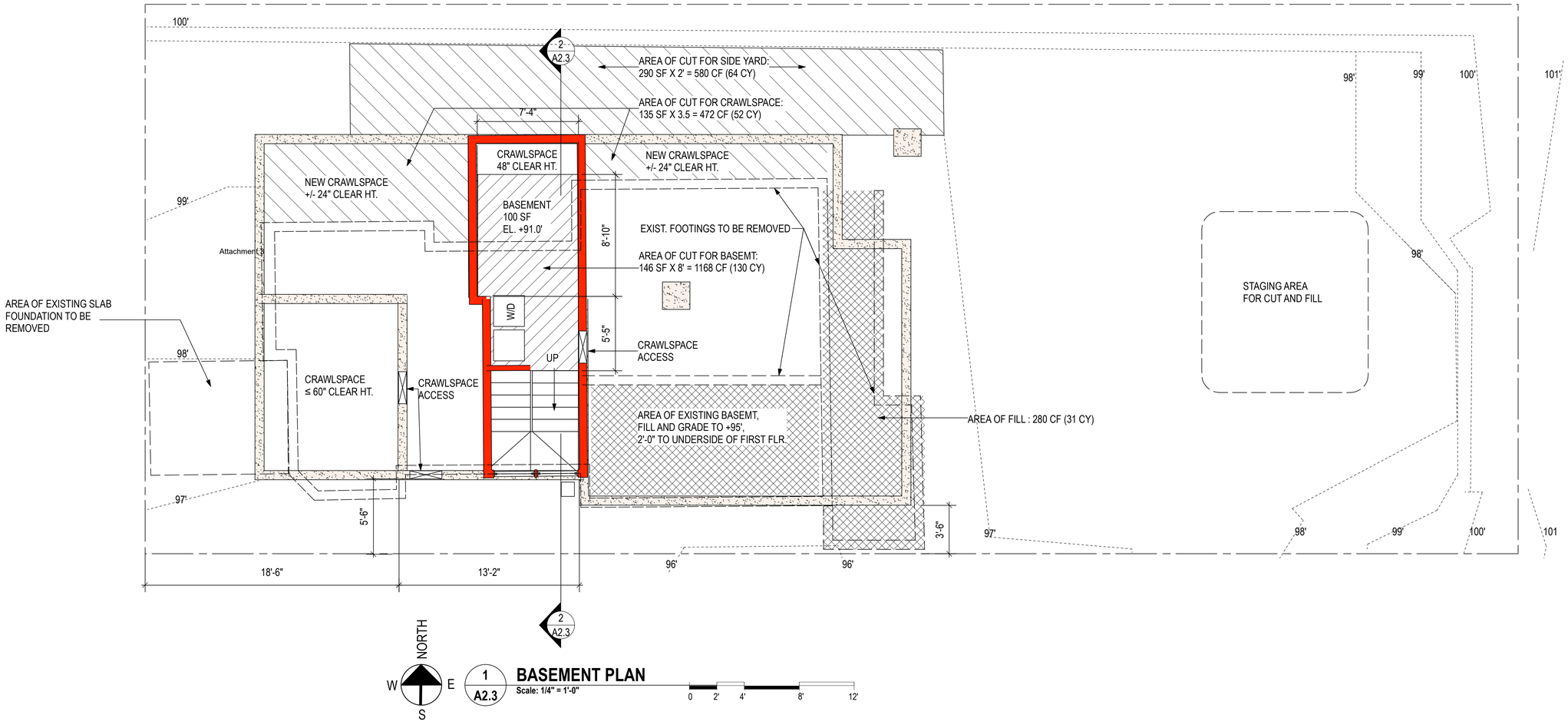
SANTA RITA 5 SW OF 3RD
CARMEL, CA

A2.2



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

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



2 / A2.3

N
W E
S

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

LICENSED ARCHITECT
KAREN CULLEN
C-24982
1/6/2025
RENEWAL DATE
STATE OF CALIFORNIA

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

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

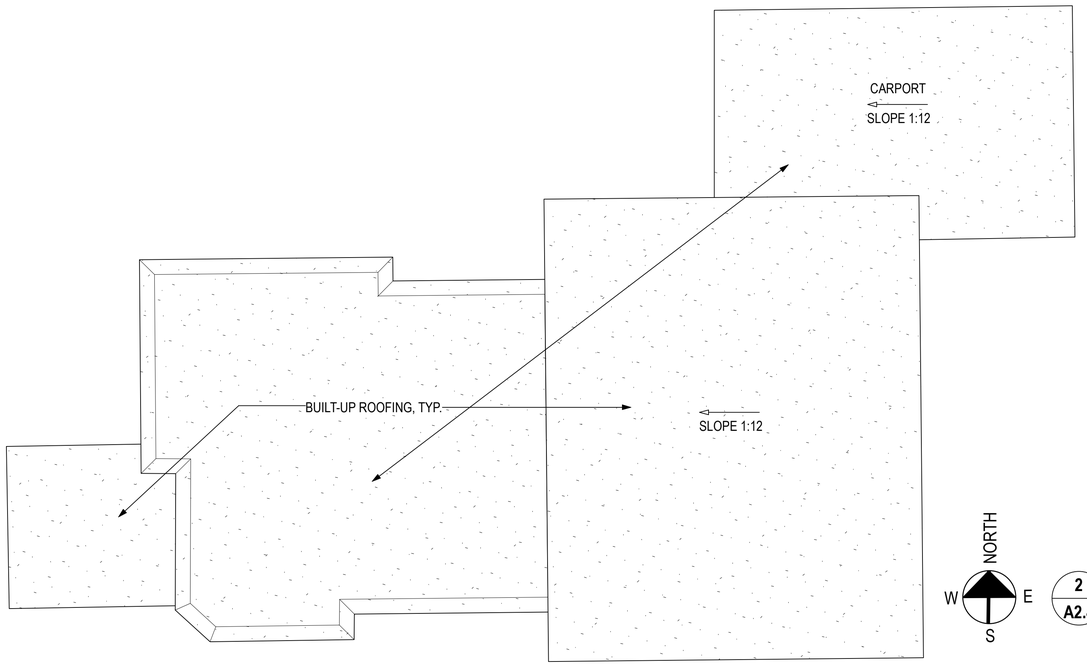
BASEMENT PLAN

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

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

SANTA RITA 5 SW OF 3RD
CARMEL, CA

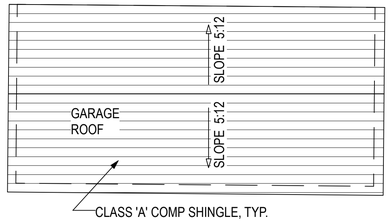
A2.3

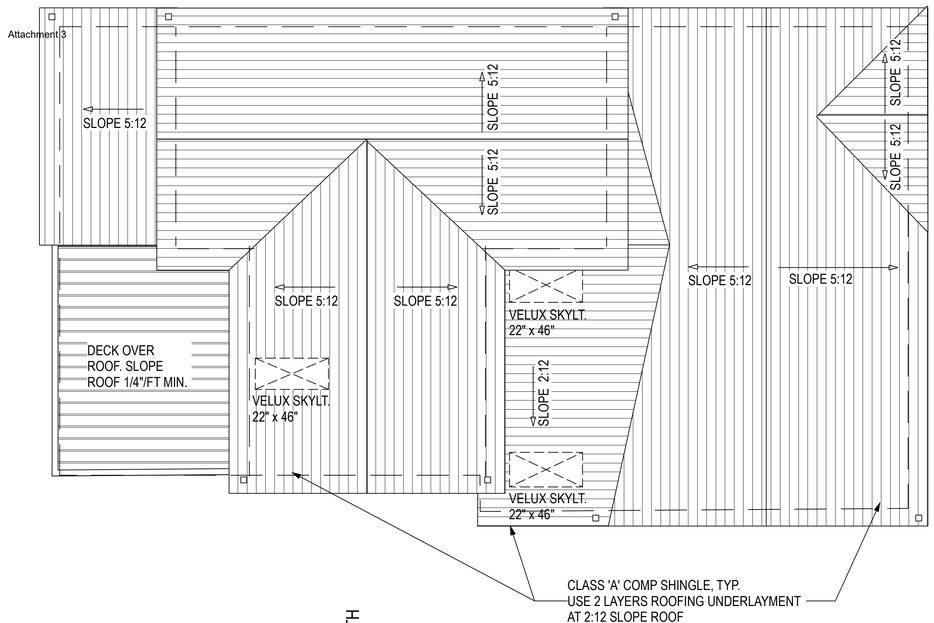


NORTH W E S

2 A2.4 **EXISTING ROOF PLAN**

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





NORTH W E S

1 A2.4 **NEW ROOF PLAN**

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

FCM - Fixed Skylight

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

PRESIDENTIAL SHAKE "AUTUMN BLEND", TYP.

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

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

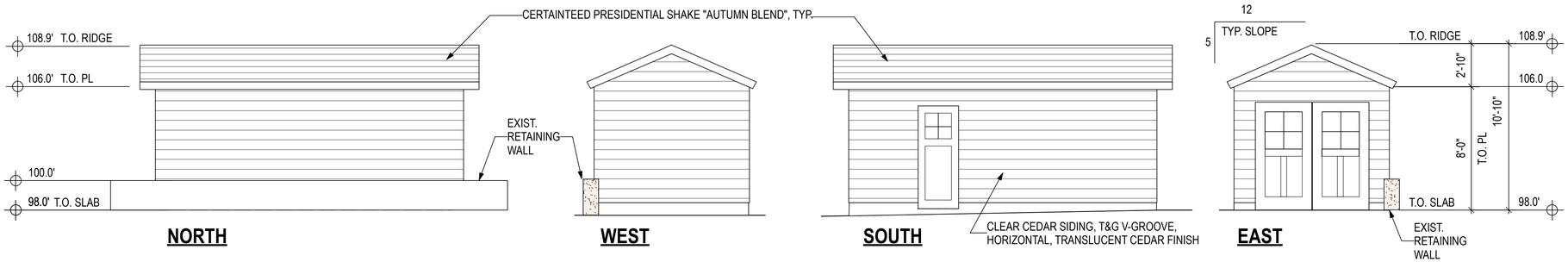
REVISIONS	SUBMITTAL	DATE
	DESIGN STUDY	11/4/2024
		1/17/2025

ROOF PLAN

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

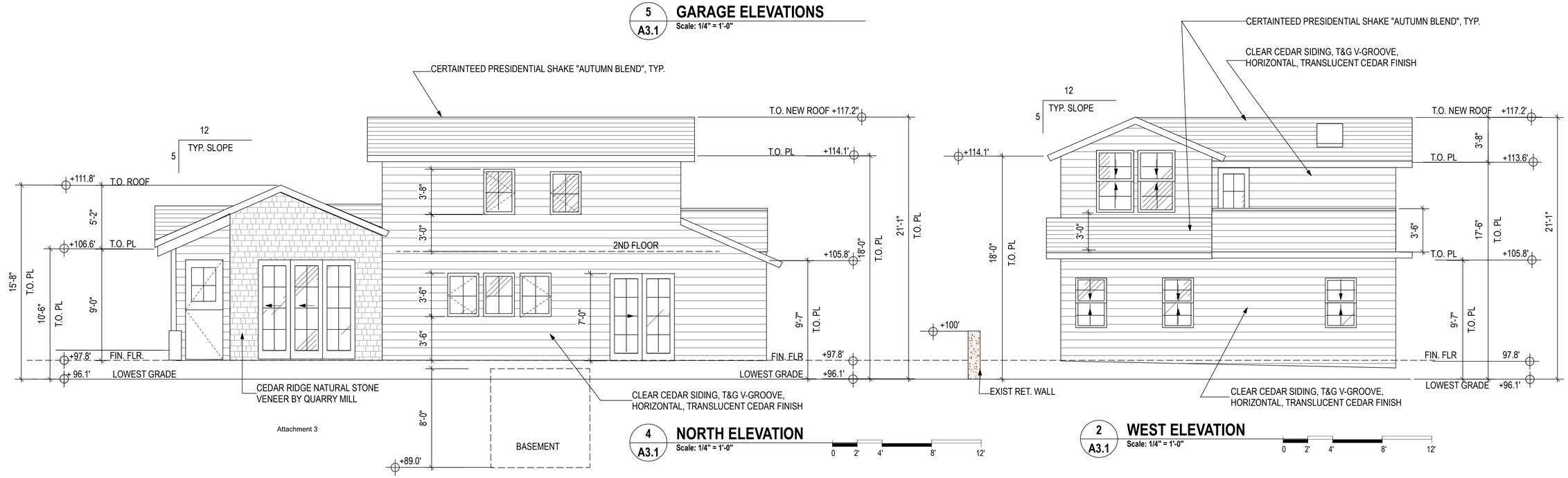
OWNER: **P & T 2024, LLC**
PIERRE LECOMTE
SANTA RITA 5 SW OF 3RD
CARMEL, CA

A2.4



5 A3.1 GARAGE ELEVATIONS

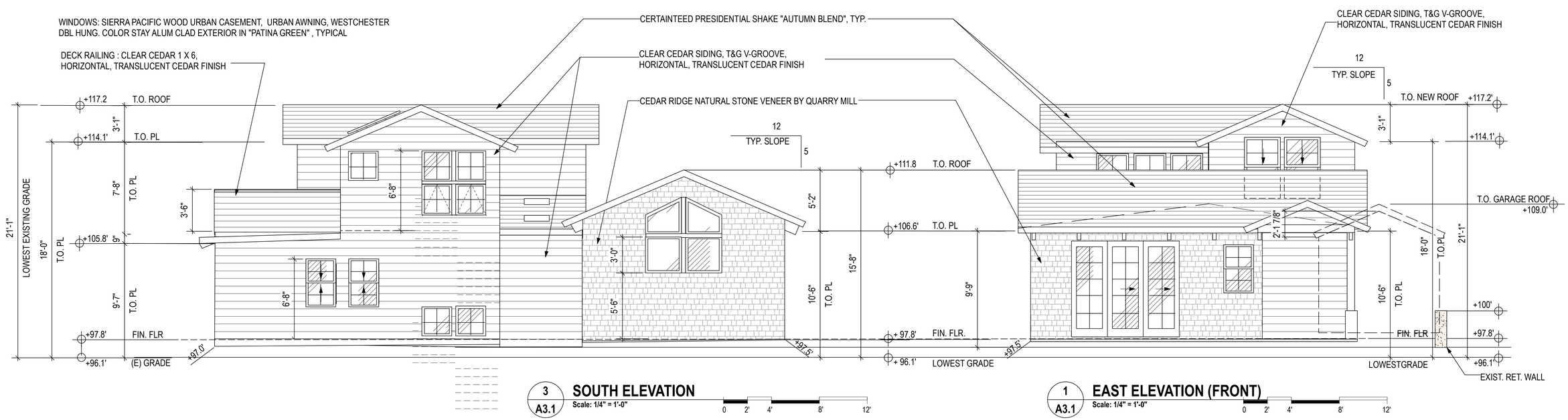
Scale: 1/4" = 1'-0"



Attachment 3

4 A3.1 **NORTH ELEVATION** Scale: 1/4" = 1'-0" (0 2' 4' 8' 12')

2 A3.1 **WEST ELEVATION** Scale: 1/4" = 1'-0" (0 2' 4' 8' 12')



3 A3.1 **SOUTH ELEVATION** Scale: 1/4" = 1'-0" (0 2' 4' 8' 12')

1 A3.1 **EAST ELEVATION (FRONT)** Scale: 1/4" = 1'-0" (0 2' 4' 8' 12')

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

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

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

NEW ELEVATIONS

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

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

A3.1

FCM - Fixed Skylight

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

CERTAINTEED PRESIDENTIAL SHAKE "AUTUMN BLEND", TYP.

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

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

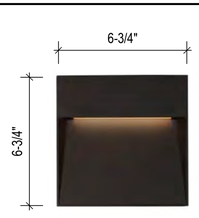
GARAGE PERSON DOOR
SIMPSON 1/4 LITE , DOUG. FIR.

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

SIERRA PACIFIC PATINA COLOR EXTERIOR CLADDING WITH PINE INTERIOR.

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

GARAGE CARRIAGE DOOR STYLE
REALCRAFT BELLINGHAM, DOUG. FIR



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

LED, 3000K, 90 CRI, 274 LUMENS

EXTERIOR LIGHTING

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

CEDAR RIDGE NATUIRAL STONE VENEER BY QUARRY MILL

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

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

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

EXTERIOR FINISHES

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

OWNER: PIERRE LECOMTE

SANTA RITA 5 SW OF 3RD
CARMEL, CA

F1.1

ELECTRICAL NOTES

ALL SWITCHES/RECEPTACLES SHALL MATCH EXISTING IN MAIN HOUSE.

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

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

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

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

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

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

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

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

PROVIDE GROUNDED RECEPTACLES AT ALL EXISTING NON- GROUNDED LOCATIONS.

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

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

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

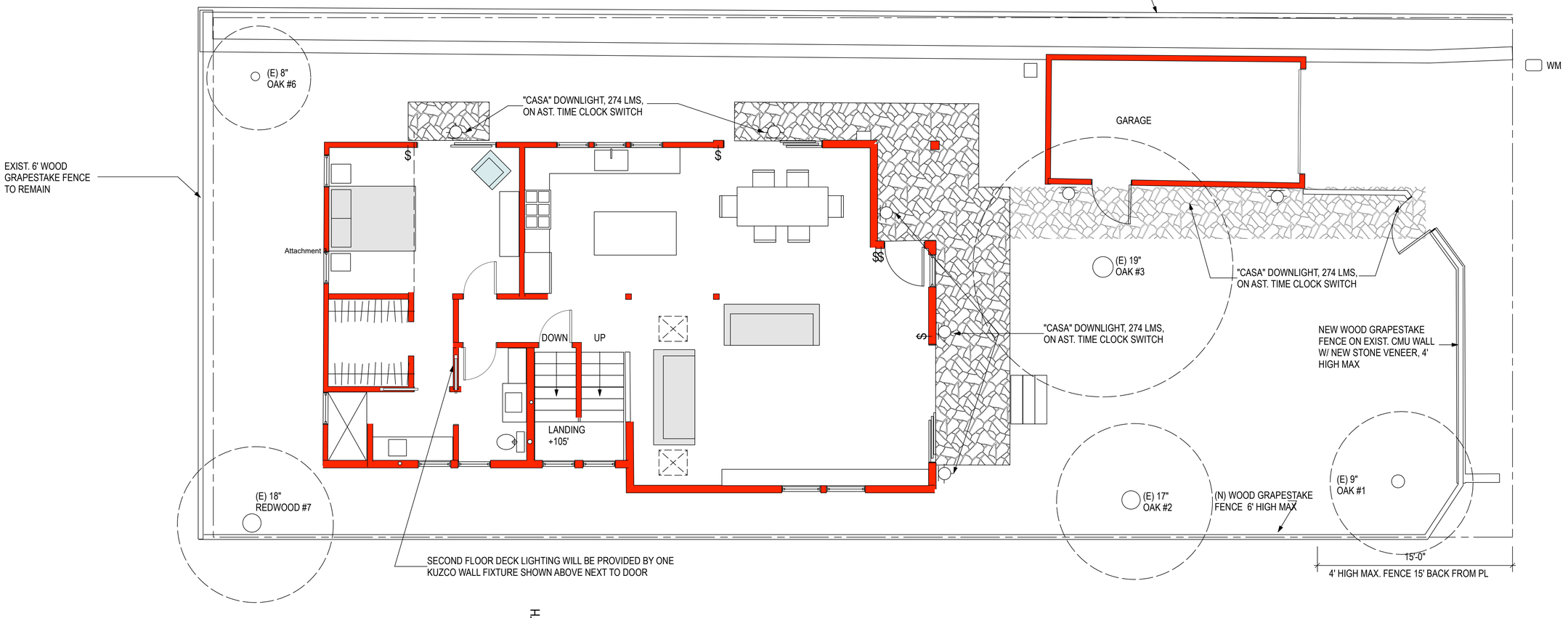
HANGING LIGHTS FIXTURES ABOVE TUB ARE REQUIRED TO BE 3 FEET HORIZONTAL AND 8 FEET VERTICAL FOR THE TOP OF TUB RIM PER CEC 410.10(D)

ALL NEW LIGHT FIXTURES SHALL BE HIGH EFFICACY.

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

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

LED, 3000K, 90 CRI, 274 LUMENS



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

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

0 2' 4' 8' 12'

LICENSED ARCHITECT KAREN CULLEN C-24982 RENEW: 11/30/25 DATE STATE OF CALIFORNIA

ARCHITECT: **KAREN CULLEN DESIGN FOR LIVING**

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

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

PRELIMINARY LANDSCAPE LIGHTING PLAN

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

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

SANTA RITA 5 SW OF 3RD CARMEL, CA

L1.1

Subject site, view looking west.

View looking west.

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

View looking northwest.

View from south neighboring property, looking northwest.

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

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

View of south elevation, looking northwest.

View of west elevation, looking east.

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

View from Santa Rita, south of subject property, looking northwest.

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

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

February 11, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Senior Planner
APPROVED BY:	Anna Ginette, Community Planning and Building Director
SUBJECT:	**DS 22-331 (Collins)**: Consideration of a Concept Design Study for the demolition of an existing 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-121-013-000

Application: DS 22-331 (Collins) **APN:** 010-121-013

Block: 11 **Lot:** 8 & 10

Location: San Carlos Street 3 southeast of 1st Avenue

Applicant: Claudio Ortiz Design Group, Inc. **Property Owner:** COLLINS CRAIG J & LYNNE C HERMLE TRS

Executive Summary:

The applicant is requesting approval of a Concept Design Study for the demolition of a single-story, single-family residence and the construction of a new two-story, single-family residence with an attached garage. The Commission considered a Preliminary Review of the project at its December 11, 2024, hearing. The purpose of that hearing was to gather feedback and direction from the Commission regarding the design approach, specifically how the design addresses view impacts from adjacent properties. No decision was made at that hearing, as it was for feedback only. The Commission was generally supportive of the design and approach.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the demolition of an existing 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage located at San Carlos

Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-121-013-000

Background and Project Description:

The project site is a 4,000-square-foot lot developed with an existing 866-square-foot, one-story, single-family residence and a 213-square-foot detached accessory structure.

The applicant proposes to demolish all existing improvements on the site and construct a new 1,800-square-foot, two-story, single-family residence inclusive of a 200-square-foot attached garage.

The project was previously considered at the December 11, 2024, hearing as part of a preliminary review (click here for staff report; click here for video). The purpose of that review was to provide feedback and direction to the applicant regarding the design approach, particularly in relation to view impacts on neighboring properties.

At the preliminary review hearing, the applicant explained that the design was influenced by an analysis of the site and neighboring properties. The applicant also described outreach efforts with neighbors and the completion of view studies to inform the design, using view corridors to shape the building's form. To minimize view impacts, the applicant proposed excavating the site by approximately five to six feet, effectively lowering the overall building height. The applicant has submitted an Archaeological Resource Management Report (ARMR) prepared by a qualified professional, Ruben Mendoza, Ph.D., RPA, and the results of the report were negative. Standard conditions regarding the protection of archeological resources will be included in a resolution of final approval (approval of a final details hearing).

A flat roof was also proposed to reduce the building's vertical profile and mitigate potential impacts on neighboring views. Additionally, the second story was positioned at an angle to respect specific view corridors.
The Planning Commission responded positively to the design for its sensitivity to surrounding neighbors and was generally supportive of the project, though no formal action was taken at that time.

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

Staff Analysis:

Deviations From Design Guidelines.
While the Commission expressed support for the project at the Preliminary Review Hearing, the project as proposed is not without conflicts with the Residential Design Guidelines. However, the zoning code does provide allowances for projects which deviate from the design guidelines when certain findings are made.

Carmel-by-the-Sea Municipal Code (CMC) section 17.58.060.D states:

> *In addition to any other findings required by this code, before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, the Director, Historic Preservation Board, or the Planning Commission*

shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

In summary, this section allows for flexibility in design, but it requires a thorough justification showing that the proposed deviation is still in line with the city's overall design objectives and is not a detriment to the neighborhood or community. The proposed deviation must provide equal or superior value in achieving the design objectives outlined in CMC section 17.58.010. The applicant must demonstrate that the design is meeting the same goals as would be achieved through adherence to the design guidelines.

Findings for deviations from the Design Guidelines are made at the end of this report.

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.
Finding #2 for Concept acceptance requires that, "The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. 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."
Finding #7 for Concept acceptance required that, "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."
At the time of the Preliminary Site Assessment, which was completed in 2022, the site contained 2 upper canopy trees and one lower canopy tree on site, and 3 upper canopy trees in the right-of-way immediately adjacent to the property. The site currently contains one lower canopy tree on-site (an oak) and the right-of-way trees have been removed or are planned to be removed due to hazard or condition.
All removed trees have been authorized to be removed through a tree removal permit or under order by the forestry department.
One lower canopy tree (oak) is proposed to be planted on the project site, however, the recommended tree density for the site is 3 upper canopy trees and 1 lower canopy tree. Condition of Approval for Concept acceptance requires the plans be revised to meet the recommended tree density for the site -3 upper canopy trees; 1 lower canopy tree (refer to Condition of Approval #2).
Residential Design Guideline 3.0, Topography, states: The natural slopes of each residential neighborhood are some of the most important features in the community. They contribute to the distinctive character of development here and should be maintained. The manner in which a site is excavated for a building foundation and the way in which grades are treated are therefore important considerations.
The site is primarily level though there are some areas of exposed cut and retaining walls on-site from previous development on the site. The site sits approximately 5 feet above street level at the front property line (elevation point of approximately 55 feet at north end of driveway) and raises another 5 feet at the highest point at the northeast corner of the site (elevation point of 60.2).
The site is proposed to be excavated both in the right-of-way and within the property. For the portions of the project located on private property and located outside of the right-of-way, approximately 85% of the site would have some level of grading, i.e. cut (refer to Figure 1). The site is proposed to be graded and excavated to level the site to an elevation point of approximately 50.8 feet -or about 1 foot above street grade (The project benchmark is a dura nail and disc located in the street adjacent to the end of the driveway with an elevation point of 50.0).

<u>Summary of Elevation Points and Grading:</u>

- Street Elevation: 50.0'
- Existing Elevation at Front Property Line (north of driveway): 55.0'
- Existing and Proposed Elevation at Northeast Corner of Lot: 62.0'

- Proposed Site Elevation Post-Cut: approximately 50.8' (varies slightly) – See shaded red area in Figure 1, below.

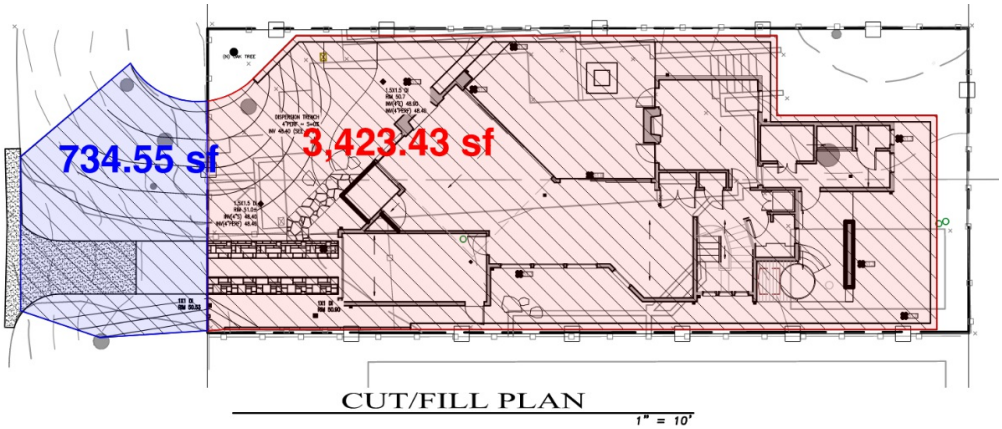


Figure 1. Area of Cut. **BLUE** shows area of cut in right-of-way; **RED** shows area of cut on private property.

The result of the proposed excavation is retaining walls located on the north, south, and east side of the property (no retaining walls are proposed to be located within the right-of-way). According to the grading and drainage plan (refer to Attachment 3; Sheet C3) the proposed retaining walls range in height between approximately 2 feet tall and 9 feet tall. Staff has identified inconsistencies with the grading and drainage plan and the site plan with the site plan resulting in retaining walls which are approximately one foot lower throughout in addition to additional retaining walls being shown toward the rear of the site plan. Staff has included Condition of Approval for concept acceptance requiring the civil plans (C1-C8) be revised to be consistent with the site plan prior to scheduling for final details review (refer to Condition of Approval #3).

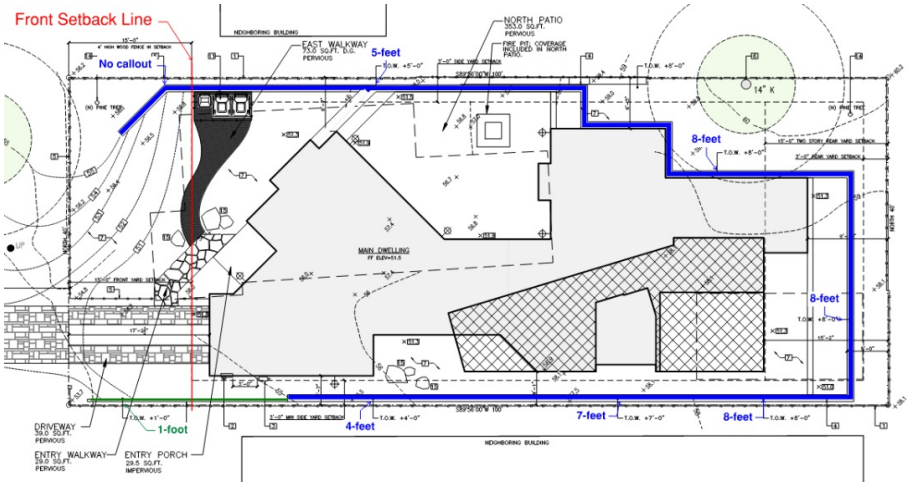


Figure 2a. Proposed Site Plan. **BLUE LINE** refers to plastered retaining wall; **GREEN LINE** refers to wood retaining wall. Colored height call outs for associated wall(s) throughout.

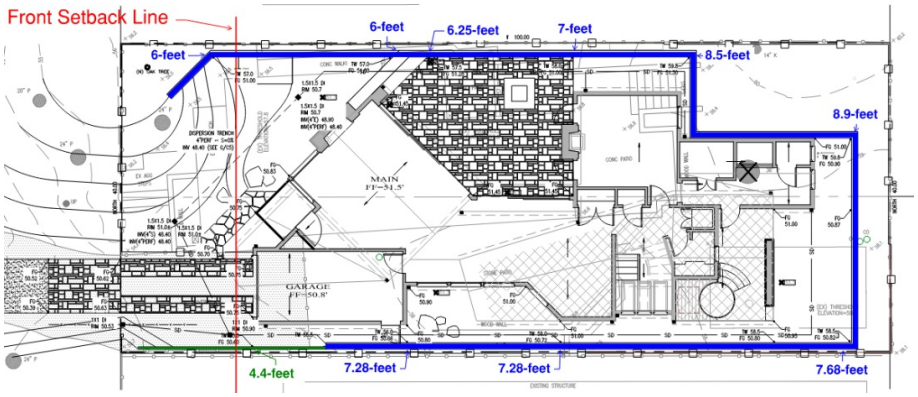


Figure 2b. Proposed Grading and Drainage Plan. **BLUE LINE** refers to plastered retaining wall; **GREEN LINE** refers to wood retaining wall. Colored height call outs for associated wall(s) throughout.

Typically, the height limit for retaining walls is 6 feet (3 feet if the retaining wall is in the front setback and faces the street). The applicant is proposing retaining walls which exceed the height limits throughout, both in the front setback, and in the side and rear setbacks (refer to Figure 2a & 2b, above). CMC 17.10.030.E.1 and CMC 17.10.030.E.4.c does however grant the Planning Commission the authority to approve taller retaining walls throughout. There are no specific findings to be adopted in the granting of taller walls, and as such, staff recommends consideration of the Residential Design Guidelines.

The Residential Design Guidelines 3.2 – 3.4 state, in part:

3.2 Minimize the extent of excavation and fill on a site.

- The site design should follow the natural contours of the site. Where construction is necessary on a steep slope, step the foundation and building forms to follow the contours or locate the long axis of a building to lie parallel with natural contours.

3.3 Minimize the visual impacts of retaining walls, garden walls and other foundation structures as seen from the public way or neighboring sites.

3.4. Avoid abrupt changes in grade on the site and between adjoining properties.

- A design that incorporates sloped, planted areas to create a smooth grade transition is preferred.
- Avoid a design that requires a tall retaining wall, terracing or revetments that will be visible from the public way when feasible. When such transitions are unavoidable, multiple landscaped terraces are preferred.

The objective of the grading/cut, and as a result, the retaining walls, is to sink the building site into the ground to lower the overall height of the building as viewed from the street and neighboring properties to minimize view impacts and to allow for and maintain view corridors to the ocean, as discussed at the Preliminary Review Hearing. While the Residential Design Guidelines state, exaction on a site should be minimized, retaining walls should be minimized, and changes in grade on site and between adjoining sites should be minimized, the Commission, as well as the adjacent neighbors who would be most impacted by the project who participated at the hearing, were generally supportive of the initial design at the December 2024 Preliminary Review Hearing and the steps the applicant took to minimize the view impacts, such as lowering (or sinking) the building into the grade.

The public works superintendent has also reviewed the plans and did not object to grading within the right-of-way, however, noted an encroachment permit will need to be obtained prior to work, and coordination with utility providers will be required by the applicant for the relocation of existing utilities due to the lowering of the project site. The public works superintendent also recommended the inclusion of a condition of approval requiring that the applicant pothole and hand dig the utility depth prior to grading. These requirements will be

included in the final resolution should the project remain unchanged.

A preliminary landscape plan has been prepared (refer to attachment 3; Sheet L1.0). The landscape plan includes landscaping on private property, but not within the right-of-way. Staff has included Condition of Approval #4 requiring prior to scheduling for final details review, the landscaping plan shall be revised to include a comprehensive right-of-way enhancement/landscaping plan consistent with the requirements of CMC 17.34.020-070 to remedy the impacts of the right-of-way and enhance the visual character adjacent to the site constructions and grading of the right-of-way to support Concept Finding #2 (emphasis added in BOLD):

> *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.*

As proposed, the project is not consistent with all the Design Guidelines pertaining to the forest character, however, findings have been made below for adoption to allow for deviation from the Residential Design Guidelines (below). With the adoption of these findings, as well as the associated Conditions of Approval, the project is consistent with the applicable Residential Design Guidelines (design guidelines where deviations are not requested), 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.

Privacy and view impacts were discussed at length at the December 11, 2024 Preliminary Review Hearing (click here for staff report; click here for video from hearing). The project plans under consideration at this Concept Hearing are substantially similar to the plans reviewed at the previous Preliminary Review hearing in which the Commission primarily addressed privacy and views.

Following the hearing, the applicant met with the neighbor to the south, whom the applicant had not previously engaged with, and made minor modifications to the project to address their concerns. These changes included modifications to the south elevation, specifically: changes to the fenestration on the south elevation, and the addition of a screening panel along the exterior of the second-floor windows adjacent to the rear bedroom on the south elevation. The applicant has also lowered the second floor of the building by 6-inches (from elevation point 70.4 to 69.9) to further allow for additional views from the rear and also decrease the overall building mass.

As proposed the project the project is consistent with the applicable Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 (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."

As proposed the project is consistent with the Residential Design Guidelines pertaining to mass and bulk. As viewed from the street, the two-story structure is in scale with the surrounding homes and complies with all associated zoning requirements and development standards.

The Design Guidelines state that "flat roofs may be used to a limited extent on smaller, one-story structures.

They should not be used on large buildings or two story elements." While the Residential Design Guidelines state that the inclusion of a flat roof may be appropriate for a smaller building or building element, the design proposed by the applicant includes a flat roof that spans the entirety of the full two-story residence. The Residential Design Guidelines also state, in part, that Building forms should be simple, with basic shapes like rectangles, L shapes, or U shapes being typical, and that complex or "busy" building forms are to be avoided.

The applicant has also proposed a building form which achieves a balance of maintaining view opportunities for the surrounding neighbors. While resulting in a more complex plan than typical, the applicant demonstrated to the Commission at the preliminary hearing that this building form best accommodates and protects the views of the surrounding neighbors.

The applicant has demonstrated that the design and associated deviations from the Design Guidelines preserve views for the surrounding neighbors. For example, the applicant evaluated the existing view corridors which were a major factor in driving the design of the proposed residence. The applicant determined that a typical building with a pitched roof would not be appropriate for the site as the roof form would obstruct the views. The applicant also decided to adopt a flat roof in order to maintain the integrity of the surrounding views.

The design also shifted away from a typical linear form to incorporate angles and different design elements based on feedback from the neighbors when designing around the preservation of the existing views.

Based on the discussion at the preliminary review hearing, findings for deviation from the design guidelines have been prepared consistent with CMC 17.58.060.D.
As proposed, the project is not consistent with all the Design Guidelines pertaining to Building and Roof Form, however, findings have been made below for adoption to allow for deviation from the Residential Design Guidelines (below). With the adoption of these findings, as well as the associated Conditions of Approval, the project is consistent with the applicable Residential Design Guidelines (design guidelines where deviations are not requested), and meets Concept Phase Approval Findings #3, and #4 pertaining to mass and bulk, and building a roof form (CMC 17.64.080).

Deviations from Design Guidelines – Findings:

In accordance with CMC 17.58.060.D, "before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines." The findings listed below are only related to the applicable Design Guidelines of a Concept Hearing and associated findings for Concept Hearing acceptance; these findings do not address finish details.

CMC 17.58.010.A states:

> This chapter establishes objectives, standards, and procedures for conducting design review. The intent of these regulations is to promote and maintain the City's special character as a residential village with a compact development pattern that respects and has been strongly influenced by the natural setting and is typified by a visually rich and creative mix of architectural styles. Design review is intended to encourage originality, flexibility, and diversity in design and preserve and enhance the community's existing forest character while preventing unnecessary delays in project approval. More specifically, the design review process is intended to:
>
> 1. Promote design that maintains the City's intimate and human scale and complements, rather than overrides, natural constraints;

Finding: While the project involves excavation, grading, and the use of retaining walls throughout the site, to an extent which may conflict with the Residential Design Guidelines that seek to minimize these elements, the project is designed to complement, rather than override, natural constraints by using these elements to achieve specific goals that align with the city's design objectives.

The excavation and resulting retaining walls are integral to preserving views, which is a key aspect of complementing the natural setting. The design was driven by the need to protect existing view corridors, which are highly valued in the community as well as referenced through the zoning code, Design Guidelines, and General Plan/Land Use Plan. The flat roof was chosen to preserve the views from neighboring properties, and the excavation was necessary to achieve the lowered height that would not block those views.

While the Residential Design Guidelines generally seek to minimize excavation and retaining walls, in this case, they are a necessary consequence of the excavation required to lower the building and protect views. The design also aims to minimize their visual impact, and the retaining walls are minimally visible from the street as the tallest portions are located at the rear of the property.

The proposed project achieves the design objective, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

2. Ensure that the design of new homes, residential additions, and exterior alterations preserves the traditional characteristics of scale, good site design, and sensitivity to neighboring properties;

   Finding: The applicant's design specifically to respond to concerns from the neighbors, which shows sensitivity to neighboring properties. The design was adjusted to minimize impacts to neighboring properties.

   The proposed project achieves the design objective, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

3. Encourage the construction of residences that are diverse and innovative in design yet compatible with the City's forest setting as well as the site design and materials used in surrounding structures;

   Finding: The applicant has included non-traditional building form throughout -a design choice that was driven by the need to preserve views. The angled second story and irregular building footprint are meant to create interest and reduce the static appearance of the building while simultaneously preserving the viewshed which initially drove the design. Building materials are not part of the consideration of a Concept Hearing.

   The proposed project achieves the design objective, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

4. Promote residential design that respects the privacy, solar, access, and private views of neighboring properties;

   Finding: The project, as proposed, meets Objective #4, above. Preserving existing viewsheds drove the design which was the catalyst for the request for some deviations from the Residential Design Guidelines.

The proposed project achieves the design objective, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

5. Maintain a tradition of architectural diversity that enhances the character of the commercial district and adds a lively sense of history to Carmel's village ambiance by promoting commercial building design that respect these traditions; and

   Finding: This objective is not applicable as it relates to projects located in the Commercial Districts. This project is located in the Single-Family (R-1) Zoning District.

6. Encourage originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character and avoid out-of-scale or bizarre building forms or incompatible design.

   Finding: Building materials are not under consideration at this time and will be considered at the final details hearing. While the building maintains an irregular building footprint, it is meant to create interest and reduce the static appearance of the building while simultaneously preserving the viewshed which initially drove the design. The applicant has sufficiently described their design intent and purpose behind their design and has communicated to the Commission clearly how the design came to be.

   The proposed project achieves the design objective, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

Other Project Components:

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

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

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY (DS 22-331, COLLINS) FOR THE DEMOLITION OF AN EXISTING 866-SQUARE FOOT SINGLE-FAMILY RESIDENCE AND 213-SQUARE-FOOT SHED, AND CONSTRUCTION OF A NEW 1,800-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 200-SQUARE-FOOT ATTACHED GARAGE LOCATED AT SAN CARLOS STREET 3 SOUTHEAST OF 1ST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT AND ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY DISTRICT. APN: 010-121-013-000

WHEREAS, on November 7, 2022, Franshisca Delgado, on behalf of Claudio Ortiz Design Group ("Applicant") submitted an application on behalf of COLLINS CRAIG J & LYNNE C HERMLE TRS ("Owner") requesting approval of Track 2 Design Study application DS 22-331 (Collins) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot site located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District and Archaeological Significance (AS) Overlay District; and

WHEREAS, the Applicant is proposing the demolition of an existing single-family residence and reconstruction of a new two-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 December 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony of the project in the form of a Preliminary Review; and

WHEREAS, the purpose of the preliminary review was to gather feedback and direction for the applicant regarding the design approach, specifically how the proposed design addressed view impacts on neighboring properties; and

WHEREAS, the Planning Commission responded positively to the design for its sensitivity to the surrounding neighbors and were generally supportive of the project, though no action was taken on the item; and

WHEREAS, at the Preliminary Review hearing, the applicant explained that the design was driven by an analysis of the site and neighboring properties. The applicant also described the outreach conducted with neighbors and conducted view studies to inform the design, using the view corridors to shape the building's form and design.

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

WHEREAS, on or before February 1, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 7, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 11, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the 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, conditioned, or with supplemental findings, 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 866-square foot single-family residence and 213-square-foot shed, and construction of a new 1,800-square-foot two-story single-family residence inclusive of a 200-square-foot attached garage located at San Carlos Street 3 southeast of 1st Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District, APN: 010-121-013-000, 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.	**Tree Density.** Prior to scheduling for final details review, the plans shall be revised to meet the recommended minimum tree density for the site, as established in the zoning code. The size, species, and locations of the trees shall be clearly indicated in the plans and resubmitted to the Community Planning and Building Department for review by the Planning Department and Forestry Division.
3.	**Plan Consistency.** Prior to scheduling for Final Details review, the civil plans (C1-C8) and Landscape Plan (L1) shall be revised throughout to be consistent with design and representations made throughout the architectural plan sheets (A-sheet's), including but not limited to the elevation of finished grade, retaining wall heights and locations, areas of cut and fill.
4.	**Landscape Plan.** Prior to scheduling for Final Details review, the landscaping plan shall be revised to include a comprehensive right-of-way enhancement/landscaping plan consistent with the requirements of CMC 17.34.020-070. For the portion of the right-of-way where parking may not be practical due to the slope, the landscape plan shall include 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.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

PROJECT DATA FOR THE 4,000 SQUARE-FOOT SUBJECT SITE			
Site Considerations	**Allowed/Req**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,079 sf	1,800 sf
Site Coverage	556 SF (w/ bonus)	1,360 sf	524 sf
Trees (Upper/Lower)	3/1	0/1	3/1*
Ridge Height	18’/24’	8’10”	13’3”/19’0”
Plate Height	12’/18’	8’10”	12’0”/17’8”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	9’11”	17’2”
Composite Side Yard	10’ (25%)	15’11”	10’2”
South Side Yard	3’	12’9”	3’7”
North Side Yard	3’	3’2”	6’3”
Rear**	15’/3’	40’11”	9’11”

* As conditioned

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

WEST ELEVATION
(FRONT)

EAST ELEVATION
(REAR)

SOUTH ELEVATION
(SIDE)

Attachment 3

AERIAL VIEW

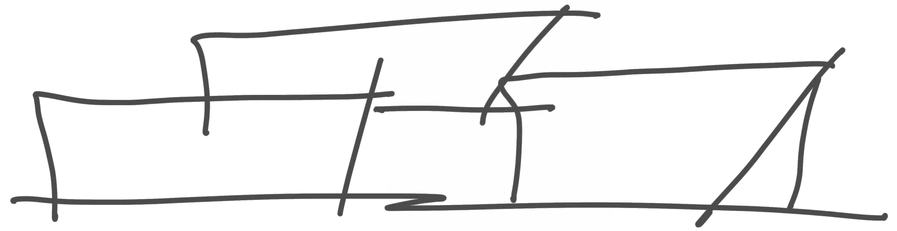
COURTYARD VIEW

Collins Residence

Carmel, California

APN: 010-121-013-000

DESIGN CONCEPT REVIEW



SHEET INDEX

GENERAL

T1.0 COVER SHEET & GENERAL NOTES
G1.0 PRELIMINARY SITE ASSESSMENT

CIVIL

C1 COVER AND GENERAL NOTES
C2 TOPOGRAPHY
C3 GRADING AND DRAINAGE PLAN
C4 UTILITY PLAN
C5 SECTIONS AND DETAILS
C6 EROSION CONTROL PLAN
C7 EROSION CONTROL DETAILS
C8 CONSTRUCTION BEST MANAGEMENT PRACTICES, BMP'S

ARCHITECTRAL

A0.1 TOPOGRAPHIC SURVEY
A1.0 SITE PLAN (EXISTING & DEMOLITION)
A1.1 SITE PLAN (PROPOSED)
A2.0 VIEW CORRIDORS ANALYSIS; PLAN VIEW
A2.1 VIEW CORRIDORS ANALYSIS; ELEVATIONS
A3.0 FLOOR PLAN (EXISTING)
A4.0 FLOOR PLANS (PROPOSED)
A5.0 ELEVATIONS (PROPOSED & EXISTING)
A5.1 ELEVATIONS (PROPOSED & EXISTING)
A5.2 ELEVATIONS (PROPOSED & EXISTING)
A6.0 STREETSCAPE
A7.0 ROOF PLAN (PROPOSED & EXISTING)
A8.0 MATERIALS
A9.0 RENDERINGS
A10.0 WINDOW & DOOR SCHEDULE
A11.0 VOLUME ANALYSIS & AVERAGE NATURAL GRADE PLAN

LANDSCAPE

L1.0 LANDSCAPE PLAN (PROPOSED)

PROJECT DATA

FLOOR AREA

	ALLOWED	EXISTING	PROPOSED	
MAIN LEVEL		866.0 SQ.FT.	1,159.2 SQ.FT.	
UPPER LEVEL			440.2 SQ.FT.	
GARAGE			200.0 SQ.FT.	
SHED		213.0 SQ.FT.	0.0 SQ.FT.	
TOTAL GROSS FLOOR AREA:	1,800.0 SQ.FT.	1,079.0 SQ.FT.	1,799.4 SQ.TF.	45.0%

SITE COVERAGE

22.0% of F.A.R. = 396.0 SQ.FT., + SITE BONUS; 4.0% OF SITE = 160.0 SQ.FT., TOTAL SITE COVERAGE ALLOWED 556.0 SQ.FT.

PERVIOUS COVERAGE	ALLOWED	EXISTING	PROPOSED	
SOUTH PATIO		324.0 SQ.FT.		
NORTH PATIO (FIRE PIT INC.)			353.0 SQ.FT.	
ENTRY WALK			29.0 SQ.FT.	
DRIVEWAY			39.0 SQ.FT.	
EAST WALKWAY			73.0 SQ.FT.	
TOTAL PERVIOUS COVERAGE		324.0 SQ.FT.	494.0 SQ.FT.	32.4 %
IMPERVIOUS COVERAGE				
SOUTH AC DRIVEWAY		560.0 SQ.FT.		
WEST STEPS		36.0 SQ.FT.		
ENTRY PORCH		35.0 SQ.FT.	29.5 SQ.FT.	
NORTH WALKWAY		55.0 SQ.FT.		
EAST PATIO		350.0 SQ.FT.		
TOTAL IMPERVIOUS COVERAGE		1,036.0 SQ.FT.	29.5 SQ.FT.	4.8 %
TOTAL GROSS COVERAGE	556.0 SQ.FT.	1,360.0 SQ.FT.	523.5 SQ.FT.	13.8 %

HEIGHT LIMITS AND SETBACKS

MAIN DWELLING HEIGHTS	ALLOWED	EXISTING	PROPOSED	
RIDGE: ONE STORY	18'-0"	8'-10"	13'-3"	
RIDGE: TWO STORY	24'-0"	N/A	19'-0"	
PLATES: ONE STORY	12'-0"	8'-10"	12'-0"	
PLATES: TWO STORY	18'-0"	N/A	17'-8"	
MAIN DWELLING SETBACKS	**ALLOWED**	**EXISTING**	**PROPOSED**	
NORTH SIDE	3'-0"	3'-2"	6'-3"	
SOUTH SIDE	3'-0"	12'-9"	3'-7"	
WEST SIDE (FRONT)	15'-0"	9'-11"	17'-2"	
EAST SIDE (REAR)	3'-0"/15'-0"	40'-11"	9'-10"	

PROJECT INFORMATION

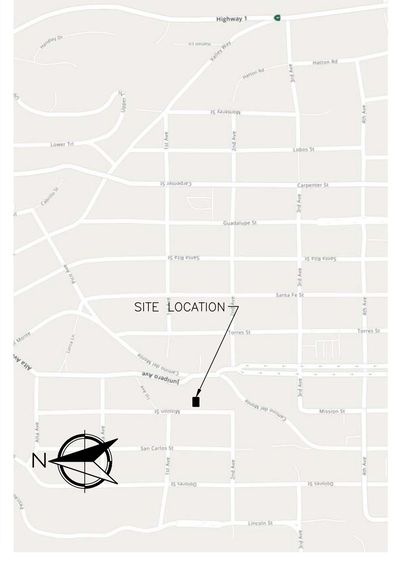
LOT SIZE	(0.92 Acres) 4,000.0 S.F.
A.P.N.	010-121-013-000
LEGAL DESCRIPTION	BLOCK: 11 LOT: NORTH PORT OF 8 & SOUTHPORT OF 10
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT:15FT, SIDE 3FT. REAR 3FT./15FT.
BLDNG. OCCUPANCY	R-3/U
CONST. TYPE	V-B
STORIES:1	PLATE HT. 12FT. - RIDGE HT. 18FT.
STORIES:2	PLATE HT. 18FT. - RIDGE HT. 24FT.

SCOPE OF WORK

1. TO DEMO A EXISTING SINGLE-FAMILY DWELLING ONE-STORY AND SHED.
2. BUILD A NEW TWO-STORY SINGLE-FAMILY DWELLING, WITH AN ATTACHED ONE-CAR GARAGE
4. GRADING EXPORT 634 CU.YD.
5. NO TREE REMOVAL

VICINITY MAP

NOT TO SCALE



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REVISIONS:

PROJECT:
Collins Residence
San Carlos, 3 SW of 1St, Carmel-By-The-Sea
Monterey County, California
Block: 11 Lot: North Port of 8 & SouthPort of 10
APN: 010-121-013-000

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

COVER SHEET

SCALE: 1/4" = 1'

T1.0

ALL DRAWINGS, ILLUSTRATIONS AND DESIGNS, INCLUDING BUT NOT LIMITED TO, SITE PLANS, FLOOR PLANS, ELEVATIONS, SECTIONS, AND DETAILS, AS WELL AS ANY OTHER PROJECT-SPECIFIC MATERIALS PREPARED BY CLAUDIO ORTIZ DESIGN GROUP, INC. ("CODG"), ARE THE PROPERTY OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND ARE PROTECTED BY COPYRIGHT LAWS. ALL RIGHTS ARE RESERVED. NO PART OF THESE DRAWINGS MAY BE COPIED, REPRODUCED, DISTRIBUTED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN PERMISSION OF CODG. THESE DRAWINGS ARE PROVIDED SOLELY FOR THE PURPOSE OF THE SPECIFIC PROJECT AND LOCATION FOR WHICH THEY WERE CREATED, AND ANY UNAUTHORIZED USE, INCLUDING BUT NOT LIMITED TO CONSTRUCTION OR USE FOR ANY OTHER PROJECT, IS STRICTLY PROHIBITED.

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 29, 2022
Planner: Evan Kort
Forester: Sara Davis
Block/Lot: 11/8 & 10
APN: 010-121-013
Property Owner: Hermle-Collins
Street Location: San Carlos 3 SE 1st

Purpose: Provide input to the applicant on applicable development regulations, design standards, and site opportunities and constraints before submitting a Design Study application.

Location:

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	Yes – CMC 17.20
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	Yes

Street and Neighborhood Character:

- Style and materials of the existing residence:

- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the neighborhood's character. Therefore, a new building should be different in style from buildings on nearby and abutting properties.

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining an informal, vegetated, open space character within the right-of-way. The Guidelines discourage raising or lowering grades around tree roots. 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.

Site Conditions & Development Standards:

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

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

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side. For a 40-foot wide lot, the composite setback is **10 feet**.

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

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Reestablished Corner Site	15	15	25% of site width	3	5
Double-Frontage Site	15	N/A	25% of site width	3	0 (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 17.10.015, Rules of Measurement.

- Building Height:

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-B/R District	R-1-P/D District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	15	15	15
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	25	24*
Plate Height of Second Story (in feet)	15	15	15*

- 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 the table below). It is recognized that existing homes built before 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

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

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

- Parking: CMC Section 17.10.030.F requires one parking space per primary dwelling 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, the Planning Commission may authorize detached garages or carports in the front setback and side yard setback facing a street. Garages 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 and rear yard setback if limited to 15 feet in height, would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards 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 residence. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

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

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

  A preliminary storm water management plan is required to be provided as part of the

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

  If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, **160 square feet**, may be 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.

- 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 rear yard fences are permitted a height of 6 feet. The Planning Commission may authorize a taller fence in the side and rear yards. The heights of all fencing shall be clearly noted on the project plans.

Table 17.10-G: Maximum Truck Gre Fence and Wall Heights

	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	6 feet*	6 feet
Garden Wall	3 feet*	6 feet	6 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pilons and Gates	8 feet	N/A	8 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

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

** Up to two feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.010(B)(4).

Potential Neighbor Impacts:

- Privacy 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 neighboring properties. Additionally, the Guidelines recommend screening patios and terraces.

- 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."*

Staff was unable to identify a specific view impact, however, the inclusion of a new second story may impact ocean views to neighbors to the east. Recent projects in the vicinity have identified that ocean views do exist in this part of the city and any increase in height may potentially impact existing views currently enjoyed by neighbors to the east. Staff strongly recommends recommends reaching out to neighbors to the early in the process to identify if their view may be impacted as a result of a new second story.

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners, whether residential or commercial, prior to application submittal to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process. Due to the potential for significant view impacts, it is imperative neighbor outreach is started early in the process in an effort to minimize any view impacts and potential neighbor concerns early in the process to avoid substantial project re-designs.

Forest/Trees: Please refer to the attached forester's report.

The Residential Design Guidelines state that significant upper canopy and understory 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 associated historic evaluation is still under review and will be provided to the applicant once completed. The subject property, however, is located within the Archeological Significance (AS) Overlay, and as such **requires preparation of a Phase I Archeological Survey prior to making a determination as to whether the property is eligible or ineligible for the Carmel Inventory of Historic Resources** (CMC 17.32.060.E.1).

Please provide a Phase I survey prepared by a qualified professional that follows the Archeological Resouces Management Report (ARMR) formant. The report shall include a records search from the Northwest Regional Information Center, documentation of an on-site survey, and archival research on the subject property. Native American consultation(s) may also be appropriate.

While the department cannot recommend any single individual or firm to prepare the report, Monterey County maintains a list of archaeological consultants that is available as a resource. Additional information can be found in CMC 17.32.060.E and CMC 17.20.020-060.

Story Pole Policy: Story-poles and netting are required in Carmel-By-The-Sea. The City's Story-Pole Policy, adopted by the City Council in 2017, can be found on our website. 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.

Items to note: All ivy and Acacia shall be eradicated from lot and public right of way

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	12'	12'	10'	12'	7'	15'	15'	18'							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	36	36	30	36	21	45	45	54							

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.

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:

Track 2 Design Study Submittal Checklist

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

Significant Tree Evaluation Worksheet

APN: 010-121-013-000
Street Location: San Carlos 3 SE ist Ave
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Collins
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						

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	MP	MP	MP	MP	CO	MP	MP	MP							
YES	X	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	24	24	20	24	14	30	30	36							
NO															

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

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

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

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

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	1							

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

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

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

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

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	1							

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

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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.
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REVISIONS:

PROJECT:
Collins Residence
San Carlos, 3 SW of 1St, Carmel-By-The-Sea
Monterey County, California
Block: 11 Lot: North Port of 8 & SouthPort of 10
APN: 010-121-013-000

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

PRELIMINARY SITE ASSESSMENT

SCALE: 1" = 1/4"

G1.0

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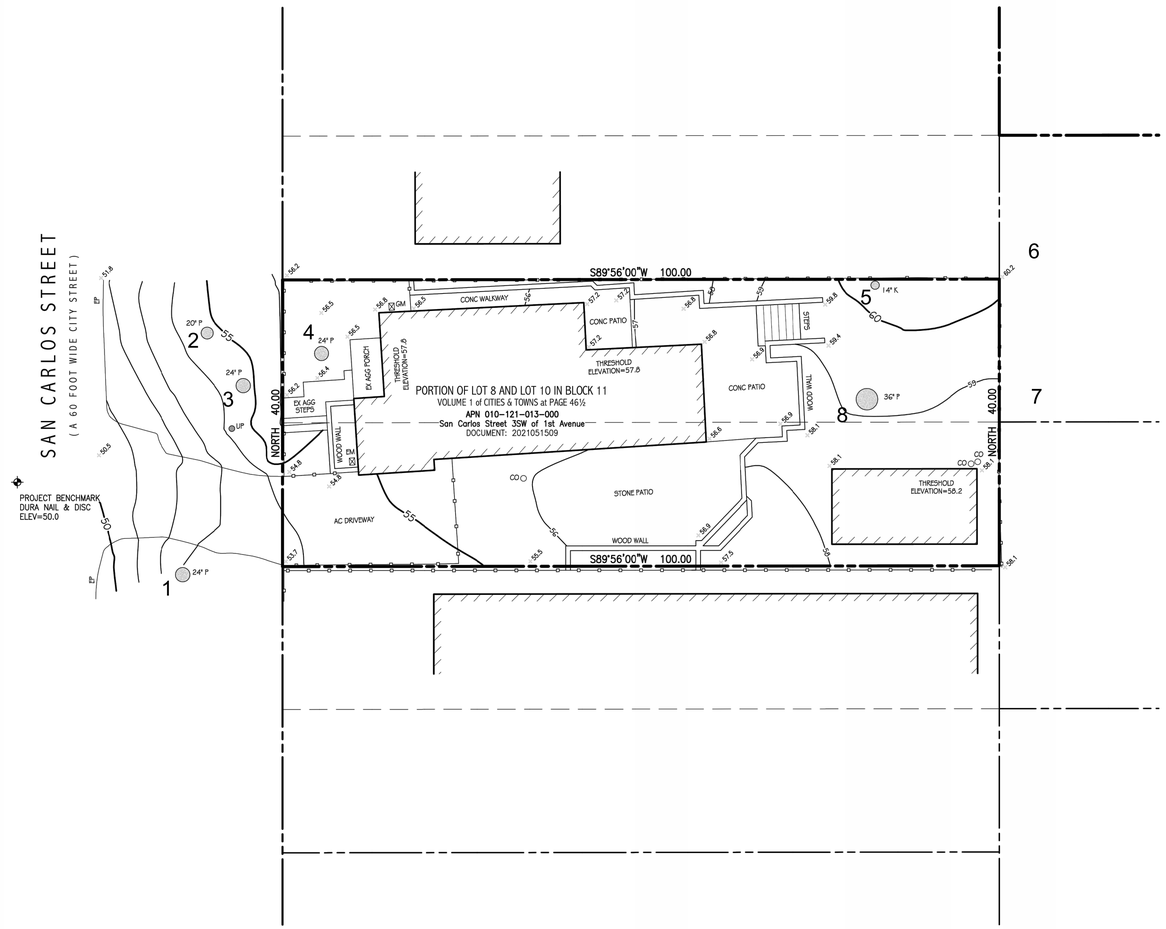
LEGEND:

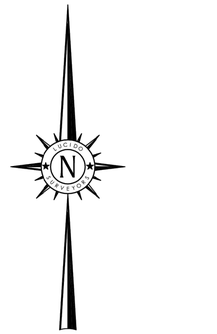
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK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

- WOOD FENCE WOOD FENCE
- x x x WIRE FENCE
- o o o CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE
- PCC WALKWAY/PATIO
- DISABLED PARKING
- P STANDARD PARKING STALL
- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- Attachment 3 PINE
- R REDWOOD
- T TREE

- 48.9 SPOT ELEVATION





BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A DURA NAIL & DISC SET IN THE PAVEMENT NEAR THE NORTHERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY OF 2022.

TOPOGRAPHIC SITE SURVEY

OF

San Carlos Street 3SW of 1st Avenue

PER

DOCUMENT: 2021051509

Records of Monterey County

PREPARED FOR

Claudio Ortiz Design Group Inc.

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10' | PROJECT No. 2875 | FEBRUARY 2022

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF THE COUNTY OF MONTEREY/CITY OF DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).
– STATE GENERAL CONSTRUCTION PERMIT (ORDER WQ 2022–0057–DWQ, NPDES NO. CAS000002.)

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

8. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

9. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

10. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT–BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

12. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

13. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

15. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

16. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY/CITY AT SCHEDULED INSPECTIONS.

17. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

18. CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

SANITARY SEWER

1. SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED TO THE CITY SPECIFICATIONS AND STANDARD DETAILS.

2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM 03033 AND ASTM 03034, SDR 35 MINIMUM.

3. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI–RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.

4. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

5. ALL SEWER SERVICES SHALL BE MARKED WITH A "S" ON TOP OF CURB.

6. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

BENCHMARK

ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A DURA NAIL & DISC SET IN THE A.C. PAVEMENT NEAR THE NORTHERLY BOUNDARY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON. SEE SHEET C2. ELEVATION = 50.0 FEET.

GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE CITY GRADING ORDINANCE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT–OF–ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB–GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT–BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. EARTHWORK QUANTITIES:
CUT = **705** CY
FILL = **0** CY
NET = **705** CY CUT
MAXIMUM HEIGHT OF EXCAVATION **8.5**
MAXIMUM HEIGHT OF EMBANKMENT **N/A**

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

12. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. 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 FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB–DRAINS AND FOUNDATION SUB–DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN–OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

20. PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

21. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF **THE CITY.**

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"–24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE–S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS–N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C6.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP–LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

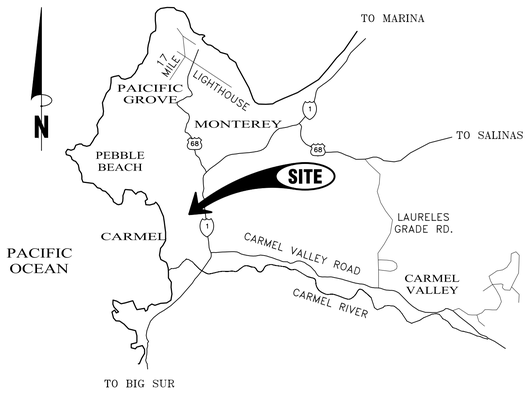
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	SD
	ROOF DRAIN LATERAL	
SS	SANITARY SEWER MAIN	SS
W	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
GB	GRADE BREAK	GB
	ACCESSIBLE PATH OF TRAVEL	
170	MAJOR CONTOUR	170
169	MINOR CONTOUR	169
X	FENCE	X
OH	OVERHEAD LINES	
× 405.46	SPOT ELEVATION	FG 171.13
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	AD
SDMH	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	SSMH
	FIRE DEPARTMENT CONNECTION (FDC)	FDC
FH	FIRE HYDRANT (FH)	FH
	POST INDICATOR VALVE (PIV)	
WM	WATER METER (WM)	WM
WV	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	

SHEET INDEX

C1 COVER & GENERAL NOTES
C2 TOPOGRAPHY
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 SECTIONS & DETAILS
C6 EROSION CONTROL PLAN
C7 EROSION CONTROL DETAILS
C8 CONSTRUCTION BEST MANAGEMENT PRACTICES, BMP'S

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

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Civil Engineering Land Development
Stormwater Management
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mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER — FRANK J. CAMPO — No. 61390 — CIVIL — EXP. 06/30/25 — STATE OF CALIFORNIA

COVER SHEET & GENERAL NOTES

COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW of 1St, CARMEL–BY–THE–SEA
PREPARED FOR: CODG

SCALE:	AS NOTED
DATE:	01–07–2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:
C1
OF 8 SHEETS

PROJECT# 122–187

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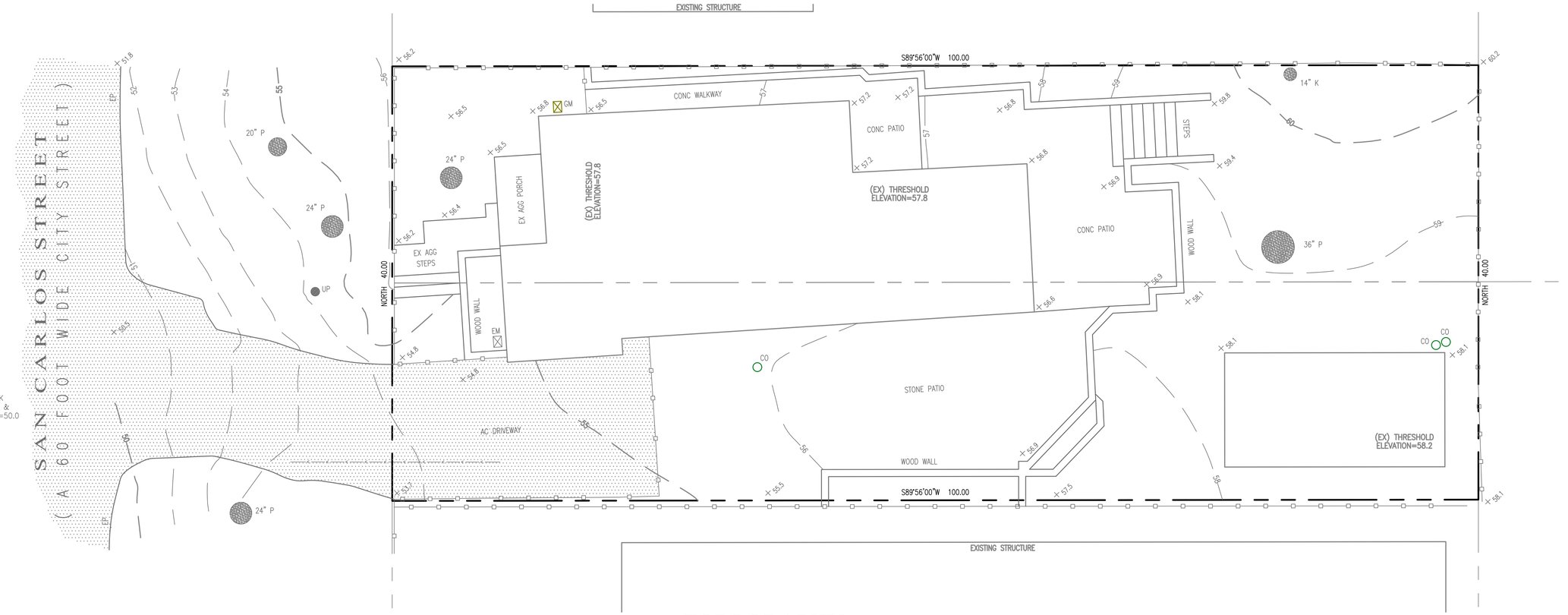
Drawing file: Z:\Projects\122187 CODG – HermieCollins Dos\Dwg\122187 XBase.dwg
Plotted: Jan 06, 2025 – 12:12pm



TOPOGRAPHY

1" = 5'

Attachment 3

HATCH LEGEND

EXISTING AC PAVEMENT

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPOS
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

TOPOGRAPHY

COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW of 1St. CARMEL-BY-THE-SEA
PREPARED FOR: CODG

SCALE:	AS NOTED
DATE:	01-07-2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C2
OF	8 SHEETS
PROJECT#	122-187

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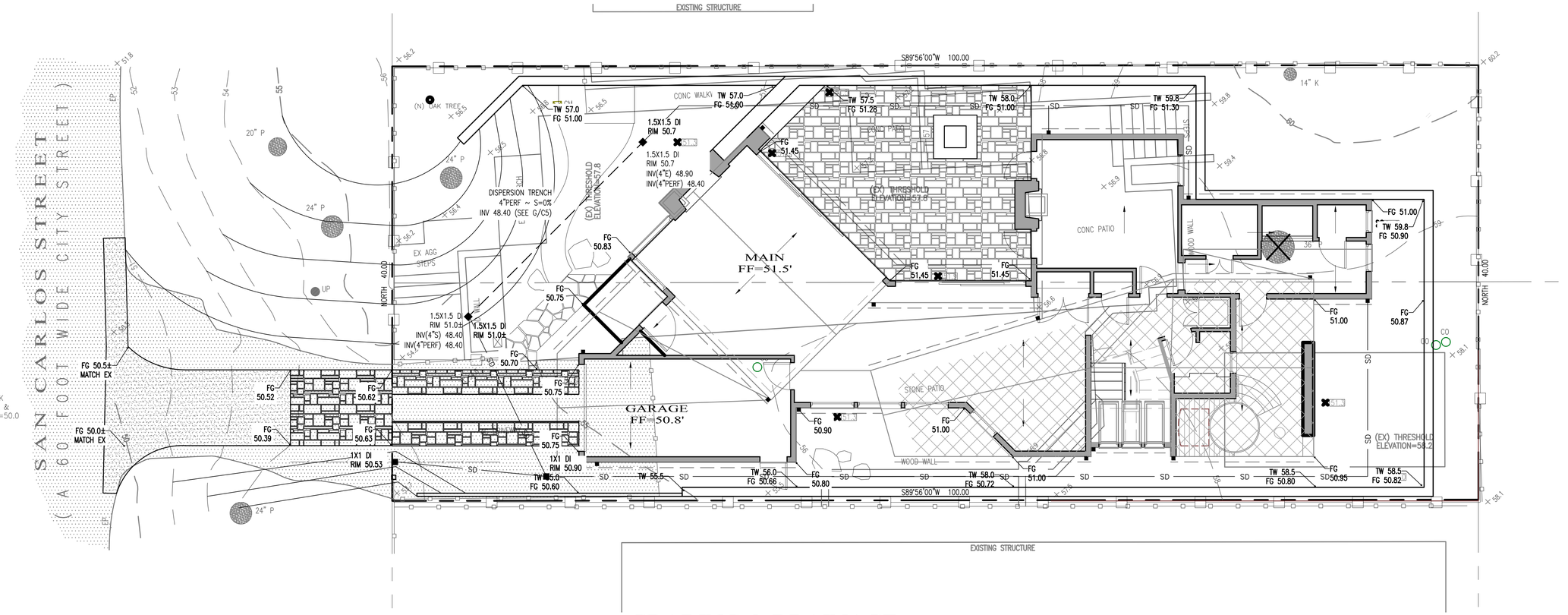
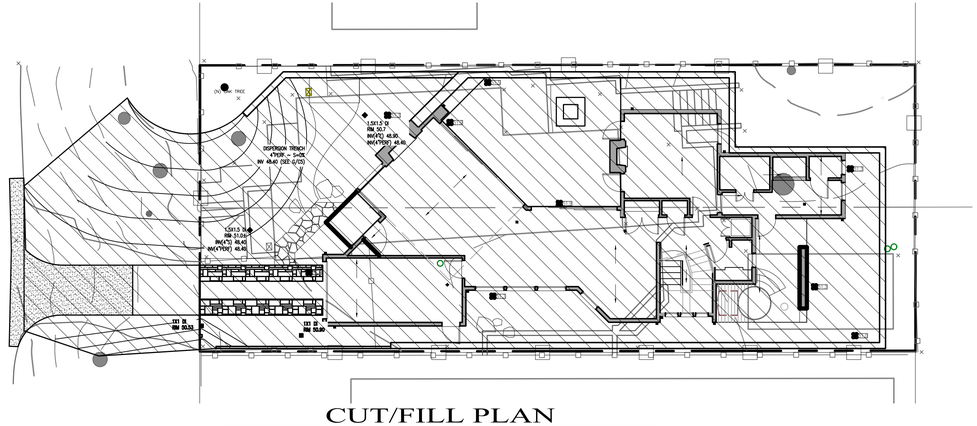


EXISTING STRUCTURE

GRADING & DRAINAGE

1" = 5'



CUT/FILL PLAN

1" = 10'

Attachment 3

HATCH LEGEND

- AC PAVEMENT, (SEE A/C5)
- CONCRETE PAVEMENT, (SEE B/C5)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- UPPER LEVEL, (SEE ARCHITECT'S PLANS)
- WOOD CHIP, (SEE ARCHITECT'S PLANS)
- PERMEABLE PAVEMENT, (SEE ARCHITECT'S PLANS)
- EXISTING AC PAVEMENT
- EXISTING TREE(S) TO BE REMOVED
- CUT AREA

N

5 0 5 10 15

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
CIVIL
STATE OF CALIFORNIA
EXP. 06/30/25

GRADING & DRAINAGE

COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW. of 1St. CARMEL-BY-THE-SEA
PREPARED FOR: CODG

SCALE:	AS NOTED
DATE:	01-07-2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C3
OF 8 SHEETS	
PROJECT#	122-187

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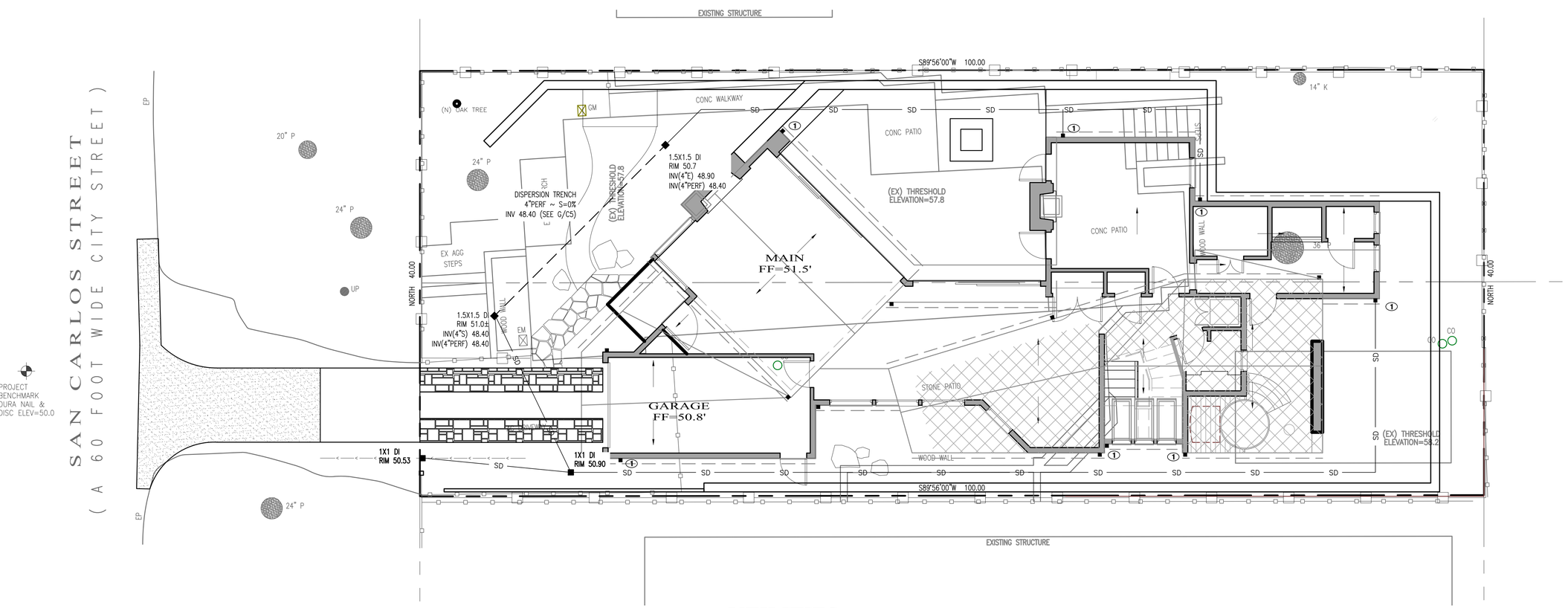
Plotted: Jan 08, 2025 - 12:12pm



UTILITIES

1" = 5'

Attachment 3

KEY NOTES

① FIELD LOCATE DOWNSPOUTS AND CONNECT TO SD, (SEE D/C5)

② RETAINING WALL SUB-DRAIN, (SEE F/C5)

Scale 1" = 5'

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Plotted: Jan 08, 2025 - 12:12pm

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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPOS
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

UTILITY PLAN

COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW of 1St, CARMEL-BY-THE-SEA
PREPARED FOR: CODG

SCALE:	AS NOTED
DATE:	01-07-2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C4
OF 8 SHEETS	
PROJECT#	122-187

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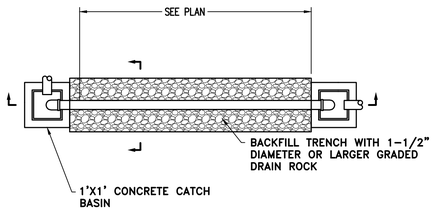
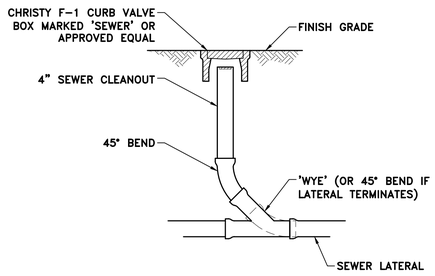
Plotted: Jan 06, 2025 – 12:12pm

Attachment 3

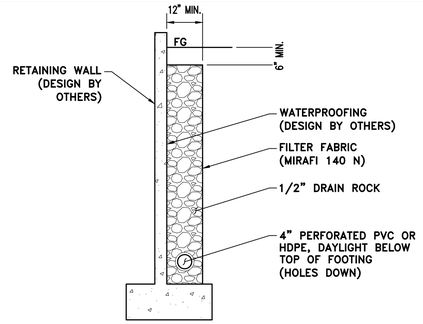


NOTES:
1. DISPERSION PIPE AND TRENCH BOTTOM SHALL BE LEVEL.
2. 'MIRAFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS AND TOP. NO FABRIC ON BOTTOM.
3. DISPERSION TRENCH SHALL BE LOCATED 10 FEET, AT A MINIMUM, FROM ANY STRUCTURE.
4. DISPERSION TRENCH SHALL BE LOCATED AWAY FROM & BELOW SEPTIC FIELDS.
5. DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 6' FROM ADJACENT PROPERTY LINES AND 3' FROM THE PUBLIC ROW

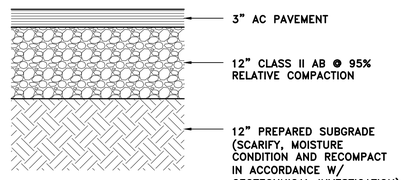
H / C5 DISPERSION TRENCH
NTS



E / C5 CLEAN-OUT @ GRADE
NTS

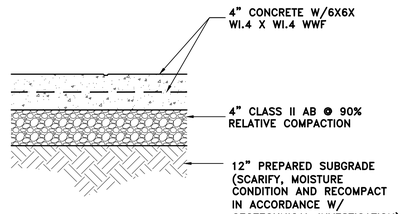


F / C5 RET. WALL SUBDRAIN
NTS

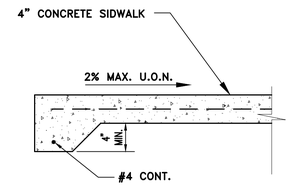


A / C5 A.C. PAVEMENT SECT.
NTS

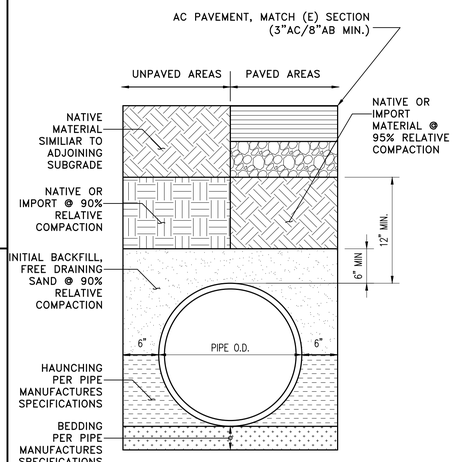
SEE DETAIL C/C5 FOR THICKENED EDGE



B / C5 CONCRETE PAVEMENT
NTS



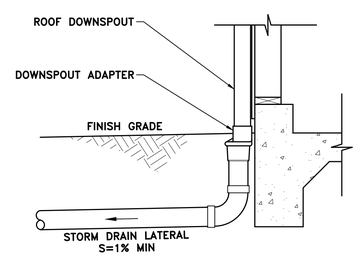
C / C5 THICKENED EDGE
NTS



NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

G / C5 TRENCH BACKFILL
NTS



D / C5 ROOF DRAIN CONNECTION
NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL STATE OF CALIFORNIA EXP. 06/30/25

SECTIONS & DETAILS

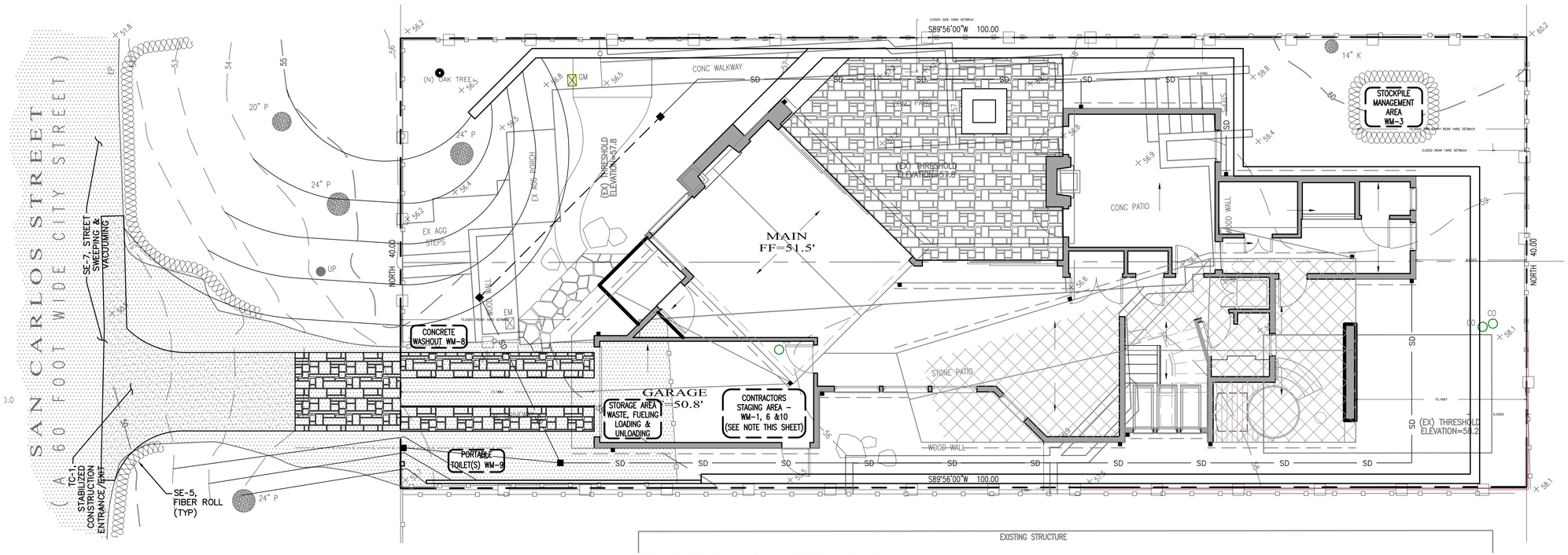
COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW of 1St. CARMEL-BY-THE-SEA
PREPARED FOR: CODC

SCALE:	AS NOTED
DATE:	01-07-2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C5
OF 8 SHEETS

PROJECT# 122-187



EROSION CONTROL PLAN

1" =30'

EROSION CONTROL NOTES

1. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY SHALL BE CONTROLLED.

2. ALL NON-STORM WATER DISCHARGES SHALL BE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED.

3. SITE BMPS SHALL BE IMPLEMENTED TO REDUCE OR ELIMINATE POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY.

4. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

5. DETAILED, SITE-SPECIFIC LISTING OF POTENTIAL SOURCES OF STORMWATER POLLUTION IS PROVIDED IN THE STORMWATER CONTROL PLAN.

6. ACCESS ROADS SHALL BE CLEANED (SWEPT) DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.

7. DUMPSTERS SHALL BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND SHALL HAVE SECONDARY CONTAINMENT.

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

   A. PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
   B. COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
   C. KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
   D. LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1ST AND APRIL 30TH), THE FOLLOWING MEASURES MUST BE TAKEN:

   A. VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
   B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
   C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
   D. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
   E. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

6. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

7. SOIL COMPACTION FOR AREAS THAT WILL REMAIN PERVIOUS OR ARE TO BE USED FOR STORMWATER CONTROL MEASURES (SCM) SHALL BE MINIMIZED.

8. ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND OR COMPLETED LOTS THAT ARE NOT SCHEDULED TO BE RE-DISTURBED FOR MINIMALLY 14 DAYS SHALL BE PROTECTED WITH EFFECTIVE SOIL COVER.

9. SOIL STOCKPILES AREAS SHALL BE PROTECTED AGAINST EROSION.

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-3 HYDRAULIC MULCH
EC-4 HYDROSEEDING
EC-8 WOOD MULCHING
EC-16 NON-VEGETATIVE STABILIZATION

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 GRAVEL BAG BARRIER
SE-9 STRAW BALE BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS. SWPPP WDID#XXXXXXXXXX

INSPECTIONS

PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITY TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

DURING CONSTRUCTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITY TO INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AND TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE. AT THE TIME OF THE INSPECTION, THE APPLICANT SHALL PROVIDE CERTIFICATION THAT ALL NECESSARY GEOTECHNICAL INSPECTIONS HAVE BEEN COMPLETED TO THAT POINT.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE CITY TO ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE WITH THE CITY A LETTER FROM A LICENSED PRACTITIONER.

LEGEND

INLET PROTECTION, (SEE D/C7)

PROPOSED DRAINAGE FLOW

FIBER ROLL (SEE A/C7)

N

5 0 5 10 15

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY
1			

MADE IN THE USA

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Civil Engineering Land Development
Stormwater Management
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Phone: (831) 647-1192 Fax (831) 647-1194
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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPOS No. 61390 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

EROSION AND SEDIMENT CONTROL PLAN

COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW of 1St, CARMEL-BY-THE-SEA
PREPARED FOR: CODG

SCALE:	AS NOTED
DATE:	01-07-2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C6 OF 8 SHEETS

PROJECT# 122-187

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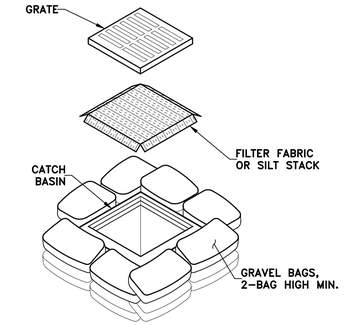
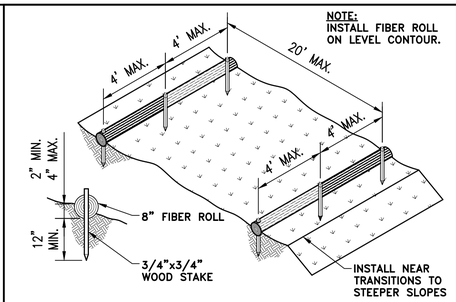
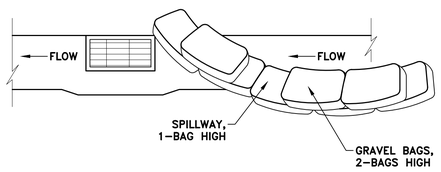


D C7 DROP INLET PROTECTION
NTS

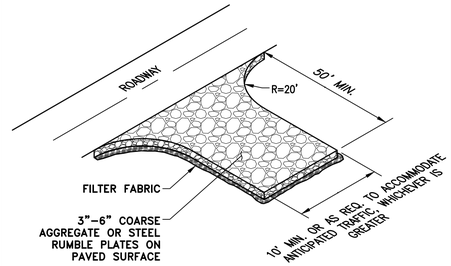


A C7 FIBER ROLL
NTS

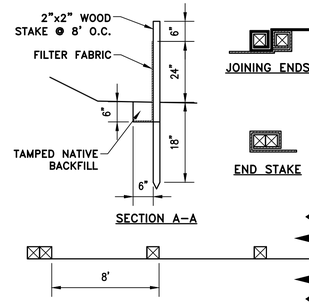


NOTES:
1. INTENDED FOR SHORT–TERM USE.
2. USE TO INHIBIT NON–STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

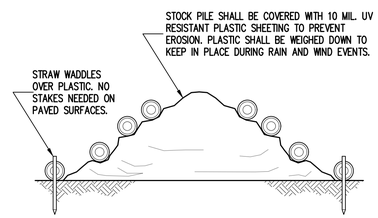
E C7 CURB INLET PROTECTION
NTS



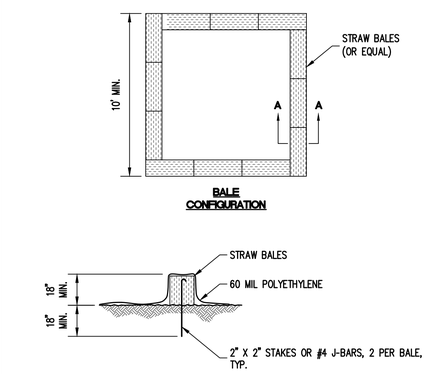
B C7 STABILIZE ENTRANCE
NTS

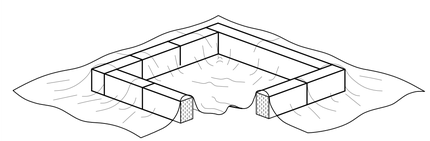


F C7 SILT FENCE
NTS



G C7 STOCK PILE COVERING
NTS





THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

C C7 CONCRETE WASHOUT
NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
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10			

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

EROSION AND SEDIMENT CONTROL PLAN DETAILS

COLLINS RESIDENCE
APN# 010-121-013-000

Project Location: 3 SW of 1St. CARMEL–BY–THE–SEA
PREPARED FOR: CODG

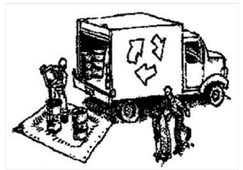
SCALE:	AS NOTED
DATE:	01–07–2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:
C7
OF 8 SHEETS
PROJECT# 122–187

Drawing file: Z:\Projects\122187 CODG – HermleCollins Dos\Dwg\122187 XBase.dwg
Plotted: Jan 08, 2025 – 12:12pm

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.) Attachment 3
- ❑ 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.

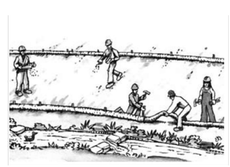
EQUIPMENT MANAGEMENT & SPILL CONTROL

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

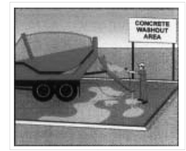
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated 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, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

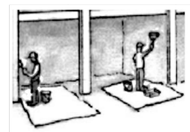


CONCRETE, GROUT & MORTAR APPLICATION

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

LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure 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!

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Drawing file: Z:\Projects\122187 CODG - HermleCollins Dos\Dwg\122187 XBase.dwg
Plotted: Jan 08, 2025 - 12:42pm

REV.	DATE	DESCRIPTION	BY

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
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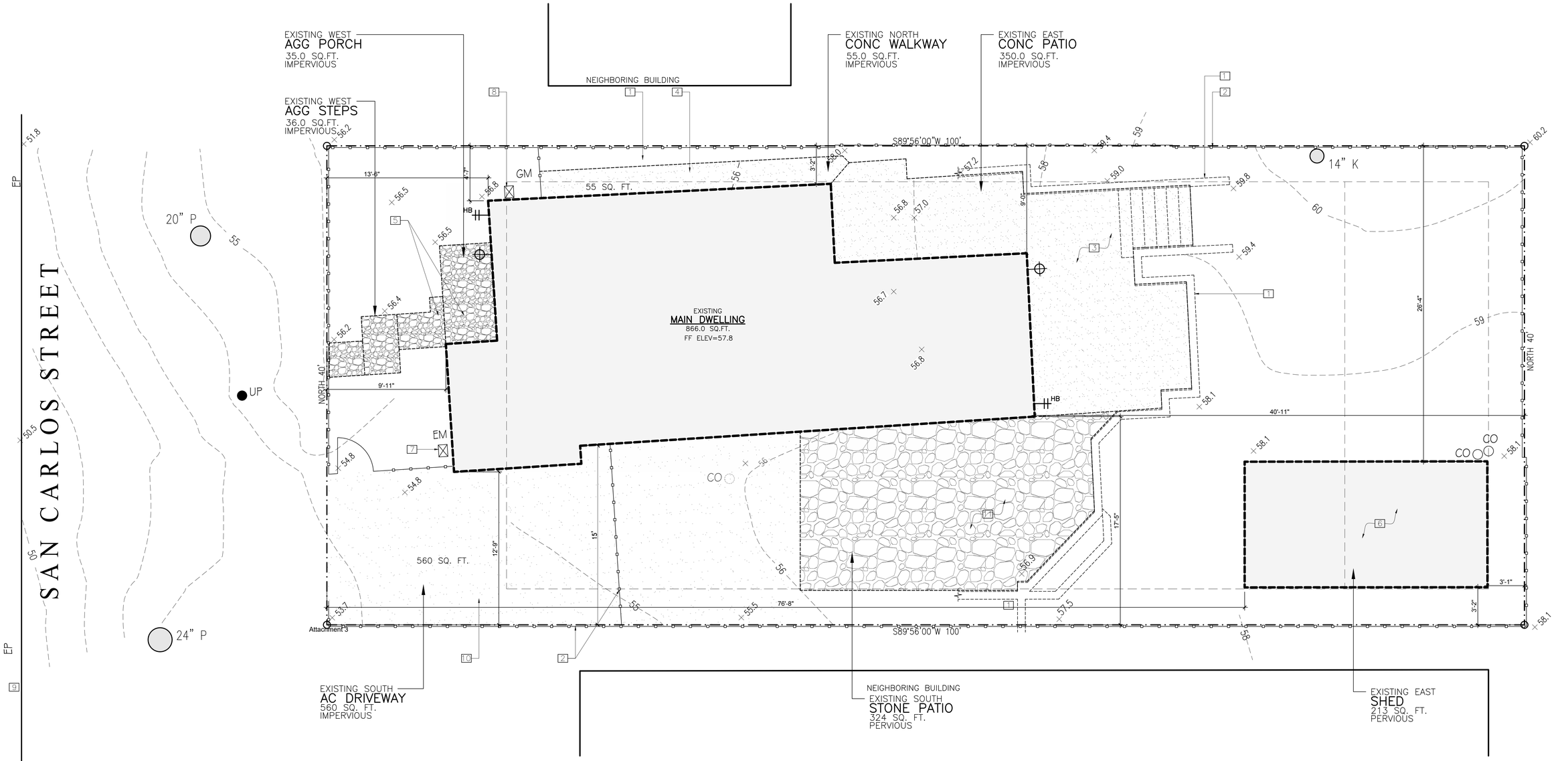
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL STATE OF CALIFORNIA EXP. 06/30/25

CONSTRUCTION BEST MANAGEMENT PRACTICE
COLLINS RESIDENCE
APN# 010-121-013-000
Project Location: 3 SW of 1St, CARMEL-BY-THE-SEA
PREPARED FOR: CODG

SCALE:	AS NOTED
DATE:	01-07-2025
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C8
OF 8 SHEETS
PROJECT# 122-187



KEY NOTES

1. EXISTING WD RETAINING WALL TO BE REMOVED
2. EXISTING 6FT RDWD BOARD FENCE TO BE REMOVED
3. EXISTING CONC STEP & PATIO TO BE REMOVED
4. EXISTING CONC WALKWAY TO BE REMOVED
5. EXISTING AGG STEPS AND PORCH TO BE REMOVED
6. EXISTING SHED TO BE REMOVED
7. EXISTING ELECTRIC METER TO BE REMOVED
8. EXISTING GAS METER TO BE REMOVED
9. EXISTING STREET EDGE
10. EXISTING AC DRIVEWAY TO BE REMOVED
11. EXISTING STONE PATIO TO BE REMOVED

DEMOLITION NOTE

ALL STRUCTURES, HARDSCAPE, WALLS, PERIMETER FENCES, AND LANDSCAPING TO BE REMOVED. THE OAK TREE ON THE NORTHEAST CORNER AND PINE TREE ON THE CITY RIGHT-OF-WAY TO REMAIN AND PROTECTED.

LEGEND

- EXISTING STRUCTURE
- HARDSCAPE
- PROPERTY LINE
- MIN. SETBACKS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB — HOSE BIB
- EXISTING TREE
- TREE TO BE REMOVED

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
26615 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
831.625.4446 FAX: 831.625.4446
CLAUDIO@CODGINC.COM
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REVISIONS:

PROJECT:
Collins Residence
San Carlos, 3 SW of 1St, Carmel-By-The-Sea
Monterey County, California
Block: 11 Lot: North Port of 8 & SouthPort of 10
APN: 010-121-013-000

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

SITE PLAN (EXISTING & DEMOLITION)

SCALE: 1" = 1/4"

A1.0

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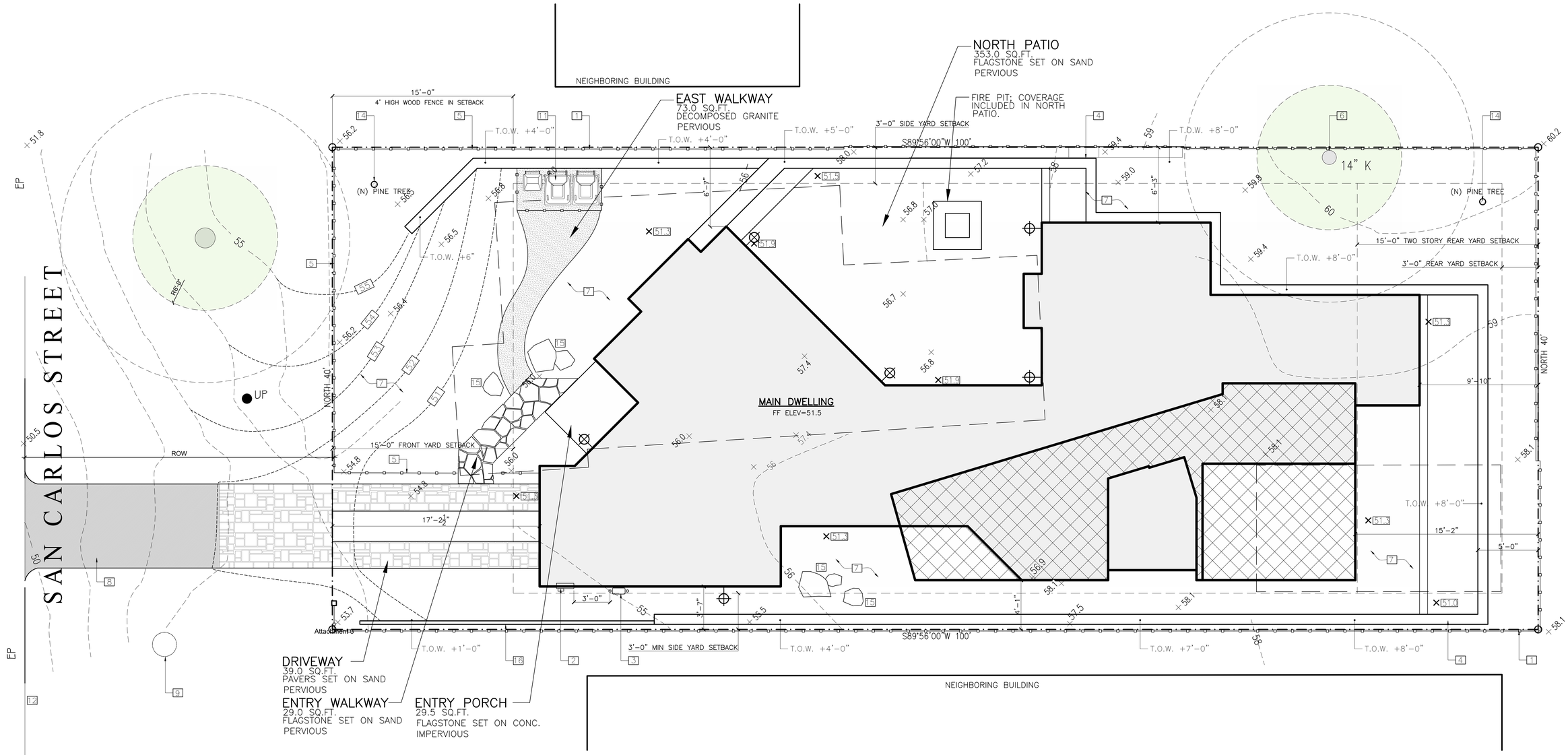

FORESTREE NOTES

A. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

B. THE STRUCTURAL ROOT ZONE (SRZ) 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 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.

C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

KEY NOTES

1. WOOD FENCE; 6FT, RDWD SEE SH. A4.0
2. NEW 200 AMP ELEC. SERVICE ENTRANCE
3. GAS METER: PROVIDE A CLEAR & LEVEL SURFACE: WIDTH–48" DEPTH–36" HEIGHT–78"
4. PLASTER RETAINING WALL
5. WOOD FENCE; 4FT, RDWD SEE SH. A4.0
6. EXISTING TREE TO REMAIN
7. NEW LANDSCAPING
8. NEW ASPHALT DRIVEWAY
9. TREE SCHEDULED TO BE REMOVED BY PUBLIC WORKS
10. ---
11. TRASH AREA ENCLOSED WITH 4FT WOOD FENCE
12. STREET EDGE
13. ---
14. NEW PINE TREE
15. LANDSCAPE ROCK
16. WOOD RETAINING WALL

LEGEND

- (N) MAIN LEVEL
- (N) UPPER LEVEL
- PROPERTY LINE
- MIN. SETBACKS
- PREVIOUS DESIGN STUDY FOOTPRINT WITH ADVERSE VIEWSHED IMPACTS
- LIGHT FIXTURE, SEE SHEET A8.0 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- EXISTING TREE
- NEW TREE
- TREE TO BE REMOVED
- 100 NEW ELEVATION MARKER
- 55 NEW CONTOURS

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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PROJECT:
Collins Residence
San Carlos, 3 SW of 1St, Carmel-By-The-Sea
Monterey County, California
Block: 11 Lot: North Port of 8 & SouthPort of 10
APN: 010-121-013-000

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

SITE PLAN (PROPOSED)

SCALE: 1' = 1/4"

A1.1

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VIEWS FROM THE MARTIN RESIDENCE

VIEWS FROM THE HONGXIA RESIDENCE

VIEWS FROM THE MARTIN RESIDENCE

VIEWS FROM THE ROBINSON RESIDENCE

14" K

EP

UP

Attachment 3

EP

LEGEND

- MAIN LEVEL FOOTPRINT
- UPPER LEVEL FOOTPRINT
- UPPER LEVEL
- PROPERTY LINE
- VIEW DIRECTION

- VIEWS FROM THE ROBINSON RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY
- VIEWS FROM THE HONGXIA RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY AND MAIN LEVEL
- VIEWS FROM THE MARTIN RESIDENCE – FILTER VIEWS OVER THE SECOND STORY
- VIEWS FROM THE MARTIN RESIDENCE – VIEWS TO POINT LOBOS UNOBSTRUCTED FROM THE NEW DWELLING

VIEW ANALYSIS SUMMARY:

THE NEW DWELLING IS DESIGNED WITH A MODERN ARCHITECTURAL STYLE TO ACCOMMODATE THE INTRICATE VIEWS OF THREE NEIGHBORING PROPERTIES. THE FLAT ROOFS HELP LOWER THE BUILDING ENVELOPE, PRESERVING THE VIEW CORRIDORS FROM NEIGHBORING PROPERTIES. BY SKEWING THE SECOND STORY, WE OPEN UP VIEWS TO THE PROPERTY TO THE EAST. THE FLAT ROOF CREATES A LOWER PROFILE, ENABLING NEIGHBORS TO THE NORTH AND NORTHEAST TO MAINTAIN THEIR EXISTING VIEWS. THE SECOND STORY IS STRATEGICALLY PLACED TO ALLOW FILTERED VIEWS FROM THE NORTHEAST PROPERTY OVER THE ROOF. ADDITIONALLY, THE DWELLING IS LOWERED INTO THE PROPERTY TO FURTHER MAXIMIZE THE VIEWS FOR NEIGHBORING PROPERTIES.

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

VIEW CORRIDORS ANALYSIS; PLAN VIEW

SCALE: 1" = 1/4"

A2.0

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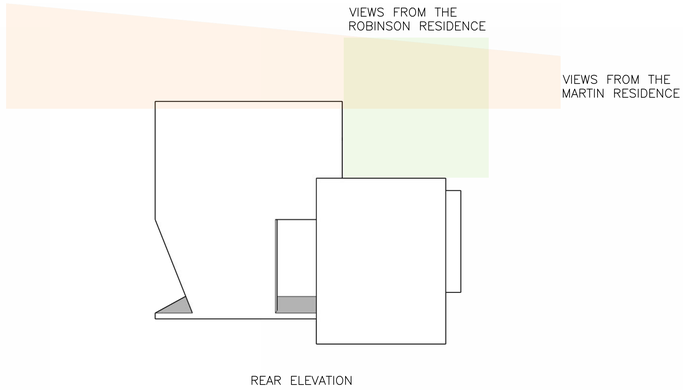
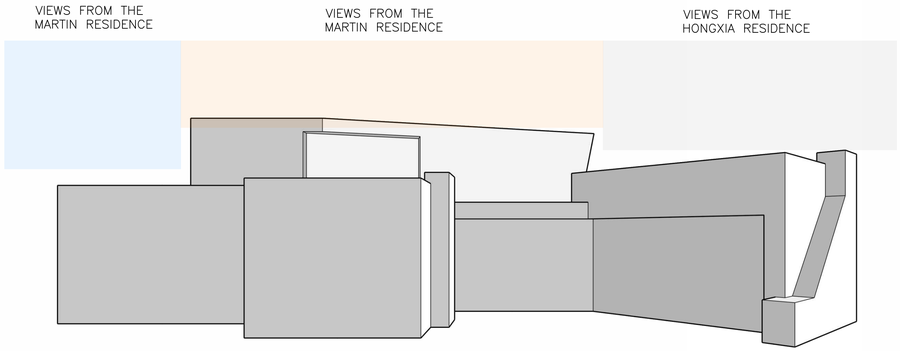
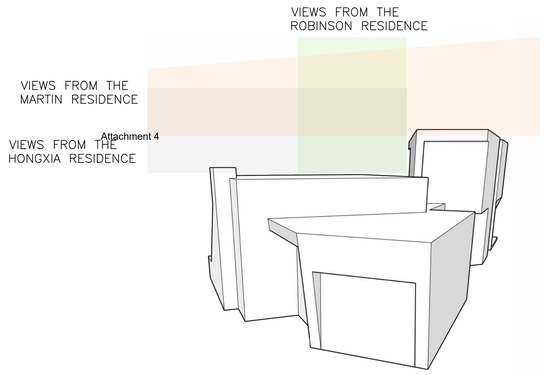


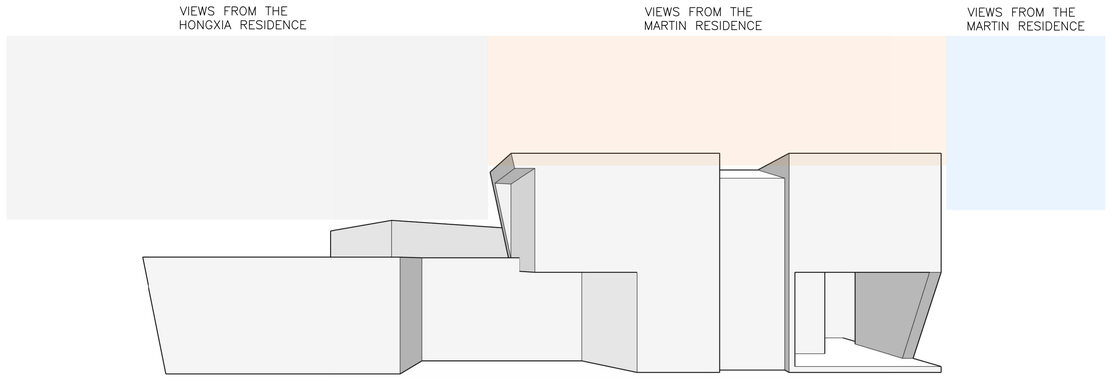
REAR ELEVATION



NORTH ELEVATION



FRONT ELEVATION



SOUTH ELEVATION

LEGEND

- VIEWS FROM THE ROBINSON RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY
- VIEWS FROM THE HONGXIA RESIDENCE – UNOBSTRUCTED BY THE NEW SECOND STORY AND MAIN LEVEL
- VIEWS FROM THE MARTIN RESIDENCE – FILTER VIEWS OVER THE SECOND STORY
- VIEWS FROM THE MARTIN RESIDENCE – VIEWS TO POINT LOBOS UNOBSTRUCTED FROM THE NEW DWELLING

Attachment 4

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Collins Residence
San Carlos, 3 SW of 1St, Carmel-By-The-Sea
Monterey County, California
Block: 11 Lot: North Port of 8 & SouthPort of 10
APN: 010-121-013-000

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

VIEW CORRIDORS ANALYSIS; ELEVATIONS

SCALE: 1" = 1/4"

A2.1

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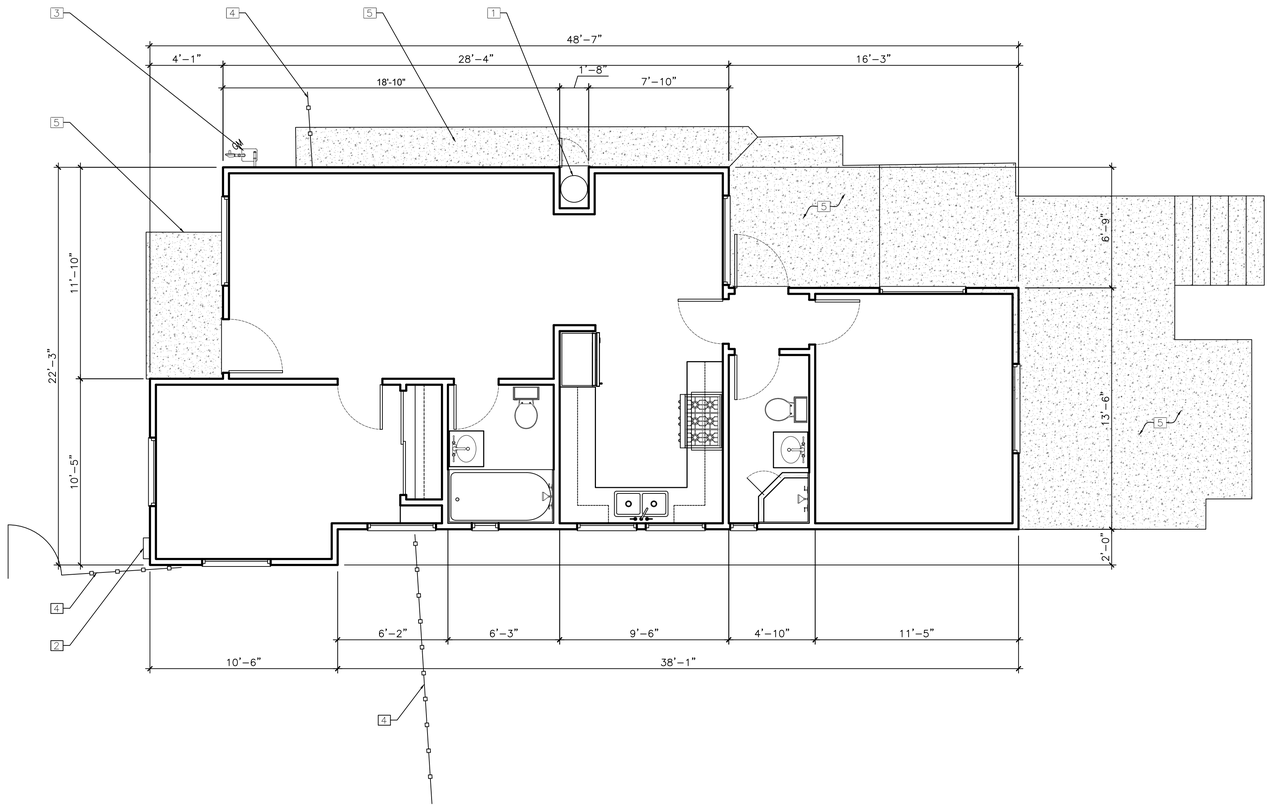
Attachment 4

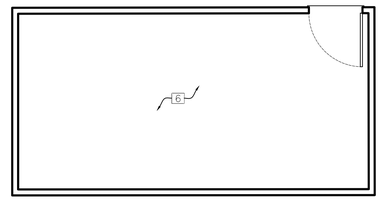
KEY NOTES

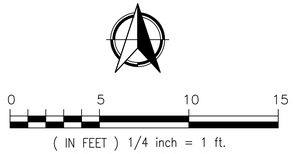
1. (E) WATER HEATER TO BE REMOVED
2. (E) MAIN 100 AMP ELEC. SERVICE ENTRANCE TO BE REMOVED
3. (E) GAS METER TO BE REMOVED
4. (E) FENCE & GATE TO BE REMOVED
5. (E) CONC TO BE REMOVED
6. (E) SHED HOUSE TO BE REMOVED

LEGEND

EXISTING WALLS TO BE REMOVED







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FLOOR PLAN (EXISTING)

SCALE: 1' = 1/4"

A3.0

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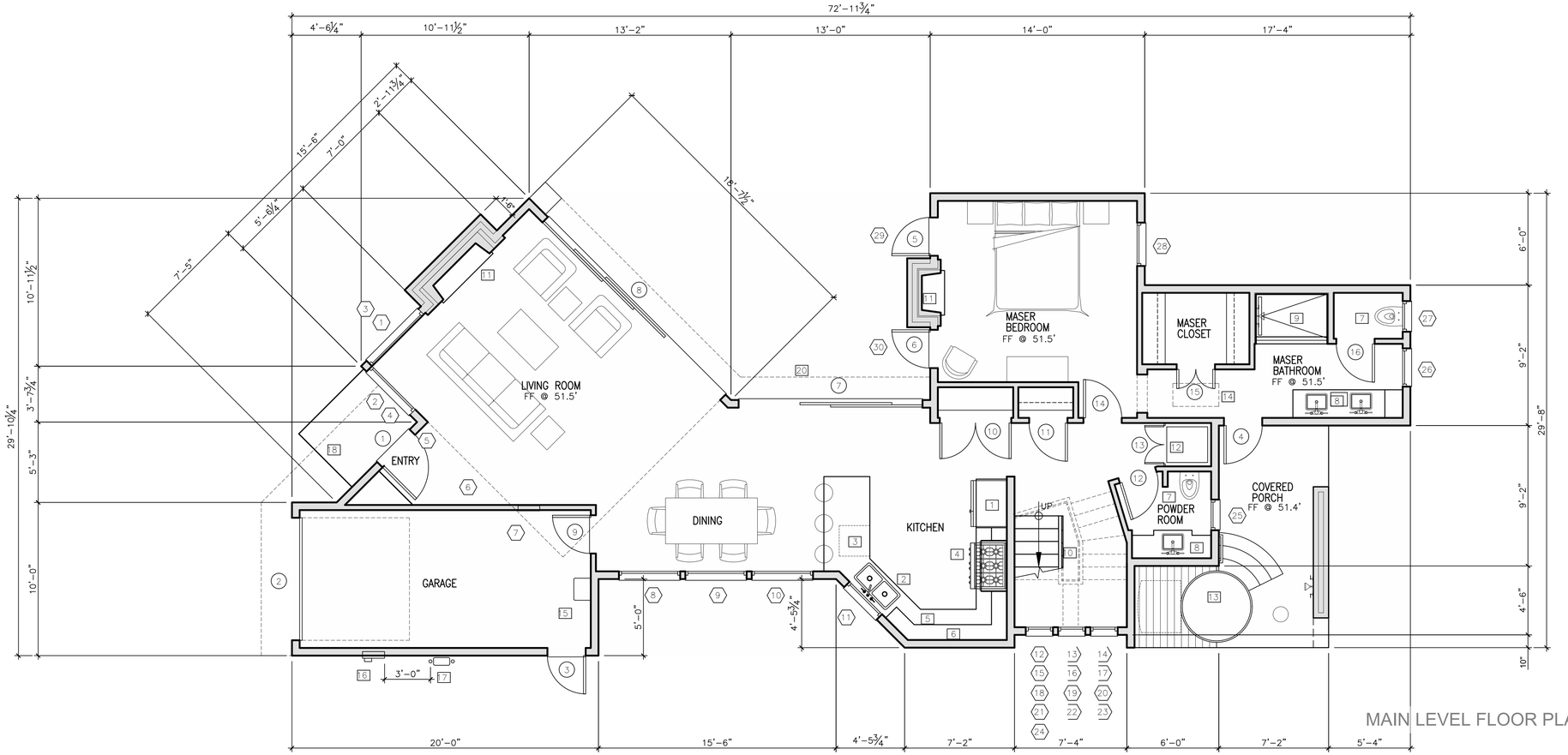
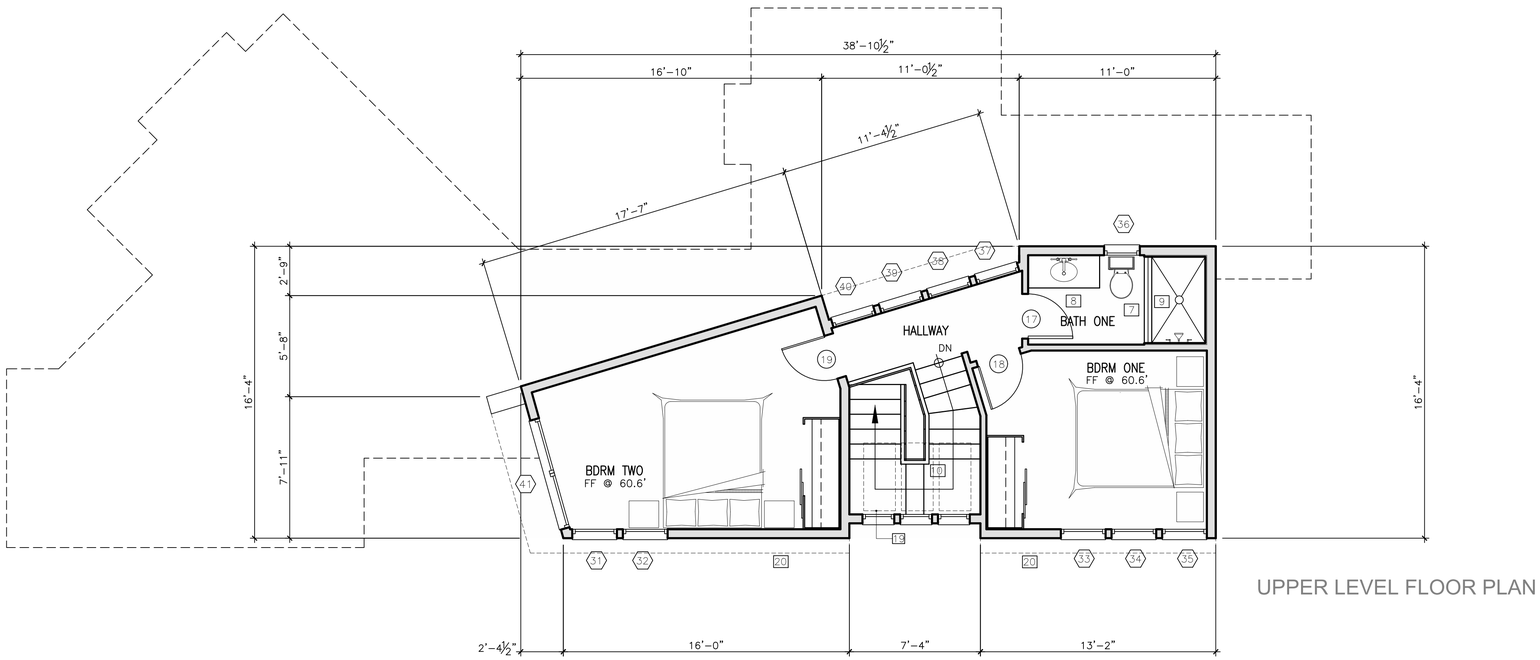


MAIN LEVEL FLOOR PLAN

Attachment 4



UPPER LEVEL FLOOR PLAN

KEY NOTES

1. 36" REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
2. KITCHEN SINK W/GARBAGE DISPOSAL
3. DISH WASHER SPACE
4. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
5. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
6. UPPER CABINETS
7. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
8. BATHROOM SINK 36-INCH WITH STONE COUNTERTOP AND BACKSPLASH.
9. TILED SHOWER/TUB
10. STEEL 38-IN HIGH HANDRAIL & BALUSTERS @ 4-INCHES ON CENTER MAX.
11. GAS FIREPLACE
12. STACKED WASHER AND ELECTRIC WASHER SPACE: PROVIDE RECESSED WATER & DRAIN CONNECTIONS. PROVIDE VENT TO EXTERIOR
13. SPA
14. F.A.U. IN ATTIC
15. THANKLESS WATER HEATER
16. 200 AMP ELEC. SERVICE ENTRANCE
17. GAS METER
18. LANDING; FLAGSTONE OVER CONC.
19. SKYLIGHT 22X48
20. OVERHANG; SHOWN THIN-DASHED LINE FOR REFERENCE ONLY

LEGEND

NEW WALLS

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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ISSUE:

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C.O.

PROPOSED MAIN & UPPER FLOOR PLAN

SCALE: 1' = 1/4"

A4.0

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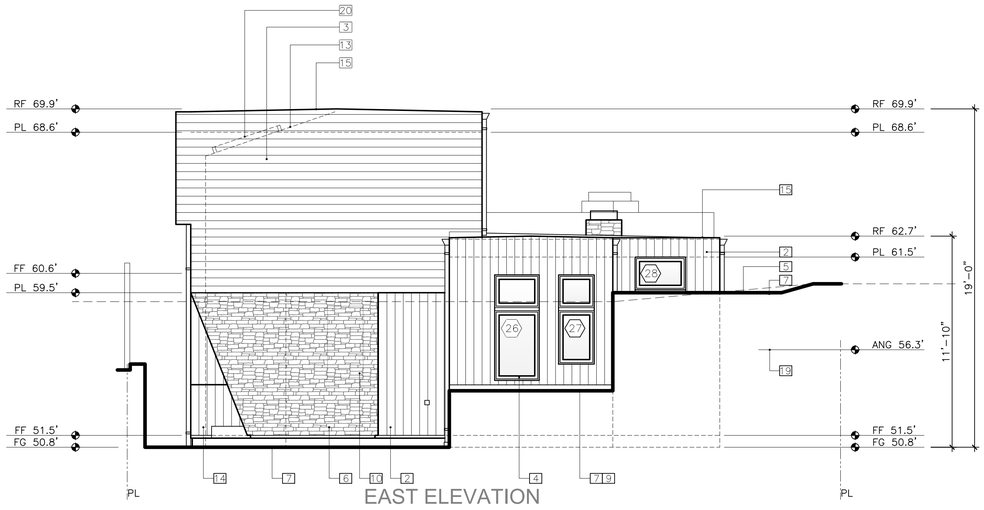
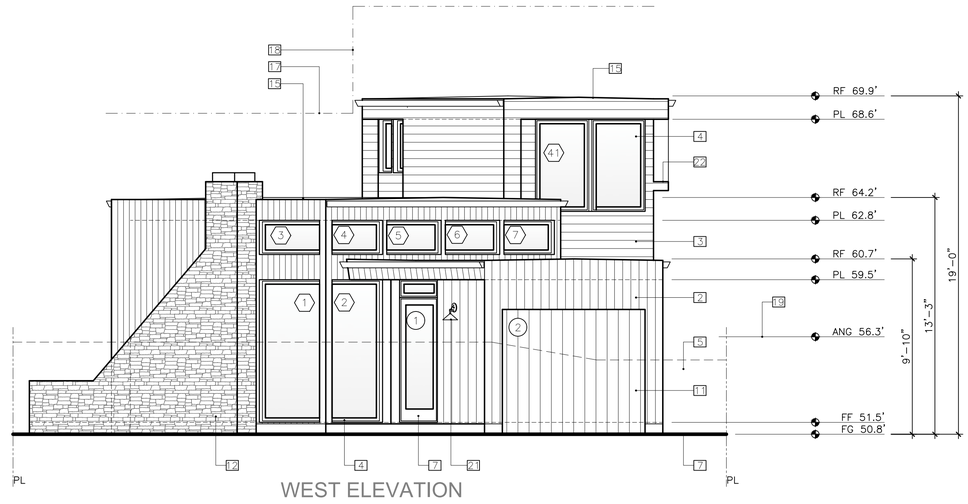
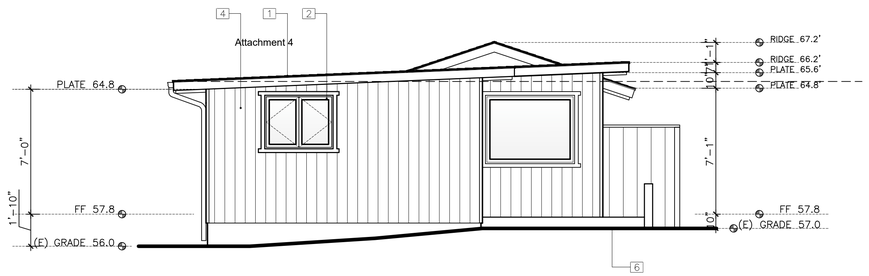


EAST ELEVATION



WEST ELEVATION



EAST ELEVATION

WEST ELEVATION

KEY NOTES

PROPOSED ELEVATIONS:

1. STAINLESS STEEL DOWN SPOUT & GUTTER
2. VERTICAL CEDAR SIDING 1X6, STAINED
3. HORIZONTAL CEDAR SIDING 1X6, STAING
4. DOOR & WINDOWS (WOOD CLAD)
5. EXISTING GRADE WHERE OCCURS
6. STONE VENEER TAPERED COLUMN, COURSED PATTERN
7. NEW GRADE SHOWN SOLID THK LINE
8. WOOD DOOR WITH CEDAR PLANKS TO MATCH THE SIDING.
9. RETAINING WALL, PLASTER FINISH
10. WINDOW #21 LOCATION BEHIND WALL
11. GARAGE DOOR, WOOD SIDING 1X8 PLANKS
12. STONE VENEER FIRE PLACE, COURSED PATTERN
13. OUTLINE OF STAIRWELL EXTERIOR WALL
14. HOT TUB ENCASED WITH 1X6 CEDAR PLANKS TO MATCH SIDING
15. FLAT ROOF, TAR AND GRAVEL.
16. 15-FT HEIGHT LIMIT AT REAR SETBACK SHOWN DASH-DOT LINE
17. 18-FT 2ND STORY PLATE HEIGHT LIMIT SHOWN DASH-DOT LINE
18. 24-FT 2ND STORY HEIGHT LIMIT SHOWN DASH-DOT LINE
19. AVERAGE NATURAL GRADE 57.3 FT
20. SKYLIGHT 22X48
21. LIGHT FIXTURE, DARK SKY, DARK BRONZE FINISH
22. CLAUSTRA; PRIVACY PANEL, REVIEWED AND APPROVED BY NEIGHBOR TO THE SOUTH.

EXISTING ELEVATIONS:

1. EXISTING ASPHALT SHINGLE ROOF TO BE REMOVED
2. EXISTING WINDOWS TO BE REMOVED
3. EXISTING DOOR TO BE REMOVED
4. EXISTING WOOD SIDING TO BE REMOVED
5. EXISTING CONC STEPS
6. EXISTING GRADE
7. EXISTING GAS METER
8. EXISTING SUB-PANEL TO BE REMOVED

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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APN: 010-121-013-000

PROJECT NO.
21-08

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C.O.

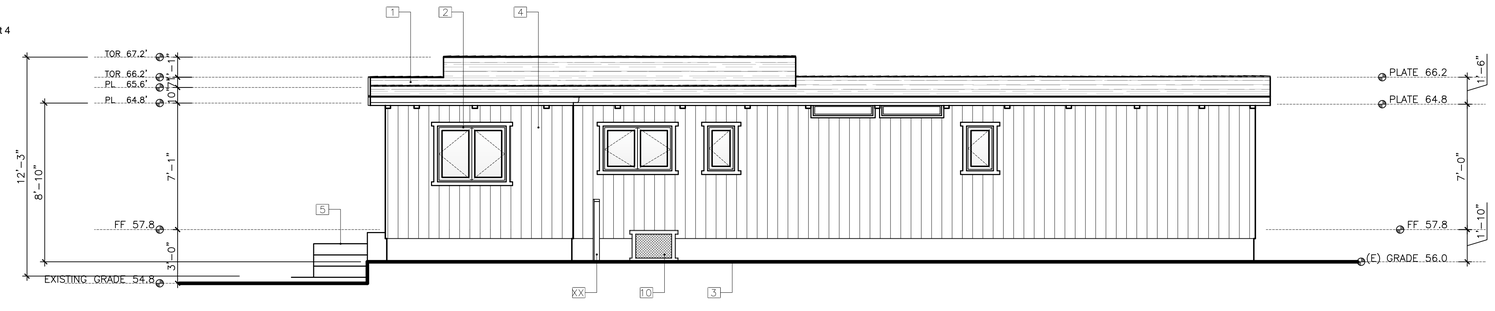
ELEVATIONS (PROPOSED & EXISTING)

SCALE: 1" = 1/4"

A5.0

SOUTH ELEVATION

Attachment 4



SOUTH ELEVATION

KEY NOTES

PROPOSED ELEVATIONS:

1. STAINLESS STEEL DOWN SPOUT & GUTTER
2. VERTICAL CEDAR SIDING 1X6, STAINED
3. HORIZONTAL CEDAR SIDING 1X6, STAING
4. DOOR & WINDOWS (WOOD CLAD)
5. EXISTING GRADE WHERE OCCURS
6. STONE VENEER TAPERED COLUMN, COURSED PATTERN
7. NEW GRADE SHOWN SOLID THK LINE
8. WOOD DOOR WITH CEDAR PLANKS TO MATCH THE SIDING.
9. RETAINING WALL, PLASTER FINISH
10. AVERAGE NATURAL GRADE 57.3 FT
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16. 15-FT HEIGHT LIMIT AT REAR SETBACK SHOWN DASH-DOT LINE
17. 18-FT 2ND STORY PLATE HEIGHT LIMIT SHOWN DASH-DOT LINE
18. 24-FT 2ND STORY HEIGHT LIMIT SHOWN DASH-DOT LINE
19. NEW 200 AMP ELEC. SERVICE ENTRANCE
20. GAS METER: PROVIDE A CLEAR & LEVEL SURFACE: WIDTH-48" DEPTH-36" HEIGHT-78"
21. CLAUSTRA; PRIVACY PANEL, REVIEWED AND APPROVED BY NEIGHBOR TO THE SOUTH.

EXISTING ELEVATIONS:

1. EXISTING ASPHALT SHINGLE ROOF TO BE RREMOVED
2. EXISTING WINDOWS TO BE REMOVED
3. EXISTING GRADE
4. EXISTING WOOD SIDING TO BE REMOVED
5. EXISTING CONC STEPS

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

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ELEVATIONS (PROPOSED & EXISTING)

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A5.1

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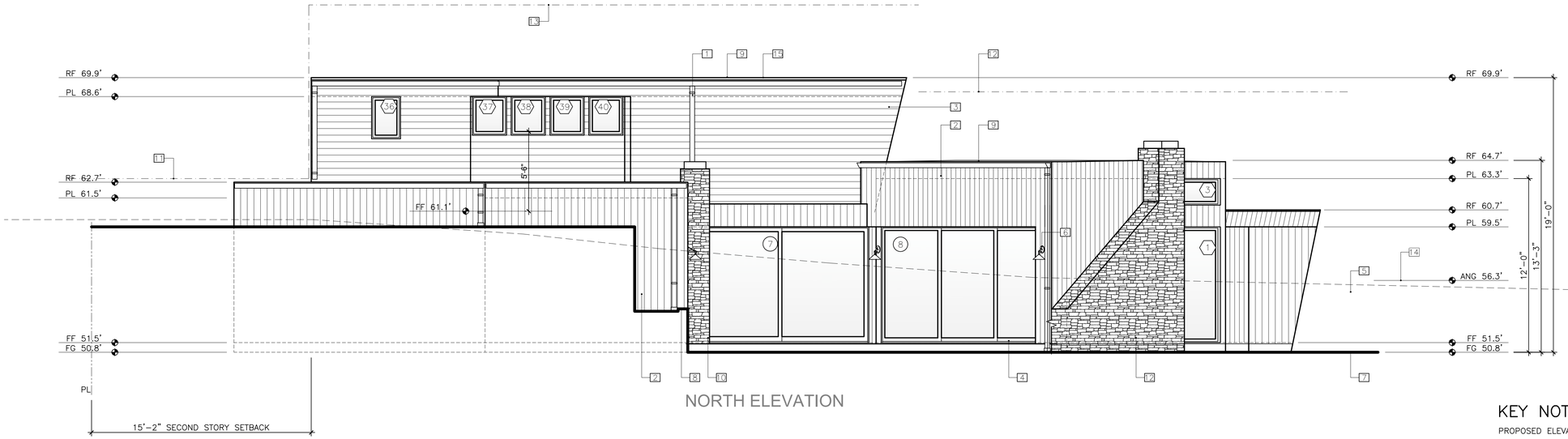
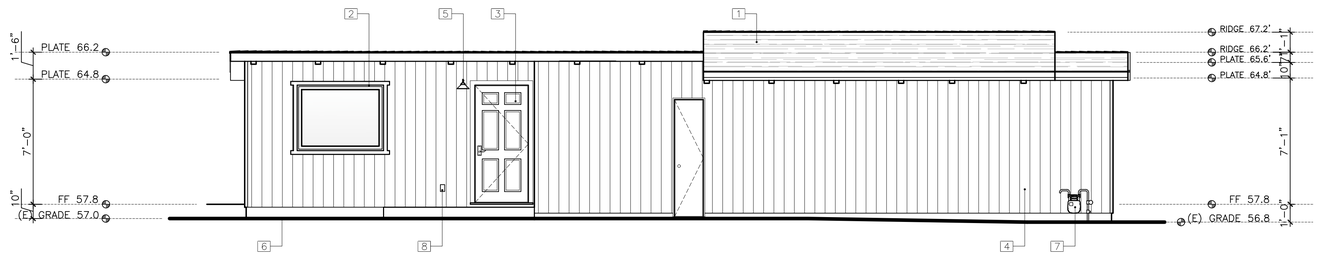


NORTH ELEVATION

Attachment 4



NORTH ELEVATION

KEY NOTES

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8. RETAINING WALL, PLASTER FINISH
9. FLAT ROOF, TAR AND GRAVEL.
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11. 15-FT HEIGHT LIMIT AT REAR SETBACK SHOWN DASH-DOT LINE
12. 18-FT 2ND STORY PLATE HEIGHT LIMIT SHOWN DASH-DOT LINE
13. 24-FT 2ND STORY HEIGHT LIMIT SHOWN DASH-DOT LINE
14. AVERAGE NATURAL GRADE 57.3 FT

EXISTING ELEVATIONS:

1. EXISTING ASPHALT SHINGLE ROOF TO BE RREMOVED
2. EXISTING WINDOWS TO BE REMOVED
3. EXISTING DOOR TO BE REMOVED
4. EXISTING WOOD SIDING TO BE REMOVED
5. EXISTING LIGHT FIXTURE TO BE REMOVED
6. EXISTING GRADE
7. EXISTING GAS METER
8. EXISTING 125 VOLT RECEPTACLE TO BE REMOVED

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

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ELEVATIONS (PROPOSED & EXISTING)

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A5.2

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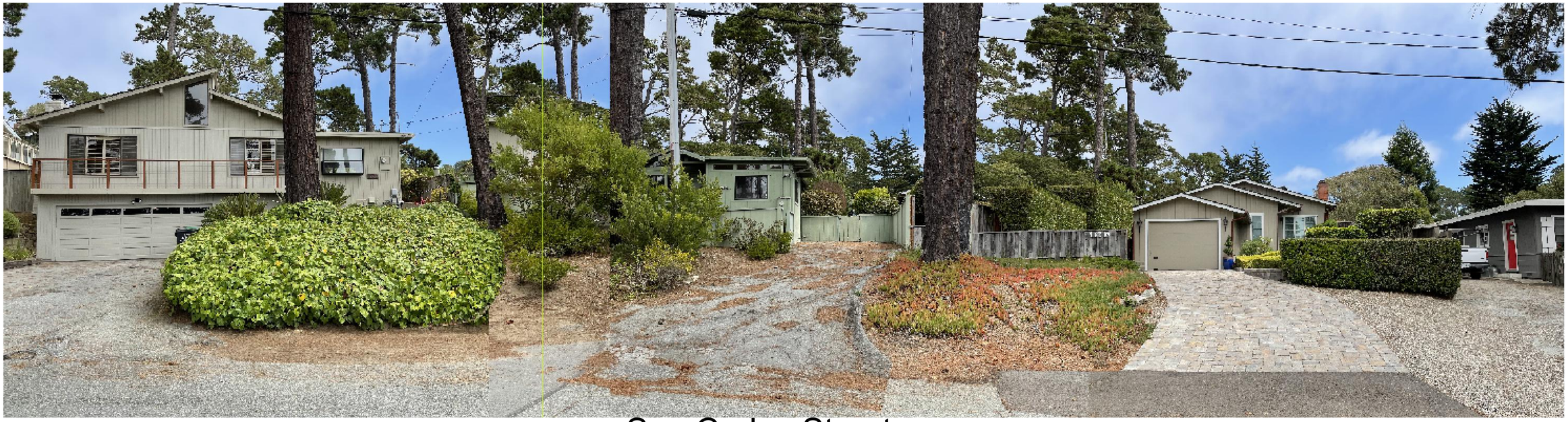

San Carlos Street

EXISTING EAST ELEVATION

San Carlos Street

PROPOSED EAST ELEVATION

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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STREETSCAPE

SCALE: 1" = 1/4"

A6.0

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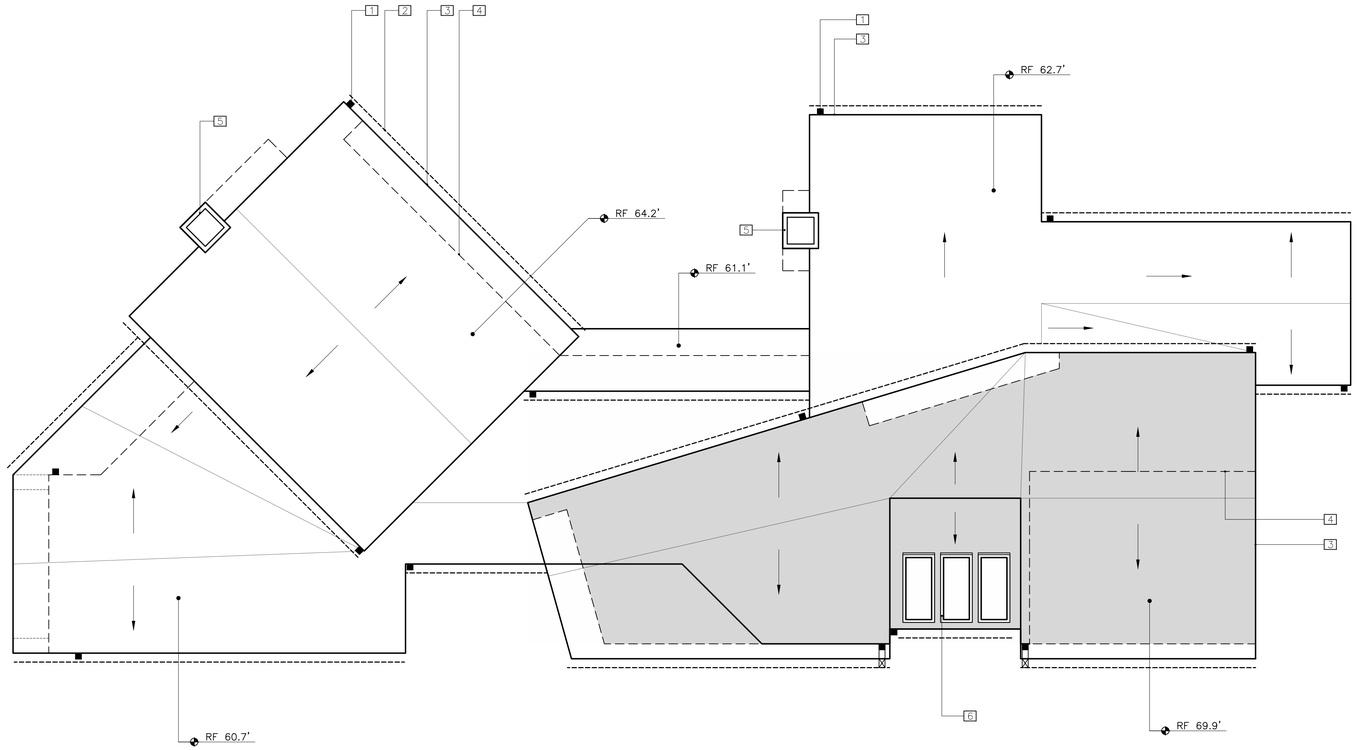
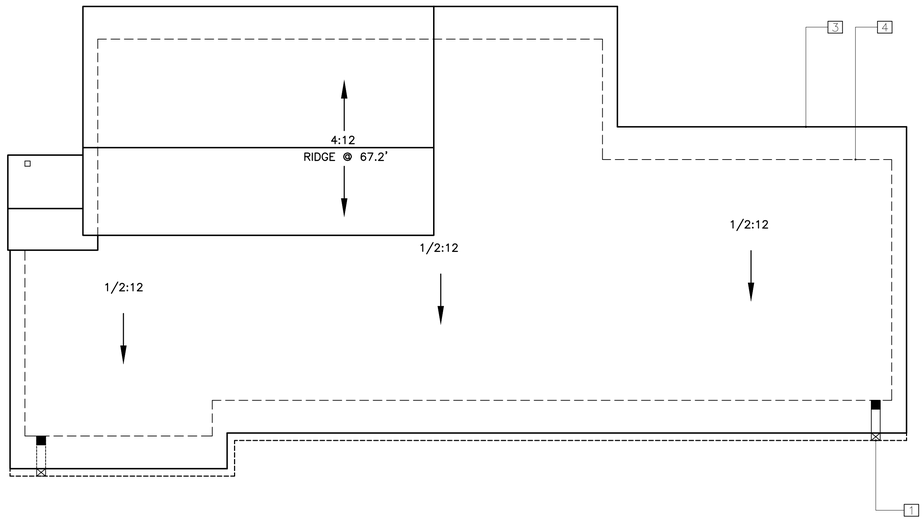


PROPOSED ROOF PLAN

Attachment 4



EXISTING ROOF PLAN

GENERAL NOTES

1. SEE PLAN FOR ROOF SLOPE.
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
3. CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER C.B.C
4. IN "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"X30" ACCESS THOUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHAETHING WITH STRUCTURAL ENGINEER.
5. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PALET LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCO WHERE WOOD SHEATHING ACCURS.
6. PROVIDE DRAFT STOPS PER C.B.C
7. ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION.. (As shown in Figured R301.2(4)A.)
8. BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE III ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
9. WHERE CEILING ARE APPLIDE TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILLATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
10. FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESING TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
11. 50% OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3-FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE.

KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. ROOF LINE
4. BUILDING FOOTPRINT; SHOWN THIN-DASHED LINE
5. CHIMNEY SHROUD, STAINLESS STEEL
6. SKYLIGHT 22X48

LEGEND

- ROOF LINE: NEW THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS W/2% SLOPE
- DOWNSPOUTS
- DOWNSPOUTS
- 2% SLOPE DIRECTION ARROW
- UPPER FLOOR

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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REVISIONS:

PROJECT:
Collins Residence
San Carlos, 3 SW of 1St, Carmel-By-The-Sea
Monterey County, California
Block: 11 Lot: North Port of 8 & SouthPort of 10
APN: 010-121-013-000

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

ROOF PLANS
(PROPOSED & EXISTING)

SCALE: 1' = 1/4"

A7.0

PATIO

MANUFACTURE: BLUESTONE FLAGSTONE
COLOR: NATURAL
INSTALLATION: SET ON SAND

BULB

MANUFACTURE: FEIT ELECTRIC
WATTS: 2.7 WATTS
LUMENS: 250
BULB TYPE: R15 LED

FIXTURE A

MANUFACTURE: KICHLER, RIPLEY
T24 COMPLIANT: YES
COLOR: BLACK
WATTS: SEE BULB
LUMENS: SEE BULB
BULB TYPE: SEE BULB
DIMENSIONS: 9.5"H X 11.25"W X 9.25"

FIXTURE C

MANUFACTURE: WAC LEDme
T24 COMPLIANT: N/A
COLOR: BRONZE
WATTS: 3.9 WATTS
LUMENS: 68
BULB TYPE: LED MODULE
DIMENSIONS: 21"H X 8"W

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

DRIVEWAY

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

ROOF

TYPE: BALLASTED ROOF SYSTEM
MANUFACTURE: SIKAFLEX SARNIFIL
COLOR: LIGHT BROWN MIXED SAND TONES
LOCATION: EXTERIOR
BALLAST: ROUNDED RIVER STONES OR AGGREGATE. BALLAST TYPE SHALL BE ASTM D448, NO. 4, 3/4" TO 1 1/2" DIA & 10LBS/SQ.FT.

COLOR EXTERIOR BODY

MANUFACTURE: HEWN SIDING
COLOR: CORRAL
LOCATION: EXTERIOR
TYPE: HERITAGE COLLECTION
MATERIAL: CEDAR

EXTERIOR TRIM COLOR

MANUFACTURE: SHERWIN-WILLIAMS
COLOR: SHIITAKE
LOCATION: EXTERIOR
LOCATOR NUMBER: 248-C1

Attachment 4

NEW 6-FOOT FENCE

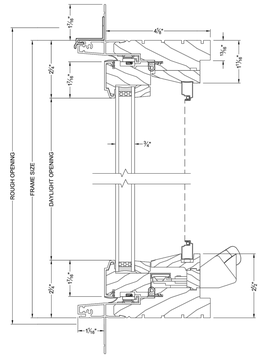
MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: 6-FT.

NEW 4-FOOT FENCE

MATERIAL: REDWOOD 2X6 PICKETS, SPACED 3-1/2" APART
FINISH: STAINED TO MATCH DWELLING BODY COLOR
HEIGHT: 4-FT.

Clad Urban Casement — Scale: 6" = 1'-0"

Contemporary 4 9/16" Jamb
Vertical/Operable Section - Narrow Sash



SIERRA PACIFIC WINDOWS
www.sierrapacificwindows.com
800-824-7744

Updated: 7/19
Note: Sierra Pacific Windows reserves the right to change specifications without notice.

WINDOW

MANUFACTURE: SIERRA PACIFIC
COLOR: BATTLESHIP GRAY 321
MATERIAL: WOOD-CLAD
STYLE: CLAD URBAN CASEMENT
MUNTIN: 7/8" PUTTY

EXTERIOR CLAD COLOR

OBSCURED GLASS

PATTER STYLE: NARROW REEDED GLASS
COLOR: CLEAR

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C.O.

MATERIALS

SCALE: 1" = 1/4"

A8.0

SOUTH ELEVATION

FRONT ELEVATION

COURTYARD VIEW

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RENDERINGS

SCALE: 1" = 1/4"

A9.0

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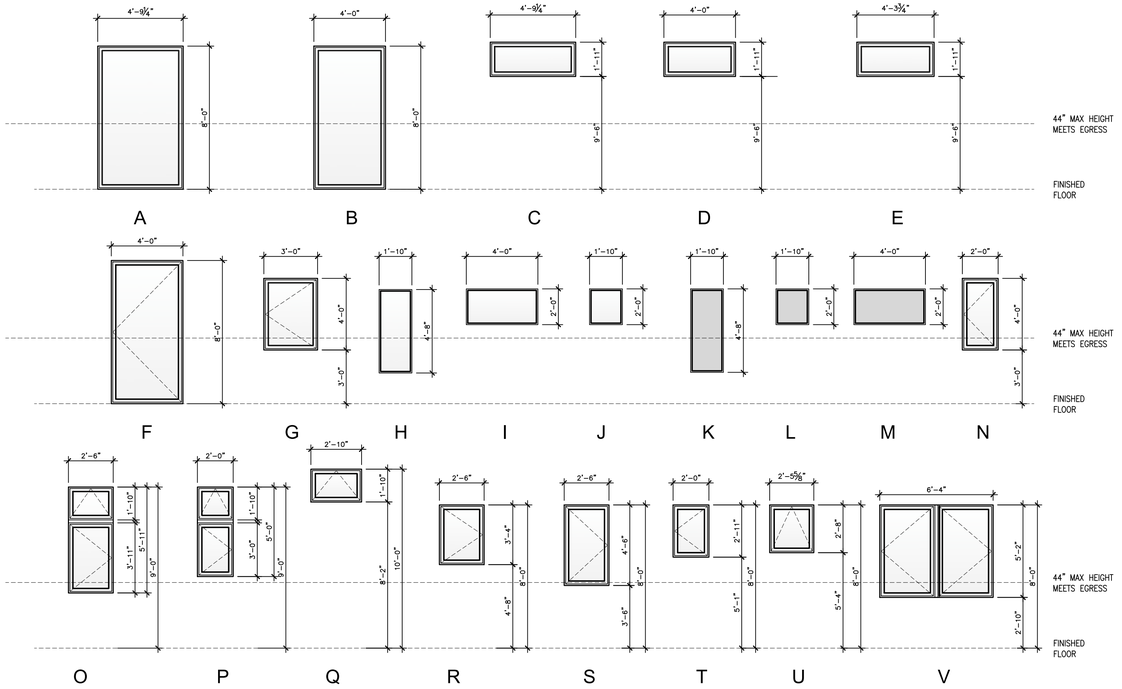
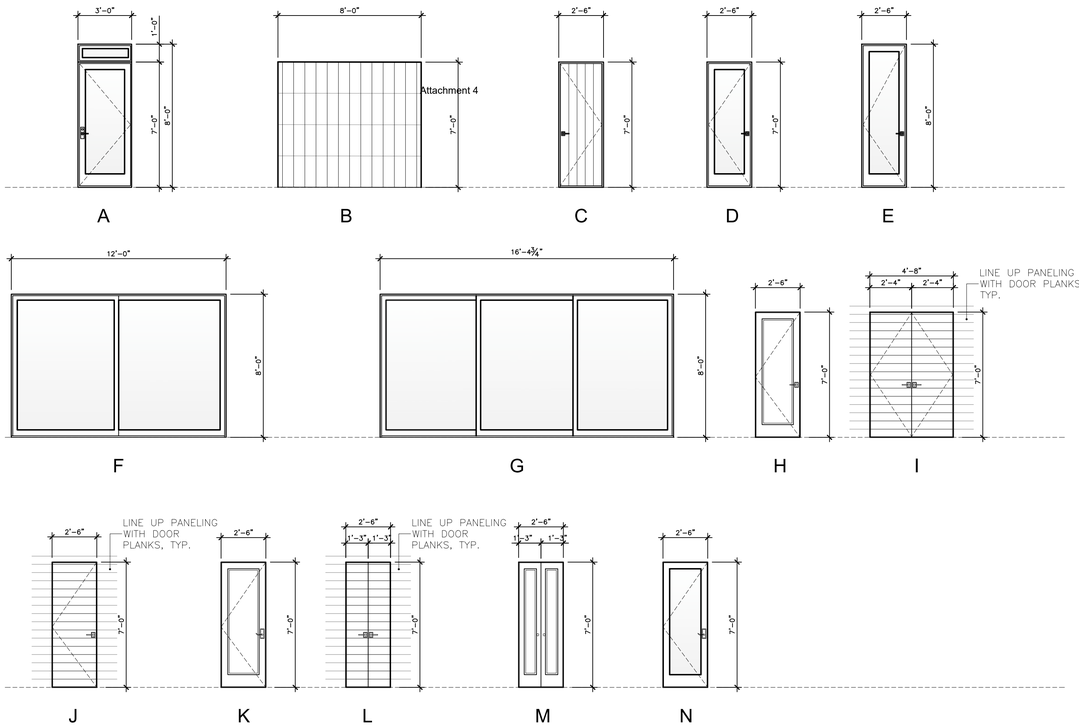
Window Elevation Types



Door Elevation Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN LEVEL	1	LIVING ROOM	A	4'-9-1/4" X 8'-0"	FF	FIXED	WOOD CLAD	YES	YES	NO	NO
	2	LIVING ROOM	B	4'-0" X 8'-0"	FF	FIXED	WOOD CLAD	YES	YES	NO	NO
	3	LIVING ROOM	C	4'-9-1/4" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	NO	NO
	4	LIVING ROOM	D	4-0" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	NO	NO
	5	LIVING ROOM	E	4'-3-3/4" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO		
	6	LIVING ROOM	E	4'-3-3/4" X 1'-11"	FF	FIXED	WOOD CLAD	YES	NO	YES	NO
	7	LIVING ROOM	D	4-0" X 1'-11"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	8	DINING ROOM	F	4'-0" X 8'-0"	FF	CASEMENT	WOOD CLAD	YES	YES	YES	NO
	9	DINING ROOM	F	4'-0" X 8'-0"	FF	CASEMENT	WOOD CLAD	YES	YES	YES	NO
	10	DINING ROOM	F	4'-0" X 8'-0"	FF	CASEMENT	WOOD CLAD	YES	YES	YES	NO
	11	KITCHEN	G	3'-0" X 4'-0"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	12	STAIRS	H	1'-10" X 4'-8"	FF	FIXED	WOOD CLAD	YES	YES	YES	NO
	13	STAIRS	I	4'-0" X 2'-0"	FF	FIXED	WOOD CLAD	YES	YES	YES	NO
	14, 22-23	STAIRS	J	1'-10" X 2'-0"	FF	FIXED	WOOD CLAD	YES	YES	YES	NO
	15,18	STAIRS	K	1'-10" X 4'-8"	FF	FIXED, NARROW REED GL.	WOOD CLAD	YES	YES	YES	NO
	16,17 20,21	STAIRS	L	1'-10" X 2'-0"	FF	FIXED, NARROW REED GL.	WOOD CLAD	YES	YES	YES	NO
	19	STAIRS	M	4'-0" X 2'-0"	FF	FIXED, NARROW REED GL.	WOOD CLAD	YES	YES	YES	NO
	25	POWDER ROOM	N	2'-0" X 4'-0"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	26	MASTER BATHROOM	O	2'-6" X 9'-0" (REF. TO WIND ELEV.)	FF	FIXED/CASEMENT/AWNING	WOOD CLAD	YES	YES	YES	NO
	27	MASTER BATHROOM (WATER CLOSET)	P	2'-0" X 5'-0" (REF. TO WIND ELEV.)	FF	CASEMENT/AWNING	WOOD CLAD	YES	NO	NO	NO
	28	MASTER BEDROOM	Q	2'-10" X 1'-10"	FF	AWNING	WOOD CLAD	YES	YES	YES	NO
	29	MASTER BEDROOM	Q	2'-10" X 1'-10"	FF	AWNING	WOOD CLAD	YES	NO	NO	NO
	30	MASTER BEDROOM	Q	2'-10" X 1'-10"	FF	AWNING	WOOD CLAD	YES	NO	NO	NO
UPPER LEVEL	31	BEDROOM TWO	N	4'-10" X 4'-2"	FF	CASEMENT	WOOD CLAD	YES	NO	NO	NO
	33-34	BEDROOM ONE	N	4'-10" X 4'-2"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	35	BEDROOM ONE	S	4'-10" X 4'-2"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	YES
	36	BATHROOM ONE	T	2'-0" X 2'-11"	FF	CASEMENT	WOOD CLAD	YES	NO	YES	NO
	37-40	HALLWAY TWO	U	2'-5-5/8" X 2'-8"	FF	AWNING	WOOD CLAD	YES	NO	YES	NO
	41	BEDROOM TWO	V	6'-4" X 4'-2"	FF	FIXED	WOOD CLAD	YES	YES	YES	YES

WINDOW SPECIFICATIONS:

MANUFACTURE:	SIERRA PACIFIC
MODEL:	URBAN CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	NONE
JAMB:	6-9/16 INCH
CLAD COLOR	BATTLESHIP GRAY #321
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL

TRIM OPTIONS:	
EXTERIOR:	NONE
INTERIOR:	NONE

Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED
MAIN LEVEL	1	ENTRY	A	3'-0" X 8'-0"	FF	GLASS / PANELED OUTSIDE	WOOD CLAD	NO	YES
	2	GARAGE	B	8'-0" X 7'-0"	S	ROLL-UP, FOUR SECTION PANELS OUTSIDE	CEDAR	NO	NO
	3	GARAGE	C	2'-6" X 7'-0"	FF	PLANKS TO MATCH EXTERIOR SIDING OUTSIDE	CEDAR	NO	NO
	4	MASTER BATHROOM	D	2'-6" X 7'-0"	FF	GLASS / PANELED DOOR OUTSIDE	WOOD CLAD	YES	YES
	5	MASTER BEDROOM	E	2'-6" X 8'-0"	FF	GLASS / PANELED DOOR OUTSIDE	WOOD CLAD	YES	YES
	6	MASTER BEDROOM	E	2'-6" X 8'-0"	FF	GLASS / PANELED DOOR OUTSIDE	WOOD CLAD	YES	YES
	7	KITCHEN	F	12'-0" X 8'-0"	FF	GLASS / SLIDER OUTSIDE	WOOD CLAD	YES	YES
	8	LIVING ROOM	G	4'-4-3/4" X 8'-0"	FF	GLASS / SLIDER OUTSIDE	WOOD CLAD	YES	YES
	9	GARAGE	H	2'-6" X 6'-8"	ST	FLUSHED / PANELED DOOR, SELF CLOSING, ONE-HOUR RATED INSIDE	WHITE OAK	NO	NO
	10	KITCHEN	I	(2) PR 2'-4" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS INSIDE	WHITE OAK	NO	NO
	11	HALLWAY ONE	J	2'-6" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS INSIDE	WHITE OAK	NO	NO
	12	POWDER ROOM	K	2'-6" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO
	13	LAUNDRY	L	(2) PR 1'-3" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS INSIDE	WHITE OAK	NO	NO
	14	BEDROOM ONE	J	2'-6" X 7'-0"	ST	PLANKS TO MATCH WALL PANELS INSIDE	WHITE OAK	NO	NO
	15	MASTER CLOSET	M	(2) PER- 1'-3" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO
	16	MASTER BATHROOM	N	2'-6" X 7'-0"	ST	FLUSHED / OPAQUE GLASS PANELED DOOR INSIDE	WHITE OAK	YES	YES
UPPER LEVEL	17	BATHROOM ONE	K	2'-6" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO
	18	BEDROOM ONE	K	2'-6" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO
	19	BEDROOM TWO	K	2'-6" X 7'-0"	ST	FLUSHED / PANELED DOOR INSIDE	WHITE OAK	NO	NO

DOOR SPECIFICATIONS (EXTERIOR):

MANUFACTURE:	SIERRA PACIFIC
MODEL:	STANDARD CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	NONE
JAM:	6-9/16"
CLAD COLOR	BATTLESHIP GRAY #321
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	WOOD CASING TO MATCH EXISTING
INTERIOR:	WOOD CASING TO MATCH EXISTING

DOOR SPECIFICATIONS (INTERIOR):

MANUFACTURE:	TRUESTILE
MODEL:	TMIR13000
GLASS:	NONE
GRILL:	NONE
INTERIOR FINISH:	STAINED
WOOD SPECIE:	PLAIN SAWN WHITE OAK
THICKNESS:	1-3/4"
JAM WIDTH:	4" (VERIFY)
HINGES:	BRUSHED CHROME
HARDWARE:	EMTEK, FREESTONE LEVEL
HARDWARE COLOR:	SATIN NICKEL
PROFILES:	1/4" KERF CUT REVEAL
TRIM OPTIONS:	
INTERIOR:	NONE

DOOR SPECIFICATIONS (ENTRY):

MANUFACTURE:	SIERRA PACIFIC
MODEL:	STANDARD CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	NONE
JAM:	6-9/16"
CLAD COLOR	BATTLESHIP GRAY #321
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	WOOD CASING TO MATCH EXISTING
INTERIOR:	WOOD CASING TO MATCH EXISTING

DOOR NOTES:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH PER CLIENT OR CODG, INC.
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

WINDOW NOTES:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
12. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

NOTE:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

TEMPERED GLASS NOTE:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

A. GLAZING IN DOORS.
B. GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
C. GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
   1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
   2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
   3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
   4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
D. GLAZING IN GUARDS AND RAILINGS.
E. GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.
F. GLAZING ADJACENT TO STAIRS AND RAMPS.

SYMBOLS

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

ABBREVIATIONS

N/A	NOT APPLICABLE
G.C.	GENERAL CONTRACTOR
P	PAINT
ST	STAIN
FF	FACTORY FINISH
I.D.	INTERIOR DESIGN
S	SEALED
MFR.	MANUFACTURER
FIN.	FINISH
NAT.	NATURAL

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WINDOW & DOOR SCHEDULE (PROPOSED)

SCALE: 1/4" = 1'

A10.0

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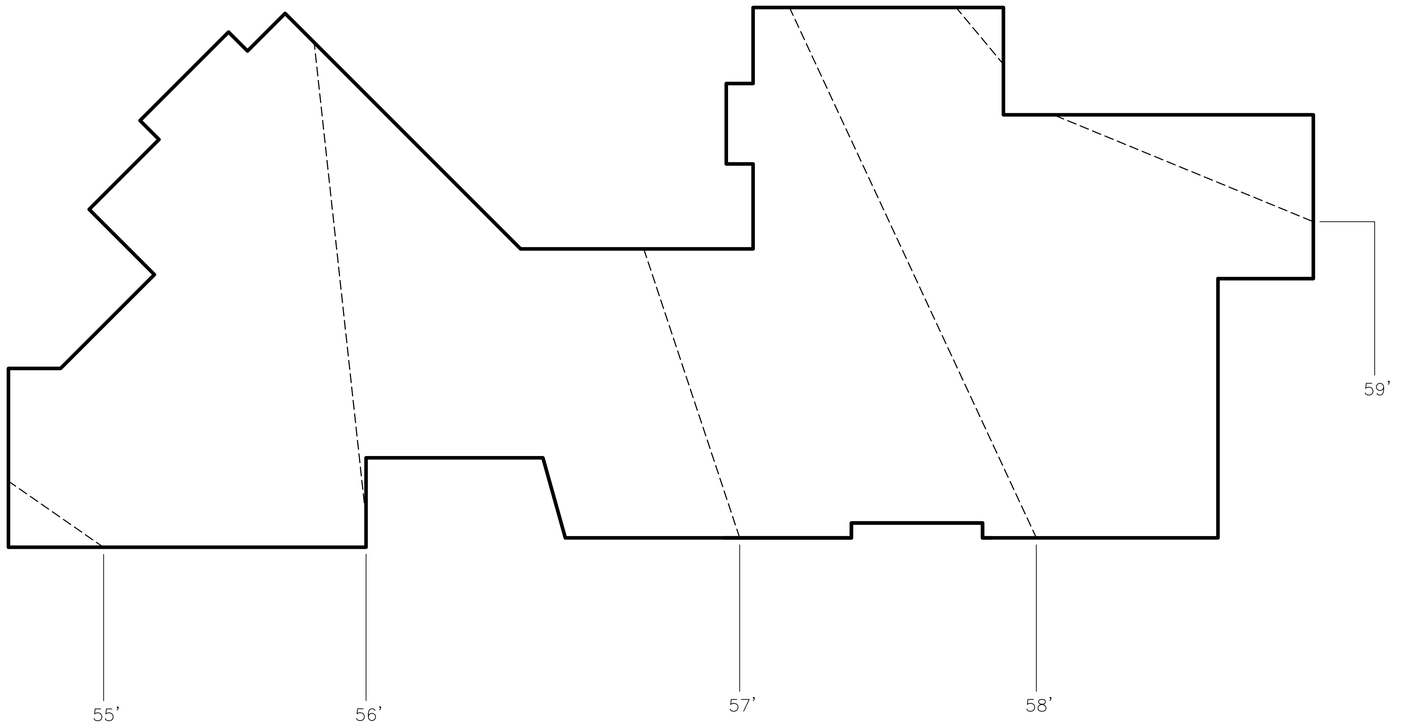


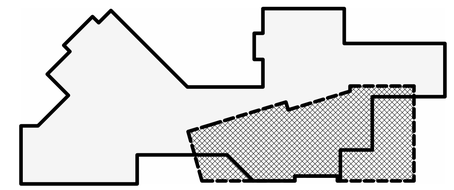
AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			57.5 FT
ELEV.	LINE	LENGTH	TOTAL
55 FT	0	6.5'	0'
56 FT	1	26.5'	26.5'
57 FT	2	17.0'	34.0'
58 FT	3	32.8'	98.4'
59 FT	4	20.0'	80.0'
TOTAL		102.8'	238.9'

MATH: 238.9 / 102.8 = 2.32
FACTOR: = 2.3
A.N.G. = 55 FT + 2.3 FACTOR =57.3 FT

VOLUME ANALYSIS

MAIN LEVEL FLAT	1,184.6 SF X 11	13,030.6 CU.FT.
UPPER LEVEL FLAT	415.4 SF X 10	4,154.0 CU.FT.
ATTACHED GARAGE	200.0 SF X 11	2,200.0 CU.FT.
VOLUME ALLOWED		19,384.6 CU.FT.
VOLUME PROPOSED		13,938.7 CU.FT.



LEGEND

- LOWER LEVEL FLAT ROOF
- UPPER LEVEL FLAT ROOF
- MAIN LEVEL FOOTPRINT
- UPPER LEVEL FOOTPRINT

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

Attachment 4

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
26615 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
OFFICE: 831.625.4146
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

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REVISIONS:

PROJECT:
Collins Residence
San Carlos, 3 SW of 1St, Carmel-By-The-Sea
Monterey County, California
Block: 11 Lot: North Port of 8 & SouthPort of 10
APN: 010-121-013-000

PROJECT NO.
21-08

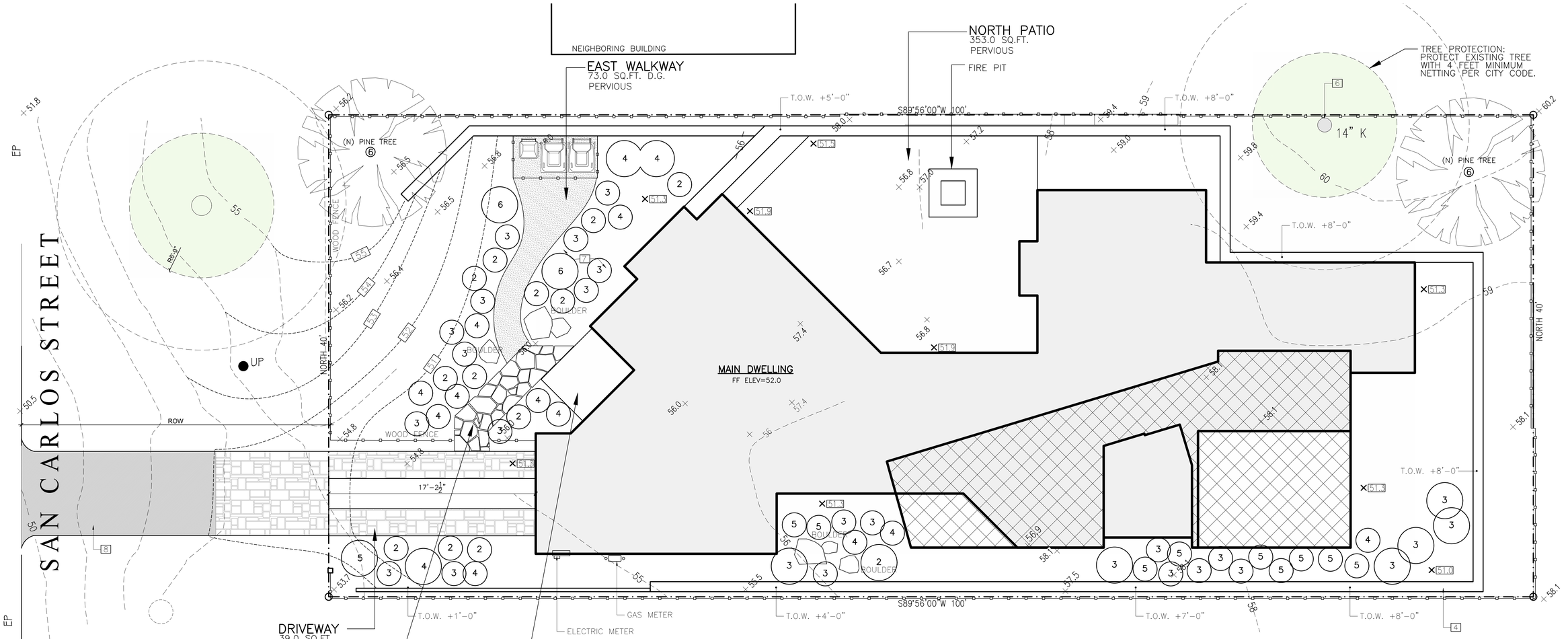
ISSUE:
&

DRAWN BY:
C.O.

VOLUME ANALYSIS & AVERAGE NATURAL GRADE PLAN

SCALE: 1' = 1/4"

A11.0



Attachment 4

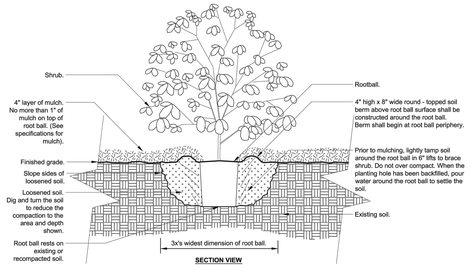
FORESTRY NOTE:

CITY FORESTER REQUIREMENT:

A. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

B. THE STRUCTURAL ROOT ZONE (SRZ) 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 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.

C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

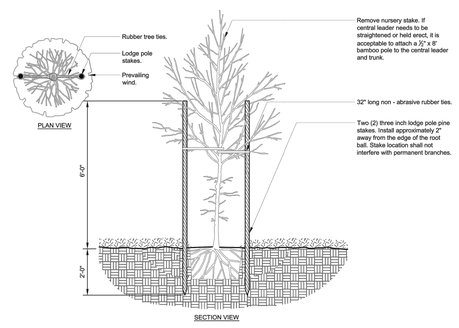


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

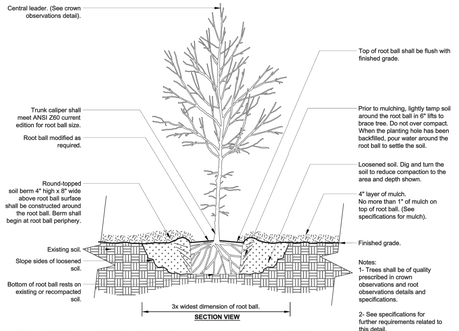
1 SHRUB - UNMODIFIED SOIL

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



2 TREE STAKING - LODGE POLES (2)

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE



3 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

NEIGHBORING BUILDING

LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 8.0
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL (TRIM AS HEDGE)	5 GAL
6	EASTERN WHITE PINE TREE	PINE TREE	15 GAL

IRRIGATION SYSTEM

1. 1-INCH ANTISYPHON DEVICE
2. 1-INCH ELECTRIC VALVES
3. FILTER PLUS REGULATOR FOR EACH VALVE
4. ELECTRIC CONTROLLER
5. EACH PLANT TO BE ON DRIP SYSTEM
6. ALL PLANTS WILL BE PLANTED WITH AGRIFORM
7. TABS FOLLOWING MANUFACTURE DIRECTIONS.
8. COMPOST WILL BE MIXED WITH SOIL AT 2:1

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
26515 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
OFFICE: 831-626.4146
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REVISIONS:

PROJECT:
Collins Residence
San Carlos, 3 SW of 1St, Carmel-By-The-Sea
Monterey County, California
Block: 11 Lot: North Port of 8 & SouthPort of 10
APN: 010-121-013-000

PROJECT NO.
21-08

ISSUE:

DRAWN BY:
C.O.

LANDSCAPE PLAN
(PROPOSED)

SCALE: 1' = 1/4"

L1.0

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

February 11, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Senior Planner
APPROVED BY:	Anna Ginette, Community Planning and Building Director
SUBJECT:	**DS 23-005 (Schwartz-Young)**: Consideration of a Concept Design Study for a 351-square-foot addition to an existing 2,105-square-foot two-story single family residence located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-214-024-000

Application: DS 23-005 (Schwartz-Young)
APN: 010-214-024
Block: EE
Lot: 26 & 28
Location: Casanova Street 10 northeast of Ocean Avenue
Applicant: Benjamin Schaefer, Architect
Property Owner: YOUNG SUE & SCHWARTZ AARON

Executive Summary:

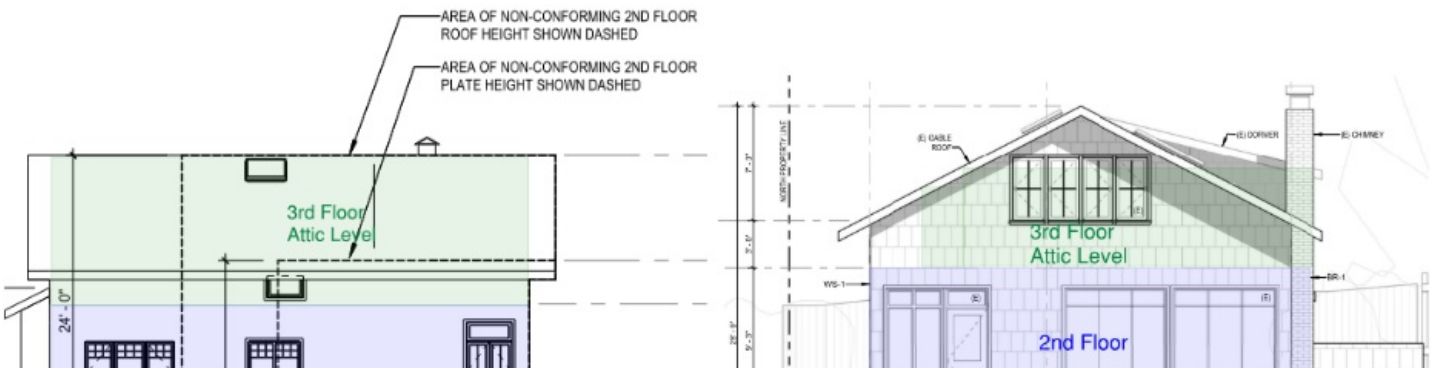
The applicant is requesting approval of a Concept Design Study for a 351-square foot addition to an existing single-family residence. The applicant is proposing to convert the existing carport and a portion of the existing lower floor/crawl space to an Accessory Dwelling Unit (ADU) and construct a new attached garage serving the primary dwelling, a new addition at the rear to primarily be utilized for a stairway, and the addition of a dormer on the northern roof form. The building is also proposed to be finished with a new exterior wall cladding and the exterior finishes throughout are also proposed to be replaced.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study (DS 23-005, Schwartz-Young) for a 411-square-foot addition to an existing 2,045-square-foot two-story single-family residence located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-214-024-000

Background and Project Description:

The project site is a 6,000-square-foot lot developed with an existing 2,045-square-foot, three-story, single-family residence. The existing residence is non-conforming as portions of the existing structure are three-stories tall based on the finished floor elevations above grade (refer to figure 1). The building is also non-conforming in respect to height (ridge and plate) at the western portions of the building as the ridge height exceeds the 24' height limit and the plate height exceeds the 18' height limit. The number of stories, nor building/plate height are proposed to be altered or modified and may be maintained pursuant to CMC section 17.36.020.A and CMC 17.36.030.A & B.



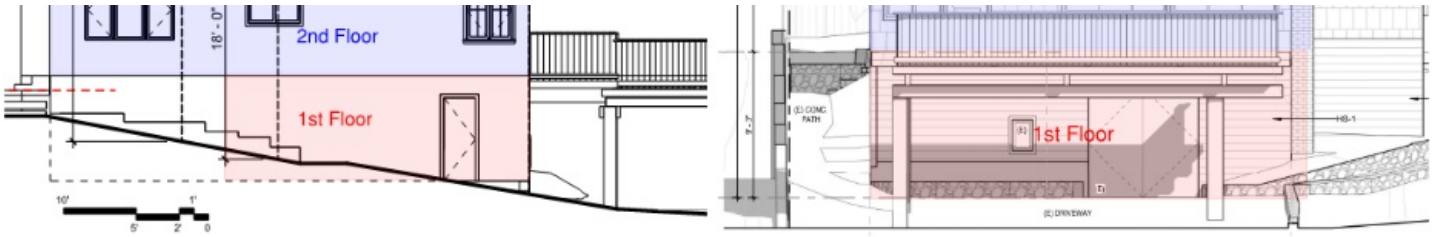


Figure 1. Existing North (left) and West (right) Elevations. Figures illustrate approximate locations of existing floor levels.

The applicant is proposing to convert the existing carport and a portion of the existing lower floor/crawl space to an Accessory Dwelling Unit (ADU) and construct a new attached garage serving the primary dwelling, a new addition at the rear to primarily be utilized for a stairway, and the addition of a dormer on the northern roof form. The ADU is not part of the scope of this discretionary application in accordance with State ADU Law (GOV § 66310 – 66342), but is mentioned here as reference as it is described and illustrated on the project plans. The building is also proposed to be finished with a new exterior wall cladding and the exterior finishes throughout are also proposed to be replaced. New site coverage is proposed throughout and the site will be brought into compliance with the site coverage limitations and new landscaping is also proposed throughout.

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

The applicant has also provided a Project Design Narrative, and the owners have provided a personal statement. These items have been included as Attachment 3.

Staff Analysis:

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site. Residential Design Guidelines 1.5 through 1.7 discuss the characteristics of the Right-of-Way.

Finding #2 for Concept acceptance requires that, "The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. 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."

Finding #7 for Concept acceptance required that, "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."

The site currently contains 11 trees, 10 of which are significant. There is one 4" oak tree on-site that was not rated as part of the preliminary site assessment that is proposed to accommodate the relocated driveway, however, all rated trees are proposed to remain and be protected throughout construction with all new excavations, foundations, and impermeable foundations being setback a minimum of six feet from the trees (refer to Attachment 4, Sheet A1.02).

Due to the existing tree density and tree canopy on the site, there is no recommended tree planning requirement as part of the project. The existing 27' wide driveway is proposed to be removed and relocated to the south with a 9' wide tire track driveway. Area of the right-of-way where the removed driveway was located is proposed to be planted with and a mix of coyote bush (baccharis pilularis), silver carpet ground cover (dymondia margaretae), and California sagebrush (artemisia californica), consistent with Residential Design Guideline 1.5 which states, "Maintain and enhance the informal, vegetated, open space character of the right-of-way."

As proposed, the project is consistent the applicable Residential Design Guidelines pertaining to 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 only exterior alterations to the project which may have the potential to obstruct views would be the new dormer on the northern form of the roof. Other alterations are either below the existing building form and/or behind the existing structure. Story poles (including for the dormer) were installed on February 1, 2025 and staff has not received any correspondence regarding the project that views are impacted.

The proposed alterations do not appear to substantially impact the privacy of adjacent neighbors. The windows throughout are proposed to be replaced and modified, however, the replaced windows are generally within the same locations and the new windows are located in a manner to minimize adverse privacy impacts. The deck and the front of the residence is existing and proposed to remain, however, the dimensions are proposed to be slightly modified. The existing dimensions are approximately 24'6" x 24'0" (588 sf) and the deck is proposed to be reduced to 20'7" x 26'8" (549 sf). The additional width does not result in an adverse privacy impact.

Based on the information available at the time of writing this report, the project is consistent the applicable Residential Design Guidelines pertaining to Privacy and Views, and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access.

access.

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

The building form is proposed to substantially maintain its primary form and massing. New subordinate additions are proposed to be attached to be primary building form that include: a new attached garage, a small addition and staircase at the rear, and a dormer on the northern roof form. While the existing structure is non-conforming in terms of height, as noted above, all proposed additions comply with the applicable development standards. The proposed dormer does sit above the 18' plate height limit (and below the 24' ridge height), however, past practice has allowed these features to exceed the plate limits as they are "dormers" and not part of the building plate.

While the new additions and building forms comply with the associated development standards, the Residential Design Guidelines state dormers should relate to the mass, bulk, and scale of the residence and should not be used to increase the mass of the structure. As proposed, the "dormer" exaggerates the scale of the building and complicates the roof form.

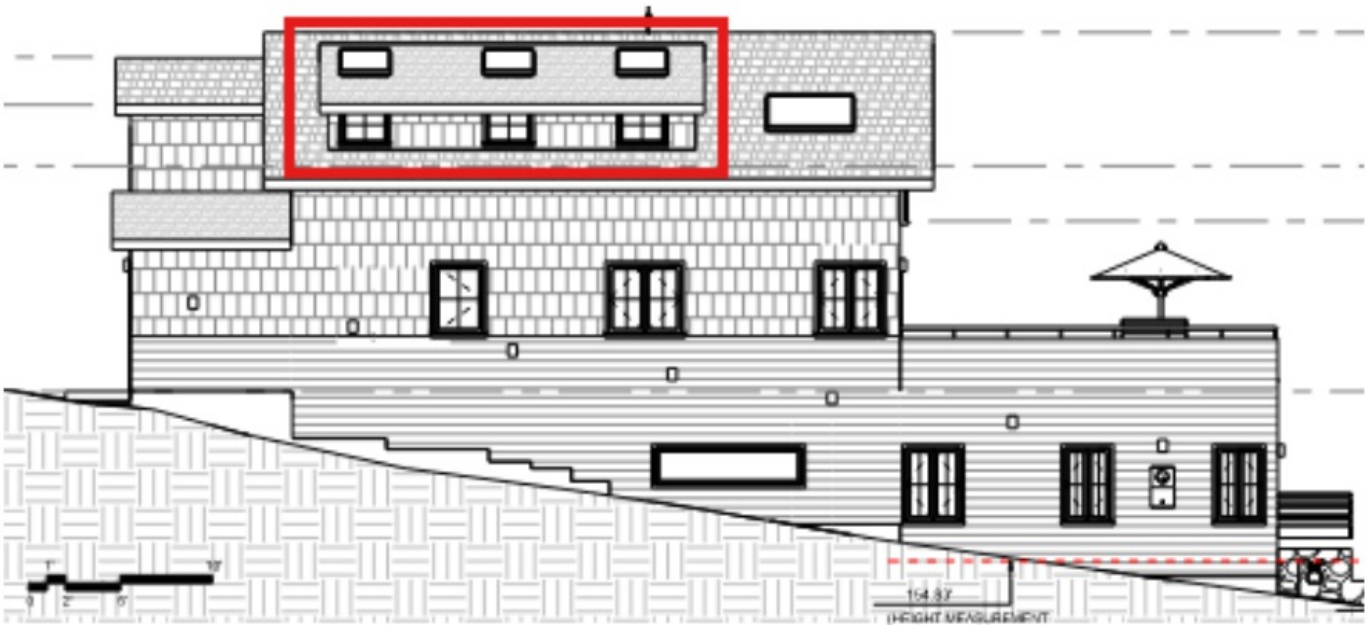
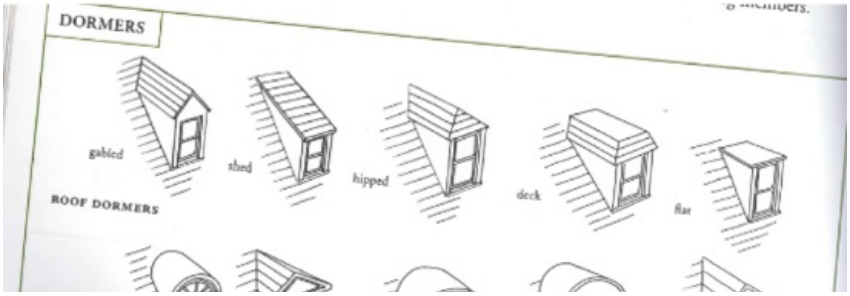


Figure 2. Proposed dormer on north elevation. Dormer outlined in **RED**.

The zoning code nor Residential Design Guidelines define "dormer," nor give objective or subjective standards for the feature. According to A Field Guide to American Houses by Virginia McAlester (2018), "… roof slopes may be interrupted by dormers, subunits resembling miniature houses with their own walls, roofs, and windows. These are added to provide space, light, and ventilation to the attic, thus making it a functional part of the house. Dormers are most easily characterized by their roof shapes" (p. 48).



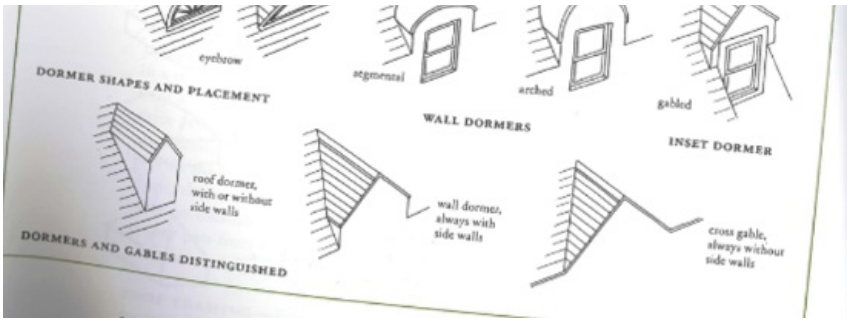


Figure 3. Illustration of dormers from A Field Guide to American Houses by A Field Guide to American Houses by Virginia McAlester (2018; p. 47)

Based on the project plans, staff was initially concerned regarding the size and potential massing of the dormer. However, as assessed by the story poles, the dormer is nearly invisible from the right-of-way and a concerted effort was required to view the story poles representing the dormers from the right-of-way and the ground level around the building site. Based on the survey of the story poles from ground level, the inclusion of the new dormer has minimal impact on the building's massing. The inclusion of the new dormer does add floor area as the change in roof form results in a head clearance of the top floor greater than 5' tall, however, the addition is within the allowable floor area for the site. The dormer addition is also an increase in volume and the volume study will be completed between the concept and final hearing.

Based on the dormer being minimally visible from the right-of-way, staff is supportive of the dormer, as proposed, however, the Commission may be inclined to discuss the mass of the dormer.

Design Guideline 7.7 states: A building should appear to be no more than two stories in height, as viewed from the public right-of-way. Presenting a one-story height to the street is encouraged. Locate two story elements downhill, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home.

As previously discussed, the existing building is 3-stories tall and is non-conforming, however, is permitted to remain as such. While the existing residence is 3-stories, alterations that further increase the appearance or mass of the structure may be inappropriate. The window modification on the west elevation of the third level may result in the building appearing more out of scale, or out of alignment with the design guidelines, than presented with the current building. While a modest window currently exists on the front elevation, changing that feature to a larger window (as proposed) may bring the structure farther out of compliance with the Design Guidelines by installing an even more imposing feature in a non-conforming location (refer to Figure 4, below).

The Commission could consider whether this feature is appropriate for the location. Staff notes that this item is not a zoning related matter or related to development standards, but rather a discretionary decision based on the Residential Design Guidelines. Staff has not made a recommendation regarding this item in the resolution, however, has identified this as a potential item for discussion. Should the Commission find the project inconsistent with the Design Guideline noted above, direction should be provided in the motion. If the Commission finds the project to be consistent (or does not take issue with the subject feature), no additional direction would be required.

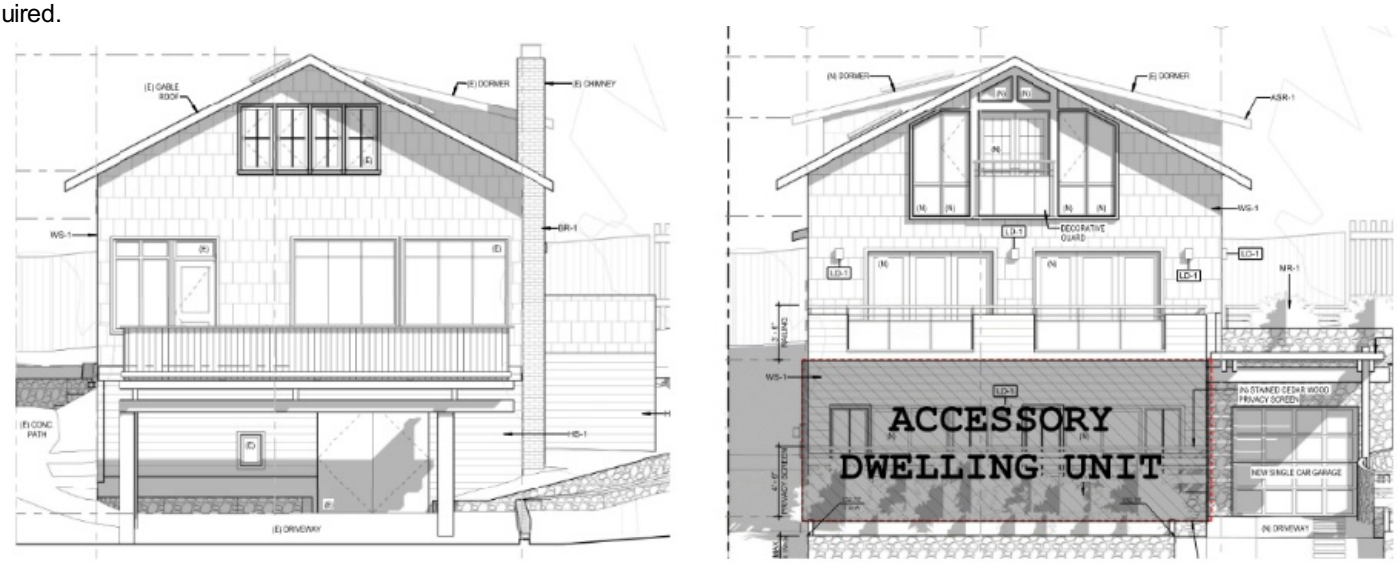


Figure 4. Existing (left) and proposed (right) west Elevations.

As conditioned, the project is consistent the applicable Residential Design Guidelines pertaining to Mass and Bulk and Building and Roof Form, and Concept Phase Approval Findings #3, and #4 (CMC 17.64.080).

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Design Narrative and Owner Personal Statement
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY (DS 23-005, SCHWARTZ-YOUNG) FOR A 351-SQUARE-FOOT ADDITION TO AN EXISTING 2,105-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT CASANOVA STREET 10 NORTHEAST OF OCEAN AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-214-024-000

WHEREAS, on February 2, 2023, Benjamin Schaefer ("Applicant") submitted an application on behalf of YOUNG SUE & SCHWARTZ AARON ("Owner") requesting approval of Track 2 Design Study application DS 23-005 (Schwartz-Young) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 6,000-square-foot site located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is proposing to convert the existing carport and a portion of the existing lower floor/crawl space to an Accessory Dwelling Unit (ADU) and construct a new attached garage serving the primary dwelling, a new addition at the rear to primarily be utilized for a stairway, and the addition of a dormer on the northern roof form. The building is also proposed to be finished with a new exterior wall cladding and the exterior finishes throughout are also proposed to be replaced; 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 January 31, 2025, a notice of the public hearing scheduled for February 11, 2025, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before February 1, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 7, 2025, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on February 11, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the 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, conditioned, or with supplemental findings, 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 (DS 23-005, Schwartz-Young) for a 351-square-foot addition to an existing 2,105-square-foot two-story single-family residence located at Casanova Street 10 northeast of Ocean Avenue in the Single-Family Residential (R-1) District, APN: 010-214-024-000, 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.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Shelby Gorman
Chair	Planning Commission Secretary

PROJECT DATA FOR THE 6,000 SQUARE-FOOT SUBJECT SITE			
Site Considerations	**Allowed/Req**	**Existing**	**Proposed**
Floor Area	2,460 SF (41%)	2,105 sf	2,456 sf
Site Coverage	781 SF (w/ bonus)	2,244 sf	765 sf
Trees (Upper/Lower)	5/4	0/11	0/11
Ridge Height	18’/24’	N/A / 28’9”	12’9”/28’9”*
Plate Height	12’/18’	N/A / 21’6”	12’0”/21’6”*
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	39’7”	19’0”
Composite Side Yard	15’ (25%)	33’	22’3”
South Side Yard	3’	12’	5’
North Side Yard	3’	5’	3’
Rear**	15’/3’	18’6”	15’

* Non-conforming condition; no change proposed. All new additions will comply with hight limits.

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

Attachment 3

Benjamin Schaefer Architect

Mr. Evan Kort
Associate Planner, Community Planning and Building Department
Post Office Drawer CC
Carmel-by-the-Sea, CA 93921

February 05, 2025

RE: **Casanova 10 NE Ocean, APN 010-214-024**
Design Narrative

Dear Evan,

We are pleased to submit this Design Narrative for the proposed renovation of the Schwartz & Young Residence on Casanova St. The project integrates modern living needs with respect to Carmel's charming natural character.

Introduction

Aaron Schwartz and Sue Young purchased their home in 2021 to maintain their long-standing family ties to Carmel. Drawn to its 1920s cottage charm and the neighborhood's natural beauty, they seek to thoughtfully update the home to meet modern living standards while preserving its character and integration with the natural surroundings.

Project Vision

The renovation balances preservation and modernization, ensuring functionality for a growing family and aging parents. The core structure of the home will remain intact, with strategic horizontal expansions at the front and rear—without altering its height. The key goals are:

- To preserve the natural character of the site while introducing new elements.
- To retain the cottage charm of the home while improving its functionality for multigenerational living.
- To incorporate energy-efficient, sustainable upgrades that meet contemporary standards.

Scope of Work

For a diagrammatic view of the proposed work, refer to drawing sheet A11.02 in the application.

- Replace the existing deck with an ADU that expands under the house to provide an independent yet connected living space for aging parents.
- Relocate parking from streetscape to new enclosed garage at existing entry porch location.
- Add a new north facing roof dormer to provide the code-required head clearance to proposed bathrooms underneath.
- Add a new rear addition to the house with relocated interior stair to provide more internal open floor area.
- Reduce site coverage by removing hardscaping in the new driveway, deck, and stair materials.
- Enhance architectural interest by modernizing the exterior while maintaining the textured character of traditional cottage-style materials.

Attachment 3

Design Approach

The design approach respects the home's style and scale, as well as the surrounding landscape. Key elements such as the rooflines and exterior materials will be preserved, while thoughtful contemporary updates will enhance the home's functionality, durability, and architectural quality. **For a diagrammatic view of the approach, refer to drawing sheet SP1.00 in the application.**

Forest Character
A primary design focus is the preservation of established trees and the open space that defines the property's character. The open space wraps around the side and rear of the home, offering a natural buffer between the residence and its uphill neighbors. By carefully positioning the expansions beneath the existing home and near the boundaries of removed features, we ensure that the additions are set away from established trees and open space, maintaining the forested aesthetic.

Site Design
Parking will be relocated away from the street, enhancing the streetscape by moving the garage back and replacing the large concrete driveway with a landscaped boundary. The right-of-way will feature native planting beds to improve the pedestrian experience. Short retaining walls, setback wood screens, and privacy features will manage stormwater runoff and create a progression from public to private spaces, reflecting the neighborhood's pattern.

Building Design
The design thoughtfully balances expansion with restraint, ensuring minimal massing increase while optimizing available space. The main house extends strategically at the rear, while an ADU (Accessory Dwelling Unit) is integrated beneath the existing deck footprint and under the house, allowing for efficient expansion without unnecessary demolition.

By respecting the site's natural constraints—such as the sloping topography and zoning regulations—the design harmonizes with both the immediate landscape and the broader neighborhood context. Additions are carefully positioned to blend with the surroundings, minimizing their visual impact from the street.

The massing strategy follows a common neighborhood typology, where stepped forms mitigate non-conforming height and multi-story conditions. A single-story volume at the front transitions into a recessed two-story form toward the rear, reducing the home's perceived scale from the street. This approach aligns with the surrounding architectural pattern, where lower masses—often garages—are partially embedded beneath taller, setback volumes. In this case, the ADU takes the place of a traditional garage, preserving a cohesive and contextually appropriate streetscape. **For precedent examples, refer to drawing sheet SP1.00 in the application.**

Roof Forms
The design features two dormers: an existing south-facing dormer and a new north-facing dormer. The new dormer is essential for meeting building code requirements for head clearance in the spaces below, ensuring the upper floor remains functional. Without this addition, the affected spaces would not be viable.

The dormer integrates with the existing roof form by setting it fully within the roof plane. In keeping with the neighborhood's traditional style, the roof maintains a simple gable silhouette with the new dormer positioned approximately 12 feet back from the street-facing eave. It is carefully proportioned to enhance usability without appearing oversized or intrusive.

Mature street trees obscure the dormer from view, and even without them, it would only be slightly visible from an acute angle, with limited visibility from the neighboring property to the north due to the dormer being setback

from the exterior wall. For a street view, refer to drawing sheet SP1.00 in the application. **For a street view, refer to drawing sheet SP1.00 in the application.**

Embellishments
To soften the impact of the built form, architectural elements such as trellises and screening devices are introduced. These features not only enhance the visual interest of the façade but also provide a layered transition between interior and exterior spaces. They are proposed in wood, a common material found throughout Carmel's residential details.

Materials
The exterior materials will maintain the cottage-style shingle aesthetic, complemented by more durable, contemporary materials like stone and horizontal siding at the ground floor. This differentiation reinforces the visual separation between the lower ADU base and the upper floors of the main house, supporting the strategy of reducing the apparent massing.

Conclusion

The Schwartz & Young Residence renovation is a thoughtful transformation that balances the preservation of the property's key qualities with modern living needs. The design enhances the home's functionality, accommodates multigenerational living, and embraces sustainability. By blending new elements with the existing character, this project will maintain the home as a contributing part of the Carmel neighborhoods. Aaron and Sue are confident that this design harmoniously blends tradition and innovation and respectfully request approval for the project.

Please feel free to contact me with any questions.

Thank you for your consideration of the application.

Sincerely,

Benjamin Schaefer
Owner / Architect
Benjamin Schaefer Architect
Lic. No. C 35876

Jan 31, 2025

Dear Carmel Planning Commission,

Thank you for reviewing our plans for our home on Casanova Street. We wanted to share a bit about our family and our history in Carmel.

Sue is a Bay Area native, whose parents owned a home in Carmel Woods starting in 1993. The majority of her childhood memories take place there; it's so special that the paintings above the fireplace in the grandparents home is actually a local artist's rendering of a photo of Sue and her sister on Carmel Beach!

We met at Berkeley, and got married at … Asilomar in 2015. Aaron got the Carmel bug, and we have continued to celebrate most occasions in the area over the past decade.

Fast forward to March 2020 and we had a 2-year-old daughter and a nearly 4-year-old daughter and we moved in with Sue's parents in the Bay Area for childcare during Covid. In September 2020 we sold our house in San Francisco, and by the summer of 2021 had bought our home on Casanova Street, which became our primary residence. We attended Earth Treks as part of our pre-school experience; the girls have hiked all over Garland; they've done tennis lessons with Chris at Mission Ranch; danced at the Monterey Dance Center; and learned to sail at the Monterey Yacht Club.

With return-to-office we unfortunately had to made our way back to the Bay Area, but still spend nearly every holiday and as many weekends as possible there (and at least 4 weeks during the summer). A few months ago we even helped run a table at the Farmer's Market with Nile!

So, why a renovation after 3 years? The house is wonderful, but needs a bunch of updates. It's as creaky (and charming!) as they come. Aaron bumps his head on many doors including the upstairs bathroom, the entire laundry area, and the paneling above his bed. While the steep roof isn't ideal for usable square footage, it's been very fun for hide-and-seek and makeshift sleeping closets while the kids were small. Now that the youngest, our nephew, is 4 and the oldest, our daughter, is almost 9 (And has Aaron's height), we're hoping to renovate and build this into a house that can fit slightly larger kids on the top floor, and more open space elsewhere.

More excitingly, Sue's parents are hoping to make Carmel-by-the-Sea more of a full-time home, so we're investing in carving out the ADU with two separate rooms specifically for them. We are hoping to have more living space down there up to the CA limit, but understand the Carmel preference of a slightly smaller footprint. If we could prioritize any ask, it's to extend it in the back, in a way that the footprint of the house doesn't look any bigger to the outside, but our in-laws can be more comfortable. They're obviously excited either way of course!

Thanks for reviewing, looking forward to meeting you in February.

Sue and Aaron

Thanksgiving 2024

Christmas 2022

ARCHITECTURAL ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G	BLOCKING
BM.	BEAM
B.U.R.	BUILT UP ROOFING
B.W.	BOTH WAYS
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DEG.	DEGREE
DET/DTL	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG.	DIAGONAL
DIA.	DIAMETER
DN.	DOWN
DS.	DOWNSPOUT
DWG.	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
E.J.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ	EQUAL
EQUIP.	EQUIPMENT
EXT.	Exterior
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN/FND	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GLB	GLUE LAM BEAM
GR.	GRADE
GYP.	GYPSUM
GYP BD.	GYPSUM BOARD
GSM	GALVANIZED SHEET METAL
HB	HOSE BIB
H.C.	HOLLOW CORE
HDWD	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITIONING
HW	HOT WATER
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JH	JOIST HANGER
JNT.	JOINT
JST.	JOIST
KIT.	KITCHENLAB
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
MUL.	MULLION
N	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
Q.T.	QUARRY TILE
R.	RISER
(R)	REMODELED
R.D.	ROOF DRAIN
RE:	REFER TO
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
RWL	RAINWATER LEADER
S	SOUTH
S.A.S.M.	SELF ADHERED SHEET MEMBRANE
S.C.	SOLID CORE
SCHED	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STAGG.	STAGGERED
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
TR	TREAD
T&B	TOP AND BOTTOM
TER.	TERRAZO
T&G	TONGUE AND GROOVE
THK.	THICK
T/	TOP OF
T.O.C.	TOP OF CURB
T.O.P.	TOP OF PARAPET
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
VER	VERIFY
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. CONDITIONS AT INDIVIDUAL DETAILS MAY VARY. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO FABRICATION AND INSTALLATION OF THE NEW WORK.

2. DO NOT SCALE THE DRAWINGS. LOCATE ONLY BY WRITTEN DIMENSION, SITE VERIFICATION, OR WRITTEN CLARIFICATION.

3. ALL DIMENSIONS WHEN SHOWN IN PLAN, ARE TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS WHEN SHOWN IN SECTION OR ELEVATION, ARE TO TOP OF FINISH FLOOR OR TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED.

5. ANY ERRORS, OMISSION, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING AND THE CONTRACTOR SHALL RECEIVE WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

6. DETAILS SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

7. CONTRACTOR SHALL VERIFY ALL DETAILS WITH THE LANDSCAPE, UTILITY AND SHOP DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF THE WORK.

8. VERIFY ADAQUACY OF CLEARANCES, AND POINTS OF CONNECTION FOR PIPES WITH PLUMBING CONTRACTOR.

9. ALL WORK SHALL BE DONE WITHOUT CAUSING UNDUE INCONVENIENCE TO ADJACENT SITE IMPROVEMENTS.

10. TRADE NAMES USED ARE DESIGNED TO ESTABLISH QUALITY DESIRED. ANY SUBSTITUTIONS DESIRED BY THE CONTRACTOR SHALL ACCORD WITH SUBSTITUTION PROCEDURES AND FORMAT AS DESCRIBED IN SPECIFICATIONS.

11. ALL WORK SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER, AND WITHOUT TIME EXTENSION TO THE CONTRACT PERIOD.

12. DESIGNS REPRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND WERE DEVELOPED FOR THE USE OF THIS PROJECT ONLY. REUSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

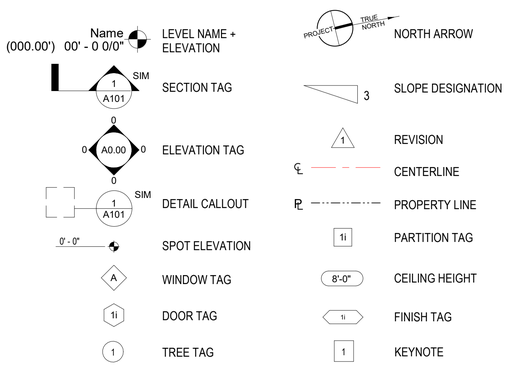
13. MAINTAIN WORK AREAS CLEAN AND FREE FROM UNDUE ENCUMBRANCES AT ALL TIMES. REMOVE SURPLUS MATERIALS AND WASTE AS THE WORK PROGRESSES.

14. IN CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN OTHER CONTRACT DOCUMENTS NOT CLARIFIED BY ADDENDUM, PROVIDE BETTER QUALITY OR GREATER QUANTITY OF WORK IN ACCORDANCE WITH ARCHITECT'S INTERPRETATION.

15. IN CASE OF DISCREPANCIES, LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

16. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF C.B.C. SECTIONS 709.6 AND 709.7 FOR PENETRATIONS THROUGH ALL FIRE-RATED MEMBRANES AND/OR ASSEMBLIES.

ARCHITECTURAL SYMBOLS



PROJECT DATA

SITE INFORMATION	
APN:	010-214-024-000
YEAR BUILT:	1919 PER COUNTY ASSESOR RECORDS
ZONING:	R-1 (RESIDENCE DISTRICT)
LOT AREA:	6000 SF
FAR:	0.45 x (6000-4000) x 0.02) / 1000) = 0.41
BASE FLOOR AREA:	LOT AREA (6000 SF) x FAR (0.41) =2,460 SF

RESIDENCE INFORMATION	EXISTING	PROPOSED
FAR RESIDENCE AREA:	2,045 SF	2,456 SF (ADU EXEMPT FROM FAR)
STORIES:	2 STORIES + BASEMENT	2 STORIES + BASEMENT
UNITS:	1 MAIN RESIDENCE	2 UNITS (MAIN RESIDENCE + ADU)
OCCUPANCY TYPE:	R-3	R-3
CONSTRUCTION TYPE:	V-B	V-B
SPRINKLERS:	NO	YES
PARKING:	(2) 10'-0" X 20'-0" COVERED SPACE	(1) 10'-0" X 20'-0" UNCOVERED SPACE
		(1) 10'-0" X 20'-0" COVERED SPACE

SETBACKS	EXISTING		PROPOSED		MIN. REQUIRED	
FRONT SETBACK	39'-7"		19'-0"		15'-0"	
NORTH SETBACK	5'-0"	Composite 33'-0"	5'-0"	Composite 22'-3"	3'-0"	Composite 15'-0"
SOUTH SETBACK	28-3"	(55% of Lot Width)	17'-3"	(37% of Lot Width)	12'-0"	(25% of Lot Width)
REAR SETBACK	24'-3"		18'-6"		15'-0"	

HEIGHT LIMITS (2 STORIES ALLOWED)	EXISTING	PROPOSED	MAX. ALLOWED
FIRST STORY RIDGE HEIGHT:	N/A	12'-9" (TOP OF PARAPET)	18'-0"
FIRST STORY PLATE HEIGHT:	N/A	N/A	12'-0"
SECOND STORY RIDGE HEIGHT:	28'-9"	28'-9"	24'-0"
SECOND STORY PLATE HEIGHT:	21'-6"	21'-6"	18'-0"

FLOOR AREAS (BASE FLOOR AREA ALLOWED = 2,460 SF.)

EXISTING AREAS MAIN HOUSE	
LEVEL	AREA
(E) BASEMENT	559 SF
(E) MAIN HOUSE	905 SF
(N) MAIN HOUSE	581 SF
TOTAL EXISTING AREA	2,045 SF

PROPOSED AREAS ADU	
LEVEL	AREA
(N) ADU	800 SF
TOTAL PROPOSED ADU AREA	800 SF

PROPOSED AREAS MAIN HOUSE	
LEVEL	AREA
(N) MAIN HOUSE GARAGE LEVEL	342 SF
(N) MAIN HOUSE GARAGE	372 SF
(N) MAIN HOUSE 1ST LEVEL	1,023 SF
(N) MAIN HOUSE 2ND LEVEL	719 SF
TOTAL PROPOSED MAIN HOUSE AREA	2,456 SF

SITE COVERAGE			
LAND COVERAGE ALLOWED	541 SF	(22% OF 2460 SF)	
BONUS SITE COVERAGE	240 SF	(4% OF SITE)	
TOTAL COVERAGE ALLOWED	781 SF	(13.01% OF SITE)	

EXISTING SITE COVERAGE...	
AREA TYPE	AREA
IMPERVIOUS	
(E) CONCRETE PATHS	536 SF
(E) DRIVEWAY	891 SF
(E) EXTERIOR PATIO	699 SF
	2,126 SF
PERVIOUS	
(E) FRONT ENTRANCE DECK	118 SF
	118 SF
TOTAL EXISTING SITE COVERAGE	2,244 SF

PROPOSED SITE COVERAGE W/O BONUS	
AREA TYPE	AREA
IMPERVIOUS	
(N) EXTERIOR STAIR	170 SF
(N) GARDEN WALLS	56 SF
	226 SF
PERVIOUS*	
(N) FRONT DECK	102 SF
(N) REAR DECK	157 SF
(N) TRASH	45 SF
	305 SF
TOTAL PROPOSED COVERAGE W/O BONUS	530 SF

BONUS SITE COVERAGE	
AREA TYPE	AREA
(N) DRIVEWAY PAVERS	235 SF
TOTAL PROPOSED BONUS COVERAGE	235 SF

TOTAL EXISTING PERMEABLE COVERAGE %
118 SF / 2244 SF = 0.052 X 100 = 5.2%

TOTAL EXISTING IMPERMEABLE COVERAGE %
2126 SF / 2244 SF = 0.9774 X 100 = 97.74%

TOTAL EXISTING SITE COVERAGE = 2244 SF
(91.2% OF BASE FLOOR AREA)

SITE COVERAGE WILL BE BROUGHT INTO COMPLIANCE

TREE REMOVAL

(1) ONE EXISTING 4" OAK TREE TO BE REMOVED

PROPOSED SITE COVERAGE W/O BONUS=
305SF + 226 SF = 530SF

PROPOSED SITE COVERAGE W/ BONUS=
530SF + 235 SF = 765SF

PROPOSED PERMEABLE COVERAGE %=
(305 SF +235 SF) /765 SF= 0.71 X 100 = 71%

PROPOSED IMPERMEABLE COVERAGE % =
226 SF/ 765 SF= 0.29 X 100 = 29%

PROJECT SCOPE

EXCAVATION AND EXTENSION OF EXISTING WALKOUT BASEMENT TO PROVIDE NEW ADU. HORIZONTAL ADDITION TO RELOCATE 1ST FLOOR STAIR/BATHROOM. HORIZONTAL ADDITION TO PROVIDE ATTACHED SIDE GARAGE. NEW TRELLISES AND DECK. INTERIOR ALTERATIONS. NEW ROOF DORMER

APPLICABLE CODES

A. 2022 CALIFORNIA BUILDING CODE AND APPENDICES;
B. 2022 CALIFORNIA HISTORICAL BUILDING CODE;
C. 2022 CALIFORNIA EXISTING BUILDING CODE;
D. 2022 CALIFORNIA RESIDENTIAL CODE;
E. 2022 CALIFORNIA PLUMBING CODE;
F. 2022 CALIFORNIA ELECTRICAL CODE;
G. 2022 CALIFORNIA MECHANICAL CODE;
H. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE;
I. 2022 CALIFORNIA FIRE CODE;
K. 2022 CALIFORNIA ENERGY CODE.

ALONG WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS

PROJECT DIRECTORY

ARCHITECT

BENJAMIN SCHAEFER ARCHITECT
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
CONTACT: BEN SCHAEFER
PHONE: 510.282.7177
EMAIL: ben@bsarchitectsca.com

OWNER

AARON & SUE SCHWARTZ
1O CASANOVA NE OCEAN STREET
CARMEL BY THE SEA, CA 93921
PHONE: 917.374.3772
EMAIL: AARON.C.SCHWARTZ@GMAIL.COM

CIVIL ENGINEER

C3 ENGINEERING
126 BONIFACIO PLACE, SUITE C
MONTEREY, CA 93940
(831) 647-1192 V
(831) 647-1194 F

STRUCTURAL ENGINEER

PHONE:
FAX:
CONTACT:
EMAIL:

LANDSCAPE DESIGN

PHONE:
FAX:
CONTACT:
EMAIL:

GEOTECHNICAL ENGINEER / SHORING

PHONE:
FAX:
CONTACT:
EMAIL:

ARBORIST

PHONE:
FAX:
CONTACT:
EMAIL:

GREEN POINT RATER

PHONE:
FAX:
CONTACT:
EMAIL:

TITLE 24

PHONE:
FAX:
CONTACT:
EMAIL:

SURVEYOR

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
CONTACT: CHUCK PUGH
PHONE: 831.649.5225
EMAIL: cpugh@whitsonengineers.com

DRAWING INDEX

1. GENERAL	
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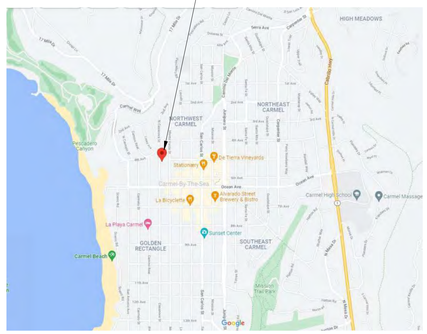
C6	EROSION AND SEDIMENT CONTROL PLAN
C7	EROSION AND SEDIMENT CONTROL PLAN DETAILS
C8	EROSION AND SEDIMENT CONTROL PLAN BMP'S

VICINITY MAP



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REVISION SCHEDULE

REV NO	DESCRIPTION	DATE
	CONCEPT DESIGN REVIEW	01.05.2023
	CONCEPT DESIGN REV RESPONSE 1	06.05.2024
	CONCEPT DESIGN REV RESPONSE 2	12.09.2024

SHEET TITLE

TITLE SHEET / PROJECT DATA

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
As indicated

PROJECT NO.
2105.00

G0.00

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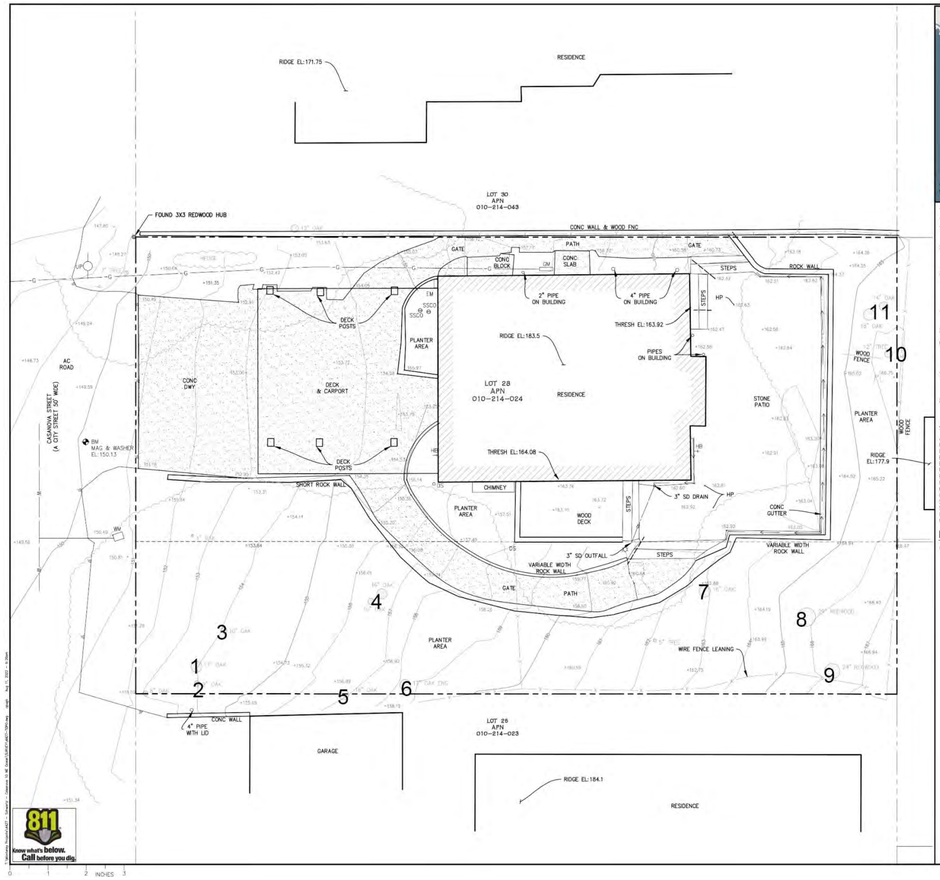
Attachment 4



TOPOGRAPHIC MAP NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS IN SEPTEMBER, 2021.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGIC INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHIC MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK: A SET MAG & WASHER. ELEVATION: 150.13 (ASSUMED DATUM)
6. LOCATION OF UNDERGROUND UTILITIES WAS NOT WITHIN THE SCOPE OF THIS SURVEY. WITH THE EXCEPTION OF OBSERVED FACILITIES, UNDERGROUND UTILITIES ARE NOT SHOWN. UNDERGROUND PIPE SIZES, WHERE SHOWN, AREA BASED ON VISUAL OBSERVATION FROM THE SURFACE AND ARE APPROXIMATE.
7. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES MUST BE VERIFIED BY POSITIVE LOCATION (POTHOLING) BY THE CONSTRUCTION CONTRACTOR PRIOR TO EXCAVATION OR ANY CONSTRUCTION WHICH MAY BE AFFECTED BY THE LOCATION OR ELEVATION OF THE UTILITY.
8. DIAMETERS OF TREES ARE SHOWN IN INCHES MEASURED AT BREAST HEIGHT. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

ABBREVIATIONS

AC	ASPHALT CONCRETE
CO	CLEANOUT
CONC	CONCRETE
ELEC	ELECTRIC
ELEV	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
GM	GAS METER
HP	HIGH POINT
INV	INVERT
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
WM	WATER METER

REFERENCES

VOLUME 2 CITIES & TOWNS PAGE 5

LEGEND

GROUND CONTOUR
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
ABANDONED LOT LINE
BENCHMARK
SPOT GRADE
TREE
STUMP OR SNAG (DEAD)
TREE DRIP LINE
FENCE
FLOW LINE
SIGN
UTILITY POLE
LIGHT, ELECTROLIER
GAS LINE
STORM DRAIN LINE
DOWNSPOUT
CLEANOUT
WATER LINE
WATER VALVE
HOSE BIB
CONCRETE

SCALE: 1" = 5'

(NOT TO SCALE)

Civil Engineering
Land Surveying
Whitson ENGINEERS

LANDMARK LEGEND

10 AE Grasswood
Carmel-by-the-Sea, California
APN 010-214-024-000

TOPOGRAPHIC MAP

SCALE:	1" = 5'
DRAWN:	TCP
JOB NO.:	4427
SHEET	1
OF	1

DESIGNER:

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TREE EVALUATION WORKSHEET & SURVEY

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
As indicated

PROJECT NO.
2105.00

R0.01

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Attachment 4

Significant Tree Evaluation Worksheet

APN: 010-214-024-000
Street Location: Casanova 10 NE of Ocean
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Schwartz
Recommended Tree Density: 4upper and 3 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				

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	CO	CO	CO	CO	CR	CR	Pitt	CO				
YES	X	X	X	X	X	X	X	X	X		X				
NO										X					

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	17	9	10	19	16	17	18	29	24		23				
NO										X					

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

Diameter at breast height = 4,5' above ground

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	1	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	2	2		2				

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

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

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

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

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
score	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
Total Score	7	7	7	7	6	7	6	8	8	0	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				
NO										X					

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

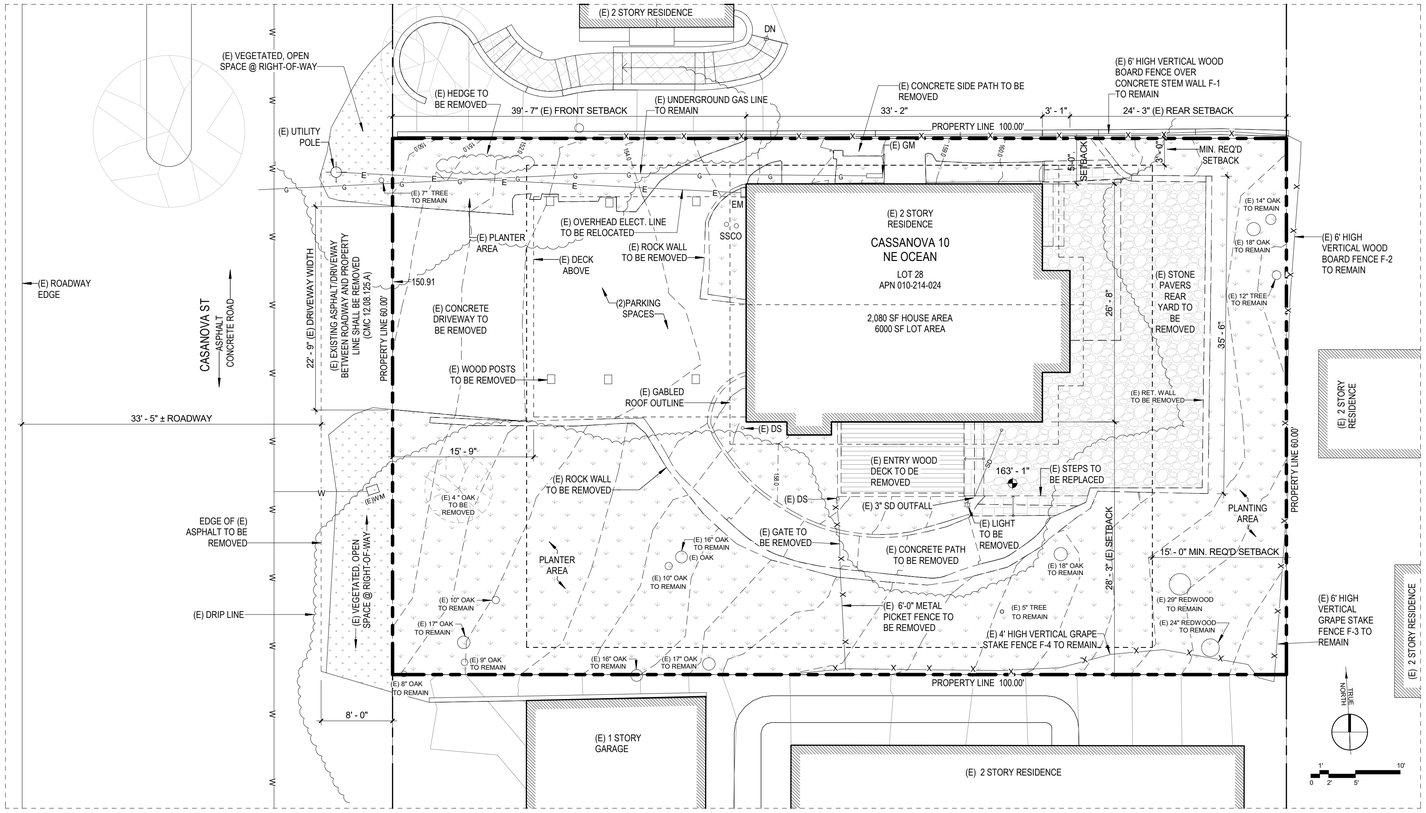
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	8.5	6	6	9.5	8	8.5	9	14.5	12		11.5				

Required Tree Protection Zone

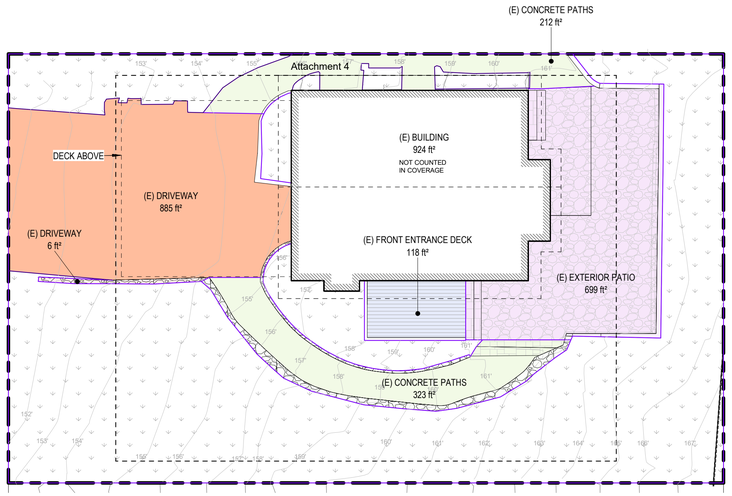
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	25.5	18	18	28.5	24	25.5	27	43.5	36		34.5				

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

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



1 (E) SITE PLAN
1/8" = 1'-0"



2 (E) SITE COVERAGE DIAGRAM
1" = 10'-0"

EXISTING SITE COVERAGE...	
AREA TYPE	AREA
IMPERVIOUS	
(E) CONCRETE PATHS	536 SF
(E) DRIVEWAY	891 SF
(E) EXTERIOR PATIO	699 SF
	2,126 SF
PERVIOUS	
(E) FRONT ENTRANCE DECK	118 SF
	118 SF
TOTAL EXISTING SITE COVERAGE	2,244 SF

TOTAL EXISTING PERMEABLE COVERAGE %
118 SF / 2244 SF = 0.052 X 100 = 5.2%

TOTAL EXISTING IMPERMEABLE COVERAGE %
2126 SF / 2244 SF = 0.9774 X 100 = 97.74%

TOTAL EXISTING SITE COVERAGE = 2244 SF
(91.2% OF BASE FLOOR AREA)

SITE COVERAGE WILL BE BROUGHT INTO COMPLIANCE

SHEET NOTES

DEMOLITION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CUT EARTH
- TREE OUTLINE / DRIP EDGE
- TREE TRUNK

SITE LEGEND

- PROPERTY LINE
- CITY FORESTER STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE (DRIPLINE)
- SETBACK LINES
- 0' - 0" SPOT ELEVATION
- X X FENCE
- G G GAS LINE
- W W WATER LINE
- E E ELECTRIC LINE
- SSCO SANITARY CLEANOUT
- EM ELECTRIC METER
- GM GAS METER
- PROPOSED PLANTING AREAS
- DRY RED CEDAR DECKING
- FLAGSTONE PAVERS

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SHEET TITLE
EXISTING SITE PLAN

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

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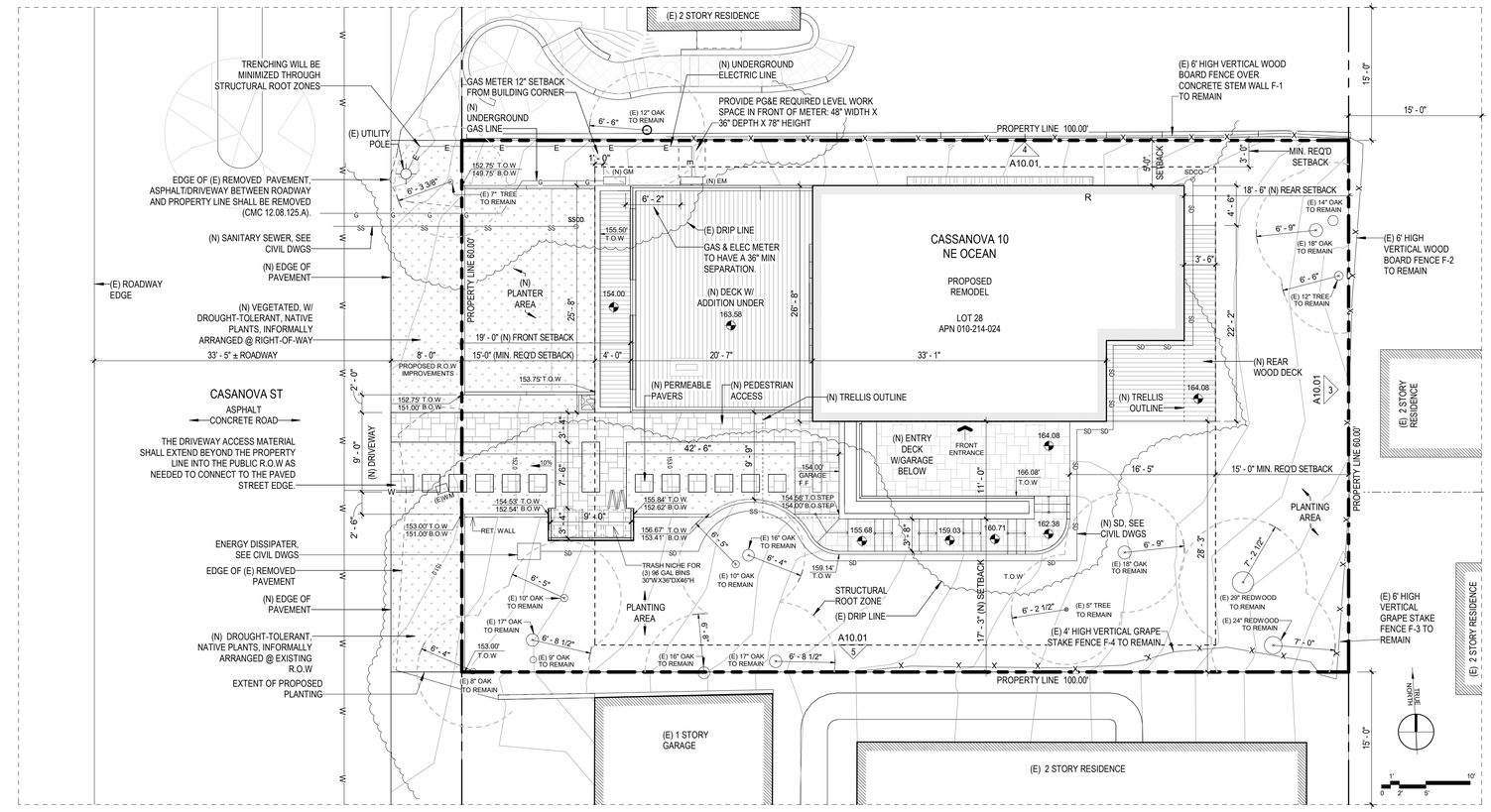
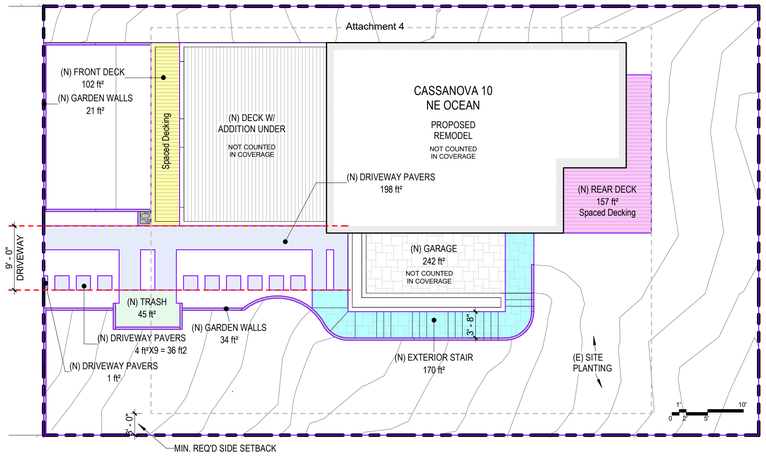


1 PROPOSED SITE PLAN
1/8" = 1'-0"



2 (N) SITE COVERAGE DIAGRAM
1" = 10'-0"

*IF AT LEAST 50% OF ALL SITE COVERAGE ON THE PROPERTY IS MADE OF PERMEABLE OR SEMI-PERMEABLE MATERIALS, AN ADDITIONAL AMOUNT OF SITE COVERAGE OF UP TO 4% OF THE SITE AREA, MAY BE ALLOWED FOR USE IN A SINGLE DRIVEWAY OF UP TO NINE FEET IN WIDTH.

PROPOSED SITE COVERAGE W/O BONUS	
AREA TYPE	AREA
IMPERVIOUS	
(N) EXTERIOR STAIR	170 SF
(N) GARDEN WALLS	56 SF
	226 SF
PERVIOUS*	
(N) FRONT DECK	102 SF
(N) REAR DECK	157 SF
(N) TRASH	45 SF
	305 SF
TOTAL PROPOSED COVERAGE W/O BONUS	530 SF

BONUS SITE COVERAGE	
AREA TYPE	AREA
(N) DRIVEWAY PAVERS	235 SF
TOTAL PROPOSED BONUS COVERAGE	235 SF

PROPOSED SITE COVERAGE W/O BONUS=
305SF + 226 SF = 530SF

PROPOSED SITE COVERAGE W/ BONUS=
530SF + 235 SF = 765SF

PROPOSED PERMEABLE COVERAGE %=
(305 SF +235 SF) /765 SF= 0.71 X 100 = 71%

PROPOSED IMPERMEABLE COVERAGE % =
226 SF/ 765 SF= 0.29 X 100 = 29%

SHEET NOTES

PROPOSED SITE PLAN NOTES

1. ALL PLANTING IS EXISTING. ONLY ONE 4" OAK TREE WILL BE REMOVED.

2. SEE A11.01 FOR IMAGES OF (E) FENCES TO REMAIN

SITE LEGEND

- PROPERTY LINE
- CITY FORESTER STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE (DRIPLINE)
- SETBACK LINES
- 0' - 0" SPOT ELEVATION
- X FENCE
- G GAS LINE
- W WATER LINE
- E ELECTRIC LINE
- SSCO SANITARY CLEANOUT
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SHEET TITLE

PROPOSED SITE PLAN

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
As indicated

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2105.00

A1.02

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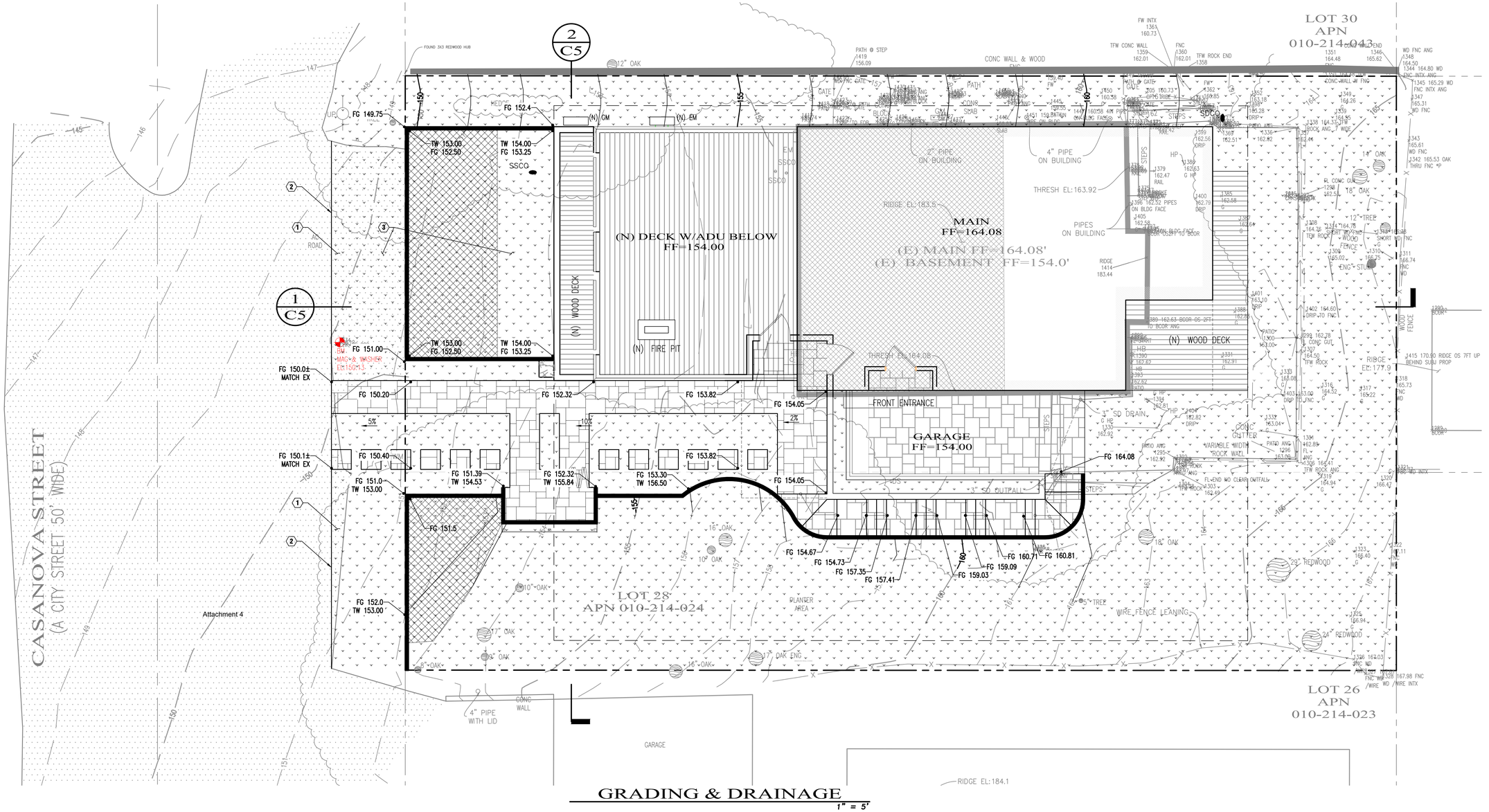

HATCH LEGEND

- AC PAVEMENT, (SEE A/C5)
- PAVERS, (SEE LANDSCAPE ARCHITECT'S PLANS)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- STORMWATER DETENTION AREA (320 SQFT TOTAL)

KEY NOTES

1. SAWCUT AND REMOVE EX AC PAVEMENT
2. NEW EDGE OF PAVEMENT
3. EXISTING ASPHALT/DRIVEWAY BETWEEN ROADWAY AND PROPERTY LINE SHALL BE REMOVED (CMC 12.08.125.A)

GRADING & DRAINAGE

1" = 5'

5 0 5 10 15

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

GRADING & DRAINAGE

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000

Project Location: CASANOVA 10 NE OCEAN, CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

SCALE:	AS NOTED
DATE:	05/02/24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C3
OF	8 SHEETS
PROJECT#	123-141

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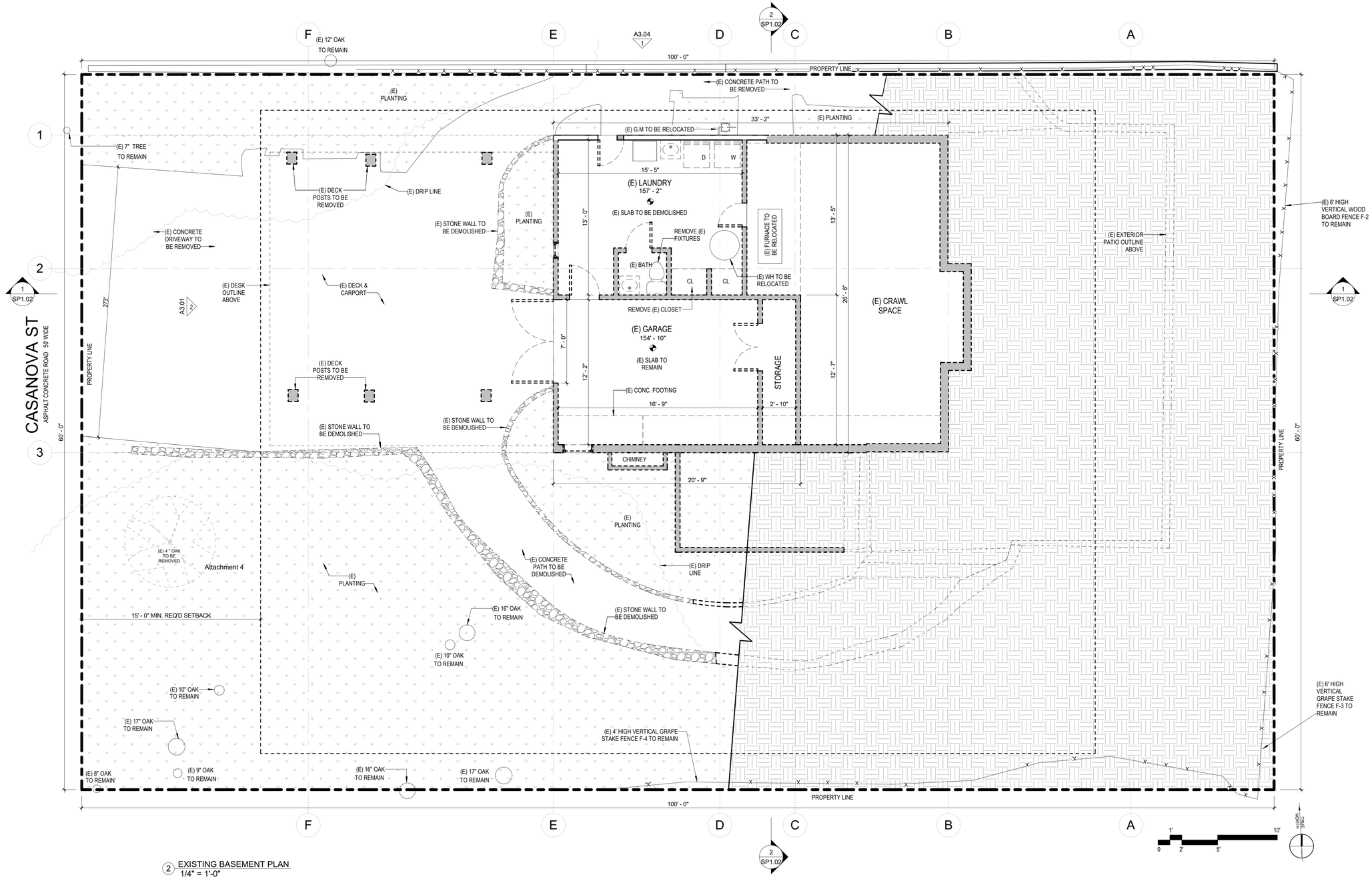

2 EXISTING BASEMENT PLAN
1/4" = 1'-0"

SHEET NOTES

DEMOLITION CALCULATION

PERCENTAGE OF EXTERIOR STRUCTURAL WALLS TO BE REMOVED OR REBUILT

FLOOR	EXSITING	PROPOSED
BASEMENT	126.24 LNFT	108.48 LNFT
FIRST FLOOR	126.35 LNFT	34.92 LNFT
SECOND FLOOR	122.43 LNFT	8.86 LNFT
TOTAL	**375.02 LNFT**	**152.26 LNFT**

TOTAL PERCENTAGE = 152.26 LNFT / 375.02 LNFT = 0.406 X 100 = 40.6%

DEMOLITION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CUT EARTH
- TREE OUTLINE / DRIP EDGE
- TREE TRUNK

DEMOLITION PLAN NOTES

1. SEE SITE PLAN FOR SITE ELEMENTS TO BE DEMOLISHED
2. REMOVE STRUCTURE AS INDICATED.

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STAMP:

CLIENT NAME:
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SUE YOUNG

SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

REV NO	DESCRIPTION	DATE
	CONCEPT DESIGN REVIEW	01.05.2023
	CONCEPT DESIGN REV RESPONSE 1	06.05.2024

SHEET TITLE
EXISTING + DEMO FLOOR PLANS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

A2.01

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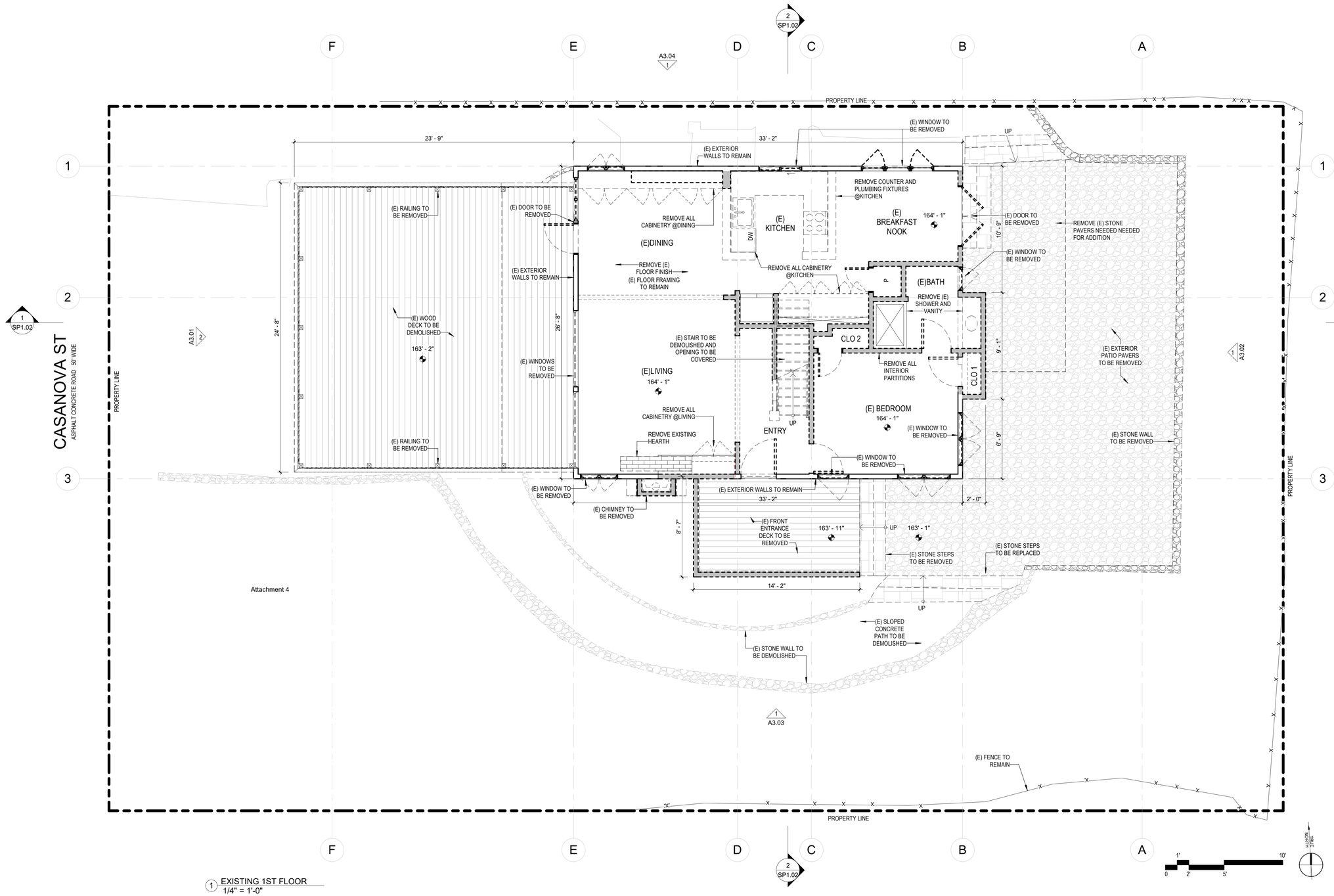

Attachment 4

1 EXISTING 1ST FLOOR
1/4" = 1'-0"

SHEET NOTES

DEMOLITION CALCULATION

PERCENTAGE OF EXTERIOR STRUCTURAL WALLS TO BE REMOVED OR REBUILT

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- EXISTING DOOR TO BE REMOVED
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- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
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	CONCEPT DESIGN REV RESPONSE 2	12.09.2024

SHEET TITLE
EXISTING + DEMO FLOOR PLANS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

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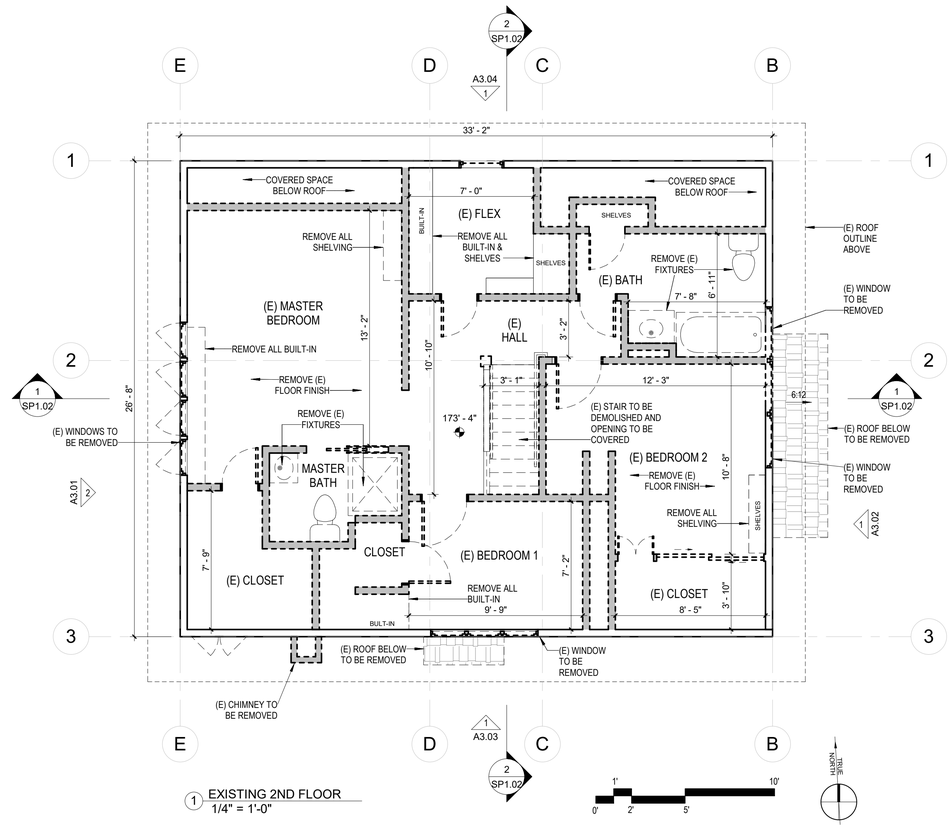
Attachment 4



1 EXISTING 2ND FLOOR
1/4" = 1'-0"

DEMOLITION CALCULATION

PERCENTAGE OF EXTERIOR STRUCTURAL WALLS TO BE REMOVED OR REBUILT

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FIRST FLOOR	126.35 LNFT	34.92 LNFT
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DEMOLITION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CUT EARTH
- TREE OUTLINE / DRIP EDGE
- TREE TRUNK

DEMOLITION PLAN NOTES

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SHEET TITLE

EXISTING + DEMO FLOOR PLANS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

A2.03

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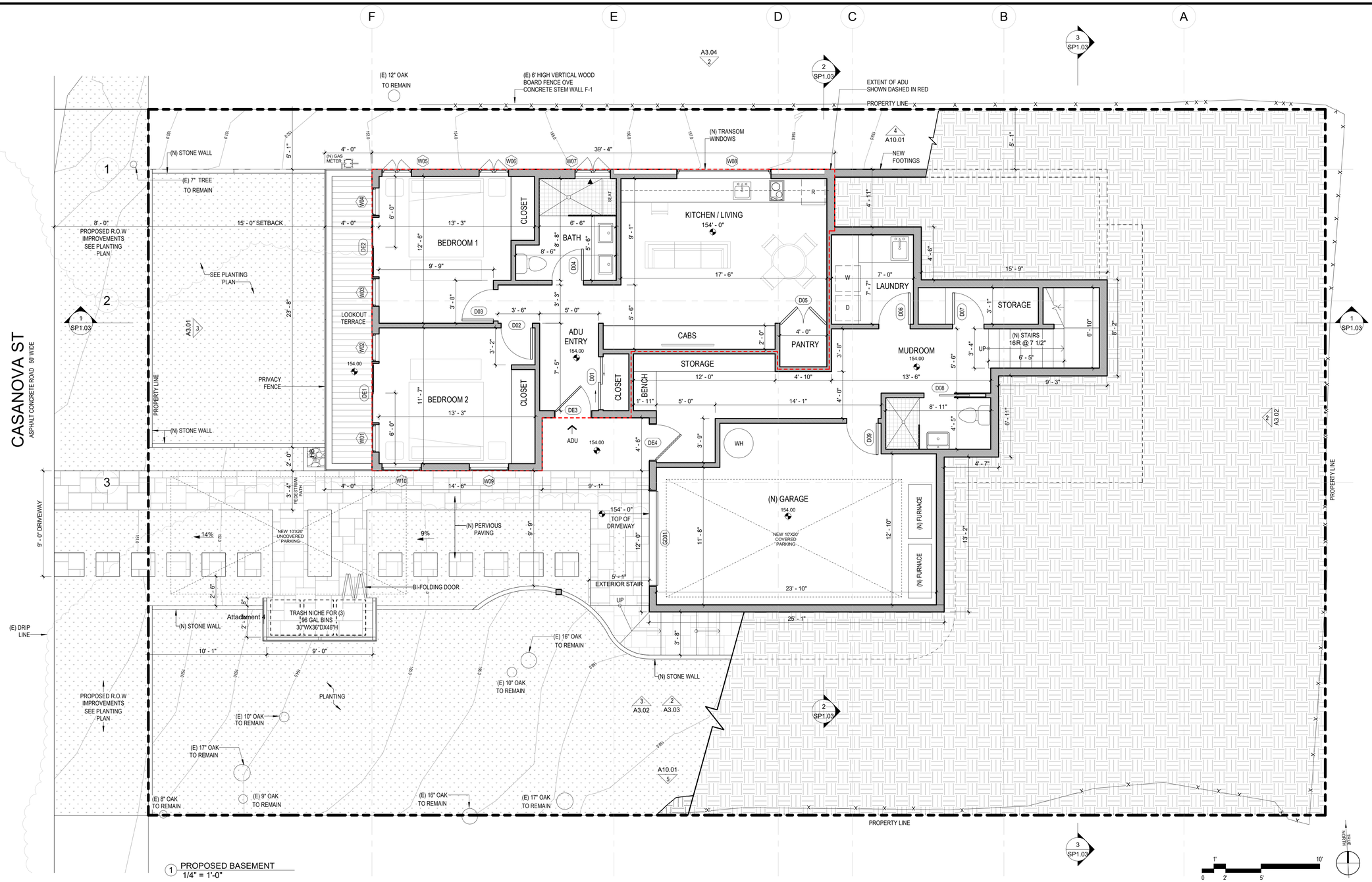

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SHEET TITLE

PROPOSED FLOOR PLANS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

A2.04

12/6/2024 6:01:11 PM

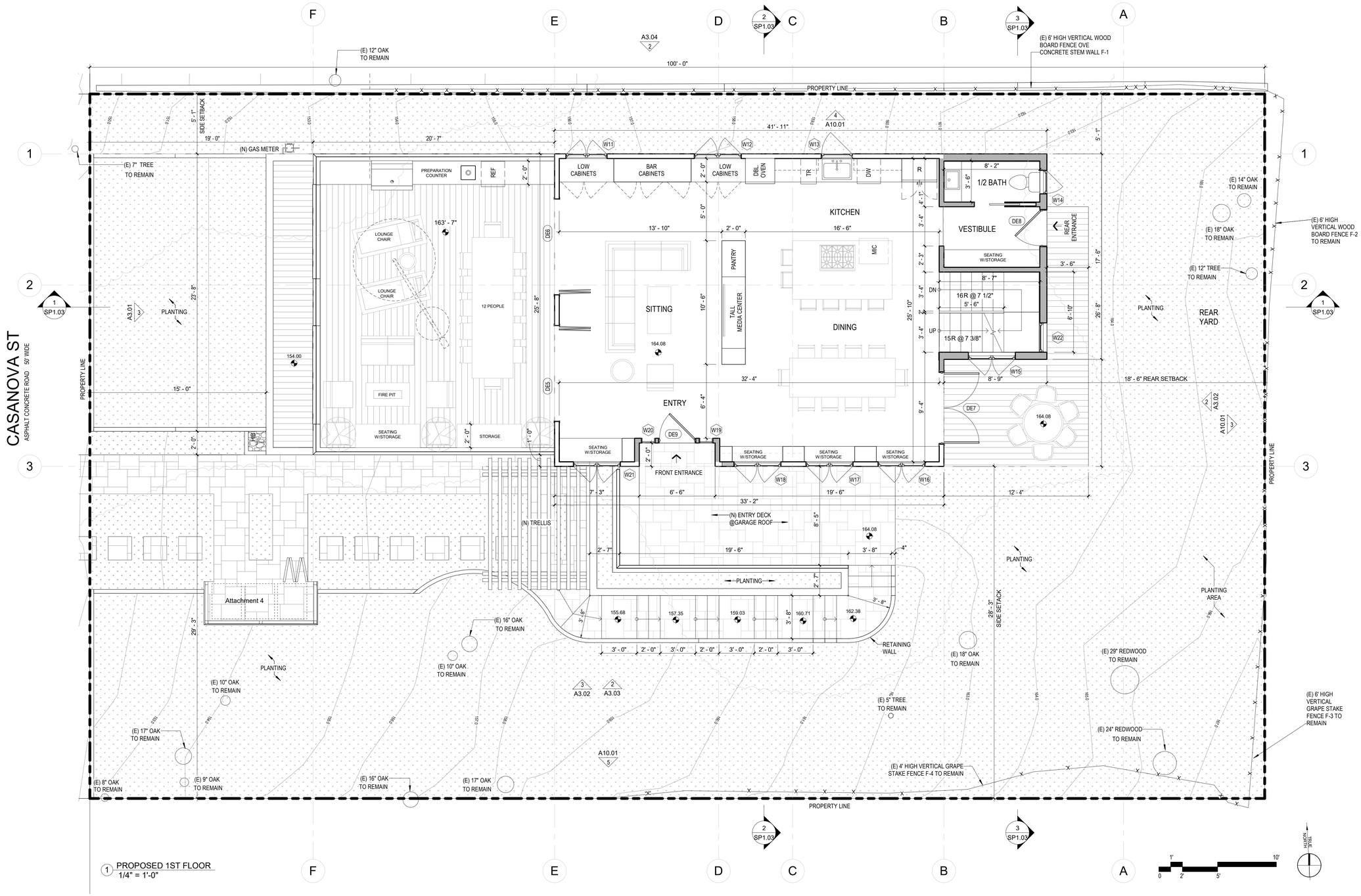
SHEET NOTES

NEW CONSTRUCTION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- NEW WALL/PARTITION
- EXISTING DOOR TO REMAIN
- NEW WINDOW
- WALL TAG
- EXISTING TREE TO REMAIN
- NEW TREE
- ADU OUTLINE

PROPOSED PLAN NOTES

1. SEE SITE PLAN FOR NEW SITE WORK



1 PROPOSED 1ST FLOOR
1/4" = 1'-0"

SHEET NOTES

NEW CONSTRUCTION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- NEW WALL/PARTITION
- EXISTING DOOR TO REMAIN
- NEW WINDOW
- WALL TAG
- EXISTING TREE TO REMAIN
- NEW TREE
- ADU OUTLINE

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SHEET TITLE
PROPOSED FLOOR PLANS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

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12/6/2024 6:01:13 PM

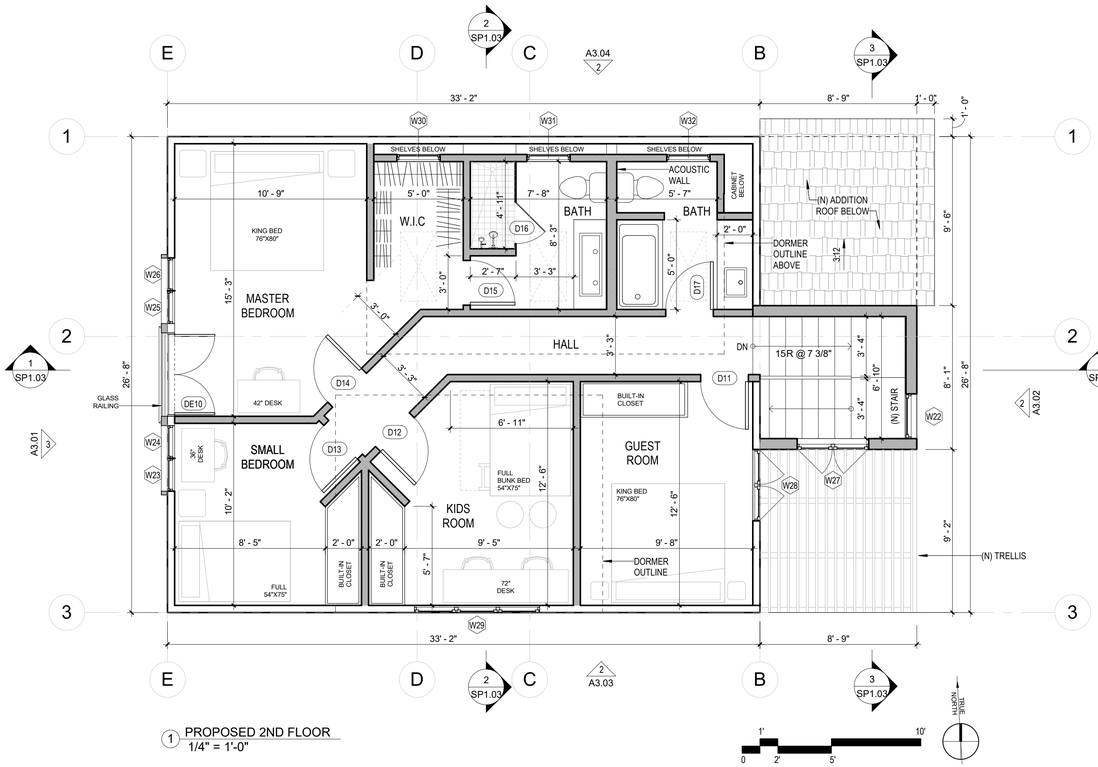
NEW DOOR & FRAME SCHEDULE

DR=door, WD=wood, GL=glass, PTD= painted, STN=stained MFR=manufacturer, PR=pair, IA=inactive, CLR=clear, TMP=tempered, INS=insulated, SC=solid core HC=Hollow core AL=Aluminum clad

Level	MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THK	DOOR MATL	TYPE	HARDWARE FUNCTION	HARDWARE MFR	HARDWARE SERIES	HARDWARE FINISH	#PRS/TYPE	THHLD	GLASS INS	GLASS TMP	REMARKS(ELEV/DETAILS)
(N) BASEMENT															
(N) BASEMENT	D01	4' - 6"	7' - 0"	2"	WD/SC	SLIDING	Interior								
(N) BASEMENT	D02	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(N) BASEMENT	D03	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(N) BASEMENT	D04	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(N) BASEMENT	D05	4' - 0"	7' - 0"	2"	WD/SC	DOUBLE FLUSH	Interior								
(N) BASEMENT	D06	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(N) BASEMENT	D07	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(N) BASEMENT	D08	2' - 7"	7' - 0"	1 3/8"	WD/SC	POCKET	Interior								
(N) BASEMENT	D09	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(N) BASEMENT	DE1	5' - 0"	7' - 0"	3/4"	WD/AL/GL	SLIDING	Exterior						YES	YES	
(N) BASEMENT	DE2	5' - 0"	7' - 0"	3/4"	WD/AL/GL	SLIDING	Exterior						YES	YES	
(N) BASEMENT	DE3	3' - 0"	7' - 0"	1 3/8"	WD/AL/GL	SWING	Exterior						YES	YES	
(N) BASEMENT	DE4	3' - 0"	7' - 0"	1 3/8"	WD/AL/GL	SWING	Exterior						YES	YES	
(N) BASEMENT	GD01	8' - 0"	7' - 0"	1 1/2"	WOOD	SECTIONAL GARAGE DOOR	Exterior								
(E) 1ST FLOOR															
(E) 1ST FLOOR	D10	2' - 7"	7' - 0"	1 3/8"	WD/SC	POCKET	Interior								
(E) 1ST FLOOR	DE5	8' - 0"	7' - 0"	1 3/8"	WD/AL/GL	FOLDING	Exterior						YES	YES	
(E) 1ST FLOOR	DE6	8' - 0"	7' - 0"	1 3/8"	WD/AL/GL	FOLDING	Exterior						YES	YES	
(E) 1ST FLOOR	DE7	6' - 0"	7' - 0"	1 3/8"	WD/AL/GL	DOUBLE SWING	Exterior						YES	YES	
(E) 1ST FLOOR	DE8	3' - 0"	7' - 0"	1 3/8"	WD/AL/GL	SWING	Exterior						YES	YES	
(E) 1ST FLOOR	DE9	3' - 0"	7' - 0"	1 3/8"	WD/AL/GL	SWING	Exterior						YES	YES	
(E) 2ND FLOOR															
(E) 2ND FLOOR	D11	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(E) 2ND FLOOR	D12	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(E) 2ND FLOOR	D13	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(E) 2ND FLOOR	D14	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(E) 2ND FLOOR	D15	2' - 6"	6' - 8"	2"	WD/SC	SINGLE FLUSH	Interior								
(E) 2ND FLOOR	D16	2' - 4"	6' - 6"	1/2"	WD/SC	GLASS SHOWER	Interior						NO	YES	
(E) 2ND FLOOR	D17	2' - 8"	7' - 0"	2"	WD/SC	SINGLE FLUSH	Interior								
(E) 2ND FLOOR	DE10	4' - 6"	6' - 8"	1 3/8"	WD/AL/GL	FRENCH	Exterior						YES	YES	

NEW WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	MTL	FINISH EXT	INS	LowE	U.V	LAM	TMP	FUNCTION LT	FUNCTION RT	FUNCTION OP	FUNCTION FIX	SILL	REMARKS (ELEV/
(N) BASEMENT																
W01	2' - 4"	7' - 0"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	Yes	No	No	No	Yes	0' - 0"	
W02	2' - 4"	7' - 0"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	Yes	No	No	No	Yes	0' - 0"	
W03	2' - 4"	7' - 0"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	Yes	No	No	No	Yes	0' - 0"	
W04	2' - 4"	7' - 0"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	Yes	No	No	No	Yes	0' - 0"	
W05	2' - 6"	4' - 0"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 0"	
W06	2' - 6"	4' - 0"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 0"	
W07	3' - 0"	4' - 0"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 0"	
W08	8' - 0"	2' - 0"	AWNING	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	5' - 0"	
W09	3' - 4"	2' - 0"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	5' - 0"	
W10	3' - 4"	2' - 0"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	5' - 0"	
(E) 1ST FLOOR																
W11	3' - 6"	3' - 8 3/4"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 1 3/4"	
W12	4' - 0"	3' - 8 3/4"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 1 3/4"	
W13	2' - 8"	3' - 8 3/4"	CASEMENT SINGLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	Yes	No	No	3' - 1 3/4"	
W14	2' - 0"	3' - 9 3/4"	CASEMENT SINGLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	Yes	No	No	No	3' - 2 1/4"	
W15	4' - 0"	3' - 10 3/4"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 1 3/4"	
W16	4' - 0"	3' - 10 3/4"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 1 3/4"	
W17	4' - 0"	3' - 10 3/4"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 1 3/4"	
W18	4' - 0"	3' - 10 3/4"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 1 3/4"	
W19	1' - 0"	7' - 0"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	Yes	No	No	No	Yes	0' - 0"	
W20	1' - 0"	7' - 0"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	Yes	No	No	No	Yes	0' - 0"	
W21	4' - 0"	3' - 10 3/4"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 1 3/4"	
W22	2' - 6"	11' - 5"	FIXED / TRIPLE VERTICAL	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	3' - 0 1/2"	
(E) 2ND FLOOR																
W23	1' - 10"	6' - 8 3/4"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	0' - 0"	
W24	1' - 10"	6' - 8 3/4"	CASEMENT + FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	Yes	No	Yes	No	0' - 0"	
W25	1' - 10"	6' - 8 3/4"	CASEMENT + FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	No	Yes	No	No	Yes	No	Yes	No	Yes	0' - 0"	
W26	1' - 10"	6' - 8 3/4"	FIXED	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	0' - 0"	
W27	4' - 0"	3' - 6"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	1' - 8"	
W28	4' - 0"	3' - 6"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	1' - 8"	
W29	7' - 0"	2' - 4"	CASEMENT DOUBLE W/FIXED CENTER	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	3' - 4 1/8"	
W30	2' - 5"	2' - 0"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	4' - 3"	
W31	2' - 5"	2' - 0"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	4' - 3"	
W32	2' - 5"	2' - 0"	CASEMENT DOUBLE	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	Yes	No	4' - 3"	
W33	2' - 2"	1' - 8"	FIXED TRANSOM	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	7' - 4 3/4"	
W34	2' - 2"	1' - 8"	FIXED TRANSOM	WOOD	DARK BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	7' - 4 3/4"	
(E) T.O ROOF																
S01	4' - 0"	3' - 0"	SKYLIGHT	WOOD	VELUX BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	No		
S02	4' - 0"	3' - 0"	SKYLIGHT	WOOD	VELUX BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	No		
S03	2' - 0"	4' - 0"	OPERBALE, 2 LIGHTS, CUSTOM SIZE	WOOD	VELUX BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	No		
S04	2' - 0"	4' - 0"	OPERBALE, 2 LIGHTS, CUSTOM SIZE	WOOD	VELUX BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	No		
S05	2' - 0"	4' - 0"	OPERBALE, 2 LIGHTS, CUSTOM SIZE	WOOD	VELUX BRONZE ALUMINUM CLAD	Yes	Yes	No	No	No	No	No	No	Yes	No		



1 PROPOSED 2ND FLOOR
1/4" = 1'-0"

SHEET NOTES

NEW CONSTRUCTION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- NEW WALL/PARTITION
- EXISTING DOOR TO REMAIN
- NEW WINDOW
- WALL TAG
- EXISTING TREE TO REMAIN
- NEW TREE
- ADU OUTLINE

PROPOSED PLAN NOTES

1. SEE SITE PLAN FOR NEW SITE WORK

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SHEET TITLE

PROPOSED FLOOR PLANS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

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SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

A2.06

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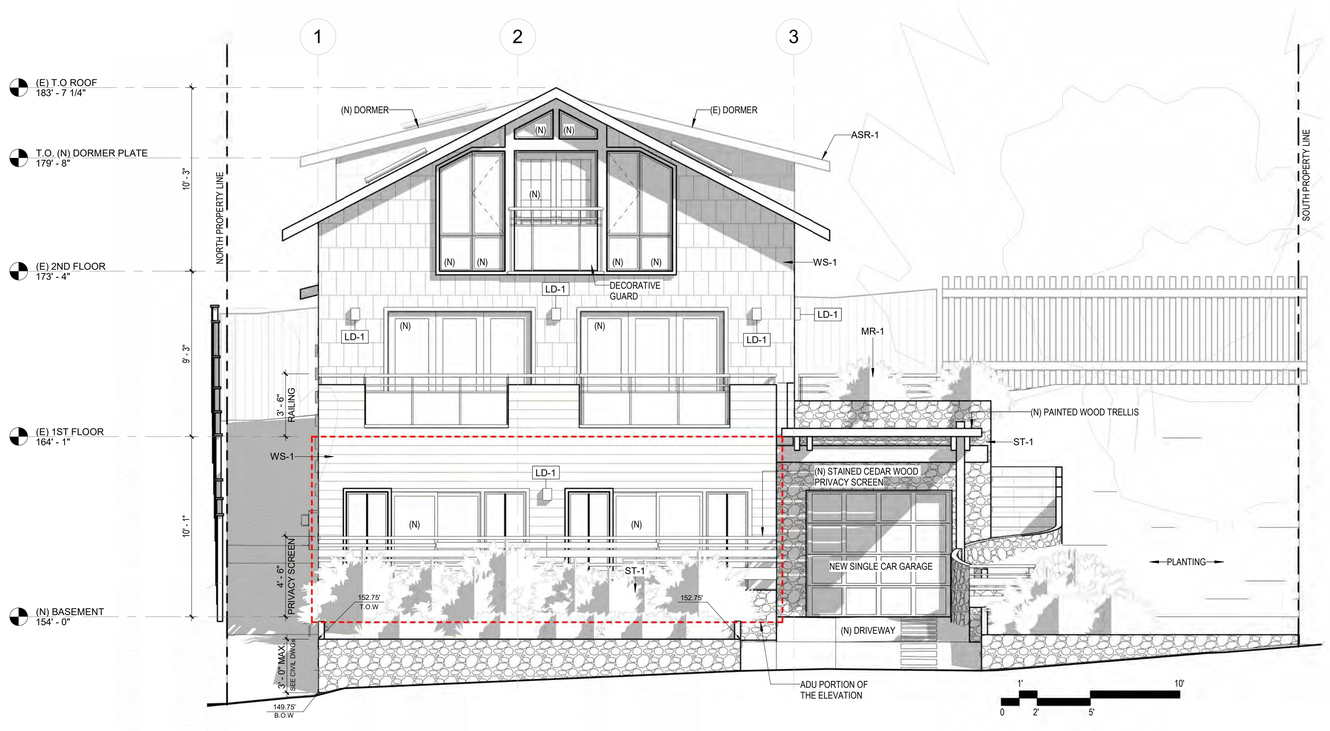
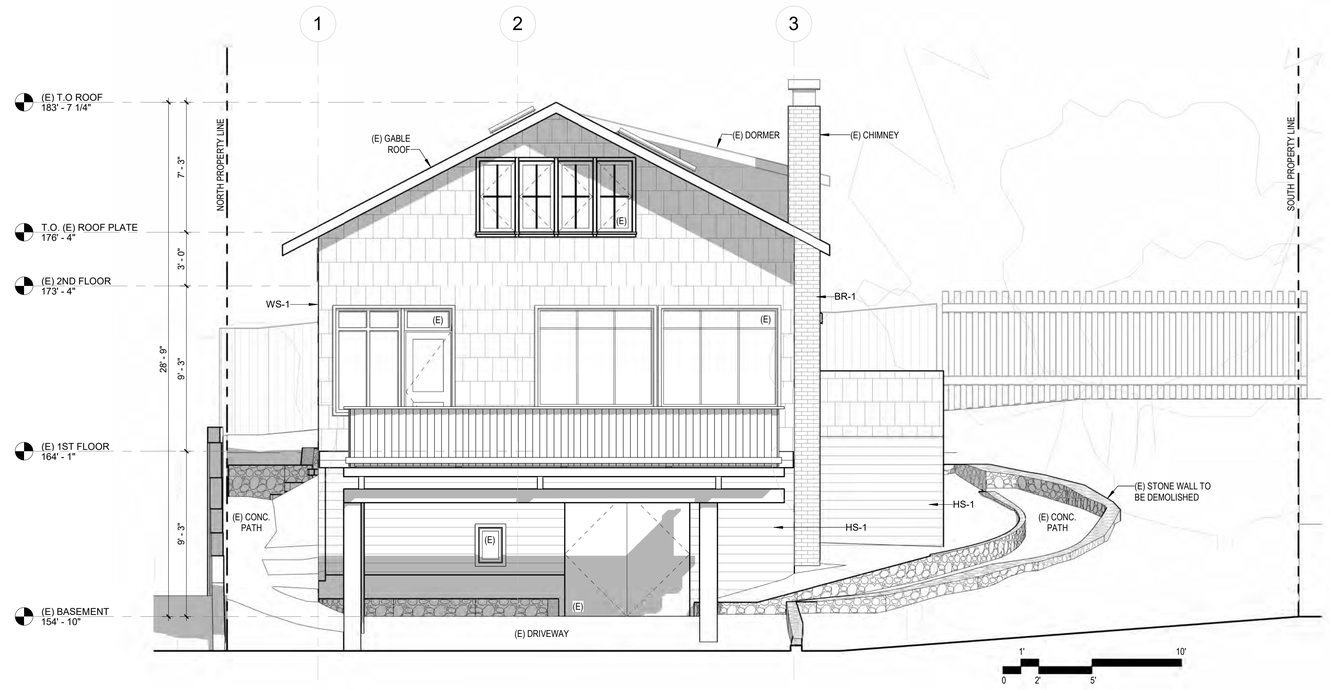
Attachment 4



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

Attachment 4



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

EXISTING ELEVATION LEGEND

MARK	DESCRIPTION
ASR-1	ASPHALT SHINGLE ROOFING
BR-1	BRICK WALL
GR-1	GLASS RAILING
HS-1	WOOD SIDING HORIZONTAL
MR-1	METAL RAILING
WS-1	WOOD SHAKES

PROPOSED ELEVATION LEGEND

MARK	DESCRIPTION
ASR-1	ASPHALT SHINGLE ROOFING
BR-1	BRICK WALL
GR-1	GLASS RAILING
SL-1	LED RECESSED STEP LIGHTS
LD-1	LED WALL SCONCE DOWLINGHT / SURFACE MOUNTED
MR-1	METAL RAILING
E11	OPERBALE, 2 LIGHTS, CUSTOM SIZE
WS-1	WOOD SHAKES
HS-1	WOOD SIDING HORIZONTAL

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REVISION SCHEDULE

REV NO	DESCRIPTION	DATE
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	CONCEPT DESIGN REV RESPONSE 2	12.09.2024

SHEET TITLE

EXISTING + PROPOSED ELEVATIONS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

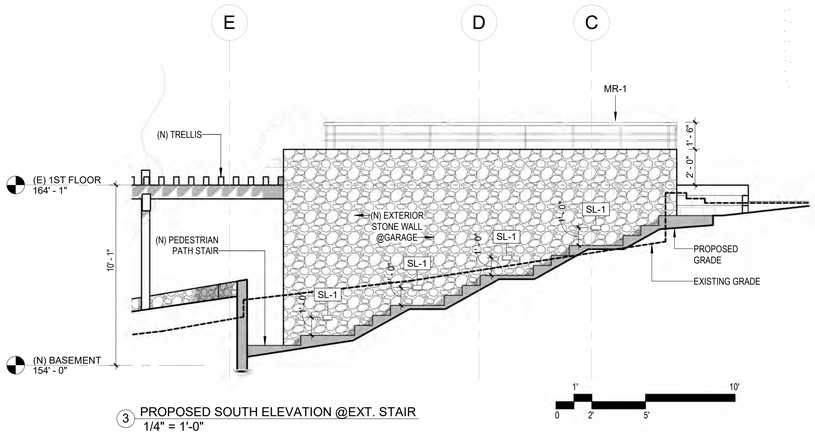
CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

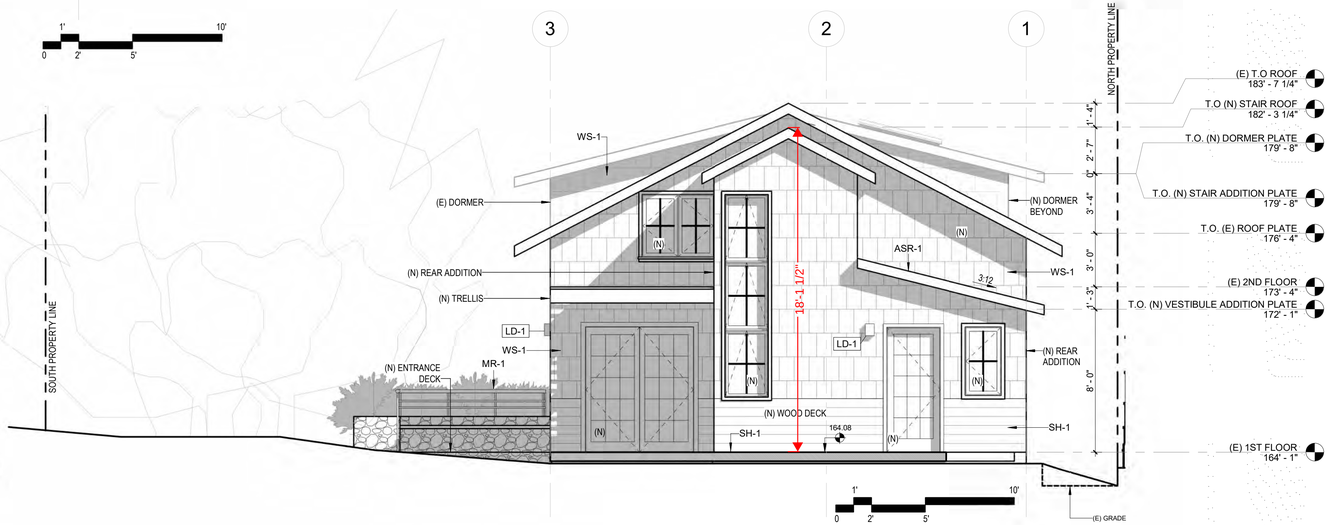
PROJECT NO.
2105.00

A3.01

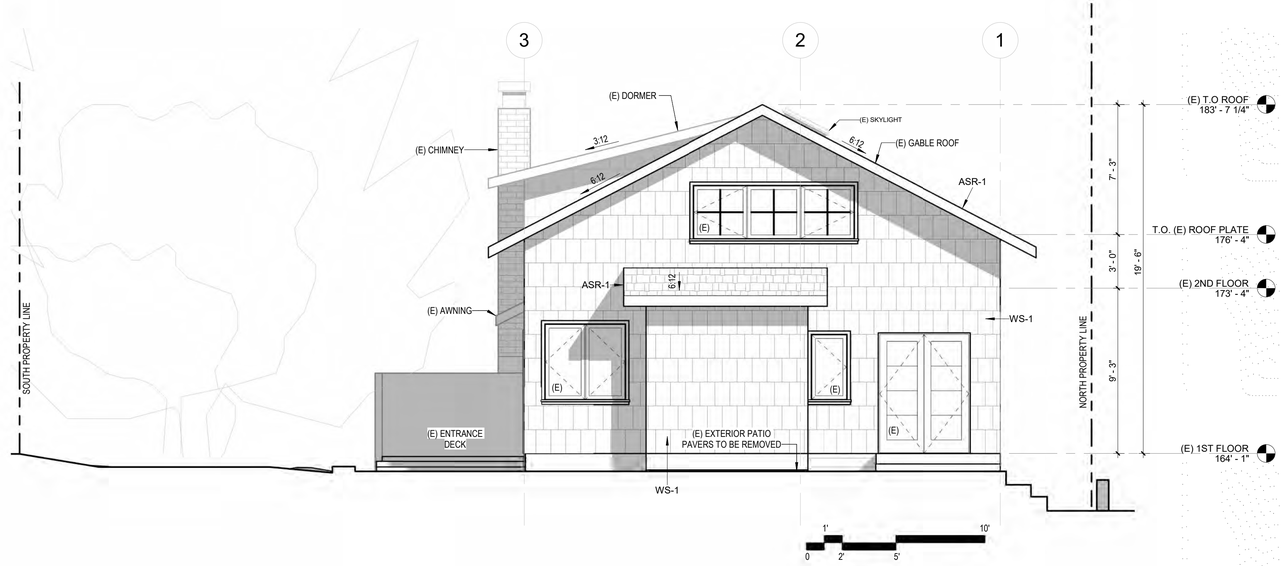
12/6/2024 6:01:31 PM



3 PROPOSED SOUTH ELEVATION @EXT. STAIR
1/4" = 1'-0"



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



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

Attachment 4

EXISTING ELEVATION LEGEND

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PROPOSED ELEVATION LEGEND

MARK	DESCRIPTION
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MR-1	METAL RAILING
E11	OPERBALE, 2 LIGHTS, CUSTOM SIZE
WS-1	WOOD SHAKES
HS-1	WOOD SIDING HORIZONTAL

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SHEET TITLE

EXISTING + PROPOSED ELEVATIONS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

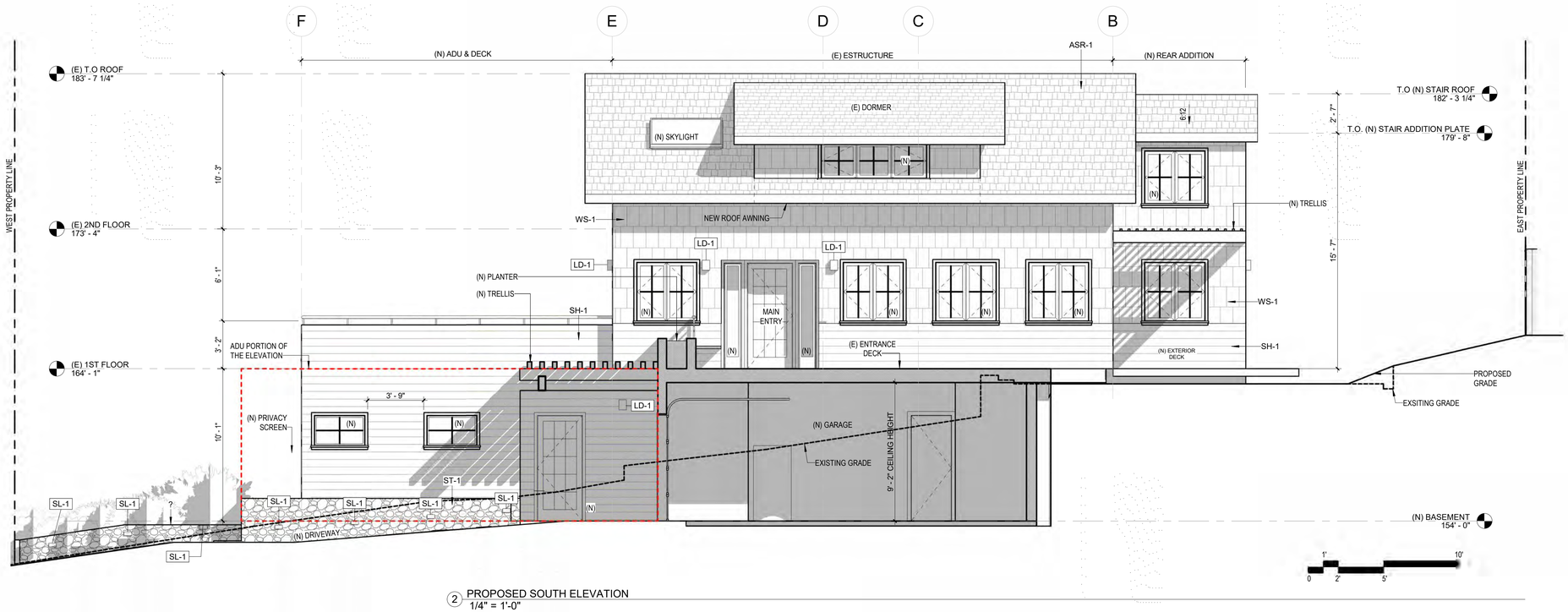
CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

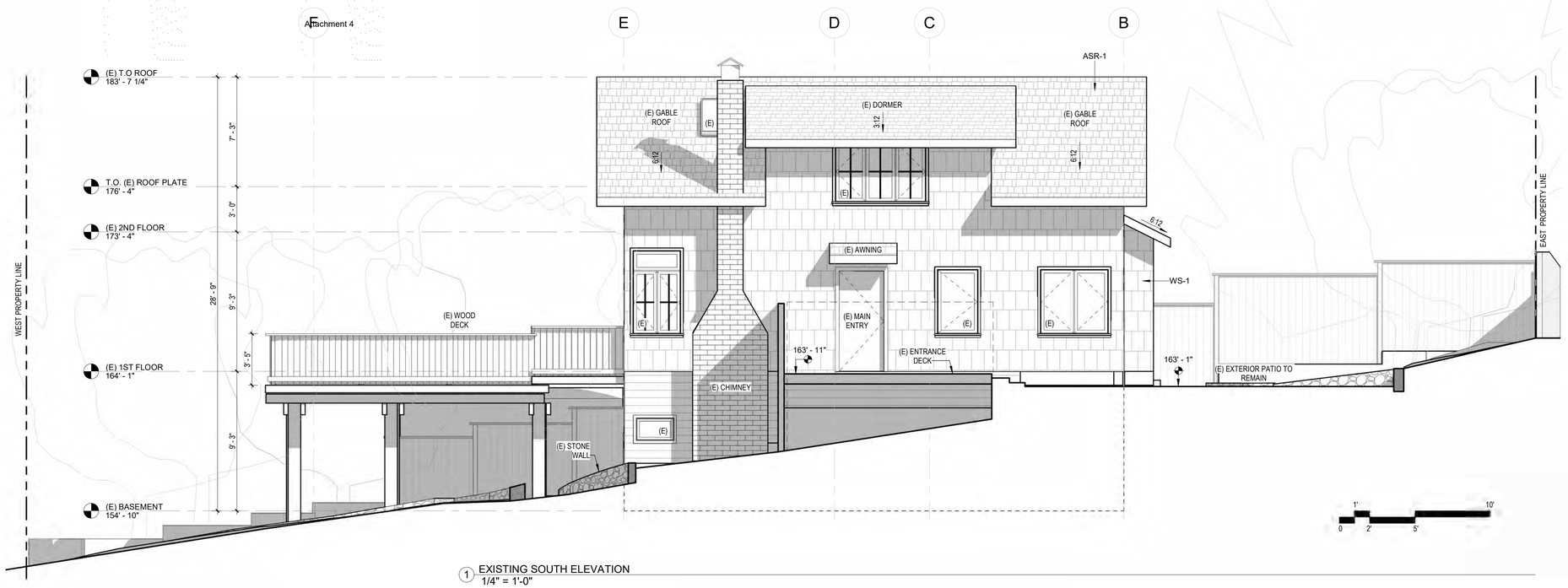
PROJECT NO.
2105.00

A3.02

12/6/2024 6:01:41 PM



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



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

EXISTING ELEVATION LEGEND

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PROPOSED ELEVATION LEGEND

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SHEET TITLE

EXISTING + PROPOSED ELEVATIONS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

A3.03

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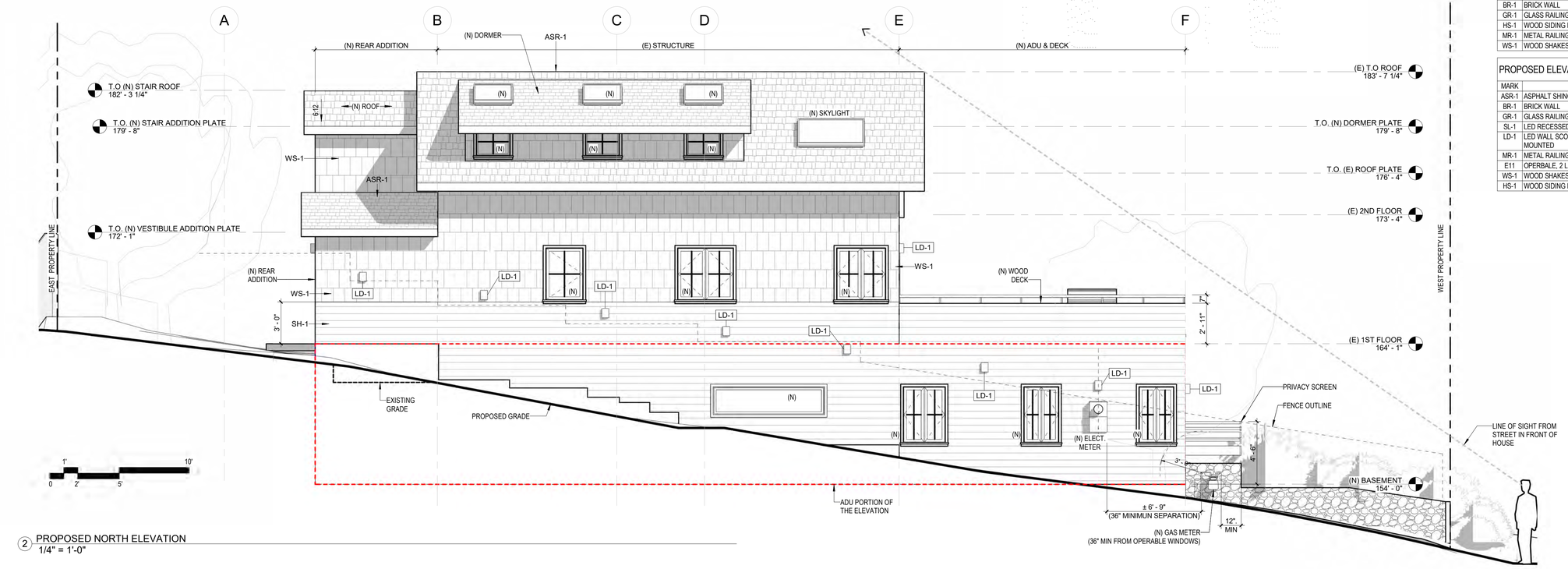
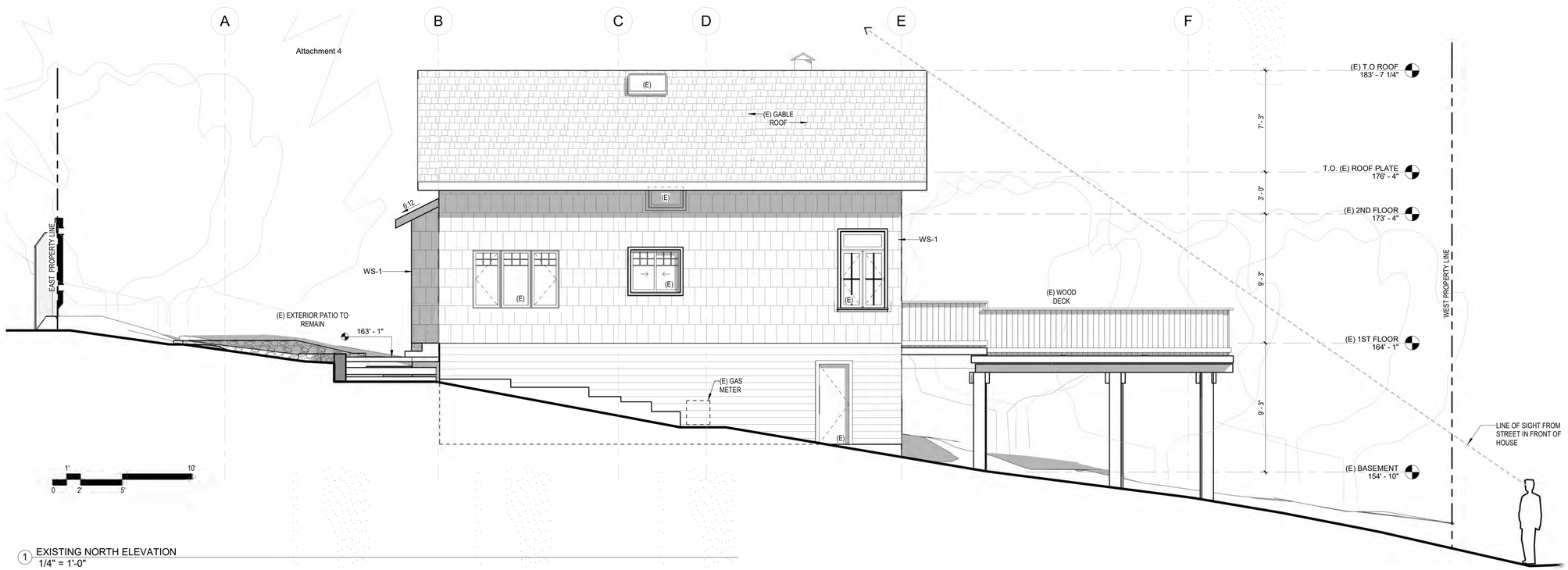


2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

Attachment 4



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

EXISTING ELEVATION LEGEND

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PROPOSED ELEVATION LEGEND

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SHEET TITLE
EXISTING + PROPOSED ELEVATIONS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

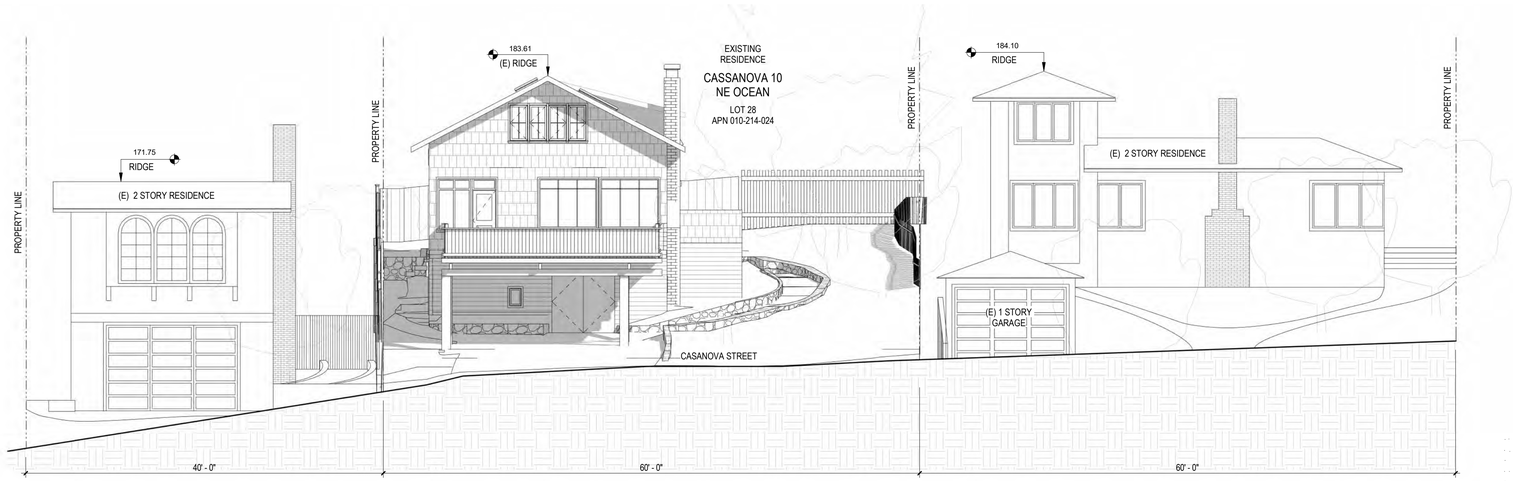
CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

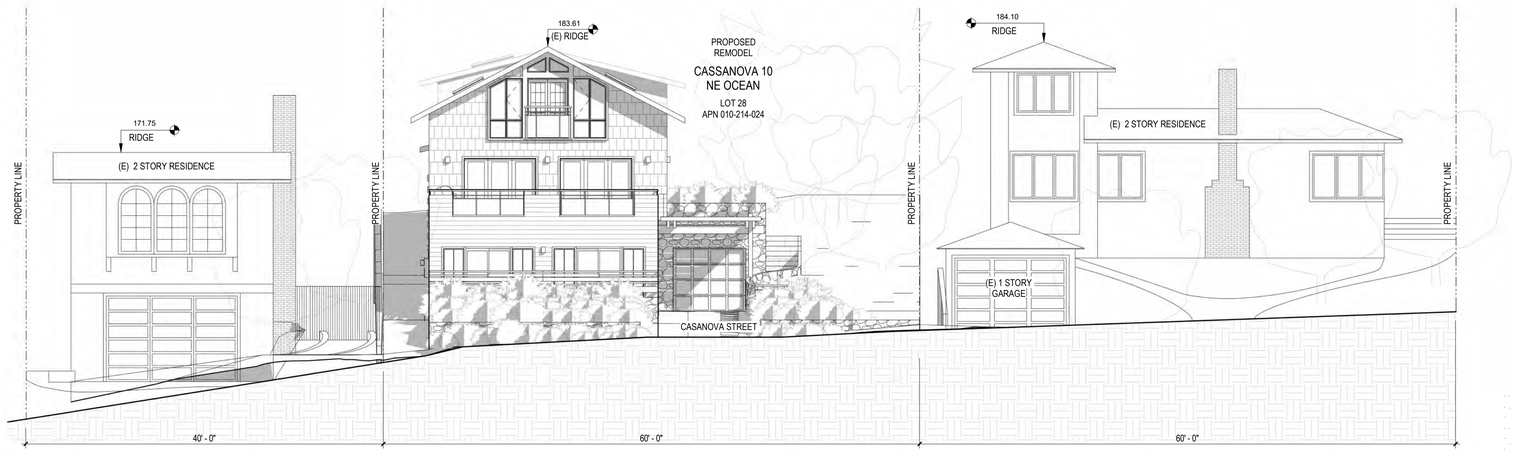
A3.04

12/6/2024 6:02:20 PM



2 EXISTING STREET PROFILE @CASANOVA STREET
1/8" = 1'-0"

Attachment 4



1 PROPOSED STREET PROFILE @CASANOVA STREET
1/8" = 1'-0"

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SHEET TITLE
STREETCAPE ELEVATIONS & FENCES

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

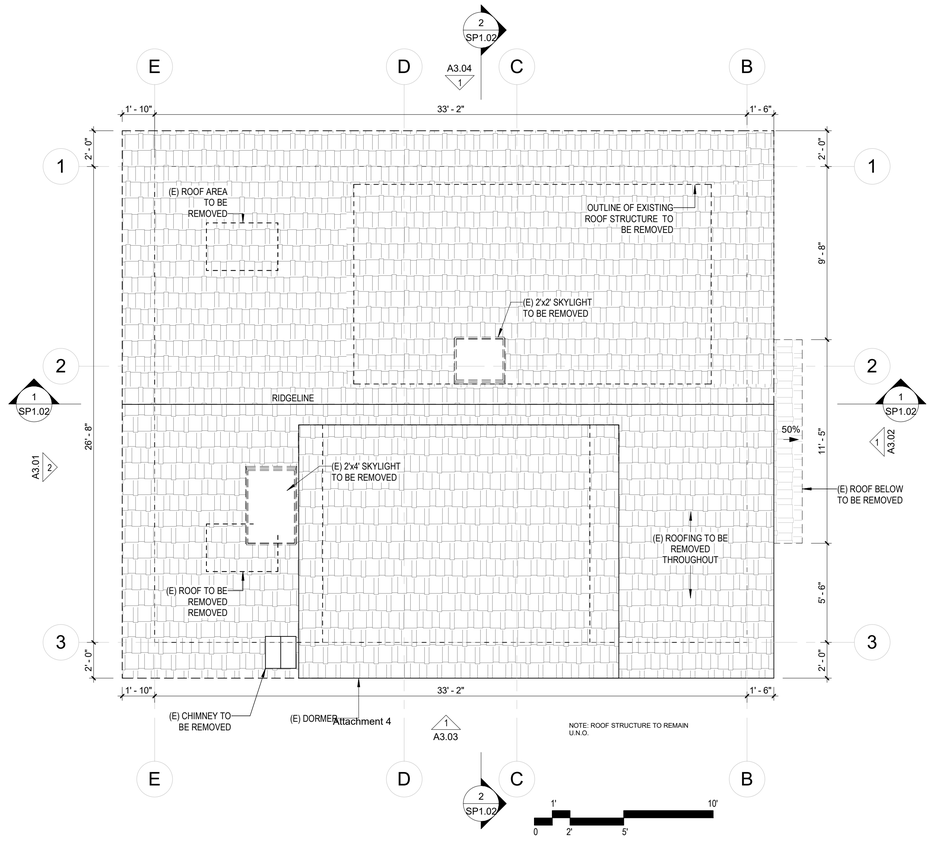
CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/8" = 1'-0"

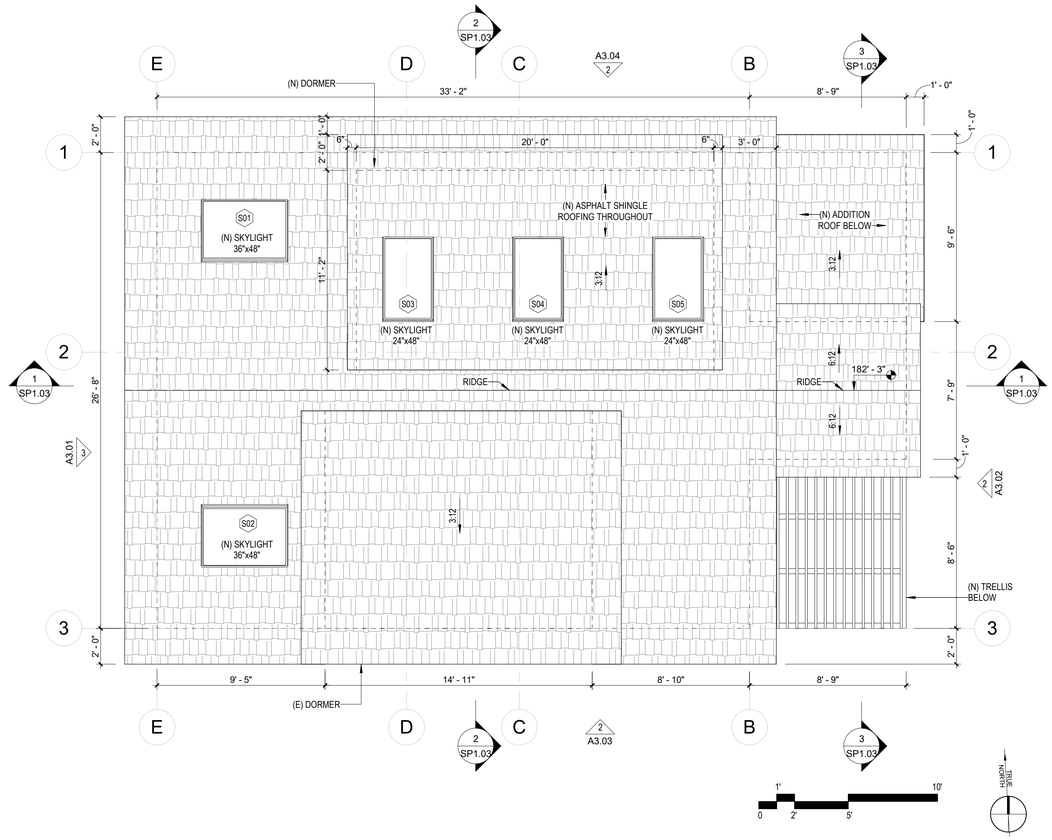
PROJECT NO.
2105.00

A3.05

12/6/2024 6:02:37 PM



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



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

SHEET NOTES

DEMOLITION LEGEND

- EXISTING WALL/PARTITION TO REMAIN
- EXISTING WALL/PARTITION TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WINDOW TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CUT EARTH
- TREE OUTLINE / DRIP EDGE
- TREE TRUNK

DEMOLITION PLAN NOTES

1. SEE SITE PLAN FOR SITE ELEMENTS TO BE DEMOLISHED
2. REMOVE STRUCTURE AS INDICATED.

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SHEET TITLE

EXISTING + PROPOSED ROOF PLANS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

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2105.00

A3.20

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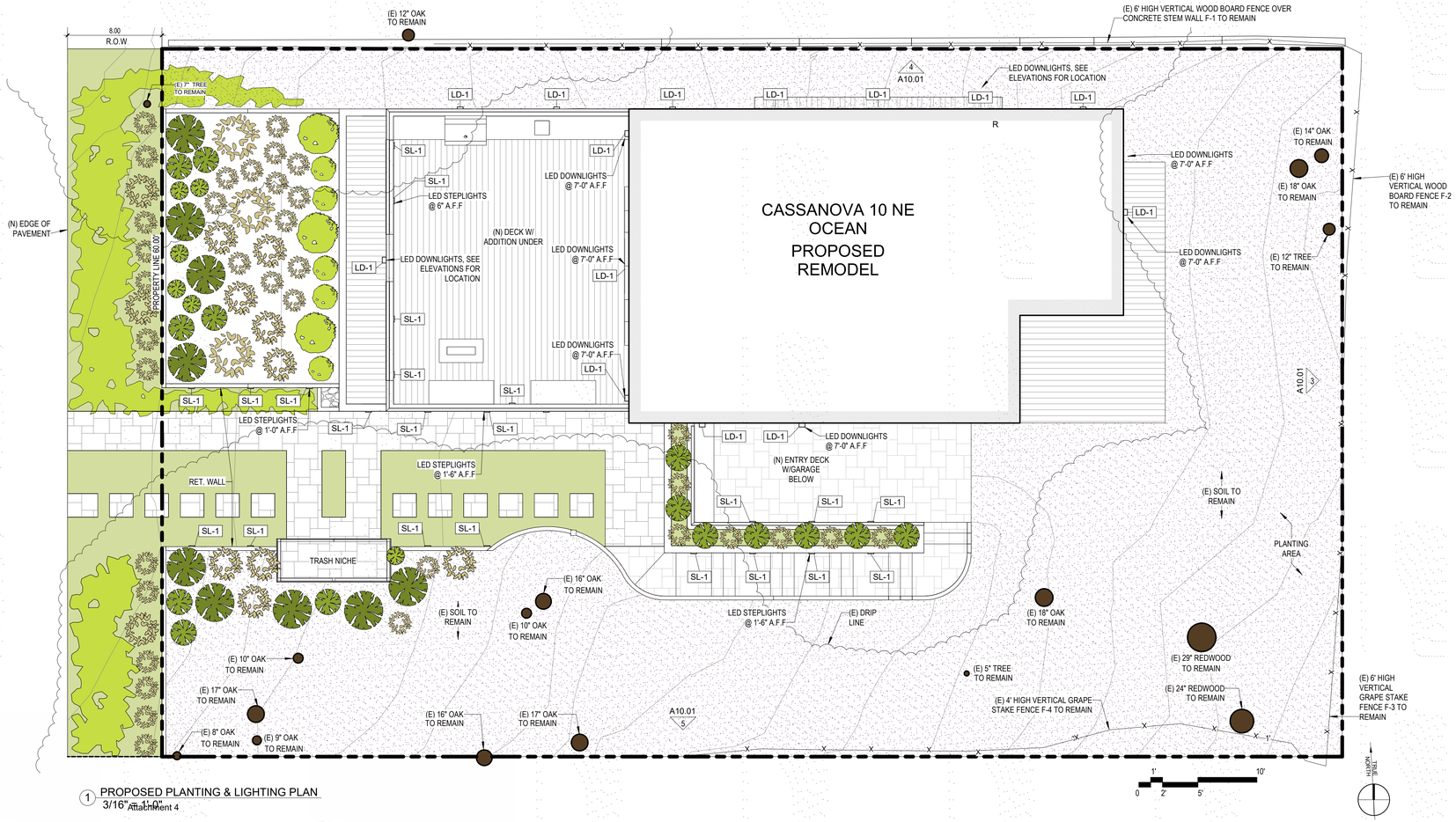
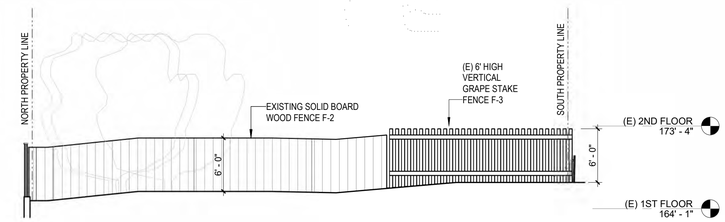
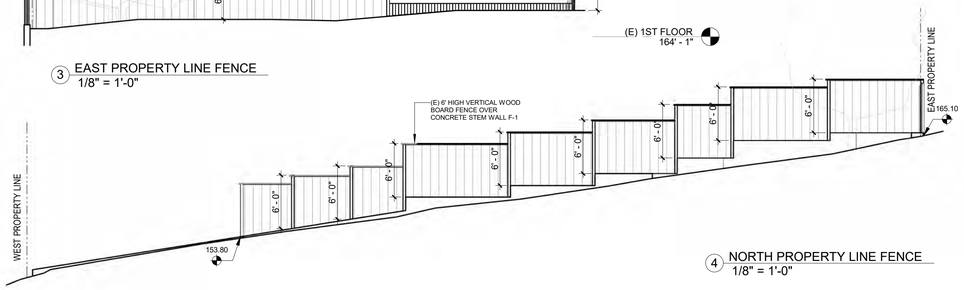


1 PROPOSED PLANTING & LIGHTING PLAN
3/16"=1'-0"

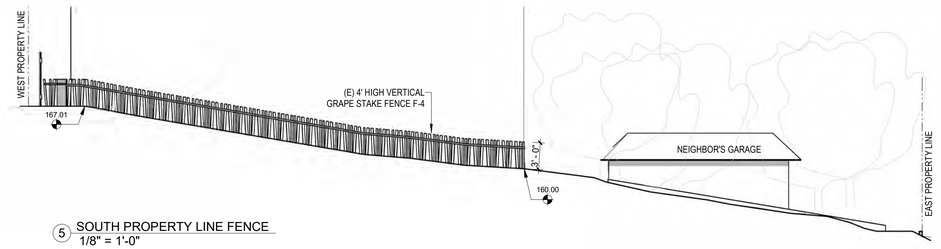
Attachment 4



3 EAST PROPERTY LINE FENCE
1/8" = 1'-0"



4 NORTH PROPERTY LINE FENCE
1/8" = 1'-0"



5 SOUTH PROPERTY LINE FENCE
1/8" = 1'-0"

SHEET NOTES

1. IRRIGATION DOES NOT CURRENTLY EXIST. PROVIDE DRIP IRRIGATION AT NEW PLANTING AREAS

LIGHTING PLAN LEGEND

MARK	LUMINAIRE TYPE	FIXTURE TYPE	WATTAGE	LUMENS	BRAND	MODEL
SL-1	LED	STEP LIGHT	12.2 W	202 Lm	VISUAL COMFORT	IKON OUTDOORS STEP LIGHT
LD-1	LED	SCONCE DOWNLIGHT	6 W	236 Lm	OXIGEN	TITAN OUTDOOR

LD-1 SL-1

LIGHTING NOTES

1. WALL-MOUNTED LIGHTING LIMITED TO NO MORE THAN 25 WATTS (INCANDESCENT EQUIVALENT; I.E. APPROXIMATELY 375 LUMENS)

2. PATH LIGHTING TO BE NO MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; I.E. APPROXIMATELY 225 LUMENS).

3. ALL LIGHTING TO BE SHIELDED AND DOWNLIT, DARK SKY STANDARDS

LEGEND

- EXISTING TREE TRUNK
- EXISTING TREES DRIP EDGE
- EXISTING SOIL & MISC GROUNDCOVER
- NEW FLAGSTONE PAVERS
- PROPOSED CALIFORNIA SAGEBRUSH (ARTEMISIA CALIFORNICA) 3 - 4 FT TALL
- PROPOSED CALIFORNIA SEABLITE (SUAEDA CALIFORNICA) 2-3 FT TALL
- PROPOSED COASTAL BUSH LUPINE (LUPINUS ARBOREUS) 5-6 FT TALL
- PROPOSED COYOTE BUSH (BACCHARIS PILULARIS) GROUNDCOVER
- SILVER CARPET GROUNDCOVER (DYMONDIA MARGARETAE)

SILVER CARPET GROUND COVER (DYMONDIA MARGARETAE)

CALIFORNIA SAGEBRUSH (ARTEMISIA CALIFORNICA)

CALIFORNIA SEABLITE (SUAEDA CALIFORNICA)

COASTAL BUSH LUPINE (LUPINUS ARBOREUS)

COYOTE BUSH (BACCHARIS PILULARIS)

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SHEET TITLE

PROPOSED LANDSCAPE + EXT. LIGHTING PLANS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
As indicated

PROJECT NO.
2105.00

A10.01

12/6/2024 6:02:44 PM

PAINTED RED CEDAR SHINGLE WS-1

FINIISH TO MATCH EXISTING

PAINTED CEDAR SIDING SH-1

6" RED CEDAR RABBETED BEVEL SIDING
PAINTED WHITE MATTE FINISH

ASPHALT SHINGLES ASR-1

1 EXTERIOR WALL FINISHES

1 1/2" = 1'-0"

SPLIT BLOCK LIMESTONE VENEER ST-1

RANDOM PATTERN

LIMESTONE PAVER @DRIVEWAY DS-1

RANDOM PATTERN
WHITE / TAN COLOR

DRY RED CEDAR DECKING @PATIO RC-1

2 SITE FINISHES

1 1/2" = 1'-0"

PROPOSED HORIZONTAL CEDAR SCREEN
@ TRASH ENCLOSURE AND FRONT DECK

4 PROPOSED SCREENS

1 1/2" = 1'-0"

(E) 6' HIGH VERTICAL WOOD BOARD FENCE
OVER CONCRETE STEM WALL F-1

(E) 6' HIGH VERTICAL WOOD BOARD FENCE F-2

(E) 6' HIGH VERTICAL WOOD PICKET FENCE F-3

(E) 4' HIGH VERTICAL WOOD PICKET FENCE F-4

3 EXISTING FENCES

1 1/2" = 1'-0"

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SHEET TITLE

FINISH MATERIALS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

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

PROJECT NO.
2105.00

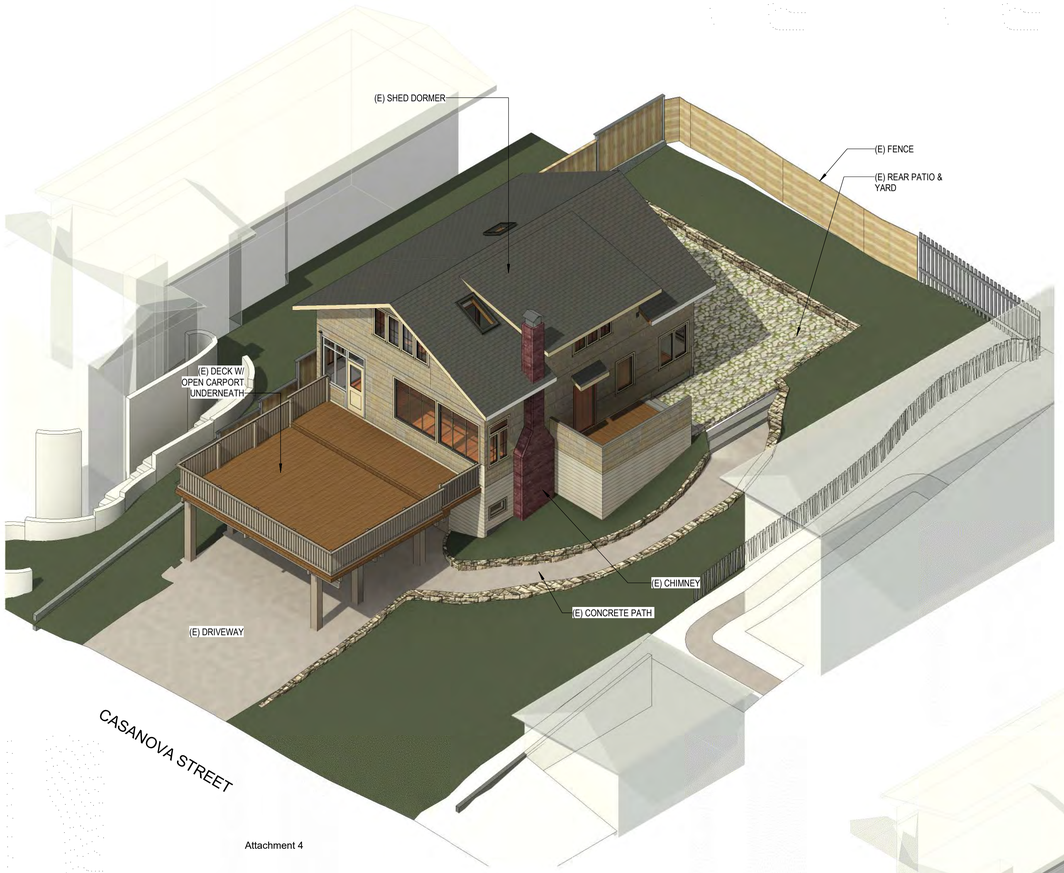
A11.01

12/6/2024 6:02:45 PM

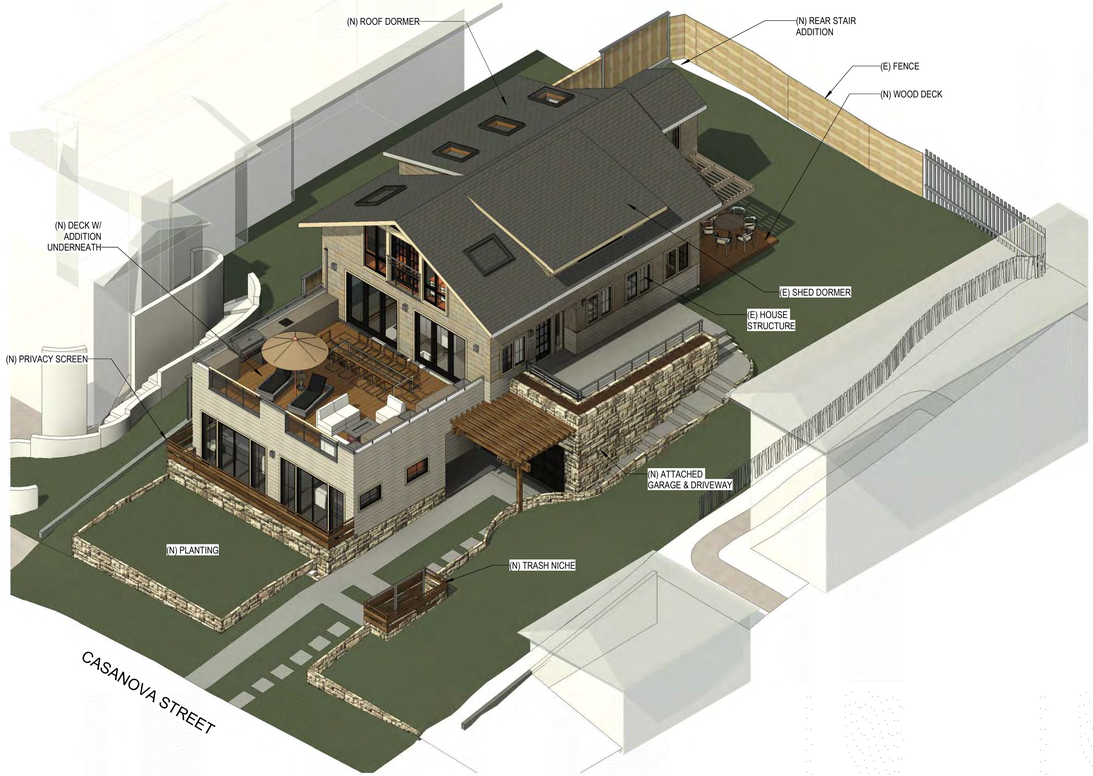
Attachment 4

NOTES

1. PLANTINGS HIDDEN FOR DRAWING CLARITY



1 EXISTING BIRDSEYE VIEW



2 PROPOSED BIRDSEYE VIEW

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SHEET TITLE
3D VIEWS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

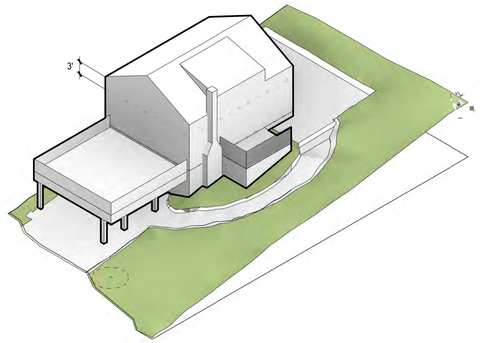
CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE

PROJECT NO.
2105.00

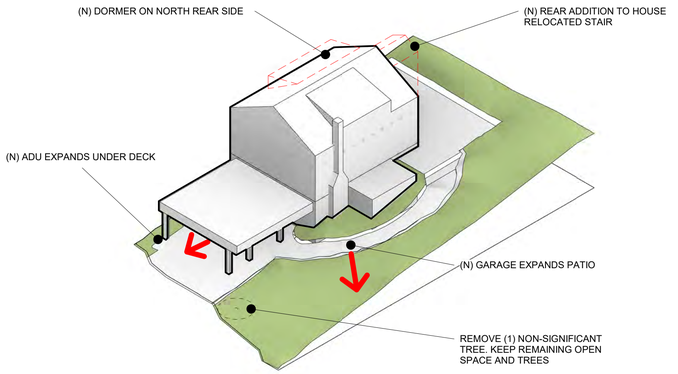
A11.02

12/6/2024 6:03:35 PM



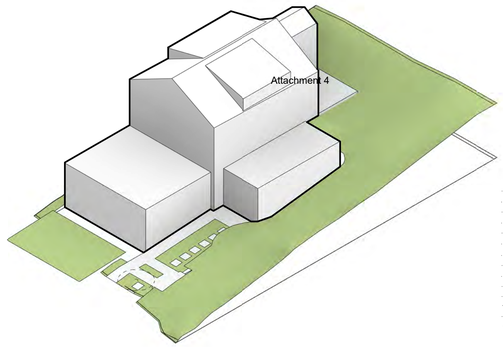
EXISTING CONDITION

- 3 STORY RESIDENCE. EXTENDED DECK CREATES THE APPEARANCE OF 2 STORIES AT STREET
- URBAN FOREST W/ SIGNIFICANT TREES WRAPPED AROUND SIDE AND REAR OF RESIDENCE
- USABLE REAR PATIO CREATES DISTANCE FROM UPHILL NEIGHBORS
- 2ND FLOOR ROOF PLATE FOR FLEX ROOM AND BATHROOM IS SHORT, DOES NOT MEET BUILDING CODE FOR HEAD CLEARANCE



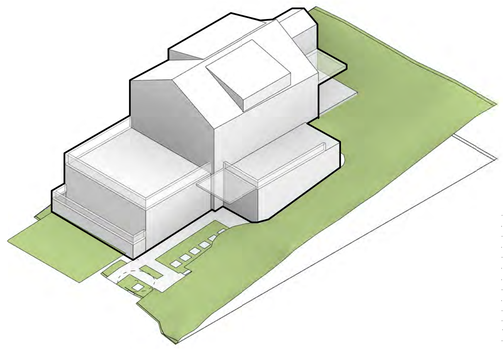
ALTERATIONS / ADDITIONS

- STRATEGIZE MAIN HOUSE AND ADU EXPANSION TO SALVAGE EXISTING STRUCTURE, STAY WITHIN SETBACKS, AND AVOID DISRUPTING EXISTING URBAN FOREST
- EMPLOY MASSING CONCEPT FOUND IN NEIGHBORHOOD ON STEEP UPHILL SITES: SINGLE LEVEL MASS UP FRONT WITH TALLER 2-STORY MASS SET BACK
- NEW ADDITIONS ARE WITHIN HEIGHT ALLOWANCES. NEW ROOF DORMER IS BOUNDED WITHIN ROOF FORM TO CREATE A SUBORDINATE HIERARCHY. NEW FORMS DO NOT INCREASE THE NON-CONFORMING PLATE HEIGHT CONDITION
- GARAGE SETBACK TO PRODUCE VARIETY OF LOCATION ALONG BLOCK



PROPOSED MASSING

- FORESTED SITE REMAINS INTACT WITH MORE FLOOR AREA FOR RESIDENCE
- LARGE DRIVEWAY INTERFACE WITH STREET REMOVED



FINISHED CONDITION

- BALCONIES, RAILINGS, SCREENS, AND TRELLISES ADDED TO EMBELLISH THE FORM AND REDUCE THE APPARENT MASS
- EXISTING SIGNIFICANT TREES REMAIN, AMPLE PERMEABLE OPEN SPACE
- WIDE CONCRETE DRIVEWAY REMOVED TO PROVIDE A LANDSCAPED STREET BOUNDARY
- EXISTING REAR PATIO & LANDSCPAING REMAIN AS A BUFFER TO UPHILL NEIGHBORS

3RD STORY @ FRONT FACADE

3RD STORY SETBACK

3RD STORY THROUGH DORMER

3RD STORY @ FRONT FACADE

3RD STORY @ FRONT FACADE

3RD STORY SETBACK

3RD STORY @ FRONT FACADE

3RD STORY THROUGH DORMER

EXISTING 3- STORY NEIGHBORHOOD EXAMPLES

DESIGNER:
Benjamin Schaefer Architect
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
PHONE:
510.282.7177
EMAIL:
BEN@BSARCHITECTSCA.COM

STAMP:

CLIENT NAME:
AARON SCHWARTZ
SUE YOUNG

SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

REV NO	DESCRIPTION	DATE
	CONCEPT DESIGN REV RESPONSE 2	12.09.2024

SHEET TITLE
DIAGRAMS / EXAMPLES IMAGES

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

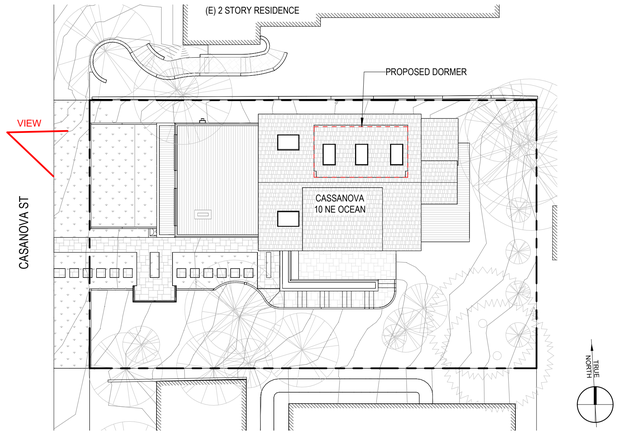
CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE

PROJECT NO.
2105.00

SP1.00

12/6/2024 6:03:39 PM



1 KEY PLAN Copy 1
1/16" = 1'-0"

PROPOSED DORMER NOT VISIBLE FROM MAJORITY OF STREET VIEW

EXISTING TREE BLOCKING VIEW OF NEW DORMER (TREE FADED FOR CLARITY)

Attachment 4

STREET VIEW

DESIGNER:
Benjamin Schaefer Architect
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
PHONE:
510.282.7177
EMAIL:
BEN@BSARCHITECTSCA.COM

STAMP:

CLIENT NAME:
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SCHWARTZ AND YOUNG RESIDENCE

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REVISION SCHEDULE

REV NO	DESCRIPTION	DATE

SHEET TITLE
3D DIAGRAMS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

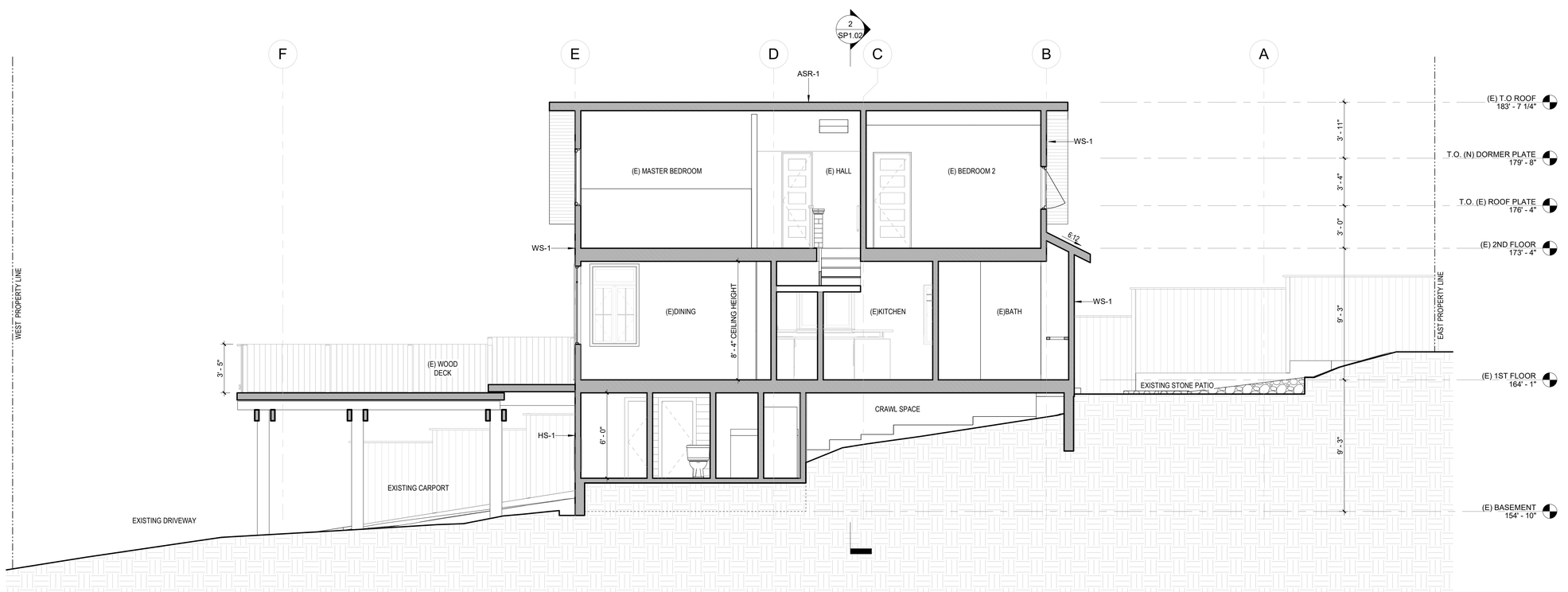
CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/16" = 1'-0"

PROJECT NO.
2105.00

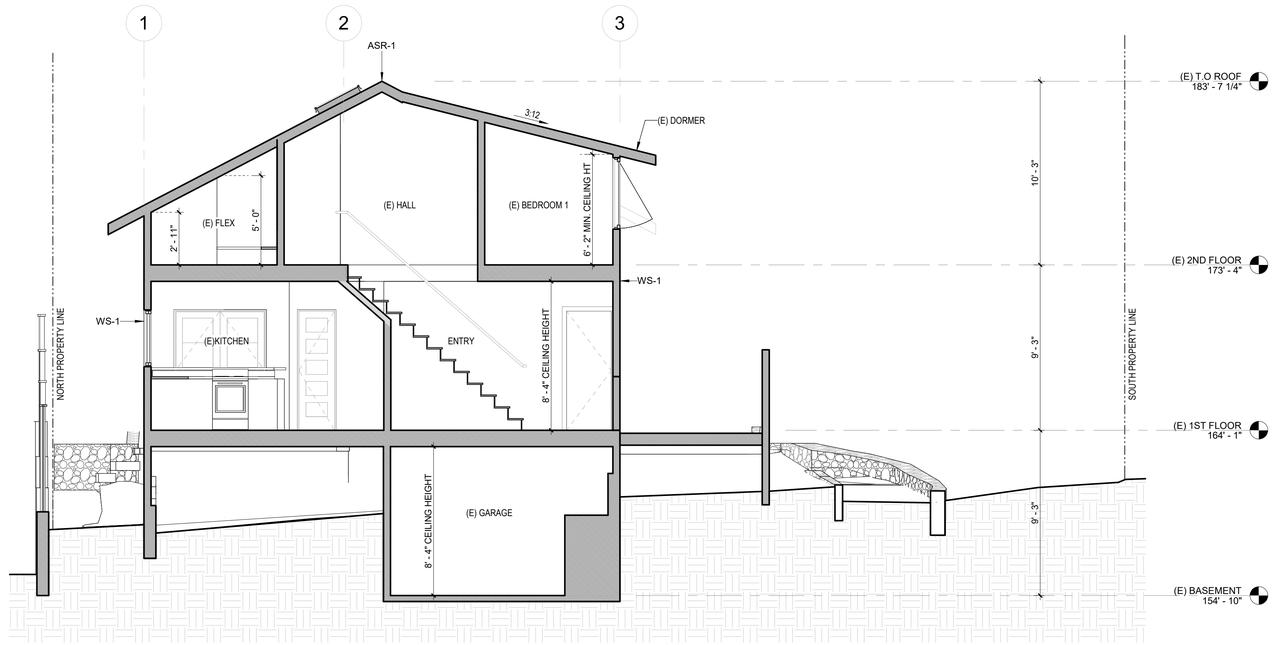
SP1.01

12/6/2024 4:53:22 PM



1 EXISTING LONGITUDINAL SECTION
1/4" = 1'-0"

Attachment 4



2 EXISTING SECTION LOOKING EAST
1/4" = 1'-0"

DESIGNER:

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PHONE:
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EMAIL:
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STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

REV NO	DESCRIPTION	DATE
	CONCEPT DESIGN REV RESPONSE 1	06.05.2024
	CONCEPT DESIGN REV RESPONSE 2	12.09.2024

SHEET TITLE

EXISTING SECTIONS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

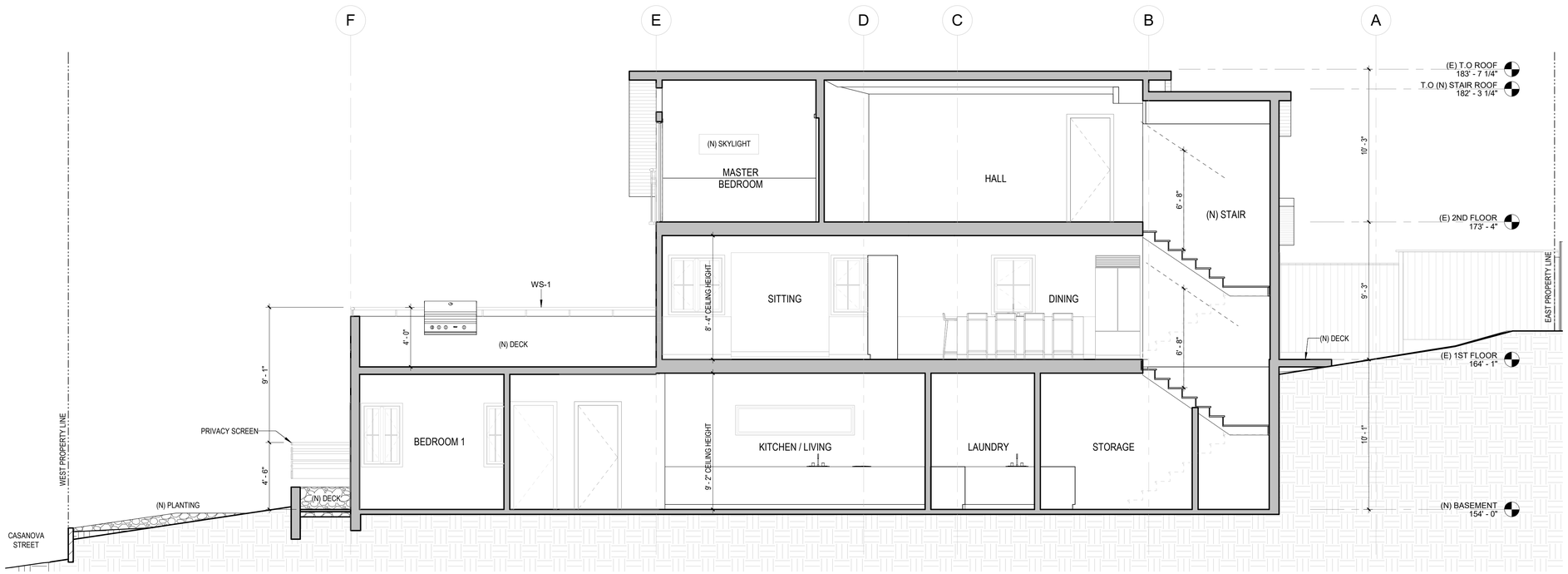
CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

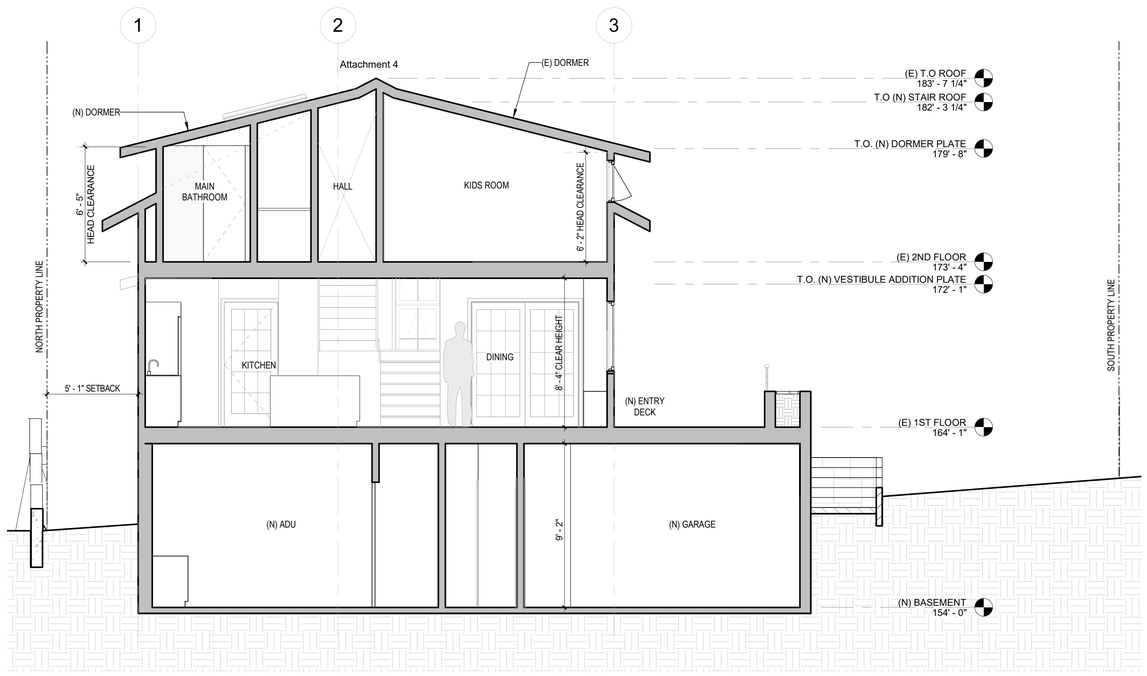
PROJECT NO.
2105.00

SP1.02

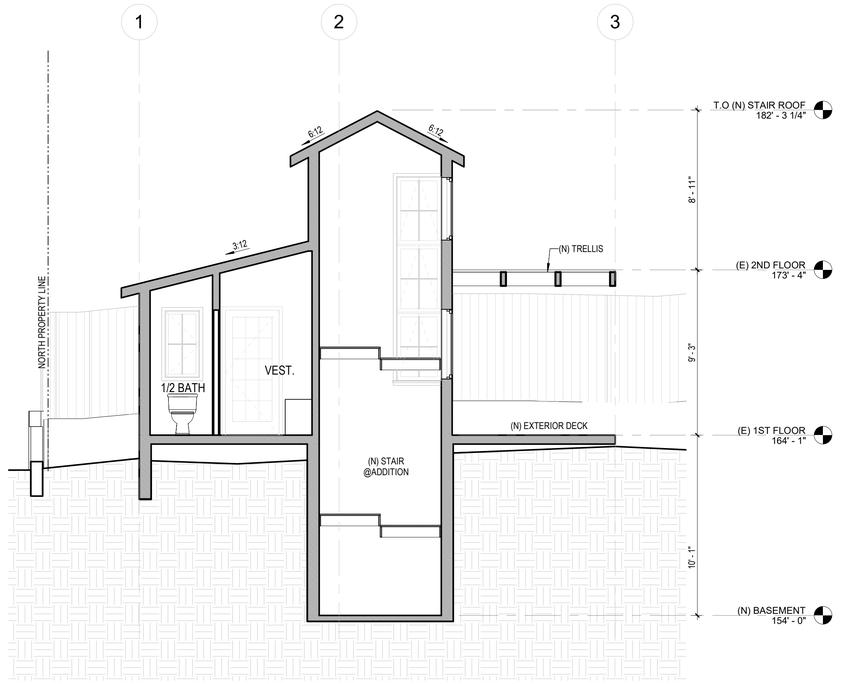
12/6/2024 6:03:42 PM



1 PROPOSED LONGITUDINAL SECTION
1/4" = 1'-0"



2 PROPOSED SECTION LOOKING EAST
1/4" = 1'-0"



3 PROPOSED SECTION @ADDITION
1/4" = 1'-0"

DESIGNER:
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CLIENT NAME:
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SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

REV NO	DESCRIPTION	DATE
	CONCEPT DESIGN REV RESPONSE 1	06.05.2024
	CONCEPT DESIGN REV RESPONSE 2	12.09.2024

SHEET TITLE
PROPOSED SECTIONS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/4" = 1'-0"

PROJECT NO.
2105.00

SP1.03

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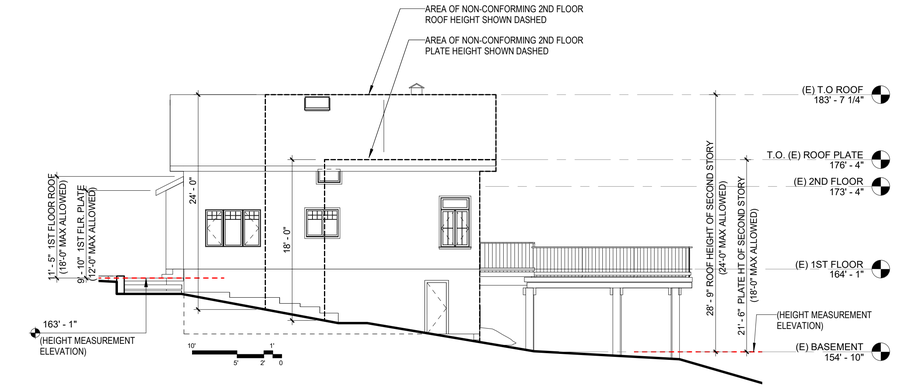
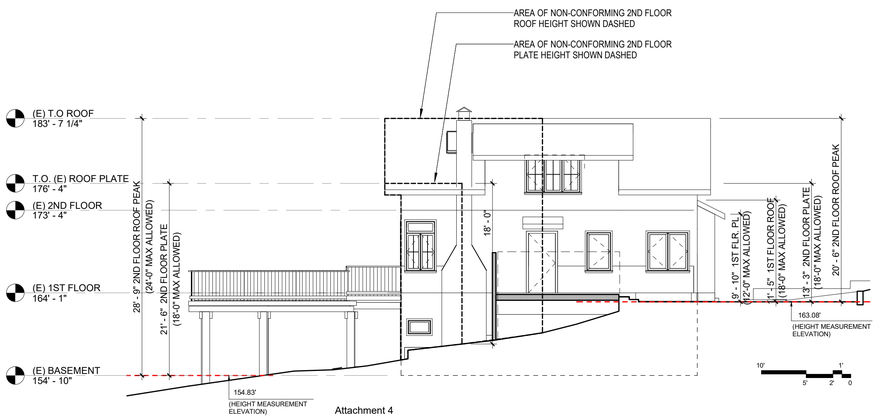
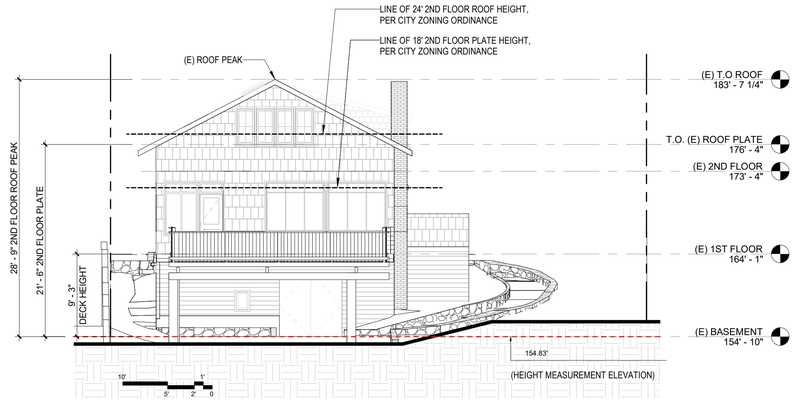


4 EXISTING NORTH ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"

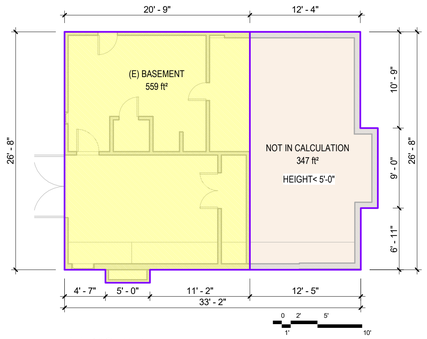


Attachment 4

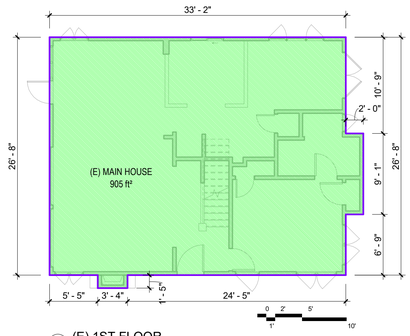
5 EXISTING SOUTH ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



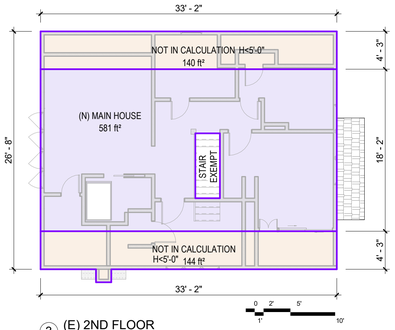
6 EXISTING WEST ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



1 (E) BASEMENT
1/8" = 1'-0"



2 (E) 1ST FLOOR
1/8" = 1'-0"



3 (E) 2ND FLOOR
1/8" = 1'-0"

BASE FLOOR AREA CALCULATIONS

EXISTING AREAS MAIN HOUSE	
LEVEL	AREA
(E) BASEMENT	559 SF
(E) MAIN HOUSE	905 SF
(N) MAIN HOUSE	581 SF
TOTAL EXISTING AREA	2,045 SF

TOTAL BASE FLOOR AREA EXISTING = 2,045 SF
BASE FLOOR AREA ALLOWED = 2,460 SF.

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STAMP:

CLIENT NAME:
AARON SCHWARTZ
SUE YOUNG

SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

REV NO	DESCRIPTION	DATE
	CONCEPT DESIGN REV RESPONSE 1	06.05.2024
	CONCEPT DESIGN REV RESPONSE 2	12.09.2024

SHEET TITLE
EXISTING CODE COMPLIANCE DIAGRAMS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

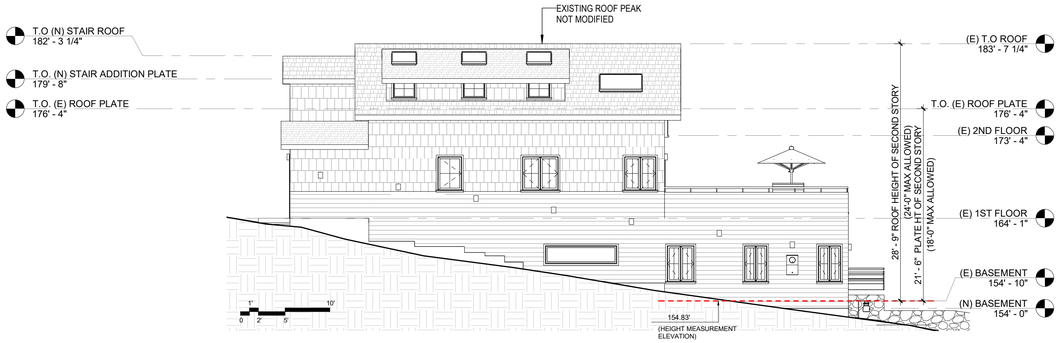
SCALE
1/8" = 1'-0"

PROJECT NO.
2105.00

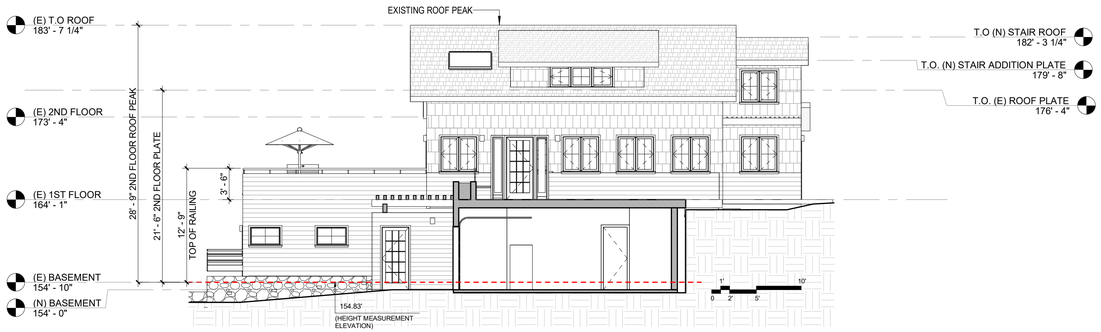
SP1.10

TRUE NORTH

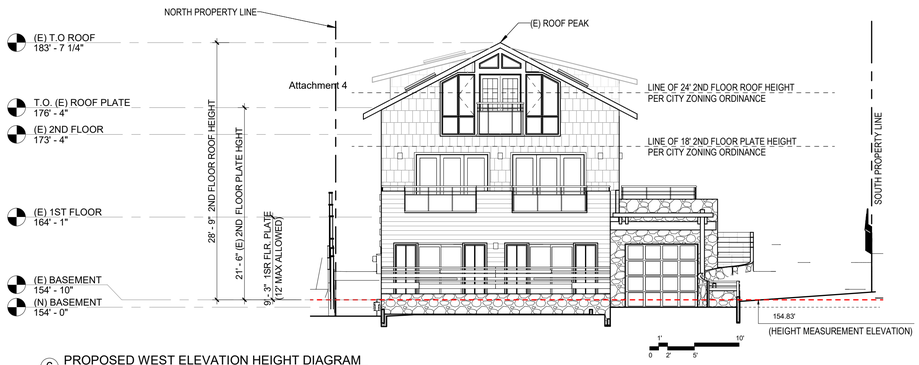
12/6/2024 6:03:44 PM



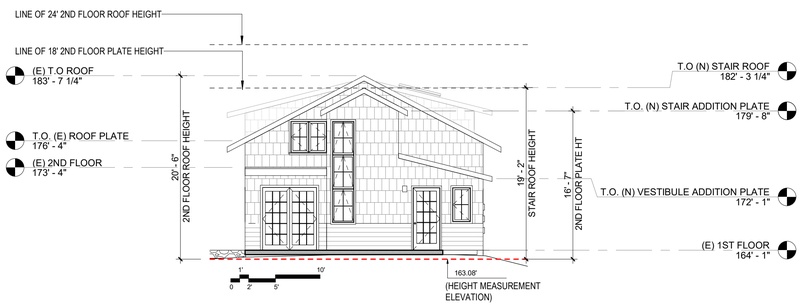
5 PROPOSED NORTH ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



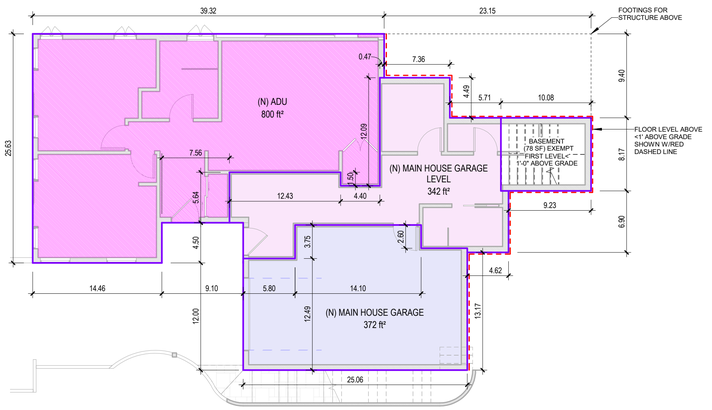
4 PROPOSED SOUTH ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



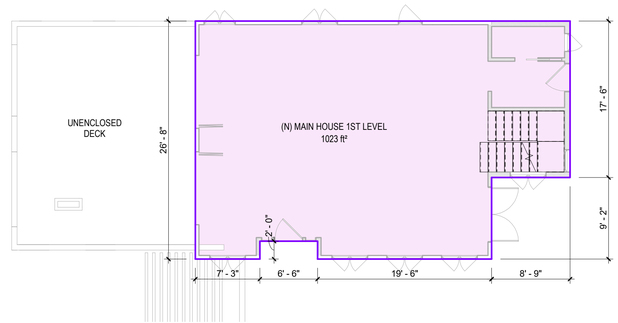
6 PROPOSED WEST ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



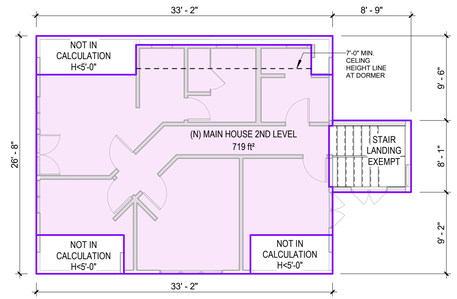
7 PROPOSED EAST ELEVATION HEIGHT DIAGRAM
1/8" = 1'-0"



1 PROPOSED BASEMENT
1/8" = 1'-0"



2 PROPOSED 1ST FLOOR
1/8" = 1'-0"



3 PROPOSED 2ND FLOOR
1/8" = 1'-0"

*HEIGHT MEASUREMENT CLARIFICATION:

THE CITY MEASURES BUILDING HEIGHT AS THE VERTICAL DISTANCE FROM THE LOWER OF THE EXISTING OR FINISHED GRADE TO THE ROOF'S HIGHEST POINT. TO PROVIDE ADEQUATE HEAD CLEARANCE FOR THE ADU, WE ARE LOWERING THE BASEMENT FLOOR BY 10 INCHES. HOWEVER, THIS ADJUSTMENT IS PURELY INTERNAL, WITH NO CHANGE IN THE VISIBLE GRADE DIRECTLY BENEATH THE ROOF PEAK.

MEASURING HEIGHT FROM THE EXISTING AND PROPOSED BASEMENT FLOOR ELEVATIONS CREATES A MISLEADING APPEARANCE THAT THE ROOF OR PLATE HEIGHT IS INCREASING, THOUGH IT IS NOT. TO PREVENT THIS CONFUSION, WE ARE MEASURING BOTH THE EXISTING AND THE PROPOSED CONDITIONS FROM THE ORIGINAL (EXISTING) BASEMENT-FLOOR DATUM. THIS APPROACH PROVIDES A CLEAR AND ACCURATE DEPICTION, CONFIRMING THAT THE ROOF/PLATE ELEVATIONS REMAIN UNCHANGED.

BASE FLOOR AREA CALCULATIONS

PROPOSED AREAS ADU	
LEVEL	AREA
(N) ADU	800 SF
TOTAL PROPOSED ADU AREA	800 SF

PROPOSED AREAS MAIN HOUSE	
LEVEL	AREA
(N) MAIN HOUSE GARAGE LEVEL	342 SF
(N) MAIN HOUSE GARAGE	372 SF
(N) MAIN HOUSE 1ST LEVEL	1,023 SF
(N) MAIN HOUSE 2ND LEVEL	719 SF
TOTAL PROPOSED MAIN HOUSE AREA	2,456 SF

TOTAL BASE FLOOR AREA PROPOSED = 2,456 SF
BASE FLOOR AREA ALLOWED = 2,460 SF.

DESIGNER:

Benjamin Schaefer Architect

7214 DURANGO CIRCLE
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510.282.7177

EMAIL:
BEN@BSARCHITECTSCA.COM

STAMP:

CLIENT NAME:

AARON SCHWARTZ
SUE YOUNG

SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

REV NO	DESCRIPTION	DATE
	CONCEPT DESIGN REV RESPONSE 1	06.05.2024
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SHEET TITLE

PROPOSED CODE COMPLIANCE DIAGRAMS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

SCALE
1/8" = 1'-0"

PROJECT NO.
2105.00

SP1.11

12/6/2024 6:03:47 PM

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G · P.O. BOX 85 · MONTEREY, CA 93942 · (831) 658-5601 · FAX (831) 644-9558 · www.mpwmd.net

RESIDENTIAL INSPECTION REPORT

Conservation (N) / Change of Title | **Permits:** ☐ Pre-Inspection/Credits ☐ New Construction ☐ Remodel/Addition ☐ Re-Inspection

PROPERTY ADDRESS: Casanova 10NE of Ocean

CITY: Carmel BATHROOMS: FULL_____ ½_____ Other_____

ASSESSOR'S PARCEL NUMBER: 010 - 214 - 024 E-mail_____

OWNER'S NAME: Young/Schwartz PERSON CONTACTED: _____

(N) ☐ SINGLE FAMILY ☑ CONDO ☐ AUXILLARY UNIT _____ ☐ MULTI FAMILY_____

(N) This form certifies that an inspection was conducted at the above address. At the time of the inspection, the property ☐ WAS ☐ **WAS NOT** found to be in compliance with MPWMD Water Efficiency Standards and/or with MPWMD Water Permit No._____. Additionally, fees in the amount of _____ are ☐ **PAID** ☐ **DUE**. Water Efficiency Standards are listed in Regulation XIV of the District Rules and Regulations; see summary on the back of this form. (***Specific Permit requirements are on file at the District office.***)

Any discrepancies on fixture counts must be reported and cleared or appealed within 21 days of inspection date.

WATER FIXTURE INVENTORY:

Name of fixture	Fixture Count	Efficiency	Remarks/Location
Washbasin	4	1.2	
Toilet	4	1.28	W/ Receipts
Large Bathtub (over 55 gal.)	—		
Standard Bathtub or Shower Stall (with one Showerhead)	3	2.0	
Additional Showerhead	—		
Kitchen Sink/Dishwasher	1	1.8	
Dishwasher, additional	—		
Laundry Sink or Utility Sink	—		
Clothes Washer	1		
Bidet	—		
Bar Sink/Vegetable Sink/Entertainment Sink	1		
Instant-Access Hot Water System	NO		
Swimming Pool (square-feet of surface area)	N/A		
Rain Sensor/Soil Sensor	—		
Rainwater Harvesting Capacity/Cistern Gallons	—		
Sub-metering (in line meters)	—		
Separate meter requirement	—		

No Water Credits are available for outdoor water fixtures, multiple utility sinks, and multiple showerhead installations (Pursuant to District Rules 24 & 25.5)

Inspector's Notes: Report updated in office with Receipts for two 1.28 Toilets

ACTION REQUIRED

☐ Items not in compliance **must be corrected** within thirty (30) days.

☐ **Re-inspection required.** Please call 658-5601 to schedule. (Re-inspection Fees of $110.00 are required prior to inspection.)

☐ Provide itemized receipts for Toilets, Showerheads or signed "Showerhead Certification" form; provide photos, receipts and certification form for Rain Sensor installation. Mail documents to P.O. Box 85, Monterey, CA 93942; or fax to 644-9558.

☐ Water Release Form & Water Permit Application Form required (Jurisdiction). Fees may be due. **(Contact the District.)**

Emailed to Agent 11/12/21
Acknowledgment of receipt Date

11/12/21
MPWMD Representative Date

See Important Terms and Conditions on back of form.

U:\demand\Work\Forms\Inspection Reports\Residential Inspection Report Revised 20170619.docx *white copy – applicant yellow copy - MPWMD*

Attachment 4

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:
Monterey Peninsula Water Management District Permit Office
5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. ***(Please print firmly)***

1. OWNERSHIP INFORMATION:
Name: Aaron Schwartz
Daytime telephone: 917.374.3772
Mailing Address: Casanova 10NE Ocean, Carmel, Ca 93921
E-Mail Address: aaron.c.schwartz@gmail.com, as@loopreturns.com

2. AGENT/REPRESENTATIVE INFORMATION:
Name: Benjamin Schaefer Architect
Daytime telephone: 510.282.7177
Mailing Address: 7214 Durango Circle, Ca 92011
E-Mail Address: ben@bsarchitectsca.com

3. PROPERTY INFORMATION: Existing Square-footage ±2,300 sf Square-footage ±2,300 sf
Address Casanova 10NE Ocean, Carmel, Ca 93921 **Assessor Parcel Number** 010-214-024-000
Water company serving parcel: California American Water ____ Is a water meter needed? YES or NO If yes, how many? TBD, New ADU is proposed
NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed): Single-Family residence alteration and addition including new attached ADU

5. INSTRUCTIONS: ***Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.***

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value		Count
Washbasin	4	x 1.0	=	4
Two Washbasins in the Master Bathroom•		x 1.0	=	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	4	x 1.8	=	7.2
Toilet, High Efficiency (HET)		x 1.3	=	
Toilet, Ultra High Efficiency (UHET)		x 0.8	=	
Urinal, Pint (0.125 gallon maximum)		x 0.1	=	
Urinal, Zero Water Consumption		x 0.0	=	
Masterbath (one per Dwelling):Tub&Shower Stall•		x 3.0	=	
Large Bathtub (may have Showerhead above)		x 3.0	=	
Standard Bathtub or Shower Stall (one head)	3	x 2.0	=	6
Shower, each additional (heads, body spray, etc)		x 2.0	=	
Shower system, Rain Bar/ Custom Shower (specs)		x 2.0	=	
Kitchen Sink (with optional Dishwasher)	1	x 2.0	=	2
Kitchen Sink with High Efficiency Dishwasher		x 1.5	=	
Dishwasher, each additional (with optional sink)		x 2.0	=	
Dishwasher, High Efficiency (with opt. sink)		x 1.5	=	
Laundry Sink/Utility Sink (one per Site)		x 2.0	=	
Clothes Washer	1	x 2.0	=	2
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0	=	
Bidet		x 2.0	=	
Bar Sink	1	x 1.0	=	1
Entertainment Sink		x 1.0	=	
Vegetable Sink		x 1.0	=	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0	=	
Other		x	=	
Other		x	=	
Other		x	=	
Other		x	=	

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT **TOTAL** = 22.2

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value		Count
Washbasin	5	x 1.0	=	5
Two Washbasins in the Master Bathroom	1	x 1.0	=	1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8	=	
Toilet, High Efficiency (HET)		x 1.3	=	
Toilet, Ultra High Efficiency (UHET)	5	x 0.8	=	4
Urinal, Pint (0.125 gallon maximum)		x 0.1	=	
Urinal, Zero Water Consumption		x 0.0	=	
Masterbath (one per Dwelling):Tub&Shower Stall		x 3.0	=	
Large Bathtub (may have Showerhead above)		x 3.0	=	
Standard Bathtub or Shower Stall (one head)	4	x 2.0	=	8
Shower system, Rain Bars/Custom Shower (specs		x 2.0	=	
Kitchen Sink (optional dishwasher)		x 2.0	=	
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5	=	1.5
Dishwasher, each additional (optional sink)		x 2.0	=	
Dishwasher, High Efficiency (with opt. sink)		x 1.5	=	
Laundry Sink/Utility Sink (one per Site)	1	x 2.0	=	2
Clothes Washer		x 2.0	=	
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0	=	1
Bidet		x 2.0	=	
Bar Sink		x 1.0	=	
Entertainment Sink	1	x 1.0	=	1
Vegetable Sink		x 1.0	=	
Instant-Access-Hot-Water System (fixture credit)	3	x -0.5	=	-1.5
Subtotal proposed indoor fixtures			=	22
New Connection – Refer to District Rule 24-A5 "Exterior Residential Water Demand Calculations"		x	=	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0	=	

PROPOSED FIXTURE UNIT COUNT **TOTAL** = 22.0

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Ben Schaefer 1.05.2023 Carlsbad, Ca
Signature of Owner/Agent **Date** **Location Where Signed**

Benjamin Schaefer Architect
Print Name File or Plan Check Number _____

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY
_____ *AF Paralta Allocation* ____ *AF Public Credits* _____ *AF Second Bathroom Protocol*
_____ *AF Pre-Paralta Credits* ____ *WDS (Private Well)* _____ *Water Entitlement* _____ *No water needed*
Notes: _____ Authorized by: _____ Date: _____

This form expires one year from date of authorization for this project by the jurisdiction.
White copy-MPWMD *Yellow copy-applicant* *Pink copy-jurisdiction*

U:\demand\Work\Forms\Applications\Residential Water Release & Permit Application Revised 20170701.docx

Monterey Peninsula Water Management District

DESIGNER:
Benjamin Schaefer Architect
7214 DURANGO CIRCLE
CARLSBAD, CA 92011
PHONE:
510.282.7177
EMAIL:
BEN@BSARCHITECTSCA.COM

STAMP:

CLIENT NAME:
AARON SCHWARTZ
SUE YOUNG

SCHWARTZ AND YOUNG RESIDENCE

CASSANOVA 10 NE OCEAN, CARMEL, CA 93923

REVISION SCHEDULE

REV NO	DESCRIPTION	DATE
	CONCEPT DESIGN REV RESPONSE 1	06.05.2024
	CONCEPT DESIGN REV RESPONSE 2	12.09.2024

SHEET TITLE
PLUMBING FIXTURES CALCULATIONS

CURRENT ISSUE TITLE
SEE REVISION SCHEDULE

CURRENT ISSUE DATE
SEE REVISION SCHEDULE

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

PROJECT NO.
2105.00

SP1.12

12/6/2024 6:03:47 PM

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
– LATEST REVISION OF CITY DESIGN STANDARDS AND SPECIFICATIONS
– THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
– THE 2022 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CENC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRES CODE (CFC).

2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. GRADING PERMITS EXPIRE 180 DAYS FROM ISSUANCE DATE.

4. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227–2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND MAINTAIN A CURRENT DIG ALERT/811 TICKET THROUGHOUT THE PROJECT.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL AND DISPOSE OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: ASPHALT, CONCRETE STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT–BALLS FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. IF ARCHAEOLOGICAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, WORK SHALL BE HALTED WITHIN 150 FEET OF THE FIND UNTIL IT CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. IF THE FIND IS DETERMINED TO BE SIGNIFICANT, APPROPRIATE MITIGATION MEASURES SHALL BE FORMULATED AND IMPLEMENTED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AND BUILDING OFFICIALS AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

17. CONTRACTOR SHALL POTHOLE AND VERIFY THAT A MINIMUM OF ONE FOOT OF VERTICAL SEPARATION CAN BE ACHIEVED AT ALL NEW SEWER CROSSINGS AND NOTIFY THE ENGINEER IF ANY EXISTING UTILITIES APPEAR TO BE IN CONFLICT.

STORM DRAIN

1. ALL STORM DRAIN PIPING 6"–24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE–S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS–N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

BENCHMARK

BENCHMARK: A SET MAG & WASHER. ELEVATION: 150.13 (ASSUMED DATUM). SEE SITE PLAN SHEET C2 FOR LOCATION.

GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE CITY GRADING ORDINANCE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT–OF–ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB–GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE DIRECTED.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT–BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

10. EARTHWORK QUANTITIES:
CUT = **90** CY
FILL = **29** CY
NET = **61** CY CUT

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

11. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

12. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. 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 FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

13. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB–DRAINS AND FOUNDATION SUB–DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

14. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN ALONG THE CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

15. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

16. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15TH AND APRIL 15TH) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN–OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

17. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

18. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL.

19. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

20. PREPARATION OF THE GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON–COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

21. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

22. THE ULTIMATE PURPOSE OF GRADING IS FOR THE ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY.

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW ONTO THE GROUND. ALL CONTAMINANTS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE CASAQ CONSTRUCTION BEST MANAGEMENT PRACTICES, SEE EROSION CONTROL PLAN SHEET C4.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP–LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

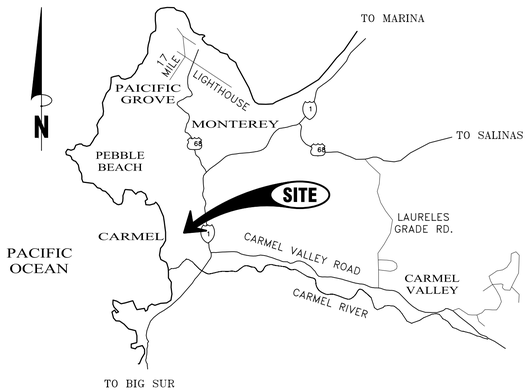
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL REQUIRE TREE PROTECTION INSPECTION AND APPROVAL BY THE CITY FORESTER, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLE THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO CONSULT WITH THE CITY FORESTER ON BARK PROTECTION REQUIREMENTS.



VICINITY MAP

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
SD	STORM DRAIN MAIN	SD
	ROOF DRAIN LATERAL	
SS	SANITARY SEWER MAIN	SS
W	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
GB	GRADE BREAK	GB
	ACCESSIBLE PATH OF TRAVEL	
170	MAJOR CONTOUR	170
169	MINOR CONTOUR	169
X	FENCE	X
× 405.46	SPOT ELEVATION	FG 171.13
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	AD
SDMH	STORM DRAIN MANHOLE (SDMH)	SDMH
SSMH	SANITARY SEWER MANHOLE (SSMH)	SSMH
	FIRE DEPARTMENT CONNECTION (FDC)	FDC
FH	FIRE HYDRANT (FH)	FH
PIV	POST INDICATOR VALVE (PIV)	PIV
WM	WATER METER (WM)	WM
WV	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	SSMH

SHEET INDEX

C1 COVER & GENERAL NOTES
C2 SITE PLAN (EXISTING)
C3 GRADING & DRAINAGE PLAN
C4 UTILITY PLAN
C5 SECTIONS & DETAILS
C6 EROSION CONTROL PLAN
C7 EROSION CONTROL DETAILS
C8 CONSTRUCTION BMP'S

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER — FRANK J. CAMPO — No. 61390 — EXP. 06/30/25 — CIVIL — STATE OF CALIFORNIA

COVER SHEET & GENERAL NOTES

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000
Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

SCALE:	AS NOTED
DATE:	05/02/24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C1
OF 8 SHEETS
PROJECT# 123–141

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Drawing file: Z:\Projects\123141 BSA - YoungSchwartz\Dwg\123141 XBase.dwg
Plotted: May 02, 2024 – 9:57pm

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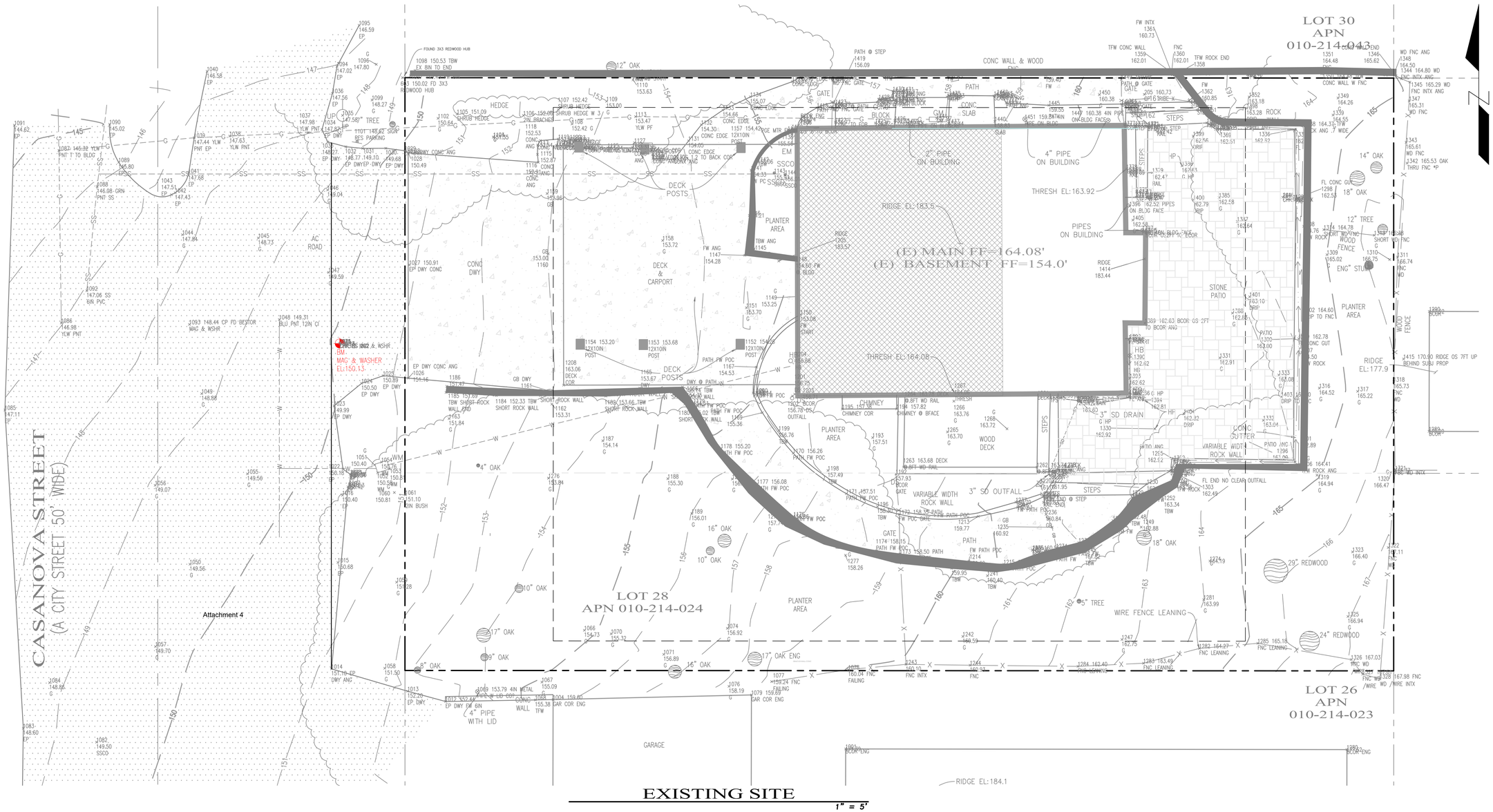
Attachment 4



EXISTING SITE

1" = 5'

HATCH LEGEND

- EXISTING AC PAVEMENT
- EXISTING CONCRETE PAVEMENT
- EXISTING STONE

5 0 5 10 15

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY

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C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
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REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

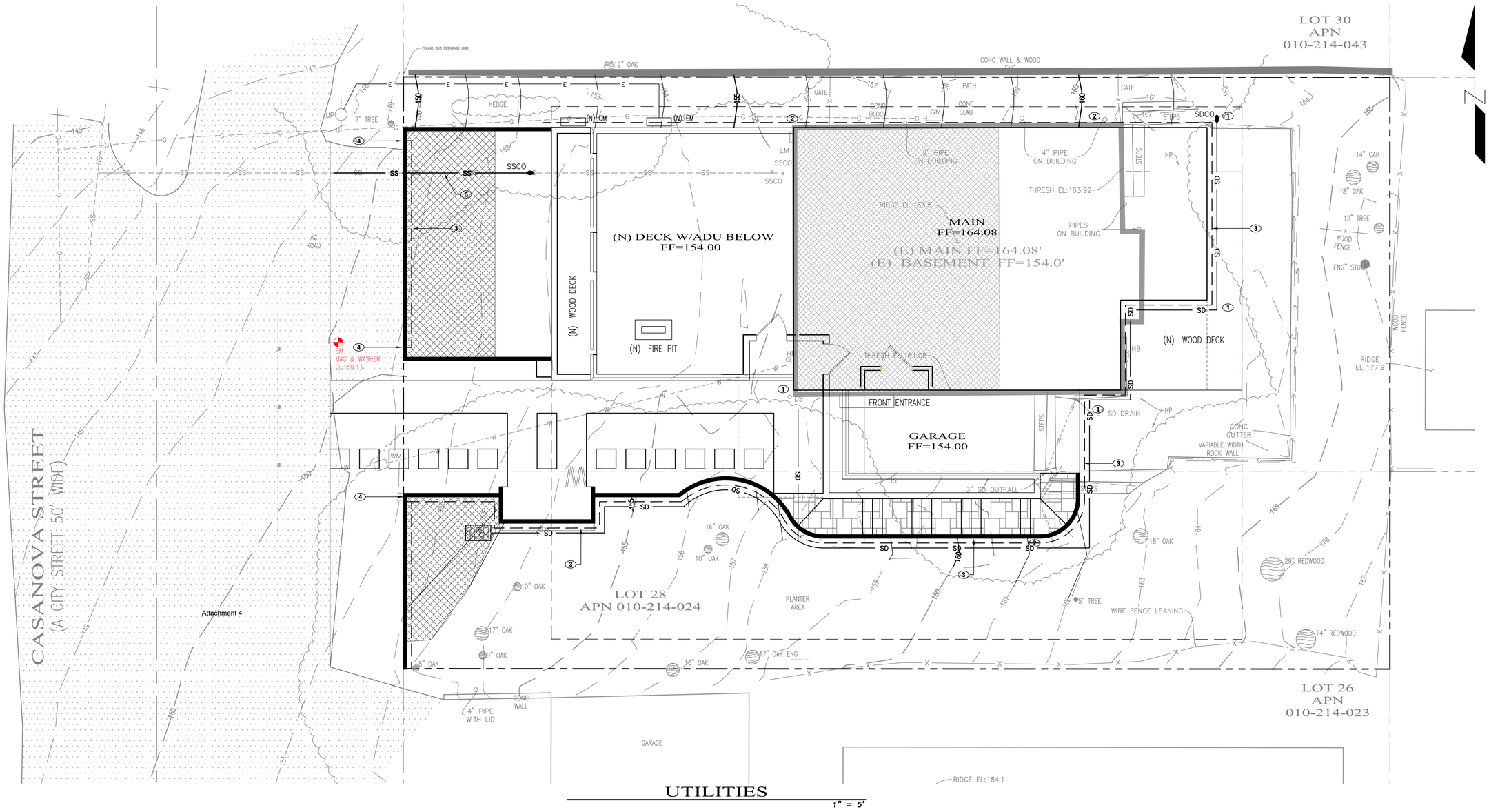
EXISTING SITE

SCHWARTZ & YOUNG
RESIDENCE
APN# 010-214-024-000

Project Location: CASANOVA 10 NE OCEAN, CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

SCALE:	AS NOTED
DATE:	05/02/24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C2
OF	8 SHEETS
PROJECT#	123-141

Drawing file: Z:\Projects\123141_BSA - YoungSchwartz\Dwg\123141 XBase.dwg
Plotted: May 02, 2024 - 9:57pm



UTILITIES

1" = 5'

KEY NOTES

1. FIELD LOCATE DOWNSPOUTS AND CONNECT TO SD, (SEE D/C4)
2. FIELD LOCATE DOWNSPOUTS AND DISCHARGE ONTO SPLASHBLOCK
3. RETAINING WALL SUB-DRAIN, (SEE F/C4)
4. DAYLIGHT THRU WALL AT GRADE
5. REPLACE EX SANITARY SEWER LATERAL FROM NEW EP TO NEW SSCO (SEE MEP PLANS FOR CONTINUATION INTO BUILDING). MATCH EX SIZE, MAINTAIN 2% MIN SLOPE.

HATCH LEGEND

STORMWATER DETENTION AREA (320 SQFT TOTAL)

5 0 5 10 15

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY

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mail@C3Engineering.net

FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

UTILITY PLAN

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000

Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

SCALE:	AS NOTED
DATE:	05/02/24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C4
OF	8 SHEETS
PROJECT#	123-141

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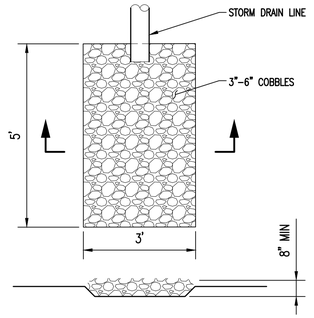
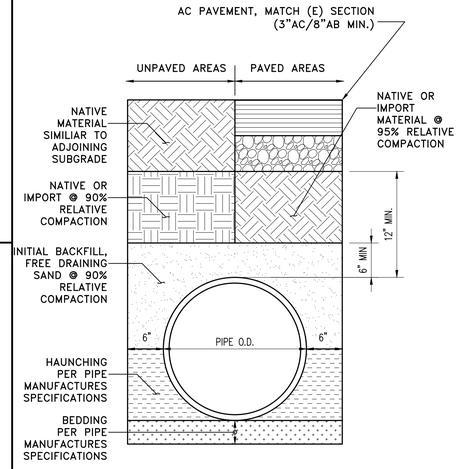


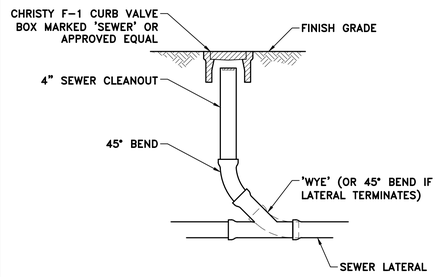
H C3 ENERGY DISSIPATER NTS



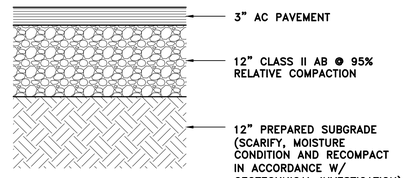
NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.

2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

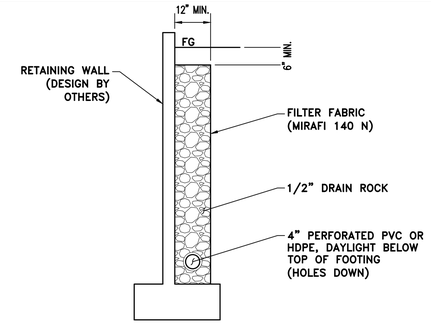
G C5 TRENCH BACKFILL NTS



E C5 CLEAN-OUT @ GRADE NTS

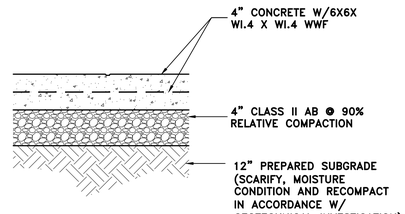


A C5 A.C. PAVEMENT SECT. NTS



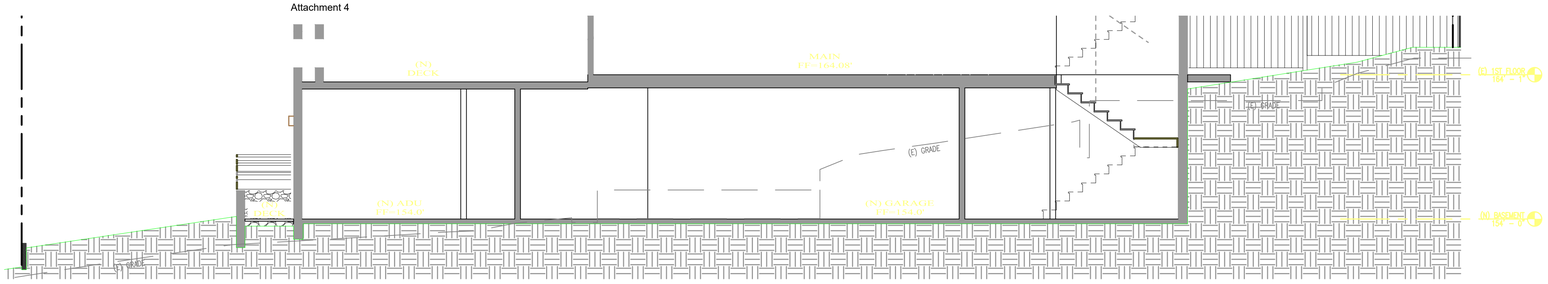
F C5 RET. WALL SUBDRAIN NTS

SEE DETAIL C/C5 FOR THICKENED EDGE



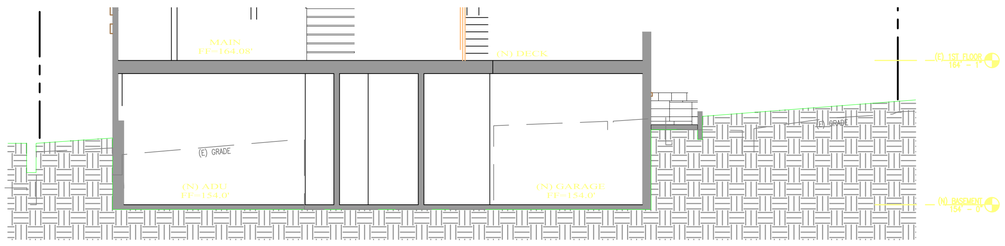
B C5 CONCRETE PAVEMENT NTS

Attachment 4



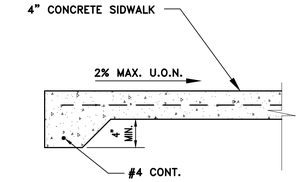
1 C5 SECTION 1 HOR: 1" = 5' - VER: 1" = 5'

NOTE:
ALL STRUCTURAL MEMBERS (WALLS, FOUNDATIONS, FOOTINGS, ETC.) ARE SCHEMATIC AND SHOWN FOR REFERENCE ONLY. SEE DRAWINGS BY OTHERS FOR CONSTRUCTION DETAILS.

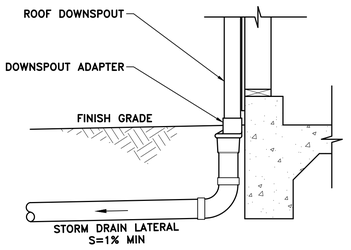


2 C5 SECTION 2 HOR: 1" = 5' - VER: 1" = 5'

NOTE:
ALL STRUCTURAL MEMBERS (WALLS, FOUNDATIONS, FOOTINGS, ETC.) ARE SCHEMATIC AND SHOWN FOR REFERENCE ONLY. SEE DRAWINGS BY OTHERS FOR CONSTRUCTION DETAILS.



C C5 THICKENED EDGE NTS



D C5 ROOF DRAIN CONNECTION NTS

REV.	DATE	DESCRIPTION	BY
1			
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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

SECTIONS & DETAILS

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000
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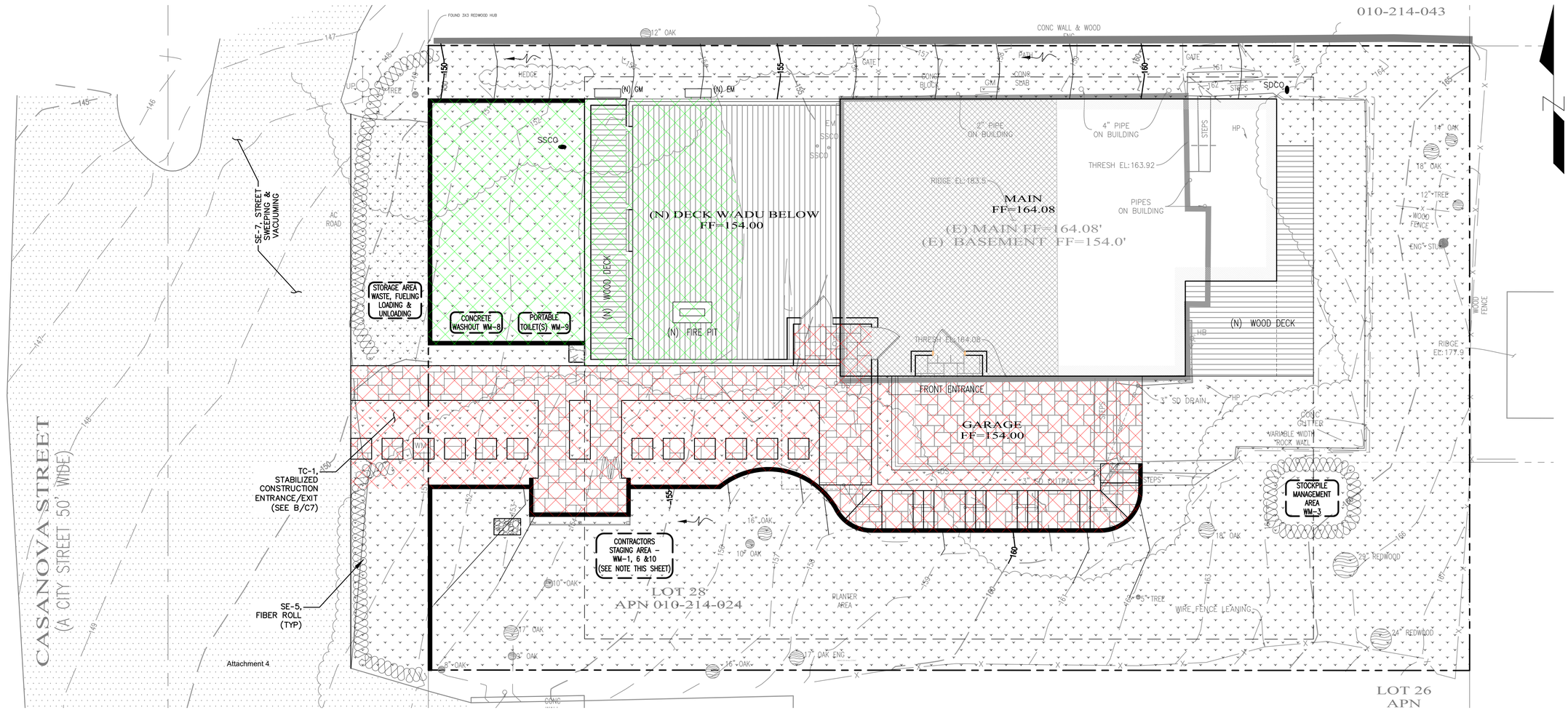

EROSION CONTROL PLAN

1" = 5'

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 1 AND APRIL 30), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

EROSION CONTROL NOTES

E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;

7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;

8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY

9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

NOTE:
1. CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT. IF STAGING IS REQUIRED IN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND PAY ALL APPLICABLE FEES. ALL BMP'S INCLUDING CONTAINMENTS SHALL APPLY TO THE PUBLIC RIGHT OF WAY AND SHALL BE KEPT IN FORCE AT ALL TIMES.

2. DISCHARGE FROM DEWATERING OPERATIONS SHALL NOT BE ALLOWED INTO THE STORM DRAIN SYSTEM AND INSTEAD SHALL BE MANAGED ON SITE OR BE FILTERED AND DIRECTED TO THE SANITARY SEWER UNDER PERMIT BY THE CARMEL AREA WASTEWATER DISTRICT (CAWD). THE CONTRACTOR SHALL CONTACT CAWD PRIOR TO ANY SITE DEWATERING EFFORTS.

STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE FINISH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

BMP'S

SEDIMENT CONTROL:
- SE-1 SILT FENCE
- SE-2 SEDIMENT BASINS
- SE-3 SEDIMENT TRAP
- SE-5 FIBER ROLL
- SE-6 GRAVEL BAG BERM
- SE-7 STREET SWEEPING AND VACUUMING
- SE-8 SANDBAG BARRIER
- SE-9 STRAW BALE BARRIER
- SE-10 STORM DRAIN INLET PROTECTION
- SE-13 COMPOST SOCKS AND BERMS
- SE-14 BIOFILTER BAGS

NON-STORM WATER MANAGEMENT:
- NS-1 WATER CONSERVATION PRACTICES
- NS-2 DEWATERING OPERATIONS
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-6 ILLICIT CONNECTION/DISCHARGE
- NS-7 POTABLE WATER/IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- NS-14 MATERIAL AND EQUIPMENT USE

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USED
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-7 CONTAMINATED SOIL MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT

EROSION CONTROL:
- EC-1 SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-8 WOOD MULCHING
- EC-16 NON-VEGETATIVE STABILIZATION

TRACKING CONTROL:
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
- WE-1 WIND EROSION CONTROL

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

LEGEND

INLET PROTECTION (SEE DETAIL D/C7)

PROPOSED DRAINAGE FLOW

FIBER ROLL (SEE DETAIL A/C7)

HATCH LEGEND

CUT (90 YD)

FILL (90 YD)

SEE GRADING AND DRAINAGE NOTE #10, SHEET C1 FOR EARTHWORK QUANTITIES

5 0 5 10 15

Scale 1" = 5'

REV.	DATE	DESCRIPTION	BY
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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

PRELIMINARY NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL PLAN

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000
Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

SCALE:	AS NOTED
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CHECKED BY:	FJC

SHEET NUMBER: C6

OF 8 SHEETS

PROJECT# 123-141

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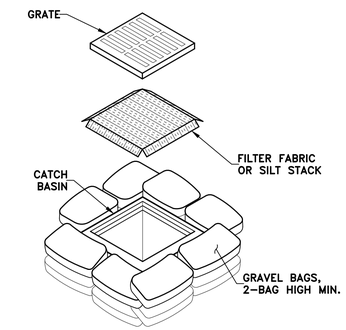
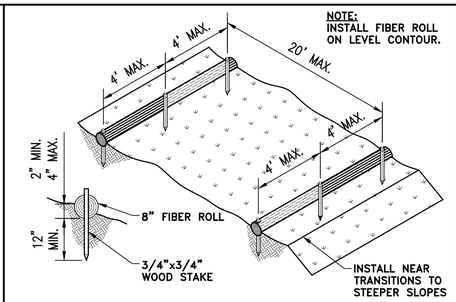
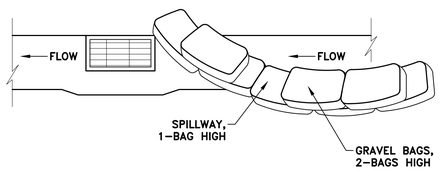
Attachment 4



D / C7 DROP INLET PROTECTION
NTS

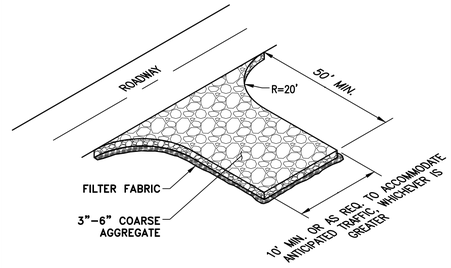


A / C7 FIBER ROLL
NTS

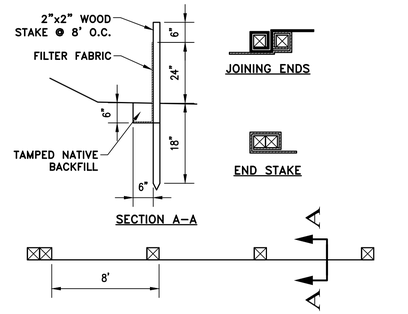


NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

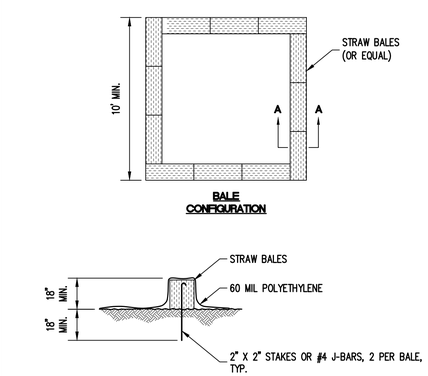
E / C7 CURB INLET PROTECTION
NTS

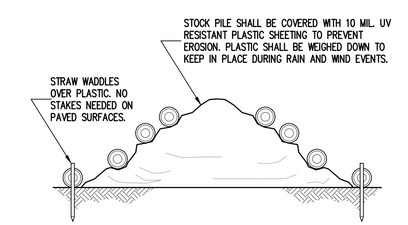


B / C7 STABILIZE ENTRANCE
NTS

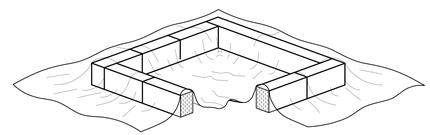


F / C7 SILT FENCE
NTS





G / C7 STOCK PILE COVERING
NTS



THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1. FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

C / C7 CONCRETE WASHOUT
NTS

REV.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER
FRANK J. CAMPO
No. 61390
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL PLAN DETAILS

SCHWARTZ & YOUNG
RESIDENCE
APN# 010-214-024-000

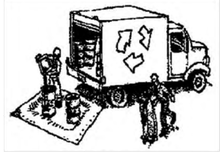
Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

SCALE:	AS NOTED
DATE:	05/02/24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER:
C7
OF 8 SHEETS
PROJECT# 123-141

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

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

Hazardous Materials

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

Construction Entrances and Perimeter

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

Waste Management

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

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

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

Spill Prevention and Control

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

EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

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

PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

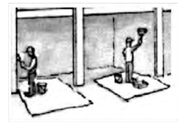
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters,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

CONCRETE, GROUT & MORTAR APPLICATION

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

LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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

DEWATERING

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

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

Attachment 4

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

Drawing file: Z:\Projects\123141 BSA - YoungSchwartz\Dwg\123141 XBase.dwg
Plotted: May 02, 2024 - 9:57pm

REV.	DATE	DESCRIPTION	BY
1			

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER — JAMES J. CAMPO — No. 61390 — EXP. 06/30/25 — CIVIL — STATE OF CALIFORNIA

EROSION AND SEDIMENT CONTROL PLAN BMP'S

SCHWARTZ & YOUNG RESIDENCE
APN# 010-214-024-000

Project Location: CASANOVA 10 NE OCEAN CARMEL, CA 93923
PREPARED FOR: SCHWARTZ & YOUNG

SCALE:	AS NOTED
DATE:	05/02/24
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C8
OF 8 SHEETS
PROJECT# 123-141

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

February 11, 2025
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Associate Planner
APPROVED BY:	Anna Ginette, AICP, Community Planning And Building Director
SUBJECT:	**DS 24289 (Your Golden Key No 1 LLC):** Consideration of a Concept Design Study, DS 24289 (Your Golden Keys No 1, LLC), for the demolition of a one-story single-family residence and detached garage and the construct of a 2,435-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements. The residence is located on 13th Avenue 2 southeast of Mission Street in the Single-Family Residential (R-1) District, APN 010-161-018-000

Application: DS 24289 (Your Golden Key No 1 LLC)
APN: 010-161-018-000
Block: 141
Lot: 1, 3, 6, & 8
Location: 13th Avenue 2 southeast of Mission Street
Applicant: Franshisca Delgado-Claudio Ortiz Design Group Inc.
Property Owner: Your Golden Key No 1 LLC

Executive Summary:

The applicant is proposing to demolish an existing single-family residence, construct a new two-story single-family residence, and make associated site improvements on a 5,937-square-foot lot.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the Concept Design Study for the demolition of a one-story single-family residence and detached garage and construct a 2,435-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements located on 13th Avenue 2 Southeast of Mission in the Single-Family Residential (R-1) District. APN: 010-161-018-000.

Background and Project Description:

The 1498-square-foot single-story home was constructed in 1929 and has undergone multiple additions

over the years and an extensive remodel in 1965. The house is located on an irregularly shaped 5,937-square-foot lot that is narrower at the street than the rear of the lot. The home has horizontal wood siding and a low pitched composite shingle roof. The property was reviewed for historical significance in 2022 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2027.

The applicant is proposing to demolish the existing home and detached garage to construct a new two-story single-family residence. The new home is proposed to be two stories at the front of the house with a single story at the rear of the property. The applicant is proposing to include an ADU on the west side of the parcel that will be reviewed as part of a separate permit. New windows and doors will be aluminum-clad wood with muntins. The proposed siding will be wood, board and batten painted a beige color, Chopstick. The bottom portion of the east side of the property will have a stone veneer of squared, random patterns. The roofing will be wood shake. There are nine trees on the property or immediately adjacent to the property that were evaluated as part of the Preliminary Site Assessment. Seven were determined to be significant, one was determined to be moderately significant, and one was determined to be not significant. No trees are currently being proposed to be removed.

At the time of writing this report, no neighbors have expressed any concerns about the proposed project.

Staff Analysis:

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.*

Staff Response: The City Forester identified nine (9) trees on, or adjacent to, the project site during the preliminary site assessment, including seven (7) Coastal Live Oaks and two (2) Monterey Pines (Attachment 3). All trees have been rated 'significant' or 'moderately significant' except for one of the Monterey Pines (Tree No. 9) which is not proposed to be removed. The landscape plan for the project includes the 6' tree protection zone for significant trees. The City Forester is requiring the planting of two upper canopy trees because the property does not meet the recommended tree density of four upper-canopy trees and three lower-canopy trees. Per the City Forester's requirements, the applicant is required to plant two more upper canopy trees. This satisfies the forester's requirement to have four upper-canopy trees.

Topography: *Residential Design Guidelines 3.1 through 3.5 encourage maintaining the natural topographic character of Carmel; encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees; promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties; promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.*

Staff Response: The subject site slopes gently from west to east and north to south. The applicant is proposing to grade the sloped section into small steps going from west to east with the slope. The proposed grading does increase the sloping from west to east and north to south. The increase in grading does appear to create potential for more run-off towards their south and east neighbors. A grading and drainage plan will be required before the final details meeting to review and address any potential run-off issues. Staff needs to see the grading and drainage plan to confirm that the property meets the topographic Design Guidelines.

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: Staff has not heard from any neighbors with concerns regarding privacy and views. The proposed structure is a single story at the rear with large hedges being proposed along the south, west, and east property lines. The two-story element of the property is at the front and center of the parcel, setback ~9' from the east property line and 16' from the west property line. In addition to being setback, the second story has no windows on the east elevation and two small windows on the west elevation. Through a combination of minimal second story windows, second story setbacks, and vegetation, the applicant has done a good job of designing the proposed project to have a minimal effect on views and privacy of the neighbors.

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

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

Staff Response: The applicant proposes to construct a 200-square-foot attached garage. The garage will be accessed by tire paths that will be 2'-10" with a 2'-4" gap between them. The tire paths with be permeable pavers. The attached garage fits in with the house and does not dominate the design and does not create any visual impact. The project complies with all parking and access design guidelines.

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

Staff Response: The proposed two-story element of the residence is at the front of the proposed home. As currently designed, the house transitions to a single story when the grade lowers. This appears to be so that the two-story element does not loom over the neighbors to the rear. The does put the bulk and mass of the building more forward on the parcel, but it is setback 27'-1". The project is setback far enough from the street to not loom over the street.

The highest ridge height has increased from 11'-1" to 23'-9". The maximum allowed ridge height is 24'. The first-floor plate height is 9'-9" and the second-floor plate height is 7'-1" (total 16'-10"), while the existing plate height is 8'. The maximum allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be 7' feet tall. The largest windows are 6' wide by 4'-4" tall with divided lights. All the windows contain divisions and are human scaled.

The proposed project meets the applicable Design Guidelines for bulk and mass.

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

Staff Response: The building will have four front facing gables; two for the main residence, one for the garage, and one for the ADU. All roofs are pitched at 5:12 throughout. At the rear of the second story, the roof pitch runs perpendicular to the front facing roofs with gables east and west. There are seven total ridges for the proposed property with lower ridges on the subordinate sections. Staff recommends the Planning Commission consider the number of ridges and the complexity of the roof form.

The design guidelines encourage properties have a primary volume with secondary volumes appearing attached to the primary form. The subject property has lower ridges on the secondary volumes of the main house and the garage. Additionally, the guidelines encourage changing roof heights to help break up the massing while keeping the roof form simple overall. The proposed project maintains the same roof slopes while breaking up the massing by having changing roof heights. Breaking up of the massing using roof forms meets the intent of the design guidelines, but the project has ridges that could be removed or continued to simplify the form of the structure (see the below snippet from the plans).

Highlighted Roof Pitches

Eaves are between 8 and 18 inches throughout the property. Gutters are proposed to be aluminum that is painted to match the copper finishes. The project meets the objectives of building and roof form.

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 that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted during the Final Details hearing.

Attachment 1 – Resolution
Attachment 2 - Project Plans
Attachment 3 - Data Tables

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2025-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF A ONE-STORY SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE AND THE CONSTRUCTION OF A 2,435-SQUARE-FOOT TWO-STORY RESIDNCE INCLUSIVE OF A 200 SQAURE FOOT ATTACHED GARAGE AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON 13TH AVENUE 2 SOUTEAST OF MISSION IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-161-018-000.

WHEREAS, on September 24, 2024, Franshisca Delgado ("Applicant") submitted an application on behalf of Your Golden Key No 1 LLC ("Owners") requesting approval of Track 2 Design Study application DS 24289 (Your Golden Keys No 1, LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 5,937-square-foot 13th Avenue 2 Southeast of Mission in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Design Study to demolish an existing single-family residence, construct a new two-story single-family residence, and make associated site improvements; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), construction of new dwellings is subject to a Track Two Design Review and may be approved by the Planning Commission if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

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

WHEREAS, on or before February 2, 2025, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before February 7, 2025, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on February 11, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✔	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✔	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages 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 Concept Design Study (DS 24289, Your Golden Key No 1, LLC) for the demolition of a one-story single-family residence and detached garage and construct a 2,435-square-foot two-story residence inclusive of a 200-square-foot attached garage and associated site improvements located on 13th Avenue 2 Southeast of Mission in the Single-Family Residential (R-1) District. APN: 010-161-018-000.

Conditions for Concept Acceptance	
No.	
1.	**Volume Study.** The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.
2.	**Drainage and Grading.** Prior to scheduling the Final Detail Planning Commission meeting for DS 24289 (Your Golden Key No 1, LLC), the applicant shall provide a drainage and grading plan.
3.	**Recommended Tree Density**. Prior to scheduling the Final Detail Planning Commission meeting for DS 24289 (Your Golden Key No 1, LLC), the applicant shall update their landscape plan and site plan to include the planting of two upper canopy trees to accommodate the recommended tree density.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of February, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Jin Construction Residence

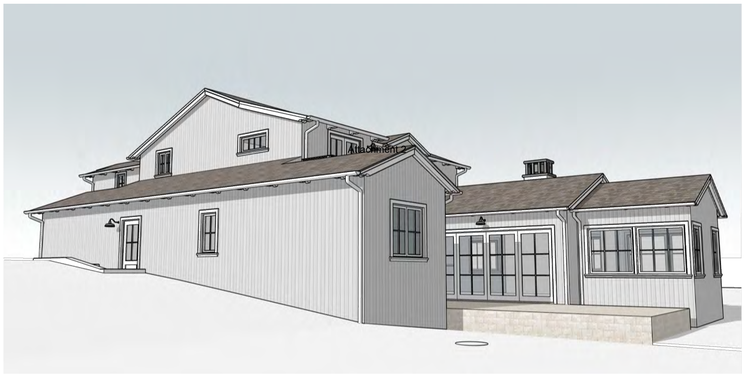
Single Family Residence

13TH 2SE of Mission, Carmel Calif.

A.P.N. 010-161-018

EAST ELEVATION

REAR ELEVATION



WEST ELEVATION

AERIAL VIEW

FRONT ELEVATION

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GENERAL:

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G1.0 PRELIMINARY SITE ASSESSMENT

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2 GRADING & EROSION CONTROL PLAN
3 DRAINAGE PLAN
4 UTILITY PLAN
5 DETAILS

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A2.0 EXISTING SITE & DEMO PLAN
A2.1 PROPOSED SITE PLAN
A2.2 NEIGHBORHOOD SITE PLAN
A3.0 EXISTING FLOOR PLAN
A4.0 PROPOSED FLOOR PLAN
A4.1 PROPOSED UPPER LEVEL FLOOR PLAN
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A10.0 WINDOW AND DOOR SCHEDULES
A11.0 AVERAGE NATURAL GRADE & VOLUME ANALYSIS PLAN

LANDSCAPE:

L1 PROPOSED LANDSCAPE PLAN

PROJECT DATA

FLOOR AREA

	ALLOWED	EXISTING	PROPOSED	
PROPOSED				
MAIN LEVEL		1,287.1 SQ.FT.	1,193.0 SQ.FT.	
UPPER LEVEL		N/A	1,042.8 SQ.FT.	
CARPORT		211.0 SQ.FT.	N/A	
GARAGE		N/A	200.0 SQ.FT.	
TOTAL FLOOR AREA:	**2,440.3 SQ.FT.**	1,498.1 SQ.TF.	**2,435.8 SQ.TF.**	41.0%
ADU	N/A	N/A	799.2 SQ.FT.	
TOTAL GROSS FLOOR AREA:	N/A	1,498.1 SQ.TF.	3,235.0 SQ.TF.	

SITE COVERAGE

22.0% of F.A.R. = 536.9 SQ.FT., + SITE BONUS; 4.0% OF SITE = 237.5 SQ.FT., TOTAL SITE COVERAGE ALLOWED 774.4 SQ.FT.

PERVIOUS COVERAGE	ALLOWED	EXISTING	PROPOSED	
DRIVEWAY		735.0 SQ.FT.	168.3 SQ.FT.	
ENTRY WALKWAY		268.0 SQ.FT.	46.0 SQ.FT.	
SOUTH PATIO		66.0 SQ.FT.	306.0 SQ.FT.	
WEST WALKWAY		N/A	51.3 SQ.FT.	
WEST DECKS		164.0 SQ.FT.		
UTILITY PATH		N/A	46.0 SQ.FT.	
TRASH STORAGE		26.5 SQ.FT.	40.0 SQ.FT.	
TOTAL PERVIOUS COVERAGE		**1,259.5 SQ.FT.**	**657.6 SQ.FT.**	
IMPERVIOUS COVERAGE	**ALLOWED**	**EXISTING**	**PROPOSED**	
ENTRY PORCH		131.0 SQ.FT.	22.3 SQ.FT.	
SOUTH BALCONY		N/A	35.7 SQ.FT.	
WEST LANDING		N/A	28.6 SQ.FT.	
WEST STAIRS		N/A	20.8 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE		**131.0 SQ.FT.**	**106.7 SQ.FT.**	
TOTAL GROSS COVERAGE	774.4 SQ.FT.	1'390.5 SQ.FT.	764.3 SQ.FT.	12.8 %

HEIGHT LIMITS AND SETBACKS

	ALLOWED	EXISTING	PROPOSED	
MAIN DWELLING HEIGHTS				
RIDGE: ONE STORY	18'-0"	11'-1"	13'-5"	
RIDGE: TWO STORY	24'-0"	N/A	22'-1"	
PLATES: ONE STORY	12'-0"	8'-0"	8'-1"	
PLATES: TWO STORY	18'-0"	N/A	7'-1"	
MAIN DWELLING SETBACKS				
NORTH SIDE (FRONT)	15'-0"	49'-10"	7'-1"	
SOUTH SIDE (REAR)	3'-0"/15'-0"	19'-4"	3'-1"	
WEST SIDE	15'-0"	14'-9"	8'-1"	
EAST SIDE	3'-0"/15'-0"	4'-6"	6'-11"	

PROJECT INFORMATION

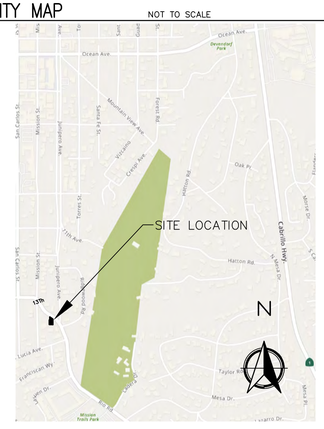
LOT SIZE	(0.136 ACRES) 5,937.4 S.F.
A.P.N.	010-161-018
LEGAL DESCRIPTION	BLOCK: 142 LOT: 3
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15FT, SIDE 3FT. REAR 3FT/15FT
BLDNG. OCCUPANCY	R-3/U
CONST. TYPE	V-B
HEIGHT (MAX. ALLOWED)	ONE STORY: 18FT, TWO STORY: 24FT
STORIES:	TWO

SCOPE OF WORK

1. DEMOLITION OF AN EXISTING ONE-STORY SFD, WITH A DETACHED ONE-CAR GARAGE
2. CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY DWELLING, WITH AND ATTACHED ONE-CAR GARAGE AND AN ATTACHED ACCESSORY DWELLING UNIT.
3. NO TREE REMOVAL.

VICINITY MAP

NOT TO SCALE



CODG

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REVIONS:

PROJECT:
JIN CONSTRUCTION
13TH 2SE OF MISSION, CARMEL CALIF.
BLOCK: 142 LOTS: 3
APN: 010-161-018
PROJECT NO.
24-05

ISSUE:
12-28-2024
12-28-2024

DRAWN BY:
CO

COVER SHEET & NOTES

SCALE: 1' = 1/4"

T1.0

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PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: December 14, 2023
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 141 / por. 1, 3, 6, & 8
APN: 010-161-018
Property Owner: Your Golden Key No. 1, LLC
Street Location: 13th Avenue 2 SE of Mission Street

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: The existing residence has various wall cladding materials, including wood shingles, horizontal beveled wood siding, board & batten siding, and horizontal synthetic (vinyl?) siding. The window material is wood, and the sliding glass doors are aluminum. At least one window and one exterior door have decorated glass. The detached garage at the front of the house appears to be constructed of post-adobe bricks. The roof material of the residence and detached garage is composition shingle.

- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the neighborhood's character. A new building should differ in style from buildings on nearby and abutting properties.

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the right-of-way's informal, vegetated, open space character. Parking areas in the right-of-way shall be informal and unpaved, reinforcing the forest image. Planting in the right-of-way should be predominately green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

- Building Site Area: The lot is irregular in shape and approximately 5,804 square feet in size. A base floor area of **2,402 square feet** is permitted. A minimum of 200 square feet of the base floor area and 2,200 cubic feet of exterior volume shall be reserved for required parking, whether provided by a garage, carport, or parking pad.

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

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

  The front lot line is the side of a lot that abuts a public street. The rear lot line is opposite and most distant from the front lot line. All other property lines are considered side lot lines.

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

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

* The rear setback is three feet for those portions of structures less than 12 feet in height.

** See CMC 17.10.020(A)(1) and 17.68.020, Rules of Measurement.

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

Table 17.10-C: Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PD 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)	16	16	16*

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to the 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 provides a volume option for additions. This option applies only to the specific location of the addition. Project applicants must request this "addition only" volume option prior to the commencement of the volume study.

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

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

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

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

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

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

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

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

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the site's natural contours and 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 stormwater 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.

- Site Coverage: Impermeable site coverage is limited to 22% of the base floor area for the site or **528 square feet** for a base floor area of 2,402 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, **232 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.

  The existing front yard is almost entirely paved with asphalt and concrete. Low post-adobe walls frame the parking area and create a tiered landscape in response to the topography of the site and prior excavation of the parking area. Additional site coverage includes the front porch, rear deck, and north-side yard decks.

The Residential Design Guidelines should be consulted for appropriate front garden design, driveways, and walkways.

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

Table 17.10-D: Minimum Yard One Fence and Wall Heights

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

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

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

Potential Neighbor Impacts:

- Privacy 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.

- 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 that substantially eliminate a significant view enjoyed on another parcel should be avoided."*

- Neighborhood Input: Staff strongly recommends contacting the adjacent property owners before public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey will be provided under separate cover.

Historic Status: The property was evaluated for historical significance in 2022, and a determination was made that the property does not qualify for listing on the local historic inventory. This determination will remain valid for five years.

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

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

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

Attachment 2

CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For the Carmel Historic Resources Inventory

On July 31, 2022 the Department of Community Planning and Building determined that the property identified below does not constitute an historic resource.

APN: 010 161 018
Current Owner: Cong-Kai Jin
Block: 141
Lot: W PT 1 & 3; E PT 6 & 8
Street Location: 13th Ave. 2 SE of Mission
Lot size: 5,650 SF
Date of Construction: 1929 (Assessor); 1925 (Pine Cone)

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ✓ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ✓ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.
- ☐ There are other better examples of the builder's work in the city.

This determination shall remain valid for a period of five (5) years and shall expire on August 19, 2027.

Suray R. Nathan
Assistant Planner

HE 22-242(Your Golden Key No. 1, LLC) Historic Evaluation

Date: 7/31/2022
Prepared by: Meg Clovis
Assessor's Parcel Number: 010 161 018
Current Owner: Cong-Kai Jin
25880 Carmelita
Carmel, CA 93923
Block/Lot: Block 141; Lot W PT 1 & 3; E PT 6 & 8
Street Location: 13th Ave. 2 SE of Mission
Lot size: 5650 sq. ft.
Date of Construction: 1929 (Assessor); 1925 (Pine Cone)

1. **Land Use & Community Character Element, Subdivision Chronology Map:** 1967-1975
2. **Is the property listed on the Carmel Inventory?** No
3. **Has the property been reviewed previously for historical significance?** No
4. **Is the property located within the Archaeological Overlay Zone?** Yes
5. **Is the property identified on the Sanborn Maps?** Yes, 1930 & 1962

1930

1962

Rev. 1/24/2022

6. **Date of original building permit:** No building permit in file
7. **Original and subsequent ownership:**
   a) Harvey Russell
   b) Bruce Landshaw
   c) William & Eleanor Candy
   d) Sheila Knight
   e) Elizabeth Smith
   f) Darlene Mosley

   Harvey Russell was a cattleman with interests in Madera and he leased San Carlos Ranch. Russell, nor any of the other previous owners, are listed in Carmel's Historic Context Statement.
8. **Information on the original designer/builder:** None
9. **Alterations and changes to the residence/property:**
   a) BP# 631 (6/17/1940): Bedroom addition
   b) BP# 1424 (1940s): Studio addition
   c) BP# 1872 (10/26/1949): Build garage
   d) BP# 2269 (2/19/1952): Bathroom addition
   e) BP# 2942 (9/6/1956): Service porch addition
   f) BP# 4331 (8/11/1965): Demolish garage
   g) BP# 4345 (9/7/1965): New foundation, new roof, new electric, new windows, new exterior cladding
   h) BP# 85-176 (10/31/1985): Add deck
10. **Conclusions:**
    Due to the multiple additions and extensive 1965 remodel, a Phase One report is not recommended.
11. **Current Photographs of Residence (see next page):**

Rev. 1/24/2022

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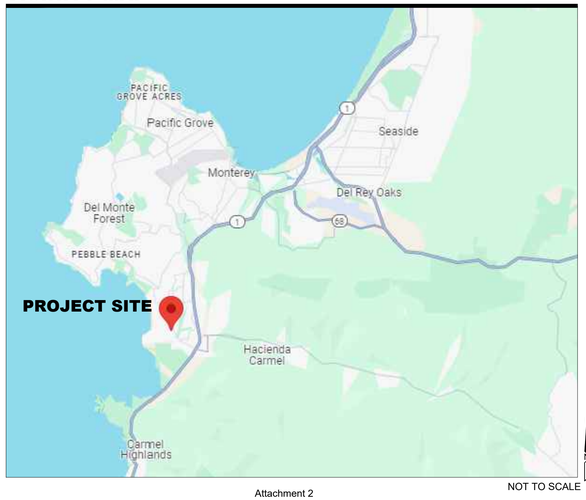
REMODEL & ADDITION
13th 2SE OF MISSION
CARMEL, CA
GRADING & DRAINAGE PLANS

VICINITY MAP



NOT TO SCALE

Attachment 2

SURVEY DATUM

Boundary & Topographic Survey provided by Moran Engineering, Inc. dated November 2023

MAP DATA

Contour Interval: 1 Foot

Aerial Photo: None

SHEET INDEX

1	COVER SHEET
2	GRADING & EROSION CONTROL PLAN
3	DRAINAGE PLAN
4	UTILITY PLAN
5	DETAILS

GENERAL NOTES

1. THESE ENGINEERING DRAWINGS ARE BASED ON CONDITIONS AT THE TIME OF DESIGN AND FROM INFORMATION PROVIDED BY THE OWNER. FUTURE MODIFICATIONS TO GRADING AND SITE DEVELOPMENT COULD CAUSE EROSION AND SLOPE FAILURE.
2. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL AND/OR THE PROJECT SOIL ENGINEER.
3. OBSERVATION OF THE CONSTRUCTION BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COMPLETE THE CONSTRUCTION IN CONFORMANCE WITH THE PROJECT DOCUMENTS AND GENERALLY ACCEPTED STANDARDS OF PRACTICE. THE PURPOSE OF THE ENGINEERS VISITS WILL BE TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND DETERMINE IF THE WORK IS PROGRESSING IN GENERAL CONFORMANCE WITH OUR DESIGN INTENT.
4. LOCATIONS OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.

GENERAL STORMWATER NOTES

1. STOCKPILES: ALL STOCKPILES ASSOCIATED WITH THE PROJECT SHALL BE COVERED WITH PLASTIC SHEETING PRIOR TO ANY PRECIPITATION EVENT TO PREVENT RUNOFF OF SEDIMENT. SHEETING SHALL BE FIRMLY HELD IN PLACE WITH SANDBAGS OR OTHER WEIGHTS PLACED NO MORE THAN 10FT APART. SEAMS SHALL BE TAPED OR WEIGHTED DOWN THEIR ENTIRE LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP.
2. DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE USED THROUGHOUT ALL PHASES OF CONSTRUCTION. THIS INCLUDES ANY SUSPENSION OF WORK, ALLEVIATION OR PREVENTION OF ANY FUGITIVE DUST NUISANCE AND THE DISCHARGE OF SMOKE OR ANY OTHER AIR CONTAMINANTS INTO THE ATMOSPHERE IN SUCH QUANTITY AS WILL VIOLATE ANY REGIONAL AIR POLLUTION CONTROL RULES, REGULATIONS, ORDINANCES, OR STATUTES. WATER SHALL BE APPLIED AS REQUIRED. DUST NUISANCE SHALL ALSO BE ABATED BY CLEANING, VACUUMING AND SWEEPING OR OTHER MEANS AS NECESSARY.
3. INTERIM EROSION AND SEDIMENT CONTROL: THIS PLAN INCLUDES INTERIM EROSION AND SEDIMENTATION CONTROL MEASURES TO BE TAKEN DURING WET SEASONS UNTIL PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES CAN ADEQUATELY MINIMIZE EROSION, EXCESSIVE STORM WATER RUNOFF AND SEDIMENTATION. THIS PLAN INCLUDES THE MINIMUM NECESSARY MEASURES TO BE TAKEN TO PREVENT EXCESSIVE STORM WATER RUNOFF OR CARRYING BY STORM WATER RUNOFF OF SOLID MATERIALS ON TO LANDS OF ADJACENT PROPERTY OWNERS, PUBLIC STREETS, OR TO WATERCOURSES AS A RESULT OF CONDITIONS CREATED BY GRADING OPERATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF DETERMINED BY THE CONTRACTOR, THE CITY, THE COUNTY, OR THE ENGINEER AS CHANGING CONDITIONS OCCUR. GRADING SHALL NOT TAKE PLACE DURING THE RAINY SEASON WITHOUT THE IMPLEMENTATION OF ADDITIONAL BMP'S TO PREVENT EROSION AND RUNOFF.
4. PERMANENT EROSION AND SEDIMENT CONTROL: PERMENANT EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED BY LANDSCAPING OF DISTURBED AREAS OF THE PROJECT SITE. LANDSCAPING SHALL CONSIST OF SOME OR AL THE FOLLOWING: SPREADING OF MULCH, SEEDING, AND PLANTING OF CONTAINER PLANTS. ANTICIPATED TIME UNTIL ESTABLISHMENT FOR THESE 3 LANDSCAPING METHODS IS AS FOLLOWS: IMMEDIATE, 3 MONTHS, 1 MONTH (RESPECTIVELY, ASSUMING APPROPRIATE IRRIGATION IS PROVIDED. DOWNSPOUTS SHALL BE DIRECTED INTO THE UNDERGROUND DRAINAGE SYSTEM AS INDICATED ON THE DRAINAGE PLAN OR AWAY FROM STRUCTURES.
5. THIS PROJECT WILL DISPERSE ALL RUNOFF FROM ROOFS AND HARDSCAPE AREAS TO APPROPRIATE LOCATIONS AND AS SHOWN ON THE PLANS.
6. STORMWATER DISCHARGE ADJACENT TO FOUNDATIONS AND OTHER STRUCTURES IS NOT PERMITTED.
7. WASH OUT CONCRETE EQUIPMENT/TRUCKS OFF-SITE OR INTO CONTAINED WASHOUT AREAS THAT WILL NOT ALLOW DISCHARGE OF WASH WATER ONTO THE UNDERLYING SOIL OR ONTO THE SURROUNDING AREAS.

REGISTERED PROFESSIONAL ENGINEER
ANDREW G. PARR
No. C71212
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REV. NO.	REVISIONS DESCRIPTION	DATE	APPROVED
5			
4			
3			
2			
1			

UPRIGHT ENGINEERING
3641 MT. DIABLO BLVD. #1841
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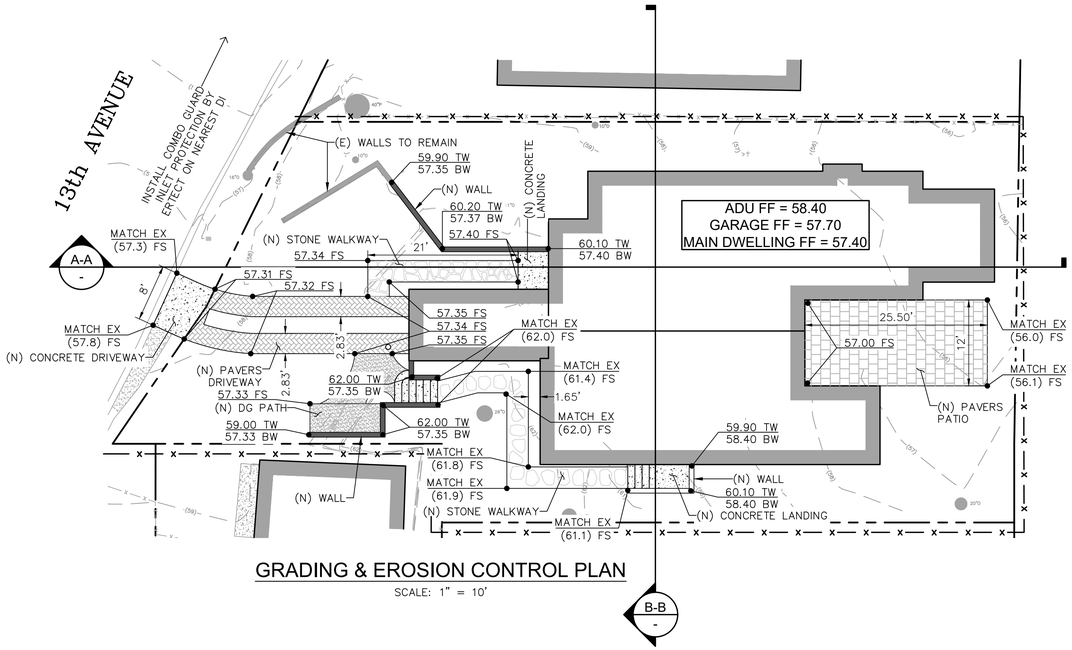
DATE: 11/4/2024

REMODEL & ADDITION
13th 2SE OF MISSION
CARMEL, CA

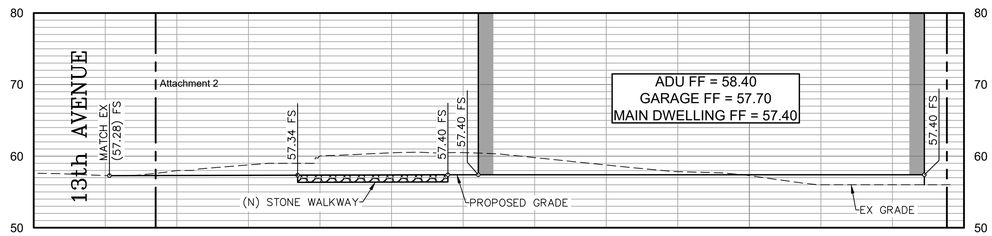
COVER SHEET

DESIGNED BY: AP
DRAWN BY: WZ
SURVEYED BY: WS
CHECKED BY: AP
SHEET NO. 1 OF 5



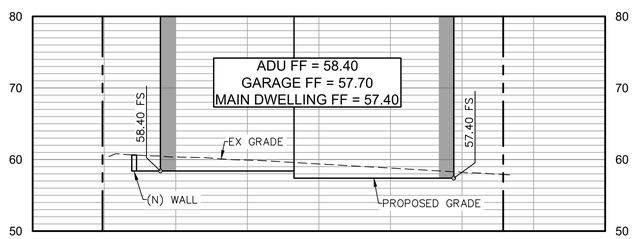
GRADING & EROSION CONTROL PLAN

SCALE: 1" = 10'



A-A SECTION

SCALE: 1" = 10'



B-B SECTION

SCALE: 1" = 10'

LEGEND

——-·-·——	PROPERTY LINE
—x—x—	PROPOSED STRAW WATTLE SEE DETAIL 1 ON SHEET 5
(E)	EXISTING
(N)	PROPOSED
FS	FINISH SURFACE
TW	TOP OF WALL
BW	BOTTOM OF WALL

GRADING NOTES

1. LOCATION OF CUTS AND FILLS ARE APPROXIMATE. CONTRACTOR TO VERIFY GRADING EXTENTS IN THE FIELD.
2. ALL GRADING SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE GEOTECHNICAL STUDY AND STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL CONSTRUCT DRAINAGE IMPROVEMENTS PRIOR TO GRADING TO PREVENT RUN-ON TO WORK AREA. IF IT IS NOT FEASIBLE TO CONSTRUCT DRAINAGE PRIOR TO GRADING, TEMPORARY DRAINAGE FACILITIES SHALL BE PROVIDED BY THE CONTRACTOR.
4. MAXIMUM FILL SLOPE SHALL BE 2:1 (HORIZ: VERT)
5. MAXIMUM CUT SLOPE SHALL BE 1.5:1 (HORIZ: VERTICAL)
6. FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS. MOISTURE CONDITIONED TO WITHIN 3% OF OPTIMUM, AND COMPACTED USING SHEEPS FOOT ROLLER OR SIMILAR EQUIPMENT TO 95% RELATIVE COMPACTION AS MEASURED USING THE MODIFIED PROCTOR METHOD.

CUT/FILL TABLE			
ELEMENT	FILL (CY)	CUT (CY)	NET (CY)
GRADING	35	(185)	(150)
TOTAL DISTURBED AREA: 5,000 SQFT			

N

0 10 20 FEET

SCALE

REGISTERED PROFESSIONAL ENGINEER
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No. C71212
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
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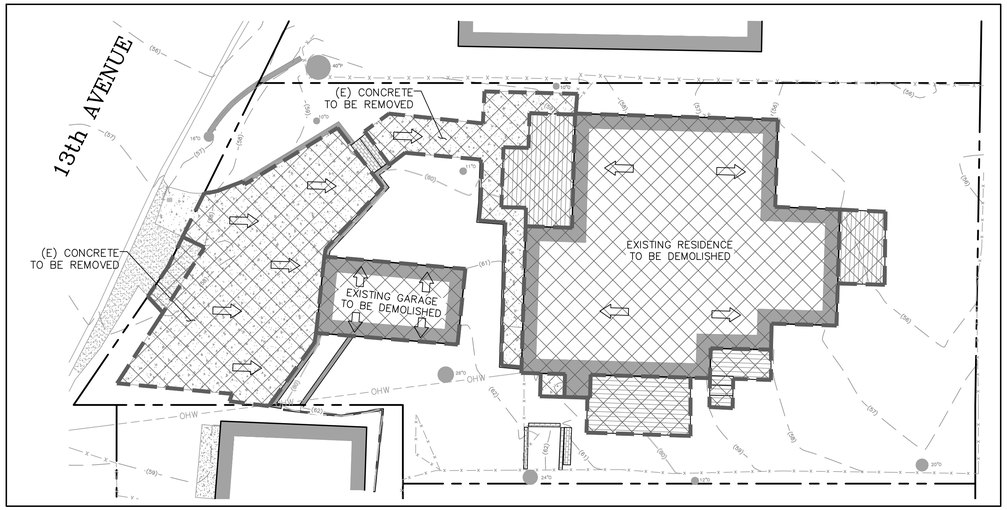
DATE: **11/4/2024**

REMODEL & ADDITION
13th 2SE OF MISSION
CARMEL, CA

GRADING & EROSION CONTROL PLAN

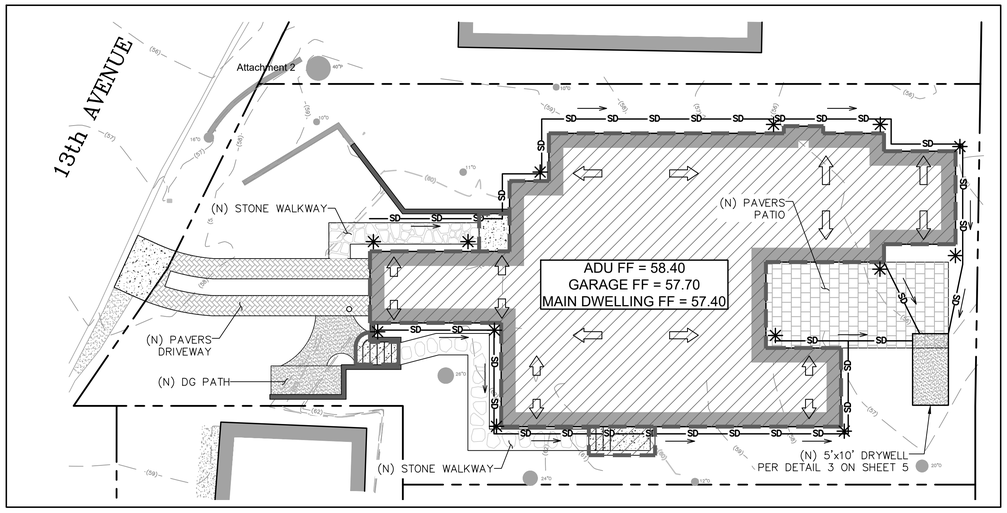
DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	WS
CHECKED BY:	AP
SHEET NO.	**2 OF 5**

SAVE DATE: 10/31/2024 ~ PLOT DATE: 11/4/2024 ~ FILE NAME: G:\shortcut-targets-by-id\0BxHT2CYlor-Cdkctc2JBNXlqYmc_Upright__PROJECTS\13th 2SE of Mission\CAD\13th 2SE of Mission - Grading Plan - Standard\13th 2SE of Mission - Grading Plan.dwg



EXISTING IMPERVIOUS AREAS

SCALE: 1" = 10'



PROPOSED IMPERVIOUS AREAS

SCALE: 1" = 10'

IMPERVIOUS AREAS TABLE		
ELEMENT	PROPOSED AREA (SF)	EXISTING AREA (SF)
STRUCTURES	2,400	1,500
EXTERIOR HARDSCAPE	50	1,380
TOTAL	2,450	2,880
NET INCREASE IN IMPERVIOUS AREA: - SF		

N 0 10 20 FEET SCALE

LEGEND

- PROPERTY LINE
- SD SD — PROPOSED GRAVITY STORM DRAIN 4" SDR35 PVC PIPE (UNLESS OTHERWISE NOTED), MIN 2% SLOPE, MIN 18" BURIAL DEPTH. CLEANOUTS SHALL BE PROVIDED AT ALL PIPE BENDS AND INTERSECTIONS.
- PROPOSED IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- EXISTING IMPERVIOUS AREA (ARROW INDICATES DRAINAGE PATTERN)
- PROPOSED DOWNSPOUT TIE INTO STORM DRAIN PIPE PER DETAIL 2 ON SHEET 5

GENERAL DRAINAGE NOTES:

1. ONSITE STORM DRAIN SYSTEM SHALL NOT CONNECT TO FRENCH DRAIN SYSTEM.
2. ALL JOINTS SHALL BE TIGHT GLUED AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION OR INFILTRATION BY GROUND WATER OR STORM WATER.

REGISTERED PROFESSIONAL ENGINEER
ANDREW C. PARKER
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STATE OF CALIFORNIA

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UPRIGHT ENGINEERING
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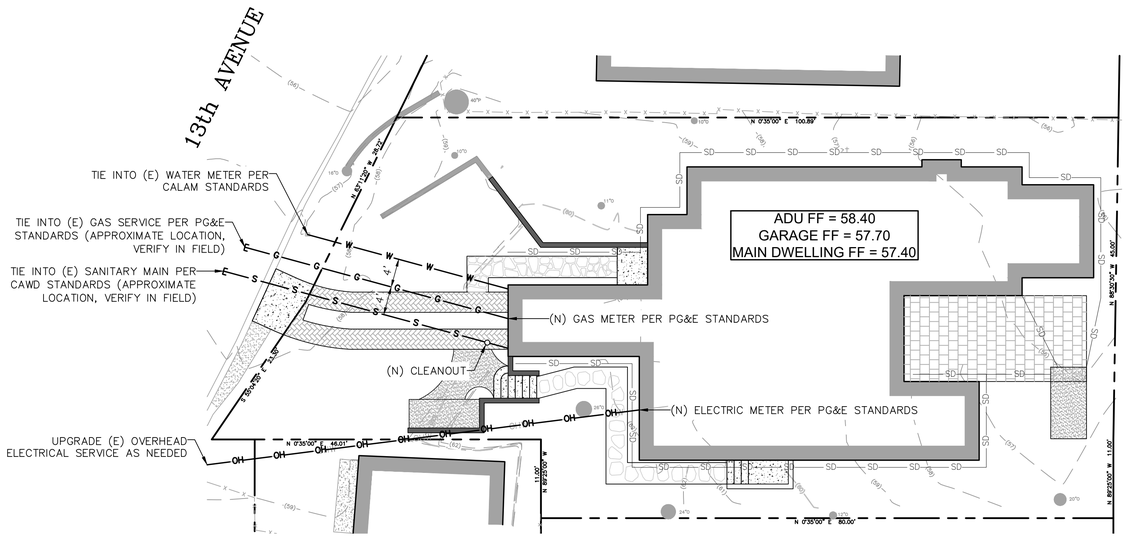
DATE: 11/4/2024

REMODEL & ADDITION
13th 2SE OF MISSION
CARMEL, CA

DRAINAGE PLAN

DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	WS
CHECKED BY:	AP
SHEET NO.	3 OF 5

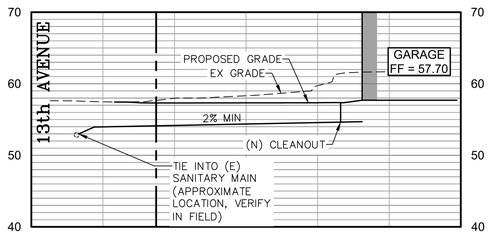
SAVE DATE: 10/31/2024 ~ PLOT DATE: 11/4/2024 ~ FILE NAME: G:\.shortcut-targets-by-id\0BxHT2CYlor-Cdkctc2JBNXlqYmc_Upright__PROJECTS\13th 2SE of Mission\CAD\13th 2SE of Mission - Grading Plan - Standard\13th 2SE of Mission - Grading Plan.dwg



UTILITY PLAN

SCALE: 1" = 10'

Attachment 2



SEWER PROFILE

SCALE: 1" = 10'

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY.
2. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FINALIZED BY THE CONTRACTOR IN THE FIELD.
3. ALL UNDERGROUND AND ABOVEGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE, REGIONAL, AND LOCAL CODES AND REQUIREMENTS.
4. MINIMUM BURIAL DEPTH SHALL BE 18" FOR ALL UTILITIES.
5. ALL UTILITIES SHALL BE BURIED WITH DETECTABLE UNDERGROUND MARKING TAPE MEETING APWA STANDARDS. TAPE SHALL BE BURIED 12" ABOVE TOP OF UTILITY.
6. PULL BOXES FOR ELECTRICAL AND COMMUNICATIONS UTILITIES SHALL BE SIZED AND SPACED PER CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
7. ELECTRICAL AND COMMUNICATION UTILITIES SHALL UTILIZE RACEWAYS WITH BENDS CONFORMING TO CURRENT CALIFORNIA BUILDING CODE REQUIREMENTS.
8. UTILITIES SHALL MAINTAIN 3FT MIN CLEARANCE FROM ALL CONCRETE FOOTINGS, SLABS, AND BUILDING FOUNDATIONS.
9. UTILITY TRENCH BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION, THE UTILITY COMPANY, AND AS FOLLOWS:
   - 9.1. UTILITY TRENCH BACKFILL SHALL BE CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION AT NEAR OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE PLACED IN 6" LIFTS, WETTED, AND COMPACTED USING A VIBRATING PLATE OR JUMPING JACK. CARE SHOULD BE TAKEN NOT TO HARM UTILITIES DURING PRELIMINARY BACKFILL.
10. THE FOLLOWING APPLIES TO THE PROPOSED PRIVATE SEWER LATERAL (PSL):
    - 10.1. ALL SEWER LINES AND ASSOCIATED STRUCTURES, CLEANOUTS, BACKFLOW DEVICES, OVERFLOW PROTECTION DEVICES AND POINT OF CONNECTION TO THE CITY MAIN SHALL COMPLY WITH CITY STANDARDS.
    - 10.2. THE PSL SHALL BE KEPT FREE FROM ROOTS, GREASE DEPOSITS, AND OTHER SOLIDS WHICH MAY IMPEDE OR OBSTRUCT THE FLOW.
    - 10.3. ALL JOINTS SHALL BE TIGHT AND ALL PIPES SHALL BE SOUNDS AND FREE FROM STRUCTURAL DEFECTS, CRACKS, BREAKS, OPENINGS, AND MISSING PORTIONS TO PREVENT EX-FILTRATION BY WASTE OR INFILTRATION BY GROUND WATER OR STORM WATER.
    - 10.4. THE GRADE OF EVERY PSL SHALL BE UNIFORM WITHOUT SAGS OR OFFSETS.
    - 10.5. THE PSL SHALL HAVE A TWO-WAY CLEANOUT LOCATED AT OR NEAR THE STRUCTURE. ALL CLEANOUTS SHALL BE SECURELY CAPPED AT ALL TIMES.
    - 10.6. THE PSL SHALL BE EQUIPPED WITH A BACKFLOW DEVICE/OVERFLOW DEVICE.
    - 10.7. IN CONJUNCTION WITH A PSL SERVING A STRUCTURE IN WHICH THERE ARE PLUMBING FIXTURES AT AN ELEVATION TOO LOW TO PERMIT DRAINAGE BY GRAVITY FROMTHE FIXTURES TO THE SEWER MAIN, THE PROPERTY OWNER SHALL INSTALL AND MAINTAIN A PUMP OR OTHER APPROPRIATE DEVICE OR DEVICES TO LIFT THE CONTENTS OF THE PSL TO THE CITY'S SANITARY SEWER SYSTEM. SUCH DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UNIFORM BUILDING AND PLUMBING CODES AND ALL APPLICABLE PROVISIONS OF THE CITY MUNICIPAL CODE, AND SHALL BE SUBJECT TO TESTING, REPAIR AND REPLACEMENT UNDER THE PROVISIONS OF THE CITY.
    - 10.8. THERE SHALL BE NO NON-SANITARY SEWER CONNECTIONS TO THE PSL PLUMBING THAT CONNECTS THERETO.

LEGEND

- PROPERTY LINE
- W — W — PROPOSED UNDERGROUND POTABLE WATER LINE PER CALAM STANDARDS
- S — S — PROPOSED GRAVITY SEWER LINE 4" ABS SCH40, 2% MIN SLOPE
- OH — OH — PROPOSED OVERHEAD CONNECTION PER PG&E STANDARDS
- G — G — PROPOSED GAS PER PG&E STANDARDS

MINIMUM UTILITY SEPARATION REQUIREMENTS

UTILITY	POTABLE WATER*	STORM WATER	SANITARY SEWER	GAS	ELECTRIC	COMM
POTABLE WATER	-	12"	12"	0"	12"	12"
STORM WATER	12"	-	12"	0"	24"	12"
SANITARY SEWER	12"	12"	-	0"	24"	12"
GAS	0"	0"	0"	-	24"	12"
ELECTRIC	12"	24"	24"	24"	-	12"
COMM	12"	12"	12"	12"	12"	-

* WHEN POTABLE WATER SHARES A JOINT TRENCH OR CROSSES SEWER AND/OR STORMWATER, POTABLE WATER SHALL ALWAYS BE ABOVE.

N

SCALE: 0, 10, 20 FEET

REGISTERED PROFESSIONAL ENGINEER
AUSTIN G. PAGE
No. C71212
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PERMIT SET

REVISIONS			
REV. NO.	DESCRIPTION	DATE	APPROVED
5			
4			
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UPRIGHT ENGINEERING
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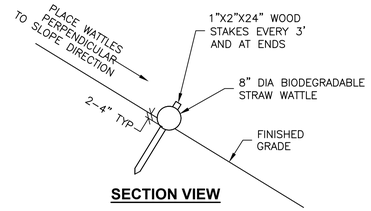
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

DATE: 11/4/2024

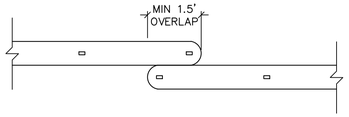
REMODEL & ADDITION
13th 2SE OF MISSION
CARMEL, CA

UTILITY PLAN

DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	WS
CHECKED BY:	AP
SHEET NO.	**4 OF 5**



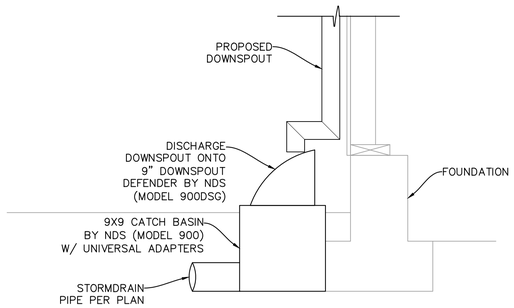
SECTION VIEW



TOP VIEW

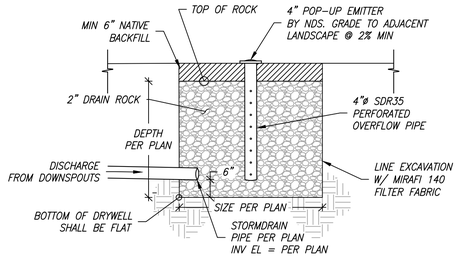
1 / -5 **STRAW WATTLE DETAILS**

NOT TO SCALE



2 / -5 **DOWNSPOUT DETAIL**

NOT TO SCALE



3 / -5 **DRYWELL DETAILS**

NOT TO SCALE

Attachment 2

REGISTERED PROFESSIONAL ENGINEER
ANDREW C. PRIGHT
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EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

PERMIT SET

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3641 MT. DIABLO BLVD. #1841
LAFAYETTE, CA 94549
925-275-5304, info@uprightengineeringinc.com

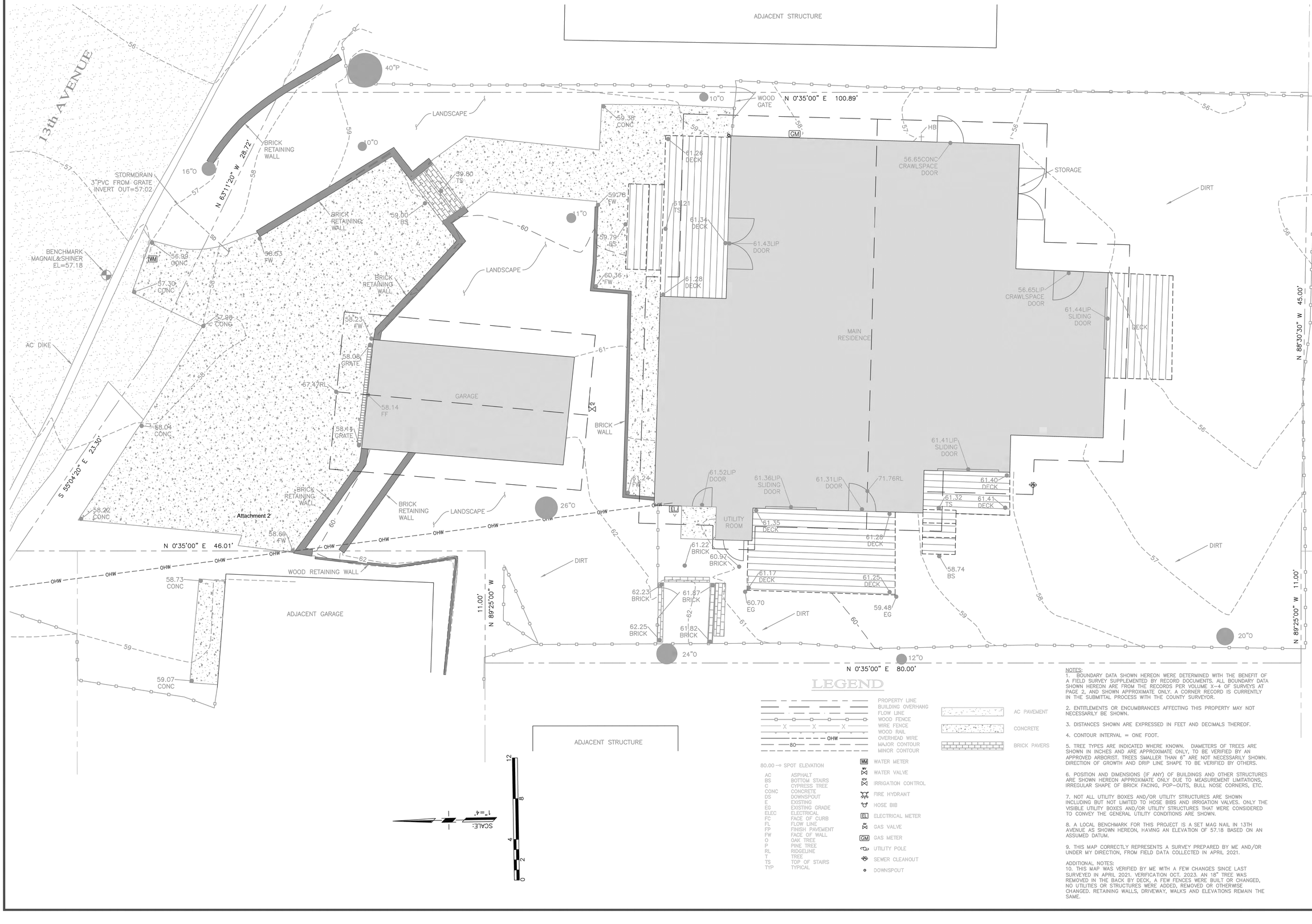
DATE: **11/4/2024**

REMODEL & ADDITION
13th 2SE OF MISSION
CARMEL, CA

DETAILS

DESIGNED BY:	AP
DRAWN BY:	WZ
SURVEYED BY:	WS
CHECKED BY:	AP
SHEET NO.	**5 OF 5**

SAVE DATE: 10/31/2024 ~ PLOT DATE: 11/4/2024 ~ FILE NAME: G:\.shortcut-targets-by-id\0BxHT2CYlor-Cdkctc2JBNXlqYmc_Upright__PROJECTS\13th 2SE of Mission\CAD\13th 2SE of Mission - Grading Plan - Standard\13th 2SE of Mission - Grading Plan.dwg



LEGEND

- PROPERTY LINE
- BUILDING OVERHANG
- FLOW LINE
- WOOD FENCE
- WIRE FENCE
- WOOD RAIL
- OVERHEAD WIRE
- MAJOR CONTOUR
- MINOR CONTOUR

80.00 → SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
C	CYPRESS TREE
CONC	CONCRETE
DS	DOWNSPOUT
E	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
FC	FACE OF CURB
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
O	OAK TREE
P	PINE TREE
RL	RIDGELINE
T	TREE
TS	TOP OF STAIRS
TYP	TYPICAL

- WM WATER METER
- WATER VALVE
- IRRIGATION CONTROL
- FIRE HYDRANT
- HOSE BIB
- EL ELECTRICAL METER
- GAS VALVE
- GM GAS METER
- UTILITY POLE
- SEWER CLEANOUT
- DOWNSPOUT

- AC PAVEMENT
- CONCRETE
- BRICK PAVERS

NOTES:

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME X-4 OF SURVEYS AT PAGE 2, AND SHOWN APPROXIMATE ONLY. A CORNER RECORD IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.

2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. CONTOUR INTERVAL = ONE FOOT.

5. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

8. A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL IN 13TH AVENUE AS SHOWN HEREON, HAVING AN ELEVATION OF 57.18 BASED ON AN ASSUMED DATUM.

9. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN APRIL 2021.

ADDITIONAL NOTES:

10. THIS MAP WAS VERIFIED BY ME WITH A FEW CHANGES SINCE LAST SURVEYED IN APRIL 2021. VERIFICATION OCT. 2023. AN 18" TREE WAS REMOVED IN THE BACK BY DECK. A FEW FENCES WERE BUILT OR CHANGED, NO UTILITIES OR STRUCTURES WERE ADDED, REMOVED OR OTHERWISE CHANGED. RETAINING WALLS, DRIVEWAY, WALKS AND ELEVATIONS REMAIN THE SAME.

PROFESSIONAL LAND SURVEYOR * STATE OF CALIFORNIA *
NEAL C. DICKEY
LS 8296

APPROVED BY:
Neal Dickey
NEAL DICKEY P.L.S. No. 8296

NEAL DICKEY
LAND SURVEYING
LAND SURVEYING – ELEVATION CERTIFICATES
AERIAL PHOTOGRAPHY – ALTA – SUBDIVISIONS
9670 POLLOCK LANE, SALINAS, CA 93907
nealdsurvey@gmail.com 831-320-1864

PREPARED FOR:
YOUR GOLDEN KEY NO 1 LLC

TOPOGRAPHIC SURVEY
13th 2SE of MISSION
CARMEL, CA 93923
APN: 010-161-018

SHEET 1
A1.0

13th AVENUE

ADJACENT STRUCTURE

40"P

10"O

16"O

11"O

26"O

24"O

12"O

20"O

LANDSCAPE

BRICK RETAINING WALL

N 63°11'20" W 28.72'

STORMDRAIN 3"PVC FROM GRATE INVERT OUT=57.02

BENCHMARK MAGNAIL&SHINER EL=57.18

56.99 CONC

57.30 CONC

57.98 CONC

58.04 CONC

58.22 CONC

58.73 CONC

59.07 CONC

AC DIKE

S 55°04'20" E 23.30'

Attachment 2

N 0°35'00" E 100.89'

N 0°35'00" E 46.01'

N 0°35'00" E 80.00'

N 88°30'30" W 45.00'

N 89°25'00" W 11.00'

N 89°25'00" W 11.00'

HB

GM

DECK

DIRT

WOOD RETAINING WALL

ADJACENT GARAGE

ADJACENT STRUCTURE

ICV

WM

KEY NOTES

1. EXISTING WD FENCE TO BE REMOVED
2. EXISTING STRUCTURE TO BE REMOVED
3. EXISTING WD DECK TO BE REMOVED
4. EXISTING CONCRETE TO BE REMOVED
5. EXISTING BRICK WALL TO BE REMOVED
6. EXISTING BRICK RETAINING WALL TO REMAIN

LEGEND

TO BE DEMOLISHED & REMOVED

DEMOLITION NOTE

ALL STRUCTURES, HARDSCAPE, WALLS, PERIMETER FENCES, AND LANDSCAPING TO BE REMOVED. THE OAK TREE ON THE NORTHEAST CORNER AND PINE TREE ON THE CITY RIGHT-OF-WAY TO REMAIN AND PROTECTED.

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
26615 CARMEL CENTER PLACE, STE 102
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PROJECT:
JIN CONSTRUCTION
13TH 2SE OF MISSION, CARMEL CALIF.
BLOCK:142 LOTS:3
APN: 010-161-018

PROJECT NO.
24-05

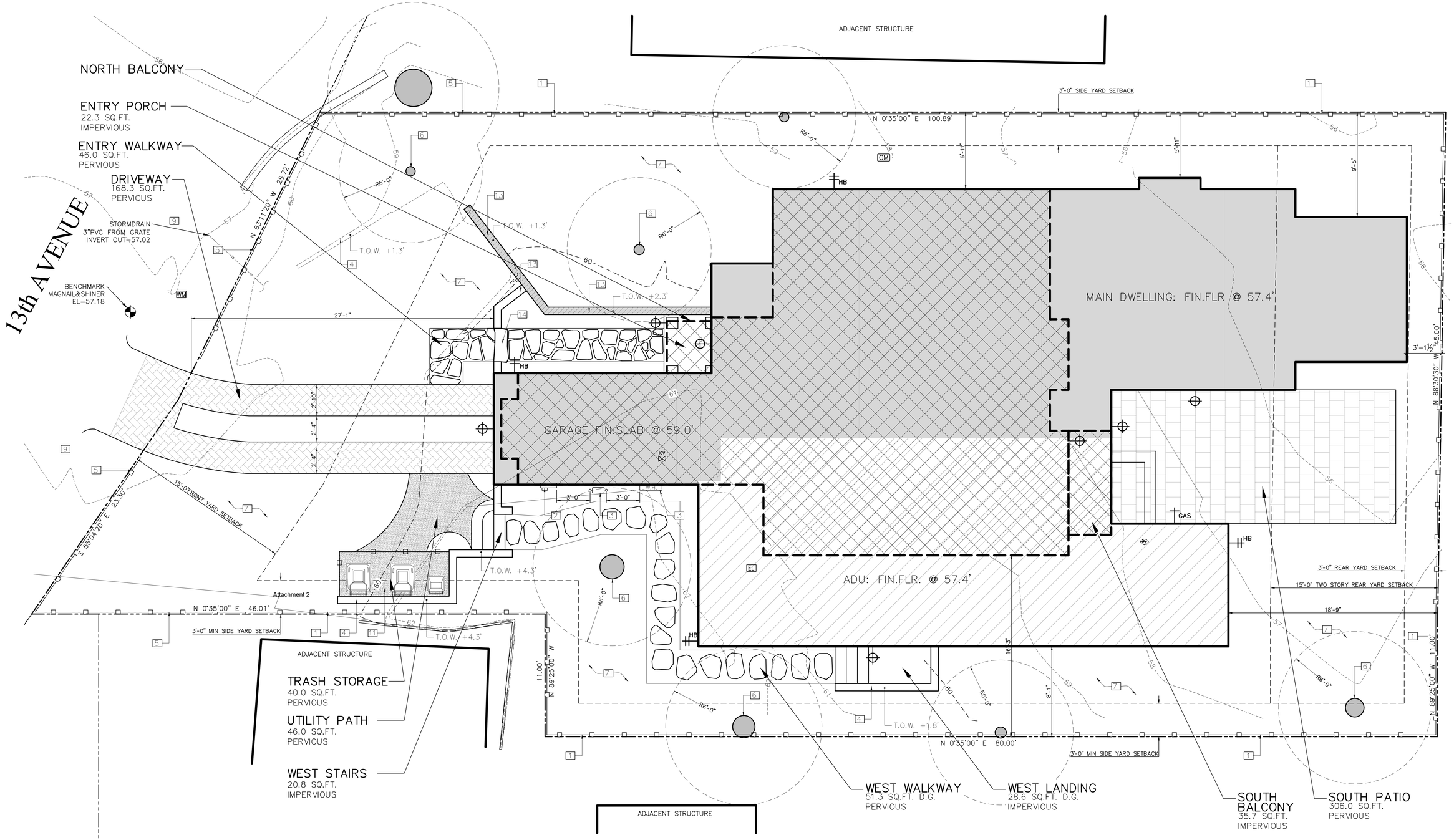
ISSUE:
12-28-2024

DRAWN BY:
CO

EXISTING SITE & DEMO PLAN

SCALE:1" = 1/4"

A2.0



FORESTREE NOTES

A. TREE PROTECTION ZONE. THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER. TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT. NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

B. THE STRUCTURAL ROOT ZONE (SRZ) 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 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.

C. FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE. A PARTIAL FOUNDATION PLAN SHALL BE PROVIDED FOR THE FOUNDATIONS LOCATED WITHIN SRZ SHOWING THE HOW PIERS WILL BE USED WITHIN THE SRZ (I.E. BRIDGED FOUNDATION/STEM WALLS).

KEY NOTES

1. WOOD FENCE; 6FT, RDWD SEE SH. A4.0
2. NEW 200 AMP ELEC. SERVICE ENTRANCE
3. GAS METER: PROVIDE A CLEAR & LEVEL SURFACE: WIDTH-48" DEPTH-36" HEIGHT-78"
4. PLASTER EXISTING RETAINING WALL
5. WOOD FENCE; 4FT, RDWD SEE SH. A4.0
6. EXISTING TREE TO REMAIN
7. NEW LANDSCAPING
8. NEW ASPHALT DRIVEWAY
9. STREET EDGE
10. TRASH AREA ENCLOSED WITH 4FT WOOD FENCE
11. NEW LANDSCAPING
12. NEW NAVIEN 240NG TANKLESS WATER HEATER
13. NEW PLASTER RETAINING WALL
14. TWO STEPS; SANDSTONE SLABS

LEGEND

- MAIN LEVEL
- UPPER LEVEL
- ACCESSORY DWELLING UNIT
- PROPERTY LINE
- MIN. SETBACKS
- LIGHT FIXTURE, SEE SHEET A4.0 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- EXISTING TREE
- NEW TREE
- TREE TO BE REMOVED
- 100 NEW ELEVATION MARKER
- 55 NEW CONTOURS

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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CO

PROPOSED SITE PLAN

SCALE:1' = 1/4"

A2.1

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Attachment 2

N

0 5 10 20 30 40

(IN FEET) 3/32 inch = 1 ft.

GRAPHIC SCALE

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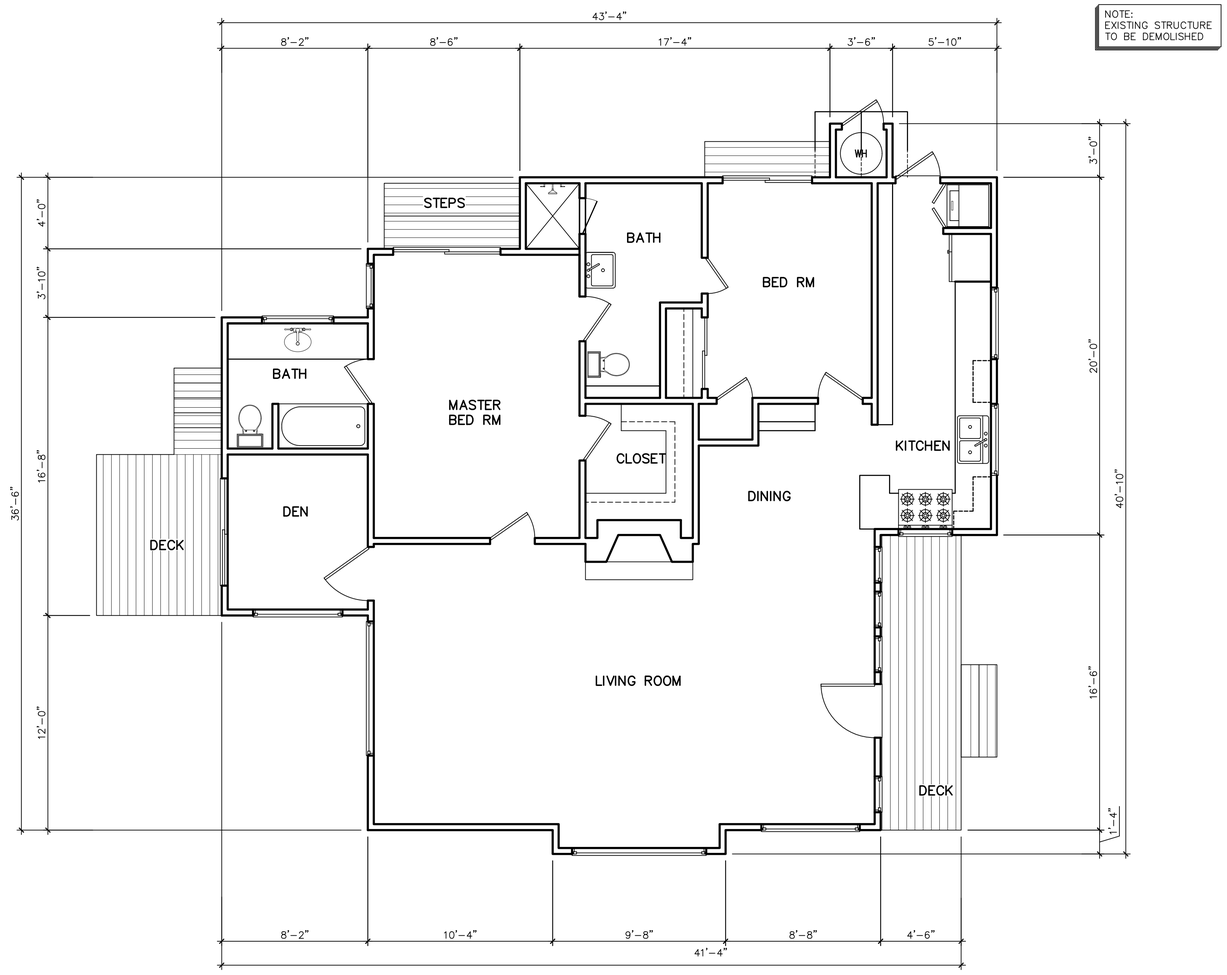
NEIGHBORHOOD SITE PLAN

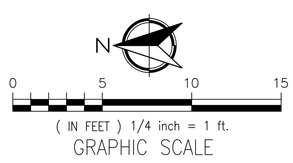
SCALE:1' = 3/32"

A2.2



EXISTING FLOOR PLAN

Attachment 2



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EXISTING
FLOOR PLAN

SCALE:1' = 1/4"

A3.0

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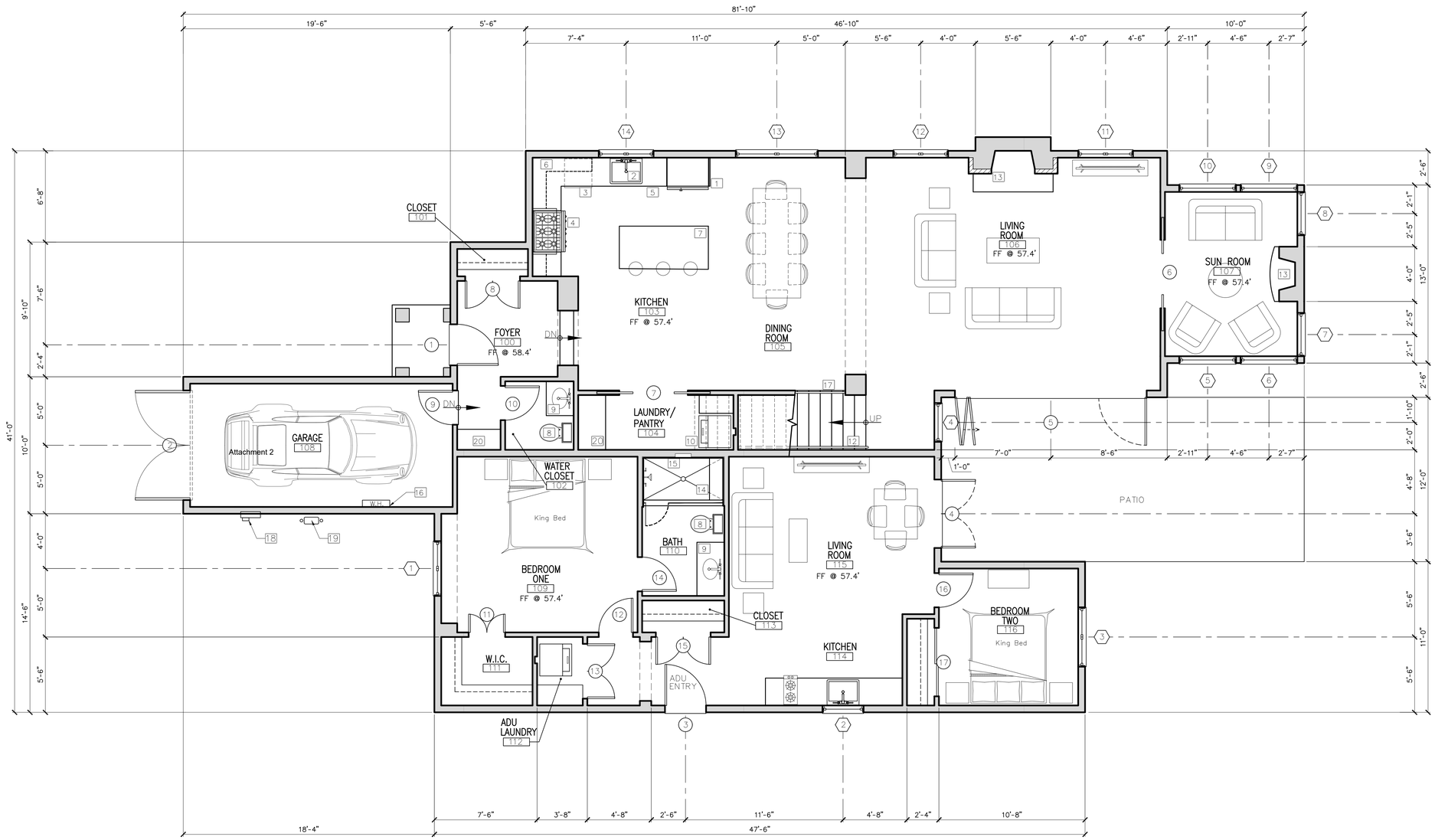

MAIN LEVEL FLOOR PLAN

KEY NOTES

1. NEW 36" BUILT-IN REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
2. NEW KITCHEN SINK W/GARBAGE DISPOSAL
3. NEW DISH WASHER SPACE
4. NEW 36" RANGE DUAL-FUEL RANGE VENTILATED W/40" HOOD ABOVE.
5. NEW 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
6. NEW UPPER CABINETS
7. NEW KITCHEN ISLAND
8. NEW WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
9. NEW BATHROOM SINK 36-INCH HIGH W/ OR W/O VANITY WITH STONE TOP AND BACKSPLASH.
10. STACK ELECTRIC WASHER & DRYER SPACE: PROVIDE RECESSED WATER & DRAIN CONNECTIONS. DRYER SPACE: PROVIDE VENT TO EXTERIOR.
11. NEW GUARDRAILS: METAL HANDRAIL OVER METAL PICKETS @ 4-INCHES ON CENTER MAX.
12. NEW 38-IN. HIGH HANDRAIL, DISCUSS FINISH W/ OWNER. BRACKETS AT 64" MAX
13. FIREPLACE: 36-INCH WOOD BURNING, WITH GAS LOGS, AND STONE VENEER MANTEL AND HEARTH
14. NEW TILED SHOWER & BENCH SEAT
15. NICHE 14"X14"
16. NAVIEN 240NG TANKLESS WATER HEATER
17. INTERIOR STAIRS
18. ELEC. MAIN PANEL
19. GAS METER
20. BUILT IN CABINET
21. ONE SHELF AND ONE CHROME ROD

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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CO

PROPOSED
FLOOR PLAN

SCALE:1' = 1/4"

A4.0

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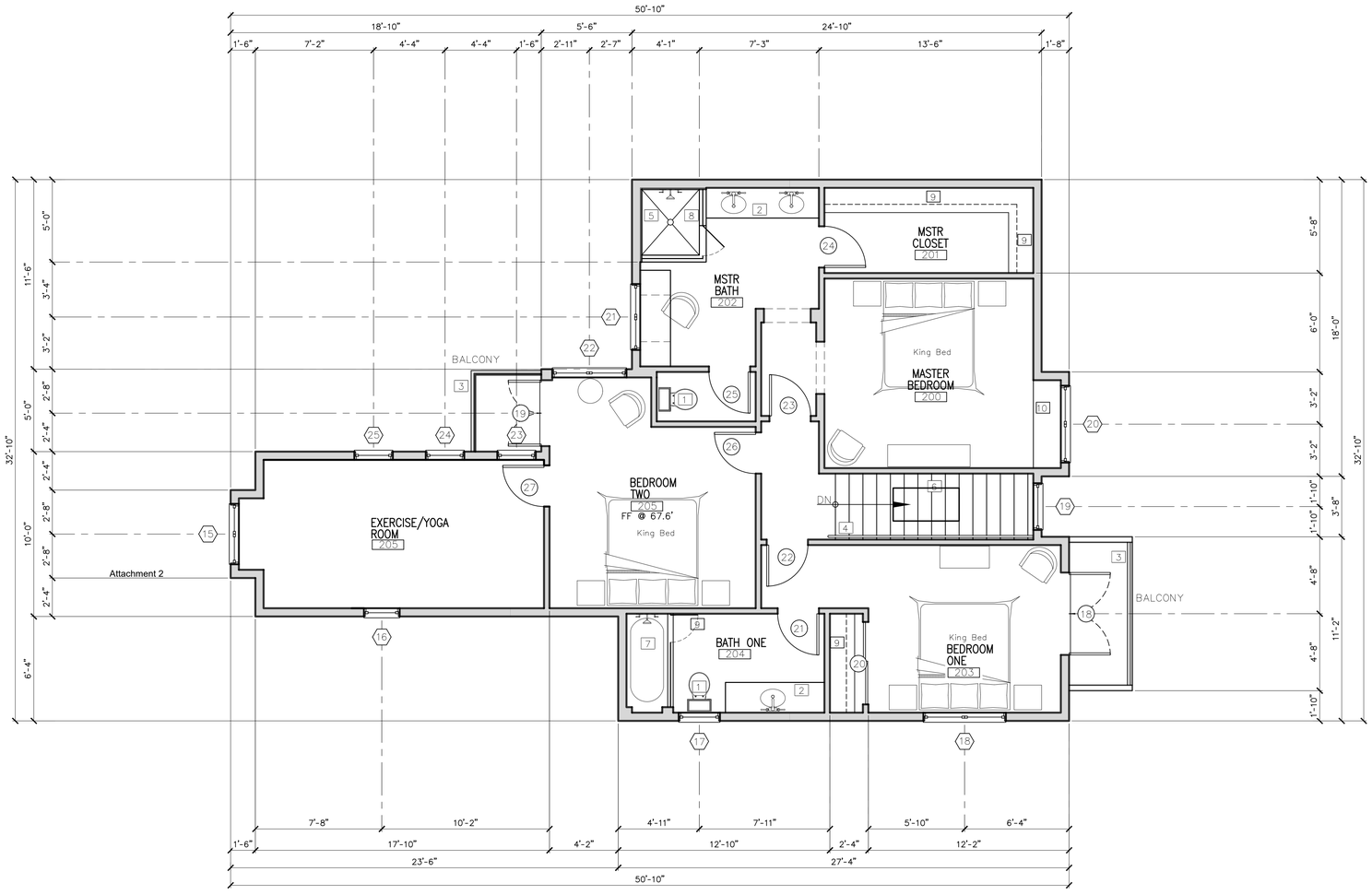
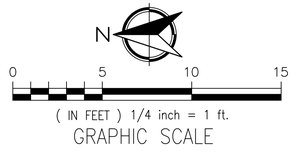
KEY NOTES

1. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
2. NEW BATHROOM SINK 36-INCH HIGH W/ OR W/O VANITY WITH STONE TOP AND BACKSPLASH.
3. GUARDRAILS: METAL HANDRAIL OVER METAL PICKETS @ 4-INCHES ON CENTER MAX.
4. NEW 38-IN. HIGH METAL HANDRAIL WITH METAL BRACKETS AT 64" MAX
5. TILED SHOWER FULL HEIGHT WITH FRAMELESS SHOWER DOORS
6. INTERIOR STAIRS
7. FREE STANDING TUB
8. 40" HIGH PONY WALL
9. ONE SHELF AND ONE CHROME ROD
10. WINDOW SEAT, 20-INCH OFF THE FLOOR
11. MAIN LEVEL FLOOR PLAN SHOWN THIN DASHED LINE
12. SKYLIGHT: 24X48 FIXED FLAT GLASS, FRAME TO MATCH ROOF COLOR, PROVIDE SHADE.



UPPER LEVEL FLOOR PLAN



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12-28-2024

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CO

PROPOSED UPPER LEVEL FLOOR PLAN

SCALE:1' = 1/4"

A4.1

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NORTH ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

SOUTH ELEVATION

KEY NOTES

1. ROOF; WOOD SHAKE, PITCH 5:12
2. ROOF; METAL, PITCH 5:12
3. WINDOWS AND DOORS; WOOD-CLAD
4. ENTRY DOOR; WOOD WITH GLASS TOP
5. GARAGE DOOR; WOOD, ROLL-UP
6. GUTTERS AND DOWN SPOUTS; ALUMINUM PAINTED TO MATCH A COPPER FINISH. CONNECTED TO A DRAINAGE SYSTEM PER CIVIL DWG'S.
7. RAFTER TAILS; 4X8 SHAPED, PAINTED, TYP.
8. WOOD COLUMN; PAINTED
9. CHIMNEY CAP; GAL. SHEET METAL, PAINTED TO MATCH A COPPER FINISH.
10. LIGHT FIXTURES; SEE MATERIALS PAGE --/-- FOR SPEC'S, DARK SKY, LUMENS NOT TO EXCEED 320.
11. BARGE; 4X8 OVER 1X3 TRIM, TYP.
12. STONE VENEER; NATURAL STONE, RANDOM SQUARED PATTERN.
13. SIDING; BOARD AND BATTENS SPACED 16-IN. O.C.
14. GUARDRAIL; WOOD, 1X1 PICKETS OVER 2X4 SHAPED HANDRAIL; WOOD 8-1/2"X8-1/2" COLUMNS, PAINTED
15. GRADE WHERE OCCURS
16. EXISTING NATURAL GRADE SHOWN DASHED LINE
17. 18-FT HEIGHT LIMIT; 2ND STORY PLATES OR SINGLE STORY ROOF
18. 15-FT HEIGHT LIMIT; SINGLE STORY ROOF WITHIN 15-FT FROM REAR PROPERTY LINE
19. REAR PROPERTY LINE
20. KNEE BRACKET; 6X6 POST OVER A 4X4 BRACE, PAINTED
21. SKYLIGHT: 24X48 FIXED FLAT GLASS, FRAME TO MATCH ROOF COLOR, PROVIDE SHADE.

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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PROPOSED ELEVATIONS

SCALE:1' = 1/4"

A5.0

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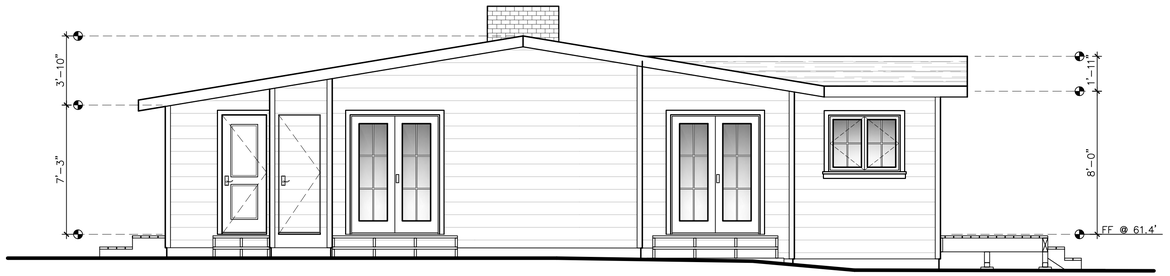
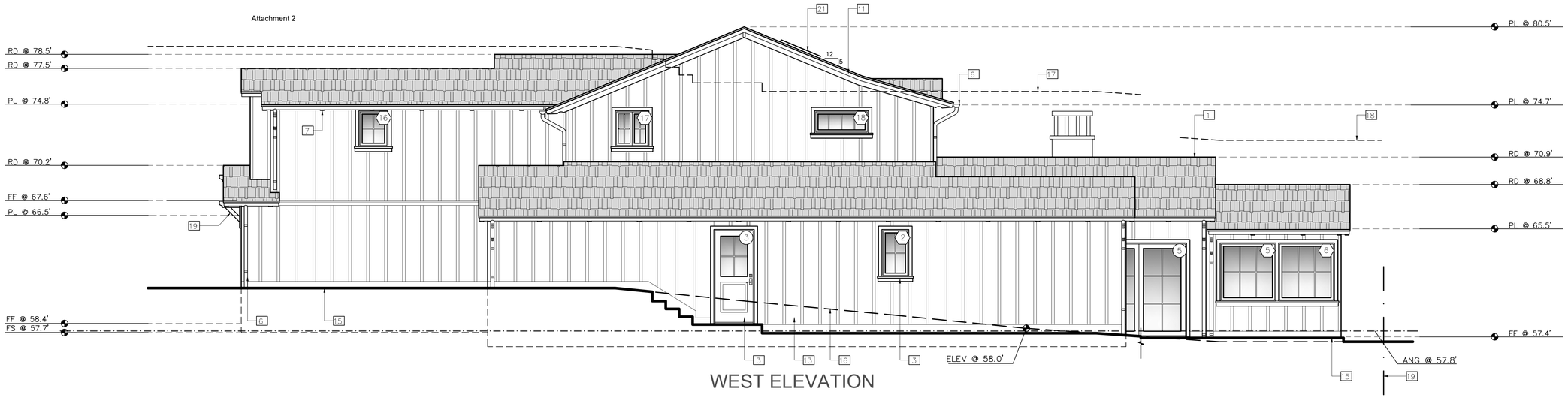


WEST ELEVATION

KEY NOTES

1. ROOF; WOOD SHAKE, PITCH 5:12
2. ROOF; METAL, PITCH 5:12
3. WINDOWS AND DOORS; WOOD-CLAD
4. ENTRY DOOR; WOOD WITH GLASS TOP
5. GARAGE DOOR; WOOD, ROLL-UP
6. GUTTERS AND DOWN SPOUTS; ALUMINUM PAINTED TO MATCH A COPPER FINISH. CONNECTED TO A DRAINAGE SYSTEM PER CIVIL DWG'S.
7. RAFTER TAILS; 4X8 SHAPED, PAINTED, TYP.
8. WOOD COLUMN; PAINTED
9. CHIMNEY CAP; GAL. SHEET METAL, PAINTED TO MATCH A COPPER FINISH.
10. LIGHT FIXTURES; SEE MATERIALS PAGE --/-- FOR SPEC'S, DARK SKY, LUMENS NOT TO EXCEED 320.
11. BARGE; 4X8 OVER 1X3 TRIM, TYP.
12. STONE VENEER; NATURAL STONE, RANDOM SQUARED PATTERN.
13. SIDING; BOARD AND BATTENS SPACED 16-IN. O.C.
14. GUARDRAIL; WOOD, 1X1 PICKETS OVER 2X4 SHAPED HANDRAIL; WOOD 8-1/2"X8-1/2" COLUMNS, PAINTED
15. GRADE WHERE OCCURS
16. EXISTING NATURAL GRADE SHOWN DASHED LINE
17. 18-FT HEIGHT LIMIT; 2ND STORY PLATES OR SINGLE STORY ROOF
18. 15-FT HEIGHT LIMIT; SINGLE STORY ROOF WITHIN 15-FT FROM REAR PROPERTY LINE
19. REAR PROPERTY LINE
20. KNEE BRACKET; 6X6 POST OVER A 4X4 BRACE, PAINTED
21. SKYLIGHT: 24X48 FIXED FLAT GLASS, FRAME TO MATCH ROOF COLOR, PROVIDE SHADE.

Attachment 2



WEST ELEVATION

0 5 10 15

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ISSUE:
12-28-2024

DRAWN BY:
CO

PROPOSED ELEVATIONS

SCALE:1" = 1/4"

A5.1

KEY NOTES

1. ROOF; WOOD SHAKE, PITCH 5:12
2. N/A
3. WINDOWS AND DOORS; WOOD-CLAD
4. N/A
5. N/A
6. GUTTERS AND DOWN SPOUTS; ALUMINUM PAINTED TO MATCH A COPPER FINISH. CONNECTED TO A DRAINAGE SYSTEM PER CIVIL DWG'S.
7. RAFTER TAILS; 4X8 SHAPED, PAINTED, TYP.
8. WOOD COLUMN; PAINTED
9. CHIMNEY CAP; GAL. SHEET METAL, PAINTED TO MATCH A COPPER FINISH.
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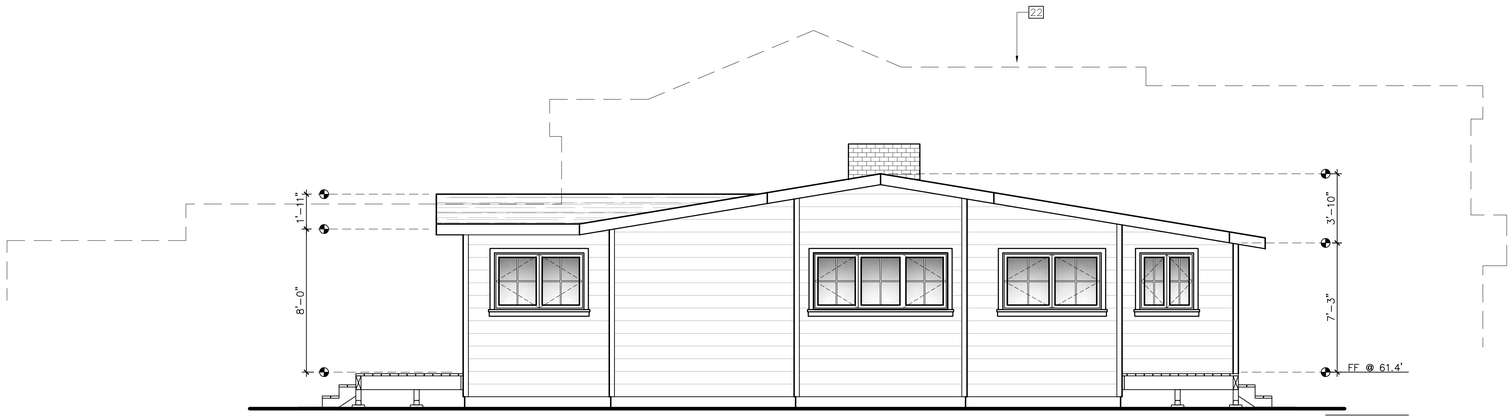
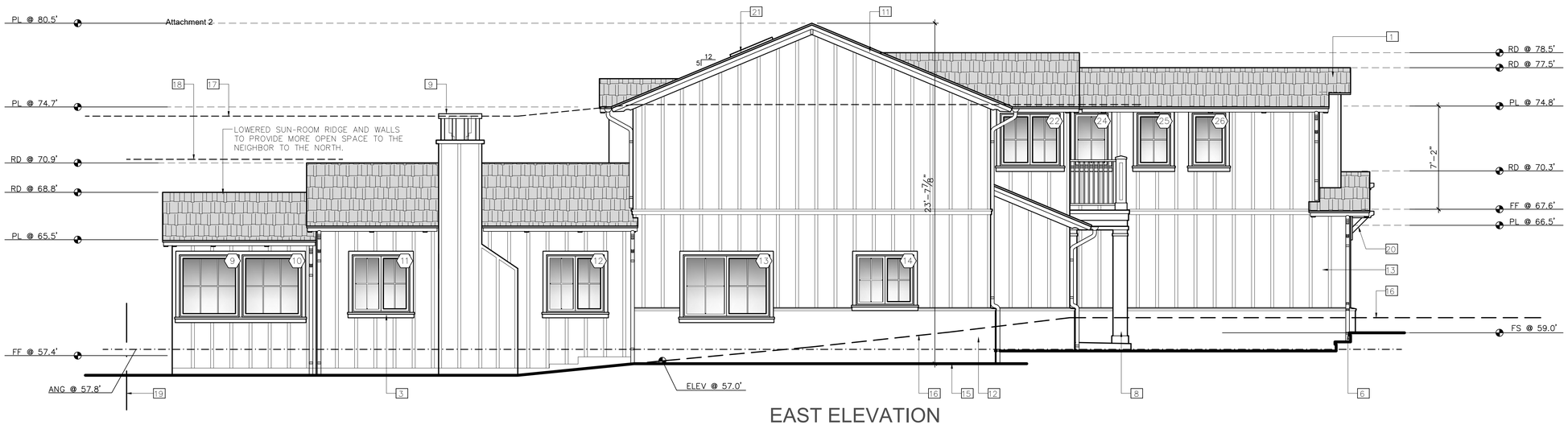
11. BARGE; 4X8 OVER 1X3 TRIM, TYP.
12. STONE VENEER; NATURAL STONE, RANDOM SQUARED PATTERN.
13. SIDING; BOARD AND BATTENS SPACED 16-IN. O.C.
14. GUARDRAIL; WOOD, PAINTED 1X1 PICKETS OVER A 2X4 SHAPED HANDRAIL, OVER 4X4 WOOD POSTS.
15. GRADE WHERE OCCURS
16. EXISTING NATURAL GRADE SHOWN DASHED LINE
17. 18-FT HEIGHT LIMIT; 2ND STORY PLATES OR SINGLE STORY ROOF
18. 15-FT HEIGHT LIMIT; SINGLE STORY ROOF WITHIN 15-FT FROM REAR PROPERTY LINE
19. REAR PROPERTY LINE
20. KNEE BRACKET; 6X6 POST OVER A 4X4 BRACE, PAINTED
21. SKYLIGHT: 24X48 FIXED FLAT GLASS, FRAME TO MATCH ROOF COLOR, PROVIDE SHADE.
22. OUTLINE OF PROPOSED DWELLING SHOWN DASHED-LINE TO ILLUSTRATE THE LIVING ROOM AND SUNROOM WING OVER THE EXISTING BUILDING FOR THE NEIGHBOR TO THE NORTH TO COMPARE.



EAST ELEVATION



EAST ELEVATION

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PROJECT:
JIN CONSTRUCTION
13TH 2SE OF MISSION, CARMEL CALIF.
BLOCK:142 LOTS:3
APN: 010-161-018
PROJECT NO.
24-05

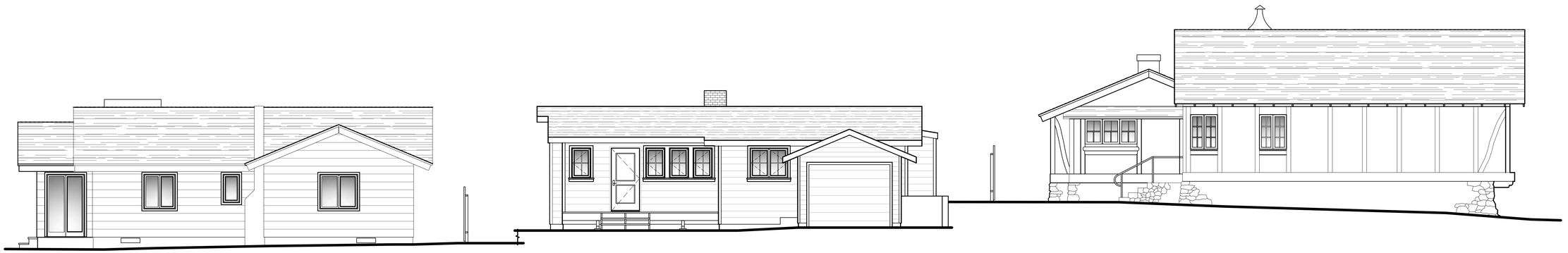
ISSUE:
12-28-2024

DRAWN BY:
CO

PROPOSED ELEVATIONS

SCALE:1" = 1/4"

A5.2



13th AVENUE

EXISTING NORTH ELEVATION

Attachment 2

13th AVENUE

PROPOSED NORTH ELEVATION

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Carmel, CA 93923
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CLAUDIO@CODGINC.COM
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CO

STREET SCAPE

SCALE:NTS

A6.0

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GENERAL NOTES

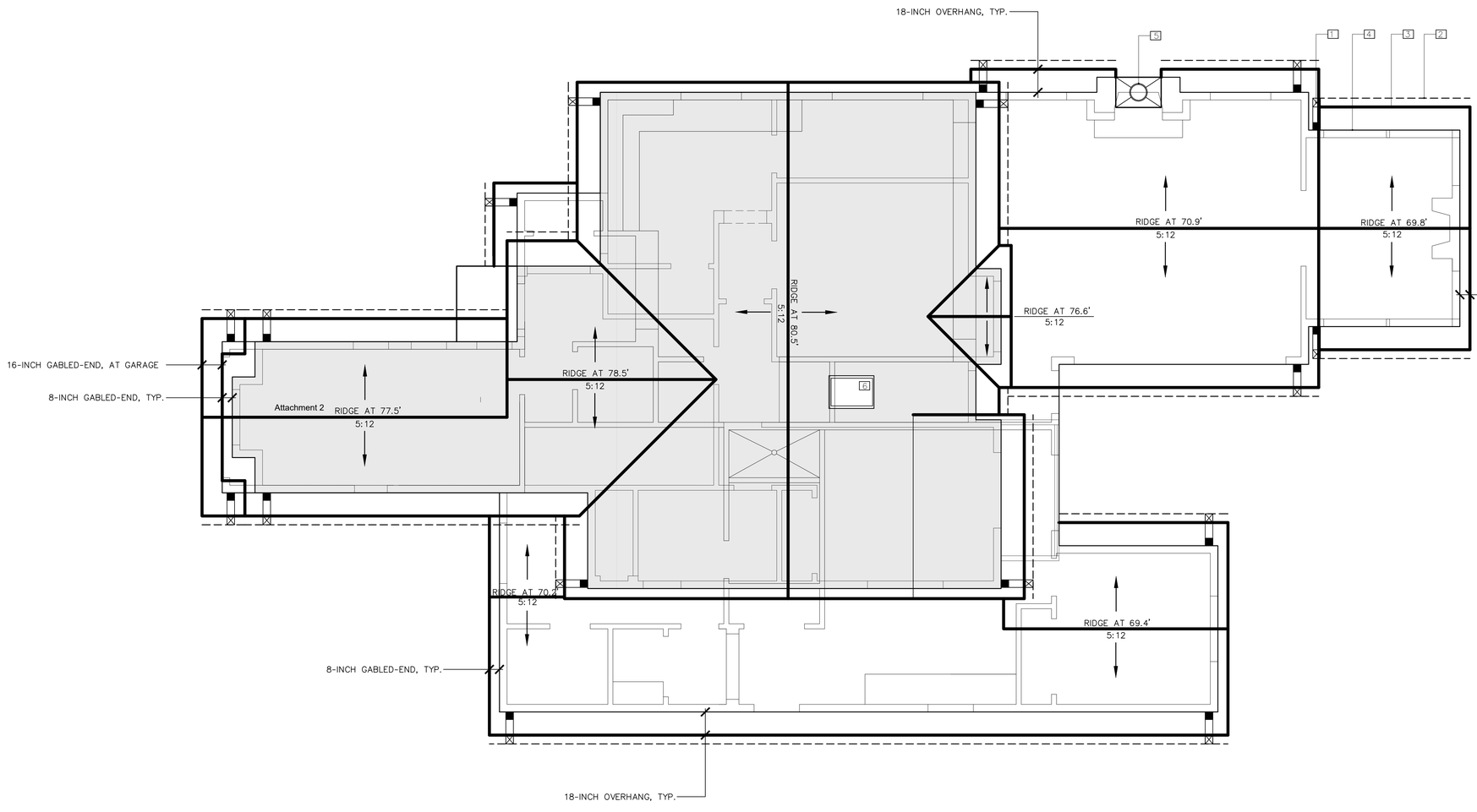
1. SEE PLAN FOR ROOF SLOPE.
2. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS.
3. CLASS "A" MINIMUM RATING FOR ROOF ASSEMBLY PER C.B.C
4. IN "CALIFORNIA" DOUBLE FRAMING AREAS PROVIDE OPENINGS INTO MAIN ATTIC SPACE FOR ADEQUATE VENTILATION. PER C.B.C., IF "CALIFORNIA" DOUBLE FRAME AREA HAS MORE THAN 30-INCHES HEADROOM PROVIDE A 22"X30" ACCESS THOUGH MAIN ROOF SHEATHING. VERIFY OPENINGS IN ROOF SHAETHING WITH STRUCTURAL ENGINEER.
5. ALL BOX COLUMNS AND 'POP-OUTS' SHALL REMAIN OPEN AT TOP PALET LINE TO ALLOW FOR VENTILATION. PROVIDE TWO (2) LAYERS GRADE "D" MINIMUM PAPER UNDER STUCO WHERE WOOD SHEATHING ACCURS.
6. PROVIDE DRAFT STOPS PER C.B.C
7. ALL ROOF FASTENERS TO BE CAPABLE OF RESISTING WIND LOAD OF 110 M.P.H. INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTION.. (As shown in Figured R301.2(4)A.)
8. BUILT UP ROOFING TO HAVE MINERAL SURFACE CAP SHEET WITH FIBERGLASS BASE SHEET SPOT MOPPED TO DECK. PROVIDE 2 FIBERGLASS PLYSHEETS WITH TYPE III ASPHALT @ 25-30. CONSULT MANF. FOR SPECIFIC INSTALLATION REQUIREMENTS.
9. WHERE CEILING ARE APPLIDE TO UNDER-SIDE OF ROOF RAFTERS, EACH SEPARATE SPACE SHALL HAVE CROSS VENTILLATION OPENING & MINIMUM 1-INCH AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
10. FLAT ROOFS MUST SLOPE A MINIMUM OF 1/4-INCH PER FOOT FOR DRAINAGE OR SUBMIT DESIGNG TO SUPPORT ACCUMULATED WATER. (Sec. 1611.2)
11. 50% OF THE REQUIRED VENTILATION AREA SHALL BE PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3-FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE.

KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. ROOF LINE
4. BUILDING FOOTPRINT
5. CHIMNEY SHROUD, STAINLESS STEEL
6. SKYLIGHT: 24X48 FIXED FLAT GLASS, FRAME TO MATCH ROOF COLOR, PROVIDE SHADE.

LEGEND

- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS W/2% SLOPE
- DOWNSPOUTS
- SLOPE DIRECTION ARROW
- UPPER FLOOR



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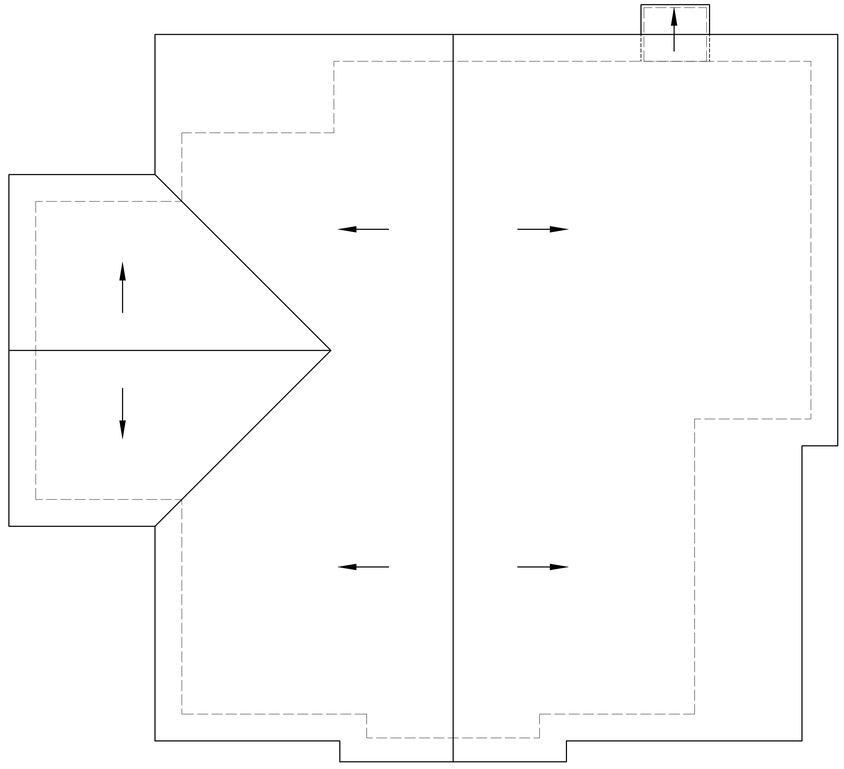
PROPOSED ROOF PLAN

SCALE:1' = 1/4"

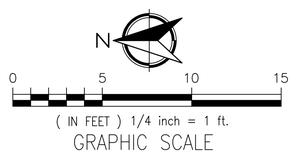
A7.0

Attachment 2

NOTE:
EXISTING STRUCTURE
TO BE DEMOLISHED



EXISTING ROOF PLAN



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EXISTING
ROOF PLAN

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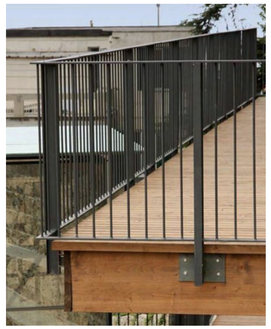
A8.0



EXTERIOR BALCONY RAILING

MANUFACTURE: -
COLOR: BLACK
LOCATION: EXTERIOR

HANDRAIL BRACKET

MANUFACTURE: BOLD MFG & SUPPLY
COLOR: PURE WHITE / SW 7005
LOCATION: INTERIOR
PART NAME: LINEAR HANDRAIL BRACKET

BULB

MANUFACTURE: PHILLIPS
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: B11 LED SOCKET

FIXTURE A

MANUFACTURE: HINKLEY
T24 COMPLIANT: YES
COLOR: BLACK
WATTS: 14 WATTS
LUMENS: 150
BULB TYPE: SEE BULB
DIMENSIONS: 16½"H X 16"W X 11" EXTENDS 17" FROM WALL

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

Attachment 2

HEDGE

COMMON NAME: PODUCARPUS ELONGATUS "NONMAL' ICEE BLUE
BOTANICAL NAME: ICEE BLUE PODOCARPUS
SIZE: 15-25 FEET TALL AND WIDE

WOOD SIDING

COLOR: BAGE (CHOPSTICKS)

WOOD SHINGLE ROOF

MANUFACTURE: SHELTON ROOFING CO.
COLOR: TBD

COLOR EXTERIOR

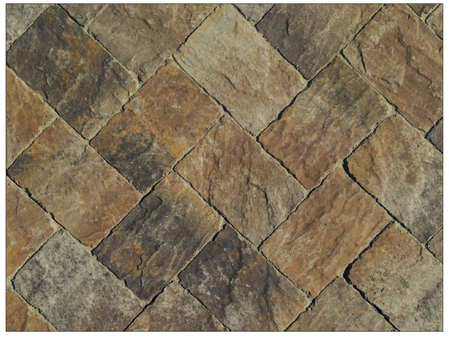
MANUFACTURE: SHERWIN-WILLIAMS
COLOR: CHOPSTICKS / SW 7575
LOCATION: EXTERIOR
LOCATOR NUMBER: 263-C7

WINDOW FRAME COLOR EXTERIOR

MANUFACTURE: SHERWIN-WILLIAMS
COLOR: PURE WHITE / SW 7005
LOCATION: EXTERIOR
LOCATOR NUMBER: 255-C1

FLAGSTONE PATIO & WALKWAYS

MATERIAL: NATURAL STONE
COLOR: NATURAL



DRIVEWAY PAVERS

MATERIAL: NATURAL STONE
COLOR: NATURAL

FENCE "A"

HATERIAL: REDWOOD
FINISH: NATERIAL
HEIGHT: 4 FT.-6 FT. AS NOTED ON SITE PLAN

FENCE "B"

HATERIAL: REDWOOD
FINISH: NATERIAL
HEIGHT: 4 FT. MAX

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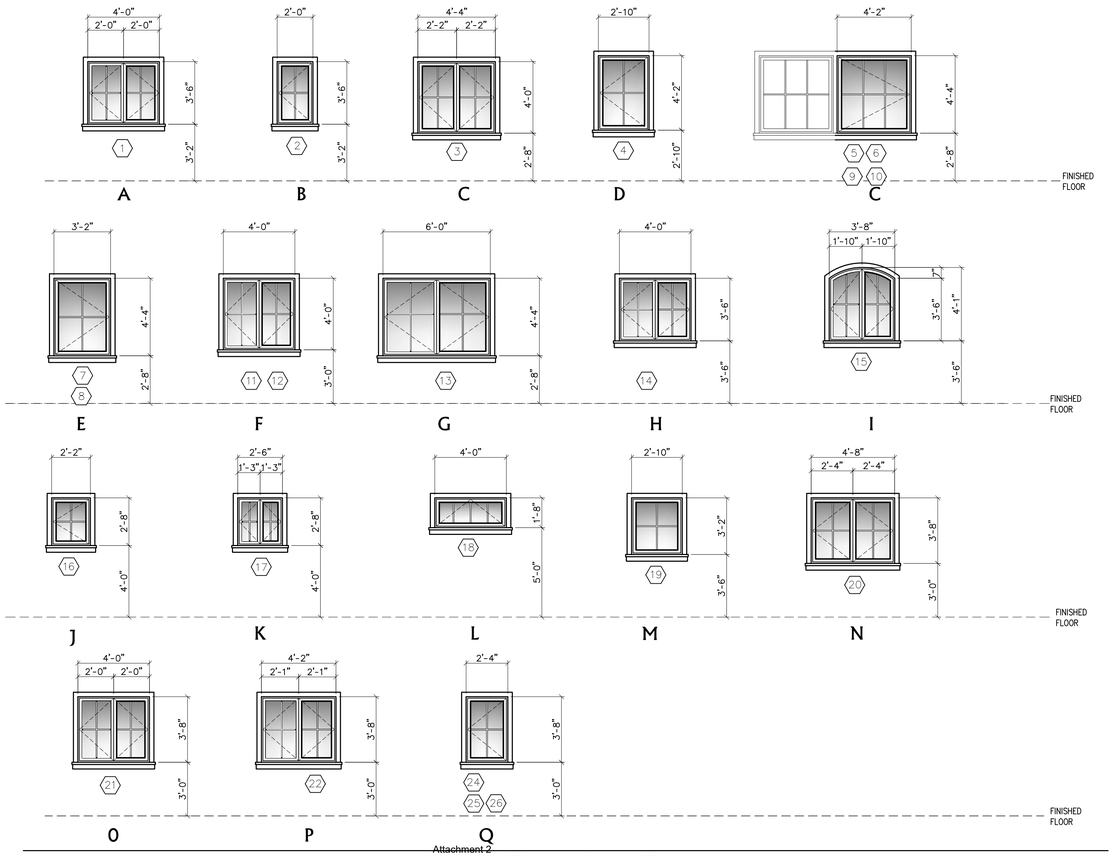
MATERIALS

SCALE:1/4" = 1'

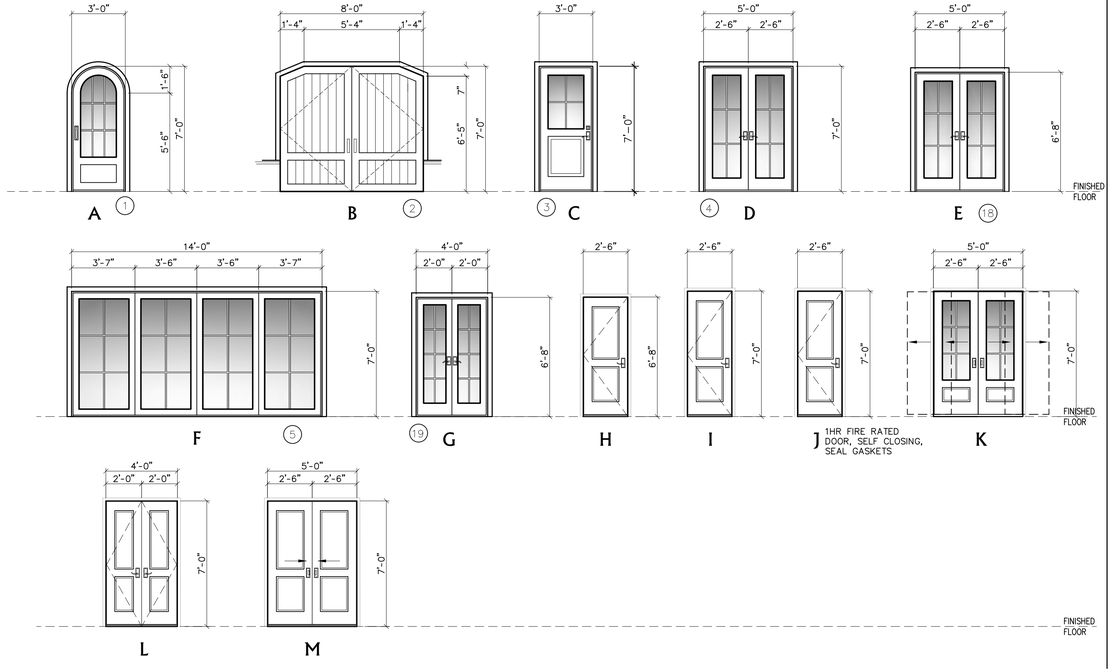
A9.0

Window Elevation Types



Attachment 2

Door Elevation Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
ADU	1	BEDROOM ONE	A	4'-0" X 3'-6"	P	CASEMENT	WOOD-CLAD	YES	NO	NO	YES
	2	KITCHEN	B	2'-0" X 3'-6"	P	CASEMENT	WOOD-CLAD	YES	NO	NO	NO
	3	BEDROOM TWO	C	4'-4" X 4'-0"	P	CASEMENT	WOOD-CLAD	YES	NO	NO	YES
MAIN LEVEL	4	LIVING ROOM	D	2'-10" X 4'-2"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	5	SUN ROOM	C	4'-2" X 4'-4"	P	CASEMENT	WOOD-CLAD	YES	NO	NO	NO
	6	SUN ROOM	C	4'-2" X 4'-4"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	7	SUN ROOM	E	3'-2" X 4'-4"	P	CASEMENT	WOOD-CLAD	YES	NO	NO	NO
	8	SUN ROOM	E	3'-2" X 4'-4"	P	CASEMENT	WOOD-CLAD	YES	NO	NO	NO
	9	SUN ROOM	C	4'-2" X 4'-4"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	10	SUN ROOM	C	4'-2" X 4'-4"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	11	LIVING ROOM	F	4'-0" X 4'-0"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	12	LIVING ROOM	F	4'-0" X 4'-0"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	13	DINING ROOM	G	6'-0" X 4'-4"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	14	KITCHEN	H	4'-0" X 3'-6"	P	CASEMENT	WOOD-CLAD	YES	NO	NO	NO
UPPER LEVEL	15	EXERCISE/YOGA ROOM	I	3'-8" X 4'-1"	P	CASEMENT, ARCHED	WOOD-CLAD	YES	YES	NO	NO
	16	EXERCISE/YOGA ROOM	J	2'-2" X 2'-8"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	17	BATHROOM ONE	K	2'-6" X 2'-8"	P	CASEMENT	WOOD-CLAD	YES	NO	NO	NO
	18	BEDROOM ONE	L	4'-0" X 1'-8"	P	AWNING	WOOD-CLAD	YES	NO	NO	NO
	19	STAIRWELL	M	2'-10" X 3'-2"	P	FIXED	WOOD-CLAD	YES	YES	NO	YES
	20	MASTER BEDROOM	N	4'-8" X 3'-8"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	YES
	21	MASTER BATHROOM	O	4'-0" X 3'-8"	P	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	22	BEDROOM TWO	P	4'-2" X 3'-8"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	23	EXERCISE/YOGA ROOM	Q	2'-4" X 3'-8"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	24	EXERCISE/YOGA ROOM	Q	2'-4" X 3'-8"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	25	EXERCISE/YOGA ROOM	Q	2'-4" X 3'-8"	P	CASEMENT	WOOD-CLAD	YES	NO	YES	NO

WINDOW SPECIFICATIONS:

MANUFACTURE:	SIERRA PACIFIC
MODEL:	STANDARD CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	5/8" TRADITIONAL
JAMB:	4-9/16 INCH
CLAD COLOR	WHITE #001
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	ENCORE FOLD HANDLE
HARDWARE COLOR:	WHITE
TRIM OPTIONS:	NONE
EXTERIOR:	NONE
INTERIOR:	

Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
ADU	3	ENTRY	C	3'-0" X 7'-0"	P	GLASS / PANELED DOOR	OUTSIDE	WOOD	YES	YES
	4	LIVING ROOM	B	(2) PER- 2'-6" X 7'-0"	P	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD	YES	YES
MAIN LEVEL	1	FOYER	A	3'-0" X 7'-0"	P	RAISED / PANELED ARCHED DOOR, WITH OBSCURED GLASS	OUTSIDE	WOOD	YES	NO
	2	GARAGE	B	8'-0" X 7'-0"	P	OUT-SWING DOORS, WD PLANK PANELS	OUTSIDE	WOOD	NO	NO
	5	LIVING ROOM	F	14'-0" X 7'-0"	P	BI-FOLD GLASS PANELED DOORS	OUTSIDE	WOOD	YES	YES
	6	SUN-ROOM	K	PR 2'-6" X 7'-0"	P	RAISED / PANELED POCKET DOOR, WITH CLEAR GLASS	INSIDE	WOOD	YES	YES
	7	LAUNDRY/PANTRY	K	PR 2'-6" X 7'-0"	P	RAISED / PANELED POCKET DOOR, WITH OBSCURE GLASS	INSIDE	WOOD	YES	YES
	8	COATS CLOSET	L	PR 2'-0" X 7'-0"	P	RAISED / PANELED DOOR	INSIDE	WOOD	NO	NO
	9	GARAGE	J	2'-6" X 7'-0"	P	RAISED / PANELED DOOR / 1HR FIRE RATED	INSIDE	WOOD	NO	NO
	10	WATER CLOSET	I	2'-6" X 7'-0"	P	RAISED / PANELED DOOR	INSIDE	WOOD	NO	NO
LOWER LEVEL	18	BEDROOM ONE	E	(2) PER- 2'-6" X 6'-8"	P	GLASS / PANELED DOOR	OUTSIDE	WOOD	YES	YES
	19	BEDROOM TWO	G	(2) PER- 2'-0" X 6'-8"	P	GLASS / PANELED DOOR	OUTSIDE	WOOD	YES	YES
	20	BEDROOM ONE CLOSET	M	(2) PER- 2'-6" X 6'-8"	P	RAISED / PANELED DOOR - SLIDERS	INSIDE	WOOD	NO	NO
	21	BATHROOM ONE	I	2'-6" X 7'-0"	P	RAISED / PANELED DOOR	INSIDE	WOOD	NO	NO
	22	BEDROOM ONE	I	2'-6" X 7'-0"	P	RAISED / PANELED DOOR	INSIDE	WOOD	NO	NO
	23	MASTER BEDROOM	I	2'-6" X 7'-0"	P	RAISED / PANELED DOOR	INSIDE	WOOD	NO	NO
	24	MASTER CLOSET	I	2'-6" X 7'-0"	P	RAISED / PANELED DOOR	INSIDE	WOOD	NO	NO
	25	MASTER BATHROOM WATER CLOSET	I	2'-6" X 7'-0"	P	RAISED / PANELED DOOR	INSIDE	WOOD	NO	NO
	26	BEDROOM TWO	I	2'-6" X 7'-0"	P	RAISED / PANELED DOOR	INSIDE	WOOD	NO	NO
	27	EXERCISE/YOGA ROOM	I	2'-6" X 7'-0"	P	RAISED / PANELED DOOR	INSIDE	WOOD	NO	NO

DOOR SPECIFICATIONS (EXTERIOR):

MANUFACTURE:	SIERRA PACIFIC
MODEL:	STANDARD CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	5/8" TRADITIONAL
JAM:	4-9/16"
CLAD COLOR	WHITE #001
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	VERONA HANDLE WITH 216 ESCUTCHEON
HARDWARE COLOR:	HANDLE SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	WOOD CASING TO MATCH EXISTING
INTERIOR:	WOOD CASING TO MATCH EXISTING

DOOR SPECIFICATIONS (INTERIOR):

MANUFACTURE:	TRUESTILE
MODEL:	TS2020
GLASS:	NONE
GRILL:	NONE
INTERIOR FINISH:	PAINT GRADE
WOOD SPECIE:	PLAIN SAWN WHITE OAK
THICKNESS:	1-3/4"
JAM WIDTH:	4" (VERIFY)
HINGES:	BRUSHED CHROME
HARDWARE:	EMTEK, FREESTONE LEVEL
HARDWARE COLOR:	SATIN NICKEL
PROFILES:	1/4" KERF CUT REVEAL
TRIM OPTIONS:	
INTERIOR:	NONE

DOOR SPECIFICATIONS (ENTRY):

MANUFACTURE:	TRUSTILE
MODEL:	TS2190, ARCHED TOP, OBSCURED PANE
GLASS:	YES, OBSCURED
GRILL:	5/8" TRADITIONAL
JAM:	6-9/16"
CLAD COLOR	WHITE #001
INTERIOR FINISH:	WHITE
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	WOOD CASING TO MATCH EXISTING
INTERIOR:	WOOD CASING TO MATCH EXISTING

Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH PER CLIENT OR CODG, INC.
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
12. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

Tempered Glass Note:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

A) GLAZING IN DOORS.
B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
D) GLAZING IN GUARDS AND RAILINGS.
E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.
F) GLAZING ADJACENT TO STAIRS AND RAMPS.

Symbols

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

Abbreviations

N/A	NOT APPLICABLE
G.C.	GENERAL CONTRACTOR
P	PAINT
ST	STAIN
FF	FACTORY FINISH
I.D.	INTERIOR DESIGN
S	SEALED
MFR.	MANUFACTURER
FIN.	FINISH
NAT.	NATURAL

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WWW.CODGINC.COM

REVIONS:

PROJECT:
JIN CONSTRUCTION
13TH 2SE OF MISSION, CARMEL CALIF.
BLOCK:142 LOTS:3
APN: 010-161-018
PROJECT NO.
24-05

ISSUE:
12-28-2024

DRAWN BY:
CO

WINDOW & DOOR SCHEDULE (PROPOSED)

SCALE:1/4" = 1'

A10.0

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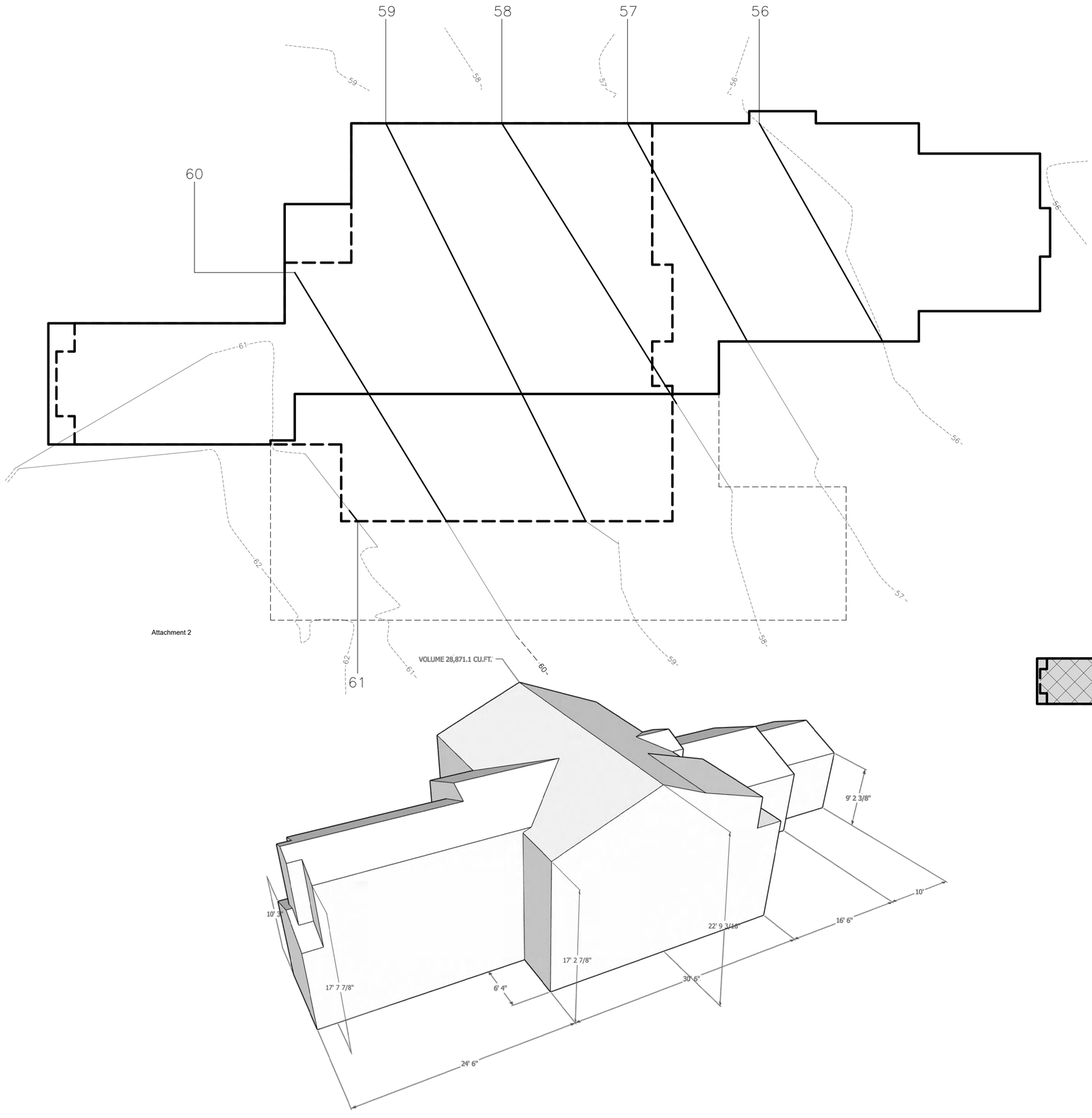


Attachment 2

AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			57.5 FT
ELEV.	LINE	LENGTH	TOTAL
56 FT	0	20.7'	0'
57 FT	1	20.5'	20.5'
58 FT	2	27.3'	54.6'
59 FT	3	36.8'	110.4'
60 FT	4	24.0'	96.0'
61 FT	5	1.1'	5.5'
TOTAL		130.4'	232.4'

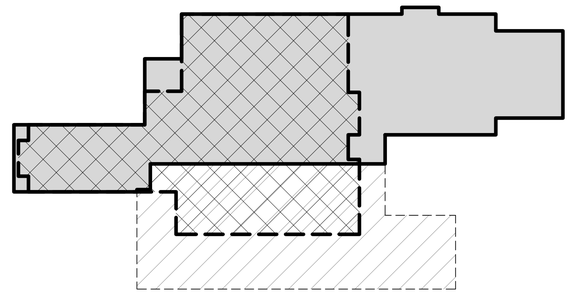
MATH: 232.4 / 130.4 = 1.78

FACTOR: = 1.8

A.N.G. = 56 FT + 1.8 FACTOR =57.8 FT

VOLUME ANALYSIS

MAIN LEVEL PITCHED	1,693.2 SF X 12	20,318.4 CU.FT.
MAIN LEVEL FLAT	26.8 SF X 10	294.8 CU.FT.
UPPER LEVEL PITCHED	1,026.3 SF X 11	11,289.3 CU.FT.
ATTACHED GARAGE	200.0 SF X 11	2,200.0 CU.FT.
VOLUME ALLOWED		34,102.5 CU.FT.
VOLUME PROPOSED		28,871.1 CU.FT.



LEGEND

MAIN LEVEL

UPPER LEVEL

ACCESSORY DWELLING UNIT

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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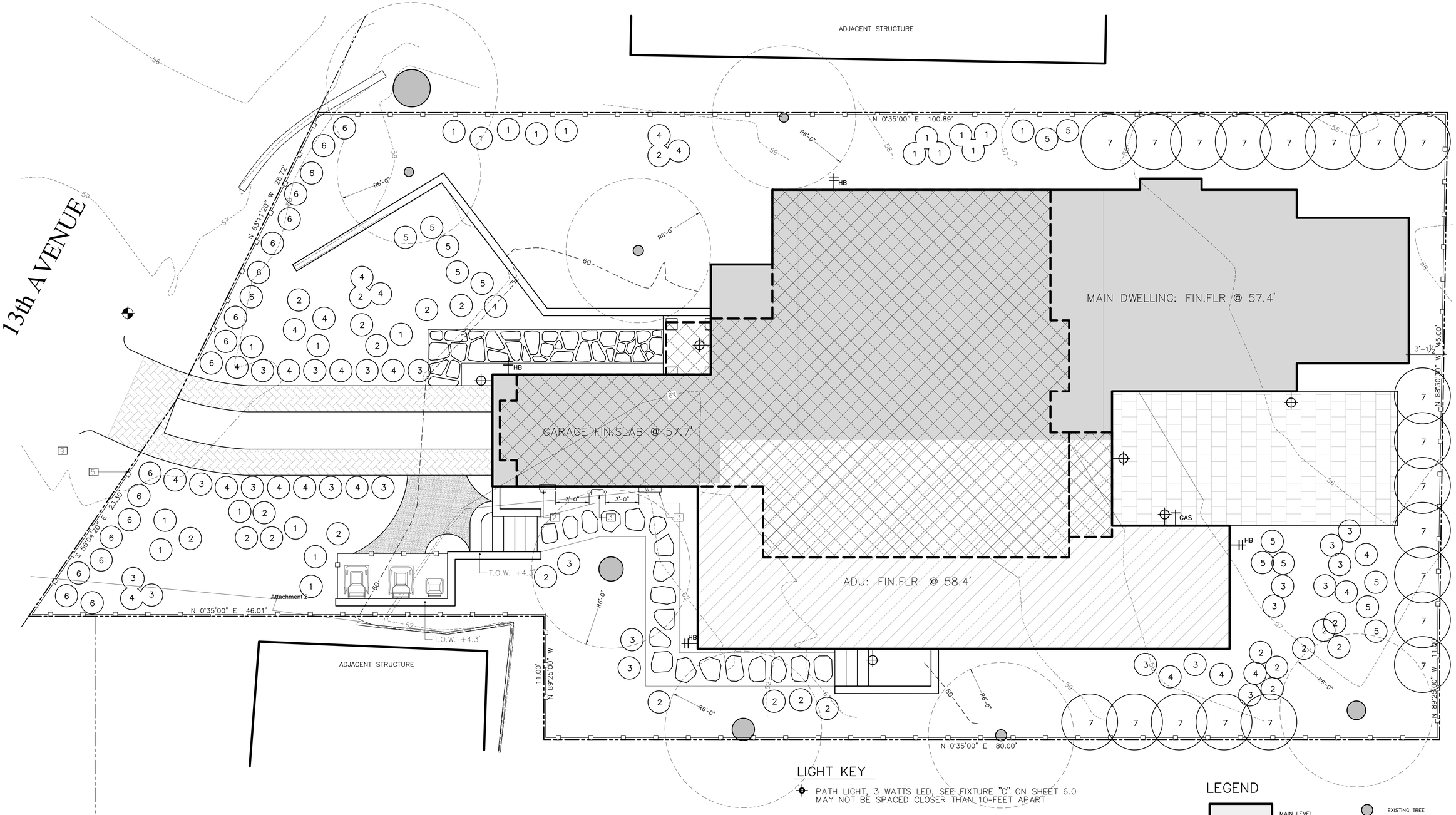

LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 6.0
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; I.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; I.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

IRRIGATION SYSTEM

1. 1-INCH ANTISYPHON DEVICE
2. 1-INCH ELECTRIC VALVES
3. FILTER PLUS REGULATOR FOR EACH VALVE
4. ELECTRIC CONTROLLER
5. EACH PLANT TO BE ON DRIP SYSTEM
6. ALL PLANTS WILL BE PLANTED WITH AGRIFORM
7. TABS FOLLOWING MANUFACTURE DIRECTIONS.
8. COMPOST WILL BE MIXED WITH SOIL AT 2:1

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL (TRIM AS HEDGE)	5 GAL
6	PHOTONIA XFRASERI	---	5 GAL
7	ICEE BLUE PODOCARPUS	PODUCARPUS ELONGATUS 'NONMAL' ICEE BLUE	5 GAL

LEGEND

- MAIN LEVEL
- UPPER LEVEL
- ACCESSORY DWELLING UNIT
- PROPERTY LINE
- MIN. SETBACKS
- LIGHT FIXTURE, SEE SHEET A4.0 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- EXISTING TREE
- NEW TREE
- TREE TO BE REMOVED
- 100 NEW ELEVATION MARKER
- 55 NEW CONTOURS

0 5 10 15
(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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24-05

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12-28-2024

DRAWN BY:
CO

PROPOSED LANDSCAPE PLAN

SCALE:1' = 1/4"

L1

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DS 24289 (Your Golden Key No 1, LLC)
February 11, 2025
Project Data Table

PROJECT DATA FOR A 5,937 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,441 SF (45%)	1,498 SF	2435 SF
Site Coverage	537 SF/774 SF	1,390	764 SF
Trees (Upper/Lower)	4/3	2/7	2/7
Ridge Height (1^{st}/2^{nd})	18’/24’	11'-1"	13’-5”/ 23'-9"
Plate Height (1^{st}/2^{nd})	12’/18’	11'-7"	9'-9" / 16'-10"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	49’-10”	27’-1”
Composite Side Yard	10’ (25%)	19'-3"	15'
Side Yard	3’	14'-9" west 4'-6" east	8'-1" west 6'-11" east
Rear	15’/3’**	19'- 4"	3'- 1"

*Includes 100 square foot basement bonus.

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

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

February 11, 2025
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Roofing Materials - Email received 01-17-2025 from David O'Neil
Attachment 2: Roofing Materials - Letter received 02-10-2025 from Councilmember Dramov
Attachment 3: Roofing Materials - Letter received 02-10-2025 from Missy Jensen
Attachment 4: DS 22-331 (Collins) - Handout received during meeting from Claudio Ortiz

Attachment 5: DS 23-005 (Schwartz-Young) - Letter received 02-11-2025 from CJ MacDonald
Attachment 6: DS 23-005 (Schwartz-Young) - Letter received 02-11-2025 from Jim Prince
Attachment 7: DS 24289 (Your Golden Key No 1 LLC) - Handout received during meeting from Claudio Ortiz

DAVID O'NEIL
617-875-9604
david_oneil@ymail.com

Irish Rose Cottage
Carmel by the Sea
California, 93921

56B 5th Street Lot 835
Carmel CA 93921
United States

January 17, 2025

Mayor Byrne
CC: City Council, City Administrator
Planning Department & Planning Commission
Carmel-by-the-Sea City Hall
P.O. Box 2232
Carmel-by-the-Sea, CA 93921

Dear Mayor Byrne,

I trust this letter finds you in good spirits. I am writing to address an important issue concerning the architectural integrity and design regulations of Carmel-by-the-Sea, particularly as they pertain to the use of metal roofing materials within our city.

As a dedicated resident, deeply appreciative of the unique charm and character of Carmel, I believe it is crucial that any modifications to our design guidelines meticulously safeguard the "residential character" that is enshrined in our General Plan. I urge that the City Council, and not the Planning Commission, should deliberate and make decisions regarding the acceptability of metal roofs in general. It is beyond the purview of the Planning Commission to alter the Design Guidelines or to deviate from explicit instructions set forth in formal documents.

It is imperative to redefine officially in the Design Guidelines that metal roofs can be a suitable option for residential properties, provided they are designed to resemble traditional residential roofing materials that harmonize with the distinctive and charming character of our city. Industrial-style metal roofs, akin to those used on historical structures such as the Parthenon, French apartment buildings, and other commercial edifices, are not consistent with Carmel's unique residential character. Such roofs should avoid conveying a commercial or industrial appearance that conflicts with the serene and picturesque "residential character" of our community.

The City Council, being directly accountable to the citizens of Carmel-by-the-Sea, holds the lawful authority to determine the appropriateness of design guidelines impacting our city's visual appeal and communal harmony. Disregarding explicit directives outlined in official documents, or applying them inconsistently across different projects and applicants, presents legal concerns, including potential issues of discrimination.

I trust that with your oversight, any proposed integration of metal roofing will be managed in a way that respects our city's cherished architectural styles and residential character.

Thank you for your attention to this matter and for your unwavering commitment to preserving the beauty and character of Carmel-by-the-Sea. I am confident that through careful consideration and active community engagement, we can reach decisions that truly reflect the values and aspirations of our residents.

Sincerely,

David O'Neil

1. U.S.

How to Construct a Fireproof Home From the Ground Up

Building a fire-resistant home starts with the right materials

Share
Resize

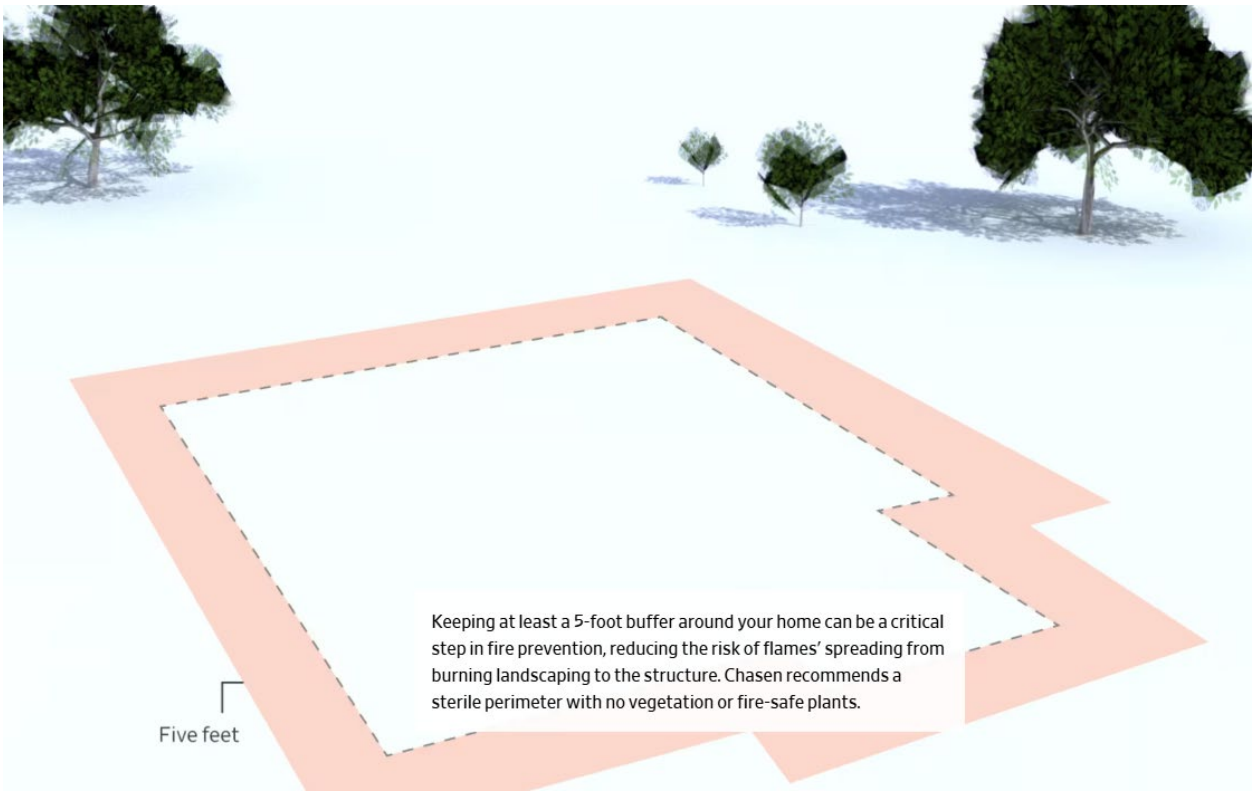
Listen
(2 min)

By
Brian McGill
Follow
and
Maureen Linke
Follow

Feb. 7, 2025 9:00 pm ET

As the dust and smoke settles, residents in the Los Angeles area, where more than 12,000 homes were destroyed in one of the most destructive fires in California's history, will be faced with a decision: to rebuild or move on. The state has seen a surge in major wildfires, with 15 of the 20 most destructive blazes on record occurring within the past decade.

The growth of densely populated neighborhoods with older homes constructed in proximity to unmanaged vegetation has compounded the climate risk. These effects are expected to worsen, according to experts, and Californians are searching for answers on how to protect their homes from future destruction. A Santa Monica-based architect, Greg Chasen, shared an image on X of a now-famous home he designed that survived the Palisades fire. These are some of the design elements he attributed to its survival, making it one of the few homes in the neighborhood to withstand the flames.



Keeping at least a 5-foot buffer around your home can be a critical step in fire prevention, reducing the risk of flames' spreading from burning landscaping to the structure. Chasen recommends a sterile perimeter with no vegetation or fire-safe plants.

Thermal, treated wood is less likely to allow a fire to spread throughout a home and is ideal for fire-resistant siding. An additional layer of gypsum board behind the siding serves as an another layer of protection.

https://www.wsj.com/us-news/how-to-construct-a-fireproof-home-from-the-ground-up-a6a83b1f?st=xEWqfV&reflink=desktopwebshare_permalink

Heat-resistant, dual-pane windows made with tempered glass can withstand high temperatures, making them less likely to break and allow embers in. Homes should be constructed with wildfire-resistant siding such as cement stucco, which acts as an extra barrier around the walls, according to Chasen.

The roof is a vulnerable area of the home because of its large surface area. While a metal roof is ideal, Spanish clay tiles are able to withstand high temperatures and resist ignition in the event of a fire. Because sparks often fly horizontally, Chasen recommends an unvented attic and not installing wooden eaves that protrude from the roof.

Decks are susceptible to heat and flames. A fire-resistant deck made of ipe wood or a type of Class A fire-treated wood can provide the same level of protection as concrete. The deck should be kept free of objects that could catch fire.

Some California homeowners have elected to install personal fire hydrants. For a larger lot, a 50,000-gallon tank of water with pumps powered by a solar, battery and liquid-gas system would keep running in the event of a power shortage.

Officials estimate it will take just over 18 months to remove all debris left from the wildfires. On average, the rebuilding process can take two to three years.

This explanatory article may be updated periodically.

Write to Brian McGill at brian.mcgill@wsj.com and Maureen Linke at maureen.linke@wsj.com

Dear Planning Department, Planning Commission, City Council,

I have spent some time putting together this information to support my comment regarding SRI at the Steering Committee meeting for roofs. Thank you for all you are doing and for the opportunity to be helpful in this process.

Sincerely,

Missy (Mary) Jensen

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

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

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

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

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

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

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

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

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

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

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

Missy Jensen

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

Attachment 4

Attachment 4

Attachment 4

Attachment 4

To whom it may concern:

My name is CJ MacDonald and I am neighbors in Carmel with the Schwartz-Young family and live directly across the street. We have gotten to know the family over the last couple of years and they recently shared their plans with us and we are extremely excited and supportive of their proposed project. I think it is great for the neighborhood and sounds like this will be very helpful for their family to make these updates and improvements.

I am excited to see their project come to life and if there are any questions or we can support in any additional way please let me know.

Thanks,

CJ MacDonald [redacted]

[redacted]

[redacted]

JAMES M. PRINCE
[redacted]
PO BOX 6263
CARMEL, CA 93921

February 10, 2025

Carmel Planning Commission
Carmel-by-the-Sea, CA 93921

RE: Casanova St 10 NE Ocean Ave Concept Design Study (Application DS 23-005)

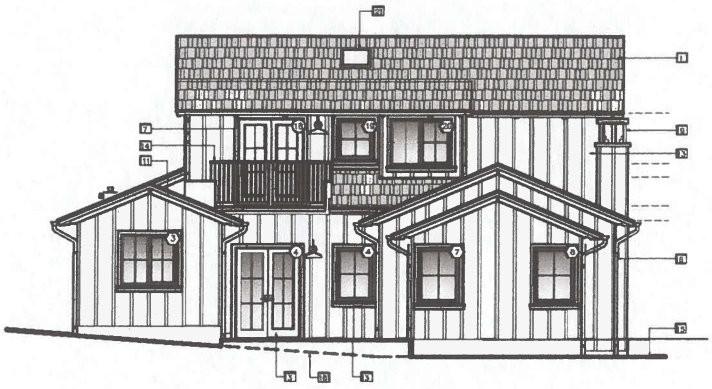
Dear Carmel Planning Commission:

I and my wife Carol have been owners of our house on Monte Verde St for over 16 years. We are uphill adjacent neighbors of the above referenced residence on Casanova Street. We reviewed the plans accompanying the referenced application in detail and have also seen the story poles posted on the subject property. I am writing to express our unconditional non-objection to, and approval of, the proposed changes and additions to the residence of Aaron Schwartz and Sue Young at Casanova St 10 northeast of Ocean Avenue, as submitted in the application for approval of Concept Design Study (DS 23-005) before the Commission for approval.

We believe that the proposed renovations and changes have been made with great care given to the potential impact to neighboring properties, including ours. Such proposed changes should not obstruct our current views from our house or any of our neighbors on Monte Verde. We also believe that the proposed changes will enhance and preserve the look and feel of the neighborhood.

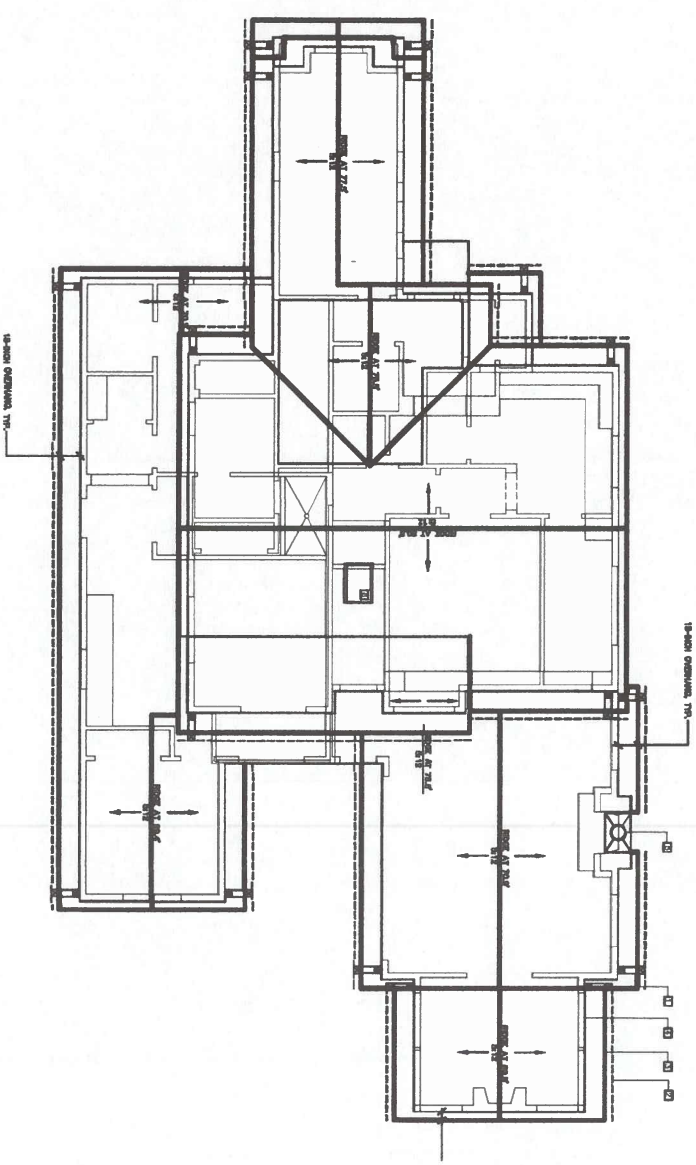
Sincerely,

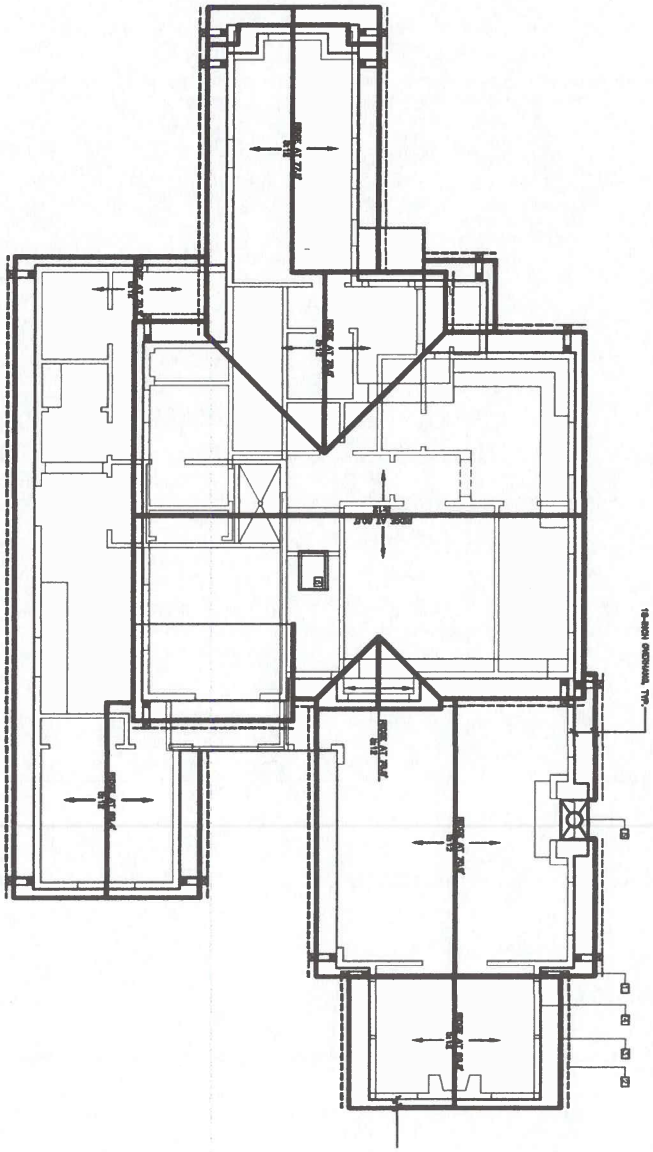
Jim Prince



SOUTH ELEVATION

SOUTH ELEVATION





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

February 11, 2025
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Letter dated 01-21-25 from Robert Irvine

January 21, 2025

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

Dear Commissioners,

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

Sincerely,

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