CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

Erin Allen, Christopher Bolton, Robert Delves, Michael LePage, Stephanie Locke

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

REGULAR MEETING
Wednesday, February 8, 2023

TOUR 2:30 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL.

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body.

To that end, this meeting will be held via teleconference and in person in the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To participate via teleconference, click the following link to attend via Zoom (or copy and paste link into your browser): https://zoom.us/j/97793575109?pwd=ZStFQndQM3plbUNXWldxVjdHQUN1Zz09. To attend Zoom via telephone, dial +1 301-715-8592. Meeting ID (if needed) is 977 9357 5109, and Passcode (if needed) is 818 959.

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 2/3/2023 is LOW. Per Urgency Ordinance 2022-006, wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION

Shortly after roll call, the Board/Commission will leave the Council Chambers for an on-site tour of inspection of the properties listed on the agenda. Prior to the beginning of the tour, the Board/Commission may eliminate one or more property. The public is welcome to join the tour. The Board/Commission will return to the Council Chambers after completing the tour to begin the meeting no earlier than the time noted below.

A. 1. **DS 22-298 (Banjanin)** - Santa Rita Street 5 northwest of 4th Avenue
2. **DR 16-384 (Fountain)** - 8th Avenue 2 northwest of Junipero Street
3. **CDP 23-016 & CDP 23-017 (Mission Trail Nature Preserve) -** Rio Road

entrance
4. **DS 22-300 (Hanson)** - Dolores Street 3 northwest of 13th Avenue
5. **DS 22-274 (Cruz)** - Monte Verde Street 3 northwest of 11th Avenue
6. **DS 21-436 (Libreri)** - San Antonio Avenue 1 northwest of 9th Avenue

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: January 2023

ORDERS OF BUSINESS

PUBLIC HEARINGS

2. **CDP 23-016 (Mission Trail Nature Preserve Well and Tank Decommissioning)**: Consideration of a Coastal Development Permit, CDP 23-016 (Mission Trail Nature Preserve), for the removal of a water storage tank and associated piping, water well, and pump house and associated PG&E power pole and meter located at the Mission Trail Nature Preserve in the Park (P-1), Archaeological Significance (AS), Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction. APN 009-341-008

3. **CDP 23-017 (Mission Trail Nature Preserve Drainage Improvements)**: Consideration of a Coastal Development Permit, CDP 23-017 (Mission Trail Nature Preserve), for drainage improvements in the southern portion of the Mission Trail Nature Preserve located in the Park (P-1), Archaeological Significance (AS), Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction. APN 009-341-008

4. **DR 16-384 (Fountain):** Consideration of a Design Review, Use Permits, and associated Coastal Development Permit for application DR 16-384 (Fountain) for the construction of a 1,600-square-foot, mixed-use building with a 1,499-square-foot basement and a 595-square-foot car pit on a vacant lot located on 8th Avenue 2 northwest of Junipero Street in the Residential & Limited Commercial (RC) District. APN 010-087-020

5. **DS 22-300 (Hanson)**: Consideration of a Final Design Study and associated Coastal Development Permit for application DS 22-300 (Hanson) for the demolition of an existing 1,611-square-foot, two-story single-family residence inclusive of a detached garage and construction of a new 2,899-square-foot, two-story single-family residence, 237-square-foot detached garage, and a 347-square-foot detached ADU

located on Dolores Street 3 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-171-004

6. **DS 22-298 (Banjanin)**: Consideration of a Track 2 combined Concept and Final Design Study and associated Coastal Development Permit for application DS 22-298 (Banjanin) for the construction of a 580-square-foot, single-story rear addition located on Santa Rita Street 5 northwest of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-029-006

7. **DS 22-274 (Cruz)**: Consideration of a Concept Design Study, DS 22-274 (Cruz), for the remodel and addition of a 772-square-foot, single-story addition to an existing 1029-square-foot, single-story single-family residence located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN 010-185-007

8. **DS 21-436 (Libreri)**: Consideration of a Concept Design Study application, DS 21-436 (Libreri), for a substantial alteration to a historic resource located on San Antonio Avenue 1 northwest of 9th Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay District, and Coastal Commission Appeal Jurisdiction. APN 010-301-020

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

9. Next Regular Meeting: March 8, 2023

ADJOURNMENT

10. PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

11. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

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 8, 2023
CONSENT AGENDA

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

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

Executive Summary:

Recommendation:

Adopt the Monthly Activity Report for January 2023

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: January 2023 Monthly Report Memo & Reports

Attachment 1

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	February 8, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

JANUARY 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In January 2023, 34 planning permit applications were received.

II. BUILDING PERMIT APPLICATIONS:

In January 2023, 59 building permit applications were received.

III. CODE COMPLIANCE CASES:

In January 2023, 28 new code compliance cases were created.

IV. TRANSIENT RENTAL COMPLIANCE CASES:

In January 2023, 10 new transient rental compliance cases were created.

V. ENCROACHMENT PERMIT APPLICATIONS:

In January 2023, 17 encroachment permit applications were received.

VI. YEAR-TO-DATE TRENDS

Table 1 includes the following January 2023 totals: planning and building permit applications, code compliance and transient rental compliance cases, and encroachments. January 2023 totals are provided alongside January 2022 totals for comparison.

Compared to the same time period in the year 2022, Table 1 denotes the following percentage changes in the year 2023:

- Planning Permit Applications – increase of 13.33%
- Building Permit Applications – increase of 20.41%
- Code Compliance Cases – increase of 75%
- Transient Rental Compliance Cases – increase of 900%
- Encroachment Permit Applications – decrease of 8.78%

Table 1. Permit Application Totals

	PLANNING	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS
2022 YTD Totals	30	49	16	1	15
2023 YTD Totals	34	59	28	10	17
YTD % Difference	+13.33%	+20.41%	+75%	+900.00%	+13.33%

Planning Permit Report

01/01/2023 - 01/31/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23024	Design Study	REPLACEMENT OF 10 ORIGINAL SINGLE-PANE DIVIDED LITE WINDOWS WITH NEW PELLA DOUBLE-PANE, WOOD CLAD WITH ALUMINUM, DIVIDED LITE WINDOWS. ALL NEW WINDOWS WILL BE INSTALLED IN THE SAME FOOTPRINT AS THE ORIGINAL WINDOWS WITH NO CHANGES IN WINDOW LOCATION OR SIZE	NE 10th & Mission	1/30/2023		Pending Assignment
23023	Design Review	Add Balcony and Deck to upper floor & awning roof. Remove and changing of windows and door and staircase.	Santa Rita 4 SE Ocean	1/30/2023		In Review
23022	Design Study	Remodel of and Addition to existing 1,555 SF house with attached garage. Remodel existing kitchen, bathrooms, add laundry, 2nd-story bedroom suite. Replace existing roof, siding, all doors and windows.	4th Avenue 2 NE Lobos Street	1/27/2023		In Review
23021	Authorized Work	Repair leaking roof above front entry.	Casanova 5 SE of 13th Ave	1/24/2023	1/26/2023	In Review
23020	Authorized Work	This Notice of Authorized Work allows for additional patching/repairing of a portion of a shared driveway. The repair shall be limited to the area shown on the annotated plan prepared by Terry Latasa dated received by the Community Planning & Building Department on August 14, 2015 and stamped approved by the City. The area of work is generally along the north side of the rear stoop.	Lobos 5 NW 2nd Ave	1/10/2023	1/25/2023	Approved

23019	Design Study	Convert existing 208 SF Guest House into Accessory Dwelling Unit with an addition of 56 SF; 49 SF addition to existing main level, replace existing fireplace; new 200 SF garage addition; 282 SF addition to existing upper level.	Carmelo Street 2 NE of 8th Avenue	1/24/2023		In Review
23018	Preliminary Site Assessment	Remove existing detached laundry shed and garden structure. Add 875 SF two story addition to rear (west). Add 100 SF one story to side (north).	0 Mission 2 NW of Santa Lucia	1/24/2023		In Review
23017	Coastal Development Permit	Drainage improvements		1/19/2023		In Review
23016	Coastal Development Permit	Well decommissioning		1/19/2023		In Review
23015	Historic Evaluation	Replace existing roof with new Malarkey "Windsor" composition shingle roof system	Lincoln 3 NE of 11th	1/19/2023		In Review
23014						Closed
23013	Street Vending	Devendorf Sidewalk Vending Permit		1/18/2023		In Review

23012	Design Study	Revision To Design Study DS 20-392. Original project description: Addition and Remodel of existing single-family residence, including new attached ADU, decks, new detached garage, and interior remodeling. PLAN REVISIONS: Architectural: 1.) Delete Stone Privacy Wall At North Property Line & Continue Wood Fence In It's Place. 2.) Change Fence Design At North Property Line To A Simple Grape Stake Fence. 3.) Change Window Manufacturer From Pella - Reserve To Kolbe - Ultra (Metal Clad Wood). Style Remains Unchanged. 4.) Change Exterior Door & Window Color From Black To Kolbe - Sahara Color (See Updated Exterior Colors & Materials Sheet A7.01). 5.) Increase Width Of Segmented Overhead Garage Door From 8'-0" To 8'-10". 6.) Change Stone Arch At Dining Room Bi-Fold Door (Door #02) To Flat Top Opening With Wood Lintel. 7.) Delete Window At South Wall Of Dining Room (Window #01). 8.) Reduce Height Of Windows At South Wall Of Master Bedroom (Windows #07 & 08). 9.) Change Master Bedroom Oriel Window From Arch Top To Flat Top (Window #10). 10.) Remove Iron Grille From North ADU Bath Window (Window #21). 11.) Replace Glass In Windows Located Within The 3'-0" Setback With Fire Rated Glass & Make Inoperable To Meet The Building Code Requirements For Fire-Resistant Construction. (Windows #02, 03, & 06) 12.) Add Two Skylights At The West Side Of The Living Room / Kitchen. 13.) Convert Ceiling In Bedroom No. 1 From Flat Ceiling Into Vaulted Ceiling. 14.) Extend Parapet Wall At Roof Deck In The Place Of	Camino Real 3 SW of 13th	1/18/2023		In Review

		Iron Railings. Structural: 1.) Details Added For Shear Wall Sheathing At Wall Interior To Allow For Exterior Finish To Remain Where Required. 2.) Detail Added For Bridging Garage Foundation Footings Over Tree Roots.				
23011	Preliminary Site Assessment	Alterations and addition to the (E) historic residence. Construction of new detached 1-car garage.	Santa Fe 3 NW of 6th	1/13/2023		In Review
23010	Design Study	Revised design for previously submitted remodel including exterior material and color changes, 141 sq. ft. sunroom addition, and reduction and replacement of existing front yard hardscape.	Casanova 4 SW of 13th	1/12/2023		In Review
23009	Design Study	Replace all windows size for size with new wood windows. Remove 2 doors and 1 window. Build new 172 sf 1st floor wood deck.	Forest 2 NW of Mountain View	1/3/2023		In Review
23008	Preliminary Site Assessment	-INTERIOR REMODEL AND ADDITION TO EXISTING RESIDENCE WITH BASEMENT. -ADDITION OF NEW DETACHED ONE-CAR GARAGE. -NEW ADJUSTED FLOOR LEVEL AT BASEMENT WITH NEW FLOOR AREA ADDITION -EXISTING HIGHEST RIDGE TO REMAIN	NE corner of 12th and San Antonio	1/3/2023		In Review
23007	Sign	Install one (1) non-illuminated blade sign and window vinyl.	Ocean Avenue & Mission Street, Carmel Plaza, Suite 217	1/3/2023		In Review
23006	Design Study	Removal of existing garage and storage building with construction of new garage and ADU in the same location.	Corner of 11th Avenue & Casanova Street	1/9/2023		In Review

23005	Design Study	Single-family residence addition / alteration. 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 ROOF DORMERS TO PROVIDE CODE REQUIRED HEAD SPACE AT 2ND FLOOR. NEW TRELLISES AND DECK. INTERIOR ALTERATIONS.	Casanova 10 NE of Ocean	1/6/2023		In Review
23004	Landscape Plan Check/Inspection	Right of way landscaping along front yard of residence.	Carmelo 3 SW of 9th	1/4/2023		In Review
23003	Design Study	Replace existing detached garage with new detached garage on lower side of property.	0 Mission 2 NW of Santa Lucia			Closed
23002	Design Study	Installation of a 12x28 shed	5 Crespi Ave.	1/13/2023		In Review
23001	Landscape Plan Check/Inspection	Landscape modifcations to accommodate new construction for a Statewide Exemption Accessory Dwelling Unit (ADU), without additional site coverage. Proposed ADU is one-story and 800 square feet total.	NE corner of Monte Verde & 13th Avenue	1/3/2023		In Review
23000						

Total Records: 25

2/3/2023

Building Permit Report

01/01/2023 - 01/31/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230058	1/31/2023	2/2/2023	Tear off (e) composition roof and install Malarkey 30 year composition shingles in color Antique Brown over 15lb felt. Contact: Williams Roofing Company (831) 758-2749	8,900	Building	Mission 2 SE of 8th
230057	1/31/2023		Install RainSoft EC-5 series water treatment system	8,950	Plumbing	Santa Fe 4 NW of 4th
230056	1/31/2023		Gas repair. 3/4" pipe leaking, replace 25-30' section at parking area for C-D-E apartments. Contact: Ramirez Plumbing (831) 393-9804	3,000	Plumbing	NW Corner of Mission & 4th
230055	1/31/2023	2/2/2023	Remove old shake roof and install new cedar shake roof system to main house and garage only.	62,480	Roofing	8th 2 SE of Torres
230054	1/31/2023		Building deck behind main residence and replacing railroad tie retaining walls with stone veneer concrete retaining walls.	150,000	Building	Forest 2 SE of 8th
230053	1/30/2023		Repair storm damaged fence at front of property. Replace grape stake fence in-kind. Contact: Carmel Custom Homes (831) 717-0404	0	Exempt Work	Casanova 2 SE of 10th
230052	1/27/2023		Northwest patio/deck extension. Complete dismantling of existing north patio/deck cantilever from existing ground floor structure and construction of new patio/deck north extension.	15,000	Building	NE Corner of Mission & 3rd
230051	1/27/2023	1/27/2023	Caulk around fire place to prevent roof leaking, paint touchups, and treat rusty nails. Contact: Jim Messemer (415) 517-7291	0	Exempt Work	San Antonio 2 NW of 13th
230050	1/26/2023		Retroactive authorization of previously installed generator.	2,000	Building	Dolores 4 NE of 2nd
230049	1/26/2023		Add 120 VAC convenience outlet to border wall, remove existing dining table with gas fireplace centerpiece; install 2'x4' interior natural gas fire pit. Run new line to fire pit.	0	Plumbing	NE Corner of Lincoln & 10th

230048	1/25/2023		Replace/retrofit 10 windows in the same size, no framing work to take place.	0	Exempt Work	Santa Rita 2 SW of Ocean
230047	1/25/2023	1/25/2023	Upgrade service panel from 100 to 200 amp, replace three subpanels throughout the house.	3,800	Electrical	SW Corner of Carmelo & 7th
230046	1/25/2023	1/25/2023	Paint all window trims and eaves Double Expresso DY633 to match (e) roof shingles. Paint all exterior walls and deck hand railings Smoky White BWC-13. Paint the garage door Grant Gray HDC-AC-19. Stain all the decks Cedar Natural Tone Transparent Waterproofing Exterior Wood Finish.	0	Exempt Work	13th 2 SE of Mission
230045	1/25/2023	1/25/2023	Main panel replacement in-kind, reconnect for PG&E. Contact: Lori Electric (831) 521-2841	1,800	Electrical	Mission 7 SW of 13th
230044	1/25/2023		Retile vanity & toilet in bathroom. Contact: Mac Builder (831) 277-5142	15,000	Building	NW Corner of Forest & 7th
230043	1/25/2023	1/25/2023	Remove and replace furnace with new ducting. Contact: Marina Plumbing & Heating (831) 384-8206	19,800	Mechanical	Santa Rita 2 SE of 5th
230042	1/25/2023	1/25/2023	Remove existing Landmark TL Shingles along the walls of property to weave with new flashings, seal chimney, and flat roof where needed. Reinstall Landmark TL shingles in color "Country Gray".	6,000	Roofing	San Carlos 2 NW of 12th
230041	1/25/2023		Interior Finishes and Exterior Deck Changes	50,001	Building	Mission 4 SW of 10th, Carmel By The Sea, CA 93921
230040	1/25/2023	1/27/2023	MITIGATION OF WATER INTRUSION IN THE CRAWLSPACE. ENTRY DOOR STOOP (CONCRETE/TILE) TO BE DEMOLISHED TO ALLOW ACCESS TO THE FOUNDATION WALL.	12,000	Building	Lincoln 3 SW of 3rd
230039	1/20/2023		MITIGATION OF WATER INTRUSION AT THE LOWER LEVEL RETAINING WALL LOCATED IN THE CRAWLSPACE - 80LF	10,000	Building	Lincoln 6 SW of 3rd
230038	1/20/2023		Inter	0	Building	
230037	1/20/2023	1/25/2023	Addition of EV charger in garage, 32 amps 240 volt. Contact: John Craft (831) 915-3488	1,800	Electrical	Lopez 12 NE of 4th
230036	1/20/2023	1/20/2023	Change meter main load center from 100 amps to 200 amps. Contact: John Craft (831) 915-3488	3,500	Electrical	SE Corner of Carpenter & 4th

230035	1/19/2023	1/19/2023	Remove (e) roofing, install class "A" fire retardant composition shingles. Contact: Slaton & Son Roofing (831) 449-0599	17,593	Roofing	Carpenter 3 NE of 5th
230034	1/19/2023		Remove (e) cementitious deck system and install new "Westcoat" cementitious deck system, to remain in color gray. Contact: Coastal Roofing & Waterproofing (831) 324-4809	11,490	Building	Lincoln 3 NE of 11th
230033	1/19/2023		Replace water line from meter to house, install new natural gas line from meter to new fire pit. Contact: Hall Landscape Design Inc (831) 601-5490	2,340	Plumbing	Carmelo 2 SW of 8th
230032	1/18/2023	1/18/2023	Replace electrical meter main panel with new 200 amp panel. Contact: JP Electric (831) 288-1414	4,000	Electrical	Junipero 6 NE of 10th
230031	1/18/2023	1/18/2023	Replace old water heater with new electric heat pump water heater, 50 gallon.	0	Plumbing	6th 2 NE of Dolores
230030	1/18/2023	1/18/2023	Replace old water heater with new electric heat pump water heater, 50 gallon.	0	Plumbing	NE Corner of Ocean & Lincoln
230029	1/18/2023	1/18/2023	Replace old water heater with new electric heat pump water heater, 50 gallon.	0	Plumbing	Monte Verde 3 SE of Ocean
230028	1/18/2023	1/18/2023	Replace old water heater with new electric heat pump water heater, 50 gallon.	0	Plumbing	Junipero 2 NE of 5th
230027	1/18/2023	1/18/2023	Remove damaged switches, install new switches, new control panel installation. Contact: Cal Coast Electric (408) 887-8576	0	Electrical	Junipero 2 NE of 5th
230026	1/18/2023	1/27/2023	Rooftop PV System with Battery. Contact: Mark Evensen (831) 453-0060	9,000	Electrical	Lincoln 3 NE of 5th
230025	1/17/2023		Replacement of existing PVC exterior railings with new wood and aluminum railings. Contact: Jerry Stepanek (831) 915-2730	10,000	Building	San Carlos 2 NW of 3rd
230024	1/17/2023	1/27/2023	Install a roof mounted 3.60 kw solar PV system and ESS. Contact: SolarTecture (831) 233-3004	43,656	Electrical	26245 Dolores
230023	1/17/2023		Waterproof exterior foundation of the garage on the southeast side of the house. Contact: Lewis Builders (831) 601-9256	5,000	Building	NE Corner of Santa Fe & 4th
230022	1/17/2023		Bathroom remodel	15,000	Building	SW Corner of Mission & 10th

230021	1/13/2023	1/13/2023	Fixing (e) fence that fell in storm. Correcting posts, no increase to height. Contact: Mariya Rychkova (209) 981-5691	0	Exempt Work	Lincoln 2 NW of 8th
230020	1/13/2023	1/13/2023	Tear off (e) shake roof down to original sheathing. Install 1/2" cdx laminated plywood sheathing. At existing flat roof, install single-ply PVC membrane. At pitched section, install one layer of polyglass polystick XFR class A self-adhered membrane over roof deck. Install 24ga Galvalume 18 3/4" wide 2.0 SCH mechanical seam roof panels, Western States Matte, over metal underlaying in color "Dark Bronze". Contact: Scudder Roofing (831) 384-1500	68,656	Roofing	Forest 2 SE of 8th
230019	1/12/2023		Remodel two existing kitchens in units 204 & 205. Replacement of appliances, cabinets, flooring, sinks, faucets, kitchen and dining room windows. Upgrade electrical outlets, lighting, and electrical panels. The remaining electrical panels will be upgraded by separate contractor.	42,000	Building	SE Corner of Junipero & 3rd
230018	1/12/2023		Complete repairs to existing sundeck. Replace remaining Bomenite surface with porcelin tiles to match existing propr repairs. Repairs include replacing rotted plywood, weather proofing material, and plaster touch ups.	25,000	Building	SW Corner of Junipero & 3rd
230017	1/12/2023	2/2/2023	Tear off four layers of roofing and replace 21 squares of shingle roofing. CONDITIONS: Utilize asphalt shingles by Ownes Corning brand in color "Summerwood", and shingles shall be applied in the same manner as the existing roof style, keeping the curved element which is considered a significant identifying feature of the "Dr. H.R. Green House". Contact: Reliable Roofing (408) 709-1499	15,000	Roofing	Camino Real 4 SE of 10th
230016	1/12/2023	1/12/2023	Service upgrade from 100 amp to 200 amp. Contact: Cate Electrical Co (831) 624-5361	2,000	Electrical	Carpenter 2 SE of 5th
230015	1/12/2023	1/12/2023	Replace damaged weatherhead and riser. Contact: Get Wired (831) 915-4301	500	Electrical	NW Corner of Guadalupe & 4th

230014	1/10/2023	1/10/2023	Plaster and drywall repairs, repair and reglaze wood sash window panes where leaking, install new carpeting, paint interiors, change counter tile to quartz counter tops. Contact: South Coast Construction (831) 512-6739	0	Exempt Work	SW Corner of Carmelo & 7th
230013	1/10/2023	2/2/2023	Remove and install new solar panels in conjunction with roof replacement. Contct: Oliveira Benedito (831) 236-7829	7,000	Electrical	Forest 2 SE of 8th
230012	1/9/2023	1/9/2023	Repair and replace damaged electrical riser.	1,000	Electrical	Lobos 4 SE of 2nd
230011	1/9/2023	1/9/2023	Emergency electrical service reconnect and panel upgrade from 100amp to 200amp. Contact: Barry Long (925) 989-8931	2,500	Electrical	SW Corner of Torres & 2nd
230010	1/6/2023	1/9/2023	Replace panel and upgrade to 200 amp. Contact:	4,000	Electrical	San Carlos 6 SW of 8th
230009	1/9/2023	1/19/2023	Solar PV roof mounted system & interconnection and 4 powerwalls and gateway installation.	92,815	Electrical	Camino Real 4 SW of 13th
230008	1/6/2023	1/6/2023	Replacement of electrical weather head connector. Contact: Casas Builders (831) 601-0922	400	Electrical	Junipero 6 NE of 10th
230007	1/5/2023	1/6/2023	Remove portion of old fence that was taken down by wind and rebuild fence in kind. Condition: Fence shall match existing fence in both height and design. Contact: David Segura (831) 601-6768	0	Exempt Work	NE Corner of Carmelo & 11th
230006	1/5/2023	1/5/2023	Replacement of tile surround at tub enclosure in bathroom #2. No plumbing work authorized. Contact: Russell Campbell (831) 238-7040	0	Exempt Work	Santa Fe 2 SE of 3rd
230005	1/4/2023	1/31/2023	Replace existing deck Like and Kind, due to severe wood rot. Safety Hazard	45,000	Building	Dolores 3 NW of 3rd
230004	1/4/2023		Rear porch and step replacement, roof replacement, window replacement, fence repair and replacement. Contact: Lorenzo Mariani (209) 401-5001	20,000	Building	NW Corner of Torres & 3rd
230003	1/4/2023	1/4/2023	Paint interior walls, remove old carpet, and install a floating vinyl tile floor with faux wood appearance. Contact: Cristina Rosenbaum (415) 961-5557	0	Exempt Work	Dolores 3 NE of 6th

230002	1/3/2023		Remodel kitchen and two bathrooms. Install new windows in existing openings, replace asphalt driveway with paver driveway, new exterior paint.	150,000	Building	Lincoln 3 SW of 12th
230001	1/4/2023		Generator Installation.	8,100	Electrical	Vizcaino 1 NW of Flanders
230000				15,000		

Total Records: 59

2/3/2023

Code Compliance Report

01/01/2023 - 01/31/2023

Case #	Case Type	Status	Location	Problem Description	Date Received	Date Closed
23028	Other	Open	SW Corner 4th & Mission	Emergency repair - gas line		
23027	Building Violation	Open	Dolores 3 NW of 13th	Unscreened portable toilet	1/12/2023	
23026	Right of way Violation	Closed		Waste in right-of-way	1/10/2023	
23025	Public Nuisance	Closed	SE Corner Junipero and 8th	Construction on Sunday	1/22/2023	1/22/2023
23024	Sign Violation	Open	SW Corner Ocean and Junipero	"A" frame sign - Dutch Door	1/21/2023	
23023	Sign Violation	Open	SW Corner of Ocean and Junipero	"A" Frame Sign Dutch door	1/22/2023	
23022	Sign Violation	Closed	2nd 3 se Monte Verde	Open house signs in ROW	1/21/2023	1/21/2023
23021	Tree Violation	Closed	Scenic 3 NE of 13th	Digging in root zone	1/20/2023	1/20/2023
23020	Right of way Violation	Open	2nd 3 NW of Carpenter	No parking sign/control ROW	1/19/2023	
23019	Sign Violation	Open	5th 3 SW San Carlos	Illuminated Window Display		
23018	Sign Violation	1st NOV sent	Junipero 2 SW 5th	self-illuminating displays	1/6/2023	
23017	Sign Violation	1st NOV sent	N side Ocean b/n Dolores & San Carlos	self-illuminating sign/display`	1/6/2023	
23016	Planning/Building Violation	Open	Dolores 4 SE of 1st	Generator noise	1/3/2023	
23015	Short-term Rental	1st NOV sent	Carmelo 2 SE 4th	STR	1/9/2023	
23014	Short-term Rental	Closed	25975 Mission	Transient Rental	1/9/2023	1/30/2023
23013	Short-term Rental	1st NOV sent	N Casanova 2 SE 2nd	STR	1/9/2023	
23012	Short-term Rental	Closed	25967 Mission	Transient rental	1/9/2023	1/27/2023
23011	Business License Violation	Open	NWC of San Carlos and 8th	Operating without a business license		

23010	Business License Violation	Open	San Carlos SW of 7th	Operating without a business license	1/6/2023	
23009	Short-term Rental	Closed	Santa Fe 2 SE 5th	STR	1/8/2023	2/3/2023
23008	Short-term Rental	Closed	Guadalupe 2 NE 3rd	STR	1/8/2023	1/13/2023
23007	Short-term Rental	Open	2nd 1 NE N Camino Real	STR	1/8/2023	
23006	Short-term Residential Violation	Closed	San Carlos 4 SE Alta	STR	1/8/2023	2/3/2023
23005	Short-term Rental	1st NOV sent	Carpenter 4 SE of 3rd	STR	1/8/2023	
23004	Short-term Rental	1st NOV sent	5th 2 NE Perry Newberry	STR	1/5/2023	
23003	Short-term Rental	1st NOV sent	SW Corner Dolores and 1st	Short Term Rental	1/5/2023	
23002	Right of way Violation	Open	Santa Fe 3 NW of 2nd	Landscaping public right-of-way	1/5/2023	
23001	Sign Violation	Open	Plaza Courtyard	Sandwich Sign	1/4/2023	

Total Records: 28 2/3/2023

Transient Rental Report

01/01/2023 - 01/31/2023

Case #	Street	Status	Date Received	Last Status Date	Date Closed
23015	Carmelo	1st NOV sent	1/9/2023	1/9/2023	
23014	Mission	Closed	1/9/2023	1/10/2023	1/30/2023
23013	N Casanova	1st NOV sent	1/9/2023	1/9/2023	
23012	Mission	Closed	1/9/2023	1/27/2023	1/27/2023
23009	Santa Fe	Closed	1/8/2023	2/3/2023	2/3/2023
23008	Guadalupe	Closed	1/8/2023	1/13/2023	1/13/2023
23007	2nd	Open	1/8/2023	1/8/2023	
23005	Carpenter	1st NOV sent	1/8/2023	1/8/2023	
23004	5th	1st NOV sent	1/5/2023	1/8/2023	
23003	Dolores and 1st	1st NOV sent	1/5/2023	1/8/2023	

Total Records: 10

2/3/2023

Encroachment Permit Report

01/01/2023 - 01/31/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230017	Driveway	1/31/2023	Replace 9'x29' asphalt driveway with new permeable paver driveway. Contact: Ricardo Munoz (831) 402-5078	Torres 4 NE of 6th		In Review
230016	Temp Ench	1/31/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	SW Corner of Carmelo & 10th	1/31/2023	Issued
230015	POD	1/30/2023	Have a 20' storage container placed in front of the Golden Bough, Monte Verde side. 2-3 days projected timeline. Contact: Julie Highett (831) 622-0700	Monte Verde 2 SW of 8th	1/31/2023	Issued
230014	Temp Ench	1/30/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	NW Corner of Junipero & Vista	1/30/2023	In Review
230013	Driveway	1/27/2023	Driveway replacement with new Antiquated Flat Top pavers.	10th 2 NE of Casanova		In Review
230012	Temp Ench	1/25/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	NW Corner of Junipero & Vista	1/25/2023	Issued
230011	Temp Ench	1/25/2023	6'x8' concrete patch for CalAm job #1365. Contact: Coastal Paving & Excavating (831) 262-1425	Monte Verde 2 SE of Ocean	1/25/2023	Issued
230010	Temp Ench	1/10/2023	Installation of 16' POD in public ROW from 2/8/23 - 2/28/23. Contact: Joanie Deis (925) 683-8404	Casanova 5 SW of 13th	1/11/2023	Issued
230009	Temp Ench	1/10/2023	Commercial underground service to hotel. Applicant to trench/backfill onsite and install electric substructures. PG&E to trench/backfill offsite & install electric conduit/new service. Contact: PG&E (408) 478-1894	NW Corner of Mission & 5th	2/1/2023	Issued
230008	Temp Ench	1/9/2023	Installation of clearance pole and trim trees to eliminate tree usage. PM# 35411733. Contact: PG&E (831) 713-6019	SW Corner of Flanders & Crespi		In Review

230007	Temp Ench	1/3/2023	5'x7' asphalt patch for CalAm. Contact: Coastal Paving & Excavating (831) 262-1425	Intersection of Camino Real & Ocean	1/3/2023	Issued
230006	Temp Ench	1/3/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	San Carlos 2 NW of 12th	1/4/2023	Issued
230005	Temp Ench	1/3/2023	PG&E to remove and replace switch pole, install transformer, remove and replace riser, install underground svc and meter to new home with 320A panel. PM# 35321128. Contact: PG&E (408)	Monte Verde 3 NE of Santa Lucia	1/12/2023	Issued
230004	Temp Ench	1/3/2023	PG&E to trench and backfill all. PG&E gas maintenance, installation of 2 anodes. Road closure required. PM# 45547576. Contact: PG&E (408) 478-1894	Intersection of Mission & 3rd	1/4/2023	Issued
230003	Driveway	1/3/2023	Replace (e) concrete driveway with 6"x9" concrete sand set pavers and replace (e) asphalt transition strip and shoulders at the street with new asphalt. All pavers and asphalt to be in same location/size. Contact: John Hill (831) 620-2924	SW Corner of Camino Real & 11th		In Review
230002	Temp Ench	1/3/2023	PG&E to trench and backfill all (5'x5' bellhole), PG&E to abandon existing gas service. Contact: PG&E (408) 478-1894	Carmelo 5 NW of Ocean	1/3/2023	Issued
230001	Temp Ench	1/3/2023	Replace sewer lateral using pipe bursting. 811# 202212220276. Contact: Rooter King (831) 394-5315	Torres 2 NW of 1st	1/3/2023	Issued

Total Records: 17

2/3/2023

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

February 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Agnes Martelet, Environmental Compliance Manager
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**CDP 23-016 (Mission Trail Nature Preserve Well and Tank Decommissioning)**: Consideration of a Coastal Development Permit, CDP 23-016 (Mission Trail Nature Preserve), for the removal of a water storage tank and associated piping, water well, and pump house and associated PG&E power pole and meter located at the Mission Trail Nature Preserve in the Park (P-1), Archaeological Significance (AS), Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction. APN 009-341-008

Application: CDP 23-016 (Mission Trail Nature Preserve)
APN: 009-341-008
Block: 5
Lot: All
Location: Northwest Corner of Rio Road and Ladera Drive
Applicant: City of Carmel-by-the-Sea
Property Owner: City of Carmel-by-the-Sea

Executive Summary:

This project involves the removal of an existing derelict steel 10,000-gallon water storage tank and associated piping, water well, and pump house at the Mission Trail Nature Preserve, which is classified as an Environmentally Sensitive Habitat Area (ESHA). The equipment is approximately 46 years old and has not been used in many years. The project also involves the removal of an associated PG&E power pole and meter.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Coastal Development Permit for the removal of a water storage tank and associated piping, water well and pump house, and associated PG&E power pole and meter located at the Mission Trail Nature Preserve in the Park (P-1), Archaeological Significance (AS), and Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction District. APN 009-341-008

Background and Project Description:

The City of Carmel-by-the-Sea (City) is proposing to remove an existing 10,000-gallon water storage tank and to abandon an existing water well within the Mission Trail Nature Preserve, which is classified as an Environmentally Sensitive Habitat Area (ESHA). The water storage tank and well are located in the southeastern portion of the Mission Trail Nature Preserve, accessible via Serra Trail and Doolittle Trail from Rio Road. The existing water storage tank is a steel tank, approximately 30 feet long and 8 feet in diameter that has not been used for several years and has become a potential safety hazard. Water flows into the tank via 6-inch piping that goes through a stone-covered well pumphouse and into the main outlet near the top of the tank. The well pumphouse is approximately 4 feet wide, 3 feet high, and 3 feet deep. The well is covered with a 4-foot by 3-foot wood pumphouse atop wood planks. The tank and the well are approximately 46 years old. Photographs of the tank, pump, and well are included in the CEQA Class 1 Categorical Exemption Report in Attachment 2.

The project would include the removal of the water storage tank, associated piping, and concrete tank supports; abandonment of the existing well and removal of the pumphouse, pump, piping, and panel located atop the well casing; and removal of the well pumphouse, piping, panel, and stonework. The tank would be hauled from the site via Serra Trail, an unpaved access road utilized by maintenance vehicles. The well casing would be capped with a watertight cover to prevent potential pollution flow into the well and would be clearly marked or identified once sealed. The well would be abandoned in accordance with Section 115700 of the California Health and Safety Code and Monterey County Environmental Health Department requirements. Additionally, the footprint of the stone-encased well pumphouse would be filled with soil to conform with adjacent slopes.

The project would also involve the removal of the 6-inch line between the well and the well pumphouse, disconnecting the pumphouse from an adjacent Pacific Gas & Electric (PG&E) power pole, and removal of the PG&E pole. Removal of the power pole would require the removal of associated conduits to a minimum of one foot below the ground surface and the removal of the mounted meter panel.

Staff Analysis:

The following Project Design Measures (PDMs) will be incorporated into the project to avoid and minimize the project's potential to result in environmental impacts.

PDM BIO-1 Worker Environmental Awareness Program

Prior to the initiation of construction activities (including staging and mobilization), all personnel associated with project construction will attend a Worker Environmental Awareness Program (WEAP) training conducted by a qualified biologist to aid workers in recognizing special-status species, native birds and other biological resources that may occur in the construction area. The specifics of this program will include the identification and habitats of special-status species with the potential to occur in the study area, a description of the regulatory status and general ecological characteristics of sensitive resources, a review of the limits of construction, and an explanation of the measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information will also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees will sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them.

PDM BIO-2 Monterey Dusky-footed Woodrat Pre-Construction Survey and Avoidance

A qualified biologist will conduct a pre-construction survey for woodrats no more than 14 days prior to construction. Nests within 50 feet of project activity that would not be directly impacted by project activity will be demarcated with a 10-foot avoidance buffer and left intact. If a nest(s) that cannot be avoided are found during the pre-construction survey, a qualified biologist will monitor the construction contractor that dismantles the nest such that any woodrats present are allowed to move to suitable habitat outside the work area with the goal of ensuring the individuals are allowed to leave the work area unharmed before on-site activities begin. Nest dismantling will occur within 48 hours of construction activities to ensure that nests are not re-established.

PDM BIO-3 Breeding Season Avoidance, Nesting Bird Surveys, and Avoidance Buffer
Activities related to the project, including, but not limited to, vegetation and/or tree removal, will occur outside of the bird breeding season (February 1 through August 30). If ground disturbance, vegetation removal, or heavy equipment work must begin within the breeding season, then a pre-construction nesting bird survey will be conducted no more than 14 days prior to the start of construction. The nesting bird pre-construction survey will be conducted by a qualified biologist within the disturbance footprint and a 300-foot buffer.
If nests are found, an avoidance buffer will be established by a qualified biologist. The buffer will be established to ensure nesting activity is not disturbed by construction activity and will be determined by the qualified biologist based on the species' known tolerances, the proposed work activity, and existing disturbances associated with land uses outside of the site. The buffer will be demarcated by the biologist with bright construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel will be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities will occur within this buffer until the qualified biologist has confirmed that breeding/nesting has completed, the young have fledged the nest, or the nest has become otherwise inactive. Encroachment into the buffer will only occur at the discretion of the qualified biologist.

PDM BIO-4 Construction Best Management Practices
To avoid and/or minimize potential direct and indirect impacts associated with construction, the following Best Management Practices will be implemented:

a. Prior to project mobilization, all limits of construction work adjacent to potentially jurisdictional waters shall be clearly delineated with construction fencing or similar highly visible material and maintained throughout the duration of construction.
b. All vehicles and equipment will be in good working condition and free of leaks. The contractor shall prevent oil, petroleum products, or any other pollutants from contaminating the soil or entering a watercourse (dry or otherwise). When vehicles or equipment are stationary, mats or drip pans shall be placed below vehicles to contain fluid leaks.
c. Construction equipment shall only cross the creek at the concrete ford location within the project site when no water is presently flowing.

PDM TCR-1 Native American Monitoring and Unanticipated Discovery of Tribal Cultural Resources
The City may retain a Native American consultant to conduct Native American monitoring of project demolition and removal activities that disturb native soil. Native American monitoring will be provided by a locally affiliated tribal member. The monitor will have the authority to halt and redirect work should any Native American archaeological resources be identified during monitoring. Native American monitoring may be reduced to spot-checking or eliminated at the discretion of the monitor in consultation with the City.

If Native American archaeological resources are encountered during project activities, work within 50 feet of the find shall halt, and an archaeologist meeting the Secretary of the Interior's Professional Qualification

Standards for archaeology in either prehistoric or historic archaeology shall be contacted immediately to evaluate the find. If the City, in consultation with local Native American tribes, determines that the resource is a tribal cultural resource, an avoidance and treatment plan will be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s). The plan will include avoidance of the resource or, if avoidance of the resource is infeasible, the plan will outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. The plan will include measures to ensure the find is treated in a manner that respectfully retains, to the degree feasible, the qualities that render the resource of significance to the local Native American group(s). Examples of appropriate measures include, but are not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.

PDM WF-1 Wildfire Safety Measures
The following fire hazard reduction measures will be implemented during project construction activities in all areas where spark-producing equipment will be used:

- Areas adjacent to spark-producing equipment will be cleared of accumulated dried vegetation or other material that could ignite. Any construction equipment that can include a spark arrestor will be equipped with a spark arrestor in good working order.

- During the removal of the water storage tank, all vehicles, and crews working at the project site will have access to functional fire extinguishers at all times.

Alternatives: Staff has included draft findings that the Commission can adopt if the Commission accepts the overall project. However, if the Commission does not support the project, then the Commission could continue the application with specific direction given to the applicant.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations as a Class 1 project pursuant to State CEQA Guidelines Section 15301 and does not trigger the exceptions to the exemption per CEQA Guidelines Section 15300.2. A Class 1 Categorial Exemption Report was prepared by Rincon Consultants and is included in Attachment 2.

Attachment 1 - Resolution
Attachment 2 - Tank Removal and Well Abandonment CE_final

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING COASTAL DEVELOPMENT PERMIT CDP23-016 FOR THE REMOVAL OF A WATER STORAGE TANK AND ASSOCIATED PIPING, WATER WELL AND PUMP HOUSE, AND ASSOCIATE PG7E POWER POLE AND METER LOCATED AT THE MISSION TRAIL NATURE PRESERVE IN THE PARK (P-1), ARCHAEOLOGICAL SIGNIFICANCE (AS), AND BEACH AND RIPARIAN (BP) DISTRICTS AND THE COASTAL COMMISSION APPEAL JURISDICTION
APN 009-341-008

WHEREAS, the City of Carmel-by-the-Sea ("Applicant") submitted an application requesting approval of a Coastal Development Permit CDP 23-016 described herein as ("Application"); and

WHEREAS, the Application has been submitted for the Mission Trail Nature Preserve property, which is classified as an Environmentally Sensitive Habitat Area (ESHA) and is located at the Northwest corner of Rio Road and Ladera Drive in the Park (P-1), Archaeological Significance (AS), and Beach and Riparian (BP) Districts (Block 5, Lot All); and

WHEREAS, the Applicant is requesting to remove an existing derelict steel 10,000-gallon water storage tank and associated piping, water well and pump house, as well as an associated PG&E power pole and meter; and

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

WHEREAS, on February 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the proposed project; and

WHEREAS, a notice of the February 8, 2023, public hearing was published in the Carmel Pine Cone on January 27, 2023, 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 January 27, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

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

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt as a Class 1 project pursuant to State CEQA Guidelines Section 15301 and does not trigger the exceptions to the exemption per CEQA Guidelines Section 15300.2; 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 Coastal Development Permit:

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Coastal Development Permit CDP 23-016 (Mission Trail Nature Preserve) for the removal of a water storage tank and associated piping, water well and pump house, and associated PG&E power pole and meter at the Mission Trail Nature Preserve generally located at

the northwest corner of Rio Road and Ladera Drive in the Park (P-1), Archaeological Significance (AS), and Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction (APN 009-341-008), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** This approval of Coastal Development Permit CDP 23-016 (Mission Trail Nature Preserve Well and Tank Decommissioning) authorizes the removal of a water storage tank and associated piping, water well and pump house, and associated PG&E power pole and meter at the Mission Trail Nature Preserve generally located at the northwest corner of Rio Road and Ladera Drive in the Park (P-1), Archaeological Significance (AS) and Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction, subject to the conditions of approval contained herein.	✓
2.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.	✓
3.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
4.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓

5.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
6.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.	✓
	LANDSCAPE CONDITIONS	
7.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.	✓
8.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the	✓

	approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.	
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
9.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
	SPECIAL CONDITIONS	
10.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with City Staff for the purpose of reviewing the conditions of approval and expectations during construction.	✓
11.	**Condition of Approval Acknowledgement**. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
12.	**Worker Environmental Awareness Program.** Prior to the initiation of construction activities (including staging and mobilization), all personnel associated with project construction will attend a Worker Environmental Awareness Program (WEAP) training conducted by a qualified biologist to aid workers in recognizing special-status species, native birds and other biological resources that may occur in the construction area. The specifics of this program will include the identification and habitats of special-status species with the potential to occur in the study area, a description of the regulatory status and general ecological characteristics of sensitive resources, a review of the limits of construction, and an explanation of the measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information will also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees will sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them.	✓
13.	**Monterey Dusky-footed Woodrat Pre-Construction Survey and Avoidance.** A qualified biologist will conduct a pre-construction survey for woodrats no more than 14 days prior to construction. Nests within 50 feet of project activity that would not be directly impacted by project activity will be demarcated with a 10-foot avoidance buffer and left intact. If a nest(s) that cannot be avoided are found	✓

	during the pre-construction survey, a qualified biologist will monitor the construction contractor that dismantles the nest such that any woodrats present are allowed to move to suitable habitat outside the work area with the goal of ensuring the individuals are allowed to leave the work area unharmed before on-site activities begin. Nest dismantling will occur within 48 hours of construction activities to ensure that nests are not re-established.	
14.	Breeding Season Avoidance, Nesting Bird Surveys, and Avoidance Buffer. Activities related to the project, including, but not limited to, vegetation and/or tree removal, will occur outside of the bird breeding season (February 1 through August 30). If ground disturbance, vegetation removal, or heavy equipment work must begin within the breeding season, then a pre-construction nesting bird survey will be conducted no more than 14 days prior to the start of construction. The nesting bird pre-construction survey will be conducted by a qualified biologist within the disturbance footprint and a 300-foot buffer. If nests are found, an avoidance buffer will be established by a qualified biologist. The buffer will be established to ensure nesting activity is not disturbed by construction activity and will be determined by the qualified biologist based on the species' known tolerances, the proposed work activity, and existing disturbances associated with land uses outside of the site. The buffer will be demarcated by the biologist with bright construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel will be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities will occur within this buffer until the qualified biologist has confirmed that breeding/nesting has completed, the young have fledged the nest, or the nest has become otherwise inactive. Encroachment into the buffer will only occur at the discretion of the qualified biologist.	✓
15.	Construction Best Management Practices. To avoid and/or minimize potential direct and indirect impacts associated with construction, the following Best Management Practices will be implemented: a. Prior to project mobilization, all limits of construction work adjacent to potentially jurisdictional waters shall be clearly delineated with construction fencing or similar highly visible material and maintained throughout the duration of construction. b. All vehicles and equipment will be in good working condition and free of leaks. The contractor shall prevent oil, petroleum products, or any other pollutants from contaminating the soil or entering a watercourse (dry or otherwise). When vehicles or equipment are stationary, mats or drip pans shall be placed below vehicles to contain fluid leaks. c. Construction equipment shall only cross the creek at the concrete ford location within the project site when no water is presently flowing.	✓
16.	Native American Monitoring and Unanticipated Discovery of Tribal Cultural Resources. The City may retain a Native American consultant to conduct Native	✓

	American monitoring of project demolition and removal activities that disturb native soil. Native American monitoring will be provided by a locally affiliated tribal member. The monitor will have the authority to halt and redirect work should any Native American archaeological resources be identified during monitoring. Native American monitoring may be reduced to spot-checking or eliminated at the discretion of the monitor in consultation with the City. If Native American archaeological resources are encountered during project activities, work within 50 feet of the find shall halt, and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology in either prehistoric or historic archaeology shall be contacted immediately to evaluate the find. If the City, in consultation with local Native American tribes, determines that the resource is a tribal cultural resource, an avoidance and treatment plan will be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s). The plan will include avoidance of the resource or, if avoidance of the resource is infeasible, the plan will outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. The plan will include measures to ensure the find is treated in a manner that respectfully retains, to the degree feasible, the qualities that render the resource of significance to the local Native American group(s). Examples of appropriate measures include, but are not limited to, protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.	
17.	Wildfire Safety Measures. The following fire hazard reduction measures will be implemented during project construction activities in all areas where spark-producing equipment will be used: • Areas adjacent to spark-producing equipment will be cleared of accumulated dried vegetation or other material that could ignite. • Any construction equipment that can include a spark arrestor will be equipped with a spark arrestor in good working order. • During the removal of the water storage tank, all vehicles, and crews working at the project site will have access to functional fire extinguishers at all times.	✓

Acknowledgment and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary



Mission Trail Tank Removal and Well Abandonment Project

Class 1 Categorical Exemption Report

prepared by

City of Carmel-by-the-Sea
Public Works Department, Environmental Programs
Junipero 2 Southeast of Fourth Avenue
Carmel, California 93921

prepared with the assistance of

Rincon Consultants, Inc.
2511 Garden Road, Suite C-250
Monterey, California 93940

December 2022

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
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1 Introduction

This report serves as the technical documentation of an environmental analysis performed by Rincon Consultants, Inc. for the Mission Trail Tank Removal and Well Abandonment Project (hereinafter referred to as "proposed project" or "project"). The intent of the analysis is to document whether the project is eligible for a Class 1 Categorical Exemption (CE) under the California Environmental Quality Act (CEQA). The report provides an introduction, project description, and evaluation of the project's consistency with the requirements for a Class 1 exemption. This includes an analysis of the project's potential impacts to environmental resources included in the *CEQA Guidelines* Appendix G Checklist. The report concludes that the project is eligible for a Class 1 CE.

Additionally, *CEQA Guidelines* Section 15300.2 outlines exceptions to the applicability of a CE, including cumulative impacts, significant effects due to unusual circumstances, scenic highways, hazardous waste sites, and historical resources. A full listing of these exceptions and an assessment of their applicability to the proposed project is provided in Section 3.1, *Exceptions to the Exemption.*

Rincon Consultants, Inc. evaluated the project's consistency with the above requirements, including its potential impacts to Appendix G Checklist environmental resources, to confirm the project's eligibility for the Class 1 exemption.

2 Project Description

2.1 Project Location

The approximately 0.5-acre project site is located within the Mission Trail Nature Preserve in the southeastern corner of the City of Carmel-by-the-Sea in Monterey County, California. Land uses surrounding the project site include Mission Trail Nature Preserve to the north, south, and west, and single-family residences to the east. The regional project location and project site location are shown in Figure 1 and Figure 2.

2.2 Project Description

The City of Carmel-by-the-Sea (City) is proposing to remove an existing 10,000-gallon water storage tank and to abandon an existing water well within the Mission Trail Nature Preserve. The water storage tank and well are located in the southeastern portion of the Mission Trail Nature Preserve, accessible via Serra Trail and Doolittle Trail from Rio Road. The existing water storage tank is a steel tank, approximately 30 feet long and 8 feet in diameter, that has not been used for several years and has become a potential safety hazard. Water flows into the tank via 6-inch piping that goes through a stone-covered well pumphouse and into the main outlet near the top of the tank. The well pumphouse is approximately 4 feet wide, 3 feet high, and 3 feet deep. The well is covered with a 4-foot by 3-foot wood pumphouse atop wood planks. The tank and the well are approximately 46 years old.

The project would include removal of the water storage tank, associated piping, and concrete tank supports; abandonment of the existing well and removal of the pumphouse, pump, piping, and panel located atop the well casing; and removal of the well pumphouse, piping, panel, and stonework. The tank would be hauled from the site via Serra Trail, an unpaved access road utilized by maintenance vehicles. The well casing would be capped with a watertight cover to prevent potential pollution flow into the well and would be clearly marked or identified once sealed. The well would be abandoned in accordance with Section 115700 of the California Health and Safety Code and Monterey County Environmental Health Department requirements. Additionally, the footprint of the stone-encased well pumphouse would be filled with soil to conform with adjacent slopes.

The project would also involve removal of the 6-inch line between the well and the well pumphouse, disconnecting the pumphouse from an adjacent Pacific Gas & Electric (PG&E) power pole, and removal of the PG&E pole. Removal of the power pole would require removal of associated conduits to a minimum of one foot below the ground surface and removal of the mounted meter panel. Representative photos of project components are shown in Figure 3.

Figure 1 Regional Project Location

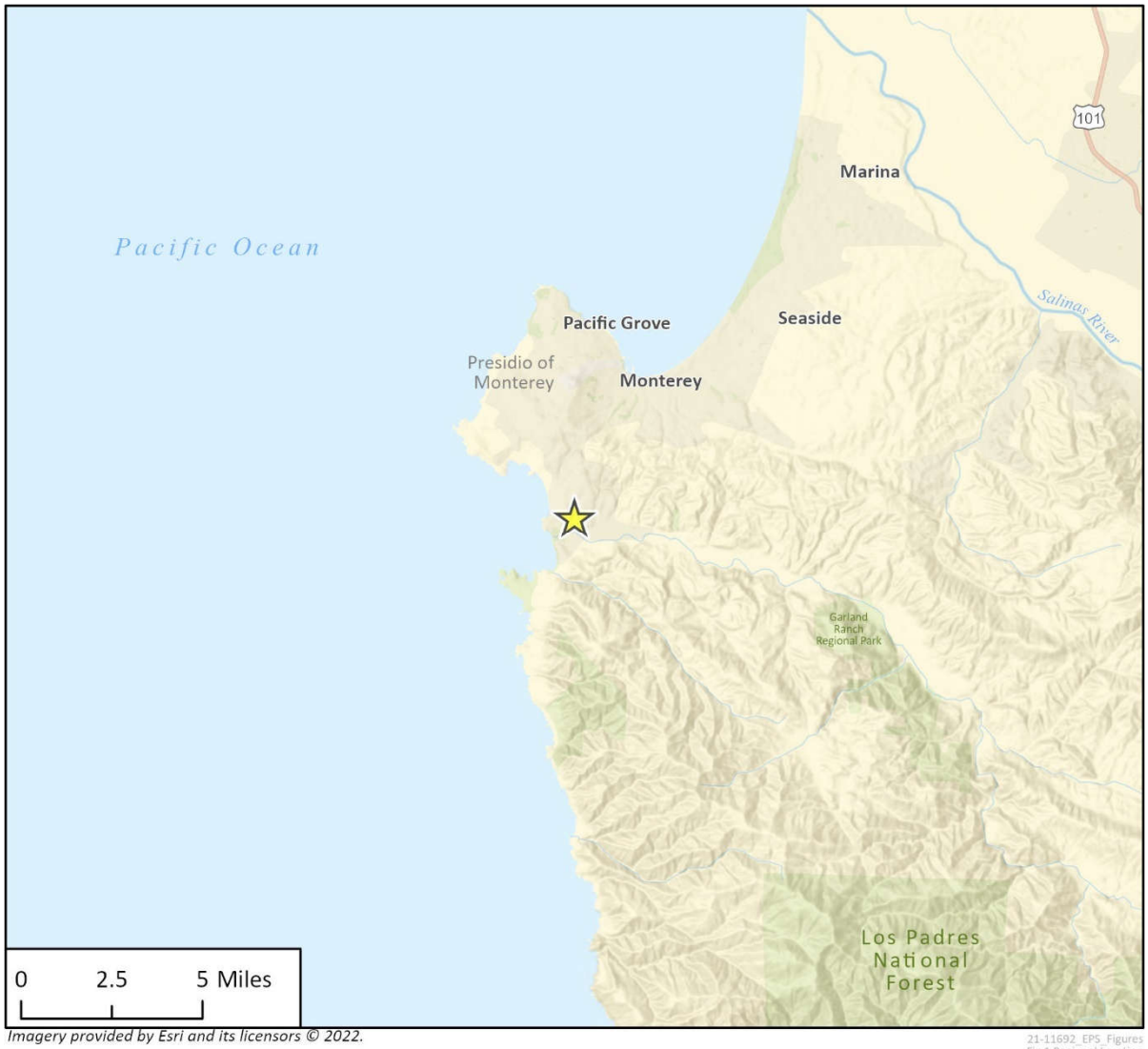


Figure 2 Project Site Location

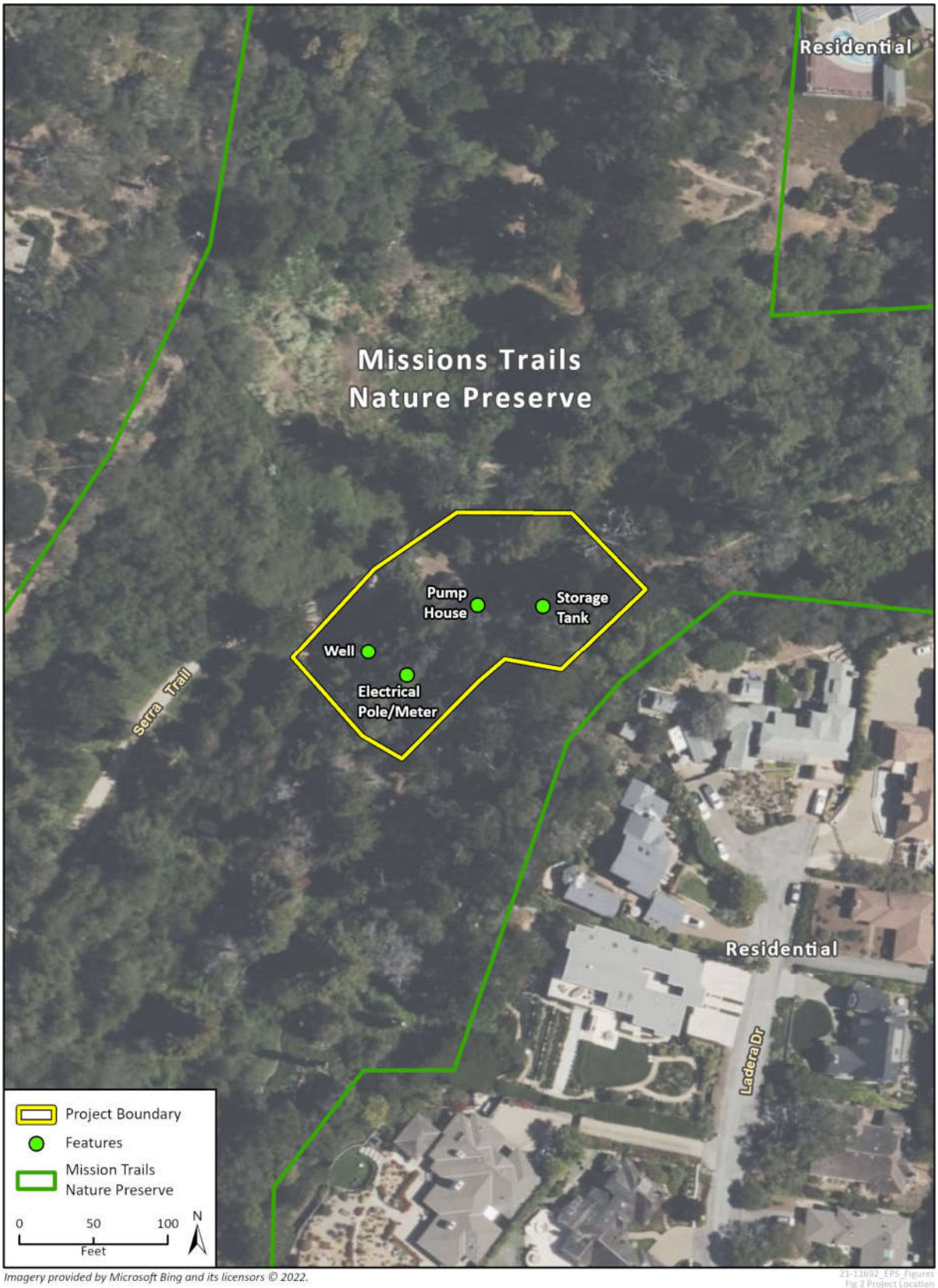


Figure 3 Site Photographs



Photograph 1. Water storage tank and concrete supports



Photograph 2. Well covered with wooden planks and pumphouse



Photograph 3. Well pumphouse exterior



Photograph 4. Well pumphouse interior

Potentially Jurisdictional Waters

A small, intermittent stream crosses the project site generally north-south, located west of the pumphouse and water tank. This creek is potentially under the jurisdictions of the U.S. Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB) pursuant to Sections 401 and 404 of the federal Clean Water Act, respectively; RWQCB pursuant to the Porter-Cologne Water Quality Control Act (Porter-Cologne Act); and California Department of Fish and Wildlife (CDFW) pursuant to Section 1600 et seq. of the California Fish and Game Code (CFGC). Project components within USACE, RWQCB, and/or CDFW jurisdiction(s) could be subject to agency permitting and compensatory mitigation pursuant to Sections 401 and 404 of the Clean Water Act, the Porter Cologne Act, and/or Section 1602 of the CFGC. Potentially jurisdictional areas are shown in Figure 4**.**

Rincon biologists conducted a jurisdictional delineation at the project site on November 4, 2022 to determine if project components would be located within the jurisdiction(s) of the USACE, RWQCB, and/or CDFW. During the site survey and jurisdictional delineation, Rincon biologists determined that project components are outside of potentially jurisdictional areas. Additionally, implementation of the project would not require discharge of dredged or fill material to or alteration of the creek. Therefore, agency permitting and compensatory mitigation would not be required for the proposed project.

2.3 Project Design Measures

The following project design measures would be incorporated into the project to avoid and minimize the project's potential to result in environmental impacts.

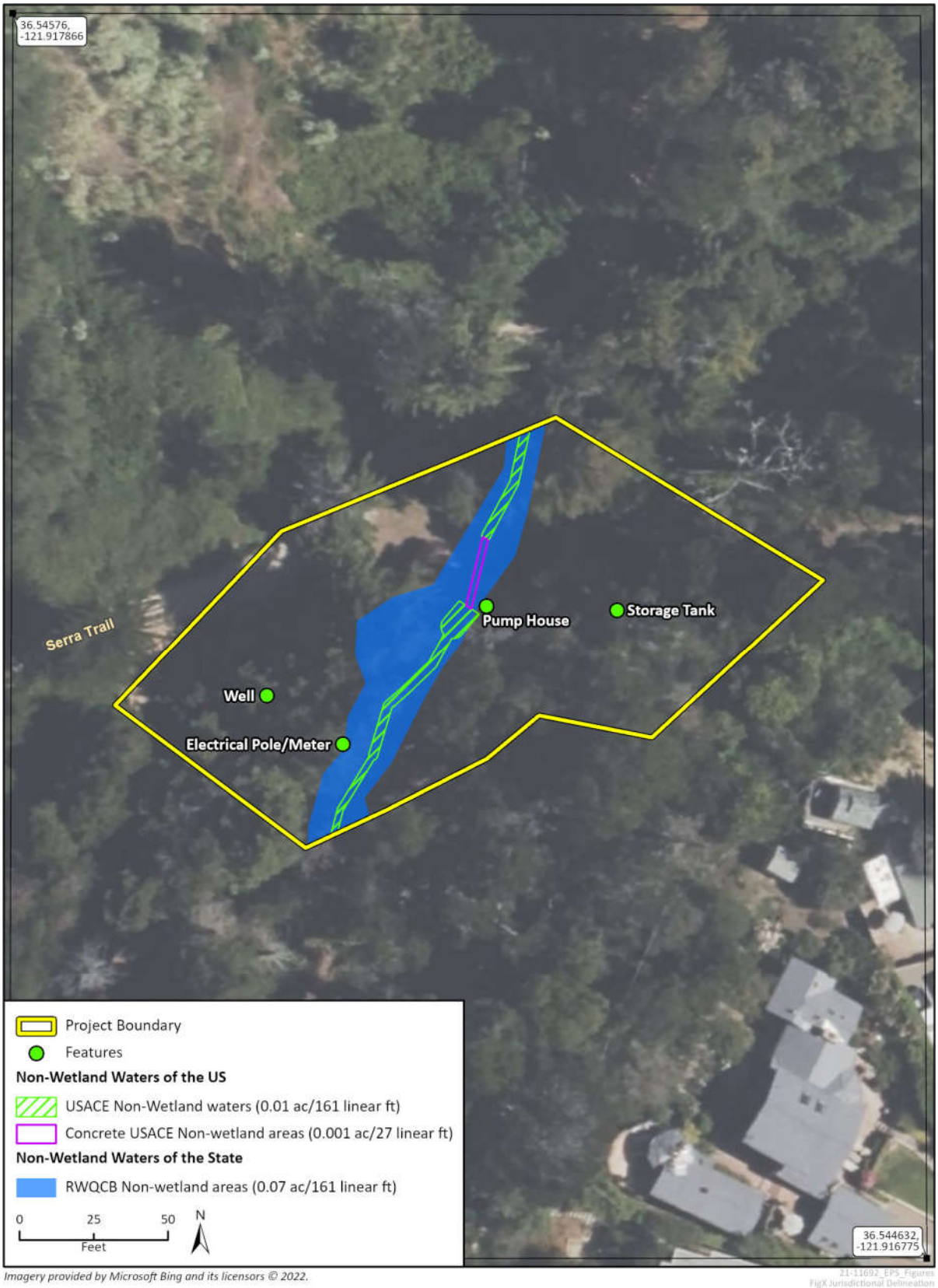
PDM BIO-1 Worker Environmental Awareness Program

Prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction will attend a Worker Environmental Awareness Program (WEAP) training, conducted by a qualified biologist, to aid workers in recognizing special-status species, native birds and other biological resources that may occur in the construction area. The specifics of this program will include identification and habitats of special-status species with potential to occur in the study area, a description of the regulatory status and general ecological characteristics of sensitive resources, a review of the limits of construction, and an explanation of the measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information will also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees will sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them.

PDM BIO-2 Monterey Dusky-footed Woodrat Pre-construction Survey and Avoidance

A qualified biologist will conduct a pre-construction survey for woodrats no more than 14 days prior to construction. Nests within 50 feet of project activity that would not be directly impacted by project activity will be demarcated with a 10-foot avoidance buffer and left intact. If a nest(s) that cannot be avoided are found during the pre-construction survey, a qualified biologist will monitor the construction contractor that dismantles the nest such that any woodrats present are allowed to move to suitable habitat outside the work area with the goal of ensuring the individuals are allowed

Figure 4 Potentially Jurisdictional Areas



to leave the work area unharmed before on-site activities begin. Nest dismantling will occur within 48 hours of construction activities to ensure that nests are not reestablished.

PDM BIO-3 Breeding Season Avoidance, Nesting Bird Surveys, and Avoidance Buffer

Activities related to the project, including, but not limited to, vegetation and/or tree removal, will occur outside of the bird breeding season (February 1 through August 30). If ground disturbance, vegetation removal or heavy equipment work must begin within the breeding season, then a pre-construction nesting bird survey will be conducted no more than 14 days prior to the start of construction. The nesting bird pre-construction survey will be conducted by a qualified biologist within the disturbance footprint and a 300-foot buffer.

If nests are found, an avoidance buffer will be established by a qualified biologist. The buffer will be established to ensure nesting activity is not disturbed by construction activity and will be determined by the qualified biologist based on the species' known tolerances, the proposed work activity, and existing disturbances associated with land uses outside of the site. The buffer will be demarcated by the biologist with bright construction fencing, flagging, construction lathe, or other means to mark the boundary. All construction personnel will be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground disturbing activities will occur within this buffer until the qualified biologist has confirmed that breeding/nesting has completed, and the young have fledged the nest, or the nest has become otherwise inactive. Encroachment into the buffer will only occur at the discretion of the qualified biologist

PDM BIO-4 Construction Best Management Practices

To avoid and/or minimize potential direct and indirect impacts associated with construction, the following Best Management Practices will be implemented:

a. Prior to project mobilization, all limits of construction work adjacent to potentially jurisdictional waters shall be clearly delineated with construction fencing or similar highly visible material and maintained throughout the duration of construction.
b. All vehicles and equipment will be in good working condition and free of leaks. The contractor shall prevent oil, petroleum products, or any other pollutants from contaminating the soil or entering a watercourse (dry or otherwise). When vehicles or equipment are stationary, mats or drip pans shall be placed below vehicles to contain fluid leaks.
c. Construction equipment shall only cross the creek at the concrete ford location within the project site when no water is presently flowing.

PDM TCR-1 Native American Monitoring and Unanticipated Discovery of Tribal Cultural Resources

The City may retain a Native American consultant to conduct Native American monitoring of project demolition and removal activities that disturb native soil. Native American monitoring will be provided by a locally affiliated tribal member. The monitor will have the authority to halt and redirect work should any Native American archaeological resources be identified during monitoring. Native American monitoring may be reduced to spot-checking or eliminated at the discretion of the monitor, in consultation with the City.

If Native American archaeological resources are encountered during project activities, work within 50 feet of the find shall halt, and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology in either prehistoric or historic archaeology shall be contacted immediately to evaluate the find. If the City, in consultation with local Native American tribes, determines that the resource is a tribal cultural resource, an avoidance and treatment plan will be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s). The plan will include avoidance of the resource or, if avoidance of the resource is infeasible, the plan will outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. The plan will include measures to ensure the find is treated in a manner that respectfully retains, to the degree feasible, the qualities that render the resource of significance to the local Native American group(s). Examples of appropriate measures include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.

PDM WF-1 Wildfire Safety Measures

The following fire hazard reduction measures will be implemented during project construction activities in all areas where spark-producing equipment will be used:

- Areas adjacent to spark-producing equipment will be cleared of accumulated dried vegetation or other material that could ignite.
- Any construction equipment that can include a spark arrestor will be equipped with a spark arrestor in good working order.
- During removal of the water storage tank, all vehicles and crews working at the project site will have access to functional fire extinguishers at all times.

3 Consistency Analysis

The project qualifies for a Categorical Exemption (CE) under CEQA. Categorically Exempt projects under CEQA fall into several distinct categories; Class 1 (Section 15301) applies to the project. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

The project would involve the removal of the existing water storage tank and abandonment of the existing well, as well as removal of the PG&E power pole, associated pipes, pumphouses, and other facilities. The project would consist of minor alterations of existing facilities, and would not involve expansion of use and project components would not be replaced or reconstructed elsewhere. Therefore, the Class 1 exemption is applicable.

3.1 Exceptions to the Exemption

CEQA Guidelines Section 15300.2 outlines exceptions to the applicability of a CE, including:

a. **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
b. **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
c. **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
d. **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
e. **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
f. **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The following section addresses each one of the potential exceptions and demonstrate that none apply to the proposed project.

15300.2(a) Location. This exception only applies to Classes 3, 4, 5, 6, and 11 exemptions. This project qualifies for a Class 1 exemption; therefore, this exception does not apply.

15300.2(b) Cumulative Impact. As discussed below under *15300.2(c), Significant Effect,* the project would not result in significant environmental impacts. In addition, due to the temporary and short-term nature of project demolition and removal activities, the potential for cumulative impacts to occur is low. Furthermore, there are no major reasonably foreseeable future projects within the geographic scope that would result in significant cumulative impacts in combination with the proposed project.[1] Therefore, no significant cumulative impacts would result from successive projects in the same place over time, and this exception to a CE does not apply to the proposed project.

15300.2(c) Significant Effect. The circumstances of the proposed project are not considered unusual because: (1) The project components consist of existing water infrastructure within disturbed portions of the project site, and these disturbed areas contain limited environmental resources and previously disturbed soil; (2) tank and pumphouse equipment removal and well abandonment are typical activities for public utilities maintenance as infrastructure ages; (3) demolition and removal activities would be typical of those associated with water tanks, pumping equipment, and wells, and (4) the project would not result in operational changes, as the project components have not been used for several years.

Below is a brief analysis of the project's potential to result in a significant effect to the environmental resources included on the *CEQA Guidelines* Appendix G Checklist. Since it has been established that the proposed project and site are not unusual, the following analysis is for informational purposes. As concluded throughout, the project would not result in a significant effect.

- **Aesthetics.** The nearest officially designated State Scenic Highway is State Route 1, which is approximately 0.5 mile east of the project site. The project site is not visible from State Route 1 due to distance and intervening natural features.[2] The project would not substantially degrade the project area's existing visual character, as removal and demolition of project components would remove aging man-made infrastructure from scenic nature preserve. Removal of the tank, which is currently in disrepair and marked with graffiti, would enhance the project area's visual character as a nature preserve. Implementation of the project would not require removal of trees, substantial vegetation removal, or other alterations to existing site conditions. Visual effects during construction would be temporary in nature. Therefore, the proposed project would not have a significant effect on aesthetics.
- **Agricultural and Forestry Resources.** There is no Prime Farmland, Farmland of Statewide Importance, or Unique Farmland within or adjacent to the project site.[3] The Mission Trail Nature Preserve Master Plan has a goal of maintaining the vegetative diversity of the preserve, which includes Monterey pine forest and central coast willow riparian forest.[4] The proposed project would not require tree removal and would not conflict with preservation

[1] Carmel-by-the-Sea, City of. 2022. Current Planning Applications. https://ci.carmel.ca.us/post/current-planning-applications (accessed November 2022).
[2] California Department of Transportation (Caltrans). 2021. California State Scenic Highway System Map. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa (accessed November 2022).
[3] California Department of Conservation. 2016. California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed November 2022).
[4] City of Carmel-by-the-Sea. 2022. Mission Trail Nature Preserve Master Plan. https://ci.carmel.ca.us/sites/main/files/file-attachments/mtnp_master_plan.pdf?1523563223 (accessed November 2022).

of trees within the preserve. Therefore, the proposed project would not have a significant effect on agriculture and forestry resources.

- **Air Quality.** The project would involve removal of the existing water storage tank, associated infrastructure, and abandonment of the existing well. Removal of the water storage tank and associated infrastructure would require the temporary use of heavy equipment, which would generate temporary air pollutant emissions. Surrounding land uses include residential uses, which are considered sensitive receptors. Project construction would generate temporary air pollutant emissions including exhaust emissions from heavy construction equipment. However, total project structure removal would disturb less than 2.2 acres daily and would therefore not exceed the Monterey Bay Air District's (MBARD) *CEQA Air Quality Guidelines* screening threshold of 2.2 acres of disturbance per day. [5]

  According to MBARD's *CEQA Air Quality Guidelines*, a project would conflict with or obstruct implementation of MBARD's Air Quality Management Plan (AQMP) if it is inconsistent with the growth assumptions included in the AQMP, in terms of population, employment, or regional growth in vehicle miles traveled (VMT). The project would remove unused water equipment, and would not increase the residential population, employment, or vehicle trips in the project area; therefore, the project would not obstruct the implementation of a local air quality plan.

- **Biological Resources.** Rincon conducted database queries of the California Natural Diversity Database (CNDDB; CDFW 2022) and Online Inventory of Rare and Endangered Plants of California (Online Inventory; CNPS 2022), and performed a field reconnaissance survey of the project site to evaluate potential impacts to biological resources on November 4, 2022. Rincon also reviewed a Baseline Biological Assessment (BA) that was prepared for the Mission Trail Nature Preserve by Nicole Nedeff, Consulting Ecologist, in January 2016.[6]

  Vegetation communities within the project site include a coast redwood (*Sequoia sempervirens*) grove (planted in honor of former Carmel Mayor Barney Laiolo), Monterey pine (*Pinus radiata*) forest, and a narrow riparian corridor along an intermittent stream. The redwood grove is located west of the intermittent stream and consists of a monotypic stand of redwood trees with an open understory. The Monterey pine forest is located east of the intermittent stream and consists of Monterey pine, coast live oak (*Quercus agrifolia*), and poison oak (*Toxicodendron diversilobum*). The banks of the stream channel are steep and densely vegetated. The riparian corridor is largely confined to the western side of the channel and is dominated by California blackberry (*Rubus ursinus*), with miner's lettuce (*Claytonia perfoliata*), chickweed (*Stellaria media*), cape ivy (*Delairea odorata*), poison oak, coast redwood, and American dogwood (*Cornus sericea*). The intermittent stream passes through the project site flowing in a southwestern direction and includes a large concrete ford (i.e., Arizona crossing) connecting a dirt access road north of the storage tank.

  Based on the database queries, existing vegetation communities, and previous surveys for the BA, one special status plant species occurs in the project site, Monterey pine (California Rare Plant Rank [CRPR] 1B.1), which occurs on the south side of the intermittent stream. Special status plant species also documented in the Mission Trail Nature Preserve include Hickman's onion (*Allium hickmanii*, CRPR 1B.2) and Yadon's rein orchid (*Piperia yadonii*,

[5] Monterey Bay Air Resources District (MBARD). 2008. CEQA Air Quality Guidelines. https://www.mbard.org/files/0ce48fe68/CEQA+Guidelines.pdf (accessed November 2022).
[6] Nedeff, Nicole. 2016. Baseline Biological Assessment for Mission Trail Nature Preserve. https://ci.carmel.ca.us/sites/main/files/file-attachments/report_2016-01-20_final_revised_sm.pdf?1557850887 (accessed November 2022).

federally endangered); however, suitable native coastal scrub and chaparral habitats are not present in the project site. The project would not require tree removal and is limited to the removal of existing structures; therefore, no significant effects to special status plant species would occur.

Two special-status wildlife species have a moderate potential to occur; Monterey dusky-footed woodrat (*Neotoma macrotis luciana*, California species of special concern) and yellow warbler (*Setophaga petechia*, California species of special concern), based upon known ranges, habitat preferences, species occurrence records in the vicinity of the project site, and presence of suitable habitat. There is a low potential for California red-legged frog (*Rana draytonii*, federally threatened) to occur within the intermittent stream and riparian corridor due to connectivity to known populations in the Carmel River; however, the stream within the Mission Trail Nature Preserve does not provide suitable breeding habitat for this species and the project site is not located between known and/or potential breeding sites. The project includes demolition of existing structures in upland areas and no alterations to the intermittent stream or riparian corridor are proposed; therefore, no significant effects to California red-legged frog are expected. Significant effects to Monterey dusky-footed woodrat could occur if woodrat nests are present in the work area during demolition. Special status birds, such as yellow warbler, and other native birds protected by California Fish and Game Code (CFGC) Section 3503 and the Migratory Bird Treaty Act (MBTA), have the potential to nest within the project site and could be disturbed during demolition activities. The project would be required to avoid and minimize impacts to special status species and migratory birds pursuant to CFGC Section 3503 and the MBTA; therefore, the project by design would include Project Design Measures (PDMs) BIO-1, BIO-2, and BIO-3, which consist of a worker environmental awareness program and pre-construction Monterey dusky-footed woodrat and nesting bird surveys. Therefore, there would be no significant effects to special status species.

Riparian plant communities are considered sensitive; however, no alterations to riparian habitats are proposed. Significant effects to riparian vegetation could occur through encroachment, either by equipment or runoff during demolition; therefore, the project by design would include PDM BIO-4, which consists of Best Management Practices to fence off riparian areas, prevent spills or leaks, and limit crossing of the concrete ford to dry conditions. No significant effects would occur.

During project component removal, construction equipment would need to drive across the creek in order to access the project site and project components. Given the concrete ford that spans the top of bank and that the project would not involve discharge of dredged or fill material to or alteration of the creek, there would be no impact to this potentially jurisdictional feature. Additionally, the project would include PDM BIO-4 by design to ensure that construction equipment would not introduce potential contaminants to the creek when crossing.

The project would involve removal of the water tank, well, power pole, and pumphouse, and would not introduce new structures or uses that would hinder wildlife movement. Therefore, the project would not interfere substantially with the movement of wildlife species, and no significant effects would occur. The project site is located in the Mission Trail Nature Preserve Master Plan area. Goals G5-8 and G5-9 of the Master Plan include the enhancement and avoidance of riparian habitats, as well as native trees and wildlife, including Monterey pine and Monterey dusky-footed woodrat. The project would not require tree removal, and because the project would include PDMs BIO-1 through BIO-4 by

design, there would be no significant effects to special status species or sensitive habitats. Therefore, no conflict with local policies or ordinances protecting biological resources would occur. The project is not within any applicable Habitat Conservation Plan or Natural Community Conservation Plan areas; therefore, there would be no conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.

In summary, with incorporation of PDMs BIO-1 through BIO-4, the project would not result in significant effects to biological resources.

- **Cultural and Tribal Cultural Resources.** Resources are potentially historic if they are over 50 years of age. Additionally, a resource could be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources if it associated with events that have made a significant contribution to the broad patterns of our history; associated with the lives of persons who are significant in our past; embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or if it has yielded, or may be likely to yield, information important in prehistory or history.

  The water storage tank is approximately 46 years old,[7] and therefore does not meet the threshold to be considered a potentially historic resource. Further, the water tank, well, and pumphouses are ubiquitous features; there is no evidence that these structures would meet any of the national or state historic registry requirements described above. The water tank, well, and pumphouses are typical water infrastructure facilities, are not associated with significant historic events or persons, and are not likely to yield important pre-historic or historic information. Therefore, the project components would not be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, and removal of the project components would not cause a significant effect to a historical resource.

  Due to its proximity to the Carmel Mission Basilica, the project site is within an Archaeological Significance Overlay zone pursuant to Section 17.20.020 of the City's municipal code.[8] These zones in the City are known to contain archaeological, cultural, and tribal cultural resources. The project is not anticipated to require excavation and would not disturb soils further than the depth already disturbed by the existing facilities. Therefore, it is unlikely that archaeological resources or human remains would be encountered. However, it is possible that ground disturbance during project construction could encounter unknown tribal cultural resources. The project would include PDM TCR-1, which would involve Native American monitoring and, if potentially significant resources are encountered, development of avoidance and treatment plan. Therefore, the project would not result in a significant effect to cultural resources.

- **Energy.** Project construction would result in both fuel and energy consumption. It is assumed that the project contractor would implement measures to reduce energy and fuel consumption; this is reasonable to assume because the contractor is motivated to minimize construction costs as much as possible. Therefore, the project would not result in a wasteful, inefficient, or unnecessary consumption of energy during construction. The

[7] Rob Culver, Public Works Superintendent, 2022. Personal communication via e-mail.
[8] Carmel-by-the-Sea, City of. 2022. GIS Map Interactive Viewer Carmel by the Sea. https://planningsites.org/CarmelPlanning/ (accessed November 2022).

project would not result in operational energy consumption, because it would involve disconnecting project components from the existing PG&E electricity pole and would not add new water infrastructure that would require energy. Therefore, the project would not result in significant effects related to energy.

- **Geology and Soils.** While the project site is located in a seismically active region, the project would involve removal of unused water infrastructure. The project would not introduce new infrastructure or habitable structures to the project site, and would therefore not increase risk of loss, injury, or death involving seismic ground shaking, seismic-related ground failure, liquefaction, landslides, or unstable soils. Additionally, it is anticipated that tank and infrastructure removal activities would not require excavation, and would not disturb soils further than the depth already disturbed by the existing facilities. Therefore, it is unlikely that paleontological resources would be encountered. Therefore, the project would not result in significant effects related to geology and soils.
- **Greenhouse Gas Emissions.** Construction equipment would result in greenhouse gas emissions during construction. Due to the short duration of project construction and extent of excavation, construction emissions would not be anticipated to exceed the MBARD threshold of 10,000 metric tons per year of carbon dioxide equivalents when amortized over the life of the project. Operationally, the project would not result in greenhouse gas emissions and would thus not exceed significance thresholds.
- **Hazards and Hazardous Materials.** According to the SWRCB GeoTracker database[9] and the California Department of Toxic Substances Control EnviroStor database,[10] the project site is not located on an identified hazardous materials site. Furthermore, there are no active hazardous waste sites within 0.25 mile of the project.

  The water tank and associated pipes were tested for asbestos-containing materials and lead-based paints by M3 Environmental in November 2022. No asbestos-containing materials were identified; however, lead-based paint was identified on an exterior water tank pipe.[11] Pursuant to federal standards and California Department of Public Health regulations, flaking and peeling paint will be removed and disposed of prior to removal activities. Paint in good condition (not peeling from the tank) may remain in place during tank removal.

  There is potential for the use and transport of hazardous materials during project removal activities. Hazardous materials used during removal would be those typically associated with these activities and would be used in limited quantities. Tank removal and well abandonment activities would be required to comply with all applicable regulations regarding the safe transport, storage, use, and disposal of hazardous materials. The project would also include implementation of PDM BIO-4, which would ensure that vehicles do not introduce contaminants to the existing creek or to the project site. Therefore, the project would not result in significant effects related to hazards or hazardous materials.
- **Hydrology and Water Quality.** The project is not anticipated to require excavation during tank removal, well abandonment, and infrastructure removal activities. Therefore, the

[9] State Water Resources Control Board (SWRCB). 2022. GeoTracker database. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Sacramento# (accessed November 2022).
[10] Department of Toxic Substances Control. 2022. EnviroStor database. https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60002757 (accessed November 2022).
[11] M3 Environmental. Asbestos and Lead Testing for the Water Tank Removal Project at Mission Trail Park in Carmel, California. November 2022.

project would not substantially alter the existing drainage pattern of the area. Additionally, with incorporation of PDM BIO-4, vehicles required for removal and abandonment activities would not cross the existing creek when water is flowing. Therefore, the project would not violate water quality standards or alter the course of a stream or river. The well would be abandoned in accordance with Section 115700 of the California Health and Safety Code and Monterey County Environmental Health Department requirements. The well would be capped with a watertight cover to prevent potential pollution flow into the well and would be clearly marked or identified once sealed; therefore, the project would not degrade surface or groundwater quality. The project would not risk release of pollutants due to inundation as the potentially hazardous tank and other infrastructure would be removed, and would not require storage of pollutants on site. Finally, the project would not require the use of water and would therefore not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project would not result in a significant effect related to hydrology and water quality.

- **Land Use and Planning**. The project would involve removal of unused water equipment, and would not physically divide an established community. The project would not conflict with any land use plan, policy, or regulation as the project site would remain a nature preserve and would not require a change in zoning or land use designation. Therefore, the project would not result in a significant effect related to land use and planning.
- **Noise**. The nearest sensitive receivers to the project site are the single-family residences east of the project site, with the closest residence approximately 100 feet from the water tank. Removal of the tank would result in an increase to ambient noise levels in the vicinity of the project site. However, tank removal activities are anticipated to occur over one week and would not be expected to exceed acceptable noise levels for residential areas established by the City's General Plan Noise Element. Removal of other infrastructure and sealing of the well would not be expected to result in significant levels of noise. Additionally, removal and abandonment activities would not require excavation or other equipment that would generate groundborne vibration. Therefore, the project would not generate noise or vibration that would exceed City standards. Further, the project site is located approximately five miles from the nearest airport, the Monterey Regional Airport, and would not expose workers to excessive airport noise levels. The project would not result in significant effects related to noise.
- **Population and Housing.** The project does not involve the construction of residences or businesses and would not induce population growth in the area. Additionally, the project would not displace any people or housing. Removal of the water storage tank, abandonment of the well, and removal of associated infrastructure would likely be performed by the existing workforce and would not result in population growth. Therefore, no impact to population and housing would occur.
- **Public Services and Recreation**. The project would not induce growth within the area and would not require additional public services, nor would it require the construction of new public facilities or parks. Vehicles and removal equipment would be temporarily staged within Mission Trail Nature Preserve; however, staging of equipment and removal and demolition of project components would be temporary and would not inhibit use of recreational facilities in the project area. Therefore, no significant effects to public services or recreation would occur.
- **Transportation**. The project would not involve changes to surrounding roadways and would not interfere with the use of surrounding roadways, pedestrian facilities, and bicycle

facilities. Traffic trips to and from the project site would temporarily increase due to worker trips and transport of equipment to and from the project site, and hauling of the removed tank and other facilities. Increases in vehicle trips from construction would be short-term, minimal, and temporary. Because project components would be removed or abandoned maintenance and routine visits to the project site would not be required once removal and abandonment activities are complete. Therefore, the project would not result in any substantial effects on transportation.

- **Utilities and Service Systems**. The project would not require new or expanded utility or service systems. Project components that would be demolished and/or removed under the proposed project have not been in use for several years, and the project would not eliminate existing utilities and service systems. Additionally, the project would involve disconnecting the existing pumphouse from the PG&E electricity pole and removal of the pole. The PG&E power pole currently only serves the pump that would be removed; therefore, removal of the pole would not interrupt electricity service to other users. The project is not anticipated to involve sustained disruptions to water, telecommunications, electricity, or natural gas services, and would be no significant effects to utilities and service systems.
- **Wildfire**. The project site is within a Very High Fire Hazard Severity Zone in a Local Responsibility area, as designated by CAL FIRE.[12] PDM WF-1, Wildfire Safety Measures, would be implemented during removal and abandonment activities to minimize fire exposure and wildfire risk to an acceptable level. The proposed project would not include new residences or other habitable structures and would not put any residents or structures at risk of wildfires. Therefore, the project would not exacerbate risks from wildfires.

Based on the above analysis, the project would not result in a significant effect, and this exception to a CE does not apply to the proposed project.

15300.2(d) Scenic Highways. None of the roadways surrounding the project site and Mission Trail Nature Preserve are officially designed by Caltrans as State Scenic Highways nor are they eligible to be designated. The nearest officially designated State Scenic Highway is State Route 1, which is approximately 0.5 mile east of the project site. The project site is not visible from State Route 1 due to distance and intervening natural features.[13] Therefore, this exception to a CE does not apply to the proposed project.

15300.2(e) Hazardous Waste Sites. According to the SWRCB GeoTracker database[14] and the California Department of Toxic Substances Control EnviroStor database,[15] the project site is not located on a hazardous waste site. Furthermore, there are no active hazardous waste sites within 0.25 mile of the project. Therefore, this exception to a CE does not apply to the proposed project.

[12] CAL FIRE. 2021. Fire Hazard Severity Zone Viewer. https://egis.fire.ca.gov/FHSZ/ (accessed November 2022).
[13] California Department of Transportation (Caltrans). 2021. California State Scenic Highway System Map. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa (accessed November 2022).
[14] State Water Resources Control Board (SWRCB). 2022. GeoTracker database. https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Sacramento# (accessed November 2022).
[15] Department of Toxic Substances Control. 2022. EnviroStor database. https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60002757 (accessed November 2022).

15300.2(f) Historical Resources. As discussed under 15300.2(c), *Significant Effect,* the project components proposed to be removed or abandoned are not historic, and the project would not have the potential to affect other cultural resources within the project site. Therefore, there is no potential for the project to impact historical resources. This exemption to a CE does not apply to the proposed project.

4 Determination

Based on this analysis, the proposed project meets the qualifications of the Class 1 CE pursuant to State CEQA Guidelines Section 15301 and does not trigger the exceptions to the exemption per *CEQA Guidelines* Section 15300.2.

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

February 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Agnes Martelet, Environmental Compliance Manager
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	**CDP 23-017 (Mission Trail Nature Preserve Drainage Improvements)**: Consideration of a Coastal Development Permit, CDP 23-017 (Mission Trail Nature Preserve), for drainage improvements in the southern portion of the Mission Trail Nature Preserve located in the Park (P-1), Archaeological Significance (AS), Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction. APN 009-341-008

Application: CDP 23-017 (Mission Trail Nature Preserve)
APN: 009-341-008
Block: 4
Lot: All
Location: Northwest Corner of Rio Road and Ladera Drive
Applicant: City of Carmel-by-the-Sea
Property Owner: City of Carmel-by-the-Sea

Executive Summary:

This project addresses site drainage deficiencies that are causing localized flooding and erosion of public access trails near the southern entrance of the Mission Trail Nature Preserve, which is classified as an Environmentally Sensitive Habitat Area. The improvements include (1) Serra Trail drainage improvements, including the removal of an existing undersized pipe under Serra Trail near the park entrance and the installation of a new, larger, 24-inch HDPE pipe extending from the west side of Serra Trail to the creek, and installation of a new 18-inch HDPE pipe under Willow Trail where it meets Serra Trail and regrading of the swale on the west side of Serra Trail to maintain drainage; (2) installation of a new pedestrian redwood boardwalk on Willow Trail west of Serra Trail, where the trail crosses through a willow bog area; and (3) installation of a rock-lined concrete swale across Willow Trail, where a drainage stream originating on Ridgewood Drive crosses Willow Trail and has previously caused significant trail erosion.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Coastal Development Permit for drainage improvements in the southern portion of Mission Trail Nature Preserve in the Park (P-1), Archaeological Significance (AS),

and Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction District. APN 009-341-008

Background and Project Description:

The 34-acre MTNP was acquired by the City in the 1970s and was designated a nature park in 1979 by the Carmel City Council. The southern edge of the Preserve fronts Rio Road and extends north into the wooded neighborhoods of Carmel near the Highway 1 corridor. Two main unnamed perennial drainages and several smaller drainages transect the Preserve. The main perennial drainage enters the Preserve at its northern end, runs along its western boundary, and forks near the center of the Preserve. Another perennial drainage feeds into the Preserve from the east. The western drainage flows into the eastern drainage, which flows into downstream storm drains that ultimately flow into the Carmel River. The unnamed drainages in the MTNP form a subwatershed of the Carmel River watershed. Drainage and localized flooding issues have occurred within the Preserve and in some areas resulting in localized erosion as well as trail closures.

A 2019 stream stability assessment for MTNP, conducted for the City, analyzed the geomorphology of the Preserve's drainages and found that most locations appear to have less than 10-year capacity (Mission Trail Stream Stability Assessment, Dudek and Waterways Consulting, 2019). A series of improvements were recommended to improve flow conveyances within the existing drainages. The currently proposed improvements were included in the recommendations of this study and would greatly reduce localized erosion of public access trails and ponding near the Preserve's southern entrance at Rio Road while protecting local hydrology and sensitive natural resources.

The proposed Project consists of minor drainage improvements located at three locations within approximately 800 feet of the Rio Road entrance. The Project 98% design plan drawings are included in Attachment 3.

Location No. 1: Serra Trail Improvements. The park entrance experiences local flooding and erosion during winter months. At present, runoff enters this area from four sources, including two roadside ditches that run along Serra Trail, an asphalt swale discharging from Rio Road, and as ponded or sheet runoff from the willow bog areas to the west and east of the Serra Trail. A portion of the area is drained by an 18-inch diameter high-density polyethylene (HDPE) pipe that starts on the northwest side of the Serra Trail and discharges to a shallow and discontinuous grass-lined swale that drains to an unnamed drainage.

The existing pipe and catch basin will be removed. A new 24-inch HDPE pipe would be installed from a new catch basin west of Serra Trail, over a distance of approximately 105 linear feet, to discharge into the perennial creek. Rock rip-rap would be installed at the discharge point. Approximately 20 feet of an existing drainage channel would be regraded to remove accumulated sediment, and 20 linear feet of an 18-inch diameter HDPE pipe would be installed to connect to the new primary storm drain. The Project 98% design plan drawings are included in Attachment 3; Sheet 2 shows the proposed new drainage pipes.

At the Serra Trail's intersection with Willow Trail, approximately 800 feet north of the Rio Road entrance, 3 feet of 18-inch diameter HDPE pipe will be installed under Willow Trail with re-grading of approximately 20 linear feet of an existing drainage swale on the west side of Serra Trail; see Sheet 4 in Attachment 3. This drainage swale, which flows from the north, would be re-graded to a depth of 12-18 inches and a width of 18-24 inches. The swale would be directed to divert drainage into an existing willow bog low area approximately 90 feet south of the Serra Trail junction with Willow Trail. The length of the diverted swale is approximately 25 feet long and 18 inches wide and deep.

In addition, the Serra Trail from Rio Road to the Willow Trail will be re-graded and improved with the addition of 6 inches of decomposed granite aggregate base rock to provide an improved surface for City maintenance and emergency vehicles and reduce seasonal flooding of the trail.

Location No.2: Pedestrian Boardwalk. A new 4-foot, 8-inch wide redwood boardwalk would be installed for a distance of 85 feet on Willow Trail, west of Serra Trail, as shown on Sheet 3 in Attachment 3. This area consists of an existing unimproved trail segment that experiences seasonal flooding and can remain wet and muddy into summer months under existing conditions. The proposed boardwalk would be supported by two rows of 10 3.5-inch diameter helical piles set at 8-foot 6-inch longitudinal intervals. The redwood deck would be placed on top of beams installed across each pair of helical piles, approximately 1 foot above ground level. Approximately 30 feet of the trail immediately west of Serra Trail would be restored to a 5-foot width with the placement of 4 inches of decomposed granite on the surface.

Location No.3: Willow Trail Drainage Crossing. Near the main junction between Willow Trail and Serra Trail, a rock-lined swale extends across Willow Trail that conveys upstream urban runoff from Ridgewood Drive into the unnamed drainage west of Serra Trail. The existing rock-lined swale is proposed to be restored by creating an approximate 10-foot wide, 15-foot long rock-lined concrete swale. A small, approximately 700-square foot area adjacent north of the re-created swale would be regraded to improve drainage flow. Approximately 30 linear feet of the trail north of the swale would be raised and covered with wood chips. The proposed swale and areas of regrading are shown on Sheet 4 in Attachment 3.

Staff Analysis:

In addition to this Coastal Development Permit application, the proposed project also requires a Streambed Alteration Permit from the California Department of Fish and Wildlife, a U.S. Army Corps of Engineers 404 Permit, and a Regional Water Quality Control Board 401 Water Quality Certification. Staff has submitted applications for all required permits and evaluated all project components to minimize project impacts and meet regulatory requirements.

Evaluation of Project Environmental Impacts

Approximately 0.029 acres of riparian, upland, and non-native species of grass and ground cover would be temporarily disturbed with the installation of the new storm drain pipes and would be revegetated. No trees are proposed to be removed. Construction-related dust, soil erosion, and water runoff could indirectly impact riparian vegetation outside but adjacent to Proposed Project work areas. These potential effects would be short-term and are unlikely to result in significant indirect impacts on such communities due to the fact that the project has been designed with a series of Project Best Management Practices (BMPs). The Project BMPs include:

1. Preserve and protect existing vegetation and habitat areas not within the construction zone with the use of protective fencing around large trees and at the outer edge of the construction area to prevent equipment and workers from inadvertently entering or damaging areas not planned for construction, including exclusion fencing to protect Monterey dusky-footed woodrat houses within a 10-foot buffer of the work zone as determined by a qualified biologist.

2. Implement erosion control best management practices including, not limited to, (1) installation of silt fences, fiber or straw rolls, and/or bales along limits of work/construction areas and from the edge of the existing watercourse; (2) covering of stockpiled spoils; (3) revegetation and physical stabilization of disturbed graded and staging areas; and (4) sediment control including fencing, dams, barriers, berms,

traps, and associated basins.

3. Provide stockpile containment and exposed soil stabilization (e.g., Visqueen plastic sheeting, fiber or straw rolls, gravel bags, and/or hydroseed).

4. Minimize the potential for hazardous spills from heavy equipment by not storing equipment or fueling within a minimum of 65 feet of any jurisdictional aquatic resource unless approved by permitting agencies, along with the implementation of additional spill prevention methods such as secondary containment and inspection.

5. Ensure that appropriate measures are taken to prevent gas, oil, or any other substances that could be hazardous to aquatic life or pollute habitat from contaminating the soil or entering jurisdictional aquatic resources by storing these types of materials within an established containment area. Vehicles and equipment will have spill kits available, be checked daily for leaks, and will be properly maintained to prevent contamination of soil or water from external grease and oil or from leaking hydraulic fluid, fuel, oil, and grease. Any gas, oil, or other substance that could be considered hazardous shall be stored in water-tight containers with secondary containment. Emergency spill kits shall be on-site at all times.

6. Prevent equipment fluid leaks through daily equipment inspections.

7. Implement proper waste/trash management.

8. Minimize disturbance of riparian vegetation to the maximum extent feasible when working in or adjacent to an active stream channel. Restore all temporarily disturbed riparian vegetation areas by replanting using a seed mix and/or stem cuttings appropriate for the site's soils and hydrology.

9. Any unrecorded archaeological resources (sites, features, and/or artifacts) exposed during construction are subject to protection and consideration under CEQA and the California Public Resources Code (PRC) as well as Section 106 of the National Historic Preservation Act (NHPA) as detailed in the Code of Federal Regulations (CFR). The CEQA Guidelines Section 15064.5(f) specifically addresses provisions the City of Carmel-by-the-Sea will make regarding the accidental discovery of historical or unique archaeological resources during construction.

Direct impacts to aquatic resources are small and limited to five small areas of placement of rock for storm drain inlets, outlets, or discharge, and one is for the replacement of an existing rock-lined swale across an existing trail. Rock rip-rap areas will be planted with native sedges to minimize environmental impacts.

Special Status Species at or near the Project Site

A biological resources assessment and reconnaissance of the Proposed Project was conducted in May 2022 and is included in Attachment 4. The assessment and reconnaissance included a review of available relevant literature and data on special-status habitats and species distribution to determine those resources that have the potential for occurrence within the Project vicinity, as well as a site visit to identify vegetation communities.

The following information summarizes the findings of a biological resources reconnaissance:
A riparian vegetation community characterizes the entire project site in the southwestern section of the Preserve in which the Proposed Project is located. One federally endangered (FE) plant was determined to be present within the biological study area – Yeadon's rein orchid (Piperia yadonii). Yeadon's rein orchid was detected in a location in the northern portion of the Preserve during botanical surveys of the Preserve in 2015 but is not expected to occur on the project site due to the lack of scrub, upland forest, and/or native grassland habitat.

No federally-listed wildlife species, including California red-legged frog (Rana draytonii), are expected to occur on the project site due to a lack of suitable habitat or because the project region is outside their known geographic range.

The Project site has the potential to support three Species of Special Concern (SSC) as described below:

• Yellow warbler (Setophaga petechia) has the potential to nest in adjacent riparian vegetation. A single male yellow warbler was observed foraging within a willow stand at the southern junction of the Serra Trail and the Willow Trail, but no nesting behavior or pair activity was observed during the field survey. Project construction activities are planned to occur in late August and September, which would be at the end or outside of the nesting season for yellow warblers and other bird species. In addition, the project would not remove any trees. Therefore, the project would have no impact on nesting yellow warblers and other nesting and migratory birds.

• The Monterey dusky-footed woodrat (Neotoma macrotis luciana) is the subspecies of dusky-footed woodrat occurring in coastal central California. Two woodrat nests were observed adjacent to the Willow Trail near the proposed boardwalk location during the biological reconnaissance field survey. Implementation of BMP No. 1 requiring identification and protection of woodrat houses prior to and during construction would avoid significant impacts where work is anticipated to occur closest to the woodrat nesting habitat.

• The riparian habitat within the project site provides upland refugia for the Coast range newt (Taricha torosa), and potential breeding habitat occurs in the stream that flows through the Preserve and is directly adjacent to the project site at the proposed storm drain outlet south of the Doolittle Trail pedestrian wood bridge. No coast range newts or signs of reproduction, such as egg masses, were observed during the reconnaissance survey, however. Implementation of BMPs during construction to protect aquatic resources associated with this species' habitat would avoid significant impacts.

Project Alternatives

The Regional Water Quality Control Board required the evaluation of project alternatives as part of the 401 Water Quality Certification permitting process for this project. Three project alternatives were considered: 1) No Action Alternative, 2) Alternative Design, and 3) Proposed Project. As further described below, staff thoroughly reviewed all alternatives to the proposed drainage improvements and designs and determined that the proposed project minimizes impacts to the greatest extent feasible.

No Action Alternative. Under the No Action Alternative, drainage, and erosion problems would continue to occur and could further destabilize the existing drainages, resulting in increased erosion and potential damage to or closure of public trails. The proposed project includes routine maintenance along trailside drainage ditches, which is consistent with goals, objectives, and policies in the City's certified Local Coastal Program (LCP). Specifically, the LCP seeks to maintain the existing drainages and prevent them from being clogged, prevent erosion, repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. Some trail sections, such as the location of the proposed pedestrian boardwalk, could require seasonal closures due to flooded conditions. Therefore, it is concluded that the No Action Alternative would not meet the project purpose and would not result in a less damaging alternative.

Alternative Designs

Park Entrance (Location No.1). The 2019 Stream Stability Assessment reviewed three alternative design options at the park entrance location, including the proposed project. The first alternative design consists of

the installation of a new drop inlet and 24-inch diameter culvert to convey flows under the Serra Trail to a newly excavated wetland swale that would convey runoff to the main drainage channel. The swale would be excavated deeper than the current ditch line to take better advantage of the available fall to the creek. The initial construction of the swale would require the removal of several small oak trees, although the final project would result in a net increase in a wet meadow. The swale construction would also necessitate the relocation of a concrete slab and bench, and two signs. The raised road surface would continue through the park entrance gate to allow for improved conveyance of street drainage to minimize ponding on the path. This alternative would result in greater land disturbance and impacts on the existing habitat areas than the proposed project. This alternative also would result in increased long-term maintenance than the proposed project and would require periodic excavation of the swale to remove deposited sediments and maintain conveyance capacity. Therefore, it is concluded that this design alternative at the entrance would not result in a less damaging alternative.

A second design alternative, in addition to the proposed project, considered raising the Serra Trail surface and asphalt approach and replacing the culvert beneath the trail but did not address drainage to the east. This alternative would address nuisance flooding associated with street runoff by replacing the existing asphalt water bar with a more functional drain directing flows off of the trail. The alternative would improve the capacity for high flows to cross under the trail within the new culvert. However, the drawback to this approach is that the trail section from the entrance to the creek (near the bridge) may still experience flooding during larger storms. Therefore, it is concluded that this design alternative at the entrance would not meet the project's purpose.

Serra and Willow Trail Junction. At the Serra Trail's intersection with Willow Trail, approximately 800 feet north of the Rio Road entrance, three linear feet of the new storm drain is proposed to be installed under Willow Trail with regrading of approximately 20 linear feet of an existing drainage swale on the west side of Serra Trail. High sediment loads from outside the Preserve are currently routed down a ditch in an easterly direction and then settling out along the west side of the Serra Trail, which has resulted in flooding of the Serra Trail due to ditch blockages, as well as erosion of the ditch leading to the Serra Trail. There is no alternative to the storm pipe to convey runoff across the trail and prevent erosion. Similarly, regrading of the existing trailside drainage ditches is considered routine maintenance to maintain adequate conveyance of flows into the existing drainage to prevent flooding and erosion.

Pedestrian Boardwalk (Location No.2). An existing unimproved trail crosses the low point in a wet meadow area that is reported to experience occasional flooding under existing conditions and remains wet for several months at a time during winter months. Installation of a raised boardwalk was recommended in the 2019 Stream Stability Assessment to provide improved year-round access and minimize the environmental footprint of the MTNP's access paths. The installation of a boardwalk would benefit year-round pedestrian access while minimizing pedestrian impacts on local wet meadow habitats. The proposed design is a slightly raised boardwalk supported by piers. There is no other feasible or practicable design to meet the project purpose of creating a year-round access pathway in this location.

Willow Trail Crossing (Location No.3). A rock-lined swale currently extends across Willow Trail that conveys upstream urban runoff into the unnamed drainage west of Serra Trail. The existing rock-lined swale is proposed to be restored. The existing rock-lined swale was created to provide safe conveyance of runoff from Ridgewood Drive across the trail into naturally low-lying wet meadow areas. The swale must accommodate access for maintenance vehicles to sanitary sewer manholes within an easement held by the Carmel Area Wastewater District. Because drainage from upstream developed neighborhoods crosses the trail in this location, the only other alternative design would be to install a new culvert under the trail with a new discharge into the low-lying wet meadow area and fill the existing trail. This would result in greater construction-related impacts than the proposed project and a new point of concentrated discharge that would require the installation of energy dissipation features in the wet meadow.

Proposed Project. Staff has thoroughly reviewed alternatives to the proposed drainage improvements and designs. The project has been designed, including BMPs, to avoid and minimize impacts to the greatest extent feasible. The proposed project would result in small direct impacts on local drainages (streambed and riparian), totaling approximately 0.0035 acres of temporary impacts and 0.0069 acres of permanent impacts. Therefore, the proposed project represents the Least Environmentally Damaging Practicable Alternative.

Other Project Components:

Staff recommends the project be found categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Categorical Exemption, Class 1, Existing Facilities), 15302 (Categorical Exemption, Class 2, Replacement or Reconstruction, and 15303 (Categorical Exemption, Class 3, New Construction or Conversion of Small Structures), and does not trigger the exceptions to the exemption per CEQA Guidelines Section 15300.2. A CEQA Notice of Exemption report was prepared by Dudek and is included in Attachment 2.

Attachment 1 - Resolution
Attachment 2 - Notice of Exemption MTNP Drainage
Attachment 3 - Project Plans
Attachment 4 - Biological Report

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING COASTAL DEVELOPMENT PERMIT CDP 23-017 FOR DRAINAGE IMPROVEMENTS IN THE SOUTHERN PORTION OF THE MISSION TRAIL NATURE PRESERVE IN THE PARK (P-1), ARCHAEOLOGICAL SIGNIFICANCE (AS) AND BEACH & RIPARIAN (BP) DISTRICTS AND THE COASTAL COMMISSION APPEAL JURISDICTION
APN 009-341-008

WHEREAS, the City of Carmel-by-the-Sea ("Applicant") submitted an application requesting approval of a Coastal Development Permit CDP 23-017 described herein as ("Application"); and

WHEREAS, the Application has been submitted for the Mission Trail Nature Preserve property, which is classified as an Environmentally Sensitive Habitat Area (ESHA) and is located at the Northwest corner of Rio Road and Ladera Drive in the Park (P-1), Archaeological Significance (AS), and Beach and Riparian (BP) Districts (Block 5, Lot All); and

WHEREAS, the Applicant is requesting to install drainage improvements addressing site drainage deficiencies that are causing localized flooding and erosion of public access trails near the southern entrance of the Mission Trail Nature Preserve; and

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

WHEREAS, on February 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the proposed project; and

WHEREAS, a notice of the February 8, 2023, public hearing was published in the Carmel Pine Cone on January 27, 2023, 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 January 27, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

WHEREAS, 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 the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds the project categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Categorical Exemption, Class 1, Existing Facilities), 15302 (Categorical Exemption, Class 2, Replacement or Reconstruction, and 15303 (Categorical Exemption, Class 3, New Construction or Conversion of Small Structures), and does not trigger the exceptions to the exemption per CEQA Guidelines Section 15300.2.; 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 **Coastal Development Permit**:

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Coastal Development Permit CDP 23-017 (Mission Trail Nature Preserve) for drainage improvements in the southern portion of the Mission Trail Nature Preserve located

in the Park (P-1), Archaeological Significance (AS) and Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction (APN 009-341-008), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Coastal Development Permit application CDP 23-017 (Mission Trail Nature Preserve Drainage Improvements) authorizes drainage improvements in the southern portion of the Mission Trail Nature Preserve in the Park (P-1), Archaeological Significance (AS) and Beach & Riparian (BP) Districts and the Coastal Commission Appeal Jurisdiction unless modified by the conditions of approval contained herein.	✓
2.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.	✓
3.	Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
4.	Truck Haul Route. Prior to the commencement of work, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
5.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days,	✓

	but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	
6.	**Conditions of Approval.** Prior to the commencement of work, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.	✓
	LANDSCAPE CONDITIONS	
7.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.	✓
8.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval	✓

	to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.	
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
9.	**Erosion and Sediment Control Plan.** Prior to the commencement of work, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
	SPECIAL CONDITIONS	
10.	**Pre-Construction Meeting.** Prior to the commencement of work, the contractor overseeing the project shall schedule a pre-construction meeting with City Staff for the purpose of reviewing the conditions of approval and expectations during construction.	✓
11.	**Condition of Approval Acknowledgement**. Prior to the commencement of work, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
12.	**Worker Environmental Awareness Program.** Prior to the initiation of construction activities (including staging and mobilization), all personnel associated with project construction will attend a Worker Environmental Awareness Program (WEAP) training conducted by a qualified biologist to aid workers in recognizing special-status species, native birds and other biological resources that may occur in the construction area. The specifics of this program will include the identification and habitats of special-status species with the potential to occur in the study area, a description of the regulatory status and general ecological characteristics of sensitive resources, a review of the limits of construction, and an explanation of the measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information will also be prepared for distribution to all contractors, their employers, and other personnel involved with construction. All employees will sign a form provided by the trainer indicating they have attended the WEAP and understand the information presented to them.	✓
13.	**Construction Best Management Practices.** Best Management Practices (BMPs) shall be implemented at ALL TIMES during construction to prevent or minimize the discharge of pollutants directly or indirectly into onsite drainages and to protect environmentally sensitive areas from inadvertent impacts during construction.	✓

	Prior to commencing any work on-site, this list of BMPs shall be added to the project plans and will be reviewed during the scheduled pre-construction meeting required as part of Condition No. 13 of this approval. In addition, a copy of the BMPs will be given to all personnel who perform work on the site. The following are the BMPs that will be implemented during all active phases of this project: a. Preserve and protect existing vegetation and habitat areas not within the construction zone with the use of protective fencing around large trees and at the outer edge of the construction area to prevent equipment and workers from inadvertently entering or damaging areas not planned for construction, including exclusion fencing to protect Monterey dusky-footed woodrat houses within a 10-foot buffer of the work zone as determined by a qualified biologist. b. Implement erosion control best management practices including, not limited to, (1) installation of silt fences, fiber or straw rolls, and/or bales along limits of work/construction areas and from the edge of the existing watercourse; (2) covering of stockpiled spoils; (3) revegetation and physical stabilization of disturbed graded and staging areas; and (4) sediment control including fencing, dams, barriers, berms, traps, and associated basins. c. Stockpile containment and exposed soil stabilization shall be provided (e.g., Visqueen plastic sheeting, fiber or straw rolls, gravel bags, and/or hydroseed). d. Minimize the potential for hazardous spills from heavy equipment by not storing equipment or fueling within a minimum of 65 feet of any jurisdictional aquatic resource unless approved by permitting agencies, along with the implementation of additional spill prevention methods such as secondary containment and inspection. e. Ensure that appropriate measures are taken to prevent gas, oil, or any other substances that could be hazardous to aquatic life or pollute habitat from contaminating the soil or entering jurisdictional aquatic resources by storing these types of materials within an established containment area. Vehicles and equipment will have spill kits available, be checked daily for leaks, and will be properly maintained to prevent contamination of soil or water from external grease and oil or from leaking hydraulic fluid, fuel, oil, and grease. Any gas, oil, or other substance that could be considered hazardous shall be stored in water-tight containers with secondary containment. Emergency spill kits shall be on-site at all times. f. Prevent equipment fluid leaks through daily equipment inspections. g. Implement proper waste/trash management. h. Minimize disturbance of riparian vegetation to the maximum extent feasible when working in or adjacent to an active stream channel. Restore all temporarily disturbed riparian vegetation areas by replanting using a seed mix and/or stem cuttings appropriate for the site's soils and hydrology. i. Any unrecorded archaeological resources (sites, features, and/or artifacts) exposed during construction are subject to protection and consideration under	

	CEQA and the California Public Resources Code (PRC) as well as Section 106 of the National Historic Preservation Act (NHPA) as detailed in the Code of Federal Regulations (CFR). The CEQA Guidelines Section 15064.5(f) specifically addresses provisions the City of Carmel-by-the-Sea will make regarding the accidental discovery of historical or unique archaeological resources during construction.	
14.	Bird Nesting Season. The project shall be conducted outside of the nesting season for the Yellow Warbler, or a bird nesting survey shall be conducted prior to the start of construction activities to identify and flag any active bird nests within or near the project area that must be protected.	✓

Acknowledgment and acceptance of conditions of approval.

_____ _____ _____
Property Owner Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Leah Young
Chair Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA

Notice of Exemption

To: ☑ Clerk of the Board
County of Santa Cruz
Governmental Center
701 Ocean Street
Santa Cruz, CA 95060

☑ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Carmel-by-the-Sea, Public Works Department

Project Title: Mission Trail Nature Preserve Drainage Improvements

Project Address: Rio Road across from Carmel Mission

Assessor's Parcel No.: 009-341-008-2000

Project Location: City of Carmel-by-the-Sea; see Figure 1. **County of:** Monterey

Project Description: The project consists of minor drainage improvements located at three locations at the City-owned Mission Trail Nature Preserve (MTNP) within approximately 800 feet of the Rio Road entrance to the MTNP. The purpose of the project is to address existing drainage deficiencies to improve hydraulic functioning of existing drainages, prevent localized flooding and erosion and protect existing public trails in response to drainage and localized flooding issues that have occurred within the MTNP, resulting in localized erosion as well as trail closures. The project components consist of the following elements:

1. *Serra Trail Improvements.* Approximately 105 linear feet of a new 24-inch diameter high-density polyethylene (HDPE) storm drain would be installed from a new catch basin at the park entrance on Rio Road, a location that experiences local flooding during winter months. The new pipe would replace an existing 18-inch pipe that drains a portion of the area. Rock rip-rap would be installed at the discharge point into the downstream drainage. Approximately 20 linear feet of an existing drainage channel would be regraded to remove accumulated sediment, and 20 linear feet of an 18-inch diameter HDPE pipe would be installed to connect to the new primary storm drain.

   At the Serra Trail's intersection with Willow Trail approximately 800 feet north of the Rio Road entrance, 3 linear feet of 18-inch diameter HDPE pipe would be installed under Willow Trail with regrading of approximately 20 linear feet of an existing drainage swale on the west side of Serra Trail to a depth of 12-18 inches and a width of 18-24 inches. The swale would be directed to divert drainage into an existing low area approximately 90 feet south of the Serra Trail junction with Willow Trail. The length of diverted swale is approximately 25 feet long and 18 inches wide and deep.

2. *Pedestrian Boardwalk.* A new 4-foot, 8-inch wide redwood boardwalk would be installed for a distance of 85 feet on Willow Trail, west of Serra Trail, in response to seasonal flooding of this unimproved trail segment, which remain wet and muddy into summer months under existing conditions. The proposed boardwalk would be supported by two rows of 10 3.5-inch diameter, helical piles set at 8-foot 6-inch longitudinal intervals. The redwood deck

would be placed on top of beams installed across each pair of helical piles, approximately 1 foot above ground level. Approximately 30 feet of the trail immediately west of Serra Trail would be restored to a 5-foot width with placement of 4 inches of decomposed granite on the surface.

3. *Tributary-Trail Crossing.* Approximately 80 feet west of the above improvement, a rock-lined swale extends across Willow Trail that conveys upstream urban runoff into the unnamed drainage west of Serra Trail. The existing rock-lined swale is proposed to be restored by creating an approximate 10-foot wide, 15-foot long rock-lined concrete swale. A small, approximately 700-square foot area adjacent to the north of the re-created swale would be regraded to improve drainage flow. Approximately 30 linear feet of the trail north of the swale would be raised and covered with wood chips.

In addition, the Serra Trail from Rio Road to the Willow Trail will be regraded and improved with the addition of 6 inches of decomposed granite aggregate base rock to provide an improved surface for City maintenance and emergency vehicles and reduce seasonal flooding of the trail.

Construction is expected to take 2 months or less in August and September 2023. No trees would be removed to accommodate the proposed improvements. Best Management Practices (BMPs) will be implemented during construction to prevent or minimize the discharge of pollutants directly or indirectly into onsite drainages and to protect environmentally sensitive areas from inadvertent impacts during construction.

Name of Person or Agency Carrying Out Project: City of Carmel-by-the-Sea

Name of Public Agency Approving Project: City of Carmel-by-the-Sea

Exempt Status: (check one)

_____ Ministerial Project (Section 21080(b)(1); 15268).

_____ Statutory Exemption (Code/Section 21083.3).

__✓__ Categorically Exempt (Sections 15301, 15302 and 15303).

_____ Declared Emergency (Section 21080(b)(3); 15269(a)).

_____ Emergency Project (Section 21080(b)(4); 15269(b)(c)).

_____ The project clearly will not have a significant effect on the environment (15061(b)(3)).

Reasons why project is exempt: The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 (Categorical Exemption, Class 1, Existing Facilities), 15302 (Categorical Exemption, Class 2, Replacement or Reconstruction, and 15303 (Categorical Exemption, Class 3, New Construction or Conversion of Small Structures) as explained below.

Categorial Exemption - CEQA Guidelines Sections 15301, 15302 and 1530322. CEQA provides several “categorical exemptions” which are applicable to categories of projects and activities that the Natural Resource Agency has determined generally do not pose a risk of significant impacts on the environment.

The Class 1 categorical exemption is for of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of "existing facilities" itemized in the State CEQA Guidelines as examples are not intended to be all-inclusive of the types of projects which might fall within Class 1. The examples include restoration or rehabilitation of deteriorated or damaged structures, facilities. The minor removal of sediment along Serra Trail (Location 1) and repair of the existing culvert Tributary Crossing (Location 3) constitute repairs and maintenance at an existing City-owned facility. These minor maintenance and repairs would be located in a small area and would not result in expansion of any facilities.

The Class 2 categorical exemption consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The examples provided include replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. This exemption would cover replacement of the inlet structure and short pipe segment at the Rio Road entrance (Location 1) and the culvert crossing (Location 3). The new inlet and storm drain pipe to be replaced would be in the same general area and size as the current facilities, though the storm drain would be slightly larger and would be considered negligible. The Tributary Crossing currently has a rock culvert, which is deteriorated and would be replaced with the project. In both cases, the replaced facilities will have the same purpose and be in same location as existing facilities.

The Class 3 categorical exemption consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This exemption would cover the approximate 100-linear feet of new storm drain, a small part of which replaces an existing pipe as explained above, and the new boardwalk trail. The boardwalk trail would be less than 5 feet wide and approximately 85 feet long, covering approximately 525 square feet. Both of these structures would be considered small given their limited geographic coverage within the larger Mission Trail Nature Preserve.

Therefore, the three categorical exemptions cover the three project components to address existing drainage flooding problems and prevent further erosion and deterioration of trails at the MTNP.

The City has further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the following circumstances:

(a) for certain classes of categorical exemptions (including Class 5 but not Class 32), due to locations with particularly sensitive environmental conditions;

(b) when the cumulative impact of successive projects of the same type in the same place, over time, is significant;

(c) where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;

(d) where the project may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway;

(e) where the project is located on a state designated hazardous waste site; and

(f) where the project may cause a substantial adverse change in the significance of a historical resource.

Under CEQA Guidelines Section 15300.2(a), a categorical exemption for Classes 3, 4, 5, 6 and 11 is qualified by consideration of where the project is located – a project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant. The consideration includes where the project may impact an environmental resource of "hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies." Section 15300.2(a) does not apply to the Class 1 or 2 category of projects. For purposes of the Class 3 exemption, the project site does not qualify as an environmental resource of hazardous or critical concern. The City's certified Local Coastal Program (LCP) identifies the MTNP as an "environmentally sensitive habitat area" (ESHA), but no other state or federal regulatory document has precisely mapped or officially designated the site as such an environmental resource. While the project site is located within a mapped ESHA in the City's LCP, the project is consistent with all LCP policies and provisions, including the Mission Trail Nature Preserve Master Plan, which do support drainage and erosion control measures to protect drainage features in the MTNP. The LCP does support maintenance activities in the MTNP that are consistent with the Master Plan for the Preserve. The City staff review for the coastal permit for the project found the project to be consistent with all LCP policies. In addition, the biological resources study prepared for the project did not identify significant impacts resulting from the project. Thus, while the project is located within an ESHA that could be considered a resource of concern, the project would not result in significant impacts due to this location, and thus, this exception does not apply.

There is no evidence of a potential significant cumulative impact (section 15300.2(b)) because successive projects of the same type in the same place have not been approved and are not proposed. The City does engage in periodic maintenance activities throughout the MNTP in accordance with provisions of the MTNP Master Plan and existing permits, but no other maintenance, repair or improvement projects are currently planned within the area of the current project. Additionally, there is no evidence to conclude that significant impacts would occur based on past project approvals in the surrounding area or that the proposed project's impacts are cumulatively considerable when evaluating any cumulative impacts as a result of other approved projects in the surrounding area. Therefore, this exception does not apply.

The project would not result in any significant effects on the environment due to unusual circumstances (section 15300.2(c)). The project site's immediate area has similar General Plan and zoning designations as the project property. There are no "unusual circumstances" that differentiates the project from the general class of similarly situated projects. The project is located within the larger 35-acre MTNP that is surrounded by urban development. The MTNP is subject to routine maintenance, repairs and installation of small facilities in other parts of the park, and there are no unusual features or circumstances that distinguish the project site and repairs, maintenance and improvements from other locations in the park where similar maintenance, repairs, and improvements have been or could be implemented.

Additionally, there is no substantial evidence that the proposed project would result in a significant impact based on biological resource and cultural resource studies conducted for the project as reviewed. The studies concluded that the project would not result in significant impacts to biological or cultural resources. No special status species were identified as occurring or potentially occurring at the project sites. The project would not result in removal of any trees, and no sensitive riparian or wetland vegetation would be removed. The site is located within the coastal zone, but is within a developed urban area, surrounded by development, and sensitive resources are not present on the project site. For these reasons, the project would not result in any significant effects on the environment due to unusual circumstances, and exception (c) does not apply to the project.

The project will not result in damage to scenic resources within a scenic highway (section 15300.2(d)), as the site is not adjacent to or visible from a designated scenic highway. There are no designated state scenic highways within the City, and the project is not adjacent to the highways located in the City. Therefore, the project site is not located within or near a highway officially designated as a state scenic highway and would not result in damage to scenic resources within a state scenic highway. Thus, this exception does not apply to the project.

The site is not a hazardous waste site based on review of the State's data bases for such sites, and thus is not subject to the exception set forth in subdivision (e) of section 15300.2.

There are no structures on the project site, and the cultural resources investigation found no evidence of historical resources as defined under CEQA. Therefore, the project would not result in a substantial adverse change to the significance of a historic resource. The project is not subject to the exception set forth in subdivision (f) of section 15300.2.

For all of these reasons, the City is able to document that the project qualifies for the Categorical Exemption found at CEQA Guidelines section 15301, 15302 and 15303 for existing facilities, replacement of existing facilities, and installation of new small structures, and that none of the potential exceptions to the use of a categorical exemption, as set forth in CEQA Guidelines section 15300.2, apply to this project or the project site.

Lead Agency
Contact Person: Robert Harary, P.E. **Phone:** (831) 620-2070

Department: Public Works **Address:** P.O. Box CC
Carmel-by-the-Sea, CA 93921

Signature: _____ **Date:** _____

Title: Environmental Compliance Manager
☑ Signed by Lead Agency
☐ Signed by Applicant

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Date Received for filing at County Clerk: _____

Date Received for filing at OPR:



SOURCE: Bing Maps; Monterey County

DUDEK

0 185 370 Feet

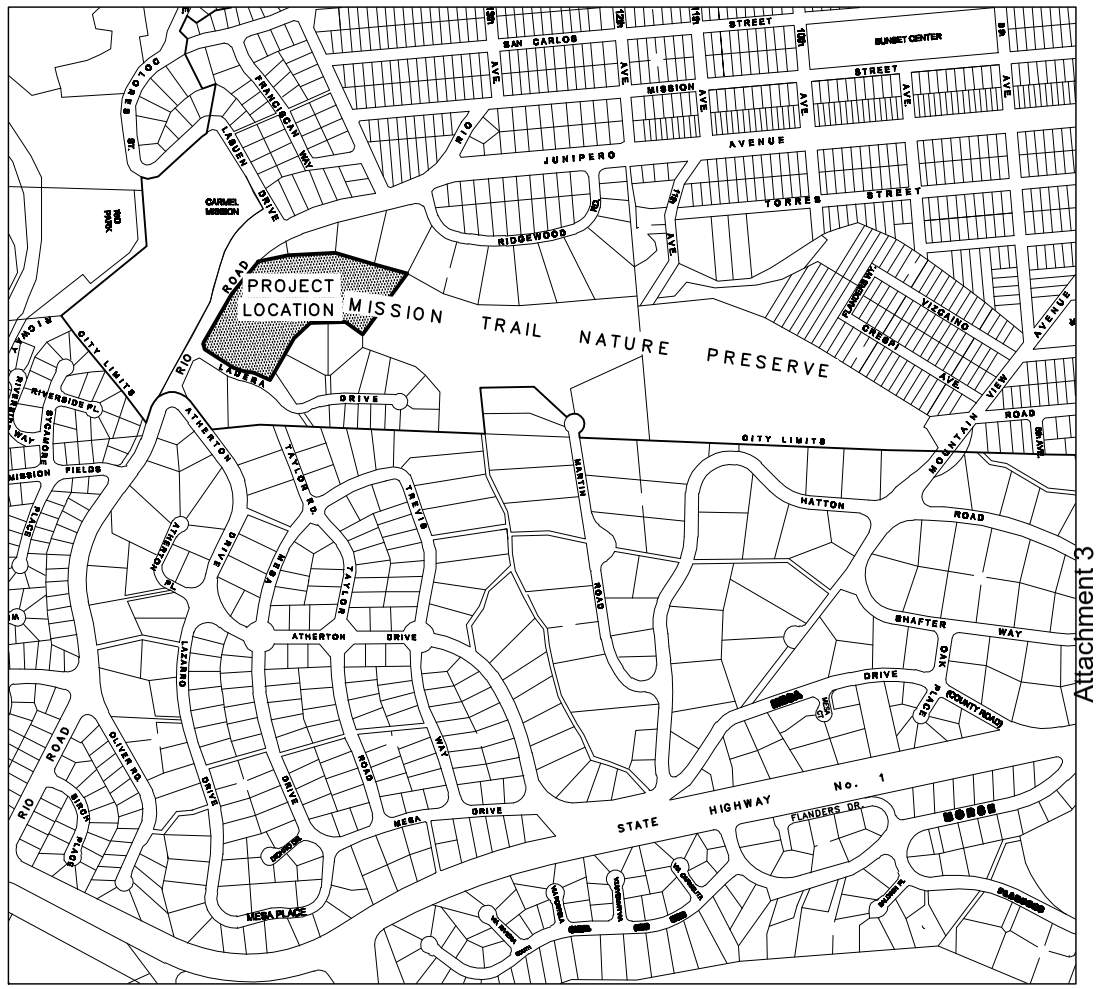
FIGURE 1

Project Location

Mission Trail Nature Preserve Drainage Improvement Project

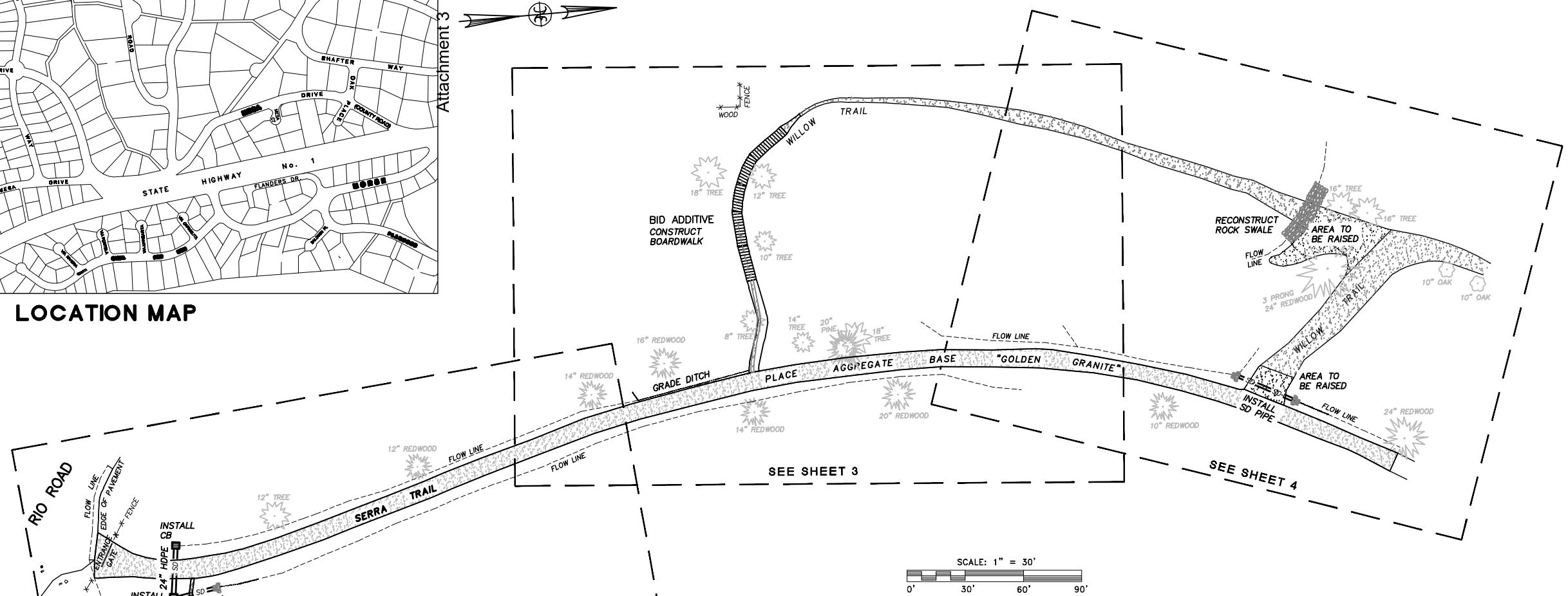
CITY OF CARMEL-BY-THE-SEA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS



LOCATION MAP

Attachment 3



APPROVED FOR CONSTRUCTION:

Robert M. Harary, P.E.
Public Works Director

Date

98% SUBMITTAL

PREPARED BY:

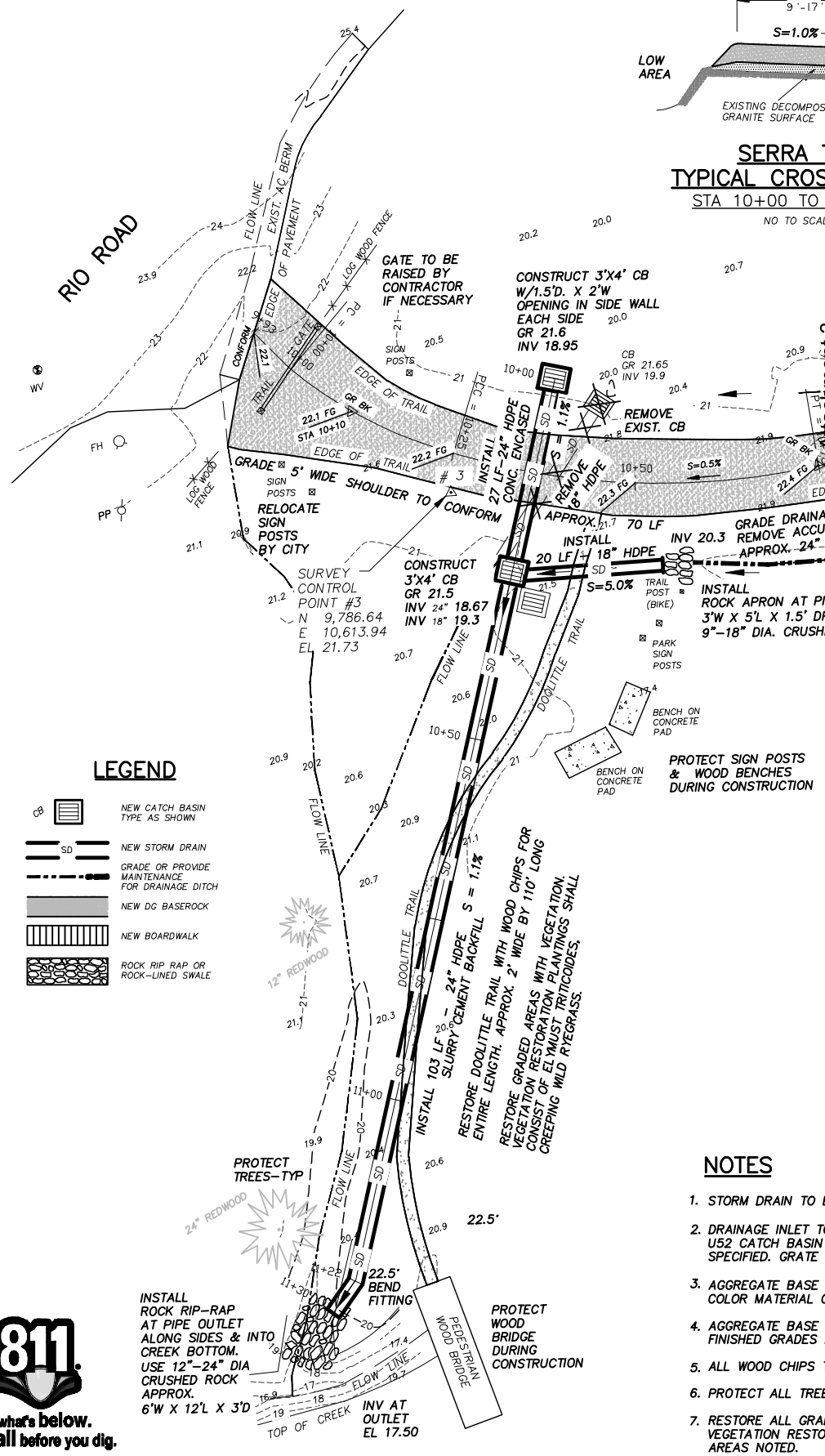
NEILL ENGINEERS CORP.
CARMEL, CALIFORNIA

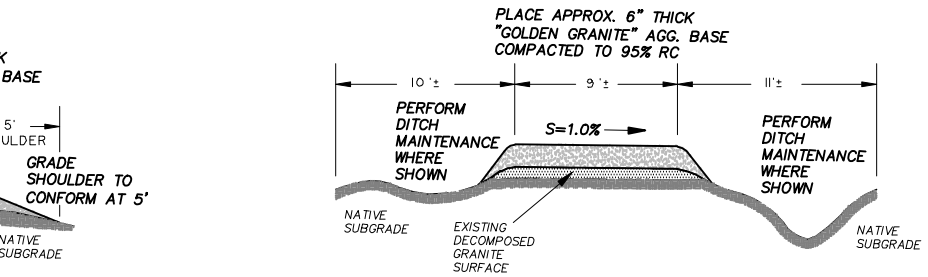
Registered Civil Engineer No. 29411 Date

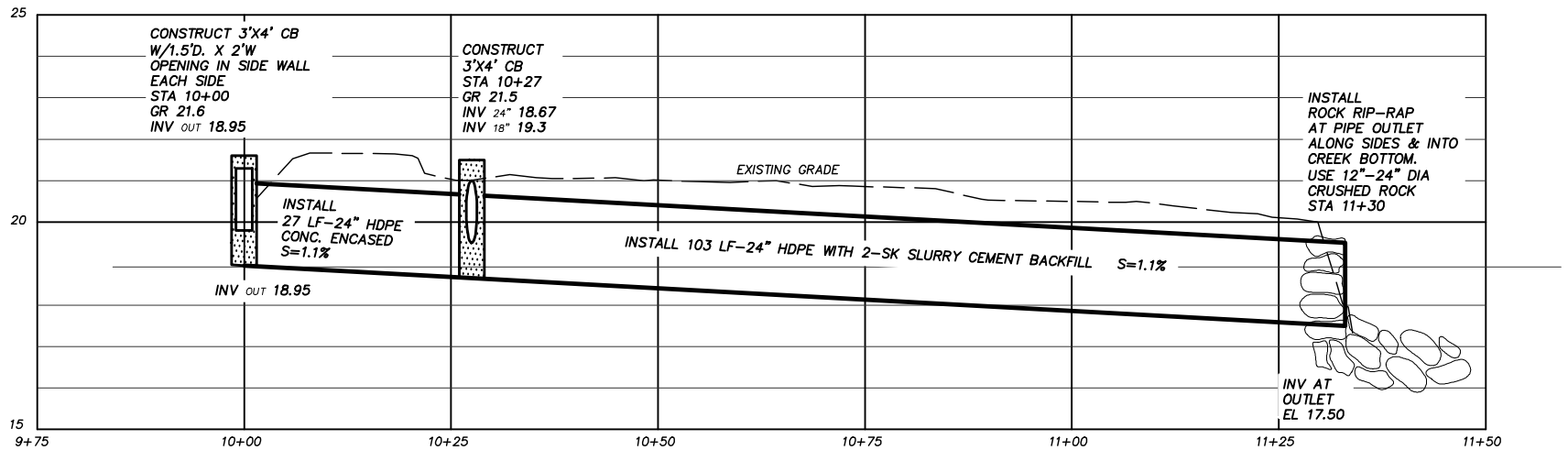
W.O. 8464

811 Know what's below. Call before you dig.

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PROFILE

SCALE: 1"=10' H
1"=2' V

LEGEND

- CB — NEW CATCH BASIN TYPE AS SHOWN
- SD — NEW STORM DRAIN
- GRADE OR PROVIDE MAINTENANCE FOR DRAINAGE DITCH
- NEW DG BASEROCK
- NEW BOARDWALK
- ROCK RIP RAP OR ROCK-LINED SWALE

NOTES (APPLIES TO ALL SHEETS)

1. STORM DRAIN TO BE ADS N12 OR EQUAL STORM DRAIN PIPE.
2. DRAINAGE INLET TO BE "OLDCASTLE" OR EQUAL 3'X4' I.D. U52 CATCH BASIN WITH POURED BOTTOM AND SIDE CUT-OUTS WHERE SPECIFIED. GRATE TO BE U52-HT H20 TRAFFIC LOADING.
3. AGGREGATE BASE SHALL BE CALTRANS CLASS 2, "GOLDEN GRANITE" COLOR MATERIAL COMPACTED TO 95% R.C.
4. AGGREGATE BASE FOR SERRA TRAIL SHALL BE GRADED TO THE FINISHED GRADES AND CROSS-SECTIONS SHOWN.
5. ALL WOOD CHIPS TO BE PROVIDED BY THE CITY.
6. PROTECT ALL TREES AND VEGETATION UNLESS OTHERWISE SHOWN.
7. RESTORE ALL GRADED AREAS WITH VEGETATION. VEGETATION RESTORATION PLANTINGS SHALL BE AS SPECIFIED FOR AREAS NOTED.

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NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS

CITY OF CARMEL-BY-THE SEA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHERMAN F. LOONEY No. 29411 EXP. 3-31-23 CIVIL STATE OF CALIFORNIA

W.O. 8464 AUGUST 2022 SCALE: 1"=10'

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SCALE: 1" = 10'

0' 10' 20' 30'

Attachment 3

10' WIDE SANITARY SEWER EASEMENT

WOOD FENCE

APPROX. PROPERTY LINE

N 6° 00' E

N 20° 22' E

APPROX. PROPERTY LINE

WILLOW TRAIL

WOOD STEPS

LOT 13

LOT 12

SSMH

SEE SHEET 4

BID ADDITIVE

PLACE 4" MIN THICK "GOLDEN GRANITE" SURFACE OVER WILLOW TRAIL TO TRANSITION TO BOARDWALK

CONFORM TO BOARDWALK

18" TREE

12" TREE

BID ADDITIVE

CONSTRUCT BOARDWALK 4'-8" WIDE X APPROX. 85' LONG

CONTRACTOR TO PROVIDE HORIZONTAL AND VERTICAL LAYOUT FOR BOARDWALK CONSTRUCTION. CITY SHALL APPROVE LAYOUT PRIOR TO CONSTRUCTION.

10" TREE

PROTECT ALL TREES-TYP

WILLOW TRAIL

CONFORM TO BOARDWALK

PROTECT ALL TREES-TYP

8" TREE

SURVEY CONTROL POINT #446
N 10,124.38
E 10,525.02
EL 25.41

446 TRAIL POST

14" TREE

BID ADDITIVE

RESTORE WILLOW TRAIL WITH 4" MIN. THICK "GOLDEN GRANITE" SURFACE 5' W X 50' L

16" REDWOOD

20" PINE

18" TREE

20" REDWOOD

14" REDWOOD

SEE SHEET 2

MATCH LINE

SERRA TRAIL

EDGE OF TRAIL

FLOW LINE

PLACE APPROX. 6" THICK AGGREGATE BASE

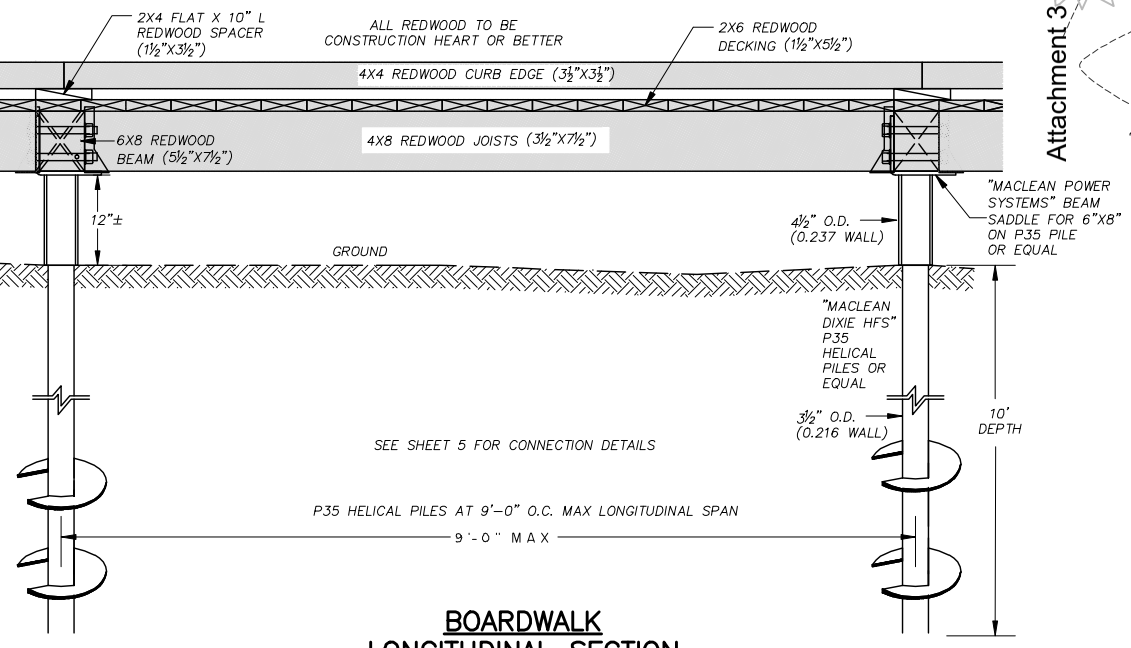
"GOLDEN GRANITE"

GRADE DITCH TO DIVERT DRAINAGE INTO LOW AREA

18" W X 18" D X 25' L

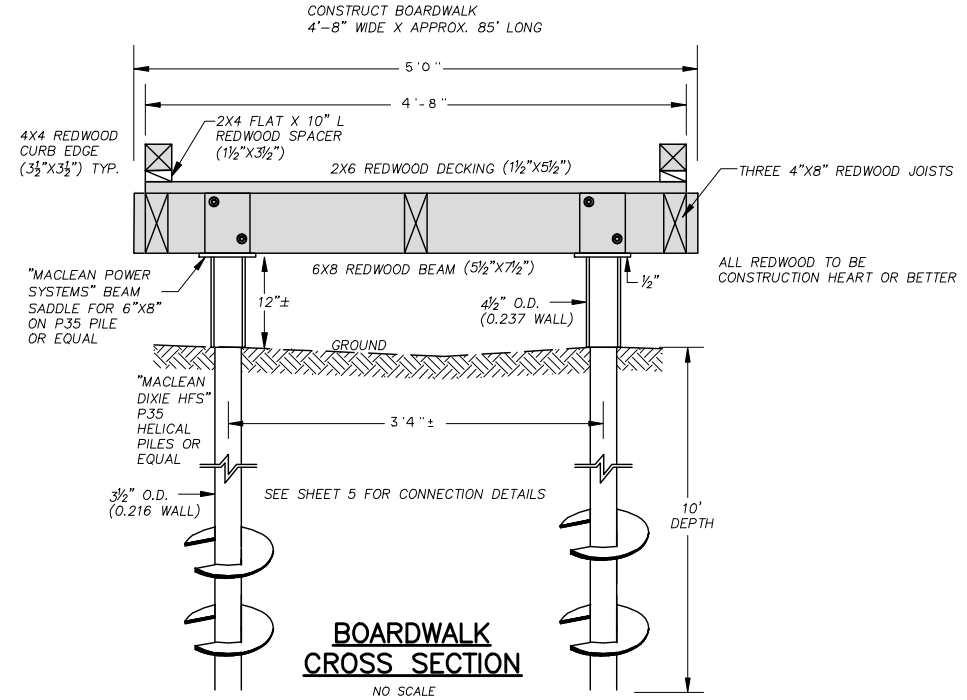
REMO

MATCH LINE



BOARDWALK LONGITUDINAL SECTION

NO SCALE



BOARDWALK CROSS SECTION

NO SCALE

98% SUBMITTAL

NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS

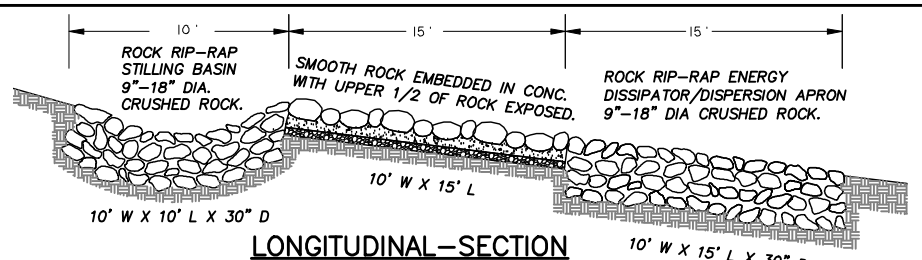
CITY OF CARMEL-BY-THE SEA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHERMAN W. LOW No. 29411 EXP. 3-31-23 CIVIL STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

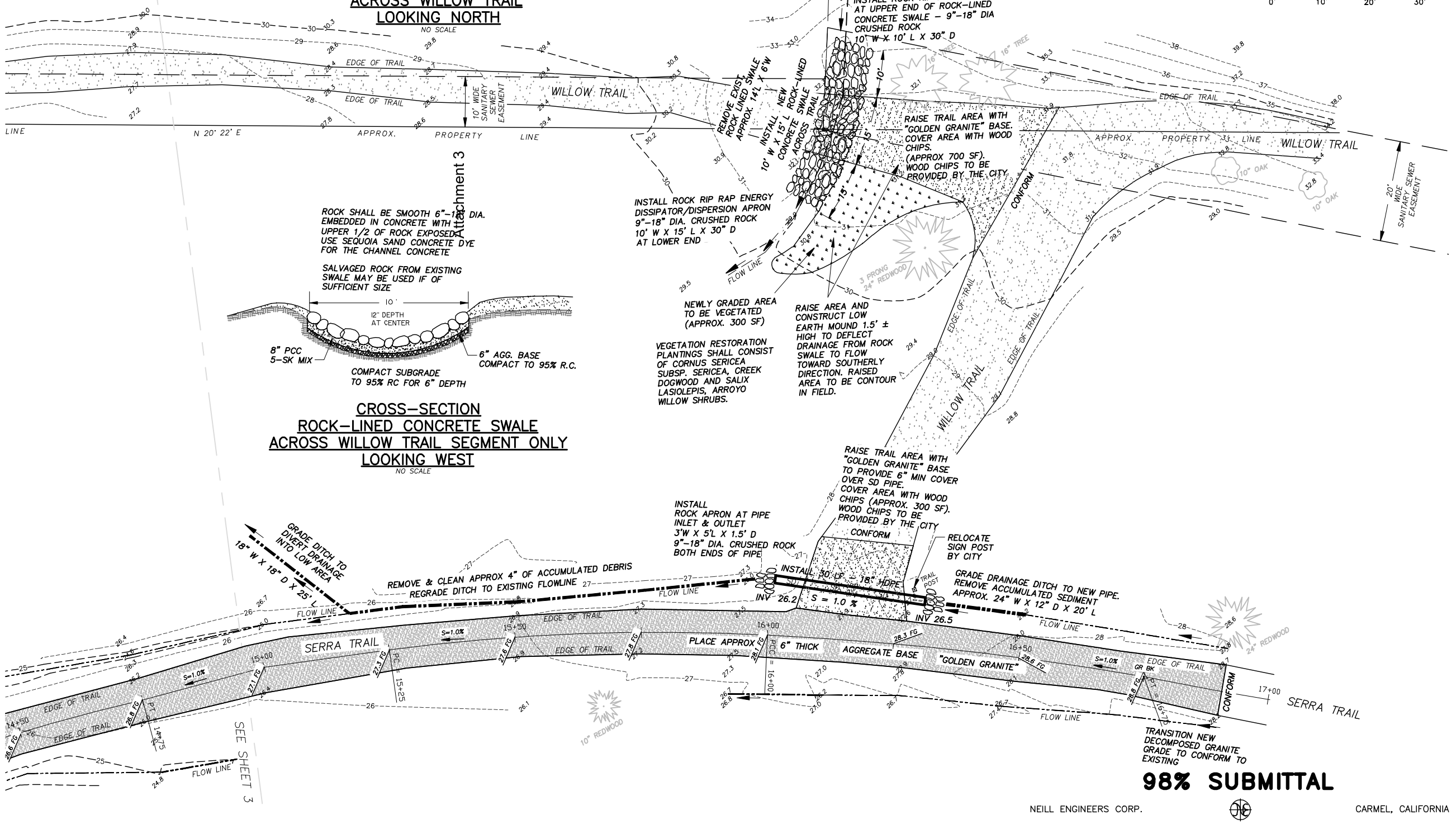
W.O. 8464 AUGUST 2022 SCALE: 1"=10'

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LONGITUDINAL-SECTION ROCK-LINED SWALE ACROSS WILLOW TRAIL LOOKING NORTH

NO SCALE



Attachment 3

CROSS-SECTION ROCK-LINED CONCRETE SWALE ACROSS WILLOW TRAIL SEGMENT ONLY LOOKING WEST

NO SCALE

SCALE: 1" = 10'

0' 10' 20' 30'

98% SUBMITTAL

NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS

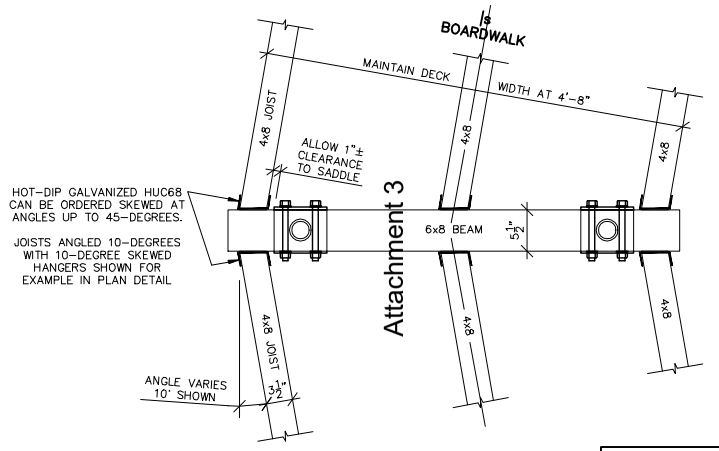
CITY OF CARMEL-BY-THE SEA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHERMAN W. LOW No. 29411 EXP. 9-31-23 CIVIL STATE OF CALIFORNIA

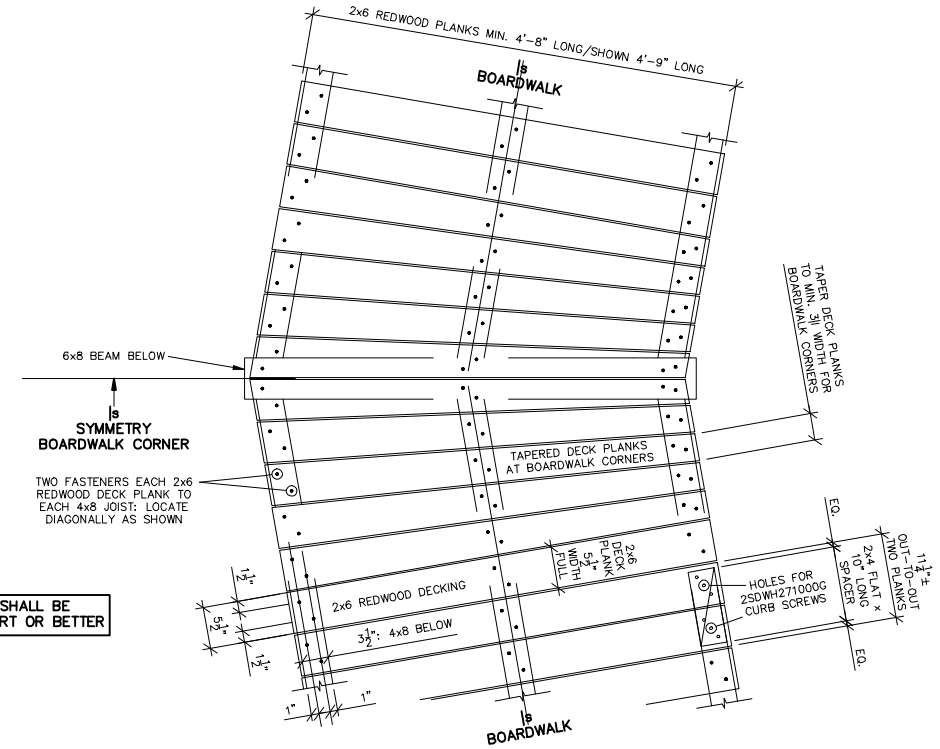
W.O. 8464 AUGUST 2022 SCALE: 1"=10'

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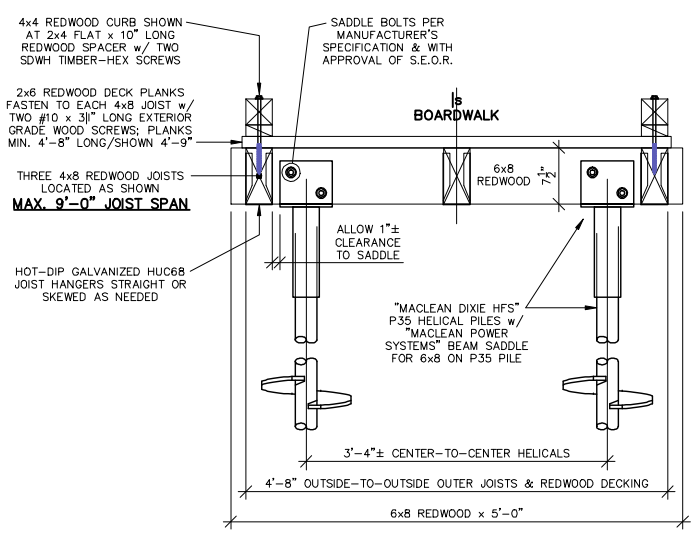
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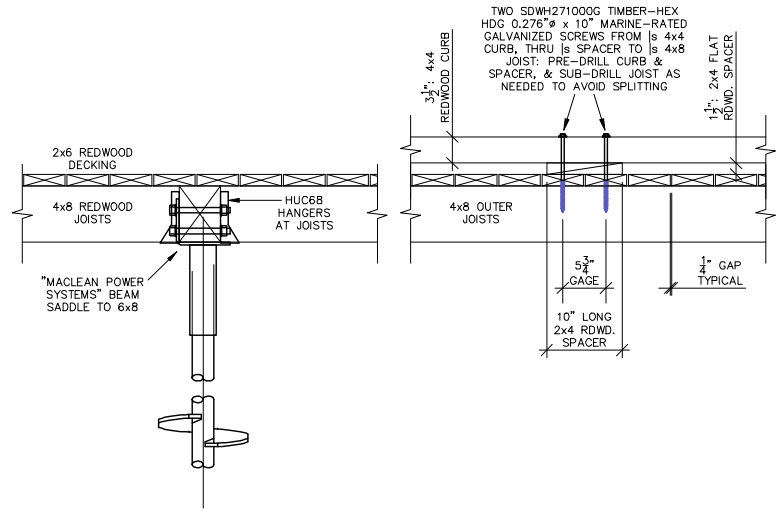


Attachment 3



ALL REDWOOD SHALL BE CONSTRUCTION HEART OR BETTER





BOARDWALK CONNECTIONS DETAILS

SCALE: 1" = 10'

BID ADDITIVE

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NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS

CITY OF CARMEL-BY-THE SEA, CALIFORNIA

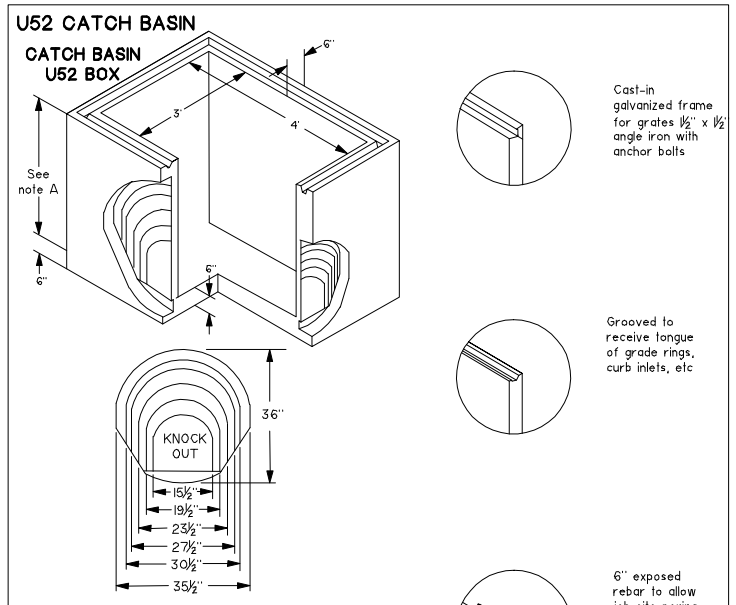
REGISTERED PROFESSIONAL ENGINEER SHERMAN W. LOW No. 29411 EXP. 3-31-23 CIVIL STATE OF CALIFORNIA

W.O. 8464 AUGUST 2022 SCALE: 1"=10'

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U52 CATCH BASIN



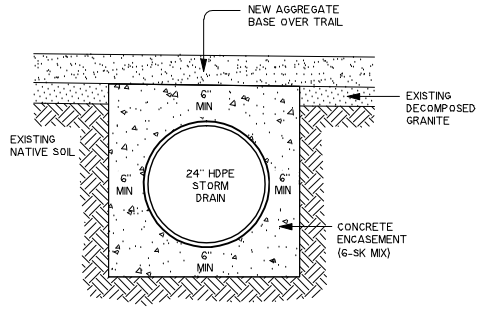
Note A height is per job spedification

- Knock-Outs available in grade rings and catch basins
- Opening, locations, and sizes to job specifications
- Whit or without bottom
- Progressive webbed knock-outs provide maximum flexibility, permitting pipe of any size to be neatly and quickly grouted in at jobsite
- Standard grade rings available in 6" increments up to 4' high
- All reinforcing steel meets ASTM specifications as required

OldcastlePrecast Enclosure Solutions MADERA/TRACY/ROSEVILLE/PHOENIX Phone (800) 486-7070 Fax (800) 486-6804 Copyright © 2009 Oldcastle Precast Inc	**U52 CATCH BASIN** FILE NAME U52-ISO ISUE DATE January, 2009 WWW oldcastleprecast.com	**U52 CATCH BASIN** **3' X 4' W/6" WALLS** Christy

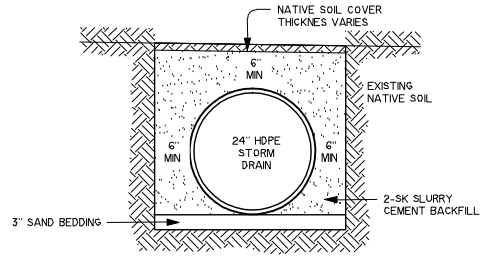
PROVIDE 1.5' DEEP X 2' WIDE CUT-OUT OPENINGS IN 4' WIDE SIDEWALLS (2 PLACES) FOR UPPER CATCH BASIN ONLY

GRATE TO BE U52-HT H20 TRAFFIC LOADING



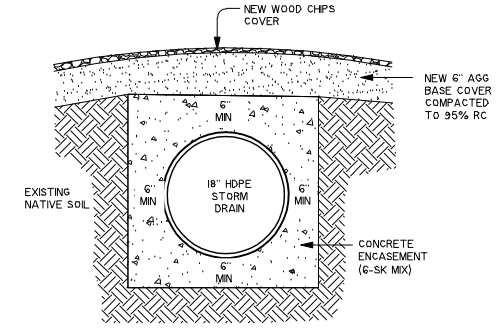
CONCRETE ENCASEMENT STORM DRAIN TRENCH DETAIL ACROSS SERRA TRAIL ONLY

NO SCALE



STORM DRAIN TRENCH DETAIL

NO SCALE



CONCRETE ENCASEMENT STORM DRAIN TRENCH DETAIL ACROSS WILLOW TRAIL ONLY

NO SCALE

Attachment 3

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NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS

CITY OF CARMEL-BY-THE SEA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHERMAN W. LOW No. 29411 EXP. 9-31-23 CIVIL STATE OF CALIFORNIA

W.O. 8464 AUGUST 2022 SCALE: NONE

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DUDEK
725 FRONT STREET, SUITE 400
SANTA CRUZ, CALIFORNIA 95060
T 831.600.1400 F 831.600.1401

MEMORANDUM

To:	Agnes Martelet, CPSWQ, QSD, Environmental Compliance Manager City of Carmel-by-the-Sea
From:	Matt Ricketts, Kelsey Higney
Subject:	Carmel Mission Trail Nature Preserve Biological Reconnaissance
Date:	August 26, 2022
cc:	Stephanie Strelow
Attachment(s):	A. Figures (1–Project Location; Figure 2-Monterey Dusky-footed Woodrat House Locations) B. Project Plans C. Special-Status Plant and Wildlife Species Evaluated for Potential to Occur

1 Introduction

This technical memorandum (memo) summarizes the results of a biological resources assessment conducted by Dudek for the proposed Mission Trail Nature Preserve (Preserve) Drainage Improvements Project (project) in the in the City of Carmel-by-the-Sea, Monterey County, California. For the purposes of this memorandum, the *project site* refers to the area that would be physically affected by construction activities associated with the proposed project (including temporary disturbance) and the location of permanent structures. The project site also includes all staging areas. The project site contains a perennial stream feature that flows along the preserve boundary to the Carmel River. Elevation at the site ranges from approximately 18–80 feet above mean sea level (AMSL). The purpose of the assessment was to document existing biological resources on and in the vicinity of the project site and identify potential project impacts on such resources.

2 Location and Project Description

The Preserve is located near the southeastern edge of the City (see Figure 1 in Attachment A) within the coastal zone. The southern border of the Preserve borders Rio Road across from the Carmel Mission and approximately 0.25 miles north of the Carmel River. The northern tip of the parkland extends into the wooded neighborhoods of Carmel near the Highway 1 corridor.

The proposed Project consists of four minor drainage improvements located at four locations within approximately 800 feet of the Rio Road entrance; the 95% engineering design plans are included in Attachment B.

Park Entrance. The park entrance is reported to experience local flooding during winter months. At present, runoff enters this area from four sources, including two roadside ditches that run along Serra Trail, an asphalt swale discharging from Rio Road, and as ponded or sheet runoff from the depressed area to the north of the Serra Trail. A portion of the area is drained by an 18-inch diameter high-density polyethylene (HDPE) pipe that starts on the northwest side of the road and discharges to a shallow and discontinuous grass lined swale that drains to an unnamed drainage. The existing pipe and catch basin will be removed. A new 24-inch HDPE pipe would be installed from a new catch basin at the unnamed drainage west of Sierra Trail, over a distance of approximately 105 linear feet, to discharge into the perennial creek. Rock rip-rap would be installed at the discharge point. Approximately 20 feet of an existing drainage channel would be regraded to remove accumulated sediment, and 20 linear feet of an 18-inch diameter HDPE pipe would be installed to connect to the new primary storm drain.

Pedestrian Boardwalk. A new 4-foot 8-inch wide redwood boardwalk would be installed for a distance of 85 feet on Willow Trail, west of Serra Trail. This existing unimproved trail segment is reported to experience seasonal flooding and can remain wet and muddy into summer months under existing conditions. The proposed boardwalk would be supported by two rows of 10 3.5-inch diameter, helical piles set at 8-foot 6-inch longitudinal intervals. The redwood deck would be placed on top of beams installed across each pair of helical piles, approximately 1 foot above ground level. Approximately 30 feet of the trail immediately west of Serra Trail would be restored to a 5-foot width with placement of 4 inches of decomposed granite on the surface.

Tributary Crossing. At the Serra Trail's intersection with Willow Trail approximately 800 feet north of the Rio Road entrance, 30 feet of 18-inch diameter HDPE pipe will be installed under Willow Trail with regrading of approximately 20 linear feet of an existing drainage swale on the west side of Serra Trail. This drainage swale, which flows from the north, would be regarded to a depth of 12-18 inches and a width of 18-24 inches. The swale would be directed to divert drainage into an existing low area approximately 90 feet south of the Serra Trail junction with Willow Trail. The length of diverted swale is approximately 25 feet long and 18 inches wide and deep.

Trail Junction. Approximately 80 feet west of the above improvement, a rock-lined swale extends across Willow Trail that conveys upstream urban runoff into the unnamed drainage west of Serra Trail. The existing rock-lined swale is proposed to be restored by creating an approximate 10-foot wide, 15-foot long rock-lined concrete swale. A small, approximately 700-square foot area adjacent north of the re-created swale would be regraded to improve drainage flow. Approximately 30 linear feet of the trail north of the swale would be raised and covered with wood chips.

In addition, the Serra Trail from Rio Road to the Willow Trail will be regraded and improved with the addition of 6 inches of decomposed granite aggregate base rock to provide an improved surface for City maintenance and emergency vehicles and reduce seasonal flooding of the trail. No trees would be removed to accommodate the proposed improvements.

Construction is expected to take 2 months or less in August and September 2023. Best Management Practices (BMPs) will implemented during construction to prevent or minimize the discharge of pollutants directly or indirectly into onsite drainages and to protect environmentally sensitive areas from inadvertent during

construction. The BMPs include erosion control measures, as well as measures to require storage of equipment and hazardous materials in areas removed from existing drainages. The Project BMPs include:

1. Preserve and protect existing vegetation and habitat areas not within construction zone with use of protective fencing around large trees and at outer edge of construction area to prevent equipment and workers from inadvertently entering or damaging areas not planned for construction, including exclusion fencing to protect Monterey dusky-footed woodrat houses within a 10-foot buffer of the work zone as determined by a qualified biologist.

2. Implement erosion control best management practices including, not limited to, (1) installation of silt fences, fiber or straw rolls, and/or bales along limits of work/construction areas and from the edge of the existing water course; (2) covering of stockpiled spoils; (3) revegetation and physical stabilization of disturbed graded and staging areas; and (4) sediment control including fencing, dams, barriers, berms, traps, and associated basins.

3. Provide stockpile containment and exposed soil stabilization (e.g., Visqueen plastic sheeting, fiber or straw rolls, gravel bags, and/or hydroseed).

4. Minimize potential for hazardous spills from heavy equipment by not storing equipment or fueling within a minimum of 65 feet of any jurisdictional aquatic resource unless approved by permitting agencies along with implementation of additional spill prevention methods such as secondary containment and inspection.

5. Ensure that appropriate measures are taken to prevent gas, oil, or any other substances that could be hazardous to aquatic life or pollute habitat from contaminating the soil or entering jurisdictional aquatic resources by storing these types of materials within an established containment area. Vehicles and equipment will have spill kits available, be checked daily for leaks, and will be properly maintained to prevent contamination of soil or water from external grease and oil or from leaking hydraulic fluid, fuel, oil, and grease. Any gas, oil, or other substance that could be considered hazardous shall be stored in water-tight containers with secondary containment. Emergency spill kits shall be on site at all times.

6. Prevent equipment fluid leaks through daily equipment inspections.

7. Implement proper waste/trash management.

8. Minimize disturbance of riparian vegetation to the maximum extent feasible when working in or adjacent to an active stream channel. Restore all temporarily disturbed riparian vegetation areas by replanting using a seed mix and/or stem-cuttings appropriate for the site's soils and hydrology.

9. Any unrecorded archaeological resources (sites, features, and/or artifacts) exposed during construction are subject to protection and consideration under CEQA and the California Public Resources Code (PRC) as well as Section 106 of the National Historic Preservation Act (NHPA) as detailed in the Code of Federal Regulations (CFR). The CEQA Guidelines Section 15064.5(f) specifically addresses provisions the City of Carmel-by-the-Sea will make regarding accidental discovery of historical or unique archaeological resources during construction.

3 Methods

This section summarizes Dudek's methods for compiling information on biological resources in the project vicinity and documenting existing habitat conditions in the field. The literature review focused on identifying special-status species occurrences in the project vicinity. For this memo, special-status species are defined as plant or wildlife species or subspecies that are listed, proposed for listing, or candidates for listing as threatened or endangered under the federal Endangered Species Act (FESA); listed or candidates for listing as threatened or endangered under the California Endangered Species Act (CESA); designated by the California Department of Fish and Wildlife (CDFW) as a California Species of Special Concern (SSC); designated as a fully protected species under Sections 3511, 4700, 5050, and 5515 the California Fish and Game Code; and/or assigned a California Rare Plant Rank of 1 or 2 by the California Native Plant Society (CNPS).

3.1 Literature Review

To identify special-status species present or potentially present in the project vicinity, Dudek queried the CDFW California Natural Diversity Database (CNDDB) (CDFW 2022), the USFWS Information for Planning and Consultation (IPaC) database (USFWS 2022) and CNPS Inventory of Rare and Endangered Plants of California (CNPS 2022a). The CNDDB and CNPS database queries included all special-status plant and wildlife occurrences within the four nearest U.S. Geological Survey 7.5-minute quadrangles: Monterey (3612158), Mt. Carmel (3612147), Seaside (3612157), and Soberanos Point (3612148). Results of the database queries are provided in Attachment C.

3.2 Field Reconnaissance

Dudek biologist Kelsey Higney conducted a reconnaissance-level survey of the project site on May 5, 2022. The purpose of the reconnaissance was to document existing vegetation and habitat conditions and evaluate habitat suitability for special-status species. Observations of dominant vegetation communities, wildlife species, and habitat features were recorded using binoculars, digital data collection tools (ESRI Field Maps), and a field notebook.

4 Results

4.1 Vegetation Communities

One vegetation community was observed on the project site. Detailed vegetation mapping in accordance with the Manual of California Vegetation (Sawyer et al. 2009) was beyond the scope of this study. The below description is adapted from vegetation mapping conducted for a baseline biological assessment of the Preserve in 2015 (Nedeff 2016).

Central Coast Arroyo Willow Riparian Forest

A riparian vegetation community characterizes the entire project site in the southwestern section of the Preserve. Dominant tree species include willow (*Salix* sp.) species and black cottonwood (*Populus trichocarpa*). The

understory is composed of dense vegetation including shrubs, rushes, sedges, and herbaceous plants. Dominant species include poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus usrinus*), and western red dogwood (*Cornus sericea*). Using Holland (1986) classification terminology formerly used by CDFW, Nedeff (2016) classified this community as Central Coast arroyo willow riparian forest (CDFW Code *61.201.01).

4.2 Wildlife Habitat

The project site provides a dense riparian cover and multi-tiered canopy which creates habitat for a range of native wildlife in the region adapted to forest/woodland and riparian habitats. Twenty (20) bird species were observed on the project site during Dudek's May 5 field reconnaissance survey. Most of these species are expected to breed on or near the site. Monterey dusky-footed woodrat (*Neotoma fuscipes*) nests/houses were observed during the Dudek reconnaissance survey as well as the Nedeff (2016) baseline biological assessment survey.

4.3 Sensitive or Regulated Resources

4.3.1 Special-Status Plant Species

A total of 47 special-status plant species have been documented in the project vicinity based on the database queries described in Section 3.1 (Attachment C). Of these, twelve (12) California Rare Plant Rank (CRPR) 1B species were identified as having moderate or high potential to occur on the Preserve: Hickman's onion (*Allium hickmanii*), Hooker's manzanita (*Arctostaphylos hookeri ssp. hookier*), Jolon clarkia (*Clarkia jollines*s), Hutchinson's larkspur (*Delphinium hutchinsoniae*), Gowen cypress (*Hesperocyparis goveniana*), Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), Yeadon's rein orchid (*Piperia yadonii*), Hickman's cinquefoil (*Potentilla hickmanii*), pine rose (*Rosa pinetorum*), Pacific Grove clover (*Trifolium polyodont*), Monterey clover (*Trifolium trichocalyx*). Hickman's onion, Hooker's manzanita, and Yeadon's rein orchid were detected during botanical surveys of the Preserve in 2015 (Nedeff 2016), but are not expected to occur on the project site due to the lack of scrub, upland forest, and/or native grassland habitat. Jolon clarkia (*Clarkia jolonensis*; CRPR 1B.2) occurs in riparian woodland habitats but was not observed during 2016 botanical surveys of the Preserve nor during Dudek's May 2022 field reconnaissance. This species has very low potential to occur on the project site due to poor habitat quality from abundant non-native invasive plant cover (Nedeff 2016). The remaining species in Attachment C are not expected to occur based on habitat or soil requirements that are not present at the project site, or are considered extirpated from the region.

4.3.2 Special-Status Wildlife Species

A total of 28 special-status wildlife species have been documented in the project vicinity based on the database queries described in Section 3.1 (Attachment C). Of these, four species have been identified as having moderate or high potential to occur within or adjacent to the project site: California newt (*Taricha torosa*), yellow warbler (*Setophaga petechia*), monarch butterfly (*Danaus plexippus*), and Monterey dusky-footed woodrat (*Neotoma macrotis luciana*). Yellow warbler and Monterey dusky-footed woodrat houses were observed during the Dudek reconnaissance survey. California red-legged frog (*Rana draytonii*) is not expected to occur on the project site due to lack of suitable habitat, but has designated critical habitat within the vicinity, and thus it is discussed in this section. The remaining 24 species are not expected to occur based on the lack of habitat or because the project region is outside their known geographic range.

Yellow Warbler (BCC, SSC)

Yellow warbler is an early season migrant to California and commonly breeds along the Central Coast. The riparian habitat on site provides suitable nesting habitat for the species. A single male yellow warbler was observed foraging within a willow stand at the southern junction of the Serra Trail and the Willow Trail. It is possible the individual observed could have nested within the project area. This potential for nesting is based on the presence of dense willow thicket which is a common indicator of nesting habitat for the species. No nesting behavior or pair activity was observed during the May 5 survey.

Monterey dusky-footed woodrat (SSC)

The Monterey dusky-footed woodrat is the subspecies of dusky-footed woodrat occurring in coastal central California and is considered a California Species of Special Concern (SSC). The species inhabits densely vegetated areas, often associated with California oak woodland as well as riparian willow habitats such as that present on site (English 1923). During the daytime, presence can be observed through detection of large nests, or "houses," of woody debris. Several such houses were observed by Nedeff (2016) during the 2015 survey as well as by Dudek on May 5, 2022, when two woodrat nests adjacent to the Willow Trail near the proposed boardwalk location (Figure 2 in Attachment A). Due to the hidden nature of woodrat nests within the riparian thicket, it is expected that additional woodrat houses may be potentially present in the Preserve and were not detected during the reconnaissance survey, which focused on determining presence in the immediate work area for signs visible from the established trail

Monarch Butterfly (FC, SSC)

The monarch butterfly is considered a California SSC and is a candidate for Federal Endangered Species Act listing. Monarch was not detected during the May 5 Dudek reconnaissance survey. Winter roosting sites for the monarch commonly occur in large trees between October and March. Some suitable trees appear to be present on the project site such as a large Monterey pine (*Pinus radiata*) near the junction of the Willow Trail and Serra Trail, as well as multiple planted coast redwoods (*Sequoia sempervirens*) throughout the project area. Surveys conducted during winter roosting months would be required to adequately assess presence of the species within the project site.

Coast Range Newt, Southern Populations (SSC)

Coast range newt (*Taricha torosa*) populations from the Salinas River south have been designated as a state SSC due to documented extirpations and reductions in density of remaining populations in southern California (Thomson et al. 2016). It is primarily terrestrial and utilizes aquatic sites for breeding. The riparian habitat within the project site provides upland refugia and potential breeding habitat occurs in the stream that flows through the Preserve and is directly adjacent to the project site at the proposed storm drain outlet south of the Doolittle Trail pedestrian wood bridge (see Sheet 2 in Attachment B). No coast range newts or signs of reproduction such as egg masses were observed during the May 5 reconnaissance survey, however.

California red-legged Frog (FT, SSC)

California red-legged frog is federally listed as threatened under the FESA (FR 61 25813 et seq.) and is a California SSC. It is endemic to California and Baja California, Mexico, and has been extirpated from 70 percent of its former

range. It now occurs primarily in coastal drainages of central California from Marin County south to northern Baja California, Mexico, and in isolated drainages in the Sierra Nevada, northern Coast, and northern Transverse Ranges. Like most amphibians, California red-legged frogs require aquatic habitats for breeding and adjacent riparian and upland habitats for movement and dispersal. Breeding sites include pools and backwaters within streams and creeks, ponds, marshes, springs, sag ponds, dune ponds, lagoons, and artificial impoundments such as stock ponds.

California red-legged frog is not expected to occur on the project site. There are no ponds or freshwater wetlands suitable for breeding in the project site. The species is known to use deep pools as non-breeding aquatic habitat during summer months, however there are no deep pools present in the reach of the creek within the project site. This species has been observed in or near the Carmel River, approximately 0.4 miles southeast and 0.6 miles southwest of the project site (CDFW 2022; Occ. No. 472 and 1107), but the most recent occurrence is from July 2003. Even if California red-legged frogs were still present at these sites, they would be unable to disperse to the project site due to the urban nature surrounding the Preserve.

The project site falls within Unit MNT-2 (Carmel River) of USFWS designated critical habitat for California red-legged frog (75 FR 12816–12959) but the project site does not support any of the four primary constituent elements (PCE) of critical habitat: aquatic breeding habitat, aquatic non-breeding habitat, upland habitat, and dispersal habitat. As explained above, aquatic breeding and non-breeding habitat are absent from the site. Upland habitat is defined as "upland areas adjacent to or surrounding breeding and non-breeding aquatic and riparian habitat up to a distance of 1 mile in most cases," and dispersal habitat is defined as "accessible upland or riparian habitat within and between occupied or previously occupied sites that are located within 1 mile of each other, and that support movement between such sites." Riparian vegetation on the project site would provide suitable upland (PCE 3) and dispersal (PCE 4) habitat for red-legged frogs **if** it occurred adjacent to suitable aquatic habitat or was accessible to such habitat, but because the site lacks aquatic habitat and is isolated from such habitat by development, it lacks these PCEs.

4.3.3 Nesting and Migratory Birds

All native birds in California are protected by the federal Migratory Bird Treaty Act (MBTA) of 1918 and Sections 3503 and 3503.5 of the California Fish and Game Code which respectively protect active nests and eggs of any bird and individuals and nests/eggs of raptors. The trees and shrubs within and adjacent to the project site provide suitable nesting habitat for a number of native local and migratory bird species including year-round resident Bewick's wren (*Thryomanes bewickii*) and spotted towhee (*Pipilo maculatus*), as well as migratory species such as Pacific-slope flycatcher (*Empidonax difficilis*) and Wilson's warbler (*Cardellina pusilla*).

4.3.4 Sensitive Vegetation Communities

Sensitive natural communities are vegetation communities that are of limited distribution statewide or within a county or region. A list of sensitive natural communities in California is maintained by CDFW (2021) based on rarity of and threats to these communities in California. Impacts on high-quality occurrences of sensitive natural communities are typically considered significant under the California Environmental Quality Act (CEQA).

Using current statewide vegetation classification terminology (CNPS 2022b), the Central Coast arroyo willow riparian forest occurring throughout the project site falls within the *Salix lasiolepis* Shrubland Alliance (arroyo willow thickets) (CDFW CA Code 61.201.00), which is considered a sensitive natural community by CDFW (2021).

4.3.5 Jurisdictional Aquatic Resources

Dudek has scoped an official aquatic resources delineation to assess whether features present within the project site meet any of the following criteria:

- Waters of the United States, including wetlands, under the jurisdiction of the U.S. Army Corps of Engineers (ACOE) pursuant to Section 404 of the federal Clean Water Act.
- Waters of the State under the jurisdiction of the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act.
- Ephemeral, intermittent, and perennial watercourses and lakes and existing fish and wildlife resources associated with these features under CDFW jurisdiction pursuant to Section 1602 of the California Fish and Game Code (CFGC). In practice, CDFW-jurisdictional limits typically extend to the top of a stream or lake bank or to the outer dripline of riparian vegetation, if present.

Since the entire project site supports a riparian vegetation community, it likely falls under CDFW jurisdiction pursuant to Section 1602 of the CFGC. The creek and drainage channels are expected to fall under ACOE and RWQCB jurisdiction as waters of the United States and State. The formal Aquatic Resources Delineation Report (ARDR) will clarify the extent of each agency's jurisdiction and will be submitted to the City of Carmel-by-the-Sea following the field delineation.

5 Impact Analysis

This section identifies biological resources present or potentially present on the project site that could potentially be affected by the project. Implementation of the BMPs in Section 2 is expected to avoid significant impacts.

Yellow Warbler and Other Nesting and Migratory Birds

The project site provides nesting habitat for a variety of riparian and forest/woodland birds, including yellow warbler. Nesting season is typically defined by CDFW as February 1–August 31, with peak activity between April and June. Project activities are planned to occur in late August and September, which would be at the end or outside of the nesting season. In addition, the project would not remove any trees. Therefore, the project would have no impact on nesting yellow warblers and other nesting and migratory birds. Changes to the project description (i.e., removal of riparian vegetation during the nesting season) would require the addition of a pre-construction nesting bird survey to fully avoid significant impacts and comply with federal and state regulations.

Monterey Dusky-footed Woodrat

The project site contains nesting habitat and two known houses for the Monterey dusky-footed woodrat. Implementation of BMP No. 1 requiring identification and protection of woodrat houses prior to and during construction would avoid significant impacts where work is anticipated to occur closest to woodrat nesting habitat.

Coast Range Newt

The project site contains potential habitat for coast range newt including aquatic breeding habitat within the slow-moving perennial creek that runs adjacent to the Doolittle trail where pipe and rip-rap rock are proposed for installation. Implementation of BMPs during construction to protect aquatic resources associated with this species' habitat would avoid significant impacts.

Monarch Butterfly (Overwintering)

The Preserve contains potential winter roosting habitat for the monarch butterfly but known wintering sites are outside the project site (Nedeff 2016). In addition, the project will be conducted outside the monarch wintering season. Therefore, the project as currently proposed would have no impact on this species.

Riparian Vegetation

The arroyo willow-dominated riparian community occurring throughout the project site is considered a sensitive vegetation community by CDFW (2021) and may also fall under CDFW jurisdiction under Section 1602 of the California Fish and Game Code. Minimal vegetation is expected to be removed during work-related activities, however, and Project BMPs include revegetation of disturbed areas with suitable native plant species. Given the limited area of disturbance and proposed BMPs, the Project is expected to have a less-than-significant impact on riparian vegetation

6 References

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Attachment A
Figures

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SOURCE: Bing Maps; Monterey County

DUDEK

0 185 370 Feet

FIGURE 1

Project Location

Mission Trail Nature Preserve Drainage Improvement Project



SOURCE: Bing Maps; Monterey County

DUDEK

0 100 200 Feet

FIGURE 2

Special-Status Species Habitat Observations

Mission Trail Nature Preserve Drainage Improvement Project

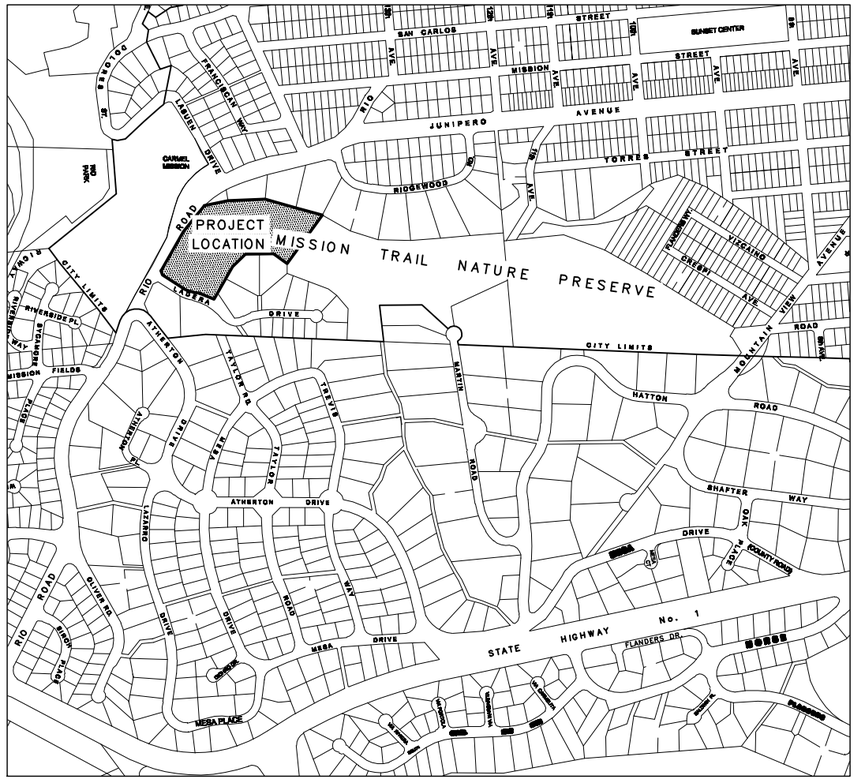
Attachment B
Project Plans

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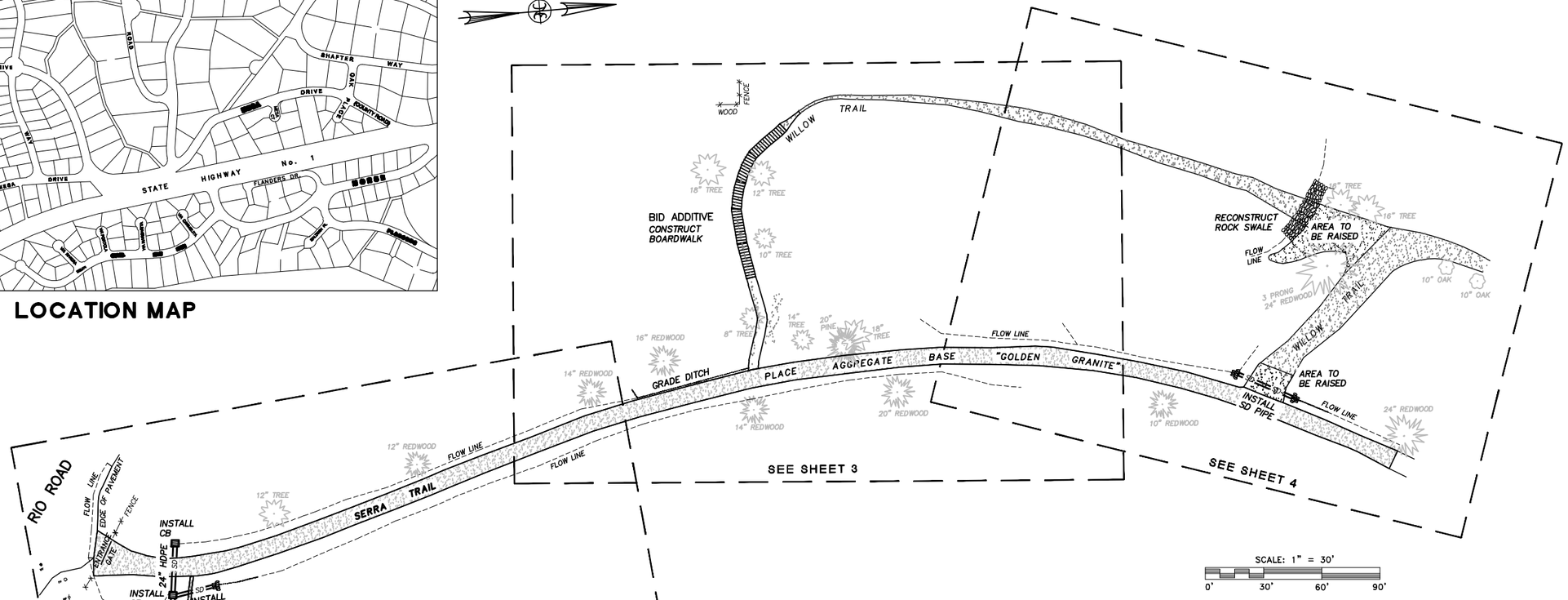
Attachment 4

CITY OF CARMEL-BY-THE-SEA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS



LOCATION MAP



Know what's below. Call before you dig.

APPROVED FOR CONSTRUCTION:

Robert M. Harary, P.E.
Public Works Director

Date

REGISTERED PROFESSIONAL ENGINEER SHERMAN W. LEE No. 29411 EXP. 3-31-23 CIVIL STATE OF CALIFORNIA

95% SUBMITTAL

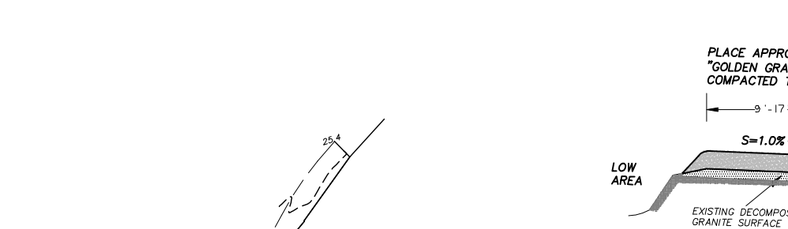
PREPARED BY:

NEILL ENGINEERS CORP.
CARMEL, CALIFORNIA

Registered Civil Engineer No. 29411 Date

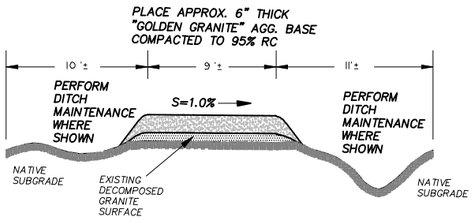
W.O. 8464

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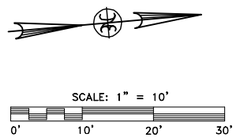
SERRA TRAIL
TYPICAL CROSS SECTION
STA 10+00 TO STA 10+70

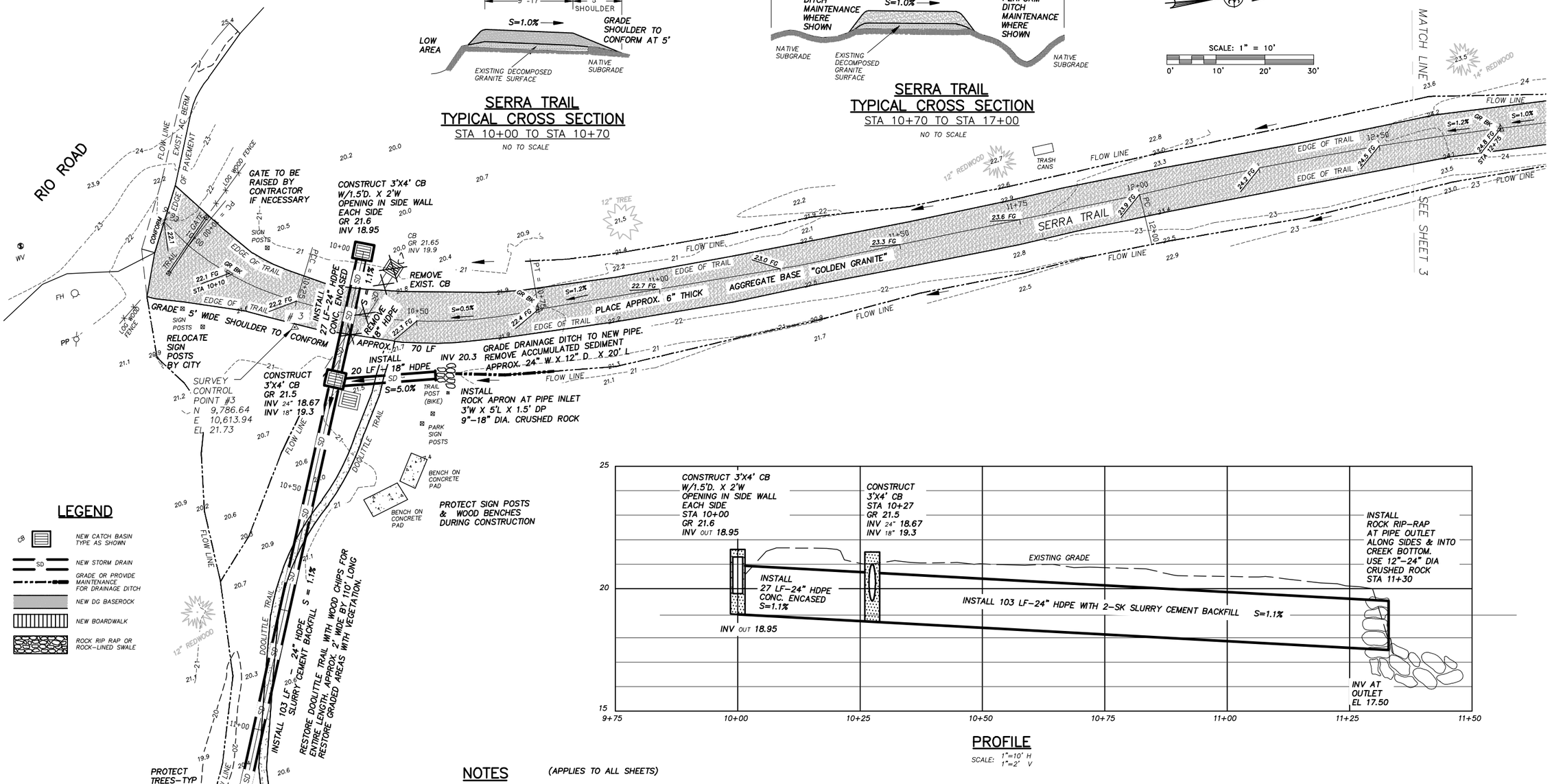
NO TO SCALE



SERRA TRAIL
TYPICAL CROSS SECTION
STA 10+70 TO STA 17+00

NO TO SCALE





LEGEND

- NEW CATCH BASIN TYPE AS SHOWN
- NEW STORM DRAIN
- GRADE OR PROVIDE MAINTENANCE FOR DRAINAGE DITCH
- NEW DG BASEROCK
- NEW BOARDWALK
- ROCK RIP RAP OR ROCK-LINED SWALE

PROFILE

SCALE: 1"=10' H, 1"=2' V

NOTES (APPLIES TO ALL SHEETS)

1. STORM DRAIN TO BE ADS N12 OR EQUAL STORM DRAIN PIPE.
2. DRAINAGE INLET TO BE "OLDCASTLE" OR EQUAL 3'X4' I.D. U52 CATCH BASIN WITH POURED BOTTOM AND SIDE CUT-OUTS WHERE SPECIFIED. GRATE TO BE U52-HT H20 TRAFFIC LOADING.
3. AGGREGATE BASE SHALL BE CALTRANS CLASS 2, "GOLDEN GRANITE" COLOR MATERIAL COMPACTED TO 95% R.C.
4. AGGREGATE BASE FOR SERRA TRAIL SHALL BE GRADED TO THE FINISHED GRADES AND CROSS-SECTIONS SHOWN.
5. ALL WOOD CHIPS TO BE PROVIDED BY THE CITY.
6. PROTECT ALL TREES AND VEGETATION UNLESS OTHERWISE SHOWN.
7. RESTORE ALL GRADED AREAS WITH VEGETATION.

811 Know what's below. Call before you dig.

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NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS

CITY OF CARMEL-BY-THE SEA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER HERMAN W. LOH No. 29411 EXP. 3-31-23 CIVIL STATE OF CALIFORNIA

W.O. 8464 FEBRUARY 2022 SCALE: 1"=10'

Y:\PROJECTS\dwg\CARMEL\CITY OF CARMEL\8464 MISSION TRAIL PARK\8464 MISSION TRAIL PARK\dwg\8464 MissionTrail Park.dwg 7-20-22 02:39:58 PM

Attachment 4

SCALE: 1" = 10'

0' 10' 20' 30'

BID ADDITIVE

PLACE 4" MIN THICK "GOLDEN GRANITE" SURFACE OVER WILLOW TRAIL TO TRANSITION TO BOARDWALK

BID ADDITIVE

CONSTRUCT BOARDWALK 4'-8" WIDE X APPROX. 85' LONG WITH REDWOOD DECKING

BID ADDITIVE

RESTORE TRAIL WITH 4" MIN. THICK "GOLDEN GRANITE" SURFACE 5' WIDE BY 50' LONG

PROTECT ALL TREES-TYP

CONFORM TO BOARDWALK

CONFORM TO BOARDWALK

PROTECT ALL TREES-TYP

10' WIDE SANITARY SEWER EASEMENT

10' WIDE SANITARY SEWER EASEMENT

WOOD FENCE

APPROX. PROPERTY LINE

N 6° 00' E

APPROX. PROPERTY LINE

N 20° 22' E

WILLOW TRAIL

WOOD STEPS

LOT 13

LOT 12

SSMH

SEE SHEET 4

SEE SHEET 2

MATCH LINE

MATCH LINE

SERRA TRAIL

EDGE OF TRAIL

FLOW LINE

PLACE APPROX. 6" THICK AGGREGATE BASE

"GOLDEN GRANITE"

TRAIL POST

SURVEY CONTROL POINT #446
N 10,124.38
E 10,525.02
EL 25.41

GRADE DITCH TO DIVERT DRAINAGE INTO LOW AREA
18" W X 18" D X 25' L

REMOVE EXISTING CULVERT

18" TREE
12" TREE
10" TREE
8" TREE
14" TREE
18" TREE
20" PINE
16" REDWOOD
14" REDWOOD
20" REDWOOD
14" REDWOOD

ALL REDWOOD TO BE CONSTRUCTION HEART GRADE

2X6 REDWOOD DECKING (1½"X5½") CONSTRUCTION HEART

4X4 REDWOOD CURB EDGE (3½"X3½")

2X10 REDWOOD JOISTS (1½"X9½")

6X8 REDWOOD BEAM (5½"X7½")

"MACLEAN POWER SYSTEMS" BEAM SADDLE FOR 6"X8" ON P.35 PILE OR EQUAL

4½" O.D. (0.237 WALL)

GROUND

"MACLEAN DIXIE HFS" P.35 HELICAL PILES OR EQUAL

3½" O.D. (0.216 WALL)

10' DEPTH

P35 HELICAL PILES AT 8'-6" O.C. MAX LONGITUDINAL SPAN

8'-6" MAX

BOARDWALK LONGITUDINAL SECTION

NO SCALE

CONSTRUCT BOARDWALK 4'-8" WIDE X APPROX. 105' LONG WITH REDWOOD DECKING

4'-8"

4X4 REDWOOD CURB EDGE (3½"X3½") TYP.

2X6 REDWOOD DECKING (1½"X5½")

(3)-2X10 REDWOOD JOISTS (1½"X9½")

2'8" 2'8"

6X8 REDWOOD BEAM (5½"X7½")

"MACLEAN POWER SYSTEMS" BEAM SADDLE FOR 6"X8" ON P.35 PILE OR EQUAL

ALL REDWOOD TO BE CONSTRUCTION HEART GRADE

4½" O.D. (0.237 WALL)

GROUND

"MACLEAN DIXIE HFS" P.35 HELICAL PILES OR EQUAL

3½" O.D. (0.216 WALL)

10' DEPTH

BOARDWALK CROSS SECTION

NO SCALE

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MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS

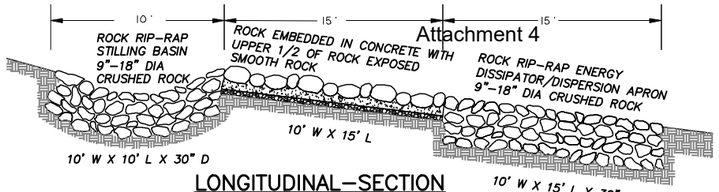
CITY OF CARMEL-BY-THE SEA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEERS SHERMAN F. LOH No. 29411 EXP. 3-31-23 CIVIL STATE OF CALIFORNIA

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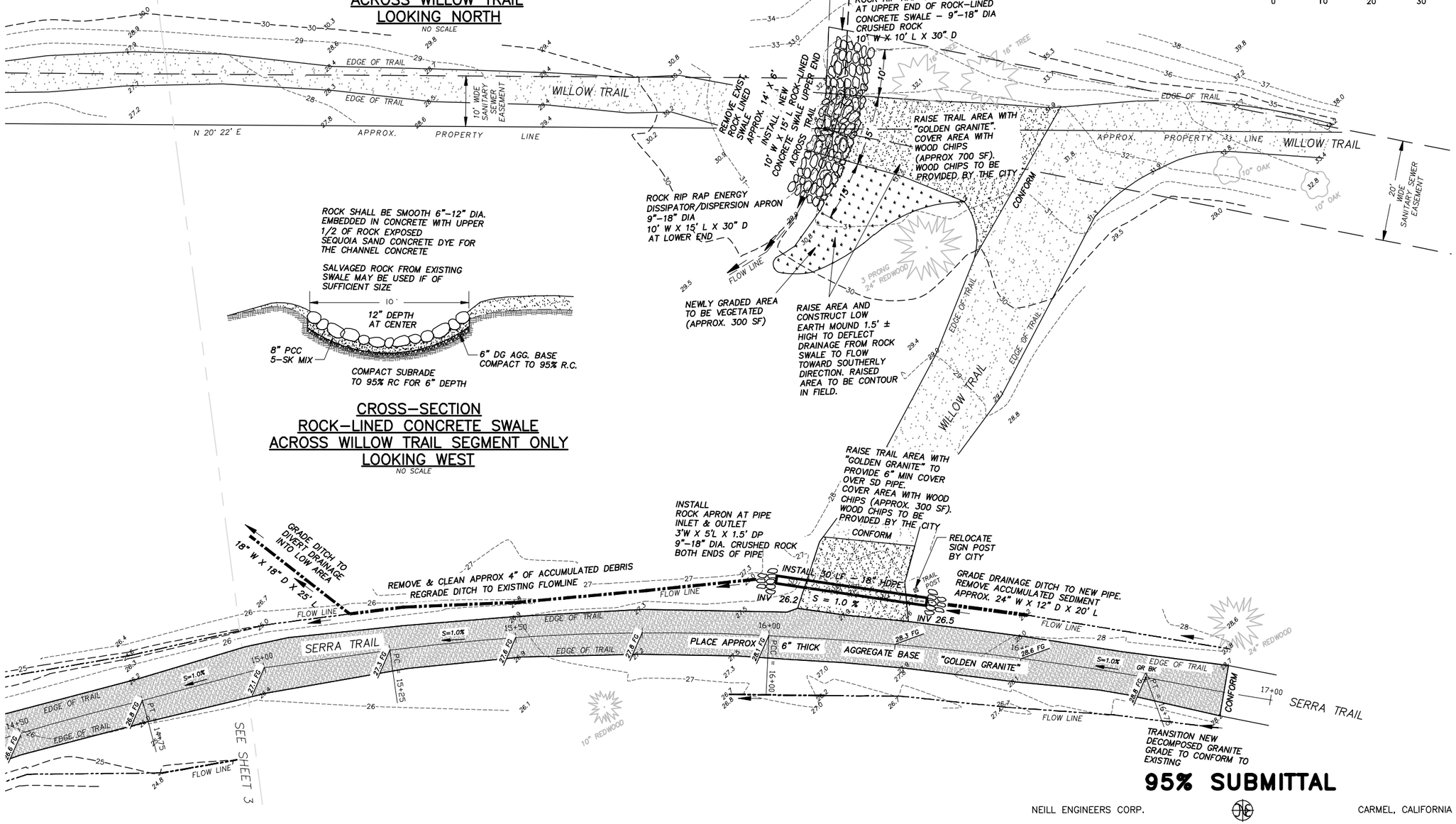
W.O. 8464 FEBRUARY 2022 SCALE: 1"=10'

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LONGITUDINAL-SECTION ROCK-LINED SWALE ACROSS WILLOW TRAIL LOOKING NORTH

NO SCALE



CROSS-SECTION ROCK-LINED CONCRETE SWALE ACROSS WILLOW TRAIL SEGMENT ONLY LOOKING WEST

NO SCALE

SCALE: 1" = 10'

0' 10' 20' 30'

811 Know what's below. Call before you dig.

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95% SUBMITTAL

NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS

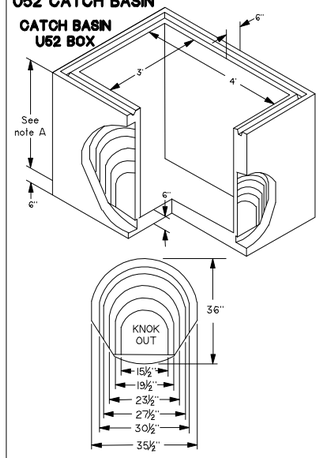
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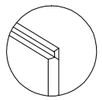
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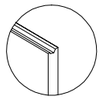
Attachment 4

U52 CATCH BASIN

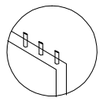




Cast-in galvanized frame for grates ½" x ½" angle iron with anchor bolts



Grooved to receive tongue of grade rings, curb inlets, etc



6" exposed rebar to allow job site poring of special curb shapes at grade level, etc

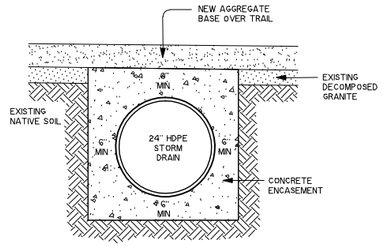
Note A height is per job spedification

- Knock-Outs available in grade rings and catch basins
- Opening, locations, and sizes to job specifications
- Whit or without bottom
- Progressive webbed knock-outs provide maximum flexibility, permitting pipe of any size to be neatly and quickly grouted in at jobsite
- Standard grade rings available in 6" increments up to 4' high
- All reinforcing steel meets ASTM specifications as required

OldcastlePrecast Enclosure Solutions	U52 CATCH BASIN	U52 CATCH BASIN 3' X 4' W/6" WALLS
MADERA/TRACY/ROSEVILLE/PHOENIX Phone (800) 486-7070 Fax (800) 486-6804	FILE NAME U52-ISO	Christy
Copyright © 2009 Oldcastle Precast Inc	ISUE DATE January, 2009	
	WWW oldcastleprecast.com	

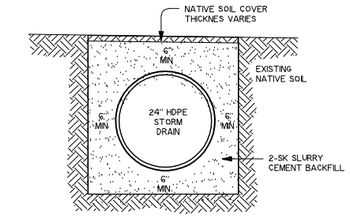
PROVIDE 15' DEEP X 2' WIDE CUT-OUT OPENINGS IN 4' WIDE SIDEWALLS (2 PLACES) FOR UPPER CATCH BASIN ONLY

GRATE TO BE U52-HT H20 TRAFFIC LOADING



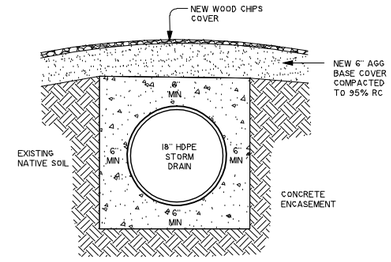
CONCRETE ENCASEMENT STORM DRAIN TRENCH DETAIL ACROSS SERRA TRAIL ONLY

NO SCALE



STORM DRAIN TRENCH DETAIL

NO SCALE



CONCRETE ENCASEMENT STORM DRAIN TRENCH DETAIL ACROSS WILLOW TRAIL ONLY

NO SCALE

811 Know what's below. Call before you dig.

95% SUBMITTAL

NEILL ENGINEERS CORP. CARMEL, CALIFORNIA

MISSION TRAIL NATURE PRESERVE DRAINAGE IMPROVEMENTS

CITY OF CARMEL-BY-THE SEA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHERMAN F. LOH No. 29411 EXP. 3-31-23 CIVIL STATE OF CALIFORNIA

W.O. 8464 FEBRUARY 2022 SCALE: NONE

Y:\PROJECTS\dwg\CARMEL\CITY OF CARMEL\8464 MISSION TRAIL PARK\8464 MISSION TRAIL PARK\dwg\8464 MissionTrail Park.dwg 7-20-22 02:37:53 PM

Attachment 4

Attachment C

Special Status Plant and Wildlife Species Evaluated for Potential to Occur

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Table C-1. Special-Status Plants Evaluated for Potential to Occur

Scientific Name	Common Name	Status (Federal/State/CRPR)
Allium hickmanii	Hickman's onion	None/None/1B.2
Arctostaphylos edmundsii	Little Sur manzanita	None/None/1B.2
Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	None/None/1B.2
Arctostaphylos montereyensis	Toro manzanita	None/None/1B.2
Arctostaphylos pajaroensis	Pajaro manzanita	None/None/1B.1
Arctostaphylos pumila	sandmat manzanita	None/None/1B.2
Arenaria paludicola	marsh sandwort	FE/SE/1B.1
Astragalus tener var. titi	coastal dunes milk-vetch	FE/SE/1B.1
Castilleja ambigua var. insalutata	pink Johnny-nip	None/None/1B.1
Centromadia parryi ssp. congdonii	Congdon's tarplant	None/None/1B.1
Chorizanthe minutiflora	Fort Ord spineflower	None/None/1B.2
Chorizanthe pungens var. pungens	Monterey spineflower	FT/None/1B.2
Clarkia jolonensis	Jolon clarkia	None/None/1B.2
Collinsia multicolor	San Francisco collinsia	None/None/1B.2
Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	None/SE/1B.1
Delphinium californicum ssp. interius	Hospital Canyon larkspur	None/None/1B.2
Delphinium hutchinsoniae	Hutchinson's larkspur	None/None/1B.2
Ericameria fasciculata	Eastwood's goldenbush	None/None/1B.1
Eriogonum nortonii	Pinnacles buckwheat	None/None/1B.3
Erysimum ammophilum	sand-loving wallflower	None/None/1B.2
Erysimum menziesii	Menzies' wallflower	FE/SE/1B.1
Fritillaria liliacea	fragrant fritillary	None/None/1B.2
Gilia tenuiflora ssp. arenaria	Monterey gilia	FE/ST/1B.2
Hesperocyparis goveniana	Gowen cypress	FT/None/1B.2
Hesperocyparis macrocarpa	Monterey cypress	None/None/1B.2

Scientific Name	Common Name	Status (Federal/State/CRPR)
Horkelia cuneata var. sericea	Kellogg's horkelia	None/None/1B.1
Lasthenia conjugens	Contra Costa goldfields	FE/None/1B.1
Layia carnosa	beach layia	FE/SE/1B.1
Lupinus tidestromii	Tidestrom's lupine	FE/SE/1B.1
Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	None/None/1B.2
Malacothrix saxatilis var. arachnoidea	Carmel Valley malacothrix	None/None/1B.2
Microseris paludosa	marsh microseris	None/None/1B.2
Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	None/None/1B.2
Monolopia gracilens	woodland woollythreads	None/None/1B.2
Pinus radiata	Monterey pine	None/None/1B.1
Piperia yadonii	Yadon's rein orchid	FE/None/1B.1
Plagiobothrys uncinatus	hooked popcornflower	None/None/1B.2
Potentilla hickmanii	Hickman's cinquefoil	FE/SE/1B.1
Ramalina thrausta	angel's hair lichen	None/None/2B.1
Rosa pinetorum	pine rose	None/None/1B.2
Stebbinsoseris decipiens	Santa Cruz microseris	None/None/1B.2
Sulcaria spiralifera	twisted horsehair lichen	None/None/1B.2
Tortula californica	California screw moss	None/None/1B.2
Trifolium buckwestiorum	Santa Cruz clover	None/None/1B.1
Trifolium hydrophilum	saline clover	None/None/1B.2
Trifolium polyodon	Pacific Grove clover	None/SR/1B.1
Trifolium trichocalyx	Monterey clover	FE/SE/1B.1

Sources: CDFW 2022, CNPS 2022, USFWS 2022

Status Legend:
FE: Federally listed as endangered
FT: Federally listed as threatened
SE: State listed as endangered
ST: State listed as threatened

CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere
CRPR 2B: Plants rare, threatened, or endangered in California but more common elsewhere

Table C-2. Special-Status Wildlife Evaluated for Potential to Occur

Scientific Name	Common Name	Status (Federal/ State)
Invertebrates		
Branchinecta lynchi	vernal pool fairy shrimp	FT/None
Danaus plexippus pop. 1	monarch	FC/None
Euphilotes enoptes smithi	Smith's blue butterfly	FE/None
Fishes		
Eucyclogobius newberryi	tidewater goby	FE/None
Oncorhynchus mykiss irideus pop. 9	steelhead - south-central California coast DPS	FT/None
Amphibians		
Ambystoma californiense pop. 1	California tiger salamander - central California DPS	FT/ST, WL
Rana draytonii	California red-legged frog	FT/SSC
Taricha torosa (Monterey Co. south only)	California newt	None/SSC
Reptiles		
Anniella pulchra	northern California legless lizard	None/SSC
Emys marmorata	western pond turtle	None/SSC
Phrynosoma blainvillii	Blainville's horned lizard	None/SSC
Birds		
Agelaius tricolor (nesting colony)	tricolored blackbird	BCC/SSC, ST
Athene cunicularia (burrow sites & some wintering sites)	burrowing owl	BCC/SSC
Brachyramphus marmoratus	marbled murrelet	FT/SE
Charadrius nivosus nivosus	western snowy plover	FT, BCC/SSC
Coturnicops noveboracensis	yellow rail	BCC/SSC
Cypseloides niger (nesting)	black swift	BCC/SSC
Empidonax traillii extimus (nesting)	southwestern willow flycatcher	FE/SE
Gymnogyps californianus	California condor	FE/FP, SE
Laterallus jamaicensis coturniculus	California black rail	None/FP, ST
Pelecanus occidentalis californicus (nesting colonies & communal roosts)	California brown pelican	None/FP
Sternula antillarum browni (nesting colony)	California least tern	FE/FP, SE
Vireo bellii pusillus (nesting)	least Bell's vireo	FE/SE
Setophaga petechia	yellow warbler	SSC

Mammals		
Corynorhinus townsendii	Townsend's big-eared bat	None/SSC
Eumetopias jubatus	Steller (=northern) sea-lion	None/SSC
Sorex ornatus salarius	Monterey shrew	None/SSC
Neotoma macrotis luciana	Monterey Dusky-footed Woodrat	None/SSC
Taxidea taxus	American badger	None/SSC

Sources: CDFW 2022, USFWS 2022

Status Abbreviations
FE: Federally listed as endangered
FT: Federally listed as threatened
FC: Federal candidate species (former Category 1 candidates)
BCC: U.S. Fish and Wildlife Service Bird of Conservation Concern
SSC: California Species of Special Concern
FP: California Fully Protected Species
WL: California Watch List Species
SE: State listed as endangered
ST: State listed as threatened
SC: State candidate for listing as threatened or endangered

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CNPS. 2022. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Accessed May 2022. http://www.rareplants.cnps.org.

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

February 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DR 16-384 (Fountain):** Consideration of a Design Review, Use Permits, and associated Coastal Development Permit for application DR 16-384 (Fountain) for the construction of a 1,600-square-foot, mixed-use building with a 1,499-square-foot basement and a 595-square-foot car pit on a vacant lot located on 8th Avenue 2 northwest of Junipero Street in the Residential & Limited Commercial (RC) District. APN 010-087-020

Application: DR 16-384 (Fountain)
APN: 010-087-020
Block:89
Lot:26
Location: 8th Avenue 2 northwest of Junipero Street
Applicant: Eric Miller Architects, Inc.
Property Owner: Thomas Fountain

Executive Summary:

The project is the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot. The main level is proposed for office use, and the upper level is for residential use. Two underground levels provide a total of four off-street parking spaces and a mechanical and elevator equipment room. One 4-inch Coast live oak tree in the public right-of-way is proposed to be relocated to accommodate the new driveway.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Review, Use Permit, and associated Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and a 595-square-foot car pit on a vacant 2,000-square-foot lot located on 8th Avenue 2 northwest of Junipero Street in the Residential & Limited Commercial (R-C) District.

Background and Project Description:

The project site is a vacant 2,000-square-foot lot located between the City-owned Scout House and a

Single-Family dwelling on the north side of 8th Avenue between Mission Street and Junipero Street.

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

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

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

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

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

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

Based on the direction provided by the City Council, the applicant has redesigned the project and is seeking Design Review approval from the Planning Commission without the need for driveway retaining walls that encroach into the public right-of-way. The applicant replaced one of the two residential units with offices and is no longer required to provide an affordable housing unit. Additionally, the applicant is no longer requesting a right-of-way abandonment. Last, the applicant is not proposing to remove any public trees. One 4-inch Coast live oak is proposed to be relocated to accommodate the location of the new driveway.

Staff Analysis:

Development Standards and Design Guidelines

The following is an analysis of the consistency of the project with adopted land use and development standards.

Land Use: The project site is located in the Residential and Limited Commercial (RC) District. The purpose of the RC District is "To provide an appropriate location for permanent and transient residential

uses, service and office uses, and limited retail uses that do not adversely impact the residential neighborhood. This district is intended to provide a transition and buffer between the more intense activities in the CC and SC districts and the less intense activities in the R-1 and R-4 districts."

Residential uses of up to 22 dwelling units per acre (du/acre) are permitted by right. The project proposes one residential unit on a 2,000-square-foot lot which results in a density of 22 dwelling units per acre.

Commercial uses permitted in the RC District include office and service uses. Office uses include governmental, business & professional, and medical & dental. Service uses include banks & financial institutions, computer services, personal services, and travel services. The project proposes three offices. The type of office and the number of businesses that will occupy the space is currently unknown. Future commercial uses are required to obtain a Business License from the City, at which time they will be evaluated for compliance with the RC zoning.

Parking Requirements: The minimum parking requirement for permanent residential uses in the RC District is 1.5 spaces per unit. In accordance with CMC Section 17.38.020.B (Fractional Spaces), when the minimum required parking results in a fractional space, one full space shall be provided for the fractional space. Therefore, the parking requirement for residential use is two spaces.

The minimum parking requirement for office and service uses is one parking space for every 600 square feet of commercial floor area or one space per business, whichever is greater. The commercial square footage is proposed to be 810 square feet and requires two parking spaces. If three businesses occupy the space, the required parking would be 3 spaces.

The total parking requirement for the project is 4-5 spaces, depending on the number of businesses that occupy the space. The applicant is proposing to provide four spaces in two parking levels through the use of a car pit and turntable. Condition of Approval No. 30 limits the number of businesses that can occupy the commercial space to a maximum of two. With the application of conditions of approval, the proposed project complies with minimum off-street parking requirements.

Building Coverage: Building coverage is defined as "The total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories that overhang a ground-level story, and covered carports.

Excluded from building coverage are roof eaves extending less than 30 inches from the face of the building, awnings or covered entryways, and masonry walls not greater than six feet in height, such as wing-walls, planter walls, or grade-separation retaining walls. All site areas not counted as building coverage shall be considered open space."

Staff Response: The project is allowed a building coverage of 70% of the lot size or 1,400 square feet. The applicant is proposing 1,333 square feet of building coverage. Open space areas include the front setback, the common courtyard, and a small recess in the building at the rear of the property. The proposed project complies with building coverage.

Building Height: CMC Section 17.14.150 (Building Height) states that "No building shall have more than two stories above grade. Additional underground floors, not defined as a story, may be authorized by a use permit approved by the Planning Commission when the use of these floors is expressly limited to the parking of vehicles, noncommercial storage, and mechanical equipment serving the building."

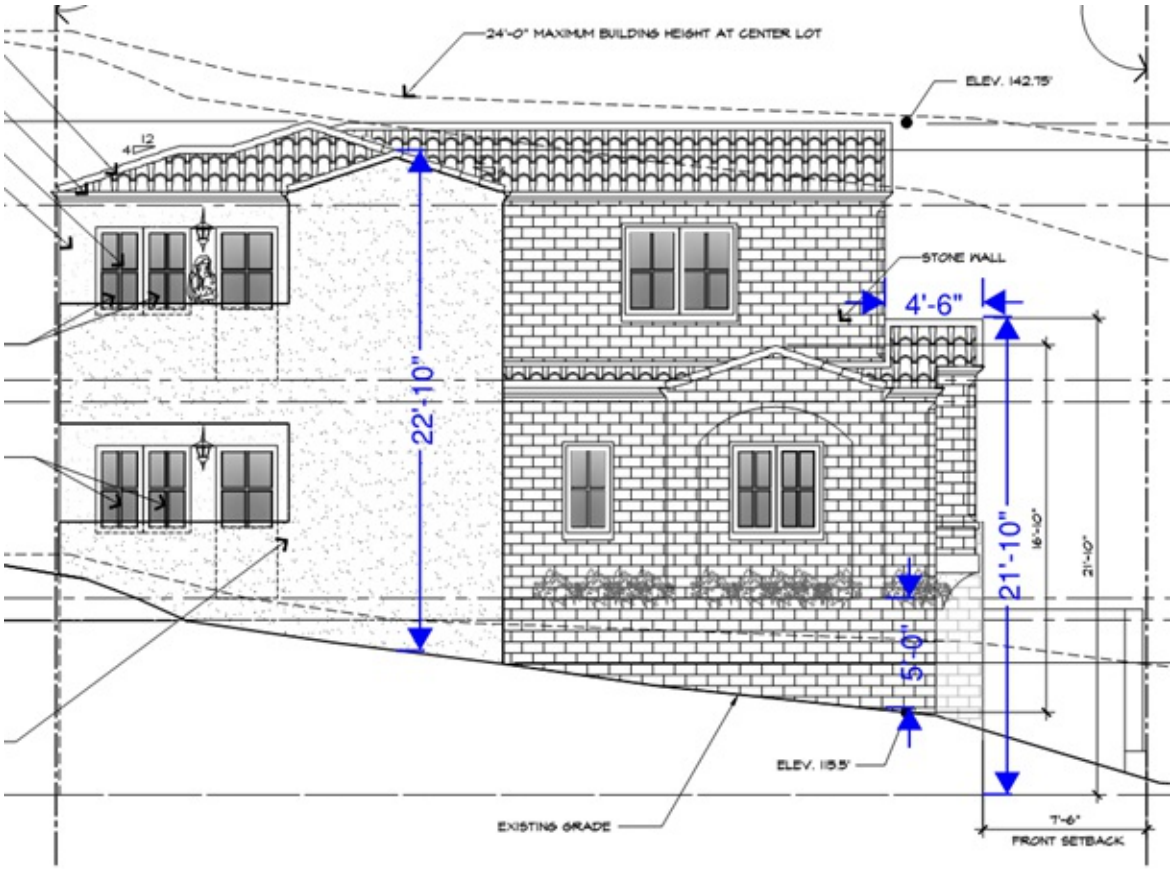
A Story is defined as “A space in a building between the upper surface of any floor and either the upper surface of the next floor above or, in the case of the topmost floor, the ceiling or roof above. Those portions of a subgrade or partially subgrade living space, space used for parking, underfloor space, or crawl space are counted as a story where the finished floor above such space is five feet or more above the final grade adjacent to any exterior wall around the perimeter of the building. Within All Commercial Zones, a basement or cellar is considered a story if the finished floor level directly above such basement or cellar is more than five feet above the surface of the ground adjacent to any portion of any exterior wall of such structure that faces on a public street, way, place, or park.”

Section 17.14.150 (Building Height) further states that “The allowable maximum building height shall be determined primarily by the design context established by the prevailing heights of nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure).” And, “Building sites which face, abut or adjoin any property in the R-1 district shall be limited to a height of 24 feet.”

Building height is measured from the more restrictive of the existing or finished grade. Further, height is measured as the vertical distance between any point on the grade of a building site and the highest point of any structure directly above that point on grade (CMC Section 17.14.150).

Staff Response: The applicant proposes a mixed-use building that is no more than 24 feet tall and two stories above grade. The front (south) elevation includes an at-grade garage with commercial office space above. On the uphill (north) side of the lot, the residential unit has been set back 4’-6” in order to maintain two stories above grade. As described above, those portions of a partially subgrade space used for parking are counted as a story when the finished floor above the space is five feet or more above the final grade adjacent to the exterior wall. Based on this definition, once the finished floor above the garage is less than 5 feet above the adjacent grade, it is no longer considered a story. The residential unit has been set back in order to avoid creating a three-story structure under the strict definition of the code.





Previous designs that set the garage below grade to minimize its appearance required driveway retaining walls that encroached into the right-of-way, which was ultimately not approved by the City Council. Setting the driveway at grade eliminates the need for driveway retaining walls in the public right-of-way but also makes the garage more visually prominent. The single-car garage opening is proposed to be 10 feet wide, and the garage door is proposed to be wood. The scale and finish materials are consistent with a residential garage door.

With respect to building height and the surrounding design context, the two-story City-owned Scout House is located to the west of the project site, and a two-story single-family residence is located to the east. Single-family residences to the south of the project site are primarily two-story. To the north is a two-story hotel, The Hideaway. Staff finds that the height of the proposed mixed-use building is consistent with the surrounding design context despite the three-story appearance as viewed from the south.

Setbacks: CMC Section 17.14.160 (Setbacks in the RC and R-4 Districts) requires a front setback of 7'-6" for sites abutting or across the street from an R-1 district. A rear setback is not required. Sites abutting the RC district required a side yard setback of at least five feet along at least 50 percent of each side property line. The project's side property lines are 50 linear feet. Therefore, a 5-foot setback for at least 25 linear feet is required. Setbacks shall be used primarily for landscaping.

Staff Response: The front wall of the stairs leading to the common courtyard and the balcony projection above the garage maintain a 7'-6" setback to the front property line.

Along the east side yard, the building is setback more than 5 feet for 28'-8". Encroachments into the setback include portions of the stairs and retaining wall, a walkway, and an emergency exit well. Condition of Approval No. 31 requires the applicant to revise the design of the courtyard patio to include landscaping in the required side yard setback.

On the west side yard, the building is setback 5 feet for only 17 feet. Condition of Approval No. 32 requires the removal of the roof form that covers the landscape planter in order to achieve the minimum setback required. With the application of conditions of approval, the project meets minimum setback requirements.

Commercial Design Guidelines

CMC Section 17.14.100 (Design Review and the Basic Review Standard) states, “The basic standard of review in the Commercial Districts is whether the project constitutes an improvement over existing conditions – not whether the project just meets minimum standards." To assist in the design review process, the City Council adopted commercial design guidelines. The Guidelines focus on the architecture of building facades. Proposed projects need not strictly comply with every guideline to be approved, but deviations should be minor and reasonably related to good design principles and site conditions.

Guideline A.2 states that new buildings should not imitate the styles of the past but strive to achieve compatibility with the old. Guideline A.3 states that building forms should complement the rhythms established by other buildings in the immediate vicinity.

Roofing materials: CMC Section 17.14.220.B (Roofing Materials) states, “Roofing materials shall be selected that are consistent with the design character of the buildings on which they are placed. Roofing materials should be consistent in color and composition on each roof plane of the building and on the roofs of each building within a single complex or courtyard.”

Staff Response: The applicant is proposing a clay tile roof throughout, consistent with the Mediterranean style of the building. The roof forms are pitched at a consistent 4:12 throughout. Copper gutters and downspouts are also proposed. Condition of Approval No. 33 requires the applicant to replace the copper gutters and downspouts with an alternative material.

Finish Materials: Commercial Design Guideline E, Materials, Textures, and Colors states, “Building materials and colors should respect the traditions already established in the commercial district. The use of richly detailed wood, tile, moldings, corbels, brick, and stone, as well as landscaping, is encouraged.

Staff Response: The wall cladding is primarily stone. The architectural elevations show some stucco portions on the west and north elevations however, the 3D color rendering shows just stone. The architectural elevations also include a call out for decorative wood planters and corbels however these are not shown on the 3D color rendering. The project includes wood windows and doors, a wood garage door, and a clay tile roof.

USE PERMITS

Underground Parking: CMC Section 17.14.150.A (Building Height) requires approval of a use permit by the Planning Commission for underground floors used expressly for parking vehicles, noncommercial storage, and mechanical equipment serving the building.

Staff Response: The project proposes a 1,499-square-foot partially subgrade parking area and a 595-square-foot car pit. At the subgrade parking level is three parking spaces, a light well for emergency egress, an elevator, a vestibule, a stairwell, and two laundry facilities. At the car pit level is one parking space, a light well for emergency egress, an elevator, a vestibule, a stairwell, and a mechanical/elevator equipment room. The car pit allows for two vehicles to be parked, one on top of the other.

Increase in Commercial Square Footage: Section 17.14.050.E requires approval of a Use Permit and Coastal Development Permit by the Planning Commission for any construction resulting in a net increase in

the amount of commercial floor area. The project includes the construction of 840 square feet of commercial space on a currently vacant lot. When considering approval of a Use Permit, the Commission must make the following findings:

A. That the proposed development has been found consistent with Chapter 17.30 CMC related to the demolition of structures;

Staff Response: The project site is currently vacant therefore, this provision does not apply.

B. That the proposed development has been found consistent with CMC 17.14.050(A), (E) and (F), related to the demolition and conversion of residential uses;

Staff Response: The project site is currently vacant therefore, this provision does not apply.

C. That the proposed development has been found consistent with CMC 17.50.040, Effects of Allocation, related to water consumption;

Staff Response: The property has a Malpaso Water Entitlement, and the applicant is not seeking a water allocation from the City.

D. That parking will be provided to serve all new development on the site consistent with the provisions of Chapter 17.38 CMC, Off-Street Parking Requirements;

Staff Response: The project will provide four off-street parking spaces, which meet the requirements for two commercial businesses and one permanent residential unit.

E. That all existing nonconformities on the property have been identified, that the proposal would not increase, expand or create any nonconformities and that the proposal has been found consistent with Chapter 17.36 CMC, Nonconforming Uses and Buildings; and

Staff Response: The project site is currently vacant therefore, this provision does not apply.

F. That the approximate square foot areas devoted to residential space, commercial space, landscaping, and parking have been designated for guidance in reviewing any design plans that may be necessary and that such areas have been found consistent with Chapter 17.14 CMC, Commercial Zoning Districts.

Staff Response: The project plans indicated the proposed residential unit would be 760 square feet consisting of two bedrooms and two bathrooms. The proposed commercial space would be 840 square feet consisting of 3 offices and two bathrooms. A 1,499-square-foot basement would accommodate three parking spaces, including an accessible (ADA) parking space. A 595-square-foot car pit would be located below the basement and provide one additional parking space.

Outdoor space includes a walk-out balcony for office #1 and small patios for offices #2 and #3. A common courtyard is also proposed at the main level, and a partially enclosed entry lobby. On the second level, small patios, similar to those provided for the office units, are proposed for the two bedrooms. These patios provide emergency egress for the bedrooms.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act

(CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the construction of a mixed-use building consisting of 840 square feet of future office uses and one residential unit and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact.

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

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN REVIEW DR 16-364 (FOUNTAIN) AND ASSOCIATED USE PERMITS AND COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A MIXED-USE BUILDING ON A VACANT LOT AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON 8TH AVENUE 2 NORTHWEST OF JUNIPERO STREET IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) DISTRICT
APN 010-087-020

WHEREAS, Eric Miller Architects, Inc. ("Applicant") submitted an application on September 12, 2016, on behalf of Thomas Fountain ("Owner"), requesting approval of a Track 2 Design Review application DR 16-364 (Fountain) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on 8th Avenue 2 northwest of Junipero Street in the Residential and Limited Commercial (RC) Zoning District (Block 89, Lot 26); and

WHEREAS, the Applicant is requesting to construct a mixed-use building on a vacant lot consisting of offices, one residential unit, and four on-site parking spaces; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Commercial Design Review), the City has established two commercial design review tracks for projects in the commercial districts; and

WHEREAS, a Commercial District Track Two Design Review is a discretionary review process for reviewing the construction of new buildings and requires a public hearing with the Planning Commission when the project also includes a use permit; and

WHEREAS, CMC Section 17.14.050.E requires a use permit for any construction resulting in a net increase in the amount of commercial floor area; and

WHEREAS, CMC Section 17.14.150.A requires approval of a use permit by the Planning Commission for underground floors used expressly for parking vehicles, noncommercial storage, and mechanical equipment serving the building; and

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

WHEREAS, a notice of the February 8, 2023, public hearing was published in the Carmel Pine Cone on January 27, 2023, 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 January 29, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

WHEREAS, on February 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL For each of the required findings listed below, the staff has indicated whether the project as proposed or with the addition of conditions supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.B, FINDINGS FOR DESIGN REVIEW APPROVAL	YES	NO
Before approving an application for a design review in any district, the Planning Commission shall find that the design plans:		
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

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

FINDINGS REQUIRED FOR USE PERMIT APPROVAL For each of the required findings listed below, the staff has indicated whether the project as proposed or with the addition of conditions supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010, General Findings Required for All Use Permits	YES	NO
1. That the proposed use will not be in conflict with the City's General Plan.	✓	
2. That the proposed use will comply with all zoning standards applicable to the use and zoning district.	✓	
3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan.	✓	
4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.	✓	
5. That the proposed use will not be injurious to public health, safety, or welfare.	✓	
6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.	✓	
7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.	✓	
CMC 17.64.100, Increase in Commercial Floor Area, Commercial Spaces or Business.	YES	NO
A. That the proposed development has been found consistent with Chapter 17.30 CMC related to the demolition of structures;	N/A	

B. That the proposed development has been found consistent with CMC 17.14.050(A), (E), and (F), related to the demolition and conversion of residential uses;	N/A	
C. That the proposed development has been found consistent with CMC 17.50.040, Effects of Allocation, related to water consumption;	✓	
D. That parking will be provided to serve all new development on the site consistent with the provisions of Chapter 17.38 CMC, Off-Street Parking Requirements;	✓	
E. That all existing nonconformities on the property have been identified, that the proposal would not increase, expand or create any nonconformities and that the proposal has been found consistent with Chapter 17.36 CMC, Nonconforming Uses and Buildings; and	N/A	
F. That the approximate square foot areas devoted to residential space, commercial space, landscaping, and parking have been designated for guidance in reviewing any design plans that may be necessary and that such areas have been found consistent with Chapter 17.14 CMC, Commercial Zoning Districts.	✓	
CMC 17.14.150.A, Underground Floors Not Defined as a Story	YES	NO
The use of these floors is expressly limited to the parking of vehicles, noncommercial storage, and mechanical equipment serving the building.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Review application DR 16-384 (Fountain) and associated Use Permits and Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot and associated site improvements located on 8th Avenue 2 northwest of Junipero Street

in the Residential and Limited Commercial (RC) District (APN 010-087-020), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	**Authorization.** This approval of Design Review application DR 16-364 (Fountain), associated Use Permits, and Coastal Development Permit authorize the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot located on 8th Avenue 2 northwest of Junipero Street in the Residential and Limited Commercial (RC) District as depicted in the plans prepared by Eric Miller Architects, Inc. approved by the Planning Commission on February 8, 2023, stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the RC zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for 18 months from the date of approval unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and approval by the Planning Commission.	✓
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to the roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to the footing/foundation inspection and the roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure	✓

	is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	
7.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.	✓
8.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that are not listed on this form shall not be deemed approved upon issuance of a building permit.	✓
9.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
10.	**Exterior Lighting (CMC 15.36.070).** 1. All light fixtures shall not be directed toward the public right-of-way. 2. Lighting intensity shall not exceed eight-candle foot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface.	✓

	3. Lighting intensity within the interior of the store space shall not exceed 30-candle foot power at any point visible from the public right-of-way as measured in a vertical or horizontal plane three feet above the floor or walking surface.	
11.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
13.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.	✓
14.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
15.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The	✓

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

	mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.	
22.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.	✓

ENVIRONMENTAL COMPLIANCE CONDITIONS		
23.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
24.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.	✓
25.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.	✓
26.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
27.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.	✓
SPECIAL CONDITIONS		
28.	**Condition of Approval Acknowledgement**. Prior to the issuance of a building permit, the Applicant shall include a signed copy of the Condition of Approval Acknowledgment form in the construction drawings. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by ALL parties prior to the issuance of a building permit.	✓
29.	**Residential Density.** The project is limited to one residential unit. Conversion of the office space to a residential unit increases the residential density and requires that one of the residential units be deed restricted as an affordable unit.	✓
30.	**Number of Commercial Businesses.** The commercial office space shall be limited to no more than two separate businesses unless it can be demonstrated that the project complies with the off-street parking requirements in Carmel Municipal Code Chapter 17.38.	✓

31.	**Courtyard Patio Redesign.** Prior to the issuance of a building permit, the applicant shall submit a revised courtyard patio plan for review and approval by the Planning Division that includes landscaping in the required side yard setback.	✓
32.	**West Elevation Roof Element.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, eliminating the roof feature over the west side yard landscape planter.	✓
33.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.	✓
34.	**Business Signage.** Business signs for the commercial office space are subject to review and approval under a separate sign permit by the Planning Division.	✓

Acknowledgment and acceptance of conditions of approval:

_____ _____ _____
Property Owner Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Leah Young
Chair Planning Commission Secretary

PROJECT DATA FOR A 2,000-SQUARE-FOOT SITE IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) DISTRICT			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Maximum Building Site Area	32,000 SF	2,000 SF	2,000 SF
Building Coverage	1,400 SF (70%)	Vacant	1,333 SF (67%)
Floor Area Ratio	1,600 (80%)	Vacant	1,600 (80%)
Building Height	2-stories above grade; 24’ maximum	N/A	21’-10” South (front) 22’-10” West (side) 22’-7” North (rear) 22’-4” East (side)
Setbacks*	**Minimum Required**	**Existing**	**Proposed**
Front	7’-6”	N/A	7’-6”
Side Yard	5’ for 50%	N/A	0’
Rear	0’	N/A	0’

*Setbacks required by this section shall be used primarily for landscaping.

FOUNTAIN - MIXED USE BUILDING

Attachment 3

8th Avenue, 2 NW of Junipero
Carmel by the Sea, California

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPT NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.)
7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. EXISTING CONDITION: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS CONDITION AND EXISTING AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES: BUILDING SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODES/CALIFORNIA RESIDENTIAL CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

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TREE REMOVAL

- REMOVE 2"-6" MULTIPRONG ACACIA TREE @ NORTHWEST CORNER OF THE PROPERTY
- RELOCATE 4" OAK TREE ALONG THE PROPOSED DRIVEWAY ENTRY OF THE PROPERTY TO S/W CORNER IN FRONT OF THE PROPERTY

NOTE:

NO NEW LANDSCAPE IS PROPOSED, NATURAL SOIL COVERAGE TO REMAIN.

PROJECT DATA

ADDRESS: 8th AVENUE, 2 NW of Junipero CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: PROPOSED ONE UNIT RESIDENTIAL & COMMERCIAL WITH 4 CAR GARAGE AT BASEMENT.

LOT SIZE: 2,000.0 S.F.
ZONING: RC
A.P.N.: 010-087-020-000
OCCUPANCY GROUP: R2 (FOR RESIDENTIAL) U-1 (FOR GARAGE) B (FOR COMMERCIAL)
TYPE OF CONSTRUCTION: (V-B)(FSS)

SETBACK
FRONT — 7.5'
SIDE — AT LEAST 5.0' ALONG AT LEAST 50% OF EACH SIDE PROPERTY LINE
BUILDING HEIGHT — 24.0'

PARKING PROVIDED: 4

FLOOR AREA RATIO	
ALLOWED 80%	1,600 S.F.

PROPOSED FLOOR AREA RATIO	
MAIN FLOOR	840 S.F.
UPPER FLOOR	760 S.F.
TOTAL	1,600 S.F.= 80%

BASEMENT FLOOR AREA (NOT COUNTED TOWARDS FLOOR AREA RATIO)	
BASEMENT	1,499 S.F.

CARPIT FLOOR AREA (NOT COUNTED TOWARDS FLOOR AREA RATIO)	
CARPIT	594.5 S.F.

BUILDING COVERAGE	
ALLOWED	1,400 S.F. = 70%
PROPOSED	1,333 S.F. = 66.65%

OPEN SPACES	
COURTYARD PATIO	90 S.F.
COURTYARD ENTRY	45 S.F.
DRIVEWAY PAVERS	124 S.F.
SITE / RETAINING WALLS	68 S.F.
PLANTERS	110 S.F.
TOTAL:	437 S.F.

PROJECT TEAM

OWNER: THOMAS FOUNTAIN, 1185 WOODLAND AVENUE, MENLO PARK, CA 94025, PH: 650-544-8741

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

CIVIL: LANDSET ENGINEERING, 520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907, PH: 831-443-6970

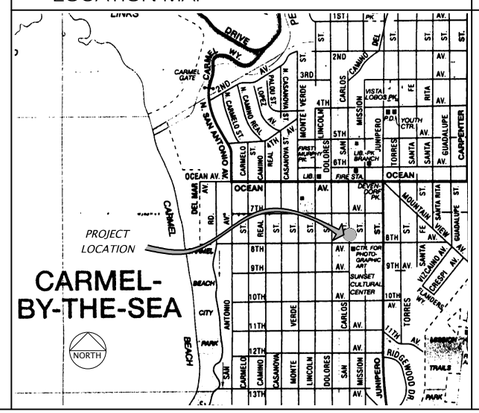
ARCHAEOLOGIST: ARCHAEOLOGICAL CONSULTING, P.O. BOX 3377, SALINAS, CA 93912, PH: 831-422-4412, CONTACT: GARY S. BRESCHINI

SHEET INDEX

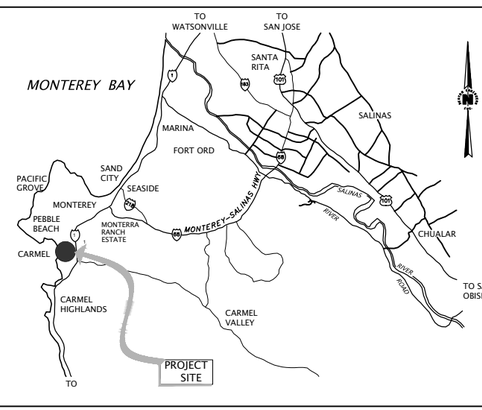
ARCHITECTURAL

A-0.1	COVER SHEET
A-1.0	EXISTING SITE & TOPOGRAPHIC MAP
A-1.1	PROPOSED SITE PLAN
A-2.0	LOWER BASEMENT PLAN
A-2.1	UPPER BASEMENT PLAN
A-2.2	MAIN FLOOR PLAN
A-2.3	UPPER FLOOR PLAN
A-2.4	ROOF PLAN
A-3.1	SOUTH ELEVATION
A-3.2	EAST ELEVATION
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A-3.4	NORTH ELEVATION
A-3.5	BUILDING SECTION
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A-5.2	3D RENDERING
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LOCATION MAP



VICINITY MAP



CONSULTANT:

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

REVISION	No.

COVER SHEET

JOB NAME: Fountain - Mixed Use Building
8th Avenue, 2 NW of Junipero
Carmel By The Sea, CA
A.P.N. : 010-087-020-000

DATE:	10/18/22
SCALE:	N.T.S.
DRAWN:	DM
JOB NUMBER:	15.26

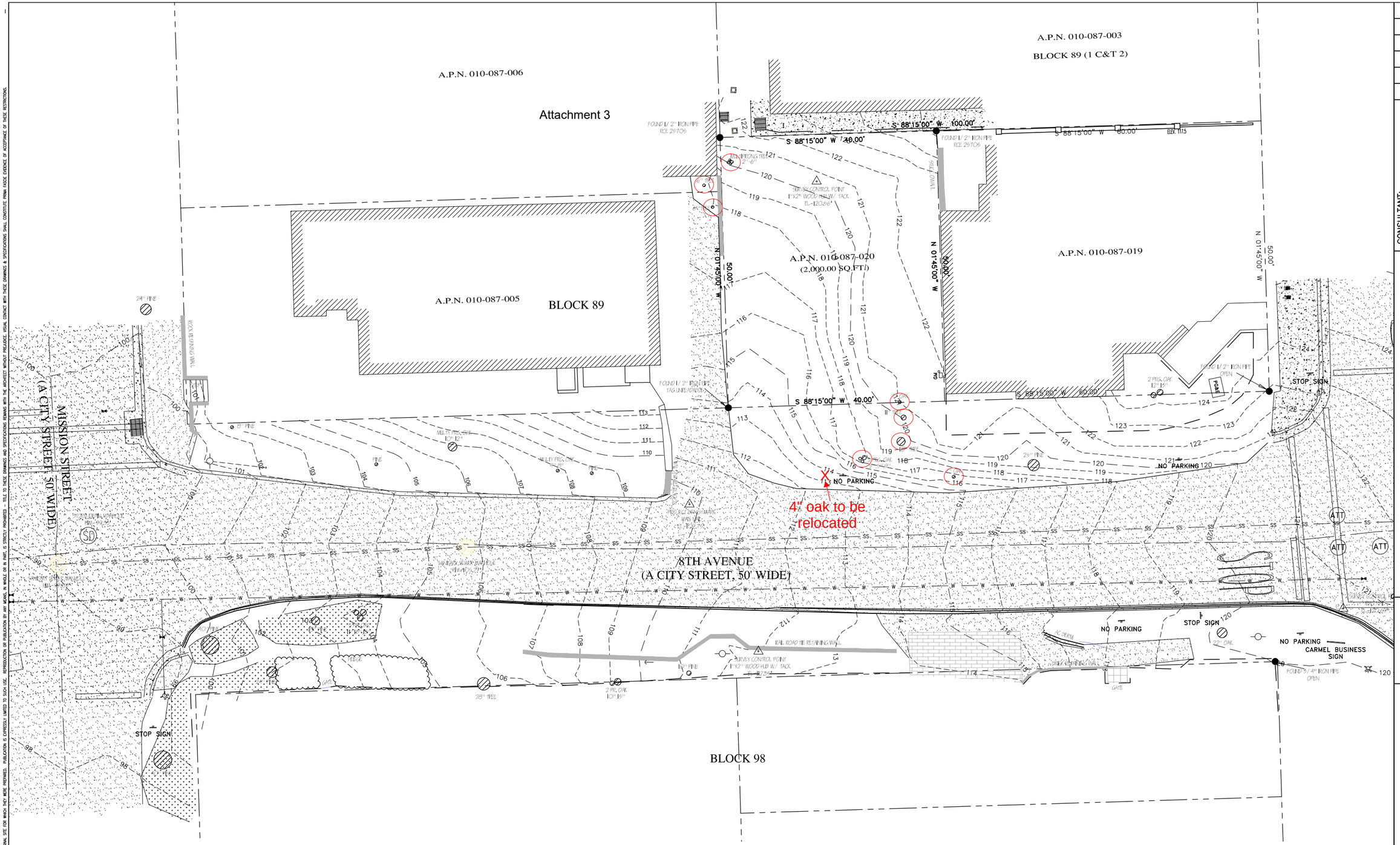
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Attachment 3



N

EXISTING SITE PLAN

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

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

REVISION	No.

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EXISTING SITE PLAN

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A.P.N. : 010-087-020-000

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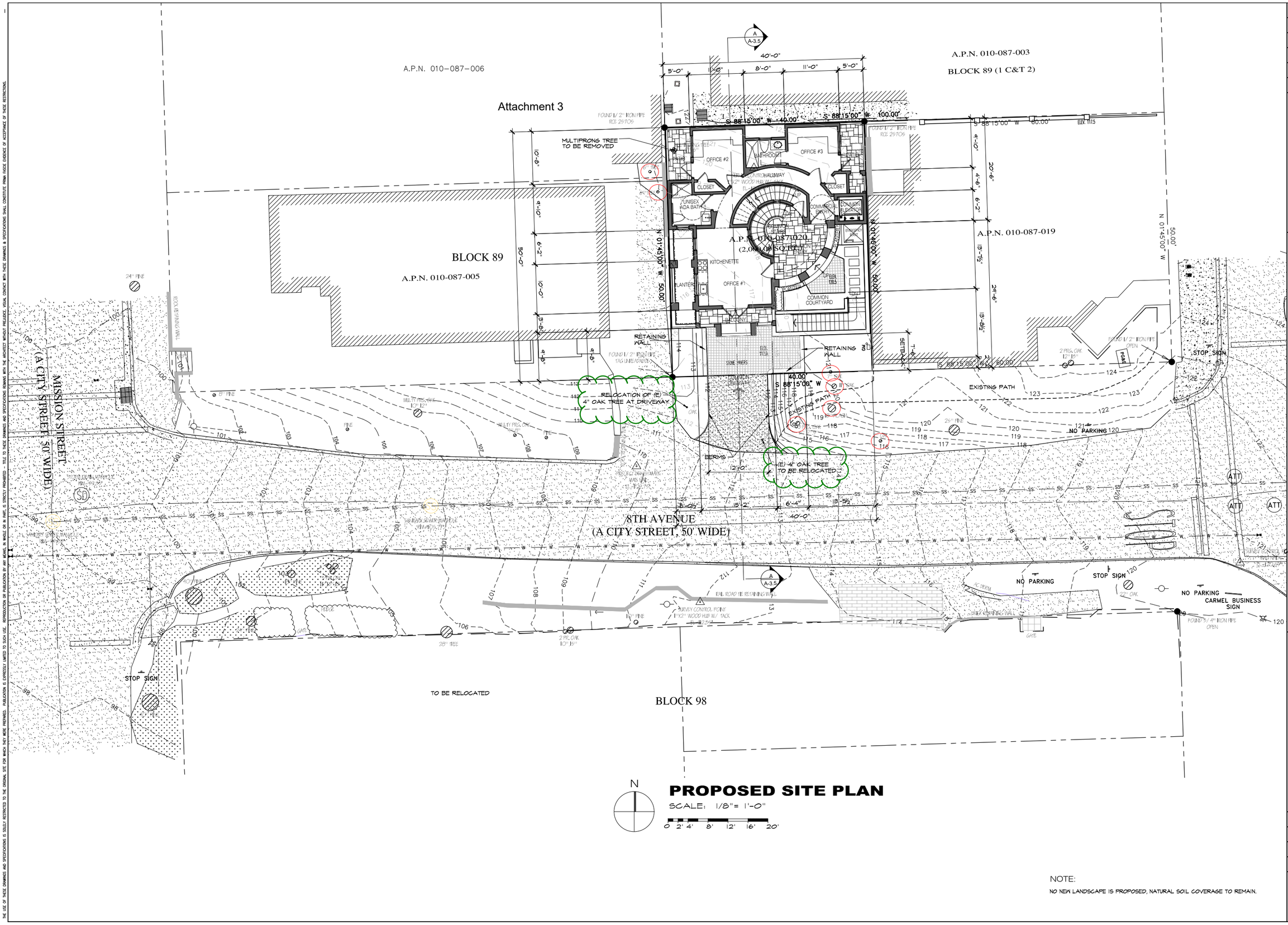
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Attachment 3



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PROPOSED SITE PLAN

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

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

NOTE:

NO NEW LANDSCAPE IS PROPOSED, NATURAL SOIL COVERAGE TO REMAIN.

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PROPOSED SITE PLAN

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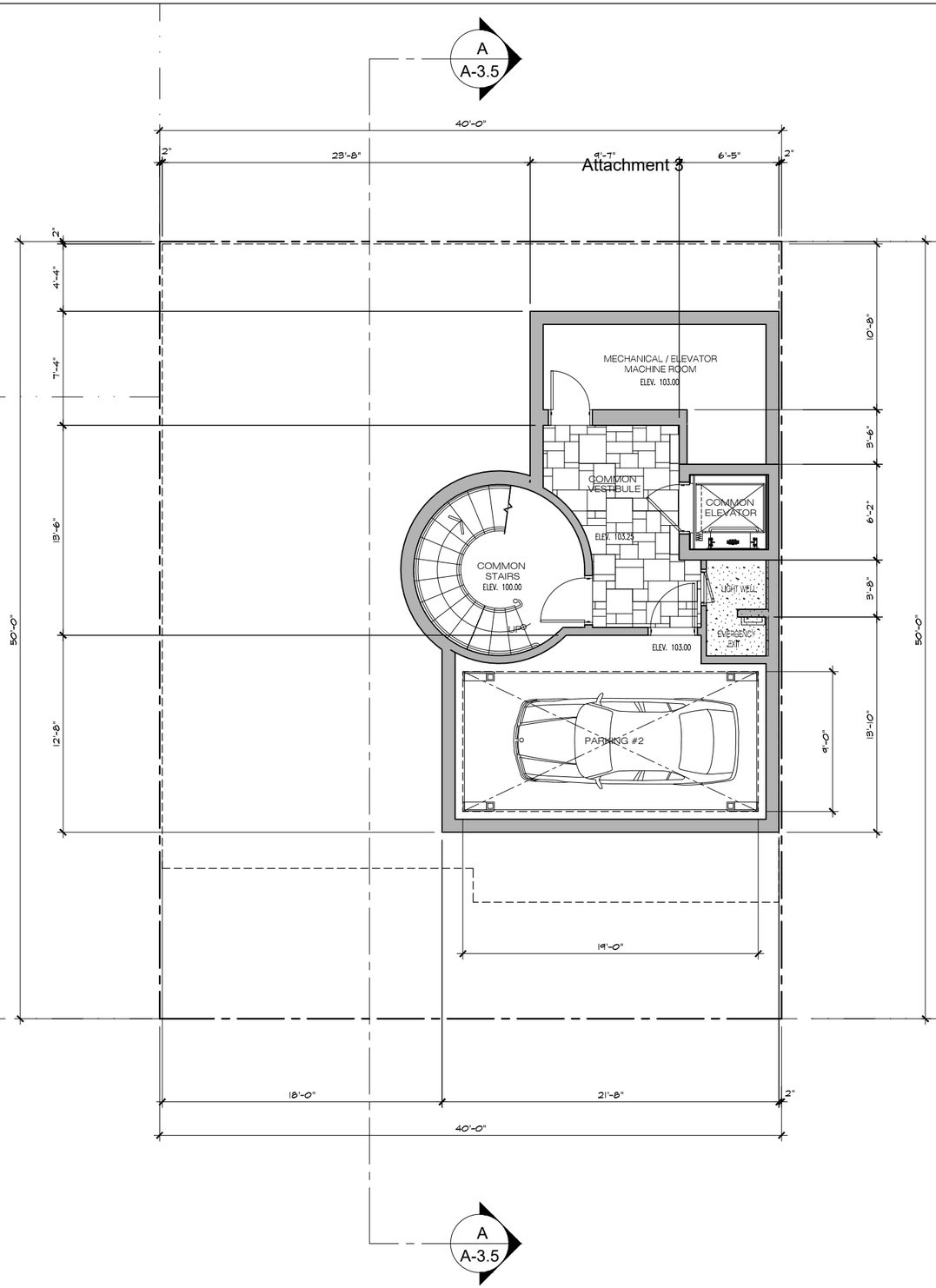
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CARPIT FLOOR PLAN

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

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

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CAR PIT FLOOR PLAN

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8th Avenue, 2 NW of Junipero
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A.P.N. : 010-087 020-000

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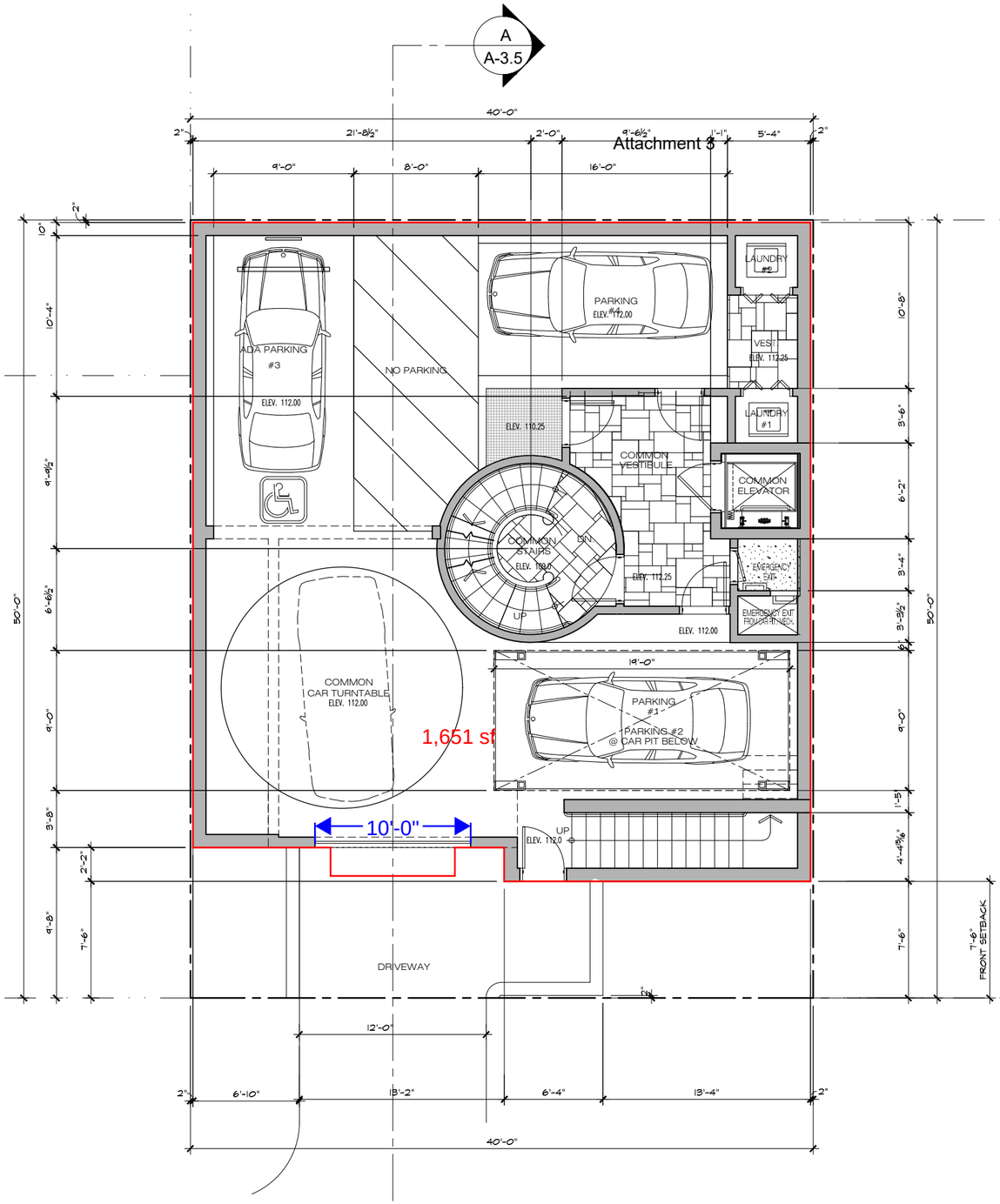
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BASEMENT FLOOR PLAN

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

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

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BASEMENT FLOOR PLAN

JOB NAME: Fountain - Mlixed Use Building
8th Avenue, 2 NW of Junipero
Carmel By The Sea, CA
A.P.N. : 010-087 020-000

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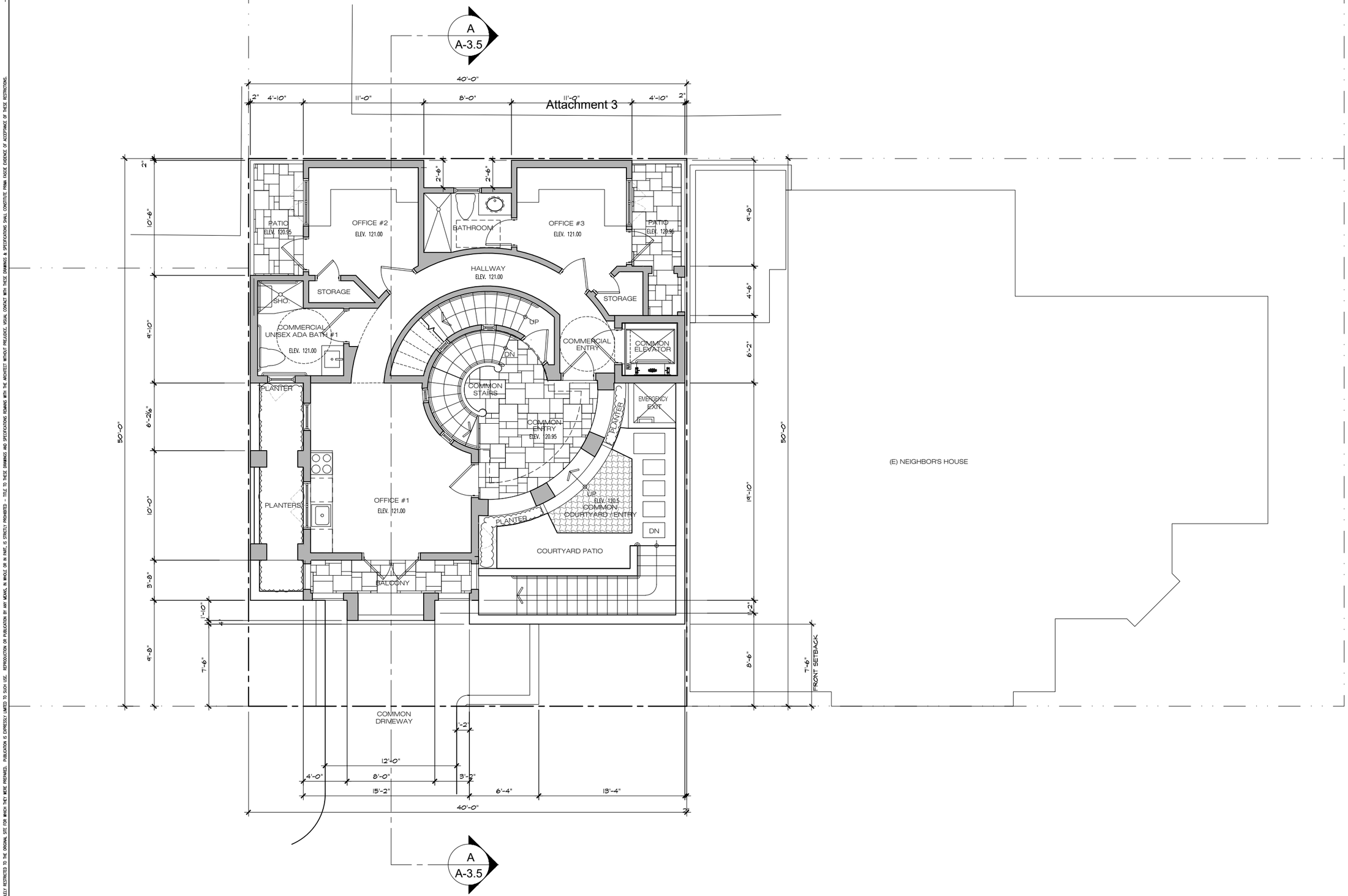
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MAIN FLOOR PLAN

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

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

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MAIN FLOOR PLAN

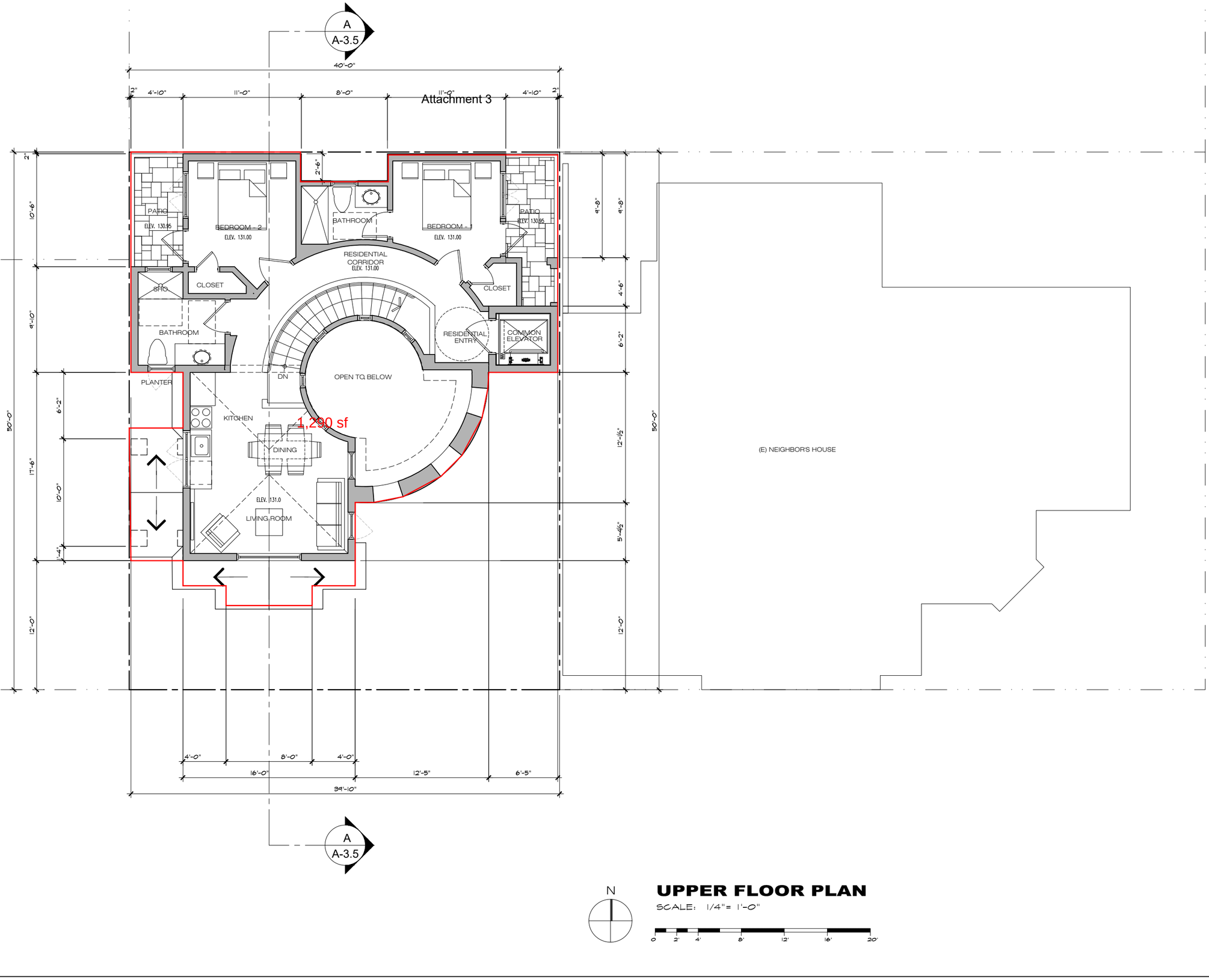
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A.P.N. : 010-087 020-000

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JOB NUMBER:	1526

A-2.2

SHEET OF

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UPPER FLOOR PLAN

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

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

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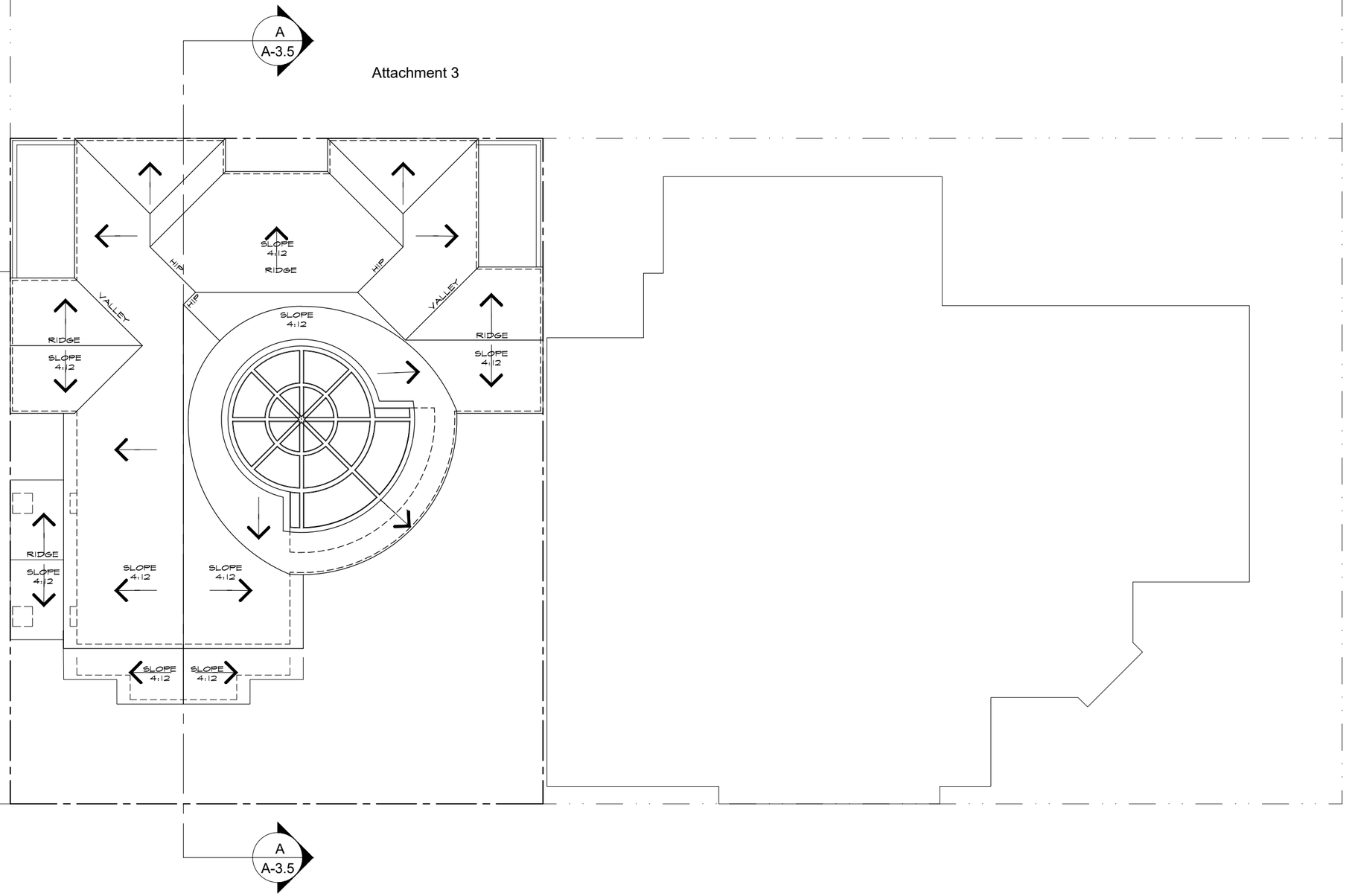
UPPER FLOOR PLAN

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A.P.N.: 010-087 020-000

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DRAWN: DM
JOB NUMBER: 1526

A-2.3
SHEET OF

Attachment 3



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ROOF PLAN

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

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

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ROOF PLAN

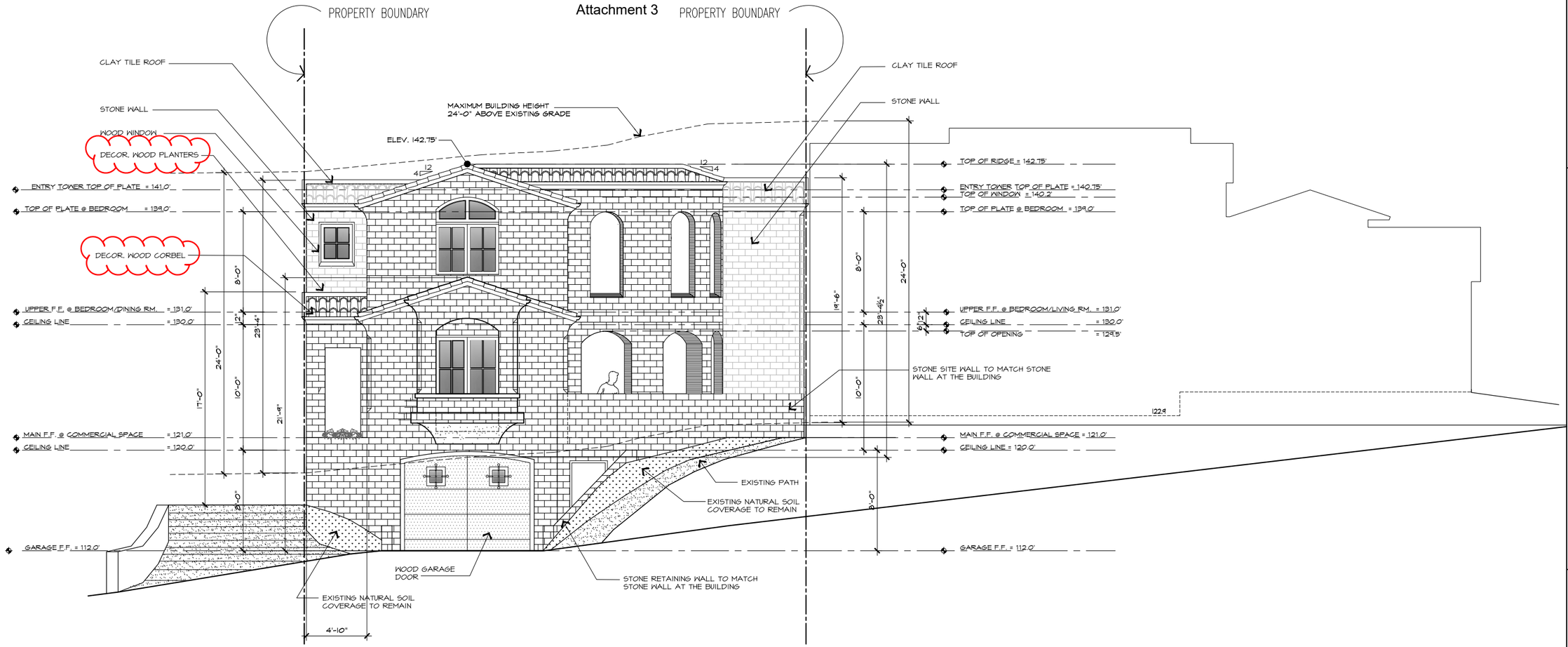
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Carmel By The Sea, CA
A.P.N. : 010-087 020-000

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DRAWN:	DM
JOB NUMBER:	1526

A-2.4

SHEET OF

Attachment 3



SOUTH ELEVATION

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

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

PDF

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SOUTH ELEVATION

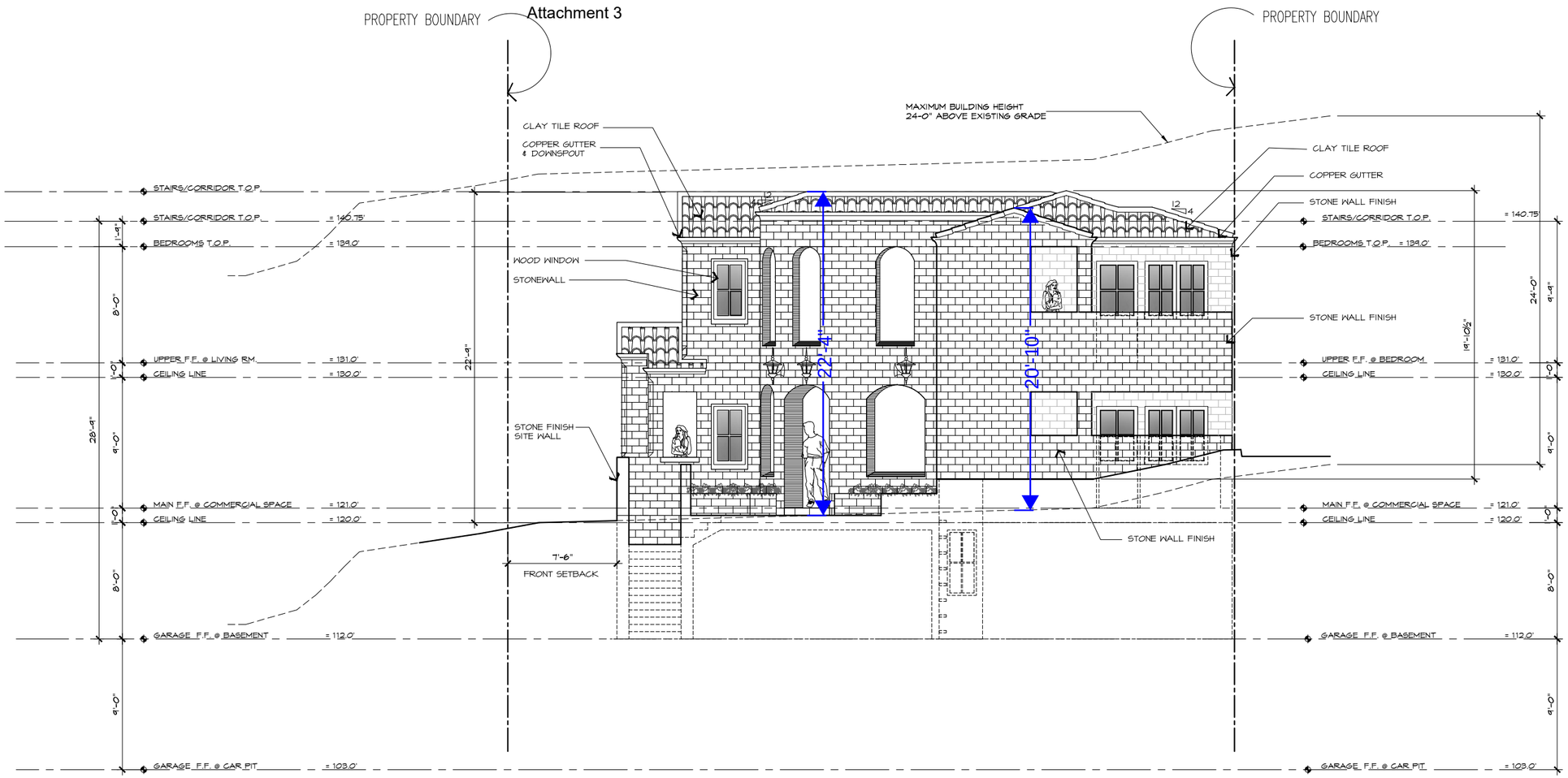
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A.P.N. : 010-087 020-000

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SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	1526

A-3.1

SHEET OF

Attachment 3



EAST ELEVATION

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

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

PDF

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EAST ELEVATION

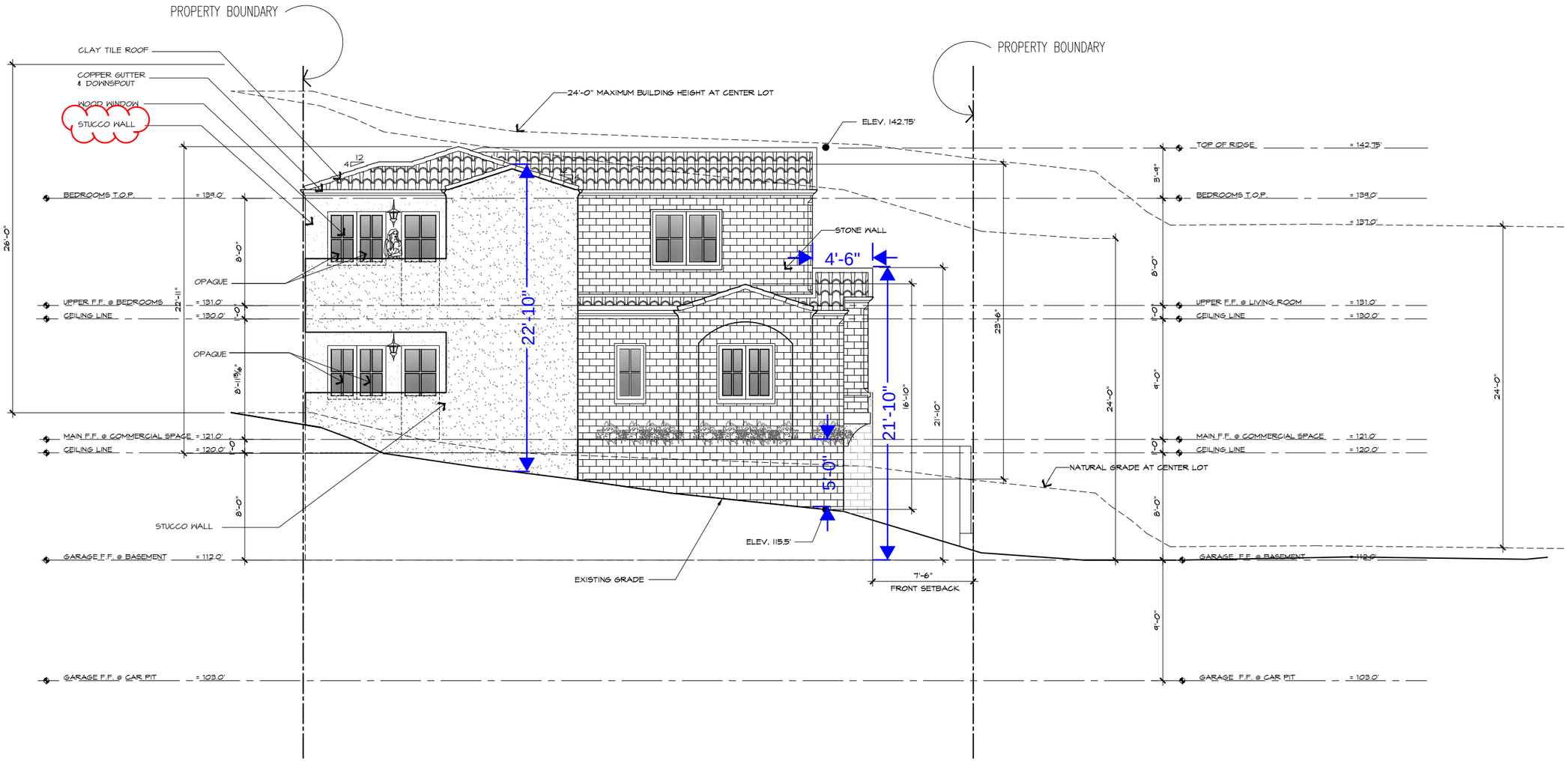
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A.P.N. : 010-087 020-000

DATE:	10/18/22
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	1526

A-3.2

SHEET OF

Attachment 3



WEST ELEVATION

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

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

PDF

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WEST ELEVATION

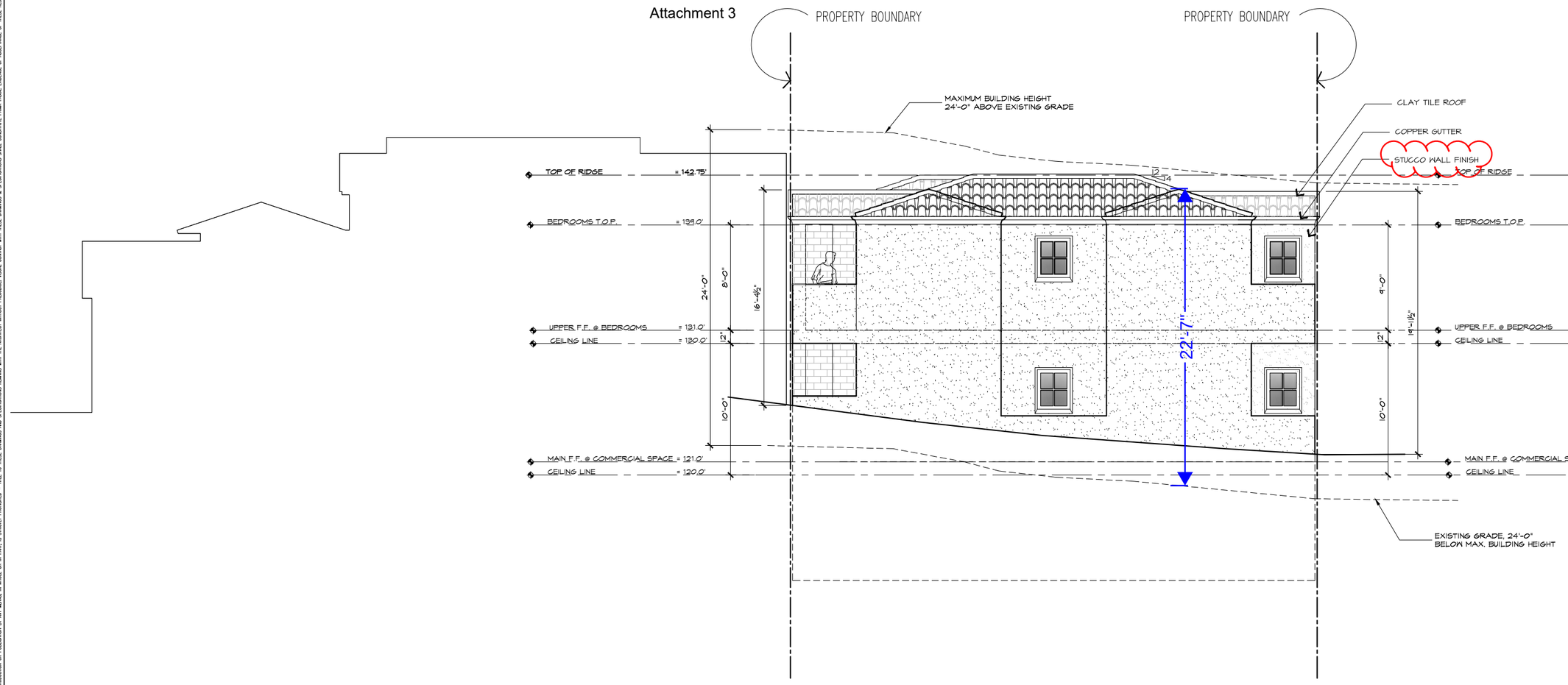
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Carmel By The Sea, CA
A.P.N. : 010-087 020-000

DATE:	10/18/22
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	1526

A-3.3

SHEET OF

Attachment 3



NORTH ELEVATION

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

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

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PDF

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REVISION	No.

CONSULTANT:

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

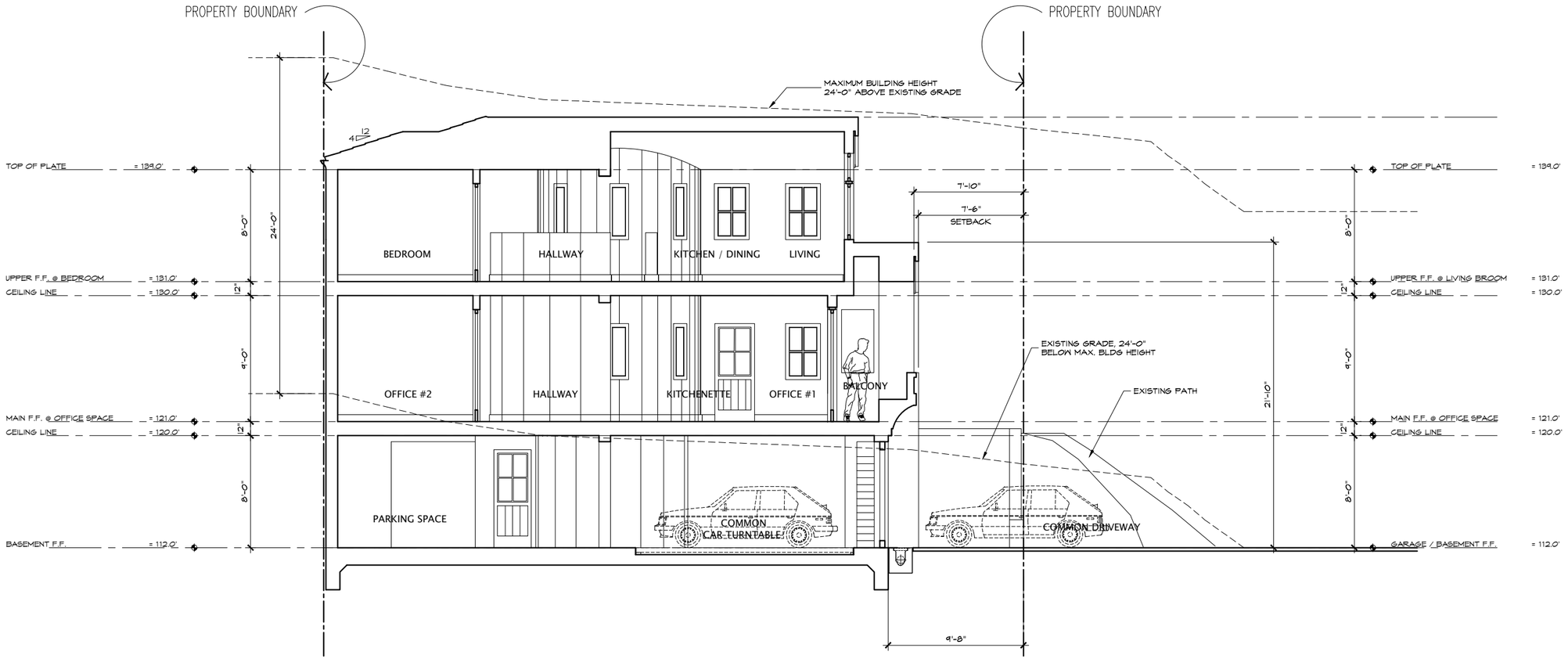
NORTH ELEVATION

JOB NAME: Fountain - Mixed Use Building
8th Avenue, 2 NW of Junipero
Carmel By The Sea, CA
A.P.N.: 010-087 020-000

DATE: 10/18/22
SCALE: 1/4"=1'-0"
DRAWN: DM
JOB NUMBER: 1526

A-3.4
SHEET OF

Attachment 3



BUILDING SECTION 'A' - 'A'

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

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

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REVISION	No.

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BUILDING SECTION

JOB NAME: Fountain - Mixed Use Building
8th Avenue, 2 NW of Junipero
Carmel By The Sea, CA
A.P.N. : 010-087 020-000

DATE:	10/18/22
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	1526

A-3.5
SHEET OF

Attachment 3



STREET ELEVATION

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

0 4' 8' 12' 16' 24' 32' 40'

PDF

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REVISION	No.

CONSULTANT:

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STREET ELEVATION

JOB NAME: Fountain - Mixed Use Building
8th Avenue, 2 NW of Junipero
Carmel By The Sea, CA
A.P.N. : 010-087-020-000

DATE:	10/18/22
SCALE:	1/8"=1'-0"
DRAWN:	DM
JOB NUMBER:	1526

A-5.1

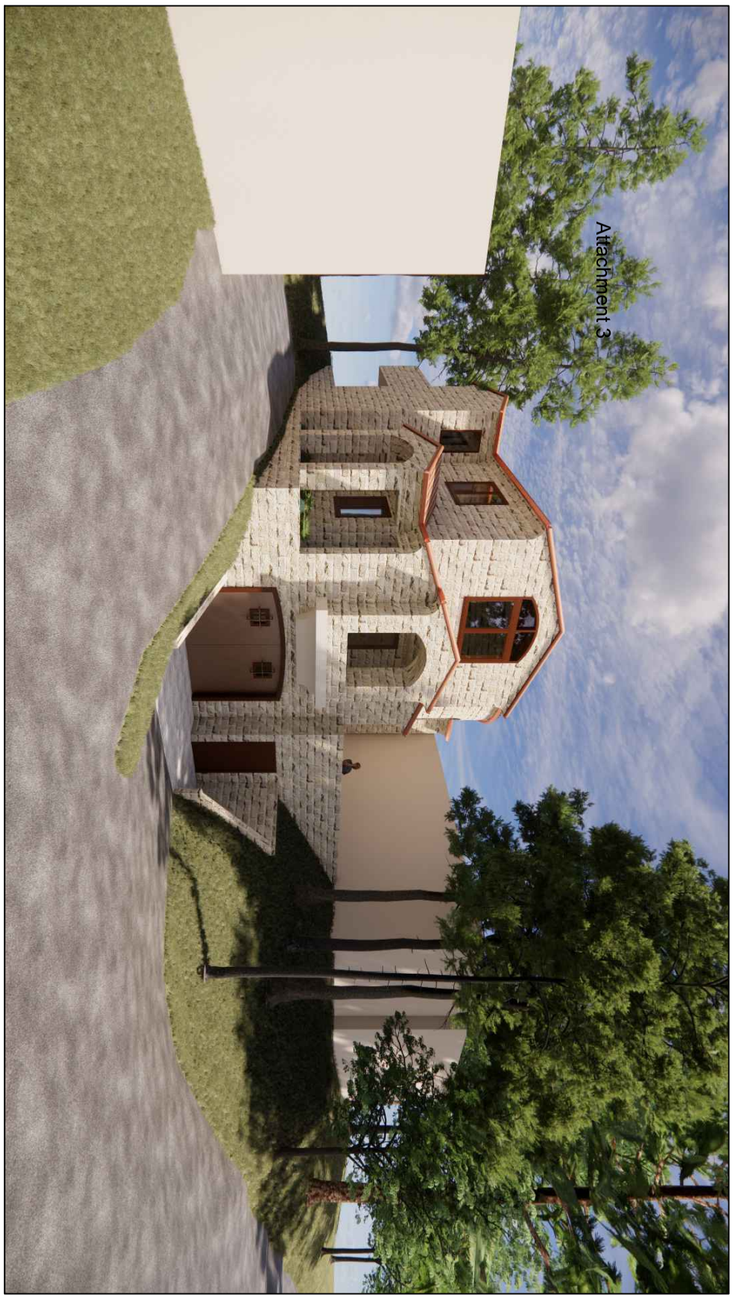
SHEET OF

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Attachment 3

SHEET OF **A-5.2**

JOB NUMBER: 1526

DRAWN: DM

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

DATE: 10/18/22

3D RENDERING

JOB NAME: Fountain - Mixed Use Building
8th Avenue, 2 NW of Junipero
Carmel By The Sea, CA
A.P.N. : 010-087 020-000

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CONSULTANT:

REVISION

No.



10 **SITE WALL LIGHT**



7 **COPPER GUTTER & DOWNSPOUT**



4 **WINDOW SAMPLE**



1 **ROOF TILE SAMPLE**



11 **DRAIN COVER**



8 **EXTERIOR WALL LIGHT**



5 **WOOD GARAGE DOOR**



2 **STUCCO SAMPLE**



12 **TRENCH & AREA DRAIN**



9 **COURTYARD PATH LIGHT**



6 **INTERLOCKING PAVERS**



3 **STONE WALL SAMPLE**

REVISION	No.

CONSULTANT:

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MATERIAL COLOR SAMPLE

JOB NAME: Fountain - Mixed Use Building
8th Avenue, 2 NW of Junipero
Carmel By The Sea, CA
A.P.N.: 010-087 020-000

DATE:	10/18/22
SCALE:	N.T.S.
DRAWN:	DM
JOB NUMBER:	1526

A-7.1
SHEET OF

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

February 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Suray Nathan, Assistant Planner
APPROVED BY:	Brandon Swanson, Community Planning and Building Director
SUBJECT:	**DS 22-300 (Hanson)**: Consideration of a Final Design Study and associated Coastal Development Permit for application DS 22-300 (Hanson) for the demolition of an existing 1,611-square-foot, two-story single-family residence inclusive of a detached garage and construction of a new 2,899-square-foot, two-story single-family residence, 237-square-foot detached garage, and a 347-square-foot detached ADU located on Dolores Street 3 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-171-004

Application: DS 22-300
APN: 010-171-004-000
Block: 136
Lot: 13 & 15
Location: Dolores Street 3 NW of 13th Avenue
Applicant: Matthew Evans, Architect
Property Owner: Mitcie Hanson

Executive Summary:

The applicant proposes the demolition of an existing two-story single-family residence and detached garage and the construction of a two-story single-family residence with a detached garage in the front yard setback, an accessory dwelling unit (ADU), and the removal of 7 non-significant trees on a recently merged lot.

The Planning Commission considered the project at the December 14, 2022 hearing and the applicant has satisfied the directions given at the concept hearing. However, the applicant now proposes white limestone cladding only on the elevations that are visible from the street and stucco on the other elevations.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study and associated Coastal Development Permit for the demolition of an existing 1,611 square foot two-story single-family residence inclusive of a detached garage and construction of a 2,899 square foot two-story single-family residence with a 237 square foot detached garage on a recently merged lot located on Dolores Street 3 NW of 13th Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-171-004-000.

Background and Project Description:

The existing residence is a 1,611 square-foot two-story single-family residence inclusive of a detached garage and an approximately 126 square-foot shed constructed across two 4,000 square-foot lots located on Dolores Street 3 NW of 13th Avenue. A Final Determination of Historic ineligibility was issued for the existing residence on October 1, 2021.

Lot Merger: The lot merger (LM 22-230) was approved to combine two 4,000-square-foot lots on November 23, 2022, to create an 8,000-square-foot lot located on Dolores Street 3 NW of 13th Avenue. The proposed project would sit on this newly created 8,000-square-foot lot, and the lot merger allows an increase of base floor area by 3 percent and up to 2.5 percent of additional site coverage if the site complies with the City's tree density standards (Attachment 5).

The current residence and all site improvements are proposed to be demolished to allow for the construction of a new 2,899 square foot two-story single-family residence with a 237 square foot detached garage and a 347 square foot detached ADU. The new residence is proposed to be finished with "split face" white limestone cladding, eggshell white stucco, shadow gray asphalt shingle roofing, and steel windows with true divided light throughout.

Staff Analysis:

At the December 14, 2022, Planning Commission meeting, staff presented the concept design for the project. The Commission adopted Resolution 2022-050-PC, accepting the concept design with ten special conditions. A volume study has been submitted to the City's consultant, William Vasilovich, and Special Condition of Approval No. 38 states that the project meets the required volumetric standards as this project is subject to the approval of a volume study Prior to issuance of a building permit (Attachment 1).

Below is a summary of the issues discussed at the December 14, 2022, Planning Commission meeting, followed by staff's response on how each item has been addressed.

1. The applicant shall submit a preliminary landscape plan identifying the size, species, and location of four upper canopy trees.

Staff Response: The recommended tree density for an 8,000-square-foot lot is 5 upper-canopy trees and 4 lower-canopy trees. However, due to space constraints and topography, the City Forester approved the proposed landscape plan with 13 lower canopy trees and one upper canopy tree.

2. The applicant shall expand the garage to meet the current standard measurement of 10' by 20'.

Staff Response: The applicant has redrawn the detached garage to meet the current code standard of 10' by 20' from the previously proposed dimensions of 10' 2" by 19' 8".

3. The applicant shall shift the garage back (to the west) by 3 feet prior to the final detail review.

Staff Response: The applicant has shifted the garage back (to the west) by 3 feet. Now the proposed detached garage would be 5'-8" from the front property line.

4. The applicant shall submit an alternative to the wood-burning fireplace, such as a gas or

electric fireplace prior to the final detail review.

Staff Response: The applicant has proposed gas burning fireplace as an alternative to the previously submitted wood-burning fireplace.

Finish Details

Residential Design Guideline 9.4 states, "*Architectural details should appear to be authentic, integral elements of the overall building design concept.*" Design Guideline 9.5 encourages the use of natural building materials such as wood and stone and Design Guideline 9.8 states, "*Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.*"

Staff Response: The applicant proposes a "split face" white limestone cladding, egg shell white stucco, shadow gray asphalt shingle roofing, and steel windows with true divided light throughout. The applicant has changed the proposes roof material from charcoal slate tiles to shadow gray asphalt roofing by CertainTeed Presidential TL shingle. The gable roof elements are proposed to be pitched at 8:12 throughout, including for the detached garage. 'Flint' (medium grade) colored metal gutters and downspouts are proposed, and Special Condition No. 35 stipulates the metal gutters and downspouts shall not be made of copper material, will be anti-reflective, and without a faux textured finish. Condition No. 14 requires the windows shall be custom steel windows with true divided light.

Staff is requesting the Planning Commission consider the appropriateness of limestone cladding and eggshell white stucco finish as a design element:

Limestone and stucco siding: At the Concept hearing presented to the Planning Commission on December 14, 2022, the new residence was proposed to be finished with "split face" white limestone cladding throughout. The applicant now submits "split face" white limestone cladding only on the elevations that are visible from the street and eggshell white stucco with Santa Barbara Mission finish on the other elevations (Sheet A3.01-A3.04 Attachment 3). The north and west elevations of the house and the garage, and rear portion of the house on the south elevation would have stucco sides, while the east and the front of the south elevation of the house and garage would have limestone cladding.

With respect to stonework, the Residential Design Guidelines State:

Residential Design Guideline 9.10*. The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided.*

- *The use of stone on the full exterior of individual building elements is encouraged.*
- *The use of stone on just one elevation, the street facade, for example, is discouraged.*

Residential Design Guideline 9.4. *Architectural details should appear to be authentic, integral elements of the overall building design concept.*

- *Details that appear to be applied as superficial elements should be avoided.*
- *The use of simple wood and/ or native stone details that are (or appear to be) true structural elements (such as exposed rafter tails, wood beams, stone foundations, etc.) are appropriate. Avoid details that appear inauthentic, non-structural, or gratuitous to the basic architecture.*
- *When design details and surface materials are selected, they should be used throughout the full exterior of the building to maintain consistency. Avoid the application of special materials or design treatments to just the street facade.*

Staff Response: The use of the stone cladding only on the visible portions of the structure is discouraged, as the Design Guidelines 9.10 & 9.4 state that when "surface materials are selected, they should be used throughout the full exterior of the building to maintain consistency." The Guidelines encourage four-sided architectures in the use of material for consistency and authenticity. In Staff's opinion, applying the limestone cladding only on the visible façade does not meet the guidelines' intent. Hence, Special Condition No. 33 requires that the limestone cladding be authentic and used throughout the four sides of the

building to maintain consistency and not as a design treatment only for the visible façade.
Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8 states that projects should "*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas."*

Staff Response: The applicant proposes 16 dark sky-friendly exterior light fixtures by Hubbardton Forge in 'coastal bronze' color. The fixture is shielded and directs light downwards. The applicant proposes installing 25-watt incandescent bulb or LED bulb with a 375 lumens output.

Landscape Plan: *Residential Design Guidelines 10.0 through 10.4 states, provide for upper and lower canopy trees when designing the landscape; use native plans and other varieties accustomed to growing along the Central Coast; planting in areas visible from the street or other public places should continue the forest character; and, plants in the public right-of-way should be predominately green foliage plants, in keeping with the design traditions of Carmel.*

Staff Response: The City Forester has approved the proposed landscape plan, and a landscape plan has been included on (Sheet 10.00 Attachment 3) of the project plan. The applicant is proposing one (1) fifteen-gallon upper canopy tree 'Monterey Cypress,' and 13 lower canopy trees – that consist of four (4) 'Japanese Maples,' three (3) 'New Zealand Laurel,' three (3) 'Swan Hill Olive,' one (1) 'Burgundy Peppermint Willow,' one (1) 'Constellation Dogwood,' and one (1) 'Elegant Water Gum' trees. Special Condition No. 38 states that any modification to the landscape plan shall require a separate Design Study.

The project site contains 15 lower canopy trees - 6 significant, 2 moderately significant, and 7 non-significant. All 7 non-significant trees on the subject lot are proposed to be removed as part of the project. The City Forester has approved the tree removal.

Fencing/Gate/Arbor**:** *Residential Design Guidelines 11.1 through 11.3 state that designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

Staff Response: The applicant proposes a 4-foot-high reclaimed natural wood grape stake fence at the front elevation and front yard setback area and a 6-foot-high timber fence along the north, west, and south elevation. The fence would replace a white wood picket fence at the front elevation and a wood panel fence along the north, west, and south elevation. The project will be consistent with Residential Design Guidelines 11.1 through 11.3 pertaining to fences.

Other Project Components:

Environmental Review: Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of an existing single-family residence and the construction of a new single-family residence in a

residential zone and therefore qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 – Data Table
Attachment 3 - Project Plan - Hanson
Attachment 4 – Site Photos
Attachment 5 – Lot Merger - Hanson

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2022-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING 1,611 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A DETACHED GARAGE AND CONSTRUCTION OF A 2,662 SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A 237 SQUARE FOOT DETACHED GARAGE AT DOLORES STREET 3 NW OF 13TH AVENUE IN THE (R-1) ZONING DISTRICT., APN: 010-171-004-000

WHEREAS, Matthew Evans ("Applicant") submitted an application on behalf of Mitcie Hanson ("Owner") requesting the approval of a Design Study "DS 22-300" described herein ("Application"); and

WHEREAS, project site is comprised of a newly created 8,000-square-foot merged lot (LM22-230) approved to combine two 4,000-square-foot lots on November 23, 2022, located at Dolores Street 3 NW of 13th Avenue; and

WHEREAS, the site is currently developed with a 1,611 square foot two-story single-family residence with a 183 square foot detached garage and an approximately 126 square-foot shed that sits across two 4,000 square foot lots. A final Determination of Historic ineligibility was issued on October 1, 2021, for the existing residence; and

WHEREAS, the applicant is requesting to demolish the existing residence accessory structures and all other site improvements to allow for the construction of a 2,662-square-foot single-family residence with a 237-square-foot detached garage and the creation of a 347-square-foot detached accessory dwelling unit on one legal lot of records; and,

WHEREAS, a Design Study is required in accordance with CMC 17.58.040.B; which requires the review of the proposed site design, basic massing, and other elements of the design concept for compliance with the City's design concept guidelines and the findings required in CMC 17.64.080; and

WHEREAS, on December 14, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on December 14, 2022, the Planning Commission adopted Resolution 2022-050-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, the project shall be considered at a final details hearing pursuant to CMC 17.64.080; and

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

WHEREAS, a notice of the public hearing was published on January 27, 2023, in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of all public hearings for the Application; and

WHEREAS, on February 8, 2023, the Planning Commission held a public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and public testimony on the conceptual design of the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Commission at its February 8, 2023 hearing, including, without limitation, the staff report submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, attachments, and testimony herein above set forth and used their independent 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 categorically exempt under Section 15303 (New Construction or Conversion of Small Structures); and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the concept plans submitted, or as recommended to be conditioned, support the 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.

Municipal Code Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	

3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Final Design Study (DS 22-300, Hanson) and associated Coastal Development Permit for the construction of a 2,662 square foot residence with a 237 square-foot detached garage and a 347 square-foot ADU located on Dolores Street 3 NW of 13th Avenue (APN 010-171-004), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 22-300, Hanson) authorizes for the demolition of an existing 1,611 square foot two-story single-family residence inclusive of a detached garage and construction of a 2,662 square foot two-story single-family residence with a 237 square foot detached garage on a recently merged lot located on Dolores Street 3 NW of 13th Avenue in the Single-Family Residential (R-1) Zoning District as depicted in the plans prepared by Matthew Evans dated received by Community Planning & Building Department on January 19, 2023 unless modified by the conditions of approval contained herein..	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than	✓

	$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	
7.	**Fire Sprinklers - Residential.** Additions, alterations or repairs to existing structures that involve the addition, removal or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)	✓
8.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
9.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	✓
10.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
11.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including	✓

	illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	
12.	**Skylights & Skylight Shades.** The applicant shall submit product information for the skylights and skylight shades prior to issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.	✓
13.	**Stone Facades (including chimneys).** Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or his/her designee. The masonry patter shall be clearly identified in the construction drawings submitted with the building permit application.	✓
14.	**Steel Frame Windows and Doors**. The applicant shall submit product information for the steel windows and doors prior to issuance of a building permit. The window style shall be consistent with windows and doors with divided lights that appear to be true or simulated divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in or internal only mullions and muntins are prohibited.	✓
15.	**Asphalt Shingle Roofing.** The applicant shall submit product information for the asphalt shingle roofing prior to issuance of a building permit. The material shall convey a color and texture similar to that of wood shingles.	✓
16.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal 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.	✓
17.	**Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
18.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓

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

	investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	
26.	**Erosion Control in the Right-of-Way.** Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.	✓
27.	**Tree Planting Requirements.** Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows the location, size and species of required tree plantings. All new trees shall be installed prior to final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester and/or Forest & Beach Commission.	✓
28.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within	✓

	the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
29.	**Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
30.	**BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel.	✓
31.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
32.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
	SPECIAL CONDITIONS	
33.	**Limestone Cladding.** Prior to the issuance of a building permit, the applicant shall show on the elevation plan that the limestone cladding be authentic and be used throughout the four sides of the building to maintain consistency and not a design treatment only for the visible façade and the plans shall be submitted the revised plan to the Planning Department for approval.	✓
34.	**Light Fixture & Source.** The applicant must show the Planning Department that the proposed 'Hubbardton' light fixture shall be shielded and down-facing, and the light source shall be 375 lumens or less prior to the final inspection.	✓
35.	**Gutter and Downspout Color**. Prior to issuance of a building permit, the applicant shall provide information that the gutters and downspouts not be made of copper material, anti-reflective, matte, and without a faux textured finish on the submitted plans to the Building Department.	
36.	**Right-of-Way Encroachments.** All unpermitted right-of-way encroachments including the front gate concrete landing shall be removed from the right-of-way prior to final inspection.	✓
37.	**Landscape Inspection.** All landscaping shall be installed on-site prior to final Inspection, and any modification to the landscape plan shall require a separate Design Study.	✓
38.	**Volume Study.** Prior to issuance of a building permit, the applicant shall meet the required volumetric standards as this project is subject to the approval of a volume study.	✓

*Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of February, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage Chair	Margi Perotti Planning Commission Secretary

DS 22-300 (Hanson)
February 8, 2023
Project Data Table

PROJECT DATA FOR AN 8,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,960 SF (37%) 3,200 SF (with 3% lot merger bonus)	1,611 SF (20%)	2,899 SF (41% - Includes 100 SF basement bonus) 347 SF (ADU not included)
Site Coverage	651 SF/971 SF 725 SF (with 2.5% lot merger bonus)	1,465 SF	708 SF
Trees (Upper/Lower)	5/4	0/7	1/13
Ridge Height ($1^{st}/2^{nd}$)	18'/24'	18'-7"/26'-10"	17'-6"/ 23'-10"
Plate Height ($1^{st}/2^{nd}$)	12'/18'	11'-5"/19'-1"	12'/ 18'
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	38'-6"	16'
Composite Side Yard	20' (25%)	49' (61%)	25'-3"(31%)
Side Yard	3'	2'-7"	2'-8"
Rear	15'/3'*	28'/ 8'-5"*	19'-6"/4'-7"*

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

PROJECT DATA FOR AN 8,000 SQUARE FOOT SITE Detached Accessory Dwelling Unit (ADU)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,200 SF	N/A	347 SF
Ridge Height ($1^{st}/2^{nd}$)	16' / N/A	N/A	12'/N/A
Plate Height ($1^{st}/2^{nd}$)	9'-5"/N/A	N/A	9'-5"/N/A
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	N/A	N/A
Side Yard	4'	N/A	14' (South Side Yard)
Rear	4'	N/A	4'-7"



DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

Attachment 3

RESIDENTIAL TRACK 2 DESIGN STUDY PLANNING SUBMITTAL
FINAL DETAILS
02/08/2023

OWNER:
MITCIE HANSON
DOLORES ST. 3NW OF 13TH
CARMEL, CA 93921
TEL: 408.425.3686
EMAIL: MITCIEHANSON@ME.COM

ARCHITECT:
RICHARD BEARD ARCHITECTS
2475 THIRD ST., STUDIO 252
SAN FRANCISCO, CA 94107
TEL: 415 458 2600
CONTACT: MATT EVANS
EMAIL:MATT@RICHARD-BEARD.COM

LANDSCAPE ARCHITECT;
GROUND STUDIO
537 HOUSTON STREET
MONTEREY, CA 93940
TEL: 831.655.429
CONTACT: BEN LANGFORD
EMAIL: BEN@GROUNDSTUDIO.COM

CIVIL:
L&S ENGINEERING
2460 GARDEN ROAD, SUITE G
MONTEREY, CA 93940
TEL: 831.655.2723
CONTACT: JEFF LORENTZ
EMAIL: JEFF@LANDSENGINEERS.COM

LIGHTING DESIGNER:
TUCCI LIGHTING
660 YORK STREET SUITE 217
SAN FRANCISCO, CA 94110
TEL: 415.254.1943
CONTACT: MARISSA TUCCI
EMAIL: MARISSA@TUCCILIGHTING.COM

STRUCTURAL:
STRANDBERG ENGINEERING
1511 15th STREET
SAN FRANCISCO, CA 94103
TEL: 415.778.8726
CONTACT: DAVID STRANDBERG
EMAIL:DAVID@STRANDBERGENG.COM

MECHANICAL. PLUMBING & ELECTRICAL
AXIOM ENGINEERING
22 LOWER RAGSDALE SUITE A
MONTEREY, CA 93940
TEL: 831.649.8000
CONTACT: BILL ESTES
EMAIL:BILLE@AXIOMENGINEERS.COM

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ABBREVIATIONS

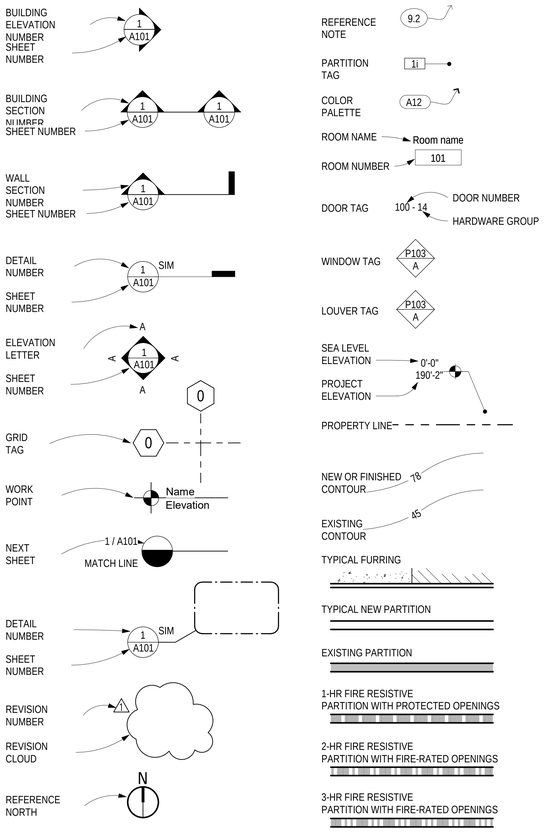
#	NUMBER OR POUND
@	AT
Ø	DIAMETER
A.C.	ASPHALITIC CONCRETE
A.D.	AREA DRAIN
A.H.U.	AIR HANDLING UNIT
ACOUS.	ACOUSTICAL
ADD'L.	ADDITIONAL
ADJ.	ADJUSTABLE
ADJAC.	ADJACENT
AFF	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
B.O.	BOTTOM OF
B.P.	BUILDING PAPER
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
C.J.	CONTROL JOINT
C.M.U.	CONCRETE MASONRY UNIT
C.T.	CERAMIC TILE
CEM.	CEMENT
CL	CENTERLINE
CLG.	CEILING
CLKG.	CAULKING
CLOS.	CLOSET
CLR.	CLEAR
CNTR.	COUNTER
COL.	COLUMN
COMM.	COMMUNICATION
CONC.	CONCRETE
COND.	CONDITION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CPT.	CARPET
CTR.	CENTER
D.	DRYER
D.S.	DOWNSPOUT
D.U.	DWELLING UNIT
D/W	DISHWASHER
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
E.P.B.	ELECTRICAL PANEL BOARD
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXT.	EXTERIOR
F.	FREEZER
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.PL.Y.	FACE OF PLYWOOD
F.O.S.	FACE OF STUD
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLOOR
FLAS.H.	FLASHING
FLUOR.	FLUORESCENT
FR.	FRAME
FT. ,-'	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.	GAS OUTLET
G.D.	GARBAGE DISPOSAL
G.F.I.	GROUND FAULT INTERRUPT
G.M.	GAS METER
G.S.F.	GROSS SQUARE FOOTAGE
G.S.M.	GALVANIZED SHEET METAL
GA.	GAUGE
GALV.	GALVANIZED
GEN.	GENERAL
GL.	GLASS
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE OR HANDICAP
H.M.	HOLLOW METAL
H.R.	HANDRAIL
HD.	HEAD
HDR.	HEADER
HDW.	HARDWARE
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.D.	INSIDE DIAMETER
IN. - "	INCH
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
L.A.F.	LIQUID APPLIED FLASHING
LAM.	LAMINATE
LAV.	LAVATORY
LB.	POUND
LIN.	LINEAR OR LINEN CLOSET
LN.	LINE
LT.	LIGHT
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MAINT.	MAINTAIN
MAT'L.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NC	NOISE CONTROL
NO.	NUMBER
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.S.I.	PER SQUARE INCH
P.W.	PARTY WALL
PART.	PARTITION
PERIM.	PERIMETER
PL.	PROPERTY LINE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
PNT.	PAINT
PREF.	PREFINISHED
PT.	POINT OR PRESSURE TREATED
PTD.	PAINTED
R.	RISER OR REFRIGERATOR
R.A.	RETURN AIR
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REC.	RECESSED
REF.	REFERENCE
REFL.	REFLECTED
REG.	REGISTER
REINF.	REINFORCED
REMOV.	REMOVABLE
REQ'D.	REQUIRED
RESIL.	RESILIENT
RET.	RETAINING
REV.	REVISION/REVISED/REVERSED
RM.	ROOM
RWD.	REDWOOD
S.	SOUTH
S.A.F.	SELF-ADHESIVE FLASHING
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
S.D.	STORM DRAIN
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FEET
S.G.	SEMI-GLOSS
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
S.T.C.	SOUND TRANSMISSION CONTROL
S.V.	SHEET VINYL
S.W.	SHEAR WALL
SBL	SETBACK LINE
SCHED.	SCHEDULE
SEAL.	SEALANT
SECT.	SECTION
SEP.	SEPARATION
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
SIM.	SIMILAR
SPEC.	SPECIFICATION OR SPECIAL
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.&G.	TONGUE AND GROOVE
T.B.	TOWEL BAR
T.C.	TOP OF CURB
T.O.C.	TOP OF CONCRETE
T.O.P.	TOP OF PLATE
T.O.PLY.	TOP OF PLYWOOD
T.O.W.	TOP OF WALL
T.P.H.	TOILET PAPER HOLDER
TEMP.	TEMPERED
THK.	THICKNESS
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
UNEXC.	UNEXCAVATED
UNF.	UNFINISHED
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F.	VERIFY IN FIELD
VAR.	VARIES
VEN.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
VOL.	VOLUME
W.	WEST OR WASHER
W.C.	WALL COVERING
W.H.	WATER HEATER
W.P.	WORK POINT OR WATERPROOFING
W.P.M.	WATERPROOF MEMBRANE
W.R.	WATER RESISTANT
W.R.B.	WEATHER RESISTIVE BARRIER
W.S.P.	WET STANDPIPE
W/	WITH
W/D	WASHER/DRYER
W/O	WITHOUT
WD.	WOOD
WIND.	WINDOW
WSCT.	WAINSCOT
WT.	WEIGHT

Attachment 3

VICINITY MAP



ARCHITECTURAL SYMBOLS



GENERAL NOTES

1 DATUM ELEVATION 0'-0", AS NOTED ON THESE DRAWINGS FOR THIS PROJECT IS AT ELEVATION 74' ABOVE SEA LEVEL.
2 THE INTENT OF THE DRAWINGS (WHICH ARE A PART OF THE CONTRACT DOCUMENTS) IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR, INCLUDING ANYTHING REASONABLY IMPLIED OR INTENDED.
3 THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, INCLUDES LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THIS MAY CONSTITUTE THE WHOLE OR PART OF THE PROJECT.
4 PROMPTLY REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY OR MADE KNOWN TO THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
5 DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.
6 WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
7 PLAN DIMENSIONS ARE TO FACE OF CONCRETE, EDGE OF SLAB, FACE OF STUD, CENTERLINE OF GRID, CENTER OF DOOR, CENTER OF WINDOW AND CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.
8 CHECK DIMENSIONS NOTED V.I.F. PRIOR TO CONSTRUCTION, REPORT ANY VARIANCES TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
9 ALL VERTICAL DIMENSIONS ARE REFERENCED FROM SEA LEVEL.
10 INSTALL WORK TRUE, PLUMB, SQUARE, LEVEL AND IN PROPER ALIGNMENT.
11 VERIFY CLEARANCES FOR ITEMS INCLUDING BUT NOT LIMITED TO FLUES, VENTS, CHASES, SOFFITS AND FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OR INSTALLATION OF SUCH ITEMS OF WORK.
12 INSTALL FIRE EXTINGUISHERS PER CODE. OBTAIN APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS AND REVIEW OF THE ARCHITECT PRIOR TO INSTALLATION.
13 ELECTRICAL POINTS ARE FOR REFERENCE ONLY. REVIEW FINAL LOCATIONS WITH THE ARCHITECT PRIOR TO ROUGH-IN.
14 CONSTRUCTION REQUIREMENTS FOR EARTHWORK, UTILITIES, VEHICULAR AND PEDESTRIAN PAVING, AND LANDSCAPING ARE PROVIDED IN DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER AND THE LANDSCAPE ARCHITECT. SUCH ELEMENTS INDICATED ON THE ARCHITECT'S DRAWINGS ARE FOR REFERENCE ONLY.
15 INSTALL SMOKE DETECTORS PER CODE. SMOKE DETECTORS WILL BE INTERCONNECTED AND ACT AS ONE DEVICE, SEE RCPS A6.01-A6.05 FOR LOCATIONS. OBTAIN APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS AND REVIEW OF THE ARCHITECT PRIOR TO INSTALLATION.
16 CONTRACTOR TO COMPLY W/ CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING AS REQUIRED BY CALGREEN MANDATORY MEASURES. SEE G0.06B.
17 PROVIDE BUILDING MAINTENANCE AND OPERATION MAINTENANCE MANUAL TO OWNER AS MANDATED BY CALGREEN MANDATORY MEASURES. SEE G0.06B.
18 PRIOR TO BUILDING PERMIT FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RECOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R337.1.5

PROJECT DATA AND CODE SUMMARY

PROJECT ADDRESS	Dolores 3 NW of 13th Carmel, CA 93921				
LOT NUMBER AND APN	010-171-004 Carmel block 136, lots 13 & 15			BLDG. RESTRICTIONS & SETBACKS	
				MAIN RESIDENCE HEIGHT LIMIT(TOP OF ROOF):	24'-0"
LOT SIZE	0.184 ACRES (8,000 SQ. FT.)				
LOT COVERAGE	MAX. ALLOWABLE (37%): EXISTING (18%) PROPOSED (29):	2,960 SQ.FT. 1,428 SQ.FT. 3,146 SQ.FT.		ADU HEIGHT LIMIT:	12'-0"
				FRONT YARD SETBACK:	15'-0"
				REAR YARD SETBACK:	15'-0"
MONTEREY COUNTY ZONING	R1			SIDE YARD SETBACK:	3'-0" MIN. COMBINED 25% WIDTH
CONSTRUCTION TYPE	TYPE V			COMPOSITE SIDE YARD SETBACK:	20'-0"
STORIES	2				

SQUARE FOOTAGES	EXISTING	PROPOSED	MAX ALLOWABLE (INCLUDES LOT MERGER)
FIRST FLOOR	870 SQ. FT.	1,757 SQ. FT.	
SECOND FLOOR	558 SQ. FT.	693 SQ. FT.	
GARAGE	183 SQ. FT.	237 SQ. FT.	
ADU	-	347 SQ. FT.	
BFA TOTAL	1,611 SQ. FT.	3,034 SQ. FT.	3,200 SQ. FT.
BASEMENT FLOOR	-	212 SQ. FT.	
BASEMENT EXEMPTION	-	-100 SQ. FT.	
BFA + BONUS TOTAL	1,611 SQ. FT.	3,146 SQ. FT.	4,187 SQ. FT.

PARKING	1 COVERED	1 COVERED
IMPERVIOUS SURFACE COVERAGE	PROPOSED = 708 SQ. FT. / 725 SQ. FT. ALLOWABLE EXISTING = 1,230 SQ. FT	
TREE REMOVAL	0 SIGNIFICANT TREES REMOVED	

NOTE:
BUILDINGS TO BE EQUIPPED WITH FIRE ALARM AND TO BE FULLY SPRINKLERED.

IMPERVIOUS SITE COVERAGE TABLE

PROPOSED			EXISTING		
DRIVEWAY	34	SQFT	DRIVEWAY	99	SQFT
WALKWAY	163	SQFT	BRICK WALKWAY	265	SQFT
PERIMETER FENCE	30	SQFT	PERIMETER FENCE	30	SQFT
LANDING 1	108	SQFT	WOOD DECK	75	SQFT
BBQ CONCRETE SLAB	32	SQFT	STONE SITE WALLS	71	SQFT
LANDING 2 + STEPS	148	SQFT	CONC. PAD & WD STEPS	9	SQFT
STONE RISERS	37	SQFT	PAVERS PATH	45	SQFT
PATIO	32	SQFT	REAR YARD PATH	514	SQFT
RETAINING WALL	14	SQFT	FRONT YARD PATH	307	SQFT
SPA	56	SQFT	BUILDING OVERHANG	50	SQFT
STEPS	32	SQFT			
A/C UNIT	5	SQFT			
LANDINGS 3 + 4	17	SQFT			
TOTAL	708	SQFT	TOTAL	1,465	SQFT

SHEET INDEX

01 - GENERAL
G0.00 COVER SHEET
G0.01 GENERAL INFORMATION
G0.03 CODE ANALYSIS
G0.04 CITY FOREST REPORT

02 - CIVIL
C1 SITE DEMOLITION PLAN
C2 SITE GRADING PLAN
C3 DRAINAGE PLAN
C4 EROSION CONTROL PLAN
TS-01 TOPOGRAPHIC SURVEY

03 - LANDSCAPE
L1.00 TITLE SHEET WITH PROJECT DATA
L10.00 LANDSCAPE PLAN, LIGHTING PLAN + DETAILS
L11.00 FINISH MATERIALS
L12.00 LANDSCAPE DETAILS
L13.00 TREE PERMIT SHEET

04 - ARCHITECTURAL
A1.11 SITE PLAN
A1.40 EXISTING SITE PLAN
A1.41 EXISTING SITE PHOTOS
A1.42 EXISTING/DEMO FLOOR PLANS
A1.43 EXISTING/DEMO EXTERIOR ELEVATIONS
A1.44 STREETSCAPE ELEVATIONS
A2.01 FIRST FLOOR PLAN
A2.02 SECOND & BASEMENT FLOOR PLANS
A2.21 WINDOW AND DOOR SCHEDULE
A3.01 EXTERIOR ELEVATIONS
A3.02 EXTERIOR ELEVATIONS
A3.03 EXTERIOR ELEVATIONS
A3.04 ADU EXTERIOR ELEVATIONS
A6.00 BUILDING LIGHTING PLAN
A10.01 MATERIALS & FINISHES
A10.02 FINISHES & RENDERINGS
A11.01 WINDOW AND DOOR CUT SHEET

PROJECT SUMMARY

THIS PROJECT CONSISTS OF THE DEMOLITION OF AN EXISTING NON-HISTORIC TWO-STORY SINGLE FAMILY RESIDENTIAL STRUCTURE, SHED AND DETACHED GARAGE. CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY RESIDENCE APPROXIMATELY 2,600 SF, WITH NEW SINGLE-CAR DETACHED GARAGE, NEW DETACHED 350 SF ADU, IN-GROUND SPA WITH RELATED TERRACES AND SITE WORK.

HERS VERIFICATIONS

-HIGH QUALITY INSULATION INSTALLATION (QII)
-IAQ MECHANICAL VENTILATION
-MINIMUM AIRFLOW
-VERIFIED EER
-VERIFIED SEER
-REFRIGERANT CHARGE
-FAN EFFICIANCY WATTS/CFM
-DUCT SEALING

DEFERRED PERMITS

THE FOLLOWING APPROVAL SHALL BE UNDER A SEPARATE PERMIT:
1. FIRE ALARM
2. FIRE SPRINKLER
3. GRADING
4. SPA

APPLICABLE CODES & REGULATIONS

1 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PUBLISHED BY THE CALIFORNIA BUILDING STANDARDS COMMISSION:
· PART 2, "2022 CALIFORNIA BUILDING CODE" (CBC), VOLUMES 1 & 2
· PART 2.5, "2022 CALIFORNIA RESIDENTIAL CODE" (CRC)
· PART 3, "2022 CALIFORNIA ELECTRICAL CODE" (CEC)
· PART 4, "2022 CALIFORNIA MECHANICAL CODE" (CMC)
· PART 5, "2022 CALIFORNIA PLUMBING CODE" (CPC)
· PART 6, "2022 CALIFORNIA ENERGY CODE"
· PART 9, "2022 CALIFORNIA FIRE CODE" (CFC)
· PART 11, "2022 CALIFORNIA RESIDENTIAL GREEN BUILDING STANDARDS CODE"

AS AMENDED BY THE LOCAL AUTHORITY HAVING JURISDICTION

2 NFPA 13 "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS" (2007), PUBLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION.

3 ALONG WITH ANY OTHER APPLICABLE CALIFORNIA STATE LAWS AND REGULATIONS AND ANY OTHER APPLICABLE LOCAL MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES THAT APPLY TO THE CONSTRUCTION OF BUILDINGS.

FIRE EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM

1. FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM. - THE BUILDINGS ATTACHED TO GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF FOUR (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION. DUE TO SUBSTANDARD ACCESS, OR OTHER MITIGATING FACTORS, SMALL BATHROOM(S) AND OPEN ATTACHED PORCHES, CARPORTS, AND SIMILAR STRUCTURES SHALL BE PROTECTED WITH FIRE SPRINKLERS.

2. FIRE ALARM SYSTEM - THE RESIDENCE SHALL BE FULLY PROTECTED WIN AN APPROVED HOUSEHOLD FIRE WARNING SYSTEM AS DEFINED BY NFPA STANDARD 72. PLANS AND SPECIFICATIONS FOR THE HOUSEHOLD FIRE WARNINIG SYSTEM SHALL BE SUBMITTED BY A CALIFORNIA LICENSED C-10 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. HOUSEHOLD FIRE WARNING SYSTEMS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UNIFORM BUILDING CODE SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-438-2600

DOLORES STREET
Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY RBA
CHECKED BY
PROJECT NO 2114

DATE	ISSUE
09.14.22	CONCEPT PLANNING
11.11.22	CONCEPT PL REV #1
01.13.23	FINAL DETAILS PL
01.18.23	FINAL DTLS PL REV #1

GENERAL INFORMATION

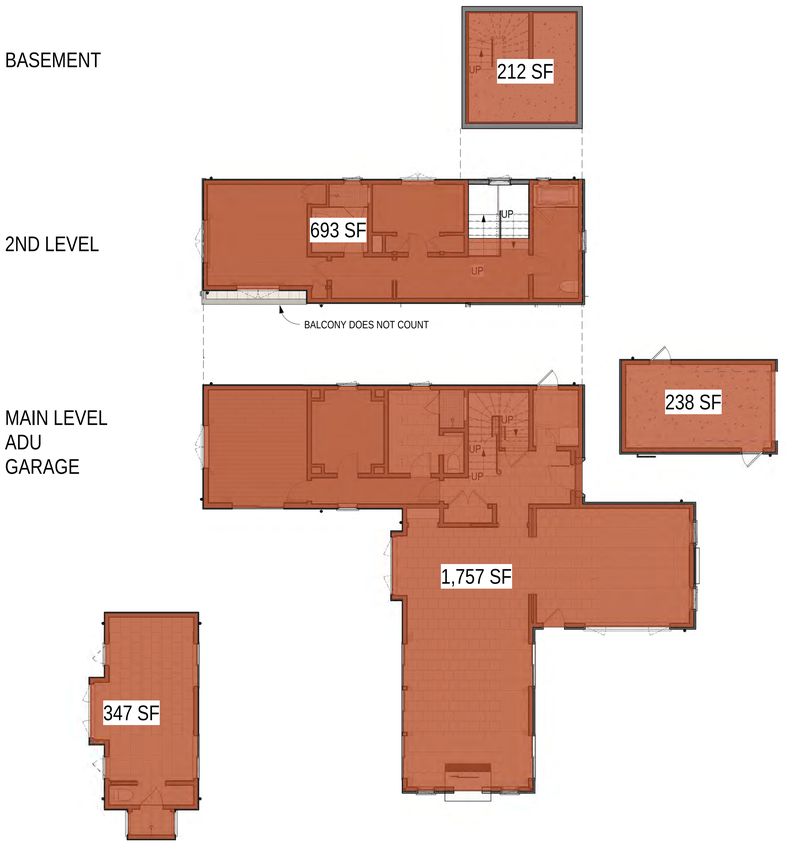
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Design Development

G0.01

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BASE FLOOR AREA & SITE COVERAGE CALCULATIONS



Attachment 3

ZONING REQUIREMENTS

MAIN RESIDENCE HEIGHT LIMIT (TOP OF ROOF)	=	24'-0"
ADU HEIGHT LIMIT	=	12'-0"
MAX IMPERVIOUS LOT COVERAGE	=	22% X BFA = 651 SQ. FT.
MIN/MAX ADU FLOOR AREA =		150-600 SQ. FT.

**ADU MUST CONFORM TO ALL R-1 REQ. INCLUDING SETBACKS, LOT COVERAGE, & BASE FLOOR AREA*

LEGEND

FLOOR AREA

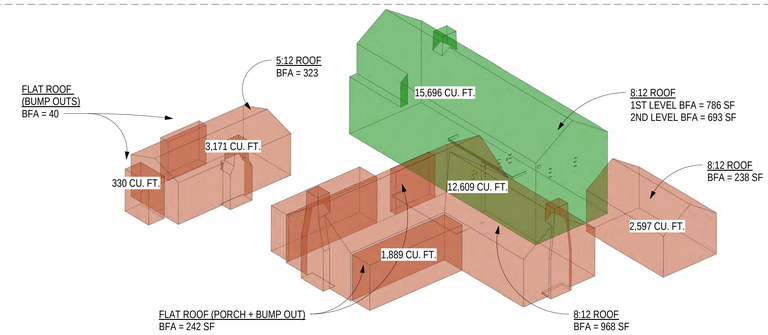
SQUARE FOOTAGES

PROPOSED			LOT MERGING INCENTIVES	MAX ALLOWABLE *(INCLUDES LOT MERGER)*
FIRST FLOOR **INCLUDES STAIRS*		1,757 SQ. FT.		
SECOND FLOOR		693 SQ. FT.		
GARAGE		238 SQ. FT.		
ADU		347 SQ. FT.	+100 SQ. FT. MAX ALLOWED	
BFA TOTAL	=	3,035 SQ. FT.	3% INCREASE SITE AREA = (.03 X 8,000) = +240 SQ. FT.	3,200 SQ. FT. *2,960 ORIGINAL*
BASEMENT LEVEL		212 SQ. FT.		
BASEMENT EXEMPTION		-100 SQ. FT.		
BFA + BONUS TOTAL	=	3,147 SQ. FT.		4,187 SQ. FT. *3,947 ORIGINAL (2,960 + 987)*

*SEE LANDSCAPE PLANS FOR IMPERVIOUS SURFACE CALCULATIONS

3 G0.03 BASE FLOOR & SITE COVERAGE CALCULATIONS

VOLUME CALCULATION DIAGRAM



VOLUME FACTOR REQUIREMENTS

MAX EXTERIOR VOLUME = TOTAL ALLOWED BFA FOR SITE MULTIPLIED BY VOLUME FACTORS BELOW

	ONE-STORY ELEMENTS	TWO-STORY ELEMENTS
LOCATED UNDER A PITCHED OR SLOPING ROOF GREATER THAN 3:12 PITCH	12	11
LOCATED UNDER A FLAT ROOFED AREA LESS THAN 3:12 PITCH	11	10

LEGEND

ONE-STORY ELEMENTS

TWO-STORY ELEMENTS

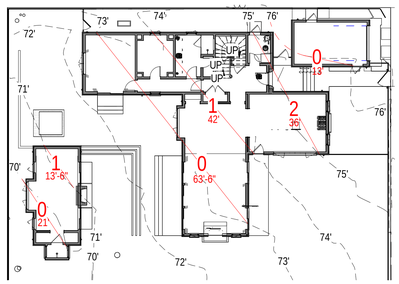
VOLUME CALCULATIONS

PROPOSED AREAS				FACTOR	ALLOWED VOLUME	
MAIN HOUSE ONE-STORY (3:12 OR GREATER)	=	1,754	SQ. FT.	X(12) =	21,048	CU. FT.
MAIN HOUSE ONE-STORY (FLAT)	=	242	SQ. FT.	X(11) =	2,662	CU. FT.
MAIN HOUSE TWO-STORY (3:12 OR GREATER)	=	693	SQ. FT.	X(11) =	7,623	CU. FT.
MAIN HOUSE TWO-STORY (FLAT)	=	0	SQ. FT.	X(10) =	0	CU. FT.
ADU ONE-STORY (3:12 OR GREATER)	=	323	SQ. FT.	X(12) =	3,876	CU. FT.
ADU ONE-STORY (FLAT)	=	40	SQ. FT.	X(11) =	440	CU. FT.
GARAGE ONE-STORY (3:12 OR GREATER)	=	238	SQ. FT.	X(12) =	2,856	CU. FT.
TOTAL ALLOWED VOLUME				=	38,505	CU. FT.

PROPOSED VOLUMES			
SINGLE-STORY VOLUMES	20,596	CU. FT.	
TWO-STORY VOLUMES	15,696	CU. FT.	
TOTAL PROPOSED VOLUME =	36,292	CU. FT.	+2,213 CU. FT.

2 G0.03 VOLUME CALCULATION DIAGRAM

AVERAGE GRADE (DETERMINING VOLUME CALC HEIGHTS)



CALCULATIONS TABLE

	"0" CONTOUR	LINE LENGTHS	STEP 3	STEP 4	AVERAGE GRADE
MAIN HOUSE	73.00'	0 = 63'-6" 1 = 42' 2 = 36'	1 X 42 = 42 2 X 36 = 72 TOTAL = 114	114/78 = 1.46	74.46'
ADU	70.00'	0 = 21' 1 = 13'-6"	1 X 13.5 = 13.5 TOTAL = 13.5	13.5/13.5 = 1.00	71.00'
GARAGE	76.00'	0 = 13'	0 X 13 = 0 TOTAL = 0	0/0 = 0.00	76.00'

STEPS

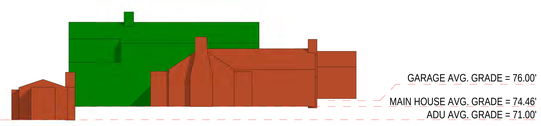
1. PLOT GROUND LEVEL ON TOPO. ASSIGN "0" FOR LOWEST CONTOUR LINE PASSING THROUGH BUILDING PERIMETER.

2. DRAW STRAIGHT LINE THROUGH BUILDING CONNECTING EACH CONTOUR AS IT PASSES THROUGH BUILDING.

3. FOR EACH LINE IN STEP 2, MULTIPLY IT'S LENGTH BY ITS ELEVATION (ABOVE THE "0" CONTOUR) AND SUM ALL RESULTS. (SEE TABLE)

4. DIVIDE SUM FROM STEP 3 BY SUM OF LENGTHS OF ALL LINES. RESULTING ELEVATION ABOVE "0" CONTOUR IS EXTENDED AS HORIZONTAL LINE THROUGH BUILDING AS AVERAGE GRADE. (SEE TABLE)

VOLUME HEIGHTS



1 G0.03 AVERAGE GRADE

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2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY RBA
CHECKED BY
PROJECT NO 2114

DATE	ISSUE
09.14.22	CONCEPT PLANNING
01.13.23	FINAL DETAILS PL

CODE ANALYSIS

SCALE: As indicated
Design Development

G0.03

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Items to note:

Required Structural Root Zone

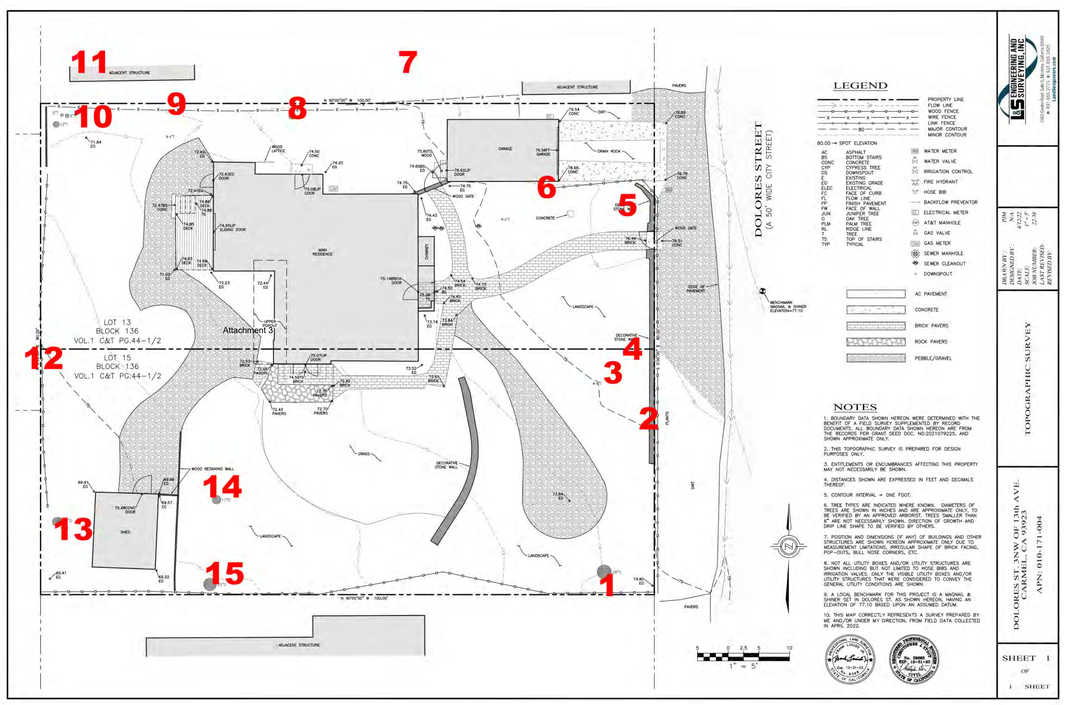
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	15.5						15		15	7.5	15	24	10.5	7.5	15.5

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	46.5						45		45	22.5	45	72	31.5	22.5	46.5

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 G0.04 CITY FOREST REPORT

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	1	2	3	1	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	1	2	3	1	2	2

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.

1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.

2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.

3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each.

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

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

0 points: The tree is over-mature or shows signs of poor or declining vigor such as die-back of major limbs or of the crown, small leaves/needles and/or minimal new growth.

1 point: The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

2 points: The tree is young to middle age and shows normal vigor.

3 points: The tree is young to middle age and shows exceptional vigor.

G. Are environmental conditions favorable to the tree?

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

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

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey is attached to this 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 property was reviewed for historical significance on October 1, 2021 and a Determination of Ineligibility was issued on October 11, 2021. In accordance with CMC 17.32.060.D.4, determinations of ineligibility shall be valid for a period of five (5) years from the date of issuance.

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

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

Residential Design Guidelines – Concept
Residential Design Guidelines – Final
Right-of-Way Vision Statement

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

Significant Tree Evaluation Worksheet

APN: 010-171-004-000
Street Location: Dolores 3 NW of 13th Ave
Planner: Suray Nathan
City Forester: Sara Davis
Property Owner: Hanson
Recommended Tree Density: 5 upper and 4 lower

Part One: Initial Screening:

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

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

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

Any tree with structural impairment likely to cause failure should be marked as unsafe and removed. Use page 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	PRUNUS	PRUNUS	PRUNUS	PRUNUS	PRUNUS	CO	?	FIG	CO	CO	CO	CO	CO	CO
YES	X						X			X	X	X	X	X	X
NO		X	X	X	X	X		X	X						

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	31						30		30	15	30	48	21	15	31
NO		X	X	X	X	X		X							

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

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2600

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY
CHECKED BY
PROJECT NO 2114

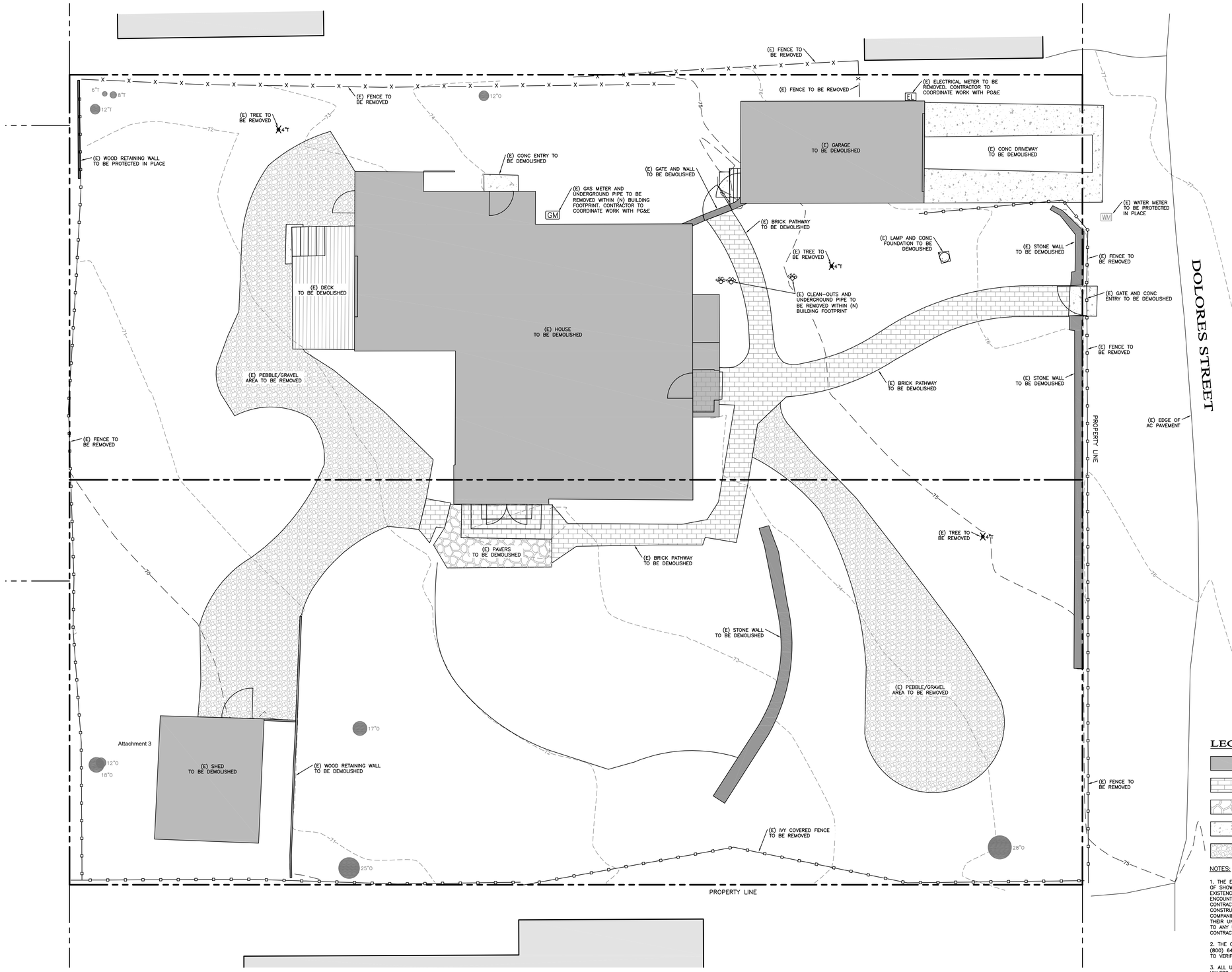
DATE	ISSUE
09.14.22	CONCEPT PLANNING
01.13.23	FINAL DETAILS PL

CITY FOREST REPORT

SCALE: 12" = 1'-0"
Design Development

G0.04

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SITE DEMOLITION PLAN

A / C1

SCALE: 1"=4'

LEGEND

- BUILDING TO BE DEMOLISHED
- BRICK PAVERS TO BE DEMOLISHED
- ROCK PAVERS TO BE DEMOLISHED
- CONCRETE PAVEMENT TO BE DEMOLISHED
- PEBBLE/GRAVEL AREA TO BE REMOVED

NOTES:

1. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SHOWN UNDERGROUND UTILITY LOCATIONS, NOR FOR THE EXISTENCE OF OTHER BURRIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.

2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

3. ALL UTILITIES AND STORM DRAIN TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE ON THIS PLAN.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE DEMOLISHED OR REMOVED.

5. IF HAZARDOUS MATERIAL IS FOUND DURING DEMOLITION, THIS WORK IS SUBJECT TO ADDITIONAL PERMITTING AND WORK CONTROLS. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND PERMITTING REQUIRMENTS FOR REMOVAL OF TYPE OF HAZARDOUS MATERIAL FOUND.

6. ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE ON THIS PLAN

4 0 2 4 8

1" = 4'

L&S ENGINEERING AND SURVEYING, INC
2490 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
MARK R. STEPANEK
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

PLANNING SUBMITTAL
FINAL DETAILS PL

DRAWN BY:	*MRS*	
DESIGNED BY:	*MRS*	
DATE:	*1-13-2023*	
SCALE:	*AS SHOWN*	
JOB NUMBER:	*22-69*	*N/A*
LAST REVISED:		*N/A*
REVISED BY:		

SITE DEMOLITION PLAN

DOLORES STREET 3NW OF 13TH
CARMEL-BY-THE-SEA, CA 93921
APN 010-171-004

SHEET C1
OF
4 SHEETS

SITE GRADING PLAN

DOLORES STREET 3NW OF 13TH
CARMEL-BY-THE-SEA, CA 93921
APN 010-171-004

SHEET C2 OF 4 SHEETS

DRAWN BY:	MRS
DESIGNED BY:	MRS
DATE:	1-13-2023
SCALE:	AS SHOWN
JOB NUMBER:	22-69
LAST REVISED:	N/A
REVISED BY:	N/A

PLANNING SUBMITTAL
FINAL DETAILS PL

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LEGEND

PROPOSED BUILDING, SEE ARCHITECTURAL PLANS
(N) CONCRETE PAVEMENT
(N) STONE PAVERS SET IN CONCRETE
AREA OF CUT
AREA OF FILL

AD AREA DRAIN
BS BOTTOM OF STEP
E ELEVATION
EG EXISTING GROUND
EL ELEVATION
FF FINISHED FLOOR
FG FINISHED GRADE
FL FLOW LINE
FP FINISHED PAVEMENT
HPT HIGH POINT
LPT LOW POINT
ME MATCH EXISTING
N NEW
TD TRENCH DRAIN
TS TOP OF STEP
TW TOP OF WALL

EARTHWORK

CUT=230 CY
FILL=50 CY
NET=180 CY CUT

(180 CY OF EXCESS CUT TO BE EXPORTED OFF SITE)

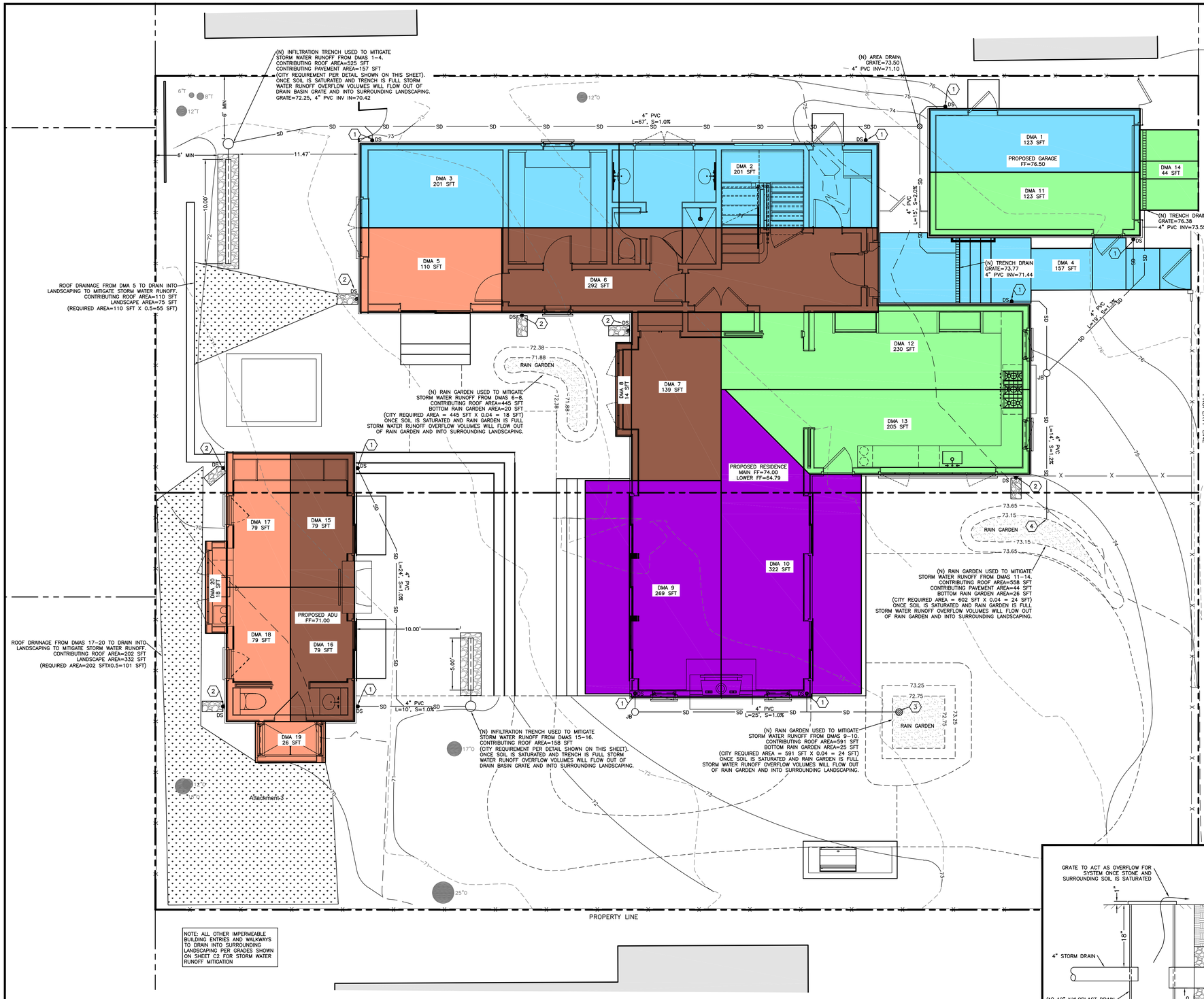
EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED SUBGRADE ELEVATIONS AND INCLUDE ALLOWANCES AS ASSUMED FOR THE BUILDING SLABS, AN 11" SECTION WAS ASSUMED FOR THE DRIVEWAY, AND A 7" SECTION WAS ASSUMED FOR SITE PAVEMENTS. EXCAVATION WAS ASSUMED FOR ALL FOOTINGS AND UTILITY LOCATIONS. SPOILS FROM RETAINING WALL BACKFILL AND UTILITY OR DRAINAGE TRENCHING ARE ASSUMED TO BE PLACED ON SITE AS FILL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

TRUCK HAUL TRIPS REQUIRED FOR GRADING OPERATIONS

	TRUCK TRIPS PER DAY	MATERIAL	TOTAL EXPORT CY
DAY*	3	30	90
1	3	30	90
2	3	30	90
3	3	30	120
4	3	30	150
5	3	30	180
6	*NOT CONSECUTIVE DAYS		

1" = 4'

SITE GRADING PLAN
A/C2 SCALE: 1"=4'



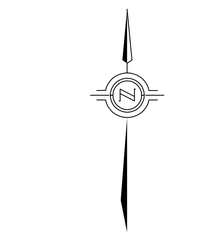
A C3 SITE DRAINAGE PLAN

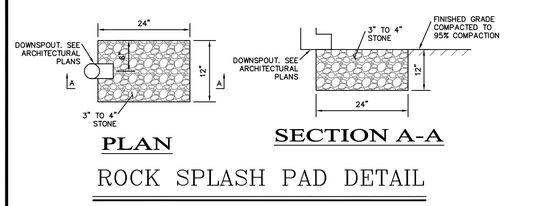
SCALE: 1"=4'

STORM DRAIN NOTES:
1. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS AND FOUNDATION DRAINS ARE TO BE CONNECTED TO STORM DRAIN SYSTEM WHERE SHOWN
2. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0%, UNLESS NOTED OTHERWISE.
3. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
4. REDUCER TO BE USED TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
5 SEE DETAIL ?/C? FOR TRENCHING DETAIL.

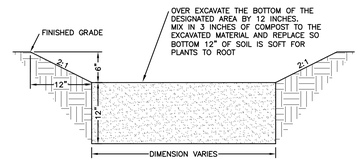
KEYNOTES:

1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN SYSTEM AS SHOWN
2 (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO ROCK SPLASH PAD AT GRADE AND INTO LANDSCAPING, SEE DETAIL ON THIS SHEET
3 (N) BUBBLE UP DRAIN TO DRAIN STORM WATER INTO (N) RAIN GARDEN
4 (N) STORM DRAIN TO DAYLIGHT AND DRAIN STORM WATER INTO (N) RAIN GARDEN

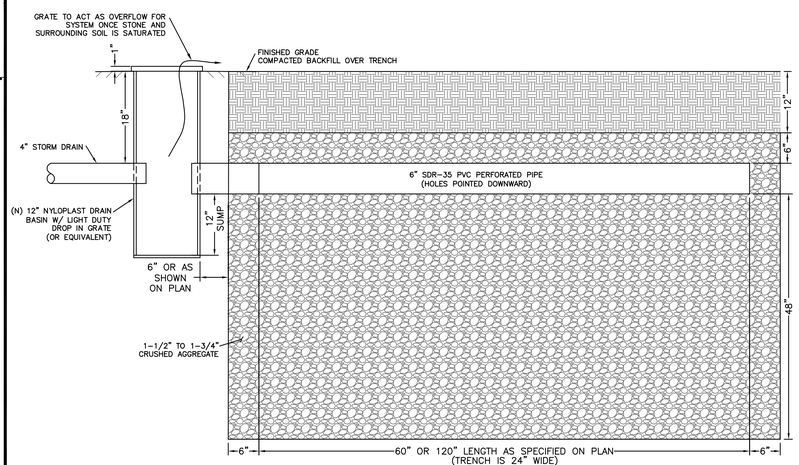




ROCK SPLASH PAD DETAIL



RAIN GARDEN SECTION



INFILTRATION TRENCH DETAIL

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REVISED BY:		

SITE DRAINAGE PLAN

DOLORES STREET 3NW OF 13TH
CARMEL-BY-THE-SEA, CA 93921
APN 010-171-004

SHEET C3
OF
4 SHEETS

EROSION/DUST CONTROL NOTES

1. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.

2. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) 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) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.

3. 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.

4. 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.

5. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

6. 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.
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.

7. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE BUILDING INSPECTION DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

8. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.

CONCRETE WASHOUT

1. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.

2. A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

3. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

4. TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.

5. WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.

6. ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.

7. CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.

8. ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

MATERIAL DELIVERY AND STORAGE

1. LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.

2. TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.

3. A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.

4. A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.

5. SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.

6. INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.

7. THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.

8. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.

9. BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.

10. STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.

11. MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.

12. PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.

13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.

14. KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.

15. ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

WASTE COLLECTION AREA

1. WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.

2. LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.

3. TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.

4. CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.

5. FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.

6. ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.

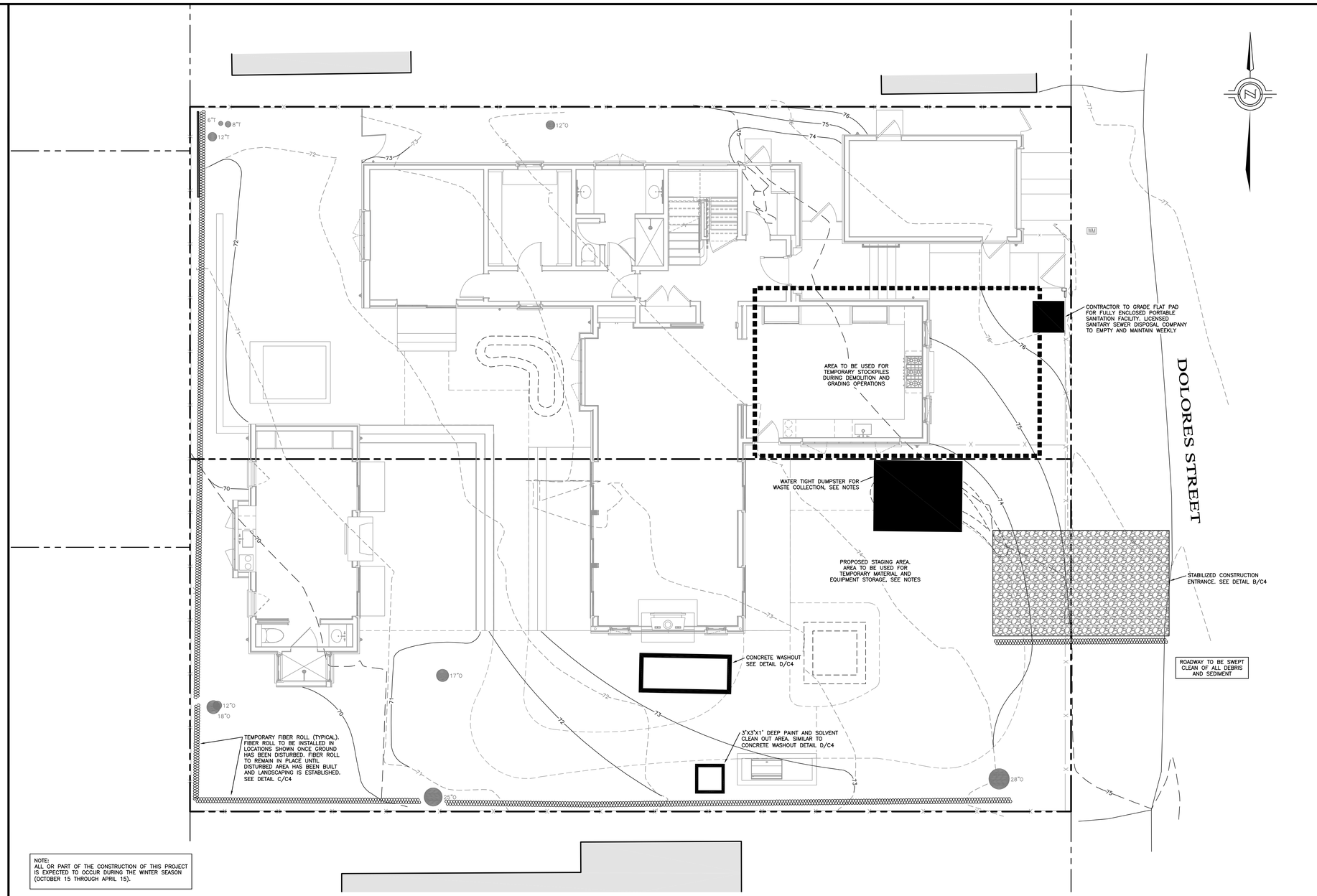
7. CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.

8. STORM WATER RUN ON SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SURFACE.

9. WASTE STORED IN STOCKPILES SHALL BE SECURLY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.

10. SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.

11. MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.



NOTE:
ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).

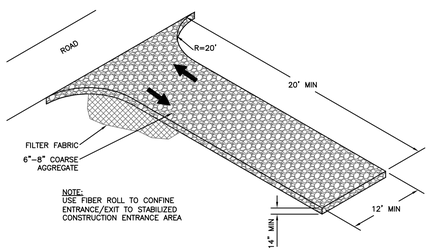
TOTAL AREA OF DISTURBANCE=0.18 ACRES

MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

A/C4 EROSION CONTROL PLAN

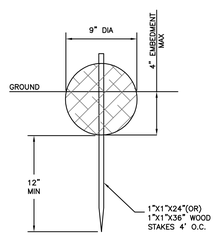
SCALE: 1"=5'

5 0 2.5 5 10
1" = 5'



B/C4 STABILIZED CONSTRUCTION ENTRANCE

NTS



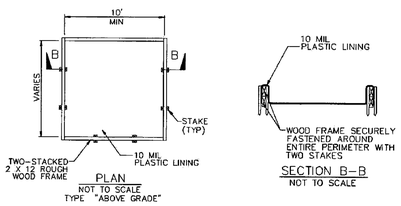
INSTALLATION
1. USE 1"X1"X2' OR 1"X1"X3' WOOD STAKES, DEPENDING ON THE SOIL AND SLOPE CONDITIONS. USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

2. POSITION FIBER ROLLS END-TO-END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

3. PLACE FIBER ROLLS SECURELY IN A TRENCH SO THAT SILT LADEN RUN-OFF PASSES OVER OR THROUGH, NOT UNDER THE FIBER ROLL.

C/C4 FIBER ROLL

NTS



D/C4 CONCRETE WASHOUT

NTS

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
MARK R. STEVENS
No. 69930
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

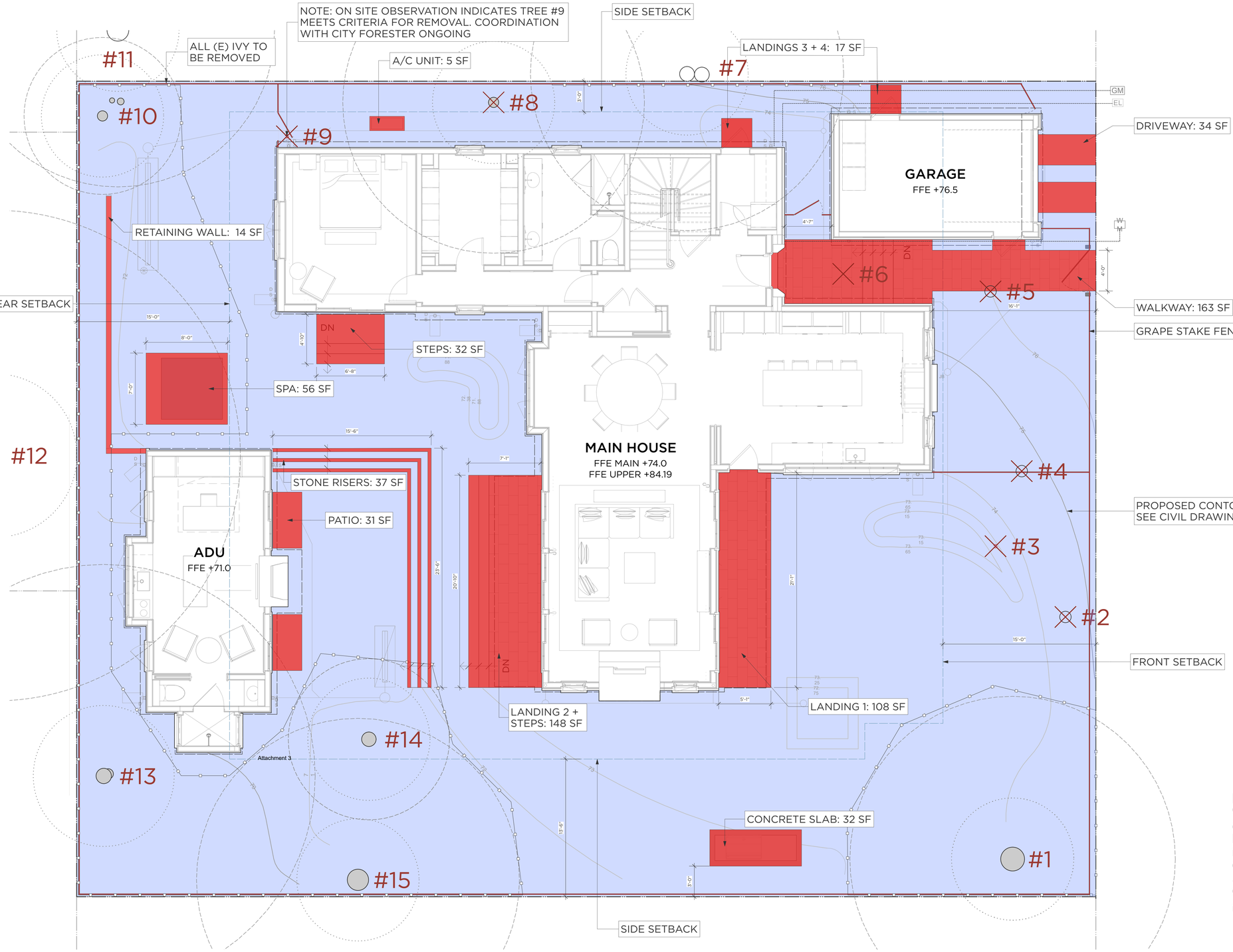
PLANNING SUBMITTAL
FINAL DETAILS PL

DRAWN BY:	*MRS*
DESIGNED BY:	*MRS*
DATE:	*1-13-2023*
SCALE:	*AS SHOWN*
JOB NUMBER:	*22-69*
LAST REVISED:	*N/A*
REVISED BY:	*N/A*

EROSION CONTROL PLAN

DOLORES STREET 3NW OF 13TH
CARMEL-BY-THE-SEA, CA 93921
APN 010-171-004

SHEET C4
OF
4 SHEETS

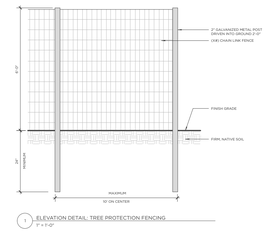


DOLORES ST.

LEGEND

- LANDSCAPE/MULCH AREA: 4,850 SF
- IMPERMEABLE SITE AREA: 708 SF
- OVERALL SITE AREA: 8,000 SF
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- #1 TREE NUMBER
- (E) TREE TO BE REMOVED
- TREE PROTECTION FENCING
- SETBACK
- WM PROPOSED WATER METER
- EL PROPOSED ELECTRICAL METER
- GM PROPOSED GAS METER
- PROPOSED UTILITY LINE

FENCING - METAL POST



1 ELEVATION DETAIL: TREE PROTECTION FENCING
3/4" = 1'-0"

NOTES
1. (E) Tree # 2, 3, 4, 5, 6, 7, 8, 11, & 12 trunk locations approximate and based on site observations. All canopy locations are approximate and based on site observation and aerial photography
2. All existing oaks to be protected are to be treated with paclobutrazol via trunk injection before any work may begin at the site including demolition.
3. Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be protected.
4. Excavation of any kind, within 6 feet of a tree trunk is not permitted.
5. No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
6. Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing.
7. The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever fine roots roots.
8. 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.
9. 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.

SITE COVERAGE TABLE

Description	Material	Permeable or Impermeable	Square Feet
Driveway	Faune limestone	Impermeable	34
Walkway	Faune limestone	Impermeable	163
Perimeter Fence	Grape Stake Fence	Impermeable	30
Landing 1	Faune limestone	Impermeable	108
Concrete Slab	Cast in place concrete	Impermeable	32
Landing 2 + Steps	Faune limestone	Impermeable	148
Stone Risers	Faune limestone	Impermeable	37
Patio	Faune limestone	Impermeable	32
Retaining Wall	Cast in place concrete	Impermeable	14
Spa	In ground spa	Impermeable	56
Steps	Faune limestone	Impermeable	32
A/C Unit	Cast in place concrete	Impermeable	5
Landings 3 + 4	Faune limestone	Impermeable	17
		TOTAL	708

0' 2' 4' 8'

GROUND STUDIO
LANDSCAPE ARCHITECTURE

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537 Houston Street
Monterey, CA 93940
GROUNDSTUDIO.COM

NOT FOR CONSTRUCTION

Hanson O'Brien Residence

Dolores 3 NW of 13th Avenue
Carmel, CA, 93921

APN: 010-171-004

Issue set: Final Details PL
Issue date: 1.13.23

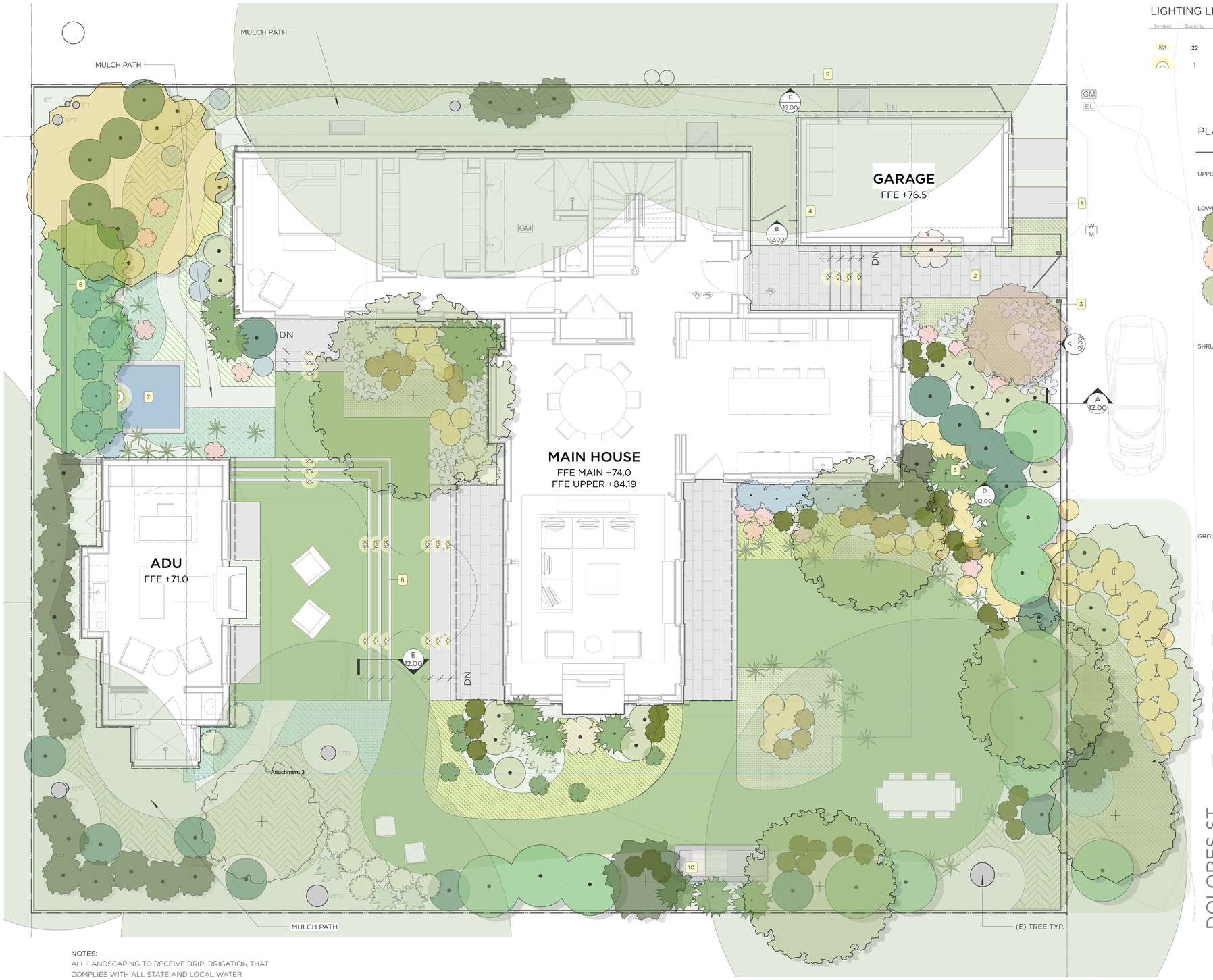
Revisions:

REV.	DESCRIPTION	DATE

Title Sheet with Project Data

Scale: 1/4" = 1'-0"
Drawn by: KH / AG

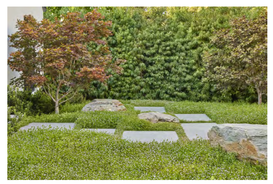
1.00

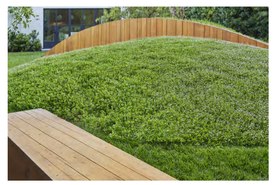


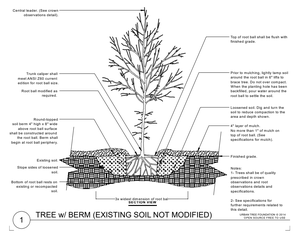
NOTES:
ALL LANDSCAPING TO RECEIVE DRIP IRRIGATION THAT COMPLIES WITH ALL STATE AND LOCAL WATER CONSUMPTION REGULATIONS

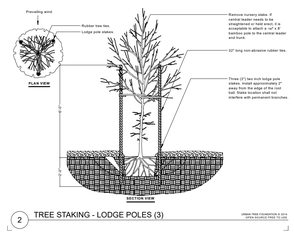
MINIMUM 12" COMPOST ADDED TO EXISTING SOIL

SEE BELOW FOR IMAGES OF GROUNDCOVER USED WHERE GRASS IS INDICATED. KURAPIA IS A LOW WATER SUBSTITUTE SEEN HERE.









0' 2' 4' 8'

LIGHTING LEGEND & SPECIFICATIONS

Symbol	Quantity	Description	Brand/Model	Wattage
	22	Step Light	BEGA / 22 135 LED / shielded light- white safety glass	3.4W
	1	Spa Light	Pentair / SpaBrite/ 78106300	6W

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	CA Native
UPPER CANOPY TREES					
	1	Hesperocyparis macrocarpa	Monterey Cypress	15 gal	Yes
LOWER CANOPY TREES					
	4	Acer palmatum	Japanese Maple	(1) 48" (3) 36" box	
	1	Agonis flexuosa 'Burgundy'	Burgundy Peppermint Willow	24" box	
	1	Cornus x 'Rutcan'	Constellation Dogwood	24" box	
	3	Corynocarpus laevigatus	New Zealand Laurel	36" box	
	3	Olea 'Swan Hill'	Swan Hill Olive	48" box	
	1	Tristania laurnia 'Elegant'	Elegant Water Gum	60" box	
SHRUBS					
	15	Buxus microphylla	Green Beauty Boxwood	50% 5 gal, 50% 15 gal	
	12	Daphne x 'Eternal Fragrance'	Eternal Fragrance Daphne	50% 5 gal, 50% 15 gal	
	13	Rhamnus 'Leather Leaf'	Leather Leaf Rhamnus	15 gal	Yes
	12	Hebe 'Western Hills'	Western Hills Hebe	50% 5 gal, 50% 15 gal	
	24	Laurus nobilis	Bay Laurel	15 gal	
	20	Olea 'Little Ollie'	Dwarf Olive	50% 5 gal, 50% 15 gal	
	30	Rhaphiolepis umbellata 'mino	Dwarf Yeddo Hawthorn	50% 5 gal, 50% 15 gal	
	2	**Rosa 'Sally Holmes'**	**Sally Holmes Rose**	**5 gal**	
	9	Westringia 'Morning Light'	Morning Light Coast Rosemary	50% 5 gal, 50% 15 gal	
GROUNDCOVERS / PERENNIALS					
	15	Achillea millefolium 'Calistoga	Calistoga Yarrow	1 gal	Yes
	13	Aeonium 'Blushing Beauty'	Blushing Beauty Aeonium	1 gal	
	7	Aeonium 'Zwartkop'	Black Rose Aeonium	1 gal	
	50	Campanula 'Birch Hybrid'	Birch Hybrid Campanula	1 gal	
	60	Carex divulsa	Berkeley Sedge	1 gal	Yes
	25	Convolvulus mauritanicus	Ground Morning Glory	1 gal	
	6	Cotyledon 'Silver Peaks'	Silver Peaks Pig's Ear	1 gal	
	324	Crassula multicava + Pelargonium sidoides mix	Fairy Crassula + African Geranium	1 gal	
	180	Dymondia	Dymondia	4"	
	30	Erigeron karvinskianus	Santa Barbara Daisy	1 gal	
	350	Fragaria chiloensis	Beach Strawberry	4"	Yes
	24	Heuchera maxima	Island Alum Root	1 gal	Yes
	1430 SF	Kurapia	Kurapia	Sod	
	34	Libertia grandiflora	New Zealand Iris	1 gal	
	20	Lomandra 'Breeze'	Dwarf Mat Rush	50% 5 gal, 50% 15 gal	

LEGEND

1. DRIVEWAY (S1)
2. WALKWAY (S1)
3. GRAPE STAKE FENCE AND ENTRY GATE (W1/ DET A)
4. STORAGE FENCE AND SLIDING GATE (W2/ DET B)
5. GRAPE STAKE GARDEN FENCE (W1/ DET D)
6. STONE AND GRASS STEPS (S1/ DET E)
7. SPA (A1)
8. RETAINING WALL (C1)
9. GRAPE STAKE PRIVACY FENCE (W1/ DET C)
10. BUILT IN BBQ, SEE ARCHITECTURE DRAWINGS

NOTE: FINISH MATERIAL AND DETAIL REFERENCE IN PARENTHESIS SEE SHEET 11.00 + 12.00

GROUND STUDIO
LANDSCAPE ARCHITECTURE

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NOT FOR CONSTRUCTION

Hanson O'Brien Residence

Dolores 3 NW of 13th Avenue
Carmel, CA, 93921

APN: 010-171-004

Issue set: Final Details PL
Issue date: 1.13.23

Revisions:

REV.	DESCRIPTION	DATE

Landscape + Lighting Plan

Scale: 1/4" = 1'-0"
Drawn by: KH / AG

10.00

Attachment 3

LANDSCAPE MATERIAL SPECIFICATIONS

WOOD

W1 Grape Stake Fence + Gate

Type:	Reclaimed/ natural wood grape stake pickets
Finish:	natural/unfinished
Dimensions:	Varies, see plan
Supplier:	TBD
Installation:	Reference details
Notes:	None
Mock up:	Yes

W2 Timber Fence

Type:	TBD
Finish:	To match architectural spec.
Dimensions:	1" x 8" x 6'
Supplier:	TBD
Installation:	Reference details
Notes:	None
Mock up:	Yes

CONCRETE

C1 Concrete Retaining Wall

Type:	Cast in place concrete, 3000 psi
Finish:	Color and Finish TBD
Dimensions:	See plan
Supplier:	TBD
Installation:	See detail
Notes:	TBD
Mock up:	yes

AMENITY

A1 Spa

Type:	Custom in-ground spa with autocover
Finish:	Finish and Coping TBD to match archtectural spec. and landscape paving
Dimensions:	6' x 6' interior dimension
Notes:	Final mechanical and structural drawings by others
Mock up:	No

STONE

S1 Stone Paving

Type:	Faune Limestone to match architectural spec.
Finish:	Rough Burnished
Dimensions:	dimensions vary
Supplier:	TBD
Installation:	TBD
Notes:	-
Mock up:	Yes

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LANDSCAPE ARCHITECTURE

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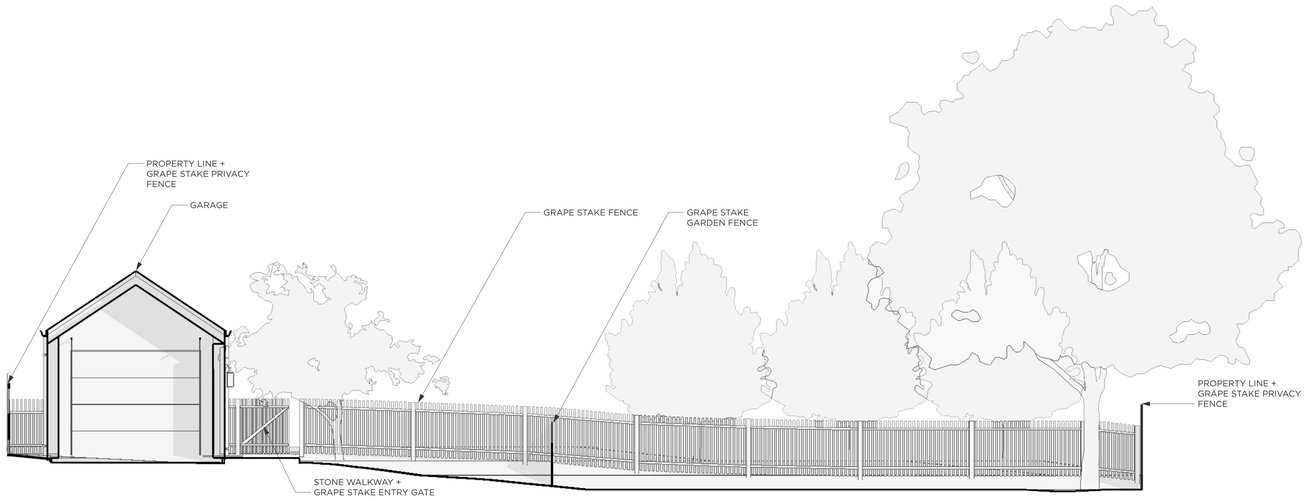
Revisions:

REV.	DESCRIPTION	DATE

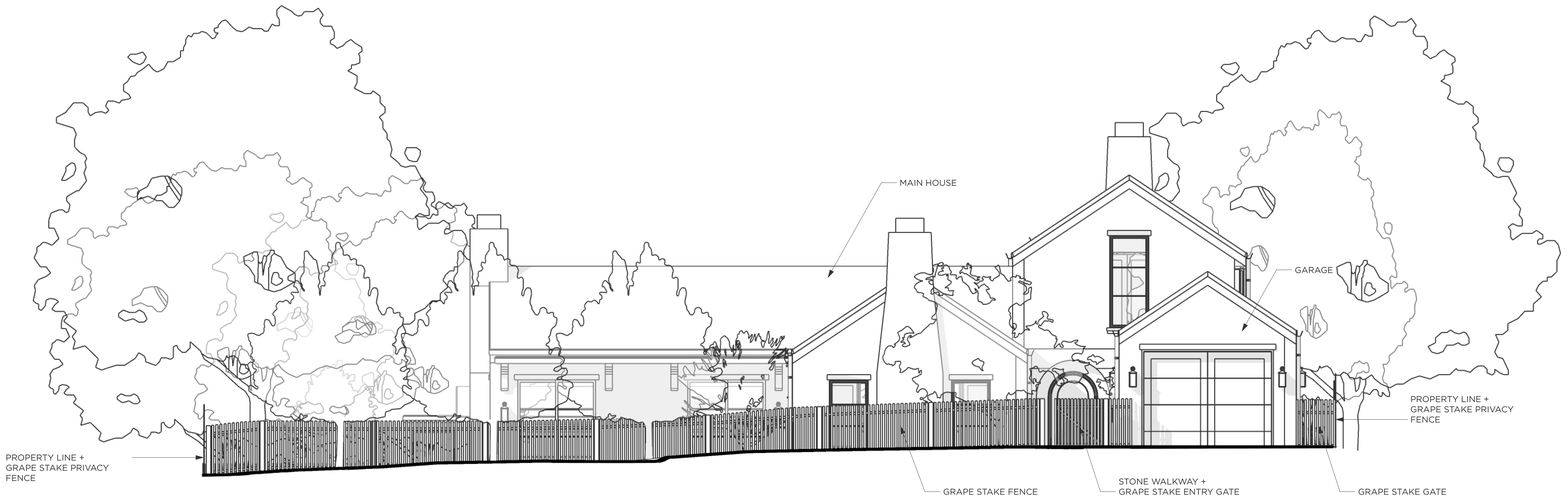
Finish Materials

Scale: N/A
Drawn by: KH

11.00

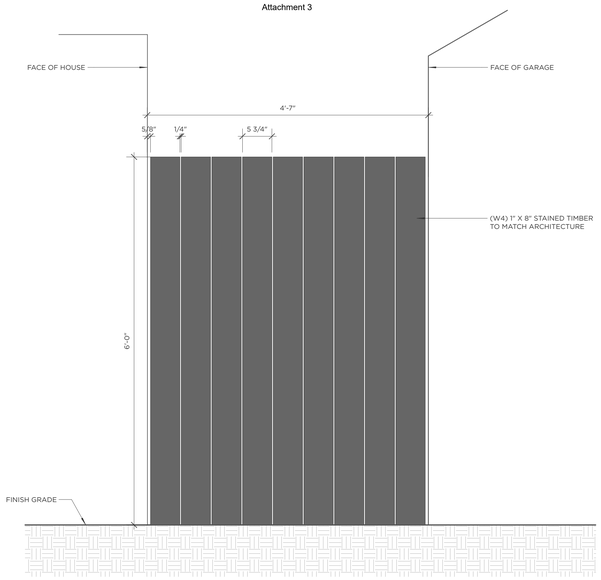


SECTION ELEVATION OF WEST EDGE CONDITION



SECTION ELEVATION OF WEST EDGE CONDITION FROM DOLORES ST.

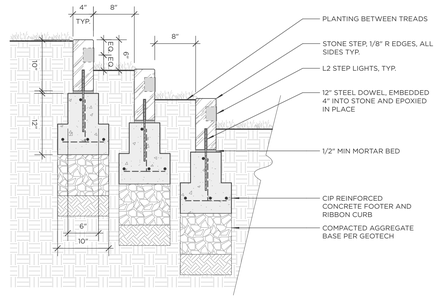
Attachment 3



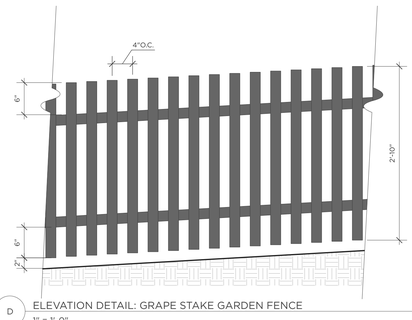
B ELEVATION: STORAGE FENCE + GATE
1" = 1'-0"



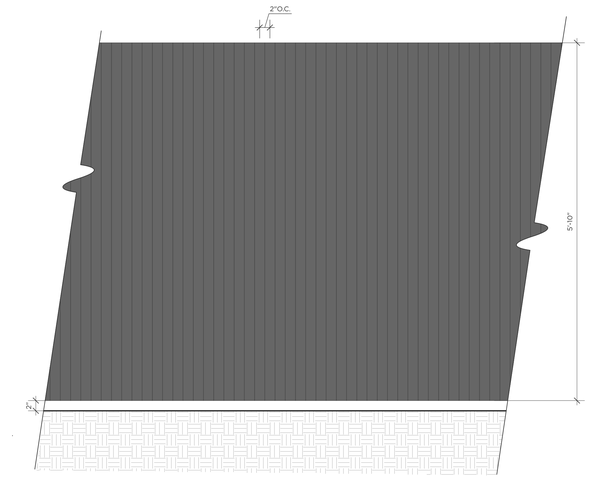
A SECTION AND ELEVATION DETAIL: GRAPE STAKE FENCE AND ENTRY GATE
1" = 1'-0"



E SECTION: STONE AND GRASS STEPS
1" = 1'-0"



D ELEVATION DETAIL: GRAPE STAKE GARDEN FENCE
1" = 1'-0"



C ELEVATION: GRAPE STAKE PRIVACY FENCE
1" = 1'-0"

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LANDSCAPE ARCHITECTURE

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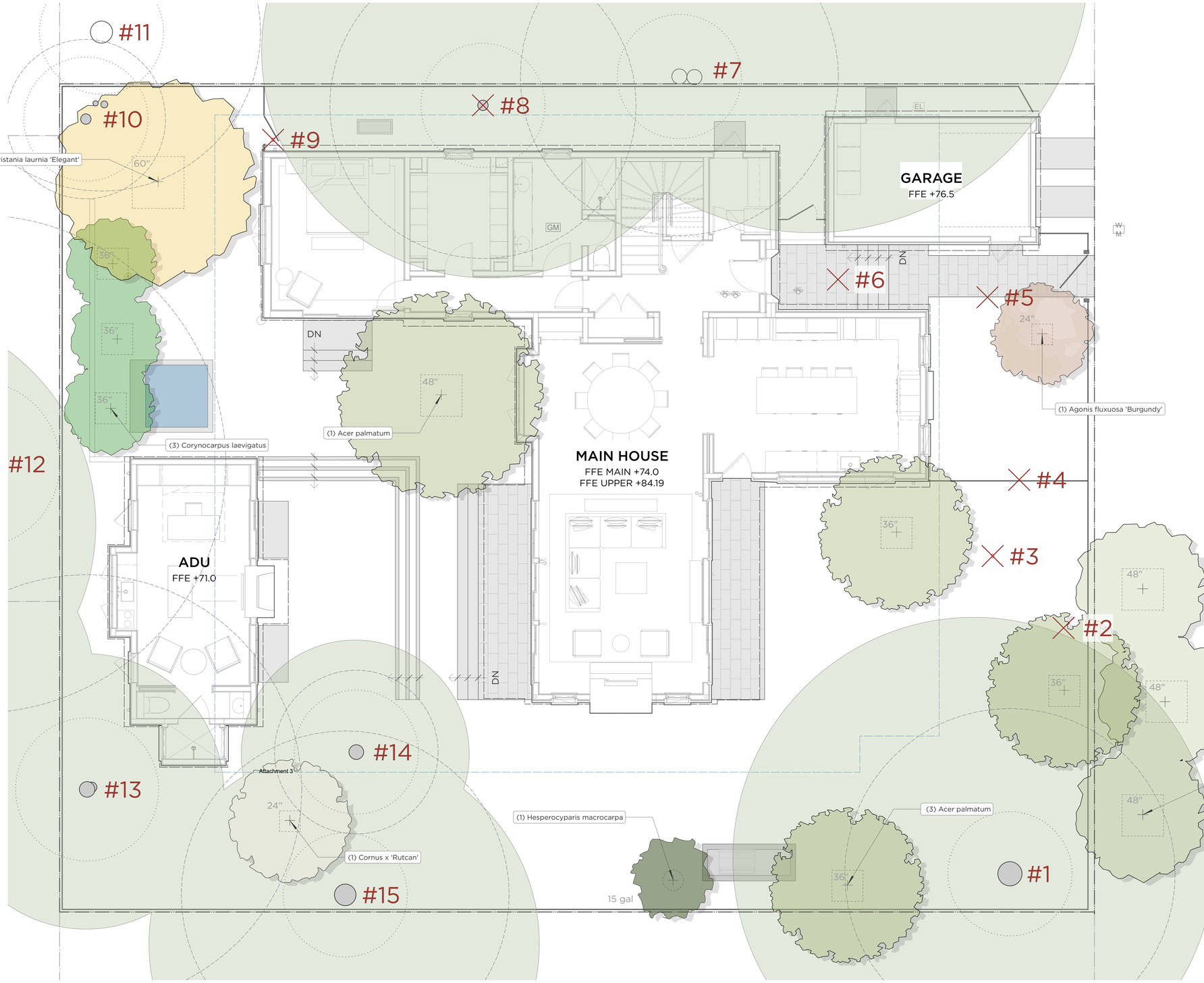
Revisions:

REV.	DESCRIPTION	DATE

Landscape Details + Front Elevation

Scale: N/A
Drawn by: KH

12.00



NOTE: (E) TREE # 2, 3, 4, 5, 6, 7, 8, 11, & 12 TRUNK LOCATIONS ARE APPROXIMATE, BASED ON SITE OBSERVATIONS. ALL TREE CANOPY LOCATIONS ARE APPROXIMATE BASED ON AERIAL PHOTOGRAPHY. EACH TREE PROTECTION ZONE AND STRUCTURAL ROOT ZONE DIAMETER HOWEVER HAS BEEN DETERMINED BASED ON DBH. SEE FORESTER REPORT FOR CALCULATION INSTRUCTIONS.

LEGEND

- APPROXIMATE (E) TREE CANOPY
- TREE PROTECTION ZONE
- STRUCTURAL ROOT ZONE
- #1 TREE NUMBER
- TREE TO BE REMOVED

(E) TREE LEGEND

Number	Name of Tree	Status	Significant DBH Size (Inches)	Location
1	Quercus agrifolia	Protect	31	Private
2	Prunus spp.	Remove	< 6	Private
3	Prunus spp.	Remove	< 6	Private
4	Prunus spp.	Remove	< 6	Private
5	Prunus spp.	Remove	< 6	Private
6	Prunus spp.	Remove	< 6	Private
7	Quercus agrifolia	Protect	30	Adjacent Lot- Private
8	?	Remove	12	Private
9	Ficus carica	Remove	4	Private
10	Quercus agrifolia	Protect	15	Private
11	Quercus agrifolia	Protect	30	Adjacent Lot- Private
12	Quercus agrifolia	Protect	48	Adjacent Lot- Private
13	Quercus agrifolia	Protect	21	Private
14	Quercus agrifolia	Protect	15	Private
15	Quercus agrifolia	Protect	31	Private

NOTE: TREE DESIGNATIONS OBTAINED FROM CITY OF CARMEL SIGNIFICANT TREE EVALUATION, COMPLETED BY CITY FORESTER

PROPOSED TREE LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size
UPPER CANOPY TREES				
	1	Hesperocyparis macrocarpa	Monterey Cypress	15 gal
LOWER CANOPY TREES				
	4	Acer palmatum	Japanese Maple	(1) 48" (3) 36" box
	1	Agonis flexuosa 'Burgundy'	Burgundy Peppermint Willow	24" box
	1	Cornus x 'Rutcan'	Constellation Dogwood	24" box
	3	Corynocarpus laevigatus	New Zealand Laurel	36" box
	3	Olea 'Swan Hill'	Swan Hill Olive	48" box
	1	Tristania laurnia 'Elegant'	Elegant Water Gum	60" box

GROUND STUDIO
LANDSCAPE ARCHITECTURE

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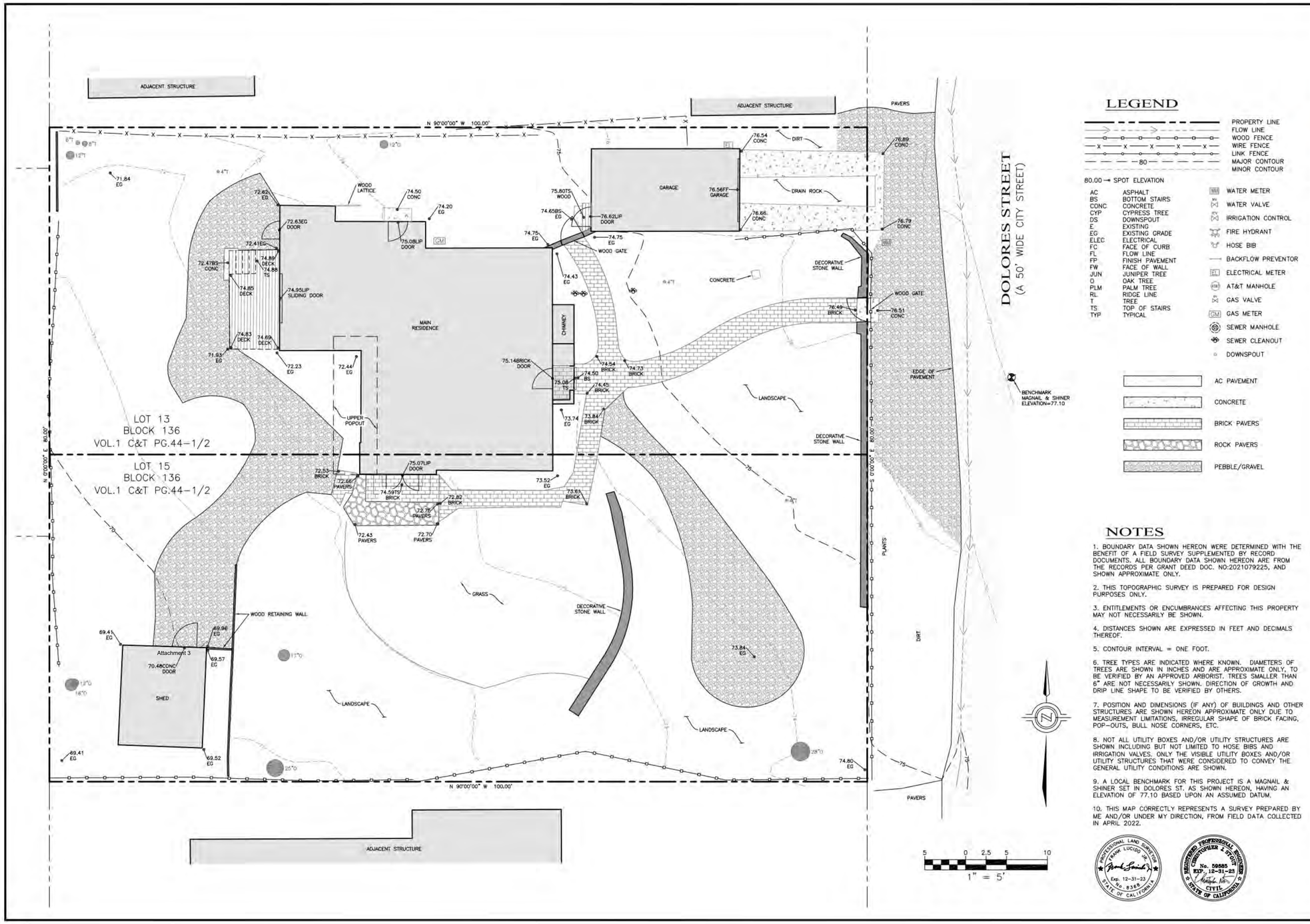
REV.	DESCRIPTION	DATE

Tree Permit Sheet

Scale: 1/4" = 1'-0"
Drawn by: KH / AG

13.00

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LEGEND

- PROPERTY LINE
- FLOW LINE
- WOOD FENCE
- WIRE FENCE
- LINK FENCE
- MAJOR CONTOUR
- MINOR CONTOUR

80.00 → SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
CONC	CONCRETE
CYP	CYPRESS TREE
DS	DOWNSPOUT
E	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
FC	FACE OF CURB
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
JUN	JUNIPER TREE
O	OAK TREE
PLM	PALM TREE
RL	RIDGE LINE
T	TREE
TS	TOP OF STAIRS
TYP	TYPICAL

- WM WATER METER
- WATER VALVE
- IRRIGATION CONTROL
- FIRE HYDRANT
- HOSE BIB
- BACKFLOW PREVENTOR
- ELECTRICAL METER
- AT&T MANHOLE
- GAS VALVE
- GM GAS METER
- SEWER MANHOLE
- SEWER CLEANOUT
- DOWNSPOUT

- AC PAVEMENT
- CONCRETE
- BRICK PAVERS
- ROCK PAVERS
- PEBBLE/GRAVEL

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 GRANT DEED DOC. NO:2021079225, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. 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.

7. 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.

8. 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.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A MAGNAIL & SHINER SET IN DOLORES ST. AS SHOWN HEREON, HAVING AN ELEVATION OF 77.10 BASED UPON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN APRIL 2022.

PROFESSIONAL LAND SURVEYOR FRANK LUCIDO JR. Exp. 12-31-23 No. 8368 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. STOUT No. 59585 EXP. 12-31-23 CIVIL STATE OF CALIFORNIA

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P. 831.655.2773 F. 831.655.3426
LandSengineers.com

DRAWN BY: P/M
DESIGNED BY: N/A
DATE: 4/12/22
SCALE: 1" = 5'
JOB NUMBER: 22.38
LAST REVISED:
REVISED BY:

TOPOGRAPHIC SURVEY

DOLORES ST. 3NW OF 13th AVE.
CARMEL, CA 93923
APN: 010-171-004

SHEET 1 OF 1 SHEET

1 TS-01 TOPOGRAPHIC SURVEY
12" = 1'-0"

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET
Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY
CHECKED BY
PROJECT NO 2114

DATE	ISSUE
09.14.22	CONCEPT PLANNING
11.11.22	CONCEPT PL REV #1

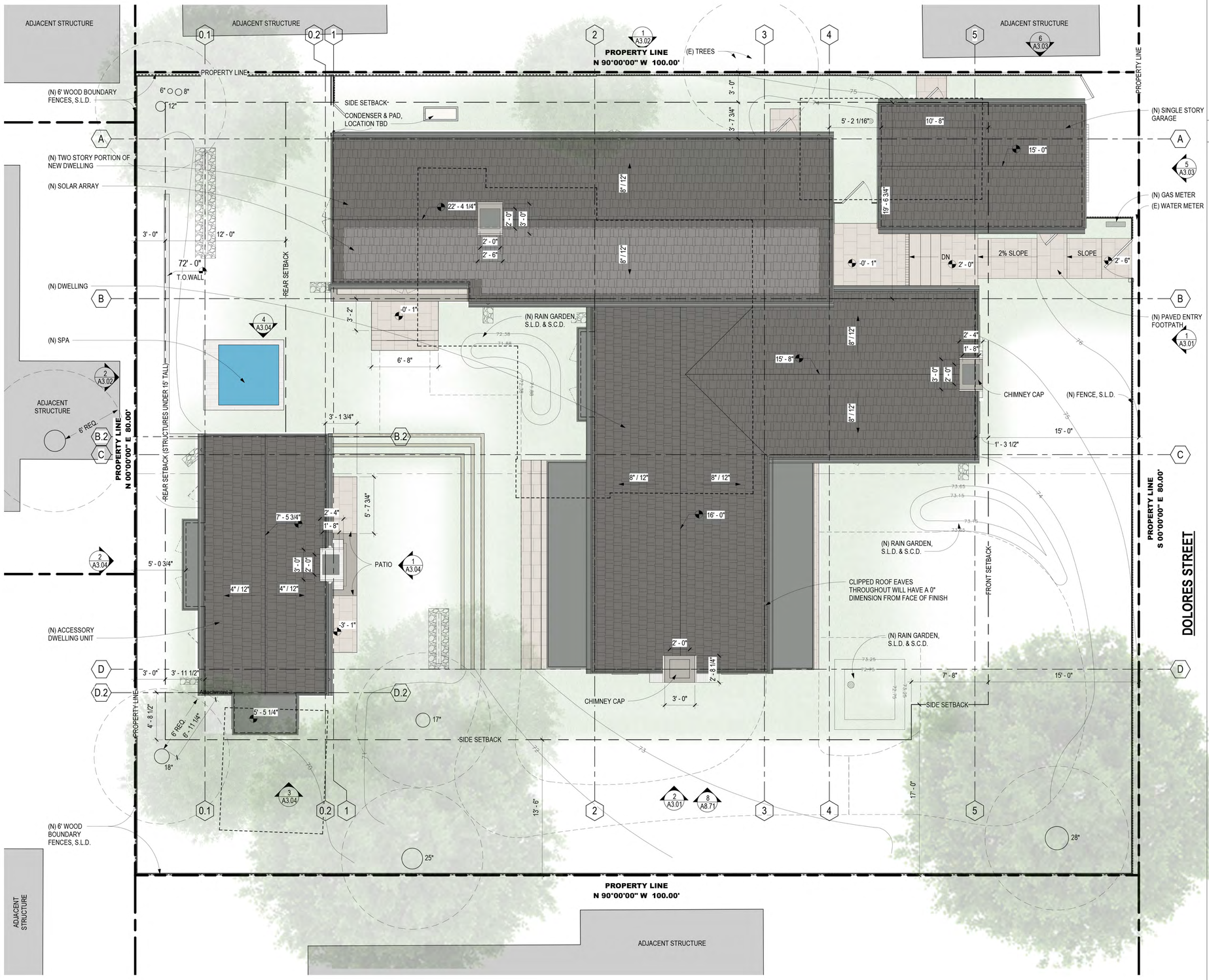
TOPOGRAPHIC SURVEY

SCALE: 12" = 1'-0"
Design Development

TS-01

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1 A1.11 SITE PLAN
1/4" = 1'-0"

N

2' 8' 16'
0 4' 12'
SCALE: 1/4" = 1'-0"

LEGEND

----- LINE OF EXISTING BUILDING

SHEET NOTES

1. TOPOGRAPHIC CONTOUR LINES ARE BASED ON SURVEY BY L&S ENGINEERING AND SURVEYING INC.
2. NOT ALL TREES TO REMAIN, REFER NOTES ON THIS DRAWING, SEE CIVIL DETAILS FOR TREE PROTECTION DETAILS
3. SEE CIVIL DRAWINGS FOR PROPOSED GRADING AND SITE DRAINAGE. TOPOGRAPHIC CONTOURS SHOWN HERE ARE FOR REFERENCE ONLY.
4. SEE CIVIL AND MEP DRAWINGS FOR LOCATIONS OF UTILITIES.
5. SEE CIVIL DRAWINGS FOR CUT AND FILL QUANTITIES

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2600

DOLORES STREET
Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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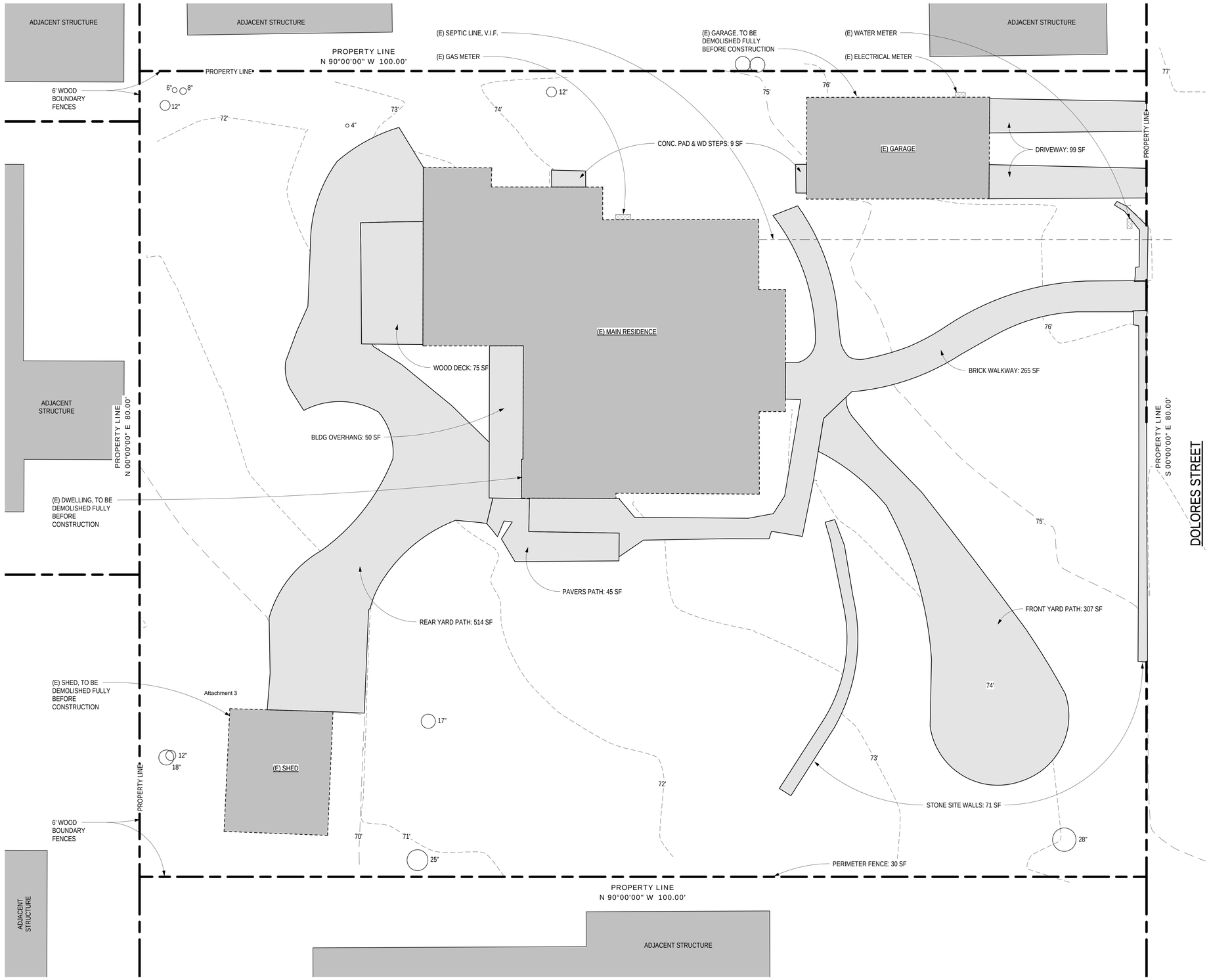
SITE PLAN

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

A1.11

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1/9/2023 5:54:37 PM

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1 A1.40 EXISTING SITE PLAN
1/4" = 1'-0"

N

FOR REFERENCE ONLY

2' 8' 16'
0 4' 12'
SCALE: 1/4" = 1'-0"

LEGEND

○ X" EXISTING TREE AND TRUNK DIAMETER

SHEET NOTES

1. TOPOGRAPHIC CONTOUR LINES ARE BASED ON SURVEY BY L&S ENGINEERING AND SURVEYING INC. SEE SHEET TS--01
2. NOT ALL (E) TREES TO REMAIN, REFER NOTES ON THIS DRAWING, SEE LANDSCAPE DETAILS FOR TREE PROTECTION DETAILS
3. TREE REMOVEAL SEE LANDSCAPE DRAWINGS
4. SEE CIVIL PLANS FOR EXISTING UTILITIES
5. ABANDON OR CAP OFF ANY EXISTING UTILITIES

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-438-2400

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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PROJECT NO 2114

DATE	ISSUE
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11.11.22	CONCEPT PL REV #1
01.13.23	FINAL DETAILS PL
01.18.23	FINAL DTLS PL REV #1

EXISTING SITE PLAN

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

A1.40

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1. VIEW TOWARDS EXISTING MAIN HOUSE FROM THE DRIVEWAY



2. LOOKING WEST TOWARDS EXISTING MAIN HOUSE FROM THE FRONT GATE



3. VIEW TOWARDS EXISTING GARAGE



4. LOOKING NORTH TOWARDS EXISTING MAIN HOUSE



5. VIEW TOWARDS EXISTING MAIN HOUSE FROM THE EXISTING SHED



6. LOOKING EAST TOWARDS EXISTING MAIN HOUSE

Attachment 3



7. LOOKING EAST TOWARDS BACK OF EXISTING GARAGE



8. VIEW TOWARDS EXISTING SHED FROM MAIN HOUSE



9. LOOKING WEST TOWARDS EXISTING SHED FROM COURYARD

RICHARD
BEARD
ARCHITECTS

2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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CHECKED BY
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DATE	ISSUE
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01.13.23	FINAL DETAILS PL

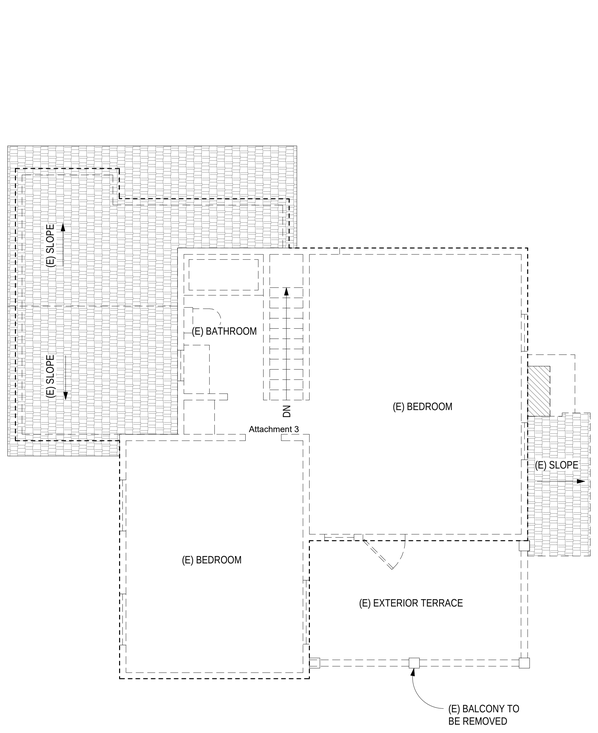
EXISTING SITE PHOTOS

SCALE:
Design Development

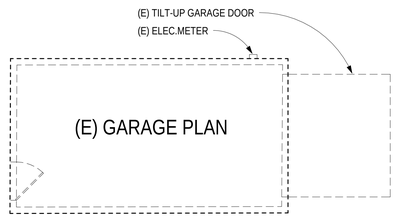
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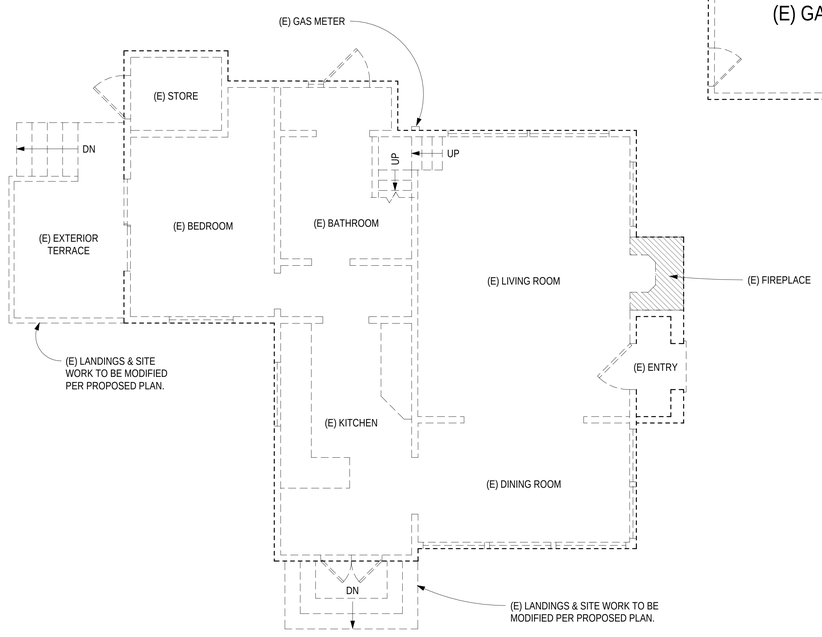
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2 A1.42 EXISTING/ DEMO SECOND FLOOR PLAN
1/4" = 1'-0"





1 A1.42 EXISTING/DEMO FIRST FLOOR PLANS
1/4" = 1'-0"

LEGEND

- REMOVE EXISTING WALLS, U.O.N.
- REMOVE FINISHES TO STUDS OR PLYWD. SUBSTRATE
- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO BE REMOVED, U.O.N

SHEET NOTES

1. THE SCOPE OF WORK MAY NOT BE LIMITED TO WHAT IS SHOWN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. ALL DIMENSIONS TO BE V.I.F. BY CONTRACTOR. ANY DEVIATIONS SHALL BE REPORTED TO ARCHITECT.
3. REMOVE EXISTING STRUCTURES AS NOTED.
4. STUB & CAP OFF ALL EXISTING UTILITIES
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND COORDINATING ALL WORK UNDER THIS CONTRACT TO DETERMINE THE EXTENT OF HAZARDOUS MATERIALS RELATED WORK.
6. PROTECT TREES, S.C.D. OR S.L.D.

FOR REFERENCE ONLY
ALL EXISTING STRUCTURES TO BE DEMOLISHED

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET
Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY Author
CHECKED BY Checker
PROJECT NO 2114

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01.13.23	FINAL DETAILS PL

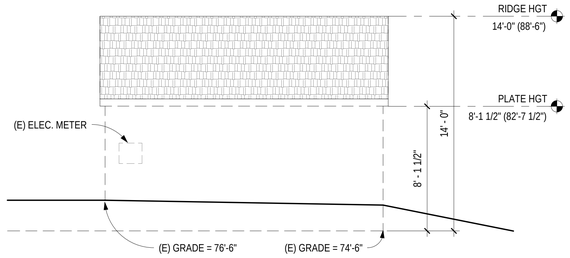
EXISTING/DEMO FLOOR PLANS

SCALE: As indicated
Design Development

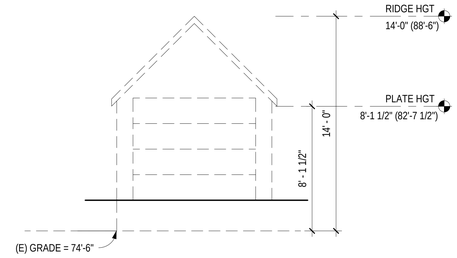
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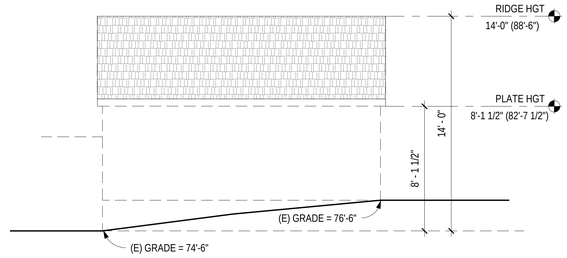
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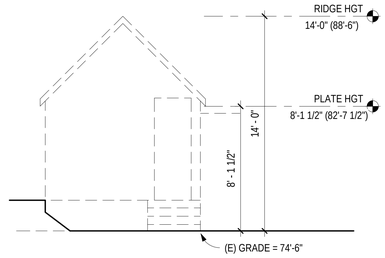
1 A1.43 EXISTING GARAGE - NORTH ELEVATION
1/4" = 1'-0"



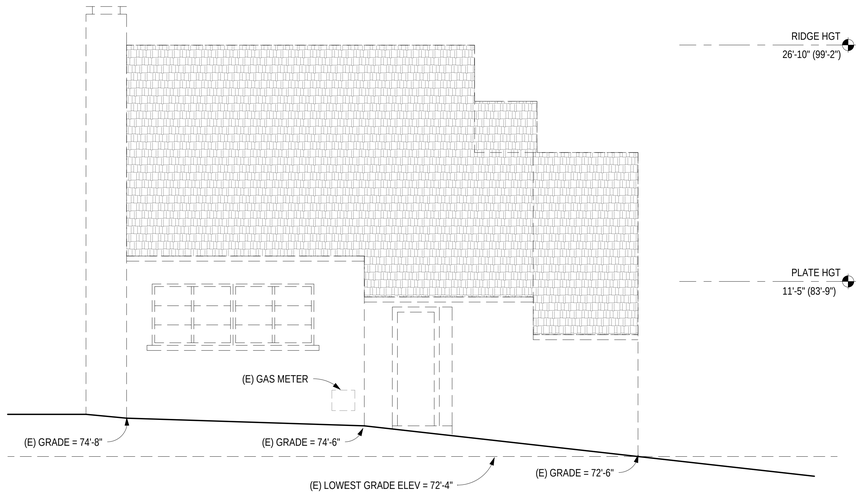
2 A1.43 EXISTING GARAGE - EAST ELEVATION
1/4" = 1'-0"



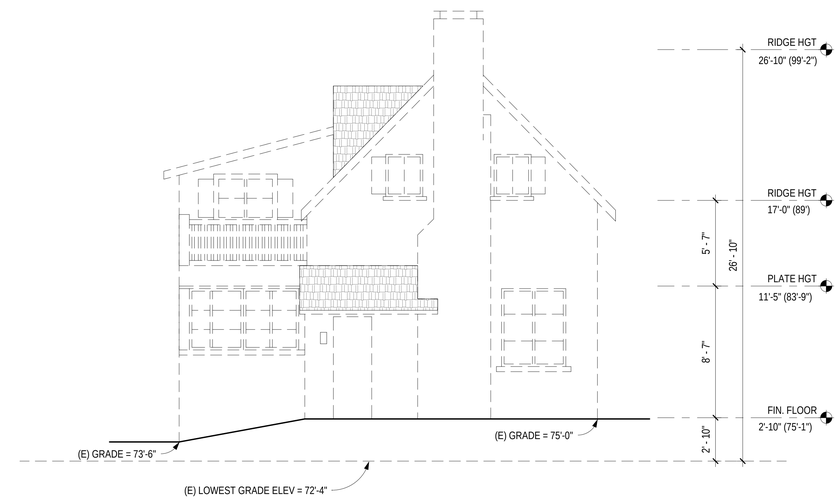
3 A1.43 EXISTING GARAGE - SOUTH ELEVATION
1/4" = 1'-0"



4 A1.43 EXISTING GARAGE - WEST ELEVATION
1/4" = 1'-0"



5 A1.43 EXISTING HOUSE - NORTH ELEVATION
1/4" = 1'-0"



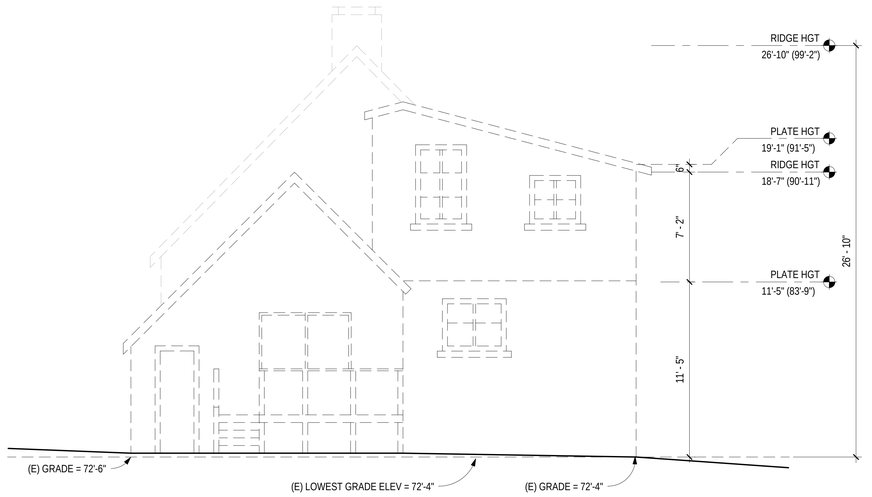
6 A1.43 EXISTING HOUSE - EAST ELEVATION
1/4" = 1'-0"

FOR REFERENCE ONLY
ALL EXISTING STRUCTURES TO BE DEMOLISHED

Attachment 3



7 A1.43 EXISTING HOUSE - SOUTH ELEVATION
1/4" = 1'-0"



8 A1.43 EXISTING HOUSE - WEST ELEVATION
1/4" = 1'-0"

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET
Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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EXISTING/DEMO EXTERIOR ELEVATIONS

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

A1.43

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DOLORES ST 1NW of 13th

ONE & TWO STORY DWELLING

DOLORES ST 2NW of 13th

ONE & TWO STORY DWELLING

MAJORITY OF HOME BLOCKED BY VEGETATION, OUTLINE IS APPROXIMATE

DOLORES ST 3NW of 13th

PROPOSED SITE

DOLORES ST 4NW of 13th

ONE STORY DWELLING

MAJORITY OF HOME BLOCKED BY VEGETATION, OUTLINE IS APPROXIMATE

DOLORES ST 5NW of 13th

ONE & TWO STORY DWELLING

DOLORES ST 6NW of 13th

ONE & TWO STORY DWELLING

DOLORES ST 7NW of 13th

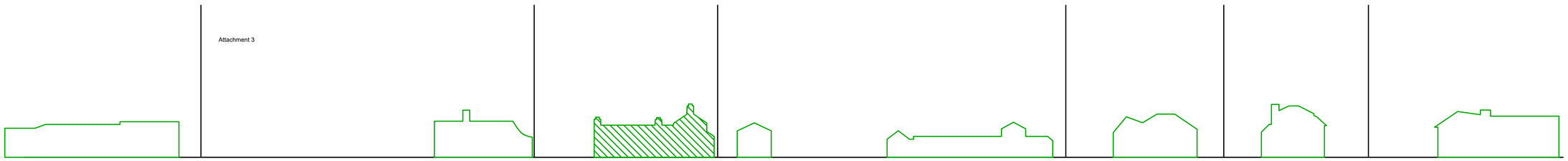
ONE & TWO STORY DWELLING

EXISTING STREETSCAPE ELEVATION WITH SPLICED PANORAMA



EXISTING STREETSCAPE LINEWORK ELEVATION

Attachment 3



DOLORES ST 1NW of 13th

ONE & TWO STORY DWELLING

DOLORES ST 2NW of 13th

ONE & TWO STORY DWELLING

MAJORITY OF HOME BLOCKED BY VEGETATION, OUTLINE IS APPROXIMATE

DOLORES ST 3NW of 13th

PROPOSED SITE

DOLORES ST 4NW of 13th

ONE STORY DWELLING

MAJORITY OF HOME BLOCKED BY VEGETATION, OUTLINE IS APPROXIMATE

DOLORES ST 5NW of 13th

ONE & TWO STORY DWELLING

DOLORES ST 6NW of 13th

ONE & TWO STORY DWELLING

DOLORES ST 7NW of 13th

ONE & TWO STORY DWELLING

PROPOSED STREETSCAPE LINEWORK ELEVATION

FOR REFERENCE ONLY

RICHARD BEARD ARCHITECTS

2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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STREETSCAPE ELEVATIONS

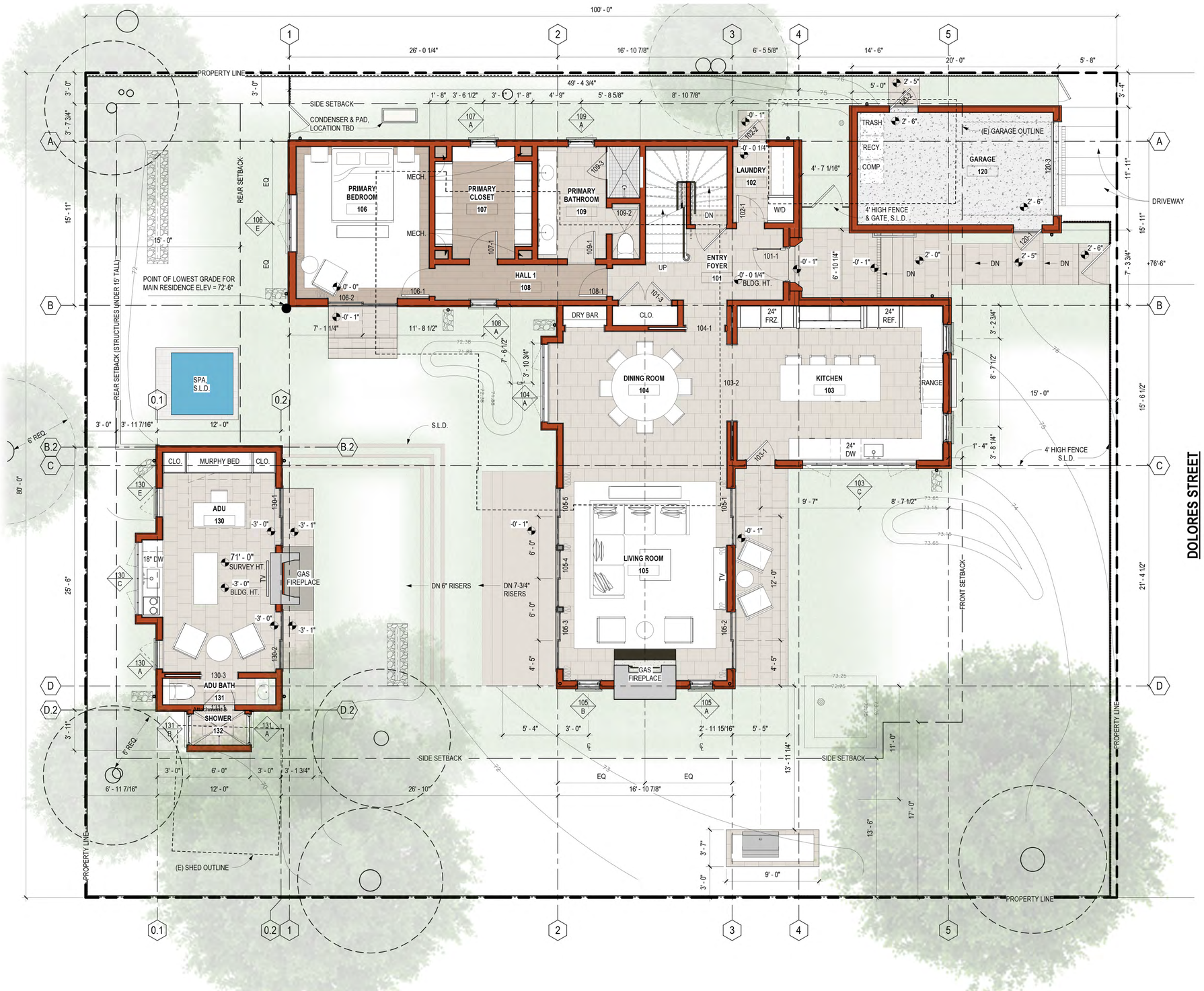
SCALE: 3/64" = 1'-0"

Design Development

A1.44

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1 A2.01 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

N

2' 0 4' 8' 12' 16'

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

LEGEND

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, U.O.N.
2. LANDSCAPING SHOWN FOR GRAPHIC REPRESENTATION ONLY, SEE LANDSCAPE PLANS FOR INFORMATION
3. DOOR & WINDOWS ARE DIMENSIONED TO C.L., U.O.N. WINDOWS IN WALL OR PLACE 4 INCHES NOMINAL FROM F.O.F. TO F.O.F. AT ADJACENT PERPENDICULAR WALL.
4. PROVIDE FIREBLOCKING IN CONCEALED SPACES AS FOLLOWS:
   - VERTICALLY AT CEILING & FLOOR LEVELS
   - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT
5. S.S.D. FOR PLYWD SHEATHING LOCATIONS, TYP.
5. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
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DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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11.11.22	CONCEPT PL REV #1
01.13.23	FINAL DETAILS PL

FIRST FLOOR PLAN

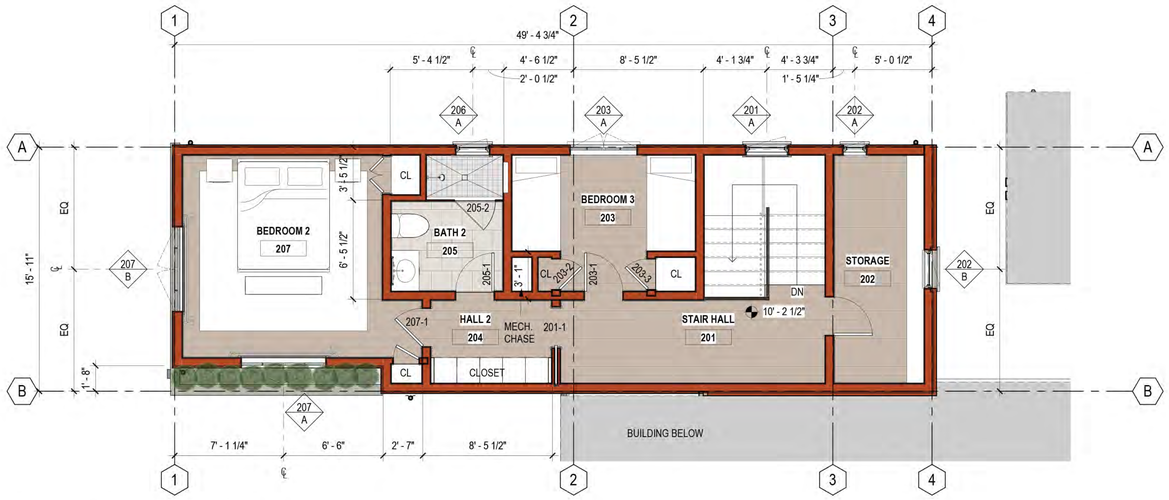
SCALE: 1/4" = 1'-0"

Design Development

A2.01

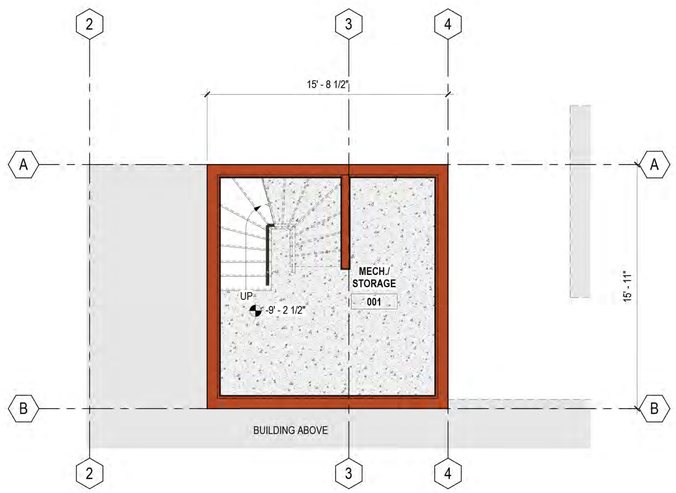
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2 A2.02 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

Attachment 3



1 A2.02 PROPOSED BASEMENT FLOOR PLAN
1/4" = 1'-0"

LEGEND

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD, U.O.N.
2. LANDSCAPING SHOWN FOR GRAPHIC REPRESENTATION ONLY, SEE LANDSCAPE PLANS FOR INFORMATION
3. DOOR & WINDOWS ARE DIMENSIONED TO C.L., U.O.N. WINDOWS IN WALL OR PLACE 4 INCHES NOMINAL FROM F.O.F. TO F.O.F. AT ADJACENT PERPENDICULAR WALL.
4. PROVIDE FIREBLOCKING IN CONCEALED SPACES AS FOLLOWS:
   - VERTICALLY AT CEILING & FLOOR LEVELS
   - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT
5. S.S.D. FOR PLYWD SHEATHING LOCATIONS, TYP.
5. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

N

0 2' 4' 8' 12' 16'
SCALE: 1/4" = 1'-0"

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 502
SAN FRANCISCO, CALIFORNIA 94107
415 495-3600

DOLORES STREET
Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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SECOND & BASEMENT FLOOR PLANS

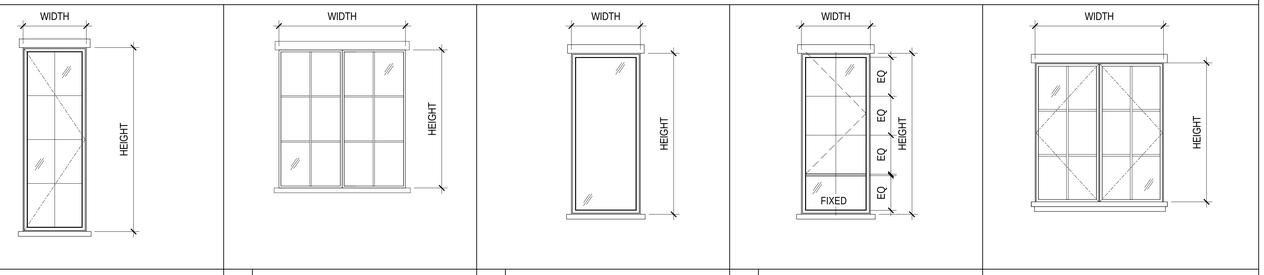
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Design Development

A2.02

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WINDOW TYPES



A	STEEL CASEMENT WINDOW	B	STEEL FIXED WINDOW	C	STEEL FIXED WINDOW, NO DIVISIONS	D	STEEL CASEMENT & FIXED WINDOW	E	STEEL DOUBLE CASEMENT WINDOW

WINDOW SCHEDULE NOTES

1. SEE PROPOSED FLOOR PLANS FOR WINDOW TAGS.
2. WINDOW SIZES ARE DIMENSIONED TO WINDOW FRAME, U.O.N. FOR R.O., V.I.F.
3. PROVIDE CLEAR DOUBLE-PANE, INSULATED GLASS IN EXTERIOR DOORS, SIDELIGHTS AND TRANSOMS TO MEET NFRC, LOCAL BUILDING CODE AND TITLE 24 ENERGY REQUIREMENTS, U.O.N. SEE SPECIFICATIONS.
4. HEAD HEIGHTS ARE TAKEN FROM THE INTERIOR FINISHED FLOOR.
5. PROVIDE FULLY TEMPERED GLASS, IN ALL DOORS, WINDOWS, SIDELIGHTS, TRANSOMS AND SHOWER ENCLOSURES, WITHOUT ETCHED LABEL, FILE MFR. LETTER WITH BUILDING DEPT. IF APPROVED BY LOCAL BUILDING OFFICIAL .
6. EMERGENCY EGRESS WINDOWS OPERABLE AREA 5.7 SF MIN. CLR. PROVIDE 24" H X 20" W MIN. CLR
7. SILL HEIGHTS LESS THAN 24" A.F.F. WILL REQUIRE 4" LIMITER.
8. MATERIALS: STL = STEEL; WD = WOOD
9. SEE FINISH LEGEND FOR FINISHES
10. SHADE TYPES:
    - I = INSECT SCREEN (FIXED)
    - I (M) = INSECT SCREEN (MOTORIZED)
    - I (P) = INSECT SCREEN (POCKETING)
    - S = SOLAR SHADE
    - S (M) = SOLAR SHADE (MOTORIZED)
    - B = BLACKOUT SHADE
    - B(M) = BLACKOUT SHADE (MOTORIZED)
    - D = DRAPE (BLACKOUT AT ALL BEDROOMS)*
    - D (M) = DRAPE (MOTORIZED) (BLACKOUT AT ALL BEDROOMS)*
    - SH (M) = SHEER CURTAINS (MOTORIZED)*
    - R = MANUAL ROMAN SHADE*

* COORDINATE DRAPE AND CURTAINS INSTALLATION WITH INTERIOR DESIGNER.

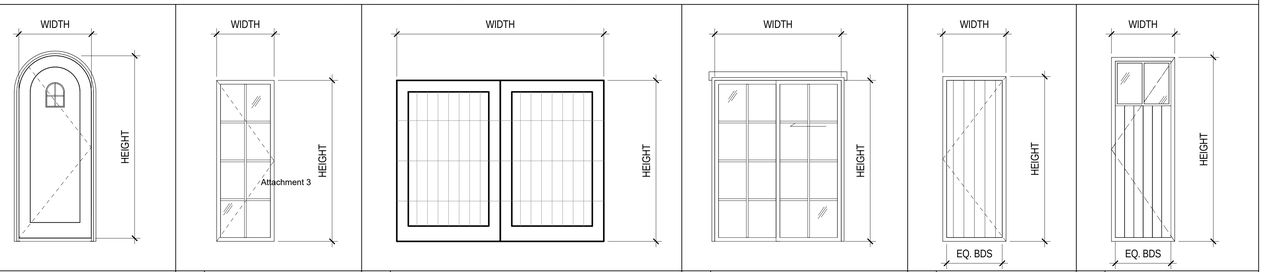
WINDOW SCHEDULE REMARKS

1. PROVIDE ASTM F209-10 COMPLIANT WINDOW OPENING CONTROL DEVICE TO PREVENT CASEMENT WINDOW FROM SWINGING OPEN MORE THAN 4 INCHES

WINDOW SCHEDULE

REV.	ITEM NO.	ROOM NAME	ITEM TYPE	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	SILL HEIGHT	HEAD HEIGHT	FRAME MAT.	FRAME EXT. FIN.	FRAME INT. FIN.	DETAILS SILL	DETAILS JAMB	DETAILS HEAD	HARDWARE GROUP	HARDWARE FINISH	REMARKS
	103 A	KITCHEN	A	33"	56"	39 1/2"	95 1/2"									
	103 B	KITCHEN	A	33"	56"	40"	96"									
	103 C	KITCHEN	A	132"	56"	40"	96"									
	105 A	LIVING ROOM	A	26"	48"	40"	88"									
	105 B	LIVING ROOM	A	26"	48"	40"	88"									
	107 A	PRIMARY CLOSET	A	30"	66"	30"	96"									
	108 A	HALL 1	A	30"	66"	30"	96"									
	109 A	PRIMARY BATHROOM	A	30"	66"	30"	96"									
	130 A	ADU	D	33"	84"	0"	84"									
	130 E	ADU	D	33"	84"	0"	84"									
	131 A	SHOWER	C	36"	84"	0"	84"									
	131 B	SHOWER	C	36"	84"	0"	84"									
	201 A	STAIR HALL	B	33"	90"	-21"	69"									
	202 A	STORAGE	A	18"	48"	21"	69"									
	202 B	STORAGE	A	30"	72"	24"	96"									
	203 A	BEDROOM 3	E	52"	48"	21"	69"									
	206 A	BATH 2	A	26"	48"	21"	69"									

DOOR TYPES - EXTERIOR



A	ENTRY DOOR	B	STEEL SWING DOOR	C	WOOD FOLD-UP GARAGE DOOR	D	STEEL SLIDING DOOR	E	FLAT PANEL DOOR	F	FLAT PANEL W/ TRANSOM

DOOR SCHEDULE NOTES

1. SEE PROPOSED FLOOR PLANS FOR DOOR TAGS & SWING DIRECTION
2. DOOR SIZES ARE ACTUAL DOOR LEAF SIZES DIMENSIONED TO DOOR FRAME, U.O.N. FOR ROUGH OPENING, V.I.F.
3. ALL MTL. FRAMED WINDOWS AND DOORS ARE THERMALLY BROKEN W/ NAILFINS.
4. PROVIDE CLEAR DOUBLE-PANE, INSULATED GLASS IN EXTERIOR DOORS, SIDELIGHTS AND TRANSOMS TO MEET NFRC, LOCAL BUILDING CODE AND TITLE 24 ENERGY REQUIREMENTS, U.O.N. SEE SPECIFICATIONS.
5. MOUNT ALL DOOR HARDWARE 3'-0" ABOVE FINISHED FLOOR, TYP., U.O.N.
6. PROVIDE FULLY TEMPERED GLASS, IN ALL DOORS, WINDOWS, SIDELIGHTS, TRANSOMS AND SHOWER ENCLOSURES, WITHOUT ETCHED LABEL, FILE MFR. LETTER WITH BUILDING DEPT. IF APPROVED BY LOCAL BUILDING OFFICIAL.
7. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS IN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
8. EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIAL OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1.375 INCHES THICK WITH INTERIOR PANLES NO LESS THAN 1.25 INCHES THICK OR SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.
9. MATERIALS: STL = STEEL; WD = WOOD; MTL = METAL
10. FOR FINISHES SEE FINISH LEGEND
11. SHADE TYPES:
    - I = INSECT SCREEN (FIXED)
    - I(M) = INSECT SCREEN (MOTORIZED)
    - I(P) = INSECT SCREEN (POCKETING)
    - S = SOLAR SHADE
    - S(M) = SOLAR SHADE (MOTORIZED)
    - B = BLACKOUT SHADE
    - B(M) = BLACKOUT SHADE (MOTORIZED)
    - D (P) = DRAPE (BLACKOUT AT ALL BEDROOMS) (POCKETING)
    - D(M) = DRAPE (MOTORIZED) (BLACKOUT AT ALL BEDROOMS)
    - R = MANUAL ROMAN SHADE

DOOR SCHEDULE REMARKS

1. PROVIDE ASTM F209-10 COMPLIANT WINDOW OPENING CONTROL DEVICE TO PREVENT CASEMENT WINDOW FROM SWINGING OPEN MORE THAN 4 INCHES

DOOR SCHEDULE - EXTERIOR

REV.	ITEM NO.	ROOM NAME	ITEM TYPE	OPENING SIZE WIDTH	OPENING SIZE HEIGHT	THICKNESS	DOOR MAT.	DOOR EXT. FIN.	DOOR INT. FIN.	FRAME MAT.	FRAME EXT. FIN.	FRAME INT. FIN.	DETAILS THRESHOLD	DETAILS JAMB	DETAILS HEAD	HARDWARE GROUP	HARDWARE FINISH	REMARKS
	101-1	ENTRY FOYER	A	40"	98"	0' - 2 1/4"												
	102-2	LAUNDRY	F	33"	96"	0' - 2"												
	103-1	KITCHEN	B	33"	96"	0' - 2"												
	105-1	LIVING ROOM	D	66"	96"	0' - 2"												
	105-2	LIVING ROOM	D	66"	96"	0' - 2"												
	105-3	LIVING ROOM	D	66"	96"	0' - 2"												
	105-4	LIVING ROOM	D	66"	96"	0' - 2"												
	105-5	LIVING ROOM	D	66"	96"	0' - 2"												
	106-2	PRIMARY BEDROOM	D	80"	96"	0' - 2"												
	120-1	GARAGE	D	33"	86"	0' - 2"												
	120-2	GARAGE	D	33"	86"	0' - 2"												
	120-3	GARAGE	C	108"	90"	0' - 2"												
	130-1	ADU	D	66"	84"	0' - 2"												
	130-2	ADU	D	66"	84"	0' - 2"												

DOOR SCHEDULE - INTERIOR

REV.	ITEM NO.	ROOM NAME	ITEM TYPE	OPENING SIZE WIDTH	OPENING SIZE HEIGHT	THICKNESS	DOOR MAT.	DOOR EXT. FIN.	DOOR INT. FIN.	FRAME MAT.	FRAME EXT. FIN.	FRAME INT. FIN.	DETAILS THRESHOLD	DETAILS JAMB	DETAILS HEAD	HARDWARE GROUP	HARDWARE FINISH	REMARKS
	101-2	ENTRY FOYER		36"	96"	0' - 1 3/4"												
	101-3	ENTRY FOYER		60"	96"	0' - 1 3/4"												
	102-1	ENTRY FOYER		32"	96"	0' - 1 3/4"												
	103-2	DINING ROOM		88"	96"	0' - 1 3/8"												
	104-1	DINING ROOM		44"	96"	0' - 1 3/4"												
	106-1	HALL 1		32"	96"	0' - 1 3/4"												
	107-1	HALL 1		32"	96"	0' - 1 3/4"												
	108-1	ENTRY FOYER		32"	96"	0' - 1 3/4"												
	109-1	HALL 1		32"	96"	0' - 1 3/4"												
	109-2	PRIMARY BATHROOM		30"	96"	0' - 1 3/4"												
	109-3	PRIMARY BATHROOM		32"	92"	0' - 0 1/2"	GLASS	GLASS	GLASS	-	-	-						TEMPERED
	120-4	BEDROOM 2		28"	72"	0' - 1 3/4"												
	130-3	ADU		42"	96"	0' - 1 3/4"												
	131-1	SHOWER		36"	96"	0' - 0 1/2"												
	201-1	STAIR HALL		30"	80"	0' - 1 3/4"												
	202-1	STORAGE		30"	96"	0' - 1 3/4"												
	202-2	STORAGE		32"	62"	0' - 0 1/2"												
	203-1	BEDROOM 3		30"	80"	0' - 1 3/4"												
	203-2	BEDROOM 3		24"	80"	0' - 1 3/4"												
	203-3	BEDROOM 3		24"	80"	0' - 1 3/4"												
	203-4	BEDROOM 2		20"	80"	0' - 1 3/4"												
	205-1	BATH 2		30"	80"	0' - 1 3/4"												
	205-2	BATH 2		32"	76"	0' - 0 1/2"	GLASS	GLASS	GLASS	-	-	-						TEMPERED
	207-1	HALL 2		30"	80"	0' - 1 3/4"												

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY RBA
CHECKED BY
PROJECT NO 2114

DATE	ISSUE
09.14.22	CONCEPT PLANNING
01.13.23	FINAL DETAILS PL

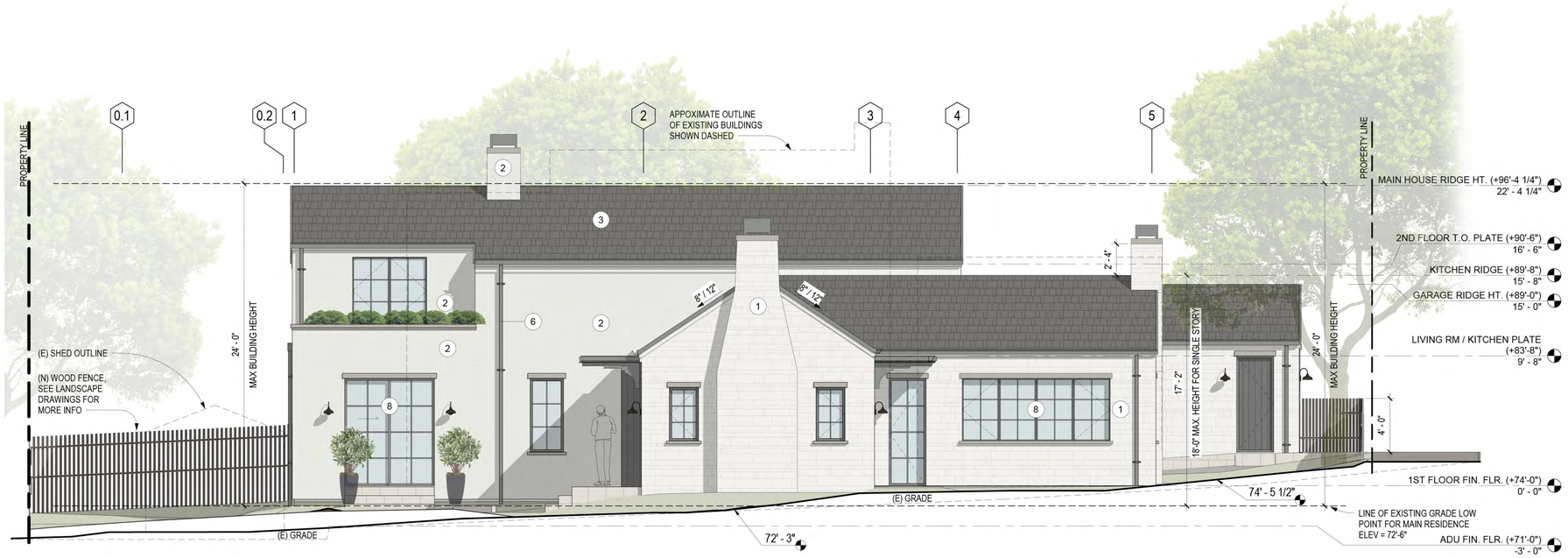
WINDOW AND DOOR SCHEDULE

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

A2.21

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2 A3.01 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



1 A3.01 PROPOSED EAST ELEVATION
1/4" = 1'-0"

KEYNOTES

MATERIALS:

1. STONE WALL CLADDING
2. EXTERIOR CEMENT PLASTER WALL CLADDING
3. ASPHALT SHINGLE ROOFING
4. EXTERIOR STAINED GRAPE STAKE GARDEN FENCE
5. PAINTED WOOD BUMP OUTS & DOORS
6. PAINTED METAL DOWNSPOUTS & GUTTERS
7. FRONT DOOR - PAINTED WOOD
8. STEEL DOORS AND WINDOWS

SHEET NOTES

1. 0' - 0" PROJECT BASE POINT = 74' - 0" SURVEY ELEVATION
2. FOR SITE FEATURES SUCH AS EXTERIOR STAIRS, HANDRAILS, PAVING, TERRACES, PATIOS, ETC., SEE LANDSCAPE DRAWINGS.
3. FOR EXTERIOR FINISHES, SEE SHEET A10.02
4. (N) EXTERIOR LIGHTING TO MEET CBC 2019 & BE DARK SKY COMPLIANT
5. FOR UNVENTED ATTICS AND CLOSED RAFTER ASSEMBLIES, ALL PROVISIONS OF CRC R806.5 SHALL BE MET.
6. NOTE: 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.

RICHARD BEARD ARCHITECTS
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DOLORES STREET
Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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01.13.23	FINAL DETAILS PL

2' 8' 16'
0 4' 12'
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

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

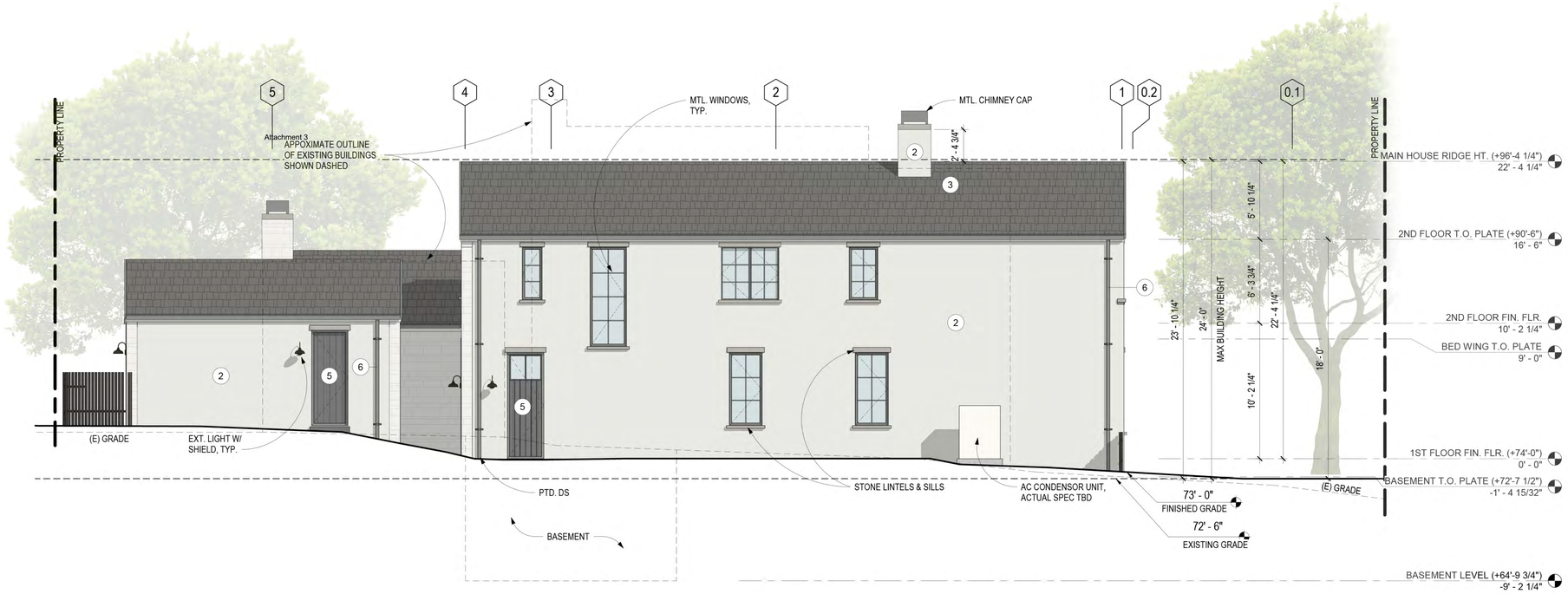
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2 A3.02 WEST ELEVATION
1/4" = 1'-0"



1 A3.02 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

KEYNOTES

MATERIALS:

1. STONE WALL CLADDING
2. EXTERIOR CEMENT PLASTER WALL CLADDING
3. ASPHALT SHINGLE ROOFING
4. EXTERIOR STAINED GRAPE STAKE GARDEN FENCE
5. PAINTED WOOD BUMP OUTS & DOORS
6. PAINTED METAL DOWNSPOUTS & GUTTERS
7. FRONT DOOR - PAINTED WOOD
8. STEEL DOORS AND WINDOWS

SHEET NOTES

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3. FOR EXTERIOR FINISHES, SEE SHEET A10.02
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5. FOR UNVENTED ATTICS AND CLOSED RAFTER ASSEMBLIES, ALL PROVISIONS OF CRC R806.5 SHALL BE MET.
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SAN FRANCISCO, CALIFORNIA 94107
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DOLORES STREET
Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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01.13.23	FINAL DETAILS PL
01.18.23	FINAL DTLS PL REV #1

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

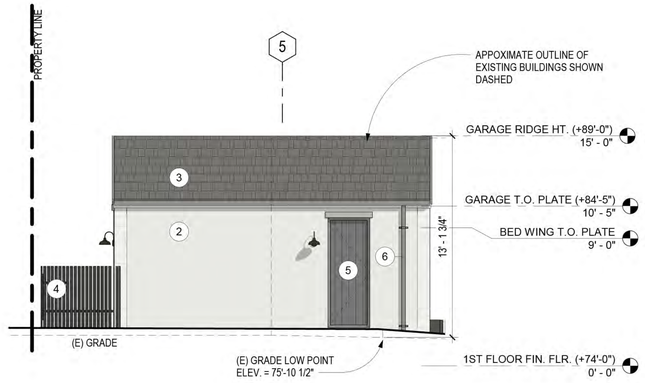
EXTERIOR ELEVATIONS

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

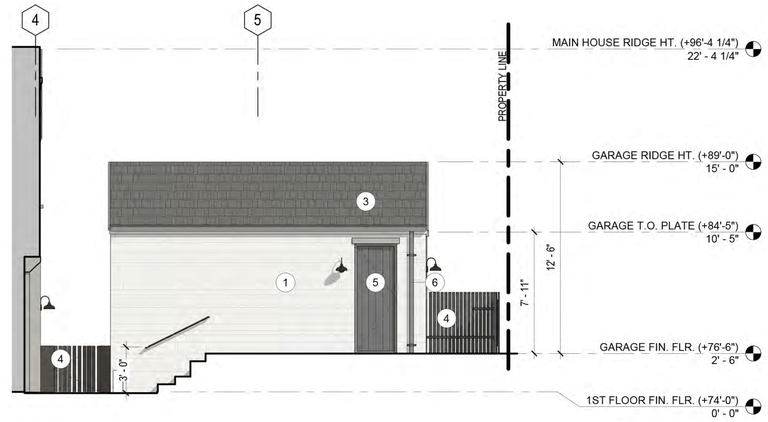
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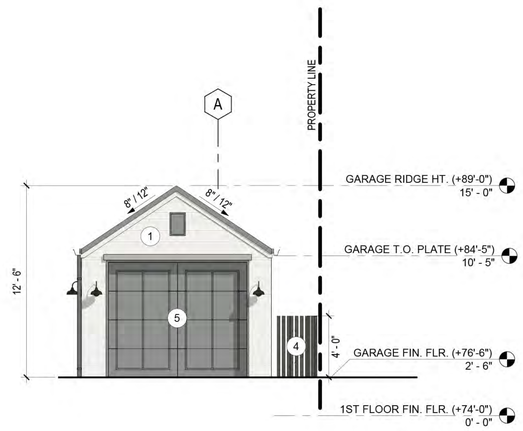
6 A3.03 PROPOSED NORTH GARAGE ELEVATION
1/4" = 1'-0"



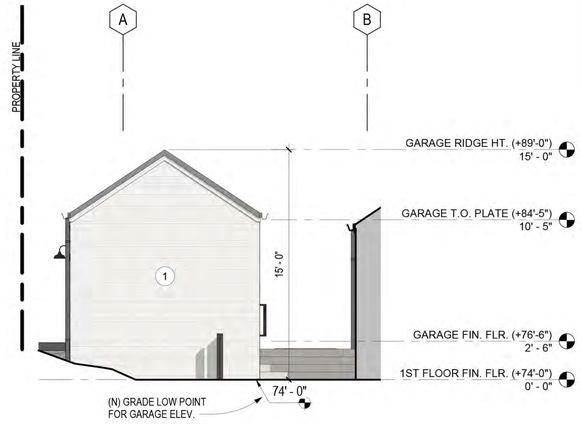
3 A3.03 PROPOSED SOUTH GARAGE ELEVATION
1/4" = 1'-0"



INSPIRATION STONEWORK

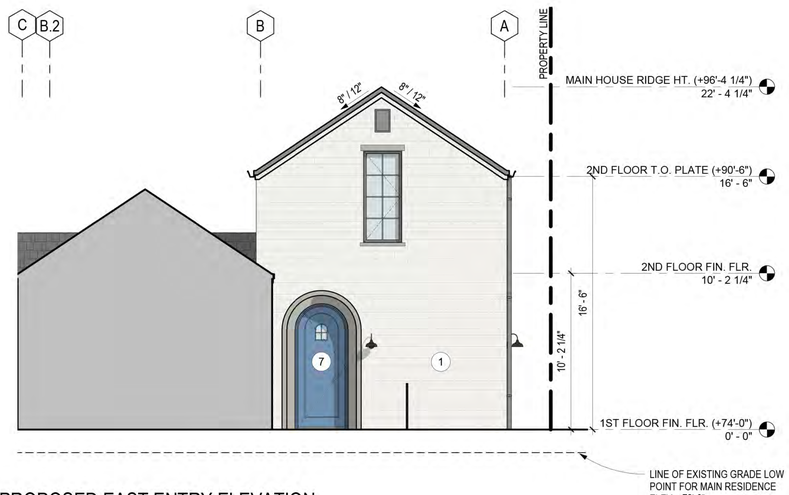


5 A3.03 PROPOSED EAST GARAGE ELEVATION
1/4" = 1'-0"

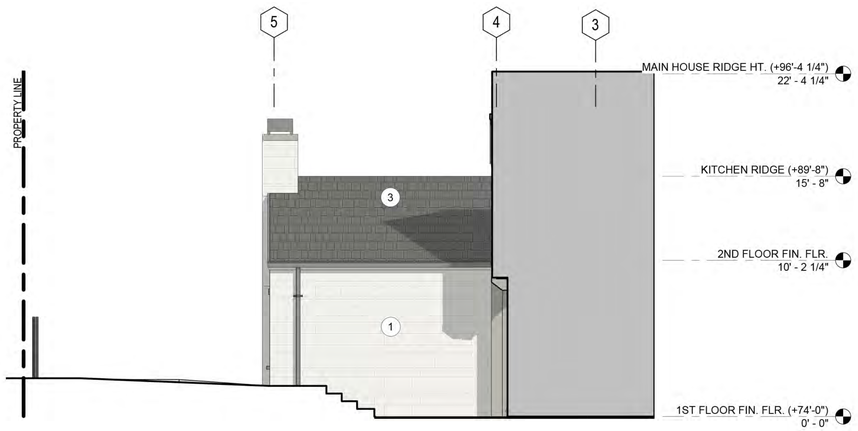


2 A3.03 PROPOSED WEST GARAGE ELEVATION
1/4" = 1'-0"

Attachment 3



4 A3.03 PROPOSED EAST ENTRY ELEVATION
1/4" = 1'-0"



1 A3.03 PROPOSED KITCHEN ELEVATION
1/4" = 1'-0"

KEYNOTES

MATERIALS:

1. STONE WALL CLADDING
2. EXTERIOR CEMENT PLASTER WALL CLADDING
3. ASPHALT SHINGLE ROOFING
4. EXTERIOR STAINED GRAPE STAKE GARDEN FENCE
5. PAINTED WOOD BUMP OUTS & DOORS
6. PAINTED METAL DOWNSPOUTS & GUTTERS
7. FRONT DOOR - PAINTED WOOD
8. STEEL DOORS AND WINDOWS

SHEET NOTES

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2. FOR SITE FEATURES SUCH AS EXTERIOR STAIRS, HANDRAILS, PAVING, TERRACES, PATIOS, ETC., SEE LANDSCAPE DRAWINGS.
3. FOR EXTERIOR FINISHES, SEE SHEET A10.02
4. (N) EXTERIOR LIGHTING TO MEET CBC 2019 & BE DARK SKY COMPLIANT
5. FOR UNVENTED ATTICS AND CLOSED RAFTER ASSEMBLIES, ALL PROVISIONS OF CRC R806.5 SHALL BE MET.
6. NOTE: 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.

RICHARD BEARD ARCHITECTS
2476 THIRD STREET, STUDIO 202
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415 455-2400

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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PROJECT NO 2114

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EXTERIOR ELEVATIONS

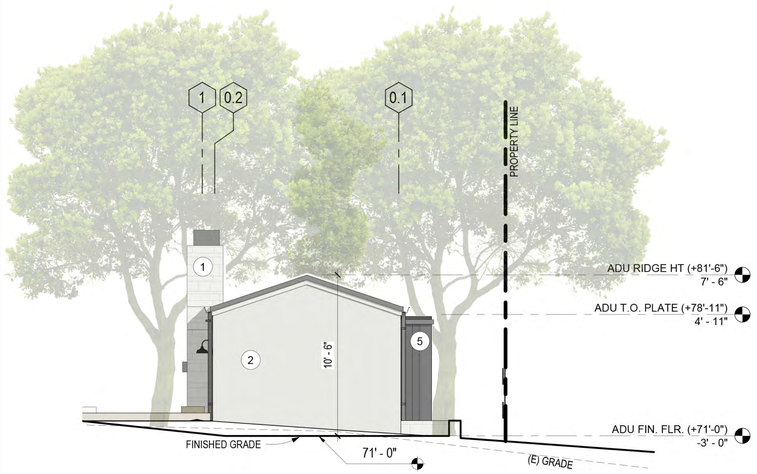
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0 4' 12'
SCALE: 1/4" = 1'-0"

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

A3.03

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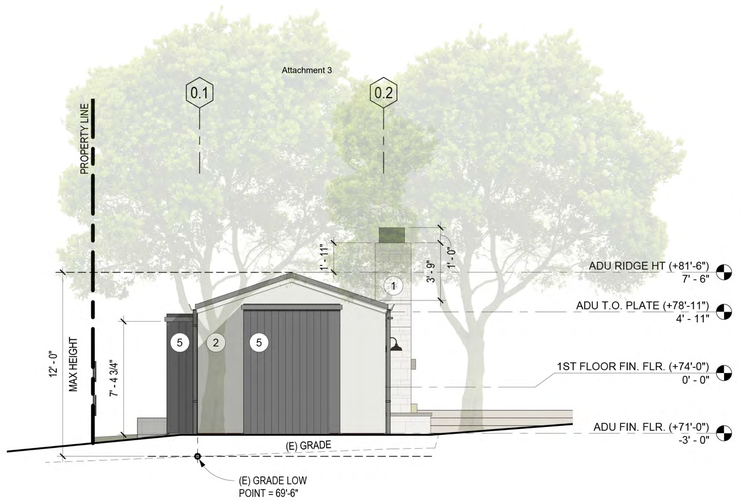
4 A3.04 ADU NORTH ELEVATION

1/4" = 1'-0"



2 A3.04 ADU WEST ELEVATION

1/4" = 1'-0"



3 A3.04 ADU SOUTH ELEVATION

1/4" = 1'-0"



1 A3.04 ADU EAST ELEVATION

1/4" = 1'-0"

KEYNOTES

MATERIALS:

1. STONE WALL CLADDING
2. EXTERIOR CEMENT PLASTER WALL CLADDING
3. ASPHALT SHINGLE ROOFING
4. EXTERIOR STAINED GRAPE STAKE GARDEN FENCE
5. PAINTED WOOD BUMP OUTS & DOORS
6. PAINTED METAL DOWNSPOUTS & GUTTERS
7. FRONT DOOR - PAINTED WOOD
8. STEEL DOORS AND WINDOWS

SHEET NOTES

1. 0' - 0" PROJECT BASE POINT = 74' - 0" SURVEY ELEVATION
2. FOR SITE FEATURES SUCH AS EXTERIOR STAIRS, HANDRAILS, PAVING, TERRACES, PATIOS, ETC., SEE LANDSCAPE DRAWINGS.
3. FOR EXTERIOR FINISHES, SEE SHEET A10.02
4. (N) EXTERIOR LIGHTING TO MEET CBC 2019 & BE DARK SKY COMPLIANT
5. FOR UNVENTED ATTICS AND CLOSED RAFTER ASSEMBLIES, ALL PROVISIONS OF CRC R806.5 SHALL BE MET.
6. NOTE: 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.

2' 8' 16'
0 4' 12'
SCALE: 1/4" = 1'-0"

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2600

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

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PROJECT NO 2114

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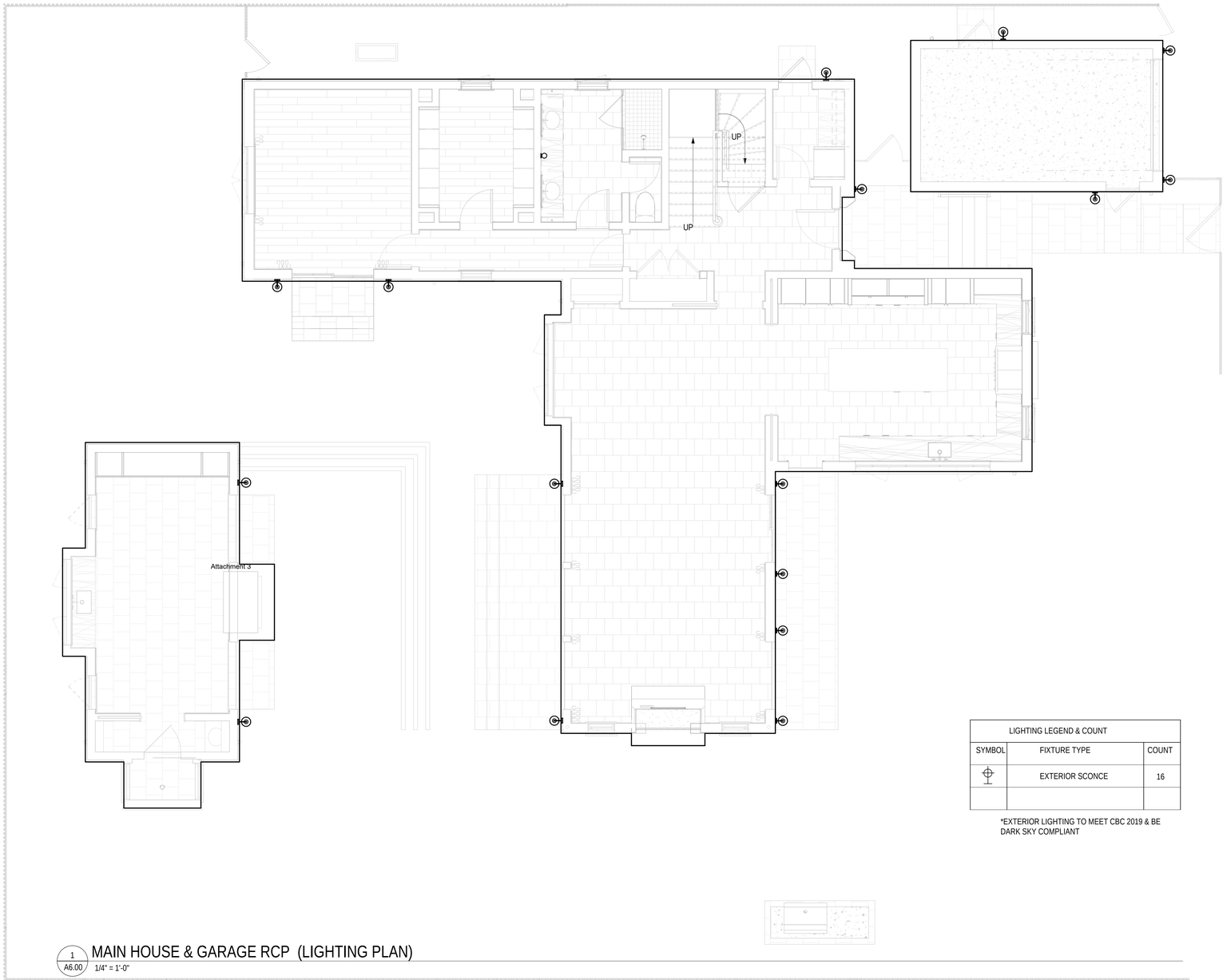
ADU EXTERIOR ELEVATIONS

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

A3.04

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LIGHTING LEGEND & COUNT		
SYMBOL	FIXTURE TYPE	COUNT
	EXTERIOR SCONCE	16

*EXTERIOR LIGHTING TO MEET CBC 2019 & BE DARK SKY COMPLIANT

1 A6.00 MAIN HOUSE & GARAGE RCP (LIGHTING PLAN)
1/4" = 1'-0"

EXTERIOR LIGHTING

1. WALL-MOUNTED LIGHTING = 25 WATTS MAX. / APP. 375 LUMENS
2. PATH LIGHTING = 15 WATTS/ APP. 225 LUMENS

HUBBARDTON FORGE

PRODUCT SPECIFICATIONS



Henry Large Dark Sky Friendly Outdoor Sconce

Base Item #302713
Configured Item #302713-1004
302713-SKT-75

FINISH
Coastal Bronze - 75

LAMPING
Incandescent

OPTIONS

FINISH	LAMPING
Coastal Oil Rubbed Bronze - 14	Incandescent
Coastal Natural Iron - 20	
Coastal Bronze - 75	
Coastal Dark Smoke - 77	
Coastal Burnished Steel - 78	
Coastal Black - 80	

SPECIFICATIONS

Henry Large Dark Sky Friendly Outdoor Sconce
Base Item #: 302713
Configured Item #: 302713-1004
302713-SKT-75

Aluminum direct wire exterior gooseneck wall sconce with finish options. Includes a bulb shield which focuses the light downward. Designed and built to Dark Sky standards.

- Handcrafted to order by skilled artisans in Vermont, USA
- Lifetime/Limited Warranty when installed in residential setting
- Features our exclusive Coastal Outdoor Finish specifically formulated to resist some of the harshest environmental conditions.

Socket Lamping
Socket: Medium
Bulb: Par20 (not included), 50W Max
Number of Bulbs: 1 (not included)
IES Files Available: ?

Location Rating
Outdoor Wet

Safety Rating
UL, CUL listed

Dimensions

Height:	12.90"
Width:	14.40"
Projection:	6.30"
Product Weight:	2.20 lbs
Backplate:	5.50" x 4.80"
Vertical Mounting Height:	4.80"
Packed Weight:	5.00 lbs
Shipping (DIM) Weight:	51.00 lbs

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RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET
Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY RBA
CHECKED BY
PROJECT NO 2114

DATE	ISSUE
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01.18.23	FINAL DTLS PL REV #1

BUILDING LIGHTING PLAN

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

A6.00

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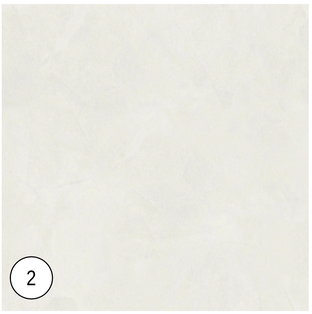
Attachment 3

PHYSICAL MATERIAL SAMPLE BOARD



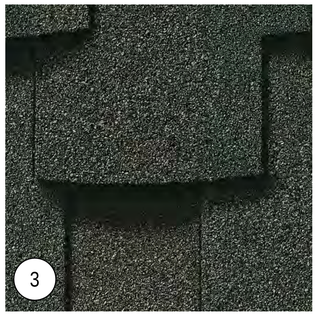
EXTERIOR WALL CLADDING

AUGUSTINE WHITE LIMESTONE - "SPLIT FACE"
MAIDEN STONE



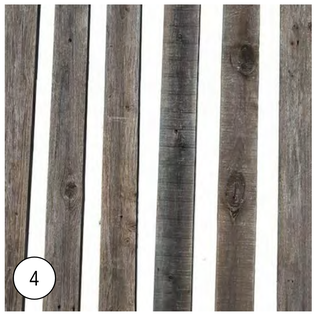
CEMENT PLASTER WALL CLADDING

SANTA BARBARA MISSION FINISH - "EGG SHELL 73"
LA HABRA



ASPHALT SHINGLE ROOFING

"SHADOW GRAY"
CERTAINTEED PRESIDENTIAL SHAKE TL



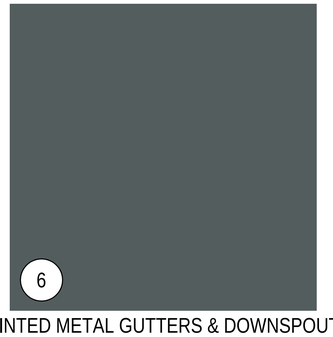
STAINED EXTERIOR WOOD GARDEN FENCE

STAINED GRAPE STAKE
LOCAL SUBCONTRACTOR



PAINTED WOOD BUMP OUTS, DOORS, & GARAGE DOOR

"FLINT" PAINT COLOR (AF-560)
BENJAMIN MOORE



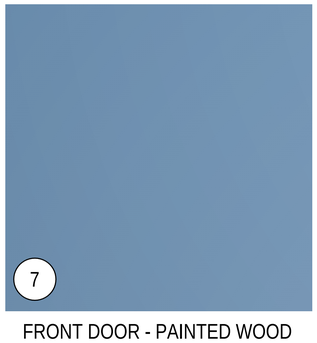
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"FLINT" PAINT COLOR (AF-560)
BENJAMIN MOORE



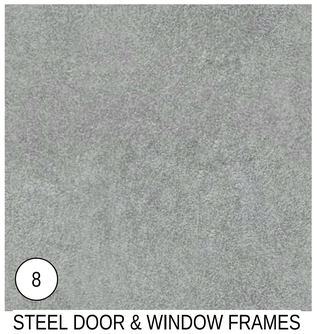
EXTERIOR STONE PAVING

FAUNE LIMESTONE - "ROUGH BURNISHED"
MAIDEN STONE



FRONT DOOR - PAINTED WOOD

"COOK'S BLUE" PAINT COLOR (NO. 237)
FARROW & BALL



STEEL DOOR & WINDOW FRAMES

"PEWTER" FINISH
PORTELLA DOORS & WINDOWS

RICHARD
BEARD
ARCHITECTS

2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY RBA
CHECKED BY
PROJECT NO 2114

DATE	ISSUE
09.14.22	CONCEPT PLANNING
11.11.22	CONCEPT PL REV #1
01.13.23	FINAL DETAILS PL

MATERIALS & FINISHES

SCALE: 12" = 1'-0"
Design Development

A10.01

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RENDER #1
VIEW LOOKING WEST FROM ACROSS DOLORES STREET
(PLANTING FOR REPRESENTATION PURPOSES ONLY, SEE LANDSCAPE PLANS FOR ACTUAL SPECIES & SIZE)

INCLUDES MATERIAL CHANGES AND GARAGE SETBACK



RENDER #2
VIEW LOOKING NORTHWEST FROM ACROSS DOLORES STREET
(PLANTING FOR REPRESENTATION PURPOSES ONLY, SEE LANDSCAPE PLANS FOR ACTUAL SPECIES & SIZE)

INCLUDES MATERIAL CHANGES AND GARAGE SETBACK



RENDER #1
PRESENTED AT CONCEPT PLANNING REVIEW 11.11.22



RENDER #2
PRESENTED AT CONCEPT PLANNING REVIEW 11.11.22

RICHARD
BEARD
ARCHITECTS

2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY RBA
CHECKED BY
PROJECT NO 2114

DATE 01.13.23
ISSUE FINAL DETAILS PL

FINISHES & RENDERINGS

SCALE:
Design Development

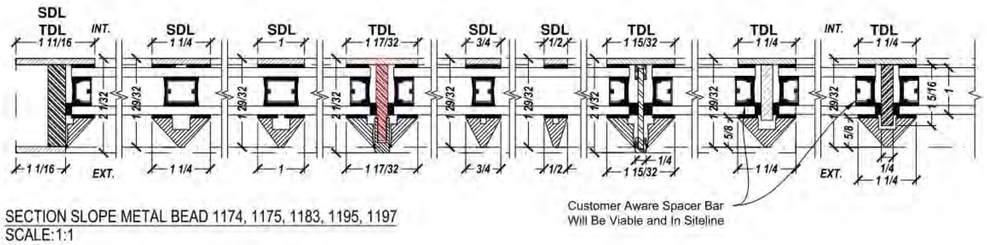
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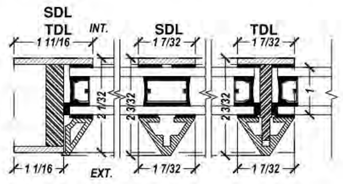
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THERMAL SERIES

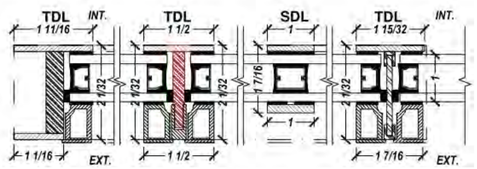
SD/DD/CW/AW/HW/FW/CW/AW/HW/L&S/SLIDING/PIVOT/FOLDING



SECTION SLOPE METAL BEAD 1174, 1175, 1183, 1195, 1197
SCALE:1:1

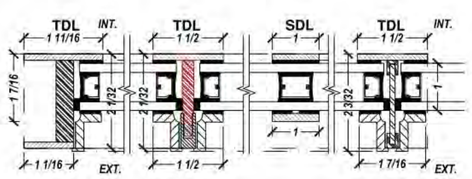


SECTION Bevel Metal Stop 1162, 1163 (STANDARD)
SCALE:1:1

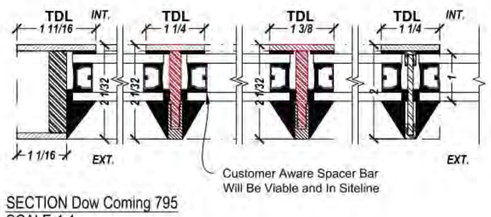


SECTION Rectangular Stop 1141
SCALE:1:1

Attachment 3



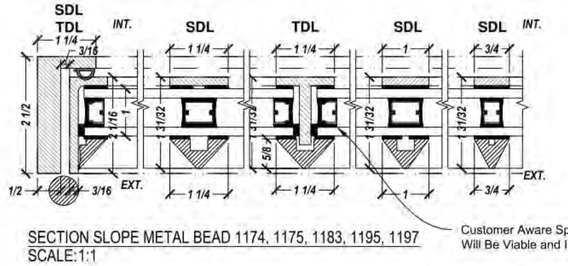
SECTION "ANGLE" METAL STOP 1143
SCALE:1:1



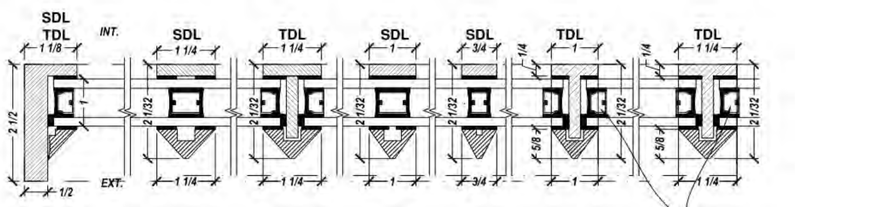
SECTION Dow Corning 795
SCALE:1:1

CLASSIC SERIES EXTERIOR

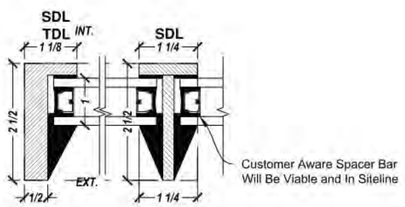
SD/DD/CW/AW/HW



SECTION SLOPE METAL BEAD 1174, 1175, 1183, 1195, 1197
SCALE:1:1

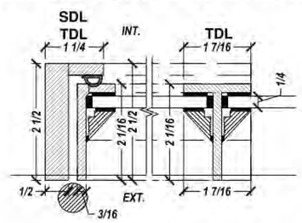


SECTION SLOPE METAL BEAD 1174, 1175, 1183, 1195, 1197
SCALE:1:1



SECTION Dow Corning 795
SCALE:1:1

CLASSIC SERIES INTERIOR



SECTION SLOPE METAL BEAD 1174
SCALE:1:1

SUBMITTAL		
DD/SD/SD/2021	SUBMITTAL 1	XX
NOV/11/2021	SUBMITTAL 2	XX
NOV/12/2021	SUBMITTAL 3	XX
MAR/03/2022	SUBMITTAL 4	XX

RICHARD BEARD ARCHITECTS
2475 THIRD STREET, STUDIO 252
SAN FRANCISCO, CALIFORNIA 94107
415-458-2400

DOLORES STREET

Dolores St. 3NW of 13th
Carmel-by-the-Sea, CA 93921

DRAWN BY RBA
CHECKED BY
PROJECT NO 2114

DATE 11.11.22 ISSUE CONCEPT PL REV #1

PORTELA STEEL DOORS & WINDOWS

SCALE: AS NOTED
DATE:
ARCHITECT:
BUILDER:
PROJECT: SHOWROOM
DRW TITLE:
CODE: D/T**AT
SHEET: *Options*

WINDOW AND DOOR CUT SHEET

SCALE:
Design Development

A11.01

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Figure 1. East Elevation View. Story poles show the proposed primary house and the garage addition in the front yard setback.



Figure 2*. South Elevation View of the single-story element of the proposed house.
*Photo provided by applicant.



Figure 3. Front Yard Setback view**.** The green netted story poles show the new setback of the detached garage in the front yard setback.

Stephen L. Vagnini
MontereyCounty Clerk-Recorder
Recorded at the request of:
CHICAGO TITLE COMPANY | SALI

2021079225

11/23/2021 08:53:17
Titles: 1 Pages: 3

Fees: $19.00
Taxes: $3740.00
AMT PAID: $3759.00

Attachment 5

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document and Tax Statement To:
Marie Hanson and Deirdre O'Brien, Trustees of The Marie Hanson and Deirdre O'Brien 2016 Revocable Trust

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWMN-5252101171

Property Address: Dolores Street 3 NorthWest of 13th Avenue, Carmel By The Sea, CA 93921
APN/Parcel ID(s): 010-171-004-000

GRANT DEED

The undersigned grantor(s) declare(s)

☐ This transfer is exempt from the documentary transfer tax.
☑ **The documentary transfer tax is $3,740.00** and is computed on:
  ☑ the full value of the interest or property conveyed.
  ☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☑ the **City of Carmel By The Sea**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Belinda Mary Ray, Trustee of the Betty Lee Buckley Exempt Trust dest'd 3/2/2003 UTD 7/26/1991, and successor trustees thereunder

hereby GRANT(S) to

Marie Hanson and Deirdre O'Brien, Trustees of The Marie Hanson and Deirdre O'Brien 2016 Revocable Trust

the following described real property in the City of Carmel By The Sea, County of Monterey, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: Dolores Street 3 NorthWest of 13th Avenue, Carmel By The Sea, CA 93921

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 010-171-004-000

Dated: November 17, 2021

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Belinda Mary Ray, Trustee of the Betty Lee Buckley Exempt Trust dest'd 3/2/2003 UTD 7/26/1991, and successor trustees thereunder

BY: B. L. M. Ray
Belinda M. Ray, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On Nov 18, 2021 before me, L.T. Hughes, Notary Public,
(here insert name and title of the officer)

personally appeared Belinda M. Ray,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

L. T. Hughes
Signature

L. T. HUGHES
COMM. # 2325098
ALAMEDA COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
MARCH 19, 2024

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 010-171-004-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARMEL BY THE SEA, COUNTY OF MONTEREY, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 13 AND 15, BLOCK 136, DESIGNATED ON THE MAP ENTITLED, "MAP OF ADDITION NO. 2 TO CARMEL-BY-THE-SEA, MONTEREY COUNTY, CAL. ", FILED APRIL 5, 1906 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, IN VOLUME I OF MAPS, CITIES AND TOWNS, AT PAGE 44½.

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

February 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning and Building Director
SUBJECT:	**DS 22-298 (Banjanin)**: Consideration of a Track 2 combined Concept and Final Design Study and associated Coastal Development Permit for application DS 22-298 (Banjanin) for the construction of a 580-square-foot, single-story rear addition located on Santa Rita Street 5 northwest of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-029-006

Application: DS 22-298 **APN:** 010-029-006
Block:39 **Lot:**11
Location: Santa Rita Street 5 northwest of 4th Avenue
Applicant: Brian Congleton, Architect **Property Owner:** RC and Tara Banjanin

Executive Summary:

EXECUTIVE SUMMARY

The proposed project includes a 580-square-foot single-story rear addition to an existing house that will match the current color and materials. Additional project components include proposed skylights, site coverage changes, a 200-square-foot parking pad dedicated for onsite parking, and privacy plantings. No trees are proposed for removal, and the property is not a historic resource. Given the modest scope, this project is being brought forward as a combined Concept and Final action.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution approving a combined Concept and Final Design Study (DS 22-298, Banjanin) and associated Coastal Development Permit for a 580-square-foot addition to an existing single-family residence and site improvements subject to the attached findings and recommendations/conditions (Attachment 1) located on Santa Rita Street 5 northwest of 4th Avenue in the Single-Family Residential (R-1) Zoning District; APN: 010-029-006.

Background and Project Description:

The project site is a 4,000-square-foot lot developed with a 722-square-foot single-story residence, 426 square feet of site coverage, an existing 4-foot-high wood fence along the front (east) property line and an existing 6-foot-high wood fence along the side (south) and rear (west) property lines. The property was reviewed for historical significance on June 30, 2022, and a Determination of Ineligibility was issued on July 1, 2022. The applicant proposes a 580-square-foot addition for a primary bedroom, bath, laundry room, office, and galleria. The proposed single-story addition is located at the rear (west) elevation of the existing residence.

The residence is clad with horizontal wood siding, and the addition is proposed to match the existing colors and finishes. The proposed windows for the addition are Sierra Pacific aluminum-clad wood windows in sliding and casement configurations; the existing residence features wood windows in varied configurations including four-over-four hung windows, fixed windows, and sliding windows. One existing window opening (a fixed lite window paired with a one-over-one hung window) at the north elevation is proposed to be infilled, and a matching window at the west elevation is proposed to be replaced with a new sliding window. The north elevation of the addition features an aluminum-clad wood "four-panel French door" consisting of a double-leaf fully-glazed door flanked by full-height, full-width sidelights. The four-panel French door opens to a proposed north deck, as does an aluminum-clad wood French door at the east elevation of the addition. The applicant has proposed to add skylights to both the existing residence and the addition. One street-facing skylight is proposed for the existing front (east) elevation. Two (rear) west-facing skylights are also proposed for the existing residence. The addition includes six skylights. All skylights throughout are proposed to be Velux brand skylights in a dark bronze color with shades. An existing 102-square-foot tool shed and 160-square-foot wood platform structure with a canvas cover are included in the property's total floor area and are proposed to be demolished. The proposed project dedicates a 200-square-foot parking pad to meet required onsite parking; the parking pad is located on the existing driveway and is incorporated as part of the proposed total floor area. Proposed site coverage changes involve the demolition of 105 square feet of brick patio pavers in the back yard, demolition of a 50-square-foot wood deck, installation of a new 168-square-foot wood deck, and installation of a 15-square-foot trash pad. The existing 175-square-foot asphalt driveway (excluding 200 square feet of dedicated parking) and the 96-square-foot front porch apron will be retained.

The property includes a 10-foot wide City storm drain easement that lies adjacent to and extends the length of the north and west property lines. The "Grant of Easement for Construction, Operation and Maintenance of a Storm Drain Pipeline" was formally approved by the City Council on May 15, 2001, via Resolution No. 2001-48. A storm drain manhole is located at the northwest corner of the property. The existing driveway and the proposed dedicated parking pad are located within the easement. Public Works has reviewed the proposed Design Study plans and does not have any objections to these improvements being located in the easement.

Staff has scheduled this application for a combined Concept and Final review as the project consists of a single-story addition with no significant issues needing to be addressed that would require multiple hearings consistent with CMC 17.58.040.B.5.a.

Staff Analysis:

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

Staff Response: The City Forester has identified six (6) trees on or adjacent to the project site. The trees include two (2) Coast Redwood, three (3) Coast Live Oak, and one (1) Monterey Pine. All six trees are classified as significant. The applicant is not requesting to remove any trees. The City Forester is not recommending planting any new trees. The standard tree protection measures required by the Forester have been included as Condition of Approval #14. As conditioned, the project is consistent with the Design

Guidelines pertaining to the forest character.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Staff Response: Staff has not identified any significant privacy or view impacts associated with the project. The proposed 580-square-foot single-story addition maintains the plate height of the existing structure. The new addition's roof ridge would be approximately 2' 3" lower than the existing residence.

The windows and doors proposed for the addition are standard sized and do not appear to create any new privacy impacts. The north elevation looks directly to the neighboring residence, which has south-facing windows. However, this condition previously existed due to the north-facing kitchen window and the partially-glazed single-leaf door. The extant north-facing kitchen window will be infilled, and plantings are proposed to provide a screen for the neighbors to the north. The neighboring properties to the west and the south do not appear to be impacted by the proposed addition due to the presence of an existing 6' wood fence. Proposed plantings at the south elevation will offer additional privacy to the southerly neighbor. Staff has not received any correspondence from neighbors at the time of writing this staff report.

The addition does not establish any new view into neighboring properties nor create a view impact, therefore the project is consistent with 5.1 through 5.3 of the Design Guidelines pertaining to privacy and view impact.

Mass and Bulk: 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.

Staff Response: The proposed addition does not significantly increase the mass and bulk of the main residence as seen from the public way. The 580-square-foot addition is located at the rear of the property, has a single-story form, and mirrors the existing roof pitch and form. The ridge height of the addition is 12' 4" and the existing ridge of the residence is 14'7". Adjacent and surrounding properties contain two-story residences and/or residences that sit at a higher grade than the subject property. The neighborhood consists mainly of two-story homes with varied siding styles and materials. The proposed addition maintains a human scale and maintains the residential character of the neighborhood. The site's sunken topography significantly minimizes public view into the subject property, and the Coast Redwood in the front yard also filters views into the site. The proposed addition would be minimally visible. The project meets the design guideline objectives for mass and bulk.

Building and Roof Form: 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 using 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."*

Staff Response: The proposed addition will feature a cross-gable roof form that mirrors the existing roof form. The proposed "galleria" hall will feature a shed roof form with a 1.75:12 roof pitch. The proposed addition is compatible with the existing residence and maintains the existing building and roof form, as well as the 4:12 roof pitch. The project meets the design guideline objectives for roof forms.

Finish Details: Residential Design Guideline 9.4 states, "*Architectural details should appear to be authentic, integral elements of the overall building design concept.*" Design Guideline 9.5 encourages the use of natural building materials such as wood and stone and Design Guideline 9.8 states, "*Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.*"

Staff Response: The existing residence is clad with horizontal wood siding painted a light green color with cream-colored trim. The new addition is proposed to match the existing siding in color and material. The roof addition will match the current brown composition shingle.

The windows of the existing residence will be maintained except for one window opening at the north elevation, which will be infilled, and one window at the west elevation, which will be replaced. The windows proposed for the addition are generally the same size as the existing windows. The plans do not specify the proposed color of window trim but Condition of Approval #31 has been included stating that the finish

materials of the addition shall match the existing residence in terms of color, materials, and finish.

Site Coverage: The permitted site coverage is 22% of the allowable floor area. Based on a maximum allowed base floor area of 1,800 square feet, the allowed site coverage would be 396 square feet. Site coverage may be increased to no more than 556 square feet if half of all site coverage is constructed of permeable or semipermeable materials. The existing site coverage is 426 square feet and includes the 175-square-foot asphalt driveway (impermeable), 105 square feet of brick patio pavers (semipermeable), the 96-square-foot brick front porch apron (impermeable), and the 50-square-foot spaced wood deck (semipermeable). The site is over by 30 square feet on allowed site coverage and therefore is nonconforming.

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

a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A), and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and

b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

Staff Response: The applicant is proposing 545 square feet of site coverage. Condition of Approval #30 has been included stating that the site coverage shall be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

Landscaping:

The applicant is proposing new plantings at the north and south property lines. The existing trees will be retained and the City Forester does not require planting any new trees.

Staff Response: The applicant's proposed landscaping improvements will offer increased privacy to the north and south neighbors and are informally arranged as encouraged by the Residential Design Guidelines. The plant species selection shall be approved by the City Forester.

Fencing:

The property currently features an existing 4-foot-high wood fence along the front (east) property line and an existing 6-foot-high wood fence along the side (south) and rear (west) property lines. An existing fence along the interior (south) edge of the asphalt driveway is not depicted on the plans but steps down to the south along the grade change. The existing fencing is proposed to be maintained and no new fencing is proposed.

Staff Response: Existing fencing may be maintained.

Exterior Lighting

Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

Staff Response: The applicant is proposing two wall-mounted light fixtures for the proposed addition. The lights are proposed to flank the four-panel French door that opens to the north deck. The selected light product is manufactured by Modern Forms; the model is "Rain" (Model No. WS-W2412), in bronze with clear seedy glass (7.9 Watts/327 Lumens). The light fixture is dark sky compliant, and the light source is shielded and directed downward as the Residential Design Guidelines encourage.

Skylights:

Residential Design Guidelines 9.13 and 9.14 state, "*when a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights may be appropriate when interior spaces have no access to exterior windows or windows have limited access to light; windows would cause greater impacts to adjoining homes; the skylight design is compatible with the architecture; and, the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or neighboring windows. The size, placement, number, and design should be an integral part of*

the building design; skylights should be framed in colors that match adjoining roof surfaces, and skylights that produce glare or light pollution visible to neighbors or the public should be mitigated."

Staff Response: Nine skylights are proposed overall: three installed at the existing residence (one east-facing, two west-facing), and six proposed for the new addition. The east-facing skylight at the existing residence does not comply with Residential Design Guideline 9.14, which states, *"skylights should not be visually prominent from the street*." Staff does not support the addition of a skylight within the east-facing front roof form.

The remaining proposed skylights measure 1'10" x 2'6" with dark bronze flashing to match roof color, non-reflective glazing, and interior shades. The west-facing skylights will not be visible from the street; others will be minimally visible from the street when looking in a southwest direction. The proposed skylights appear to be excessive in number because nearly all of the interior spaces have access to exterior windows. Collectively, the proposed skylights may create a visual impact to neighbors, particularly the north neighbors. The design guidelines state that "*skylights may be appropriate when interior spaces have no access to exterior windows"* and *"skylights should not be visually prominent from the street or neighboring windows."* Thus, staff recommends reducing the number of total skylights from 9 to 3 and limiting the locations to the kitchen (which will not be visible from the street and is losing light due an infilled window opening at the north elevation); the proposed laundry room (which does not have access to exterior windows and will not be visible from the street) and one west-facing skylight over the proposed bath/dressing room (which will not be visible from the street).

Condition of Approval # 16 requires that all skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. In addition, manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Condition of Approval # 33 requires the east-facing front skylight be eliminated from the project, and the remaining number of skylights be reduced in number to three skylights in the locations specified above.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project consists of interior and exterior alterations and an addition to an existing single-family residence in a residential zone and therefore qualifies for a Class 3 exemption. The 580-square-foot increase in floor area for the site represents an 52% increase in floor area of the existing site. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Draft Resolution
Attachment 2 - Site Photographs
Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2022-0xx-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 22-298, BANJANIN) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A 580-SQUARE-FOOT ADDITION TO AN EXISTING 722-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AND ESTABLISHMENT OF A 200-SQUARE-FOOT DEDICATED PARKING PAD AND ASSOCIATED SITE IMPROVEMENTS ON SANTA RITA STREET 5 NORTHWEST OF 4TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT. APN: 010-029-006-000

WHEREAS, the owner of the subject property ("Owner") is RC and Tara Banjanin; and

WHEREAS, Brian Congleton ("Applicant") submitted an application on behalf of the Owner requesting the approval of a Track 2 Design Study, and Coastal Development Permit "(DS 22-298, Banjanin)" described herein ("Application"); and

WHEREAS, project site is a 4,000-square-foot lot located on Santa Rita Street 5 NW of 4th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing to add a 580-square-foot addition to an existing 722-square-foot single-family residence; and

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

WHEREAS, a Design Study is required in accordance with CMC 17.58.040; and which requires the review of the proposed site design, basic massing, and other elements of the design concept for compliance with the City's design concept guidelines and the findings required in CMC 17.64.080; and

WHEREAS, in accordance with CMC Section 17.58.040.B, Step Three: Final Details Review, subsection (a) Final Action the Director may authorize concept and final details review to occur at the same meeting for projects involving limited changes to non-historic structures

WHEREAS, the project shall be considered at a concept and final details hearing pursuant to CMC 17.64.080; and

WHEREAS, notice of the public hearing was published on January 27, 2023 in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on February 8, 2023, the Planning Commission held a public hearing to receive public testimony regarding the combined Concept and Final Design Study, including without

limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its February 8, 2023 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 that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, the Planning Commission determined that the project consists of an addition to an existing single-family residence. Therefore, pursuant to CEQA regulations, the project is categorically exempt under Section 15303 (Existing Facilities); and

WHERAS, the Planning Commission determined that pursuant to Section 15300.2 of the CEQA Guidelines, the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and there are no exceptions to the exemption; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)

For each of the required design study findings listed below, staff has indicated whether the submitted plans or the project as conditioned 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 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. As conditioned, the project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.		✓

3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows and doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. As conditioned, the 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 herby make the following findings and determinations regarding the Coastal Development Permit:

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the combined Concept and Final Design Study (DS 22-298, Banjanin) and associated Coastal Development permit to add a 580-square-foot addition to an existing 722-square-foot single-family residence located on Santa Rita Street 5 NW of 4th Avenue in the single-family residential (R-1) zoning district. APN: 010-029-006, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 22-298, Banjanin) authorizes a 580-square-foot addition to an existing single-family residence, two new skylights, a 200-square-foot dedicated parking pad and associated site improvements to an existing 722-square-foot single-family residence located on Santa Rita Street 5 NW of 4th Avenue in the single-family residential (R-1) zoning district as depicted in the plans prepared by Brian Congleton dated January 13, 2023 received by Community Planning & Building Department on January 21, 2023, unless modified by the conditions of approval contained herein.	✓
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations for conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height for conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	**Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than	✓

	$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	
7.	**Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
8.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	✓
9.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
	Landscape Conditions	
10.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester prior to the issuance of a building permit. The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards, unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓

11.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
12.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit.	✓
13.	**Erosion Control in the Right-of-Way.** Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.	✓
14.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.	✓

	● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. ● If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.	
15.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
16.	**Skylights & Skylight Shades.** The applicant shall submit product information for the skylights and skylight shades prior to issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.	✓
17.	Aluminum-Clad Wood Frame Windows and Doors. The Applicant shall submit product information for the aluminum-clad wood windows and doors prior to the issuance of a building permit. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in, or internal only mullions and muntins are prohibited.	✓
18.	**Asphalt Shingle Roofing.** The applicant shall submit product information for the asphalt shingle roofing prior to issuance of a building permit. The material shall convey a color and texture similar to that of wood shingles.	✓
19.	**Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓

20.	**Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓
21.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
22.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
23.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
24.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
25.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
26.	**Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
27.	**BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall	✓

	submit a completed BMP Tracking form for review and approval by the City of Carmel.	
28.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces.	✓
29.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel.	✓
SPECIAL CONDITIONS		
30.	**Site Coverage.** Prior to issuance of a building permit, the applicant shall revise the plans and reduce site coverage to 396 square feet (or, 556 square feet if 278 square feet are permeable/semipermeable) to comply with zoning requirement.	✓
31.	**Colors and Materials.** Prior to issuance of a building permit, the applicant shall revise the plans and replace the proposed "mineral cap sheet or membrane roof" over the galleria with an asphalt shingle roofing product with a color and texture similar to that of wood shingles. The plans shall also be revised to specify that all colors, materials, and finishes of the addition shall match the existing primary residence located on Santa Rita Street 5 NW of 4th Avenue.	✓
32.	**Volume Study.** Prior to issuance of a building permit, the City shall determine the project meets the required volumetric standards as this project is subject to the approval of a volume study.	✓
33.	**Skylights.** Prior to issuance of a building permit, the applicant shall revise the plans and remove the east-facing front skylight; one kitchen skylight; two galleria skylights; one office skylight; and one east-facing skylight. Three 1'10" x 2'6" skylights shall be authorized in the following locations: kitchen; laundry room; and (west-facing) skylight over the bath/dressing room.	✓

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of February, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary



Figure 1: Storypoles, view looking southeast.



Figure 2: Right-of-Way fronting Santa Rita 5 NW of 4th



Figure 3: East (front) elevation and north elevation, looking southwest



Figure 4: East elevation (façade), looking northwest.



Figure 5: East elevation, looking south.



Figure 6: North elevation, looking southeast.



Figure 7: West (rear) elevation, looking east.



Figure 8: Detached tool shed structure at southwest corner of lot, looking southwest.



Figure 9: View from site of canvas cover, looking west.



Figure 10: View from site, looking northwest.



Figure 11: View from site, looking north.



Figure 12: View from Santa Rita, looking west along the south property line.



Figure 13: View from site, looking east along the south property line.



Figure 14: View from site, looking west



Figure 15: View from site, looking northwest.

Attachment 3

CITY OF CARMEL-BY-THE-SEA COUNCIL RESOLUTION: GRANT OF EASEMENT FOR CONSTRUCTION, OPERATION & MAINTENANCE OF A STORM DRAIN PIPELINE

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL RESOLUTION NO.2001-48
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA this 15th day of May 2001

WHEREAS, Grantor is the owner of certain real property in the unincorporated area of Monterey County, near the City of Carmel-by-the-Sea, California, described in that certain deed, per each property recorded August 20, 1997 in Reel 3560 at page 23, Official Records, Monterey County Official Records, Monterey County, and

WHEREAS, Grantor wishes to convey to the Grantee, and Grantee desires to acquire certain rights in said real property.

NOW THEREFORE,
Grantor grants to Grantee an easement across said property as is described in Exhibit "A" which is attached hereto and incorporated herein by this reference thereto, for the right to construct, install, maintain, repair and replace storm drain pipelines.
The foregoing grant will be effective upon its acceptance by Grantee, and will be of the nature, and character, to the extent hereinafter expressed, which result from the restrictions hereby imposed upon the use of the property granted by said Grantor: and to that end and for the purpose of accomplishing the intent of the parties hereto, Grantee convenants on behalf of itself, its successors and assigns to do and refrain from doing, severally and collectively upon the granted property the various acts hereinafter mentioned:

1. Grantor's pipeline crossing the easements shall have the first priority for space.
2. The Grantee shall submit, for prior approval by the Grantor, engineered drawings of any proposed crossing of the Grantor's facilities within the easement, which approval shall not be unreasonably withheld.
3. The Grantee shall take appropriate steps to protect Grantor's property during use of the easements and shall be responsible for any damage to Grantor's property or other facilities resulting from the Grantee's use of the easements.

LEGAL DESCRIPTION OF EASEMENTS I & II: GRANT OF EASEMENT FOR STORM DRAIN EASEMENT - LOT 11

An easement for the installation, maintenance and operation of a storm drain pipeline, together with necessary appurtenances, on, under, over and across the following described parcels of land:

- Parcel I
  A strip of land ten (10) feet in width, abutting and lying southerly of the north boundary of Lot 11, Block 39, as said lot and block are shown on that certain map entitled, 'Map of Carmel City', etc. filed for record in Volume 1 of Cities and Towns at page 52, records of Monterey County, California.

- Parcel II
  A strip of land ten (10) feet in width, abutting and lying easterly of the west boundary of Lot 11, Block 39, as said lot and block ere shown on that certain map entitled, 'Map of Carmel City,' etc. filed for record in Volume 1 of Cities and Towns at page 52, records of Monterey County, California

PROJECT DATA:

BEDROOM/BATH ADDITION TO EXISTING RESIDENCE

PROPERTY LOCATION:
SANTA RITA STREET 5 NW FOURTH
APN 010-029-006-000
BLOCK 39, LOT 11, CARMEL-BY-THE-SEA

OWNERS:
RC & TARA BANJANIN
POST OFFICE BOX 4
CARMEL-BY-THE-SEA, CALIFORNIA 93921
EMAIL: banjo3141@comcast.net

APPLICABLE BUILDING CODES

CONSTRUCTION TYPE: V-B (EXISTING)
APPLICABLE CODES:
2019 CALIFORNIA BUILDING CODE
2019 CBC-PLUMBING
2019 CBC-MECHANICAL
2019 CBC-ELECTRICAL
2019 CALIFORNIA RESIDENTIAL CODE
2019 CBC-FIRE
2019 CA RESIDENTIAL CODE
2019 GREEN BUILDING CODE

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

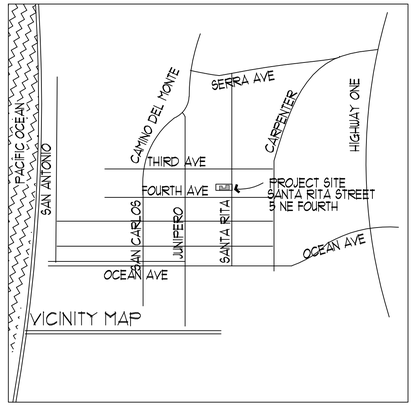
ZONING: R1
LOT SIZE: 4,000 SQUARE FEET
STEEP LOT AREA (EXCESS OF 30% SLOPE) 324 SQUARE FEET
STEEP SLOPE AREA IS LESS THAN 10% OF LOT AREA - DOES NOT APPLY

SETBACKS:	ALLOWED	EXISTING	PROPOSED
FRONT (EAST):	15'-0"	25'-0"	25'-0"
SOUTH SIDE:	3'-0"	4'-0"	3'-0"
NORTH SIDE:	5'-0"	12'-0"	12'-0"
COMPOSITE:	10'-0"	16'-0"	16'-0"
REAR	3'-0"/15'-0"	21'-4"	10'-0"
HEIGHT:	24'-0"	14'-0"	14'-0"

FLOOR AREA:	EXISTING	PROPOSED
EXISTING HOUSE:	722	722
TOOL SHED (REMOVE)	102	0
CANVAS COVER (REMOVE)	160	0
PROPOSED ADDITION:		580
DESIGNATED PARKING PAD		200
EXISTING HOUSE:	722 SF	
EXISTING HOUSE + ADDITION + PAD:		1,502 SF
MAXIMUM ALLOWED FLOOR AREA:		1,800 SF

SITE COVERAGE	EXISTING	PROPOSED
FRONT PORCH	96	96
DRIVEWAY (NOT INC PKG PAD)	175	175
BRICK PAVERS	105	0
DECK	50	168
TRASH PAD		15
TOTAL SITE COVERAGE		454 SQUARE FEET
MAXIMUM ALLOWED SITE COVERAGE:		546 SQUARE FEET

LOT SLOPE
AVERAGE SLOPE OF LOT: 10%



ARCHITECT & ENGINEERS

ARCHITECT: BRIAN CONGLETON
POST OFFICE BOX 4116
CARMEL-BY-THE-SEA CALIFORNIA 93921
831/626-1928 brian@congletonarchitect.com

SURVEYOR: SCOTT HAWTHORNE
14490 MOUNTAIN QUAIL ROAD
SALINAS, CA 93908
831/578-7881 SFH_Corp@yahoo.com

INDEX TO DRAWINGS

1Ø	PROJECT DATA
S	SURVEY
PSA	PRELIMINARY SITE ASSESSMENT -FORESTER
1.1	EXISTING SITE/ROOF PLAN
1.2	PROPOSED SITE/ROOF PLAN
1.3	TREE ROOT ZONE PLAN
1.4	TREE PROTECTION ZONE PLAN
1.5	STORM DRAINAGE PLAN
1.6	LANDSCAPE PLAN
2.1	EXISTING FLOOR PLAN & ELEVATIONS
2.2	PROPOSED FLOOR PLAN
2.3	EXTERIOR LIGHTING FLOOR PLAN
3.1	PROPOSED BUILDING ELEVATIONS
3.2	PROPOSED BUILDING SECTIONS
4.1	DOOR & WINDOW SCHEDULE & DETAILS

PROJECT DATA

DESIGN REVIEW SUBMITTAL
JANUARY 13, 2023

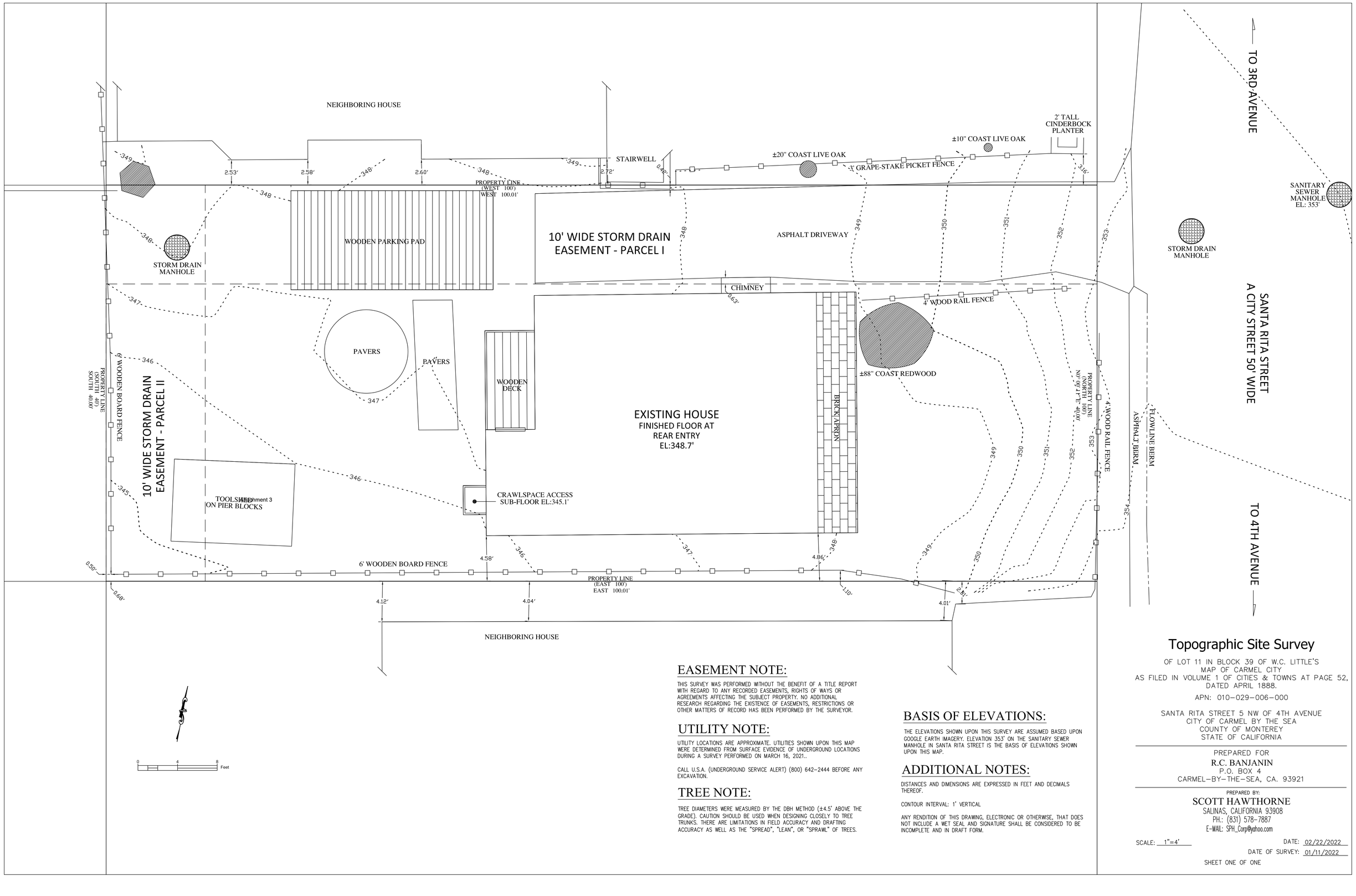
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DATE: 4-4-22
REVISED
10-18-22
1-13-23

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BANJANIN RESIDENCE REMODEL
SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
1.0
1 OF 15



EASEMENT NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS OF WAYS OR AGREEMENTS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.

UTILITY NOTE:

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN UPON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS DURING A SURVEY PERFORMED ON MARCH 16, 2021..

CALL U.S.A. (UNDERGROUND SERVICE ALERT) (800) 642-2444 BEFORE ANY EXCAVATION.

TREE NOTE:

TREE DIAMETERS WERE MEASURED BY THE DBH METHOD (±4.5' ABOVE THE GRADE). CAUTION SHOULD BE USED WHEN DESIGNING CLOSELY TO TREE TRUNKS. THERE ARE LIMITATIONS IN FIELD ACCURACY AND DRAFTING ACCURACY AS WELL AS THE "SPREAD", "LEAN", OR "SPRAWL" OF TREES.

BASIS OF ELEVATIONS:

THE ELEVATIONS SHOWN UPON THIS SURVEY ARE ASSUMED BASED UPON GOOGLE EARTH IMAGERY. ELEVATION 353' ON THE SANITARY SEWER MANHOLE IN SANTA RITA STREET IS THE BASIS OF ELEVATIONS SHOWN UPON THIS MAP.

ADDITIONAL NOTES:

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

CONTOUR INTERVAL: 1' VERTICAL

ANY RENDITION OF THIS DRAWING, ELECTRONIC OR OTHERWISE, THAT DOES NOT INCLUDE A WET SEAL AND SIGNATURE SHALL BE CONSIDERED TO BE INCOMPLETE AND IN DRAFT FORM.

Topographic Site Survey

OF LOT 11 IN BLOCK 39 OF W.C. LITTLE'S
MAP OF CARMEL CITY
AS FILED IN VOLUME 1 OF CITIES & TOWNS AT PAGE 52,
DATED APRIL 1888.

APN: 010-029-006-000

SANTA RITA STREET 5 NW OF 4TH AVENUE
CITY OF CARMEL BY THE SEA
COUNTY OF MONTEREY
STATE OF CALIFORNIA

PREPARED FOR
R.C. BANJANIN
P.O. BOX 4
CARMEL-BY-THE-SEA, CA. 93921

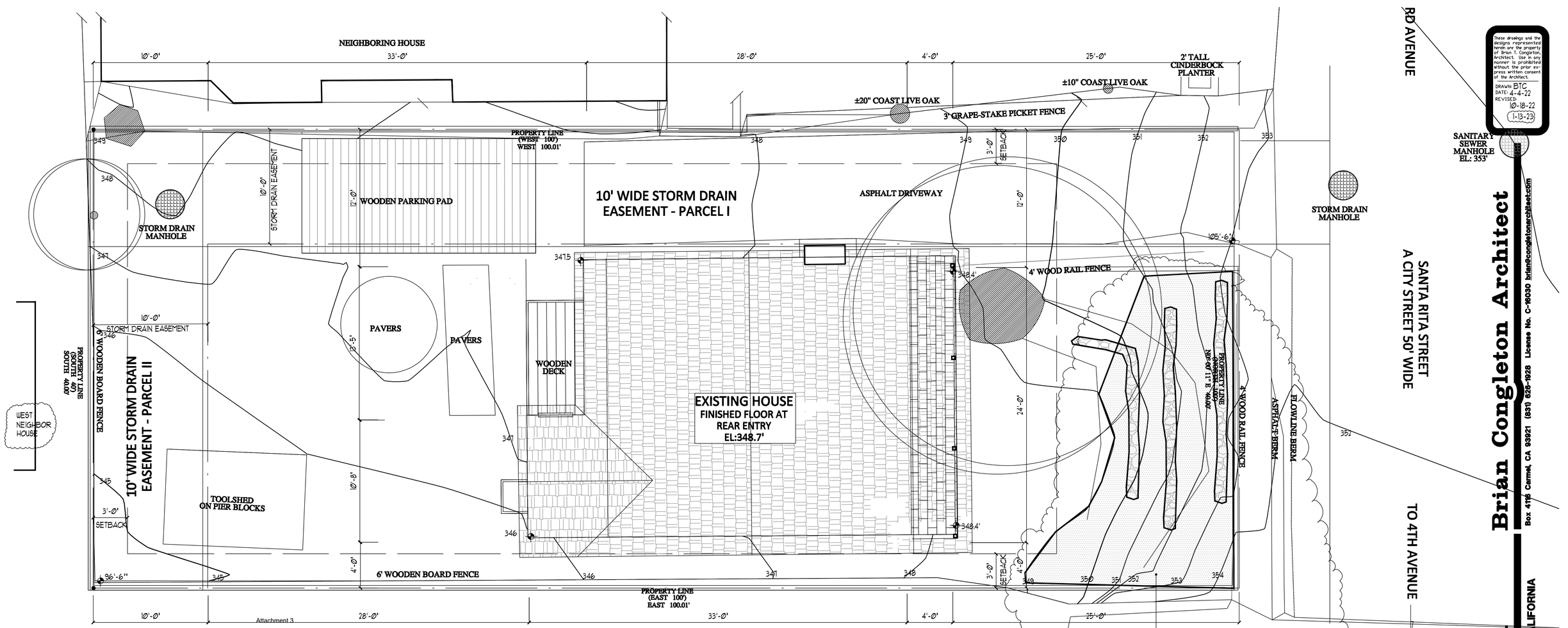
PREPARED BY:
SCOTT HAWTHORNE
SALINAS, CALIFORNIA 93908
PH.: (831) 578-7887
E-MAIL: SPH_Corp@yahoo.com

SCALE: 1"=4'

DATE: 02/22/2022

DATE OF SURVEY: 01/11/2022

SHEET ONE OF ONE



EXISTING SITE/ROOF PLAN

1/4" = 1'-0"

NORTH

0 5' 10'

CITY OF CARMEL-BY-THE-SEA COUNCIL RESOLUTION: GRANT OF EASEMENT FOR CONSTRUCTION, OPERATION & MAINTENANCE OF A STORM DRAIN PIPELINE

CITY OF CARMEL-BY-THE-SEA
CITY COUNCIL RESOLUTION NO.2001-48
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CARMEL-BY-TI-IE-SEA this 15th day of May 2001

WHEREAS, Grantor is the owner of certain real property in the unincorporated area of Monterey County, near the City of Carmel-by-the-Sea, California, described in that certain deed, per each property recorded August 20, 1997 in Reel 3560 at page 23, Official Records, Monterey County Official Records, Monterey County, and

WHEREAS, Grantor wishes to convey to the Grantee, and Grantee desires to acquire certain rights in said real property.

NOW THEREFORE,
Grantor grants to Grantee an easement across said property as is described in Exhibit "A" which is attached hereto and incorporated herein by this reference thereto, for the right to construct, install, maintain, repair and replace storm drain pipelines.
The foregoing grant will be effective upon its acceptance by Grantee, and will be of the nature, and character, to the extent hereinafter expressed, which result from the restrictions hereby imposed upon the use of the property granted by said Grantor: and to that end and for the purpose of accomplishing the intent of the parties hereto, Grantee convenants on behalf of itself, its successors and assigns to do and refrain from doing, severally and collectively upon the granted property the various acts hereinafter mentioned:

1. Grantor's pipeline crossing the easements shall have the first priority for space.
2. The Grantee shall submit, for prior approval by the Grantor, engineered drawings of any proposed crossing of the Grantor's facilities within the easement, which approval shall not be unreasonably withheld.
3. The Grantee shall take appropriate steps to protect Grantor's property during use of the easements and shall be responsible for any damage to Grantor's property or other facilities resulting from the Grantee's use of the easements.

STEEP SLOPE SITE AREA:
SHADED AREA DENOTES SITE AREA WITH SLOPE EXCEEDING 30%
AREA OF STEEP SLOPE SITE = 324 SQUARE FEET
324 SF IS LESS THAN 10% OF SITE AREA - DOES NOT APPLY.
DEDUCTION CALCULATIONS ARE SHOWN ON SHEET 10

LEGAL DESCRIPTION OF EASEMENTS I & II: GRANT OF EASEMENT FOR STORM DRAIN EASEMENT - LOT 11

An easement for the installation, maintenance and operation of a storm drain pipeline, together with necessary appurtenances, on, under, over and across the following described parcels of land:

- Parcel I
  A strip of land ten (10) feet in width, abutting and lying southerly of the north boundary of Lot 11, Block 39, as said lot and block are shown on that certain map entitled, 'Map of Carmel City', etc. filed for record in Volume 1 of Cities and Towns at page 52, records of Monterey County, California.
- Parcel II
  A strip of land ten (1 0) feet in width, abutting and lying easterly of the west boundary of Lot 11, Block 39, as said lot and block ere shown on that certain map entitled, 'Map of Carmel City,' etc. filed for record in Volume 1 of Cities and Towns at page 52, records of Monterey County, California

EXISTING SITE/ROOF PLAN

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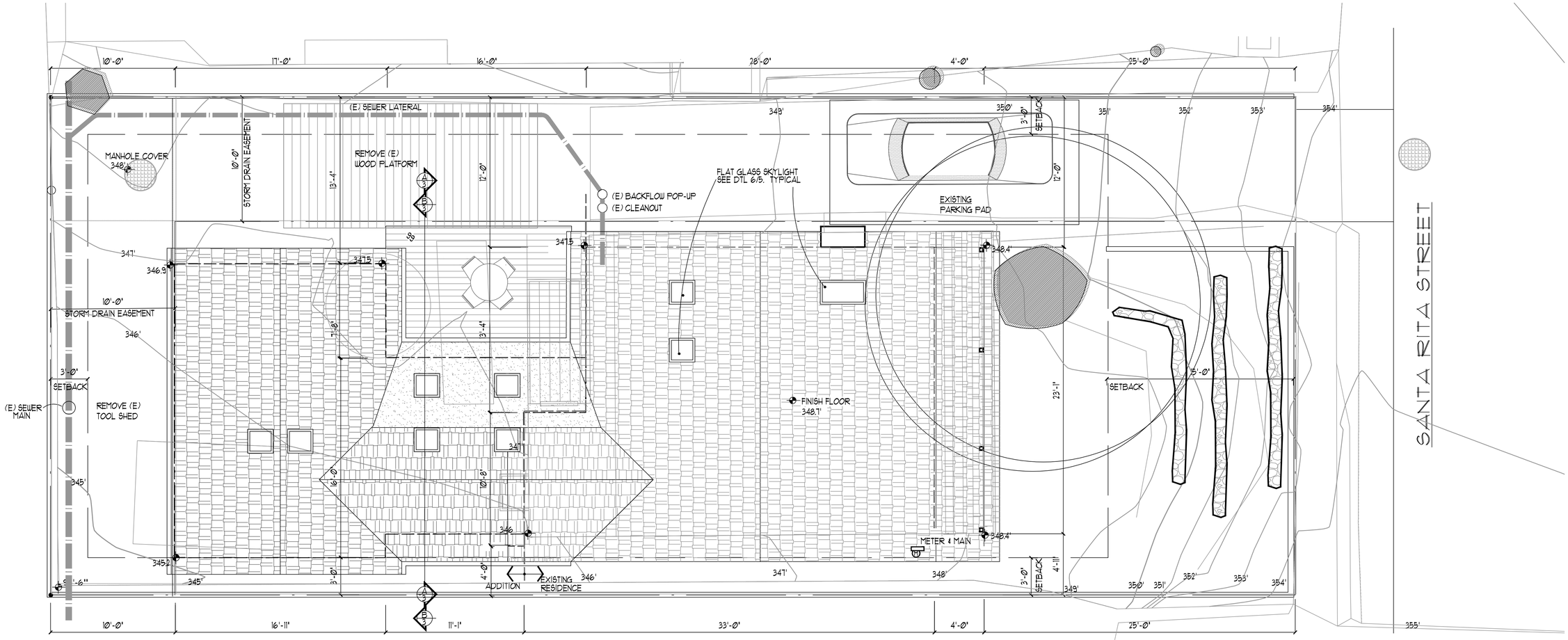
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DATE: 4-4-22
REVISED: 10-18-22
1-13-23

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BANJANIN RESIDENCE REMODEL
SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
1.1
4 OF 15

Attachment 3



Attachment 3

PROPOSED SITE/ROOF PLAN

1/4" = 1'-0"

NORTH

0 5' 10'

CITY OF CARMEL-BY-THE-SEA COUNCIL RESOLUTION: GRANT OF EASEMENT FOR CONSTRUCTION, OPERATION & MAINTENANCE OF A STORM DRAIN PIPELINE

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PROPOSED SITE/ROOF PLAN

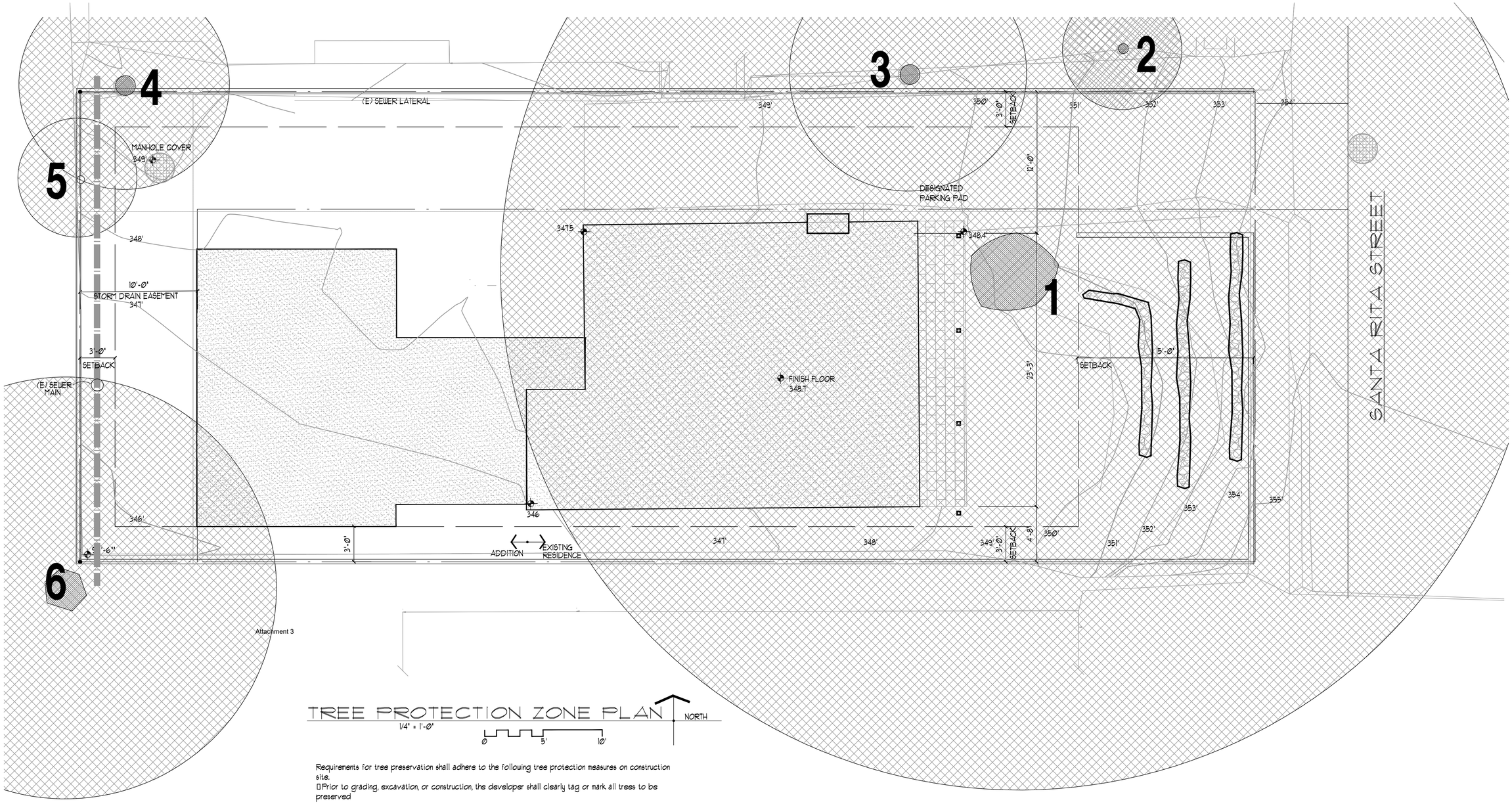
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BANJANIN RESIDENCE REMODEL
SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
1.2
5 OF 15



Attachment 3

TREE PROTECTION ZONE PLAN

1/4" = 1'-0"

NORTH

0 5' 10'

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

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

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

- 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.

NO TREE CHANGES PROPOSED

SIGNIFICANT TREE SCHEDULE

	SPECIES	SIZE	STRUCTURAL ROOT ZONE	PROTECTION ZONE
1	COAST REDWOOD	88'ϕ	33 FT.	11 FT.
2	COAST LIVE OAK	10'ϕ	12 FT.	24 FT.
3	COAST LIVE OAK	20'ϕ	10 FT.	30 FT.
4	COAST REDWOOD	18'ϕ	9 FT.	27 FT.
5	COAST LIVE OAK	10'ϕ	12 FT.	24 FT.
6	MONTEREY PINE	36'ϕ	69 FT.	23 FT.

TREE ROOT ZONE PLAN

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DRAWN BTC
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BANJANIN RESIDENCE REMODEL
SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
1.3
6 OF 15

SIGNIFICANT TREE SCHEDULE

	SPECIES	SIZE	STRUCTURAL ROOT ZONE	PROTECTION ZONE
1	COAST REDWOOD	88"ø	33 FT.	11 FT.
2	COAST LIVE OAK	10"ø	12 FT.	24 FT.
3	COAST LIVE OAK	20"ø	10 FT.	30 FT.
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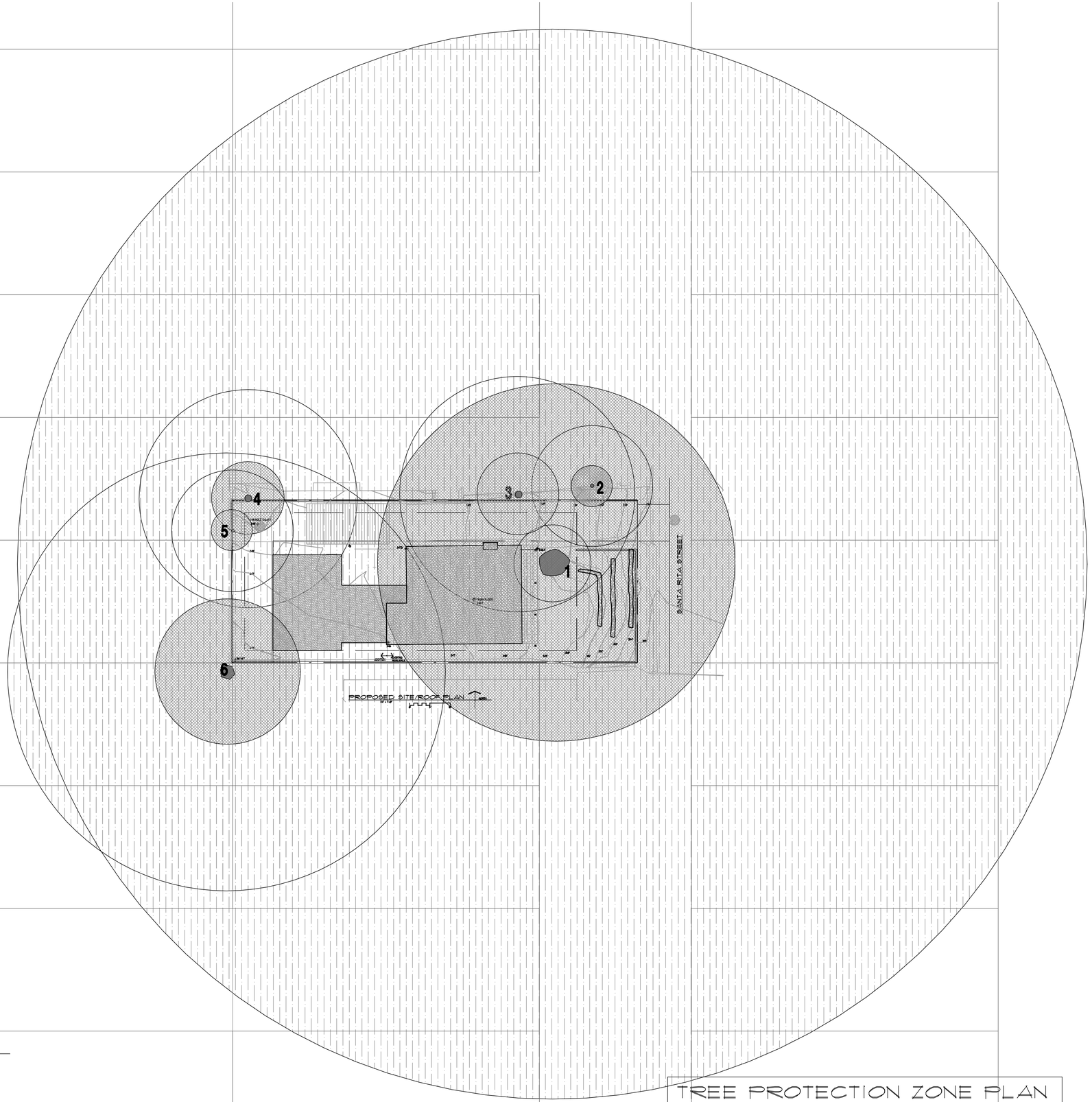
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TREE ROOT ZONE PLAN

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

0' 5' 10'

NORTH

TREE PROTECTION ZONE PLAN

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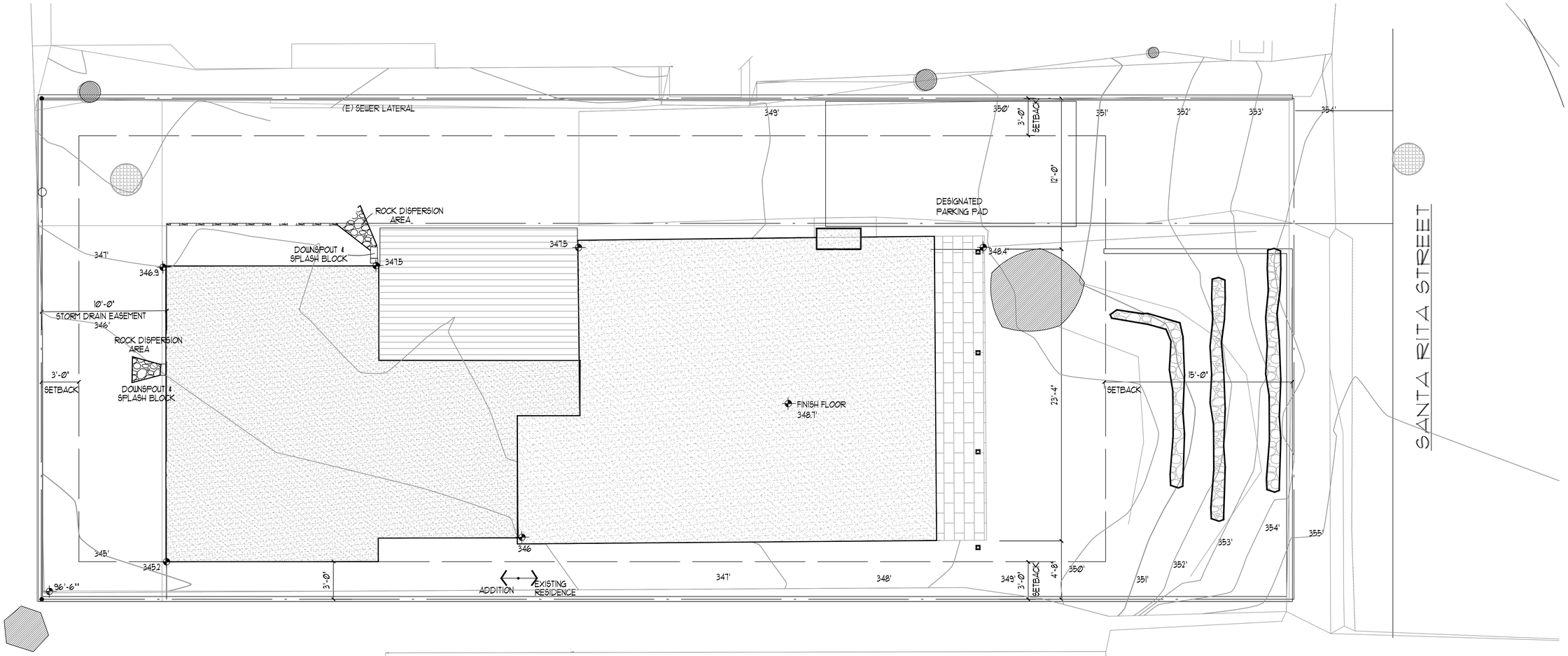
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DATE: 10-18-22
REVISED

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BANJANIN RESIDENCE REMODEL

SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
1.4
7 OF 15



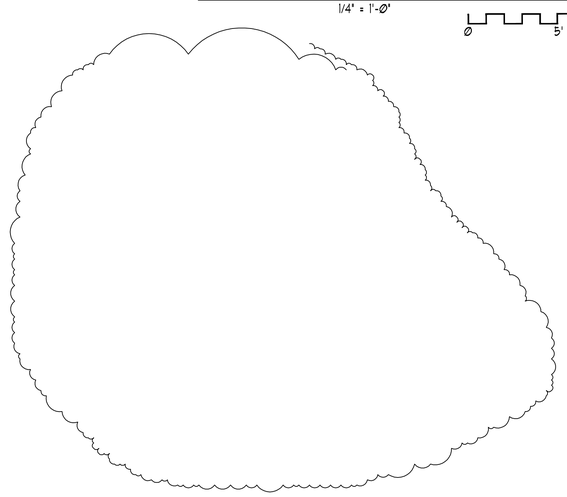
Attachment 3

STORM DRAINAGE PLAN

1/4" = 1'-Ø"

NORTH

Ø 5' 10'



STORM DRAINAGE PLAN

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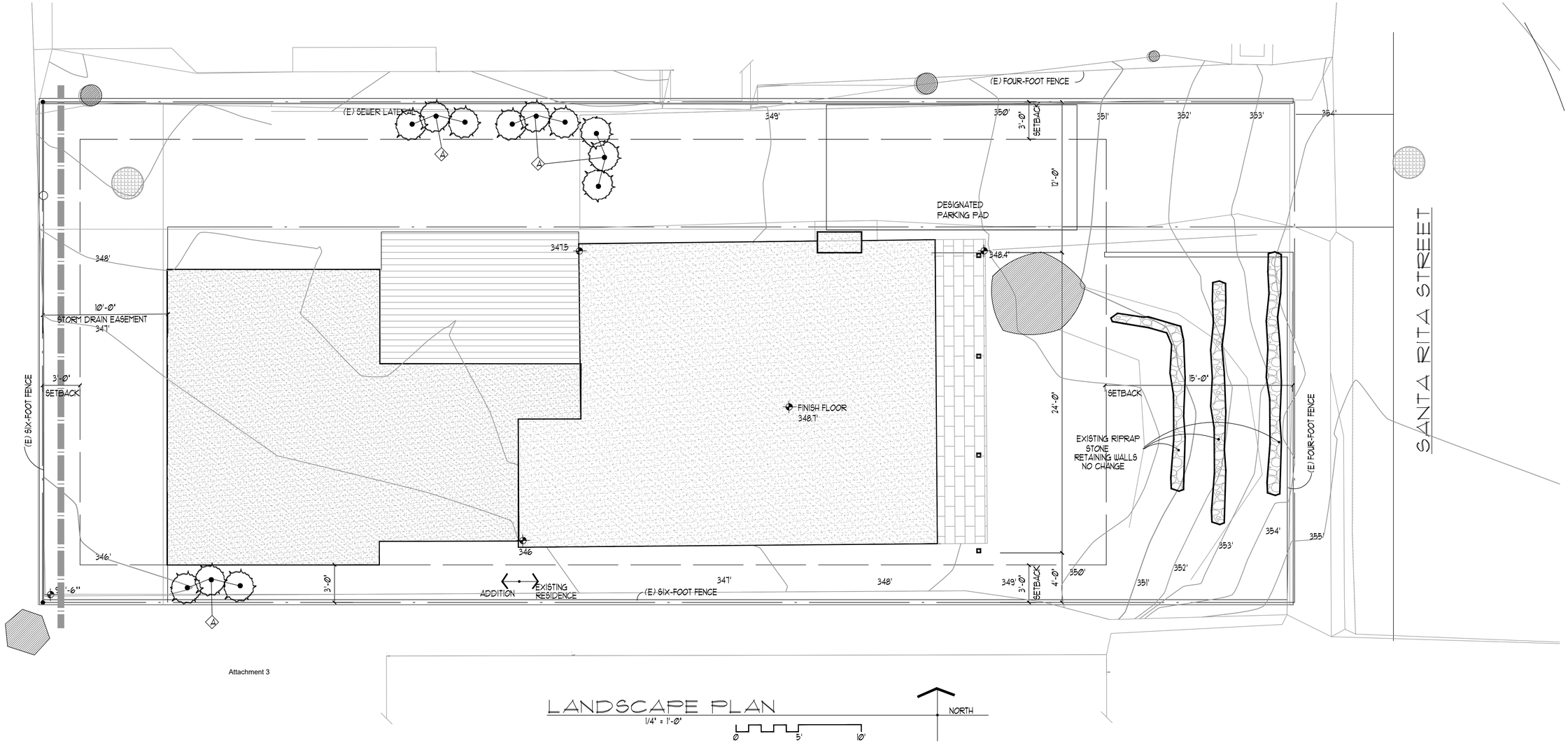
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BANJANIN RESIDENCE REMODEL

SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
1.5
8 OF 15



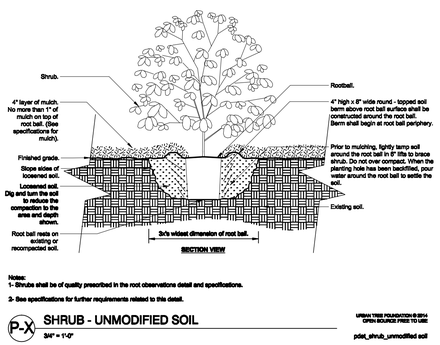
Attachment 3

LANDSCAPE PLAN

1/4" = 1'-0"

Ø 5' 10'

NORTH



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.

P-X **SHRUB - UNMODIFIED SOIL**

3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

pdet_shrub_unmodified soil

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER	QUANTITY	REMARKS
SHRUBS					
A	BUDDLEJA DIVIDII	BLACK KNIGHT BUTTERFLY BUSH	5 GAL	12	MEETS PC STANDARD NEIGHBOR PRIVACY
	OR ALTERNATE PLANT RECOMMENDED OR APPROVED BY CITY				

LANDSCAPE PLAN

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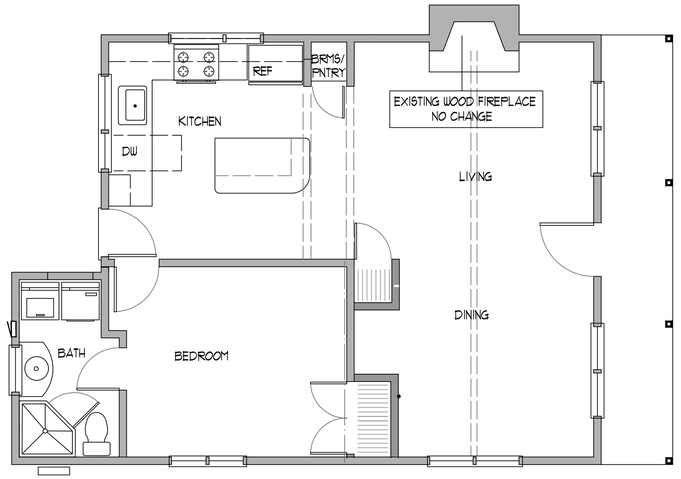
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BANJANIN RESIDENCE REMODEL

SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

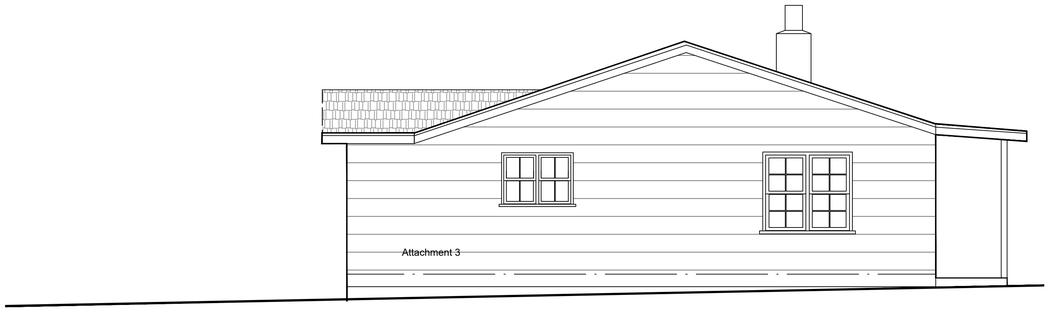
SHEET NUMBER
1.6
9 OF 15



EXISTING FLOOR PLAN

NOTE: PLAN SHOWS INTERIOR WORK THAT HAS HAS BEEN APPROVED FOR PERMIT, BUT WORK HAS NOT YET COMMENCED.

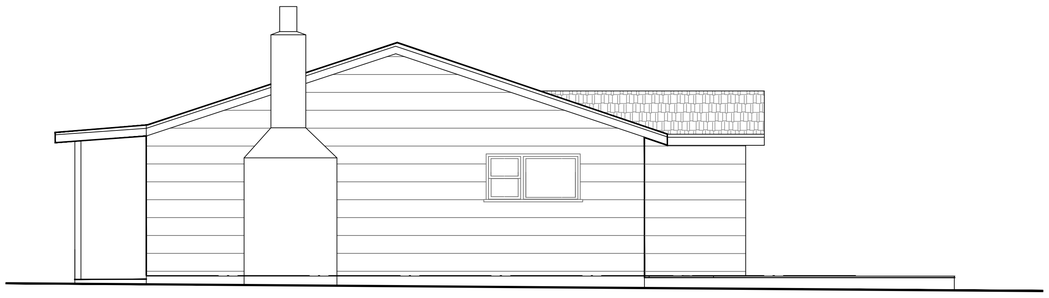
Ø 5' 10'



SOUTH ELEVATION



EAST (STREET) ELEVATION



NORTH ELEVATION



WEST ELEVATION

EXISTING PLAN & ELEVATIONS

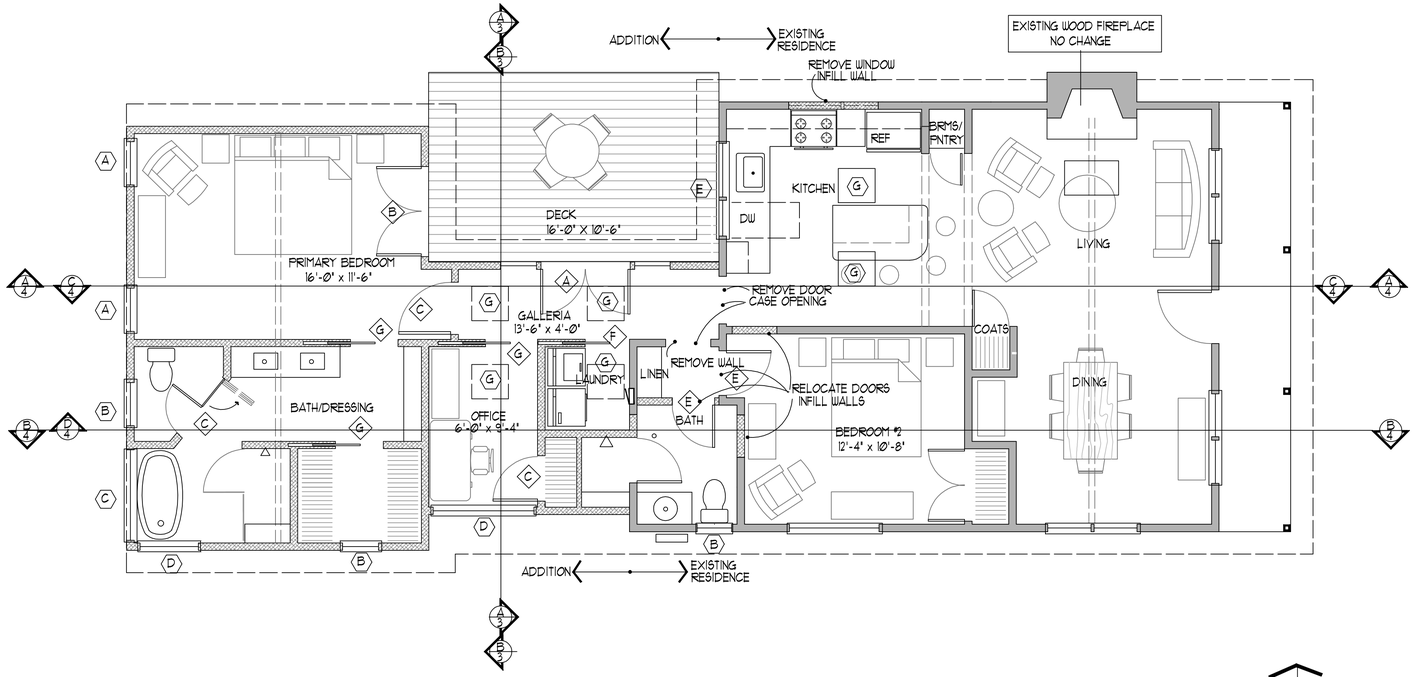
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DATE: 8-18-20
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BANJANIN RESIDENCE
SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
2.1
10 OF 15



FLOOR PLAN - HOUSE + ADDITION

1/4" = 1'-0"

0 5' 10'

NORTH

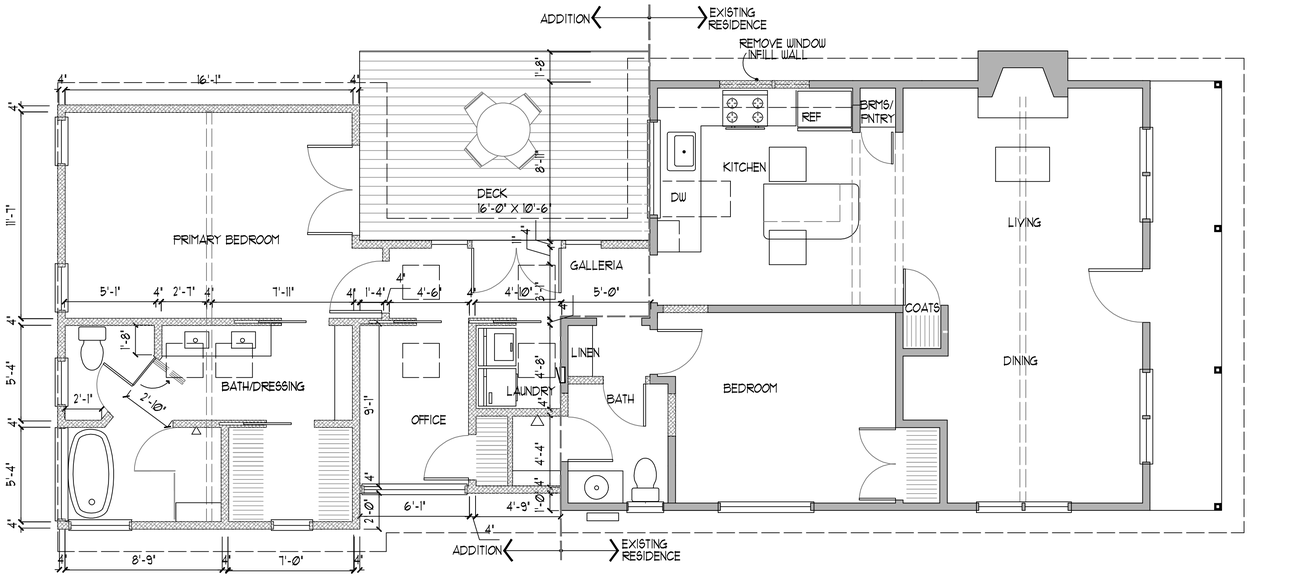
FLAG NOTES

- NEW WOOD DOOR & FRAME. SEE DOOR SCHEDULE AND DETAILS, SHEET 7.
- NEW CLAD WOOD WINDOW. INSULATED LOW 'E' GLASS, TEMPERED WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY CODE. TRUE DIVIDED LIGHTS SEE WINDOW SCHEDULE AND DETAILS, SHEET 7.
- 1 EXISTING WALL TO REMAIN: PROTECT ELEMENTS DURING CONSTRUCTION.
- 2 NEW INTERIOR WALL: 2x4'S @ 16" OC., SINGLE BOTTOM PLATE, DOUBLE TOP PLATE 1/2" GYPSUM DRYWALL, SMOOTH FINISH & PAINTED.
- 3 NEW INTERIOR SHEAR WALL: AS "2" ABOVE, W/SHEAR PANEL 1/2" CDX PLYWD. SHEAR PANEL - SEE DETAILS SHT 4.
- 4 INFILL OPENING FOLLOWING REMOVAL OF WINDOW OR DOOR. MATCH ADJACENT (E) WALL MATERIALS SEE ELEVATIONS.

Attachment 3

PLUMBING FIXTURE SCHEDULE

	F.U.	EXISTING		PROPOSED	
KIT. SINK/ D.W.	2.0	1	2.0	-	-
KIT. SINK/ LO FLOW D.W.	1.5	-	-	1	1.5
WASHER	2.0	1	2.0	-	-
ENERGY STAR WASHER		-	-	1	1.0
TUB OR STALL SHOWER	2.0	1	2.0	1	2.0
TUB+SHOWER IN M.B.	3.0	-	-	1	3.0
LAV.	1.0	1	1.0	1	1.0
2 LAVS IN MASTER BATH	1.0	-	-	1	1.0
W.C.	1.8	1	1.8	-	-
UHET W.C.	0.8	-	-	2	1.6
2ND BATH ORDINANCE FIXTURE CREDIT	-4.3	-	-		-4.3
RECIRC HW CREDIT	-0.5	-	-		-0.5
TOTAL			8.8		6.3



DIMENSION FLOOR PLAN - HOUSE + ADDITION

1/4" = 1'-0"

0 5' 10'

NORTH

PROPOSED FLOOR PLAN

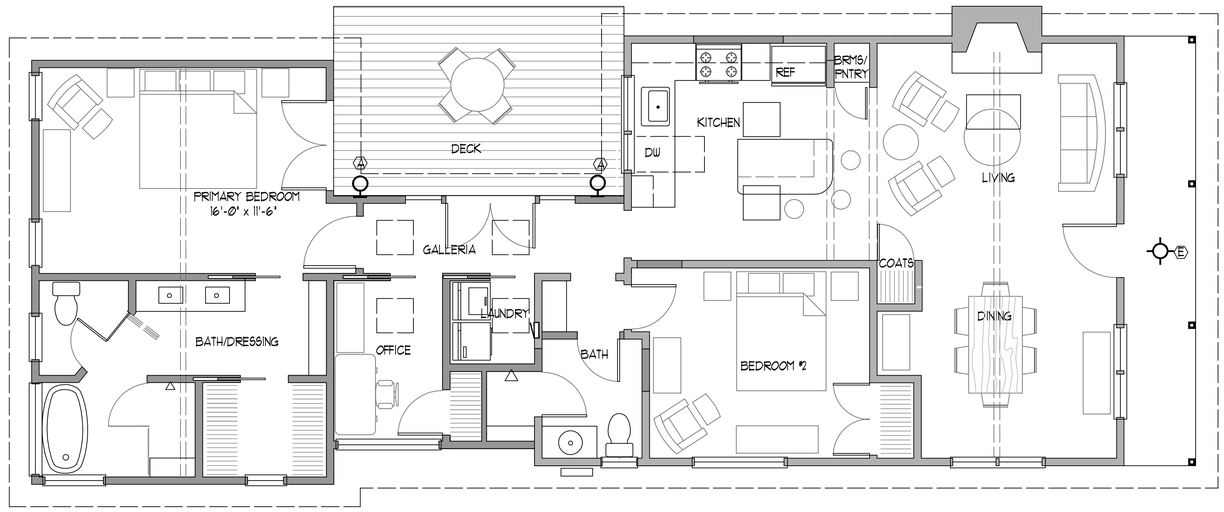
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DATE: 4-4-22
REVISED
10-18-22

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BANJANIN RESIDENCE REMODEL
SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
2.2
11 OF 15



EXTERIOR LIGHTING FLOOR PLAN

¼" = 1'-0"

0 5' 10'

NORTH

EXTERIOR LIGHT SCHEDULE

	MARK	LOCATION	TYPE	MANUFACTURER/MODEL NO.	LAMP
	Ⓔ	EXISTING PORCH LIGHT	CEILING SURFACE LIGHT		
	Ⓐ	WALL ADJACENT TO FRENCH DOORS	WALL MOUNTED LIGHT	WALL SCONCE SHIELDED MODERN FORMS 'RAIN', MODEL NO. WS-W2412 BRONZE W/CLEAR SEEDY GLASS NO. WS-W2412.	7.9W/327 LUMEN LED

Attachment 3

EXTERIOR LIGHTING FLOOR PLAN

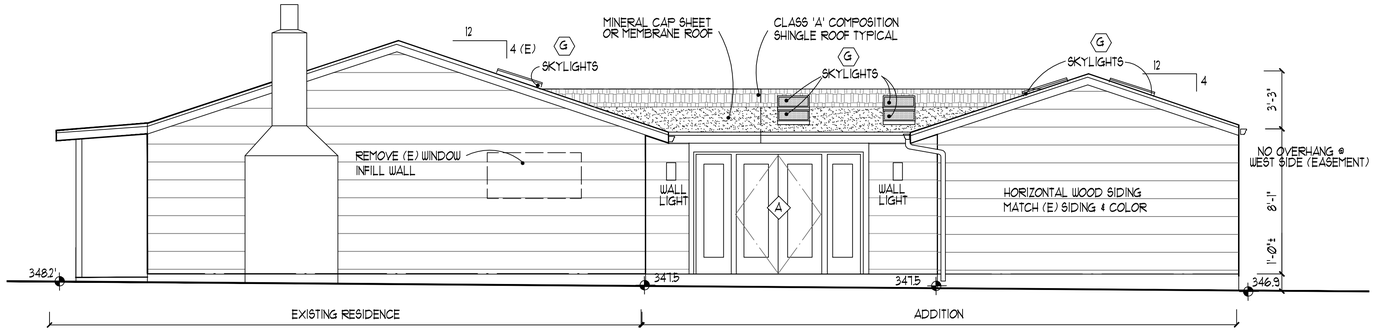
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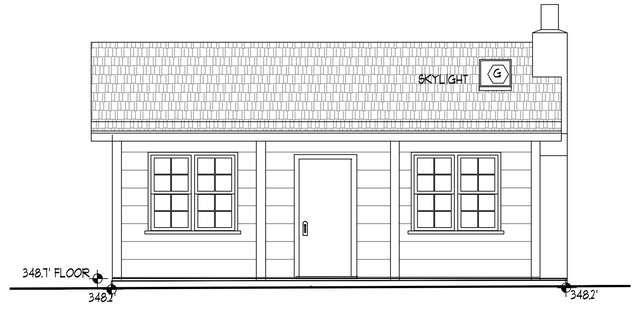
BANJANIN RESIDENCE REMODEL
SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
2.3
12 OF 13

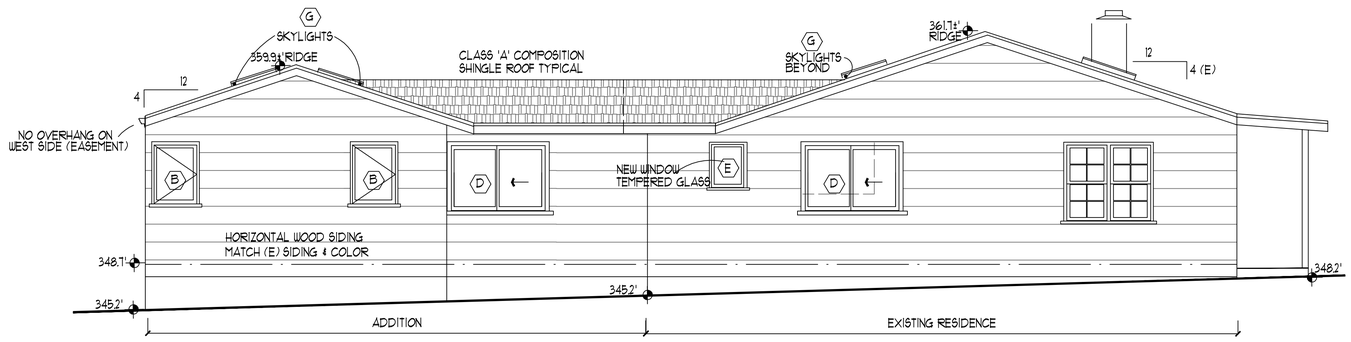


NORTH ELEVATION

¼" = 1'-Ø"

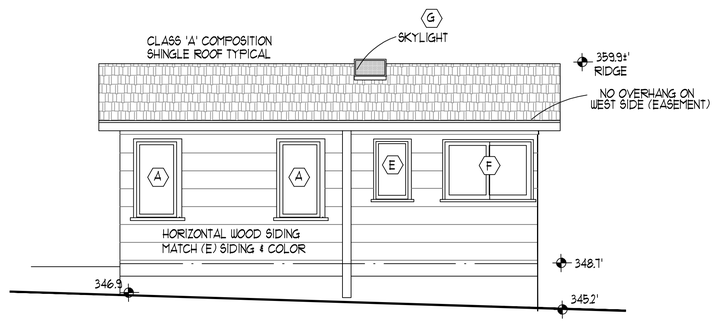


EAST (STREET) ELEVATION



SOUTH ELEVATION

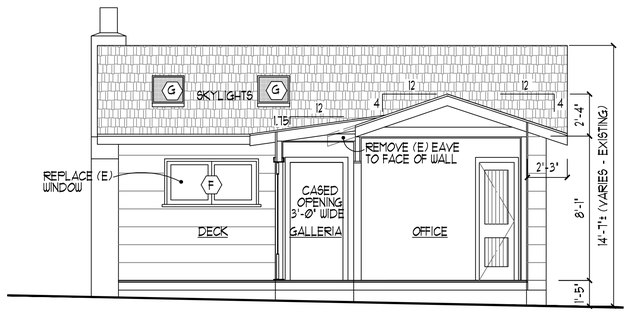
¼" = 1'-Ø"



WEST ELEVATION

¼" = 1'-Ø" LOOKING EAST

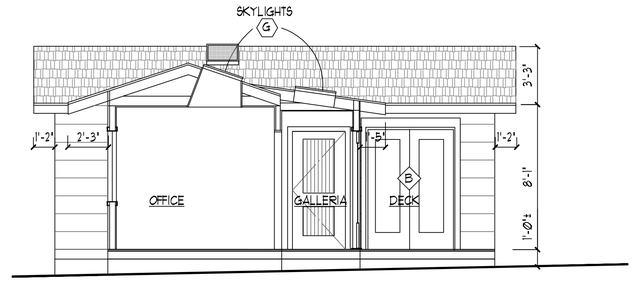
Attachment 3



A/3 SECTION THROUGH ADDITION

¼" = 1'-Ø" LOOKING EAST

348.1'



B/3 SECTION THROUGH ADDITION

¼" = 1'-Ø" LOOKING EAST

PROPOSED ELEVATIONS

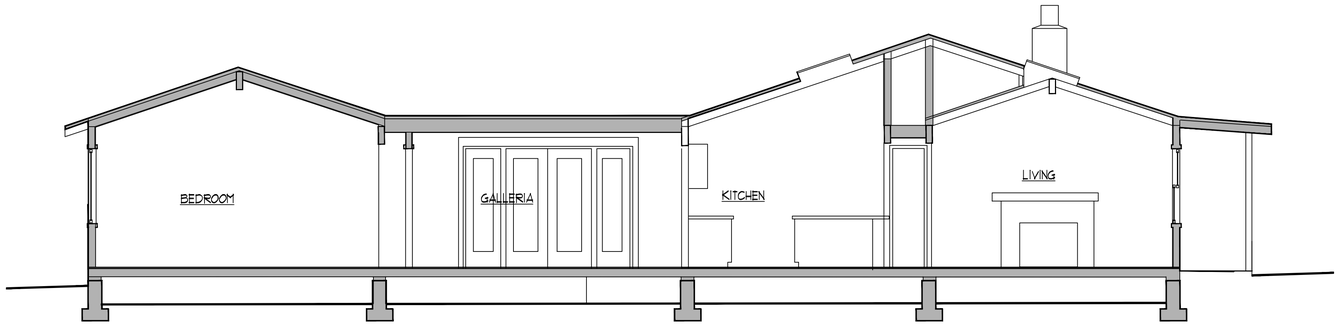
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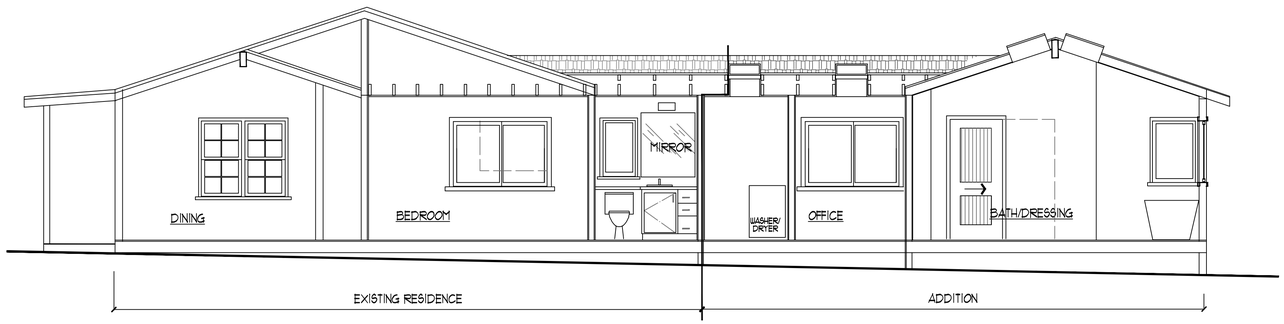
BANJANIN RESIDENCE
SANTA RITA BETWEEN THIRD & FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
3.1
13 OF 15



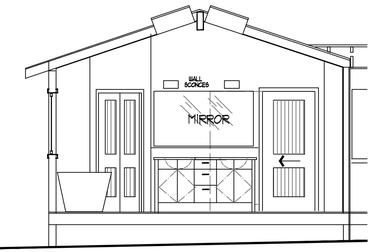
A/4 SECTION THROUGH BEDROOM/KITCHEN/LIVING

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



B/4 SECTION THROUGH DINING/BEDROOM/OFFICE/DRESSING

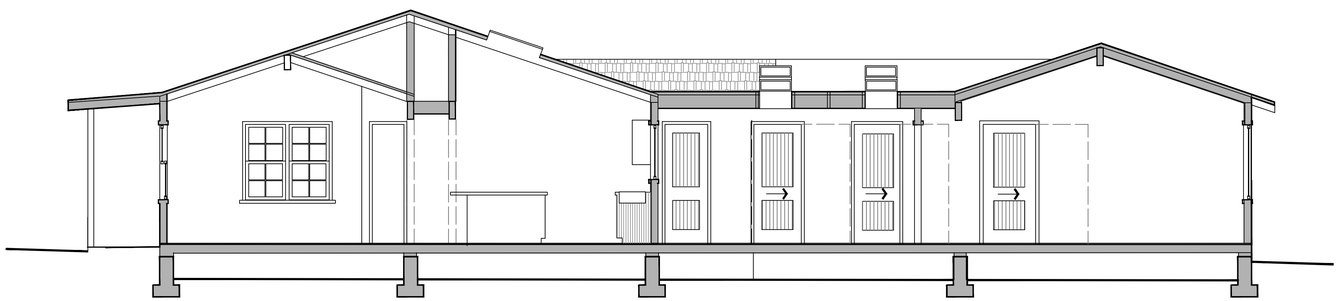
1/4" = 1'-0" LOOKING SOUTH



D/4 SECTION THROUGH DRESSING

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

Attachment 3



C/4 SECTION THROUGH LIVING/KITCHEN/BEDROOM

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

PROPOSED BUILDING SECTIONS

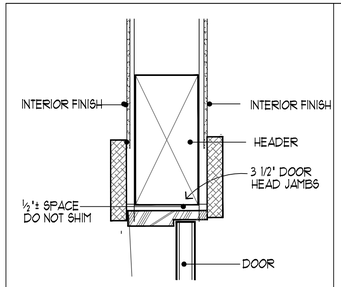
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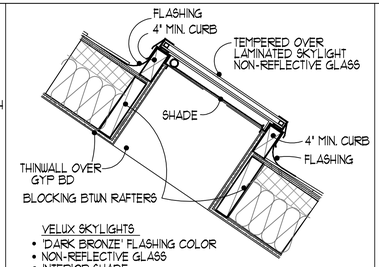
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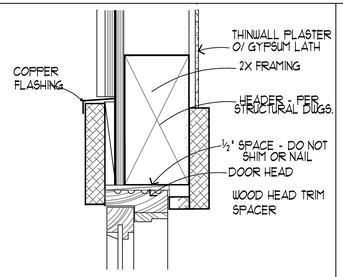
SHEET NUMBER
3.2
14 OF 15



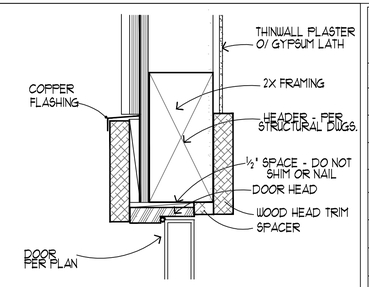
K/7 INTERIOR DOOR HEAD
SCALE: 3" = 1'-0" JAMB SIMILAR



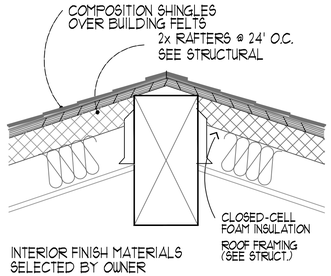
G/7 FLAT GLASS SKYLIGHT
½" = 1'-0"



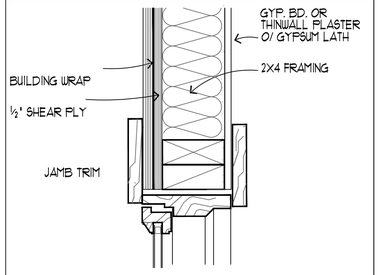
D/7 WINDOW HEAD
SCALE: 3"=1'-0"



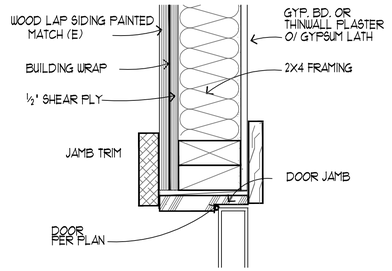
A/7 EXTERIOR DOOR HEAD
SCALE: 3"=1'-0"



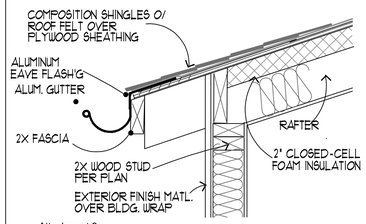
H/7 RIDGE
SCALE: 1 1/2" = 1'-0"



E/7 WINDOW JAMB
SCALE: 3"=1'-0"

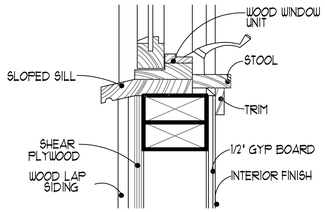


B/5.1 EXTERIOR DOOR JAMB
SCALE: 3" = 1'-0"

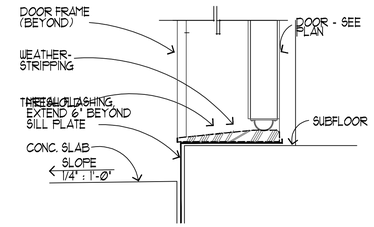


J/7 EAVE
SCALE: 1 1/2" = 1'-0"

Attachment 3



F/7 WINDOW SILL
SCALE: 3"=1'-0"



C/7 DOOR THRESHOLD
3" = 1'-0"

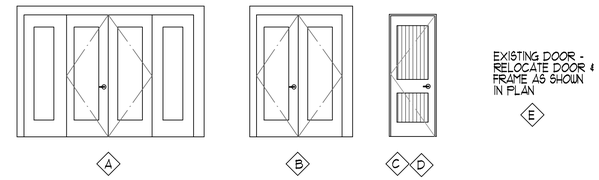
DOOR TYPES

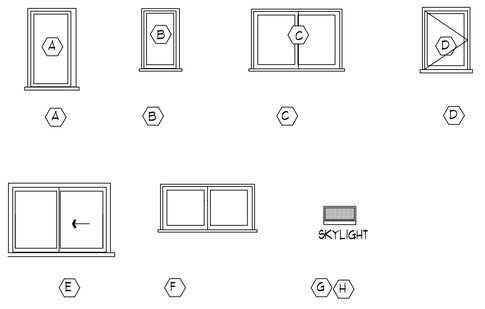
NOTE: DO NOT ORDER FROM THIS SCHEDULE ALONE. REVIEW PLAN & FIELD CONDITIONS FOR DOOR LOCATIONS AND SIZES

TYPE	LOCATION	WIDTH HEIGHT	TYPE	MATL	HARDWARE	REMARKS
A	HALLWAY LINK TO DECK	(4) 2'-6"x 6'-8"	4-PANEL FRENCH DR	CLAD WD	LS,DB,T	TEMPERED GLASS
B	BEDROOM TO DECK	(2) 2'-6"x 6'-8"	FRENCH DOOR	CLAD WD	LS,DB,T	TEMPERED GLASS (1) LH, (1) RH
C	INTERIOR DOOR	2'-6" x 6'-8"	WOOD PANEL	WD	PS	
D	INTERIOR DOOR	2'-0" x 6'-8"	WOOD PANEL	WD	PS	
E	---					
F	POCKET DOOR	3'-0" x 6'-8"	WOOD PANEL	WD	POCKET	
G	POCKET DOOR	2'-6" x 6'-8"	WOOD PANEL	WD	POCKET	
H	BIFOLD DOOR	4'-0" x 6'-8"	WOOD PANEL	WD	BIFOLD	CUSTOM BIFOLD - OPENS AS SINGLE OR DOUBLE

LEGEND

T	THRESHOLD
DB	DEADBOLT
LS	LOCKSET
PS	PASSAGE SET
PRV	PRIVACY SET
TEMP.	TEMPERED
INSUL	INSULATED
PR	PAIR





WINDOW TYPES

WDO TYPE	UNIT WIDTH	UNIT HEIGHT	MATERIAL	TYPE	FLOOR TO SILL	FLOOR TO HEAD	REMARKS
A	2'-8"	x 4'-0"	CLAD WOOD	CASEMENT	2'-8"	7'-4"	
B	2'-4"	x 3'-4"	CLAD WOOD	CASEMENT	2'-8"	6'-8"	TEMPERED GLASS
C	4'-0"	x 3'-4"	CLAD WOOD	SLIDER	2'-8"	6'-8"	TEMPERED GLASS
D	2'-8"	x 3'-4"	CLAD WOOD	FIXED	3'-4"	6'-8"	TEMPERED GLASS
E	5'-0"	x 3'-4"	CLAD WOOD	SLIDER	3'-4"	6'-8"	
F	5'-8"	x 3'-2"	CLAD WOOD	SLIDER	3'-6"	6'-8"	
G	1'-10"	x 2'-6"	CLAD WOOD	SKYLIGHT	-	-	CLAD COLOR: DK BRONZE W/ SHADE SEE DETAIL
H	1'-10"	x 2'-6"	CLAD WOOD	SKYLIGHT	-	-	CLAD COLOR: DK BRONZE W/ SHADE SEE DETAIL

DOOR/WINDOW NOTES

1. FIELD VERIFY ALL OPNG. SIZES PRIOR TO WINDOW FABRICATION. OPNGS MAY VARY, PARTICULARLY WHERE MULTIPLE UNITS FORM A "WINDOW WALL".
2. NEW WINDOW UNITS SHALL BE CLAD WOOD SIERRA PACIFIC
2. ALL WINDOW TRIM, DOORS & TRIM SHALL BE PAINTED WOOD.
3. MULLIONS ON WINDOWS & DOORS SHALL BE TRUE DIVIDED LIGHT.
4. WINDOWS NOT LABELED ON ELEVATIONS ARE EXISTING WINDOWS.
5. PROVIDE SCREENS W/ ALL OPERABLE WINDOWS.

INSTALL HEAD & SILL FLASHING @ ALL WINDOWS & DOORS.

INSULATED GLASS ALL NEW WDOS.

TEMPERED GLASS WHERE REQUIRED BY CODE, WHETHER OR NOT INDICATED ON PLANS.

DOOR & WINDOW SCHEDULE
DOOR & WINDOW DETAILS

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DRAWN: BTC
DATE: 4-4-22
REVISED:

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BANJANIN RESIDENCE
SANTA RITA 5NW FOURTH - CARMEL, CALIFORNIA

SHEET NUMBER
4.1
15 OF 15

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

February 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Suray Nathan, Assistant Planner
APPROVED BY:	Brandon Swanson, Community Planning and Building Director
SUBJECT:	**DS 22-274 (Cruz)**: Consideration of a Concept Design Study, DS 22-274 (Cruz), for the remodel and addition of a 772-square-foot, single-story addition to an existing 1029-square-foot, single-story single-family residence located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN 010-185-007

Application: DS 22-274
APN: 010-185-007-000
Block: E
Lot: 13
Location: Monte Verde 3 NW of 11th Ave
Applicant: Claudio Ortiz, Architect
Property Owner: Reno & Margie Cruz

Executive Summary:

The applicant is proposing a single-story addition, construction of a detached garage in the front setback, and the full renovation of the exterior materials at an existing single-story residence that currently does not have a parking structure. The site is currently non-conforming with respect to plate height of the existing structure and site coverage. The proposed project would also require the removal of two non-significant trees.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) accepting Concept Design (DS 22-274, Cruz) for the full exterior renovation, 772-square-foot single-story addition, and construction of a 200-square-foot detached garage at an existing 1,077-square-foot single-story single-family located on Monte Verde Street 3 NW of 11th Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-185-007.

Background and Project Description:

The property contains a single-story 1,077 square-foot residence inclusive of a 47 square-foot shed which

is to be removed. The residence has an existing nonconformity (plate height of 12'-3" on the first floor where 12' is the maximum allowed), and also does not contain any parking structure. The project site is a 4,000-square-foot lot with an allowed base floor area of up to 1,800 square-feet. The applicant proposes additions totaling 772 square-feet and the removable of 212 square feet of floor area to accommodate the construction of a 200 square-foot detached garage in the front yard setback.

The applicant proposes replacing wood shiplap siding with three coats of cement plaster in a 'winter walk' (off-white) color for the siding that is integrated with half-timber accent throughout and the front entrance portico with sandstone veneer applied on all three sides. In addition, the existing asphalt shingle roof is proposed to be replaced with CertainTeed Presidential TL asphalt shingle in country gray. The existing divided light wood windows will be replaced with divided light aluminum-clad wood windows in 'Linen' (off-white) color by Sierra Pacific.

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

Staff Analysis:

Forest Character: *Residential Design Guidelines 1.1 through 1.4 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 site contains eight (8) trees in total – according to the City Forester's Report, there are six (6) significant trees; all six (6) are lower canopy Coast Live Oaks, and one (1) non-significant Norfolk Island Pine, and one (1) identified as "other" non-significant tree. The two (2) non-significant trees are proposed to be removed as part of the project and will require approval of a tree removal permit. The applicant has applied for a tree removal permit (TR 22-168). However, the application is pending review. Draft Condition No. 1 states that the applicant shall obtain a tree removal permit from the City Forester prior to the final detail review.

The City Forester recommends planting three (3) upper canopy trees, and the applicant has proposed planting three (3) Monterey Pine trees fulfilling the upper canopy requirement. The project will not affect the structural root zone of the six (6) significant trees on site. Therefore, the project is consistent with the Design Guidelines pertaining to the forest character.

Privacy and Views: *Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve adjacent properties' privacy and maintain view opportunities to natural features.*

Staff Response: Staff has not identified any significant privacy impacts associated with the project, nor has Staff received correspondence from the neighbors regarding view impacts.

As part of the project, a 30-square-foot deck is proposed on the west elevation, approximately 6 feet above grade. However, there appear to be minimal potential privacy issues from the upper-level deck for the neighbor to the west due to the distance from the deck to the property line. The deck is setback approximately 24' from the rear (west) property line and 4'-5" from the northern property line. However, it is 14'-7" from the north neighbor's house to the north side of the deck (Attachment 3, A2.1). Staff has yet to receive correspondence from the neighbors regarding view impacts.

The applicant proposes five (5) windows and one (1) divided light glass door at the north elevation: from east to west – one (1) small kitchen window, one (1) primary bathroom window, two (2) primary bedroom windows, and one (1) bedroom window; the south elevation will have five (5) windows, and one (1) divided light glass door: from east to west – two (2) living room windows, one (1) glass-paneled door to the south patio, one (1) bedroom window, one (1) bedroom window, one (1) bathroom window; the west elevation will have two (2) windows, and two (2) divided light glass doors: from north to south – one (1) glass-paneled door from the primary bedroom to the balcony, two (2) dining room windows, one (1) glass-paneled door to the south patio (Attachment 3, Sheet A8.0).

The only potential privacy issue would be from the south elevation addition that faces the neighboring building. However, the sloping topography, the 6-foot fence, and the proposed vegetation would provide adequate privacy for the south neighbor.

The project is consistent with the Design Guidelines pertaining to privacy and views.

Mass and Bulk: *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*.

Staff Response: The 772-square-foot single-story addition to a 1,077-square-square-foot single-story residence will not substantially change mass and bulk as seen from the street. The lot's topography slopes down 6 feet from the front to the rear elevation, and the addition retains the single-story element and steps down with the topography. Due to these features, the increase in floor area cannot be seen from street level. The proposed addition would increase the floor area to the maximum allowable square footage of 1,800 square feet, including constructing a 200-square-foot detached garage with a 2" setback. The Residential Design Guidelines 7.1 encourage the use of a detached garage to break up the mass of the primary residence.

As conditioned, the project meets the design guideline objectives for mass and bulk.

Height: Per CMC 17.06.020.L.1 *Measuring 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.*

The proposed residence is not compliant regarding plate height as the proposed single-story plate height is 13', and the maximum allowed is 12'. The first-floor plate height measured at the most restrictive grade on the south elevation, where the first story element has been enlarged to expand the kitchen and dining area, reads 13', and it should be no higher than 12' (Attachment 3, Sheet A8.0). Therefore, draft Condition No. 2 requires the applicant to reduce the plate height to comply with the maximum allowed plate height of 12 feet.

Staff could not determine an accurate ridge height of the first-story element as the applicant did not provide an elevation reference point directly below the highest point on the roof. Thus, draft Condition No. 3 requires the applicant to provide an elevation reference point directly below the highest point on the roof on the South elevation.

Building and Roof Form: *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 proportionate to the scale of the building; and roof eave lines that are low in scale.*

Staff Response: The asphalt shingle roof is proposed to be replaced with CertainTeed Presidential TL asphalt shingle in country gray on a gabled roof form. The roofing on the addition would be pitched at 6:12, and the new roofing on the existing portion of the house will maintain the 6:12 pitch except for a 5:12 pitch on the roof form on the expanded south elevation over the living and dining room.

The project meets the design guideline objectives for building and roof forms.

Detached Garage in Front Setback: CMC Section 17.10.030.A.1 (Detached Garages and Carports) allows detached garages within the front yard setback to encourage variety and diversity in neighborhood design subject to the following standards:

1) The Planning Commission may authorize a single-car, detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area, and 15 feet in height in either the front yard setback or side yard setback facing a street (but not both).

Staff Response: The code stipulates that the minimum dimension of a garage in the front yard setback should be 20' by 10' and no higher than 15 feet. The proposed garage conforms to the minimum dimension of 20' by 10', would be 200 square feet in floor area, and would have a height of 11'-10" at the front elevation and 13'-1" at the rear.

2) At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.

Staff Response: The applicant proposes leaving the existing adjacent right-of-way in its natural state apart from the proposed driveway. The landscape plan shows the proposed vegetation in the front yard setback and the natural state in the right-of-way (Attachment 3, Sheet L1.0).

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

Staff Response: No significant or moderately significant trees are within the setback encroachment.

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

Staff Response: The proposed garage would be setback only 2 inches from the front property line, and there would be a distance of 9'-7" (Approx.) from the face of the garage to the edge of the asphalt berm on Monte Verde Street. The limited space may cause a hazard when backing a car from the garage onto the street as it may not allow a clear view of the oncoming traffic. In addition, the project is located on Monte Verde 3 NW of 11th Ave, two blocks south of Golden Bough Playhouse located on Monte Verde 2 NW of 9th Ave, and during operational hours of the playhouse, the street may see heavy traffic. Furthermore, the garage's proximity to the front property line may impede pedestrians' free and safe movement in the right-of-way. There would be a 7' (Approx.) clearance between the rear of the garage to the face of the primary structure. Therefore, Draft Condition No. 4 states that the applicant shall shift the garage back (to the west) by at least 4 feet. (Attachment 3, Sheet A2.1).

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

Staff Response: The proposed detached garage would be 11'-10" in height at the front and 13'-1" at the back, where the maximum allowed for a garage in the front yard setback is 15'. The garage would have a

6:12 pitch gable roof form similar to the primary house, and the exterior siding would match the proposed residence. Due to the garage being setback only 2 inches from the property line, the 8-inch (approx.) garage eave would project out onto the right-of-way. There is no existing garage on the site, and the code stipulates that any increase in floor area will require the establishment of parking.

> "Developed building sites not meeting parking standards shall be considered nonconforming. No building permits authorizing any demolition, floor area addition, or increase in exterior volume exceeding two percent of allowed volume shall be issued unless one or more of the following applies: The proposed plans for construction will achieve compliance with all parking standards (CMC 17.10.030. F.2.i)."

As illustrated on the elevation plan, the proposed detached garage is in scale with the proposed project and the neighborhood context (Attachment 3, Sheet A8.0, A9.0). However, as noted above, the garage is set back 2 inches from the property line and may make the garage loom over the primary structure as seen at the street level. Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; positioning garages to maximize open space, views, and privacy; and minimizing visual impacts. Therefore, staff recommends moving the garage back by at least 4 feet for the detached garage in the front yard setback to be subordinate to the primary structure.

6) The placement of the garage within the front setback will add diversity to the neighborhood streetscape.

Staff Response: The garages in the immediate vicinity are predominantly attached, and some are located below the second-floor living space. The only detached garage in the front yard setback within the neighborhood is located on the south neighbor's lot. However, there is a 30' separation between the south neighbor's detached garage providing open space and view between the two garages. Hence, the proposed detached garage adds to the diversity to the neighborhood streetscape.

***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 maximum permitted base floor area is 1,800 square feet, and the maximum amount of site coverage allowed is 396 square feet. 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 4% of the site area (160 square feet) may be allowed for use in a single driveway of up to nine feet in width.

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

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

Staff Response: The project site is allowed 556 square feet of site coverage if 50% or more is permeable. The applicant proposes 332 square feet (83%) of permeable site coverage and 220 square feet of impermeable site coverage. To increase floor area, the applicant has reduced site coverage from 561 to 553 square feet. Therefore, the project will be consistent with CMC 17.48.080(A) and CMC 17.10. 030.C pertaining to site coverage.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent; i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8 states that projects should "*preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at*

outdoor activity areas."

Staff Response: The applicant proposes seven black-colored exterior light fixtures by Franklin Iron Works. The proposed fixture is shielded and directs light downwards. In addition, the applicant proposes installing bulbs with a 250 lumens output for the proposed fixture (Attachment 3, A11.0). Therefore, the project will be consistent with Carmel Municipal Code Section 15.36.070.B.1 and Residential Design Guidelines 11.8 pertaining to exterior lighting.

Fencing/Gate/Arbor**:** *Residential Design Guidelines 11.1 through 11.3 state that designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

Staff Response: The applicant proposes a 4-foot-high redwood grape stake fence at the front elevation, the front yard setback area, and a 6-foot-high redwood fence along the north, west, and south elevation. The project will be consistent with Residential Design Guidelines 11.1 through 11.3 pertaining to fences.

Other Project Components:

Staff recommends pursuant to CEQA regulations; the Application be found "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. A CEQA analysis and determination will be conducted as part of the Final Detail hearing.

Attachment 1 - Resolution
Attachment 2 – Data Table
Attachment 3 - Project Plan - Cruz
Attachment 4 – Site Photos

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2022-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA) ACCEPTING CONCEPT DESIGN (DS 22-274, CRUZ) FOR THE FULL EXTERIOR RENOVATION, 772-SQUARE-FOOT SINGLE STORY ADDITION, AND CONSTRUCTION OF A 200-SQUARE-FOOT DETACHED GARAGE AT AN EXISTING 1,077-SQUARE-FOOT SINGLE-STORY SINGLE-FAMILY LOCATED ON MONTE VERDE STREET 3 NW OF 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT. APN: 010-185-007

WHEREAS, Claudio Ortiz ("Applicant") submitted an application on behalf of Reno & Margie Cruz ("Owners") requesting the approval of a Design Study "DS 22-274" described herein ("Application"); and

WHEREAS, project site is comprised of a 4,000 square-foot lot of record located at Monte Verde 3 northwest of 11th Ave Avenue; and

WHEREAS, the site is currently developed with an existing 1,077 square foot single-family residence without an existing parking structure; and

WHEREAS, the applicant is seeking approval of a Design Study application for the full exterior renovation, 772-square-foot single story addition, and construction of a 200-square-foot detached garage at an existing 1,077-square-foot single-story single-family residence; and

WHEREAS, a Design Study is required in accordance with CMC 17.58.040; and which requires the review of the proposed site design, basic massing, and other elements of the design concept for compliance with the City's design concept guidelines and the findings required in CMC 17.64.080; and

WHEREAS, subsequent to the design concept hearing, the project shall be considered at a final details hearing pursuant to CMC 17.64.080; and

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

WHEREAS, a notice of the public hearing was published on January 27, 2023, in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of all public hearings for the Application; and

WHEREAS, on February 8, 2023, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the conceptual design of the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its February 8, 2023 hearing, including, without limitation, the staff report submitted by the Community Planning and Building Department; and

WHEREAS, the Planning Commission did hear and consider all said reports, recommendations, attachments, and testimony herein above set forth and used their independent 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 be found "not be a project" pursuant to section 15378 of the CEQA Guidelines; and

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the concept plans submitted, or as recommended to be conditioned, support the 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 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-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** the Concept Design Study (DS 22-274, Cruz) for a 772 square-foot net addition to an existing residence located on Monte Verde 3 northwest of 11th Ave Avenue (APN 010-185-007), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions		
No.		
1.	**Tree Removal Permit**: Prior to the final details review, the applicant shall obtain a tree removal permit to remove the two non-significant trees from the City Forester and submit the approved permit to the Planning Department.	✓
2.	**Plate Height**. Prior to the final details review, the applicant shall reduce the plate height to 12' at the first-floor plate height measured at the most restrictive grade on the south elevation and call out the dimension of the plate height on a revised set of plans and submit to the Planning Department.	✓
3.	**Ridge Height**. Prior to the final details review, the applicant shall provide an elevation reference point directly below the highest point of the first-floor roof on the south elevation on a revised set of plans to the Planning Department.	✓
4.	**Detached Garage in Front Setback.** Prior to the final details review, the applicant shall shift the garage back (to the west) by 4 feet, submit the change in a revised plan to the Planning Department and re-flag the garage to show the change.	✓
5.	**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.	✓

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____

Property Owner Signature Printed Name Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

Attachment 2

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,077 (27%)	1,800 (45%)
Site Coverage	396 SF/556 SF	561 SF (77% permeable)	553 SF (62% permeable)
Trees (Upper/Lower)	3/1	0/6	3/6
Ridge Height (1^{st}/2^{nd})	18'/24'	15'-7"/18'-3"	TBD/17'-9" 13'-4"/N/A (rear setback addition)
Plate Height (1^{st}/2^{nd})	12'/18'	12'-3"/14'-10"	13'/14' 8'-7"/N/A (rear setback addition)
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	15'-4"	25'-3"
Composite Side Yard	10' (25%)	10'-9" (27%)	10'-1" (25%)
Side Yard	3'	7'-8"	3'-1"
Street Side Yard	5'	N/A	N/A
Rear	15'/3'*	27'-6"	27'-6"/3'-6"

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

UPPER CANOPY: Monterey Pine, Cypress, Redwood, Cedar, Eucalyptus
LOWER CANOPY: Coastal Live Oak, Italian stone pine,

Cruz Residence

Single Family Residence Remodel
CARMEL-BY-THE-SEA, California
A.P.N. 010-185-007-000



02-FRONT VIEW



03-REAR VIEW



04-SOUTH VIEW



01-FRONT VIEW

SHEET INDEX

ARCHITECTRAL

CN COVER SHEET & GENERAL NOTES
C1 COVER SHEET & GENERAL NOTES
C2 GRADING & DRAINAGE
C3 SECTIONS & DETAILS
C4 EROSION AND SEDIMENT CONTROL PLAN
C5 CONSTRUCTION BEST MANAGEMENT PLAN
1.0 TOPOGRAPHIC SITE SURVEY
1.1 FORESTRY REPORT
2.0 EXISTING SITE PLAN
2.1 PROPOSED SITE PLAN
3.0 TAKEDOWN & REBUILD PLAN
4.0 EXISTING FLOOR PLAN
5.0 EXISTING ELEVATIONS
6.0 EXISTING ROOF PLAN
7.0 PROPOSED FLOOR PLAN
8.0 PROPOSED ELEVATIONS
9.0 PROPOSED GARAGE ELEVATIONS & ROOF PLAN
9.1 CRAWL SPACE PLAN & SECTIONS
10.0 WINDOW & DOOR SCHEDULE
11.0 MATERIALS
11.1 MATERIALS
12.0 STREETSCAPE
13.0 AVERAGE NATURAL GRADE & VOLUME ANALYSIS
L1 LANDSCAPE PLAN

FLOOR AREA

FAR ALLOWED			1,800.0 SQ.FT.	45.0%
PROPOSED	EXISTING		PROPOSED	
MAIN DWELLING FLOOR AREA	1,029.5 SQ.FT.		1,029.5 SQ.FT.	
MAIN DWELLING ADDITION	0.0 SQ.FT.		782.2 SQ.FT.	
MAIN DWELLING DEDUCTION	0.0 SQ.FT.		-212.8 SQ.FT.	
ATTACHED GARAGE	0.0 SQ.FT.		200.0 SQ.FT.	
TOTAL (P) GROSS FLOOR AREA:	1,029.5 SQ.FT.	25.7%	1,798.9 SQ.FT.	45.0%

SITE COVERAGE

LAND COVERAGE ALLOWED	396.0 SQ.FT.		22.0% of F.A.R.	
BONUS SITE COVERAGE	160.0 SQ.FT.		4.0% of SITE	
TOTAL COVERAGE ALLOWED	556.0 SQ.FT.		13.9 %	
	EXISTING		PROPOSED	
IMPERVIOUS COVERAGE				
SOUTH WALKWAY	116.2 SQ.FT.		0.0 SQ.FT.	
SOUTH PATIO	0.0 SQ.FT.		167.8 SQ.FT.	
ENTRY PORCH	0.0 SQ.FT.		25.8 SQ.FT.	
STOOPS	11.2 SQ.FT.		27.0 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE	127.4 SQ.FT.	3.2 %	220.6 SQ.FT.	5.5 %
PERVIOUS COVERAGE				
DRIVEWAY	0.0 SQ.FT		137.9 SQ.FT	
ENTRY WALKWAY	141.5 SQ.FT.		48.1 SQ.FT.	
SOUTH DECK	292.0 SQ.FT.		0.0 SQ.FT.	
WEST DECK	0.0 SQ.FT.		30.3 SQ.FT.	
EAST PATIO	0.0 SQ.FT.		116.5 SQ.FT.	
TOTAL PERVIOUS COVERAGE	433.5 SQ.FT.	10.8 %	332.8 SQ.FT.	8.3 %
TOTAL COVERAGE	560.9 SQ.FT.	14.0 %	553.4 SQ.FT.	13.8 %

PROJECT INFORMATION

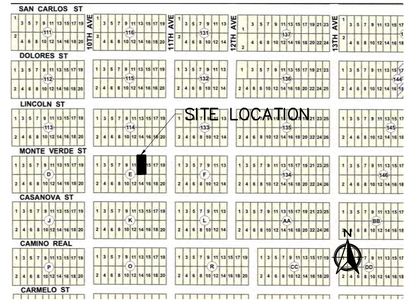
LOT SIZE	4,000.0 S.F.
A.P.N.	010-185-007-000
LEGAL DESCRIPTION	BLOCK: E LOT: 13
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT:15.0 FT, SIDE: 3.0 FT, REAR: 15.0 FT TWO STORY & 3.0 FT ONE STORY
HEIGHT (MAX. ALLOWED)	18FT
STORIES:	ONE

SCOPE OF WORK

1. REMODEL AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING WITH A NEW ONE-STORY ADDITION, NEW SIDING, NEW WINDOWS AND DOORS.
2. NEW ONE-CAR DETACHED GARAGE.
3. INTERIOR REMODEL REPLACING EXISTING MATERIALS AND MODIFYING WALLS.
4. TREE REMOVAL: ONE DEAD TREE REMOVAL, ONE STUMP REMOVAL ON THE FRONT YARD, AND TWO SMALL TREES ON THE REAR YARD.

VICINITY MAP

NOT TO SCALE



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REVISIONS:
01-23-2023 1

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
09-30-2022
11-19-2022
01-12-2023

DRAWN BY:
C.O.

COVER PAGE

SCALE: 1" = 1/4"

CN

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 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. 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 OWNER AND 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 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 STANDARD 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 AS NOTED. GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE. PROJECT BENCHMARK IS CONTROL POINT #50 AS SHOWN HEREON. SEE SHEET C2 GRADING & DRAINAGE PLAN.

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 = 30 CY
FILL = 0 CY
NET = 30 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 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 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.

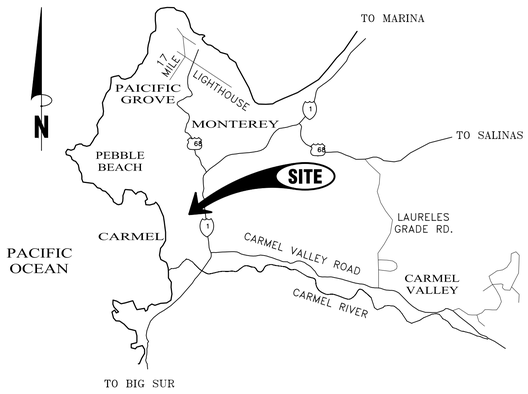
THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

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
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)	PIV
WM	WATER METER (WM)	WM
WV	WATER VALVE (WV)	
	CHECK VALVE	
	DOUBLE CHECK VALVE	
	CLEANOUT (CO)	

SHEET INDEX

C1 COVER & GENERAL NOTES
C2 GRADING & DRAINAGE PLAN
C3 UTILITY PLAN
C4 SECTIONS & DETAILS
C5 EROSION CONTROL PLAN
C6 CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S)

CONTACT 811 BEFORE YOU DIG — 811 — SAFE DIGGING PARTNER

REV.	DATE	DESCRIPTION	BY
			C

MADE IN THE USA

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REGISTERED PROFESSIONAL ENGINEER — FRANK J. CAMPOS — No. 61390 — CIVIL — STATE OF CALIFORNIA — EXP. 06/30/23

COVER SHEET & GENERAL NOTES

CRUZ RESIDENCE
APN# 010-185-007-000

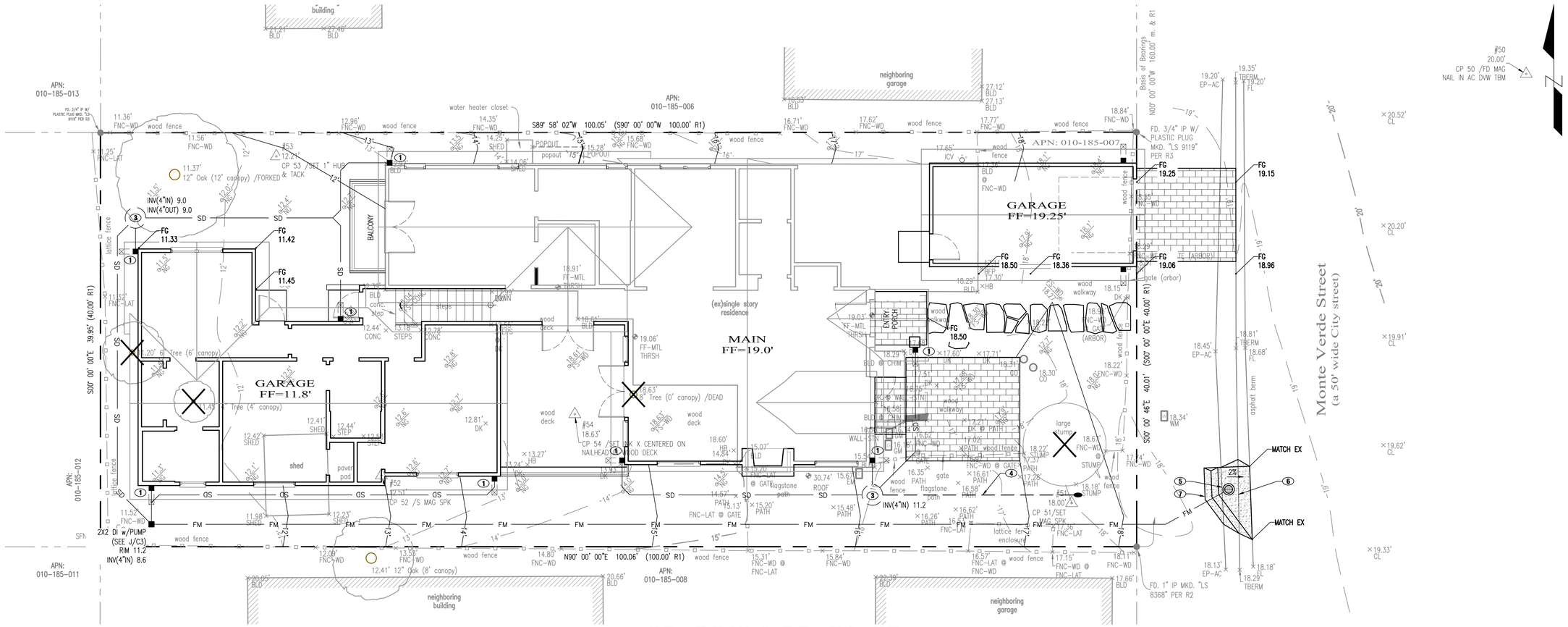
Project Location: MONTE VERDE 3 NW OF 11TH; CARMEL, CA
PREPARED FOR: CRUZ

SCALE:	AS NOTED
DATE:	01–25–2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C1
OF 6 SHEETS
PROJECT# 122–186

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Plotted: Jan 25, 2023 – 3:06pm



GRADING & DRAINAGE

1" = 5'

Attachment 3

HATCH LEGEND

- PAVERS, (SEE ARCHITECT'S PLANS FOR MATERIAL)
- LANDSCAPE, (SEE LANDSCAPE ARCHITECT'S PLANS)
- TREE(S) TO BE REMOVED

KEY NOTES

1. FIELD LOCATE DOWNSPOUTS AND CONNECT TO SD, (SEE D/C3)
2. RETAINING WALL SUB-DRAIN, (SEE F/C3)
3. DRY-PIT (I/C3)
4. INFILTRATION TRENCH (H/C3)
5. BUBBLER (L/C3)
6. GRIND OR SAWCUT AND REMOVE AC BERM
7. INSTALL NEW AC BERM (M/C3)

RETENTION VOLUME

FLOWELL
3UNITS x 12CUFT/UNIT = 36CUFT
34LF X 0.75CUFT/FT = 26CUFT
TOTAL 61CUFT

5 0 5 10 15

Scale 1" = 5'

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Plotted: Jan 25, 2023 - 3:05pm

REV.	DATE	DESCRIPTION	BY
			C

MADE IN THE USA

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REGISTERED PROFESSIONAL ENGINEER
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No. 61390
CIVIL
EXP. 06/30/23
STATE OF CALIFORNIA

GRADING & DRAINAGE

CRUZ RESIDENCE
APN# 010-185-007-000

Project Location: MONTE VERDE 3 NW OF 11TH; CARMEL, CA
PREPARED FOR: CRUZ

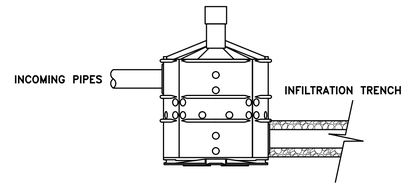
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DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C2
OF 6 SHEETS

PROJECT# 122-186

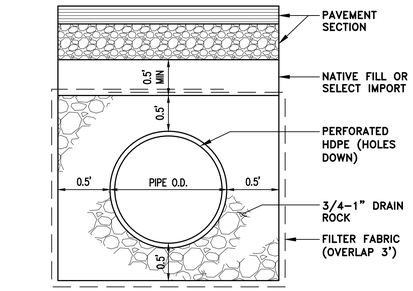
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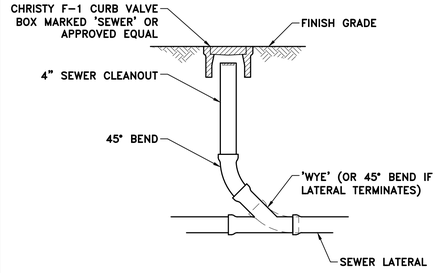


K / C3 FLO-WELL
NTS

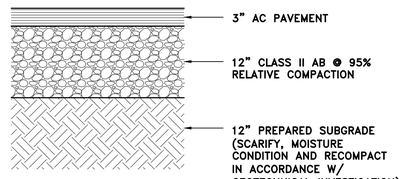
SEE I/C3 FOR CONNECTION



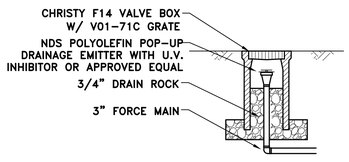
H / C3 PERCOLATION TRENCH
NTS



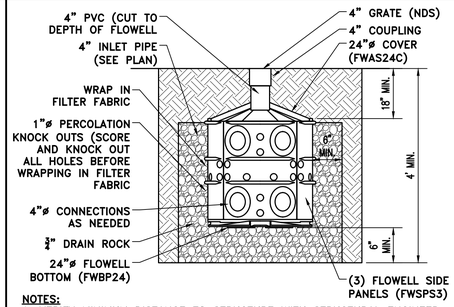
E / C3 CLEAN-OUT @ GRADE
NTS



A / C3 A.C. PAVEMENT SECT.
NTS

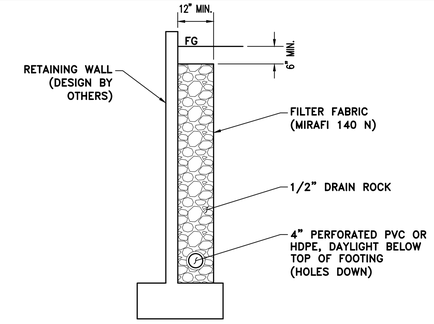


L / C3 BUBBLE UP
NTS



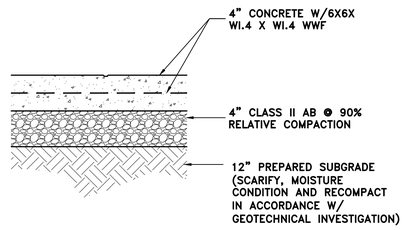
NOTES:
1. VERIFY MINIMUM DISTANCE TO STRUCTURE WITH STRUCTURAL ENGINEER
2. INSTALLATION ACCORDING TO MANUFACTURER'S RECOMMENDATIONS

I / C3 FLO-WELL
NTS



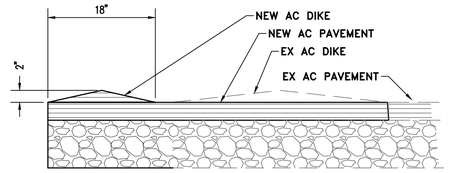
F / C3 RET. WALL SUBDRAIN
NTS

SEE DETAIL C/C4 FOR THICKENED EDGE



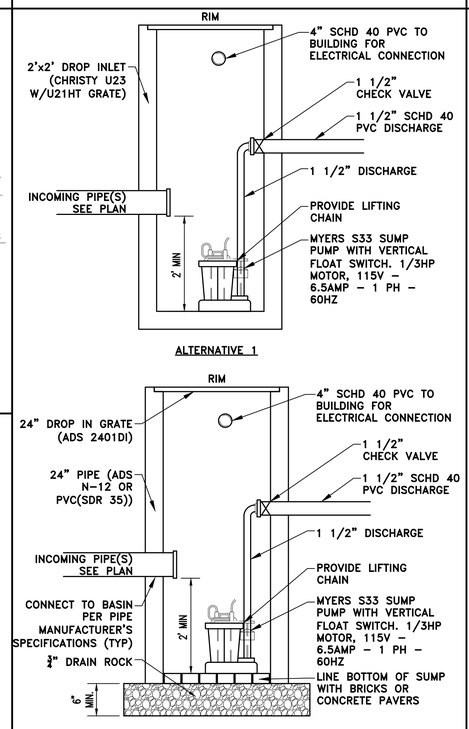
B / C3 CONCRETE PAVEMENT
NTS

Attachment 3

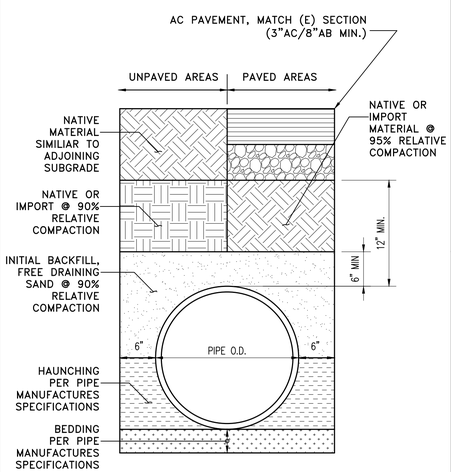


NOTE:
1. MATCH EX AC PAVEMENT SECTION (3"AC/6"AB MIN)

M / C3 AC DIKE
NTS

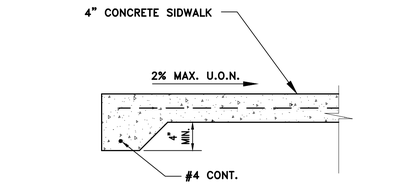


J / C3 DI w/ PUMP
NTS

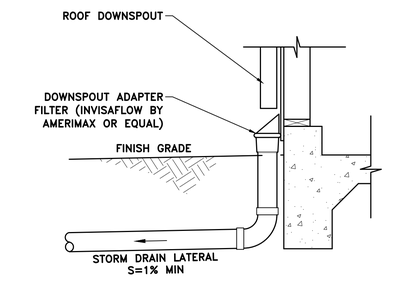


NOTES:
1. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS MAX.
2. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OR HAND TAMPING. NO JETTING OR FLOODING

G / C3 TRENCH BACKFILL
NTS



C / C3 THICKENED EDGE
NTS



D / C3 ROOF DRAIN CONNECTION
NTS

REV.	DATE	DESCRIPTION	BY
			C

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. 06/30/23 CIVIL ★ STATE OF CALIFORNIA

SECTIONS & DETAILS

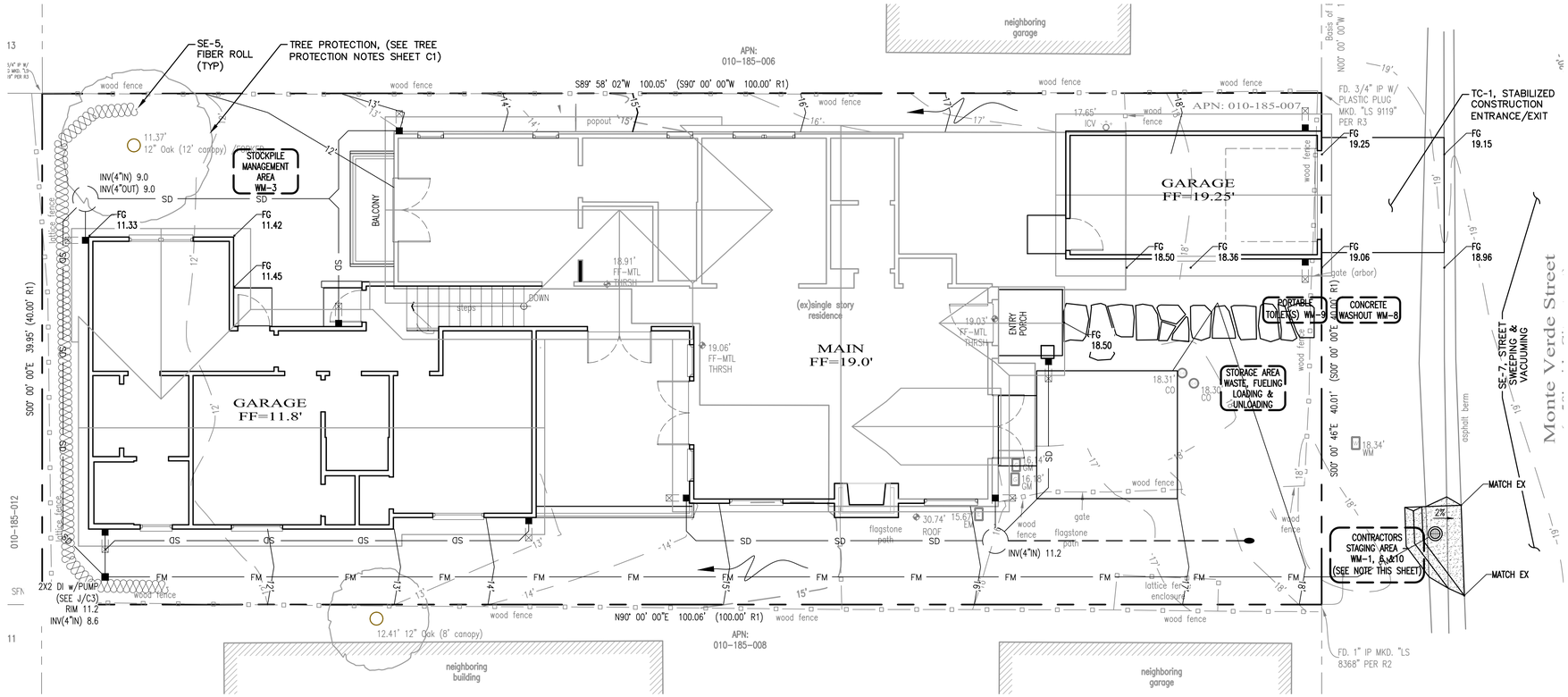
CRUZ RESIDENCE
APN# 010-185-007-000

Project Location: MONTE VERDE 3 NW OF 11TH; CARMEL, CA
PREPARED FOR: CRUZ

SCALE:	AS NOTED
DATE:	01-25-2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C3
OF 6 SHEETS

PROJECT# 122-186



5 0 5 10 15

Scale 1" = 5'

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.
(GRADING/EROSION ORD. 2806-16.12.090)
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.

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.

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

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.

LEGEND

INLET PROTECTION (SEE DETAIL D/C5)

PROPOSED DRAINAGE FLOW

FIBER ROLL (SEE DETAIL A/C5)

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

EROSION CONTROL:
- EC-1 SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-8 WOOD MULCHING
- EC-16 NON-VEGETATIVE STABILIZATION

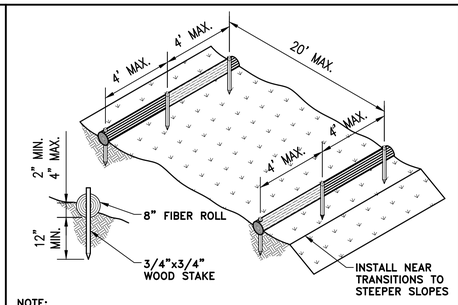
TRACKING CONTROL:
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- TC-3 ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL:
- WE-1 WIND EROSION CONTROL

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

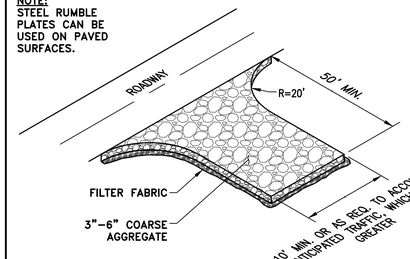
REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.



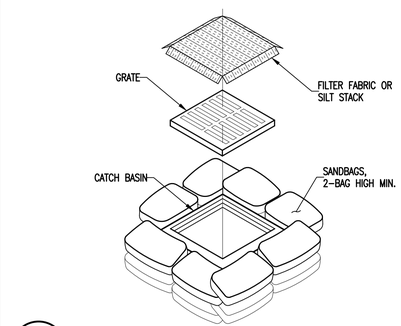
NOTE:
INSTALL FIBER ROLL ON LEVEL CONTOUR. ON SLOPES BETWEEN 25-50% SHEET FLOW LENGTH NO TO EXCEED 15 FEET.

A/C5 FIBER ROLL NTS

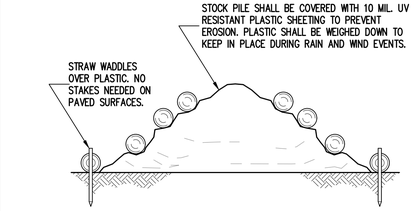
NOTE:
STEEL RUMBLE PLATES CAN BE USED ON PAVED SURFACES.



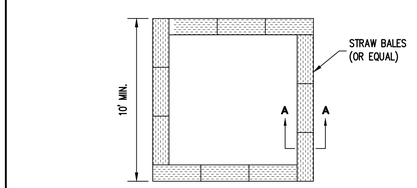
B/C5 STABILIZE ENTRANCE NTS



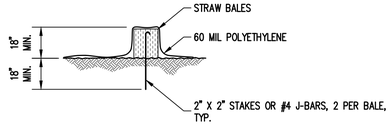
D/C5 DROP INLET PROTECTION NTS



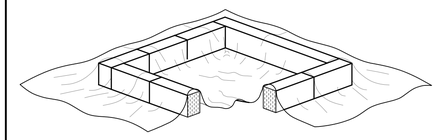
E/C5 STOCK PILE COVERING NTS



BALE CONFIGURATION



SECTION A-A



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/C5 CONCRETE WASHOUT NTS

REV.	DATE	DESCRIPTION	BY
C		MADE IN THE USA	

C3 ENGINEERING INCORPORATED
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REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPBELL No. 61357 CIVIL STATE OF CALIFORNIA EXP. 06/30/23

EROSION AND SEDIMENT CONTROL PLAN

CRUZ RESIDENCE
APN# 010-185-007-000

Project Location: MONTE VERDE 3 NW OF 11TH; CARMEL, CA
PREPARED FOR: CRUZ

SCALE:	AS NOTED
DATE:	01-25-2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C4 OF 6 SHEETS

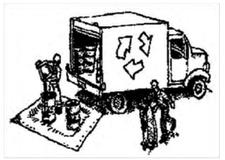
PROJECT# 122-186

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Drawing file: Z:\Projects\122186 CCDO - Cruz\Dwg\122186 XBase.dwg
Plotted: Jan 25, 2023 - 3:50pm

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.



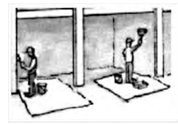
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ 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!

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Drawing File: Z:\Projects\122186 CGDG - Cruz\Dwg\122186 XBase.dwg
Plotted: Jan 25, 2023 - 2:50pm

REV.	DATE	DESCRIPTION	BY
1			C

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

PROFESSIONAL ENGINEER ★ FRANK J. CAMPO ★ No. 61390 ★ CIVIL ★ STATE OF CALIFORNIA
EXP. 06/30/23

CONSTRUCTION BEST MANAGEMENT PRACTICES

CRUZ RESIDENCE
APN# 010-185-007-000

Project Location: MONTE VERDE 3 NW OF 11TH; CARMEL, CA
PREPARED FOR: CRUZ

SCALE:	AS NOTED
DATE:	01-25-2023
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC

SHEET NUMBER: C5 OF 6 SHEETS

PROJECT# 122-186

Map Legend:

Basis of Bearings: The bearing of N00° 00' 00"W as shown on 1 C&T 45-1/2 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 50 as shown hereon.

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

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

Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

Finished surface elevation shot

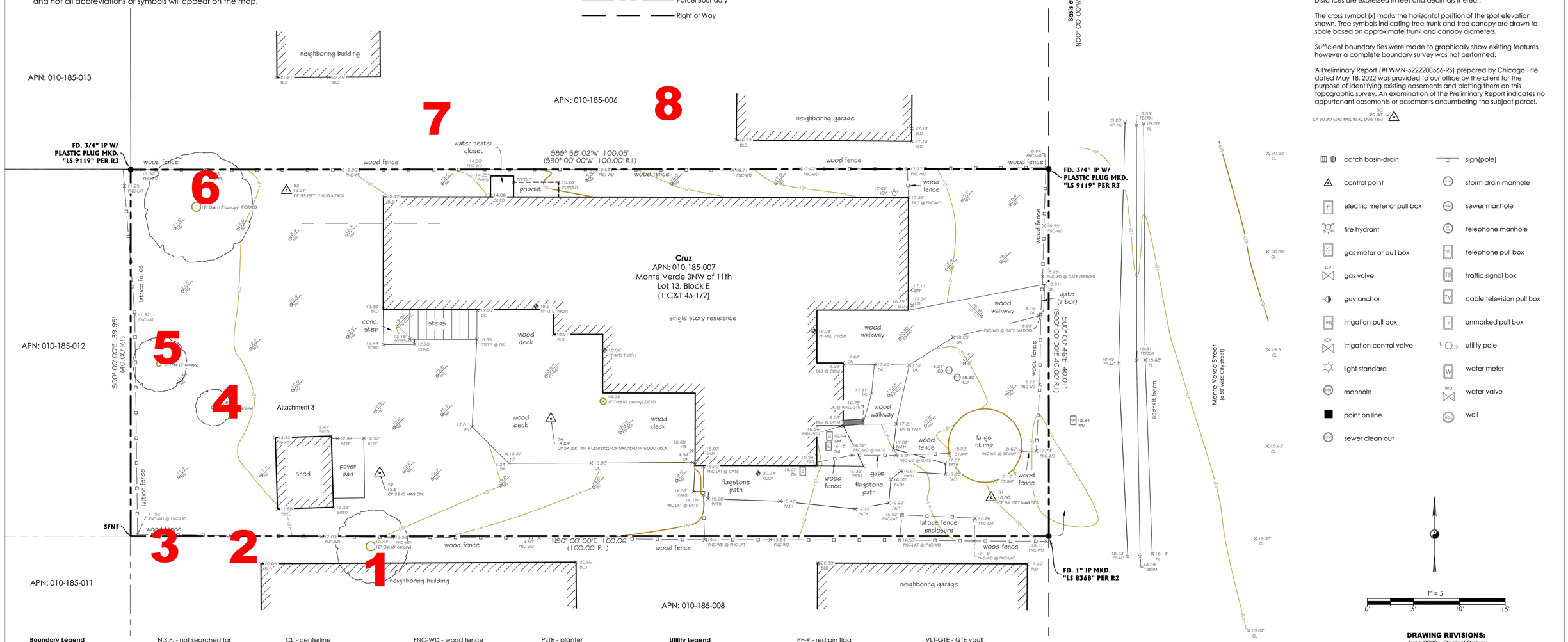
Natural grade elevation shot

Indicates monument found as noted.

Subject Parcel Boundary

Parcel Boundary

Right of Way



Surveyor's Notes:

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

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

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

Distances are expressed in feet and decimals thereof.

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

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

A Preliminary Report (#FWMN-5222200566-RS) prepared by Chicago Title dated May 18, 2022 was provided to our office by the client for the purpose of identifying existing easements and plotting them on this topographic survey. An examination of the Preliminary Report indicates no appurtenant easements or easements encumbering the subject parcel.

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

1" = 5'

0' 5' 10' 15'

DRAWING REVISIONS:
June 2022 - Original Survey

Boundary Legend
A.G.S.- above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S.- below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P- pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrtie wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

Record Map References:

R1: "Map of Addition Number One to Carmel-by-the-Sea" filed in Volume 1 of Cities and Towns at Page 45-1/2, in the Monterey County Recorder's Office, State of California.

R2: Corner Record No. 1795 filed in the Monterey County Surveyor's Office, State of California.

R3: Corner Record No. 2212 filed in the Monterey County Surveyor's Office, State of California.

Topographic Survey

Monte Verde St. 3 NW 11th Ave., APN: 010-185-007
Located in the City of Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Reno Cruz
Requested By: Claudio Ortiz, Claudio Ortiz Design Group

June 2022

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

LICENSED LAND SURVEYOR — ROGER PETERSON — No. 5958 — STATE OF CALIFORNIA

RLS W.O. # 2022-053

Sheet 1 of 1

A1.0

Plotted On: 6/17/2022, 3:36 PM File Name: G:\Shared drives\Civil 3D Projects 2020-2029\2022 Projects\2022-053 Ortiz_Cruz\dwg\Topo Survey Monte Verde 3 NW 11th 2022-053 Ortiz-Cruz.dwg

Attachment 3

Significant Tree Evaluation Worksheet

APN: 010-185-007
Street Location: Monte Verde 3 NW of 11th Avenue
Planner: Suray Nathan
City Forester: Sara Davis
Property Owner: Cruz
Recommended Tree Density: 1 lower and 3 upper canopy trees

Part One: Initial Screening:

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

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

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

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	OT	Norfolk Island pine	CO	CO	CO							
YES	X	X	X			X	X	X							
NO				X	X										

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X			21	X	X							
NO				X	X										

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

Part Two: Assessment For Tree Significance

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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															
NO				X	X		X								

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	15	15	15			10.5	15	15							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	45	45	45			31.5	45	45							

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.

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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

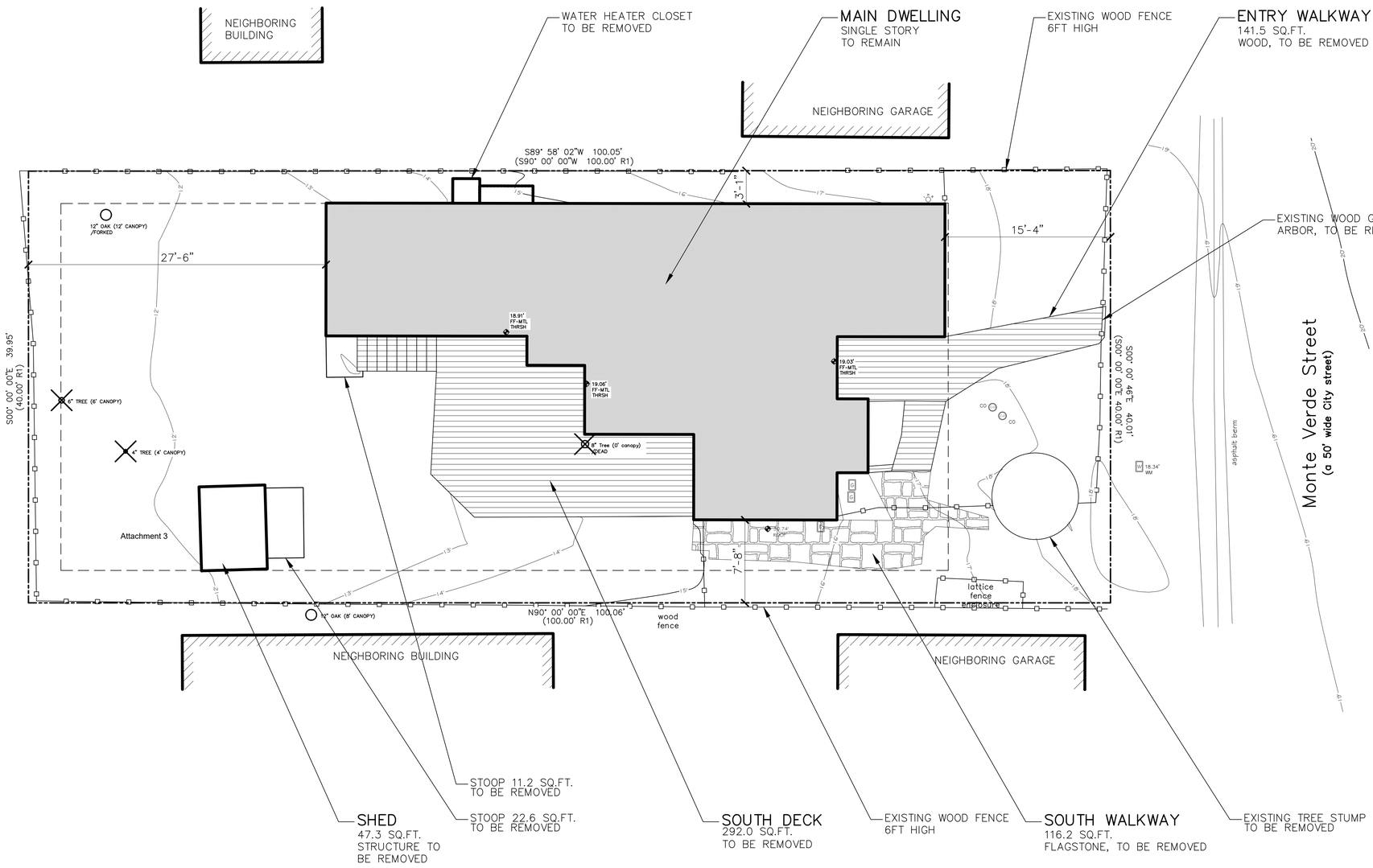
ISSUE:
11-19-2022

DRAWN BY:
C.O.

FORESTRY REPORT

SCALE: 1' = 1/4"

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REVIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK: E LOTS:13
APN: 010-185-007
PROJECT NO.
22-04

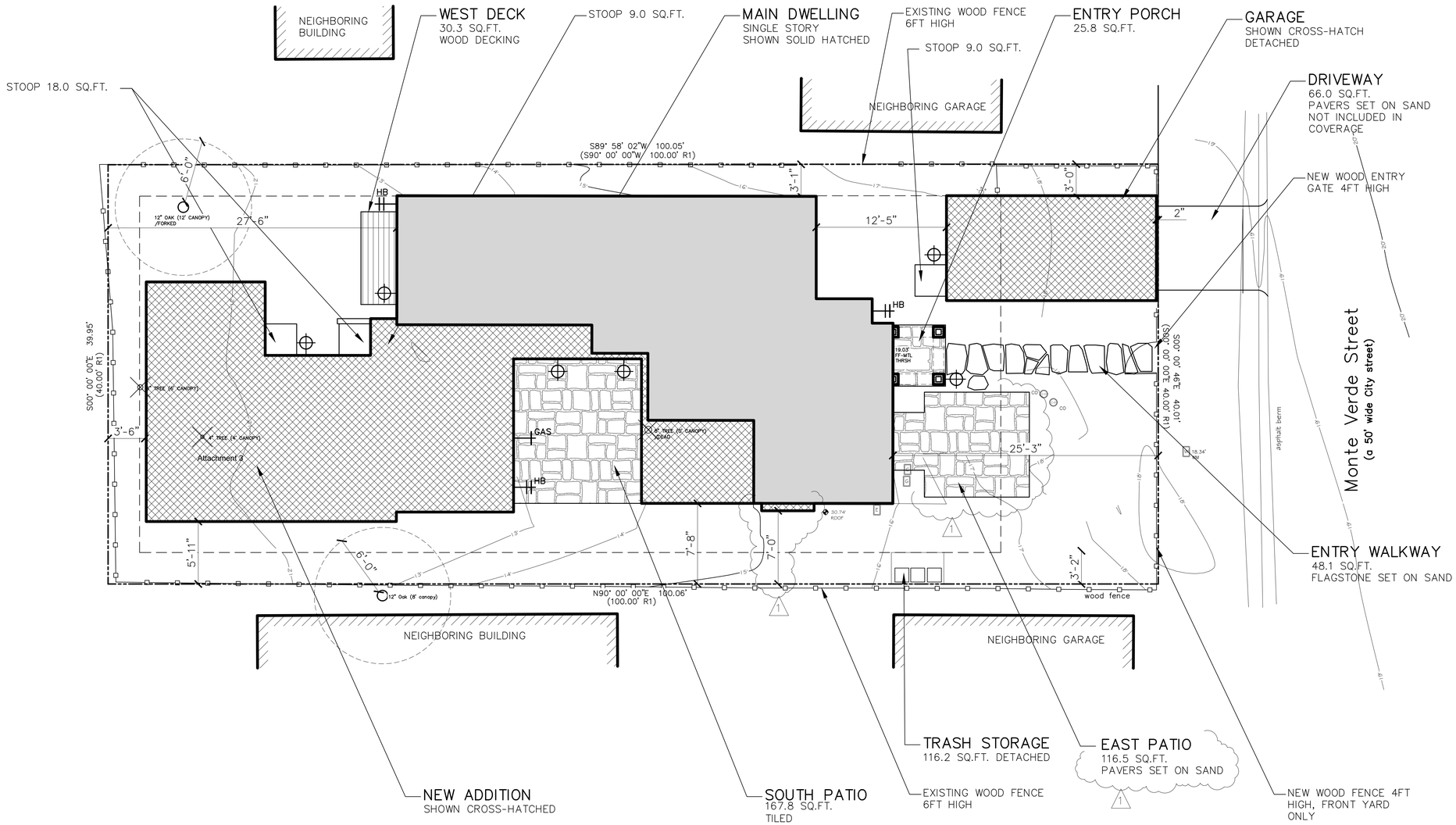
ISSUE:
08-07-2022

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C.O.

SITE PLAN (EXISTING)

SCALE: 1" = 3/16"

A2.0



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REVIONS:
01-23-2023 (1)

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH, CARMEL CA
BLOCK: E LOTS: 13
APN: 010-185-007
PROJECT NO.

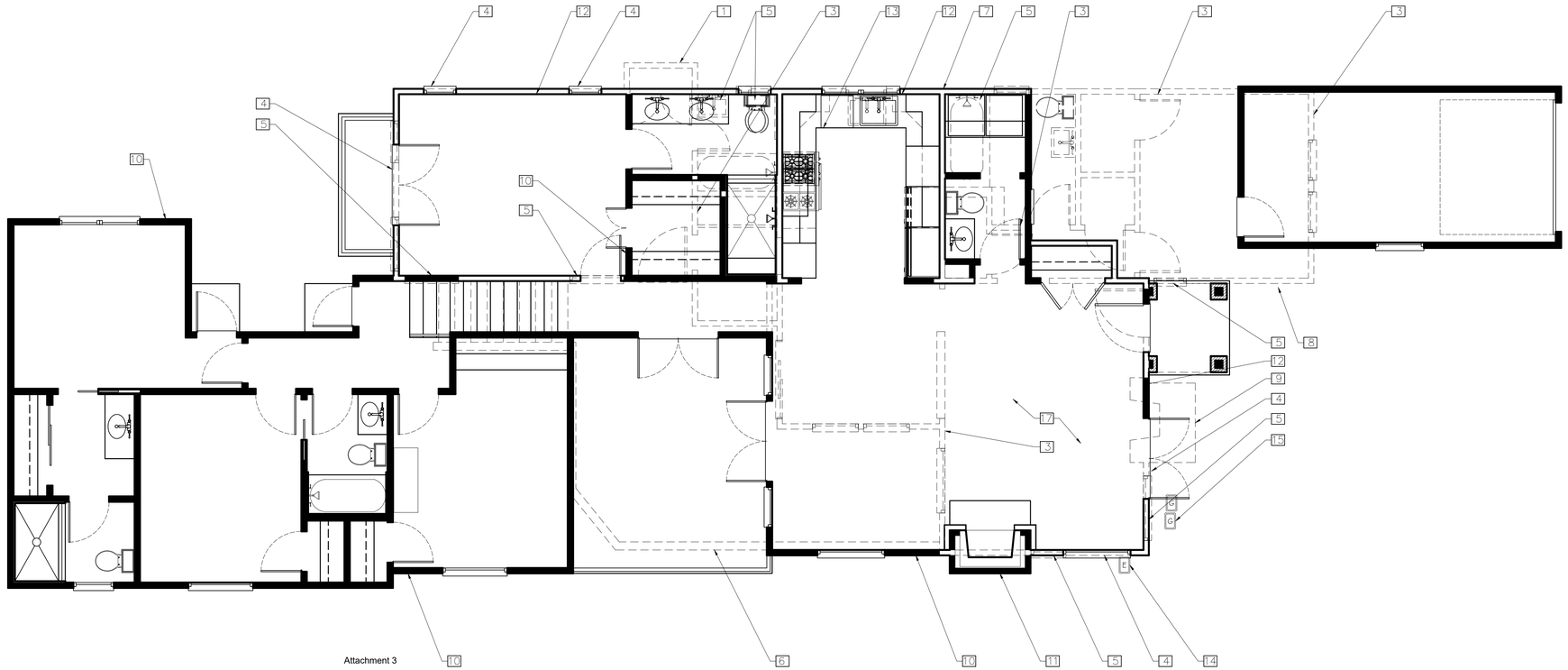
ISSUE:
09-30-2022
01-12-2023

DRAWN BY:
C.O.

SITE PLAN
(PROPOSED)

SCALE: 1" = 3/16"

A2.1



Attachment 3

KEY NOTES

1. (E) WATER HEATER CLOSET TO BE MOVED
2. EXISTING PLUMBMIN FIXTURES TO BE REMOVED
3. EXISTING WALLS TO BE REMOVED
4. PREPARE WALL FOR NEW OPENING
5. CLOSE EXISTING OPENING PER PLAN
6. REMOVE EXISTING DECK, RAILING, STAIRS, & FOOTINGS
7. REMOVE EXISTING SIDING AND PREPARE WALLS FOR NEW SIDING PER PLAN
8. PREPARE WALLS FOR NEW STONE VENEER SIDING
9. STONE CHIMNEY AND FOOTING TO BE REMOVED
10. NEW WALLS PER PLAN
11. PREPARE WALL FOR NEW FIREPLACE
12. REMOVE DRYWALL FOR NEW ADDITIONS, ELECTRICAL, AND PLUMBING AS REQUIRED.
13. EXISTING CABINETS TO BE REFURBISHED & COUNTER TOPS TO BE REMOVED
14. EXISTING ELECTRICAL MAIN PANEL TO BE REMOVED AND RELOCATED PER PLAN
15. REMOVE ONE EXISTING GAS METER AND RELOCATE MAIN GAS LINE FROM THE STREET AWAY FROM NEW DETACHED GARAGE ADDITION
16. WATER METER, VERIFY MAIN LINE TO HOUSE AND RELOCATE AS REQUIRED TO CLEAR NEW GARAGE ADDITION
17. REMOVE EXISTING ROOF FRAMING AND PREPARE WALLS AND FOOTINGS FOR NEW ROOF ADDITION
18. PREPARE EXISTING ROOF FRAMING TO BE REINFORCED PER STRUCTURAL PLANS

DEMOLITION DATA

WALLS TOTAL EXISTING	171'-8"	100.0%
WALLS TO REMAIN	133.8'	77.9%
WALLS TO BE REMOVED	38.0'	22.1%

16
W 18.34' WM

SCOPE OF WORK

1. REMOVE EXISTING ROOF STRUCTURE AND FINISH MATERIALS, AND PREPARE WALLS FOR NEW ROOF AT LIVING ROOM.
2. REMOVE EXISTING EXISTING ROOF FINISH AND REINFORCE EXISTING RAFTERS WITH NEW RAFTERS PER STRUCTURAL BETWEEN GRID SECTIONS A & B, AND 4 & 10.
3. REMOVE ALL EXISTING PLUMBING FIXTURES AND PLUMBING LINES
4. REMOVE ALL ELECTRICAL FIXTURES, WIRING, MAIN PANEL AND SUB-PANEL. PREPARE NEW LOCATION FOR NEW ELECTRICAL MAIN METER PER PLAN.
5. REMOVE EXISTING FLOOR FINISH AND PREPARE FOR NEW FLOOR MATERIALS PER PLANS.
6. REMOVE DRYWALL WHERE APPLICABLE FOR NEW ADDITIONS, NEW ELECTRICAL WIRING, PLUMBING, AND COORDINATE DISPOSAL PROCEDURES WITH ASBESTOS AND LEAD REPORT.
7. ALL EXISTING WINDOWS TO BE REMOVED.
8. ALL EXISTING DOORS, INTERIOR AND EXTERIOR TO BE REMOVED.
9. KITCHEN CABINETS TO BE REFURBISHED. DO NOT DISPOSE OF CABINETS AND COORDINATE WITH CABINET CONTRACTOR AND OWNER FOR SCOPE OF REMOVAL.

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO. 22-04

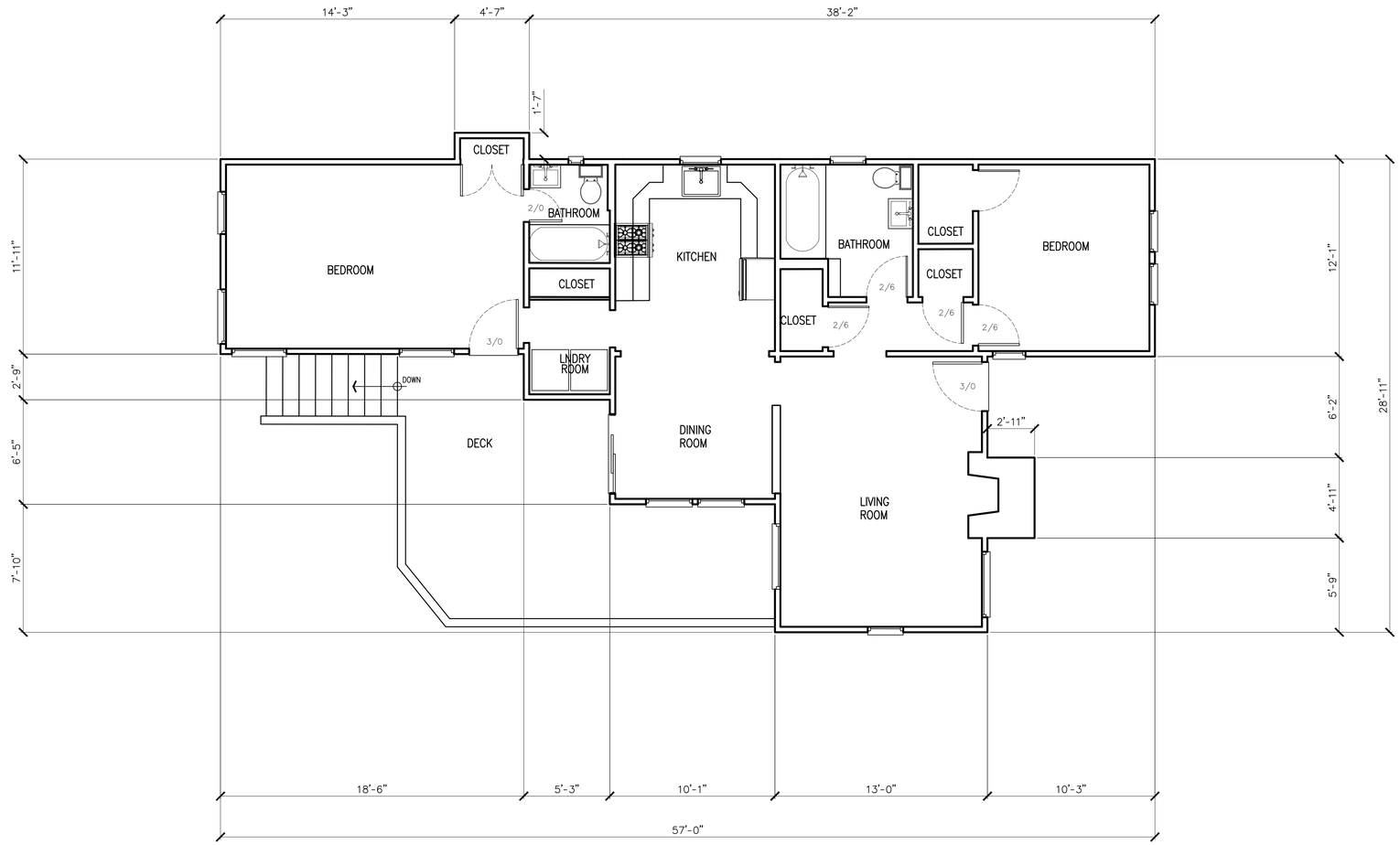
ISSUE:
08-07-2022
09-14-2022
01-12-2023

DRAWN BY: C.O.

TAKEDOWN AND REBUILD PLAN

SCALE: 1" = 1/4"

A3.0



Attachment 3

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

FLOOR PLAN (EXISTING)

SCALE: 1" = 1/4"

A4.0

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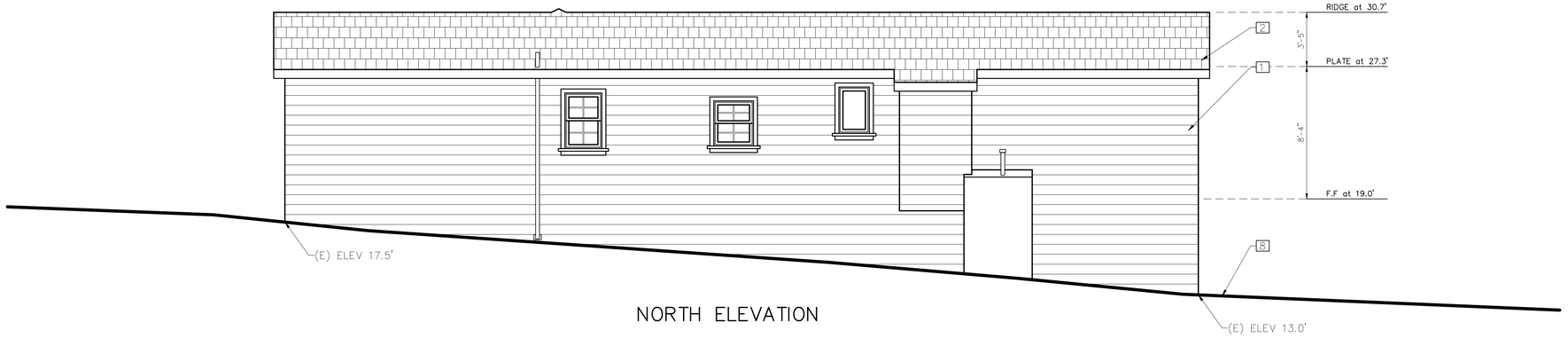
PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
08-07-2022

DRAWN BY:
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KEY NOTES

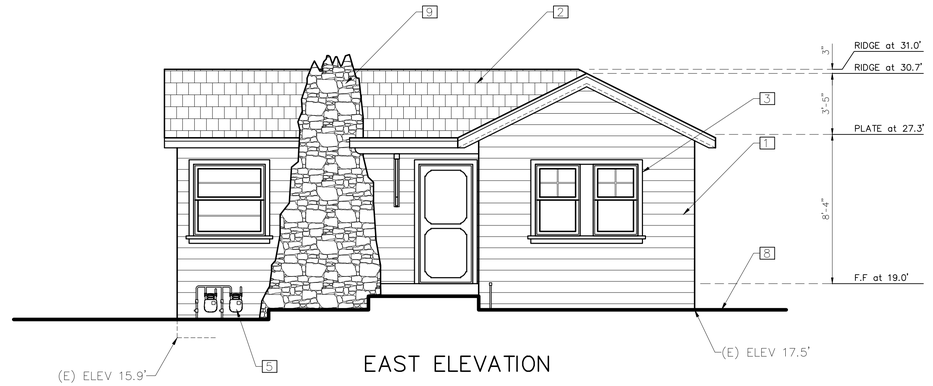
1. WOOD SHIPLAP SIDING
2. ASPHALT ROOF, PITCH 6:12
3. WOOD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METERS
6. WOOD GUARDRAIL
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE CHIMNEY



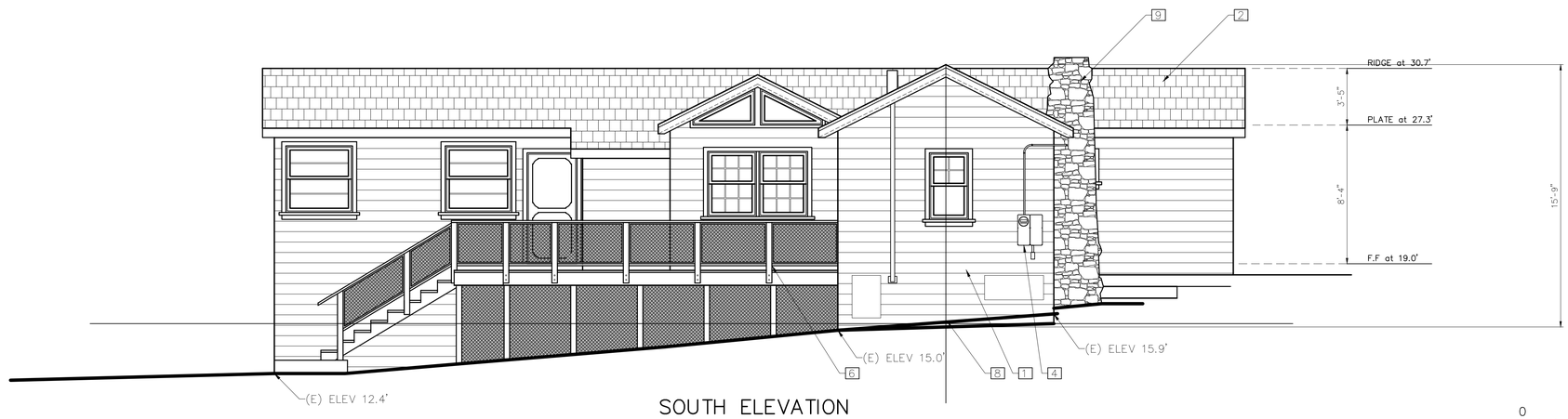
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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08-07-2022

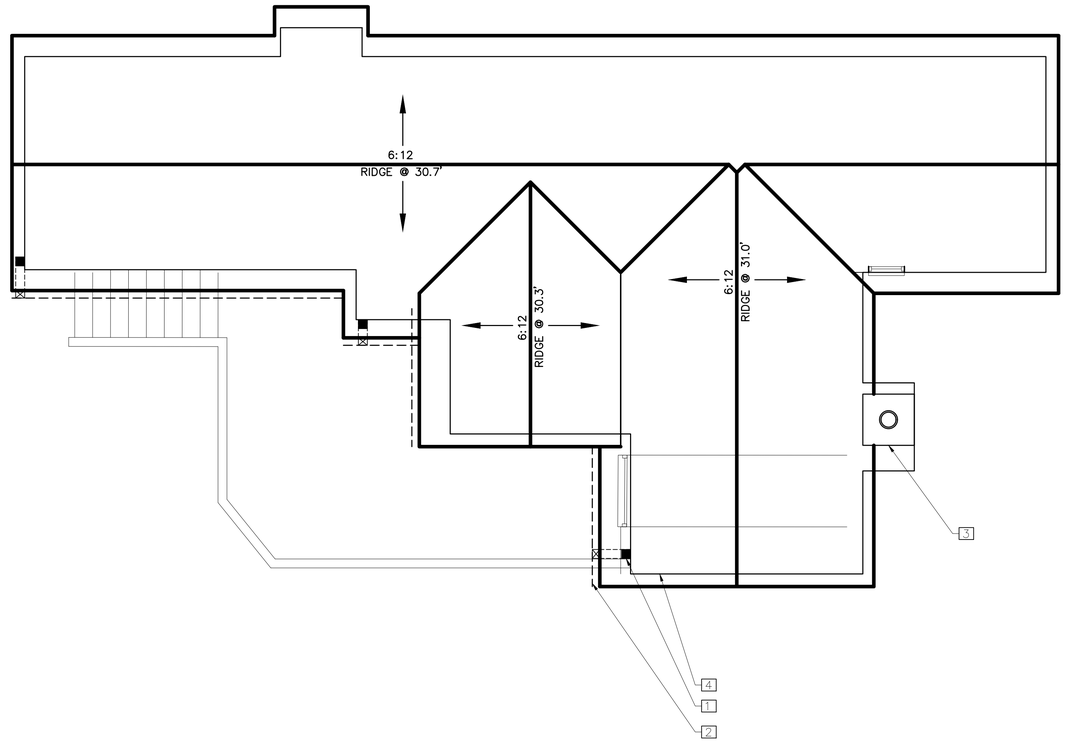
DRAWN BY:
C.O.

ELEVATIONS (EXISTING)

SCALE: 1" = 1/4"

A5.0

Attachment 3



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. (E) CHIMNEY
4. (E) BUILDING FOOTPRINT

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE; EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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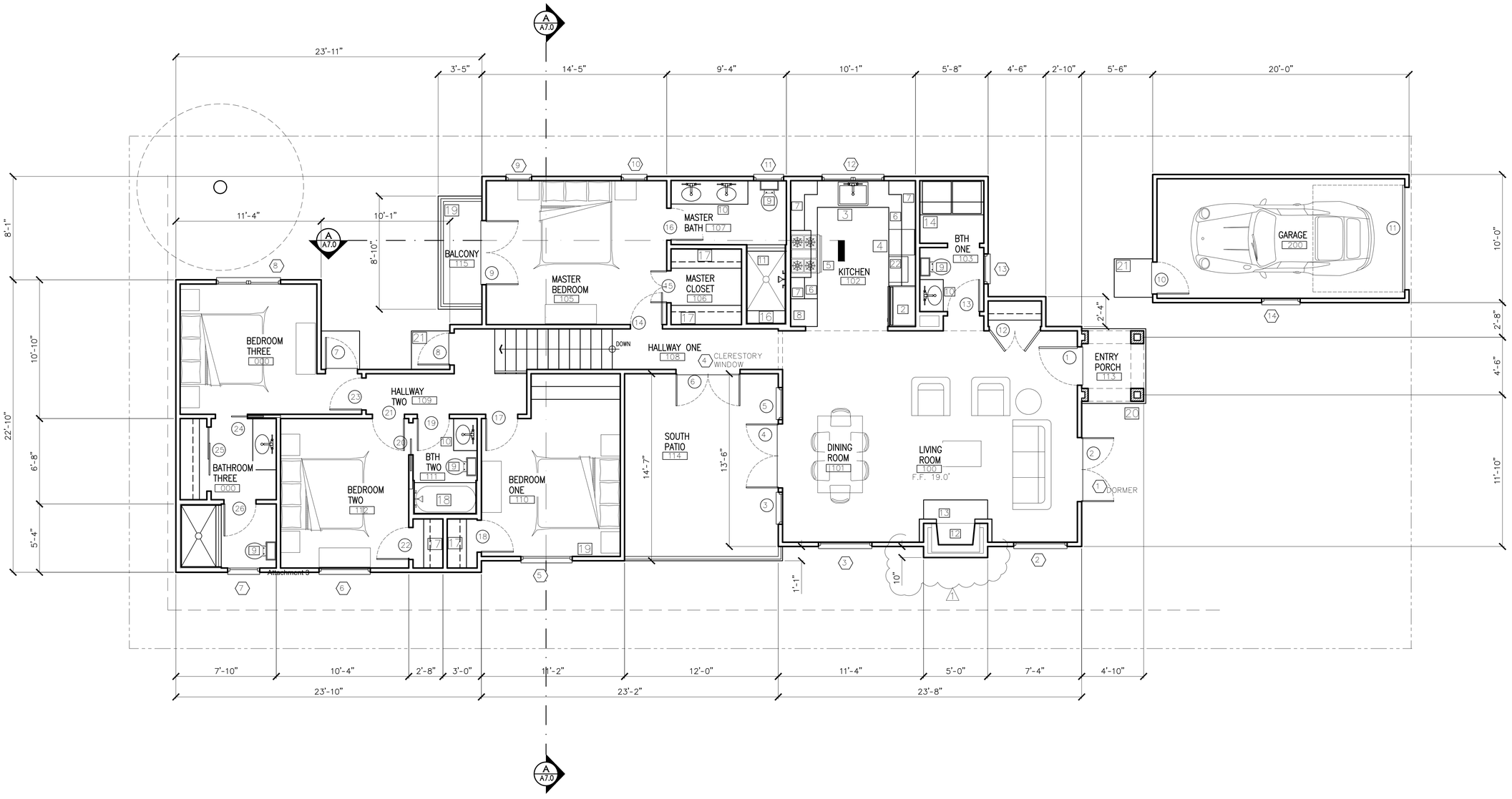
ISSUE:
08-07-2022

DRAWN BY:
C.O.

ROOF PLAN (EXISTING)

SCALE: 1" = 1/4"

A6.0



KEY NOTES

1. WINE BAR
2. 36" BUILT-IN ALL REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
3. KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
4. DISHWASHER SPACE
5. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
6. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
7. UPPER CABINETS
8. BUILT IN PANTRY W/ PULL OUT SHELVES
9. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
10. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
11. SHOWER STALL TILED WALLS FULL HEIGHT
12. GAS FIREPLACE
13. STONE HEARTH
14. SIDE-BY-SIDE WASHER & DRYER
15. BUILT-IN LINEN CABINET
16. SHOWER SEAT
17. ONE 2" ROD ONE SHELF
18. TUB
19. GUARDRAIL: WROUGHT IRON 42-IN HIGH
20. STONE VENEER SIDING
21. STONE STOOP AT EXTERIOR DOORS
22. MICROWAVE DRAWER

WALL LEGEND

- 2x4 NEW WALLS
- 2x4 EXISTING WALLS
- STONE VENEER
- WINDOW SCHEDULE
- DOOR SCHEDULE
- KEY NOTES

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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CLAUDIO ORTIZ DESIGN GROUP, INC
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REVISIONS:
01-23-2023 1

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MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

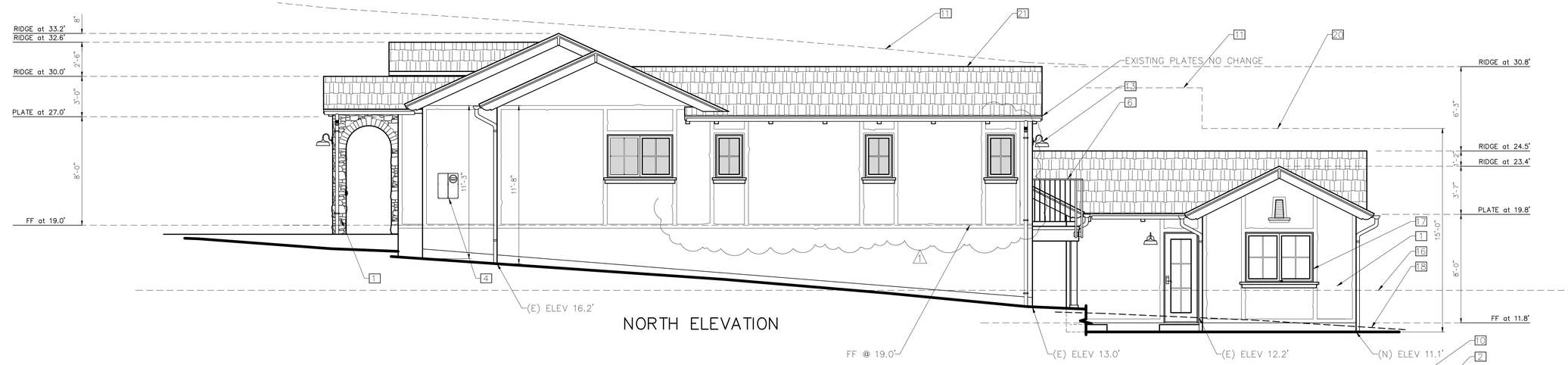
ISSUE:
09-25-2022
10-17-2022
01-12-2023

DRAWN BY:
C.O.

FLOOR PLAN (PROPOSED)

SCALE: 1" = 1/4"

A7.0



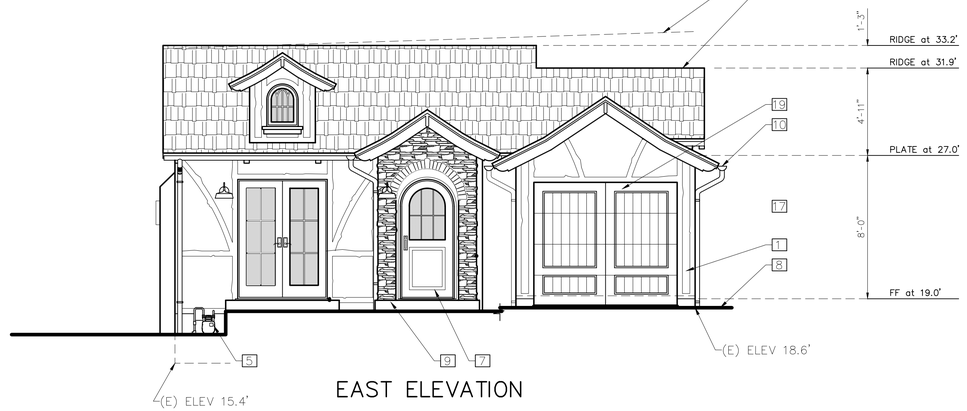
NORTH ELEVATION

KEY NOTES

1. SIDING: CEMENT PLASTER, THREE COATS
2. ROOF: PITCH 6:12, CERTAINTEED, PRESIDENTIAL TL, COUNTRY GRAY
3. WOOD-CLAD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METER
6. GUARDRAIL: ROUGH IRON, DARK BRONZE FINISH
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE VENEER
10. GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
11. 18-FT HEIGHT LIMIT SHOWN DASHED LINE
12. CHIMNEY SHROUD: GALVANIZED METAL, PAINTED.
13. LIGHT FIXTURES: SEE SPECIFICATIONS ON SHEET A8.0
14. CRAWLSPACE ACCESS DOORS
15. FIREPLACE DIRECT VENT EXHAUST
16. AVERAGE NATURAL GRADE 14.2 FT
17. 2X HALF-TIMBERS
18. EXISTING GRADE SHOWN DASHED LINE
19. GARAGE DOOR: WOOD, ROLL-UP
20. 15-FT HEIGHT LIMIT FROM REAR YARD SHOWN DASHED LINE
21. EXISTING ROOF STRUCTURE TO REMAIN.



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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REVISIONS: 01-23-2023 (1)

PROJECT:
CRUZ RESIDENCE
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BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO. 22-04

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09-25-2022
10-17-2022
01-12-2023

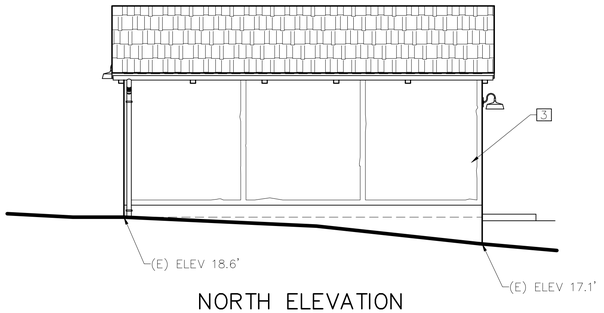
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ELEVATIONS (PROPOSED)

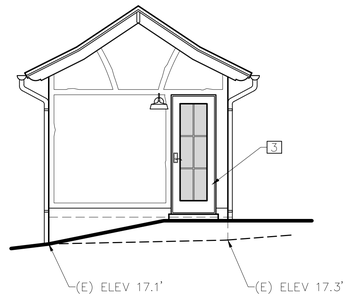
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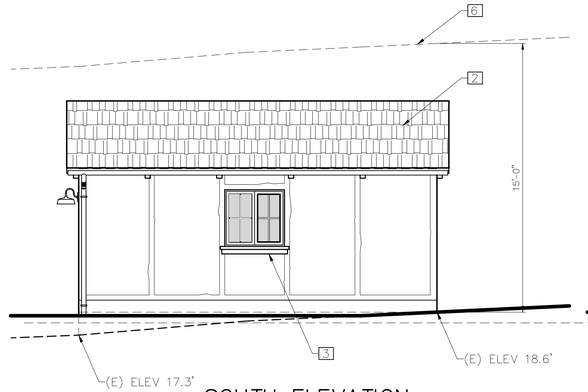
Attachment 3



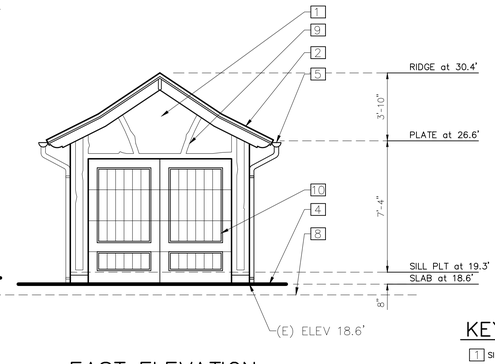
NORTH ELEVATION



WEST ELEVATION



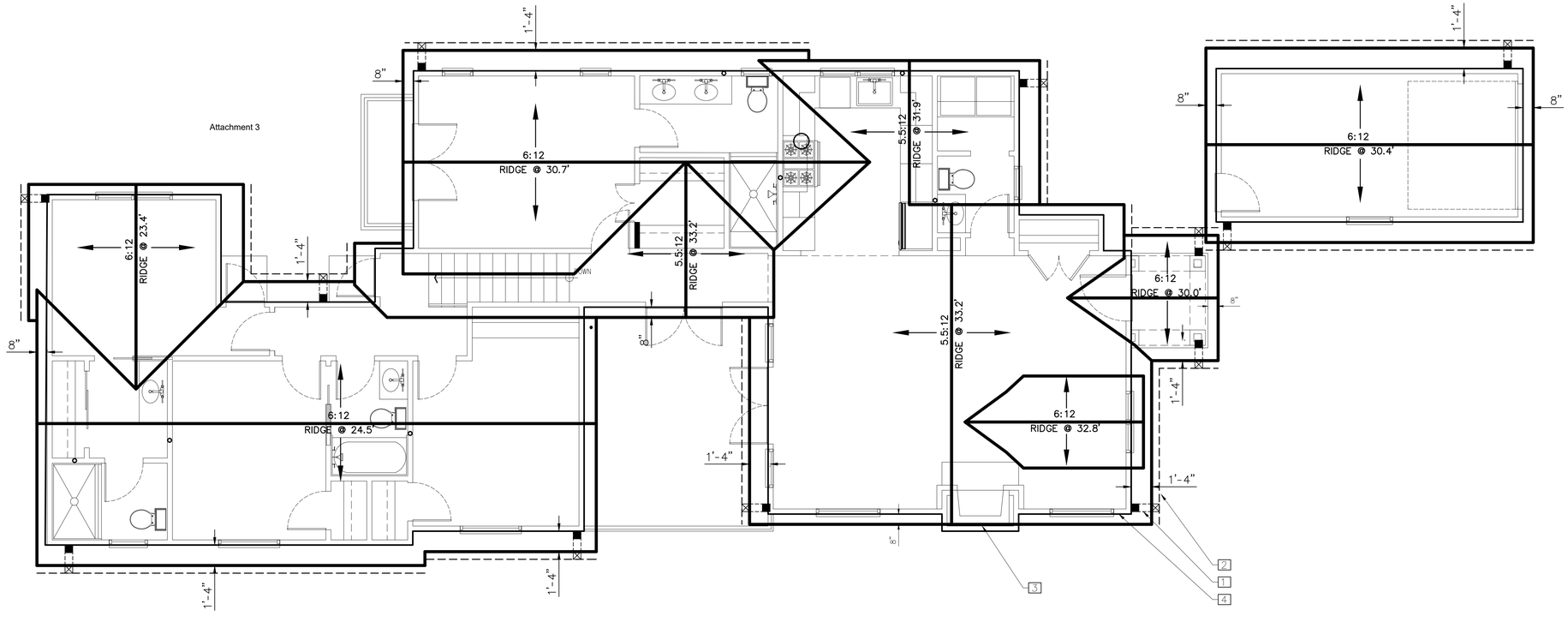
SOUTH ELEVATION



EAST ELEVATION

KEY NOTES

1. SIDING: CEMENT PLASTER
2. ROOF: PITCH 6:12, CERTAINTEED, PRESIDENTIAL TL, COUNTRY GRAY
3. WOOD-CLAD DOORS AND WINDOWS
4. GRADE WHERE OCCURS
5. GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
6. 15-FT HEIGHT LIMIT SHOWN DASHED LINE
7. LIGHT FIXTURES: SEE SPECIFICATIONS ON SHEET A8.0
8. AVERAGE NATURAL GRADE 18.0 FT.
9. 2X HALF-TIMBERS
10. GARAGE DOOR: WOOD, ROLL-UP



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. FIREPLACE DIRECT VENT EXHAUST
4. BUILDING FOOTPRINT

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

Attachment 3

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CLAUDIO ORTIZ DESIGN GROUP, INC
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BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

ISSUE:
09-25-2022
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01-12-2023

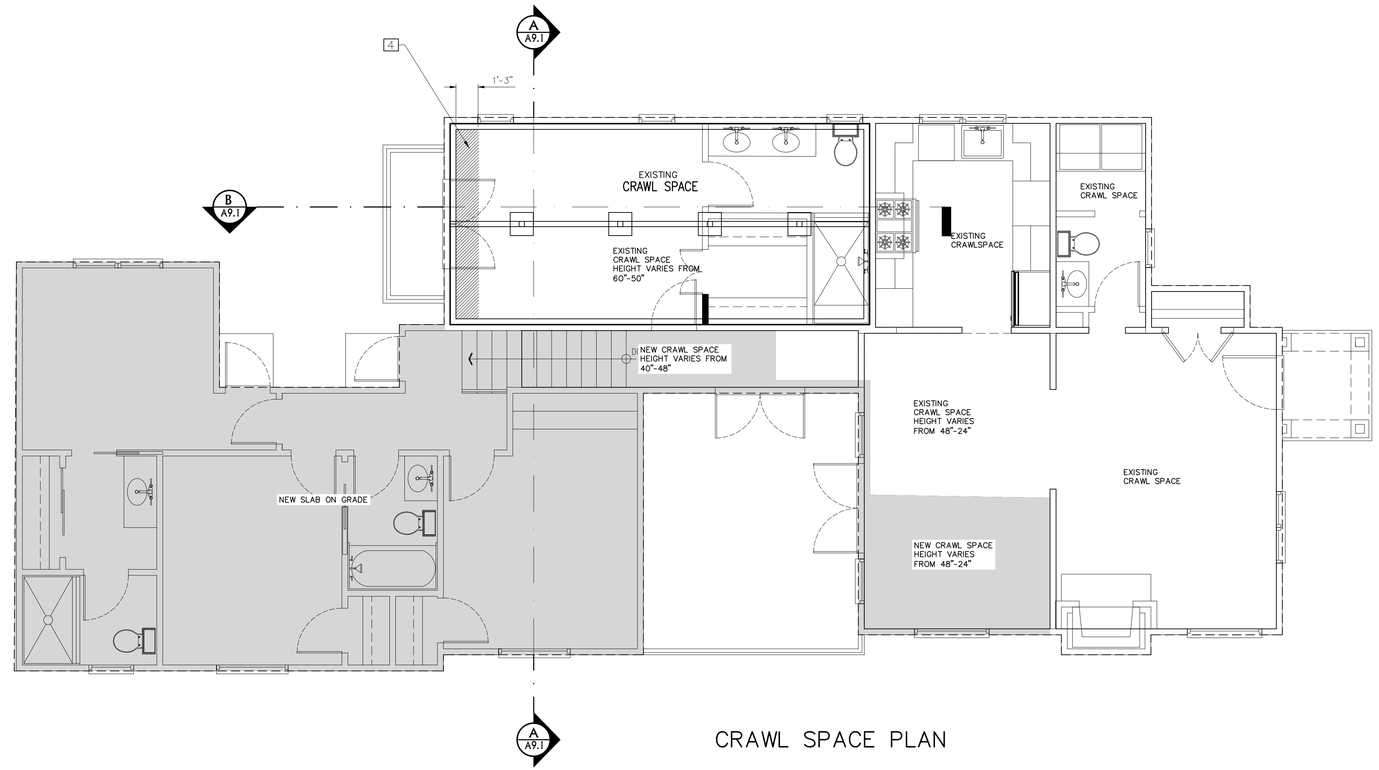
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C.O.

GARAGE ELEVATIONS AND ROOF PLAN (PROPOSED)

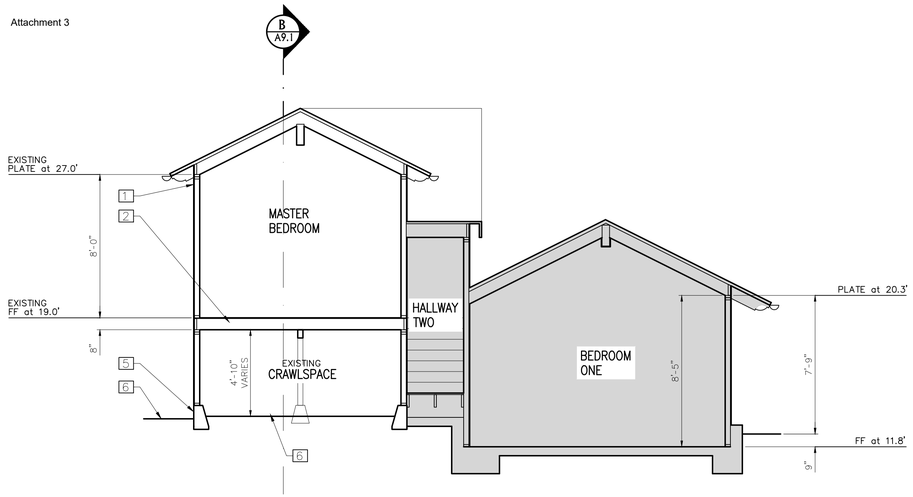
SCALE: 1" = 1/4"

A9.0

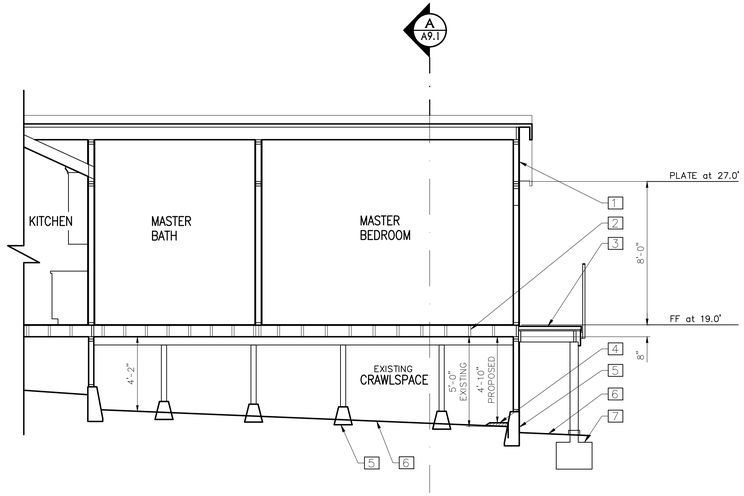
Attachment 3



CRAWL SPACE PLAN



SECTION A



SECTION B

KEY NOTES

1. EXISTING FRAMING
2. EXISTING FLOOR FRAMING TO REMAIN
3. NEW BALCONY AND GUARDRAIL
4. NEW GRAVEL FILL TO REDUCE HEIGHT OF CRAWL SPACE UNDER 5'-0" SHOWN HATCHED
5. EXISTING FOOTING TO REMAIN
6. EXISTING GRADE WHERE OCCURS
7. NEW CONC. FOOTING

LEGEND

- NEW ADDITION
- NEW GRAVEL ADDITION TO REDUCE HEIGHT OF CRAWL SPACE UNDER FIVE FEET

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

ISSUE:
01-22-2023

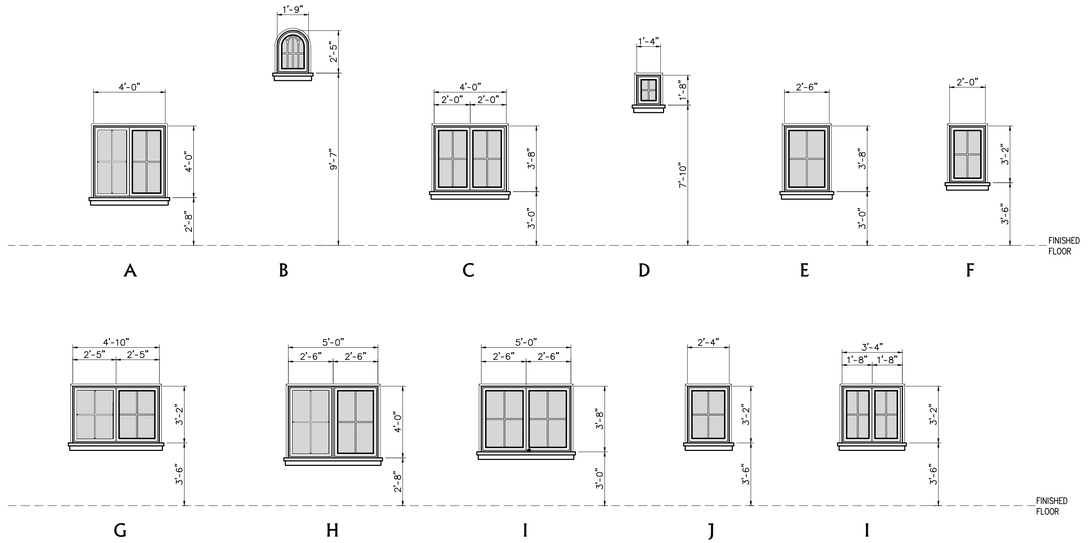
DRAWN BY:
C.O.

CRAWLSPACE PLAN & SECTIONS (PROPOSED)

SCALE: 1" = 1/4"

A9.1

Window Elevation Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN DWELLING	1	LIVING ROOM	B	1'-4" X 1'-8"	FF	FIXED ARCHED	WOOD-CLAD	YES	NO	NO	NO
	2	LIVING ROOM	A	4'-0" X 4'-0"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	3	LIVING ROOM	A	4'-0" X 4'-0"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	4	HALLWAY ONE	D	1'-4" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	NO	NO	NO
	5	BEDROOM ONE	C	4'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	YES
	6	BEDROOM TWO	C	4'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	7	BATHROOM THREE	E	2'-6" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	8	BEDROOM THREE	I	5'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	9	MASTER BEDROOM	F	2'-0" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	10	MASTER BEDROOM	F	2'-0" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	11	MASTER BATHROOM	J	2'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	12	KITCHEN	G	4'-10" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	13	BATHROOM ONE	J	2'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	14	GARAGE	I	3'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	NO	NO

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.) FOR 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:

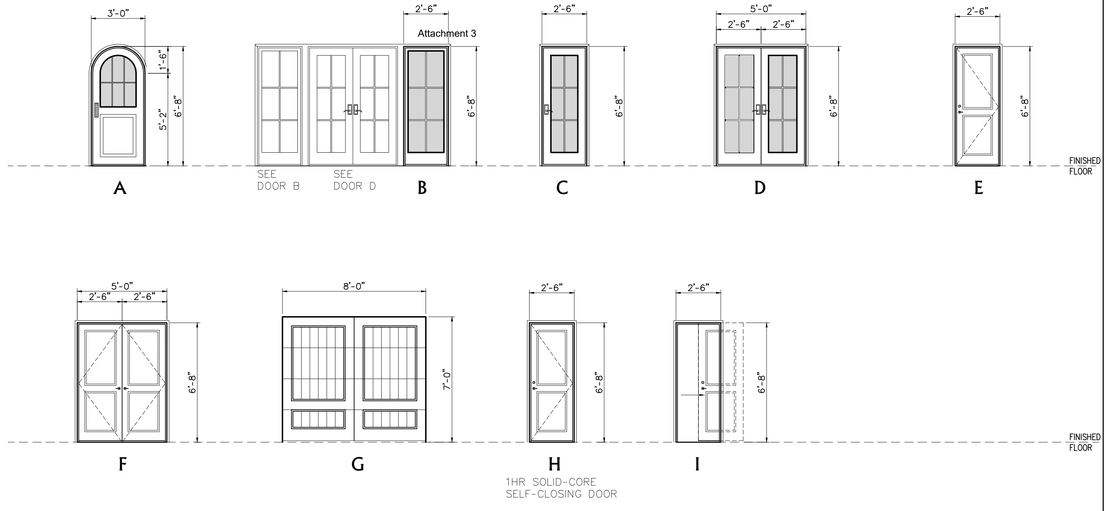
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.

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.

Door Elevation Types



Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED
MAIN DWELLING	1	LIVING ROOM/ENTRY PORCH	A	3'-0" X 6-8"	FF	GLASS / FLUSHED PANELED ARCHED TOP OUTSIDE	WOOD	YES	YES
	2	LIVING ROOM	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR OUTSIDE	WOOD-CLAD	YES	YES
	3	DINING ROOM	B	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR OUTSIDE	WOOD-CLAD	YES	YES
	4	DINING ROOM	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR OUTSIDE	WOOD-CLAD	YES	YES
	5	DINING ROOM	B	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR OUTSIDE	WOOD-CLAD	YES	YES
	6	HALLWAY ONE	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR OUTSIDE	WOOD-CLAD	YES	YES
	7	BEDROOM THREE	C	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR OUTSIDE	WOOD-CLAD	YES	YES
	8	HALLWAY ONE	C	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR OUTSIDE	WOOD-CLAD	YES	YES
	9	MASTER BEDROOM	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR OUTSIDE	WOOD-CLAD	YES	YES
	10	GARAGE	H	2'-6" X 6'-8"	FF	1-3/4" THK / PANELED DOOR OUTSIDE	WOOD-CLAD	NO	NO
	11	GARAGE	G	8'-0" X 7'-0"	P	ROLLED-UP / WOOD PANELED DOOR OUTSIDE	WOOD	NO	NO
	12	GARAGE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	13	BATHROOM ONE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	14	MASTER BEDROOM	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	15	MASTER CLOSET	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	16	MASTER BATHROOM	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	17	BEDROOM ONE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	18	BEDROOM ONE CLOSET	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	19	BATHROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	20	BATHROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	21	BEDROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	22	CLOSET THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	23	BEDROOM THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	24	BATHROOM THREE	I	2'-6" X 6'-8"	P	1-3/4" THK / PANELED/POCKET DOOR INSIDE	WOOD	NO	NO
	25	CLOSET THREE	F	(2) PER- 2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO
	26	BATHROOM THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR INSIDE	WOOD	NO	NO

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

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
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CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

ISSUE:
09-27-2022

DRAWN BY:
C.O.

WINDOW & DOOR SCHEDULES (PROPOSED)

SCALE: 1" = 1/4"

A10.0

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.



ROOF

MANUFACTURE:	CERTAINTEED
MATERIAL:	COMPOSITE ASPHALT SHINGLE
MODEL:	PRESIDENTIAL TL
COLOR:	COUNTRY GRAY



BULB

MANUFACTURE:	FEIT ELECTRIC
WATTS:	4.5 WATTS
LUMENS:	250
BULB TYPE:	E26 BASE



FIXTURE A

MANUFACTURE:	FRANKLIN IRON WORKS
T24 COMPLIANT:	YES
COLOR:	BLACK
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	STANDARD
DIMENSIONS:	10.5"H X 12"W



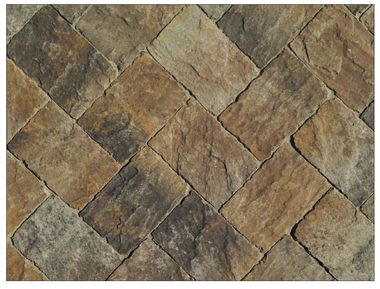
FIXTURE B

MANUFACTURE:	KICHLER
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	4.3 WATTS
LUMENS:	294
BULB TYPE:	LED
DIMENSIONS:	18"H X 6.25"W



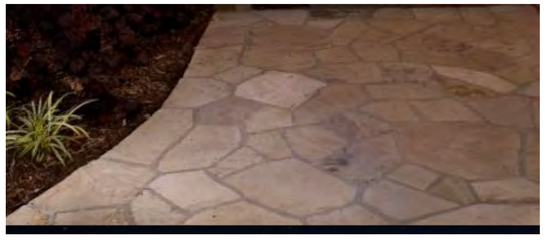
NEW 4-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	4-FT.



DRIVEWAY

MANUFACTURE:	CALSTONE
COLOR:	OAK BARREL GRAY
INSTALLATION:	SET ON SAND



PATIO

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



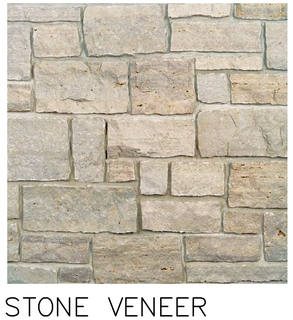
WALKWAY

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



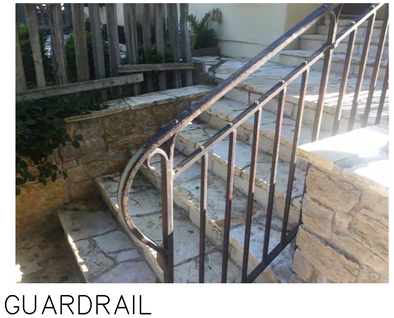
NEW 6-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	6-FT.



STONE VENEER

MATERIAL:	NATURAL SAND-STONE
COLOR:	NATURAL
PATTERN:	UNCOURSE AND ROUGHLY SQUARED



GUARDRAIL

MANUFACTURE:	CUSTOM
COLOR:	BRONZE
MATERIAL:	ROUGH IRON, GALV.

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

ISSUE:
08-07-2022

DRAWN BY:
C.O.

MATERIALS (PROPOSED)

SCALE: 1" = 1/4"

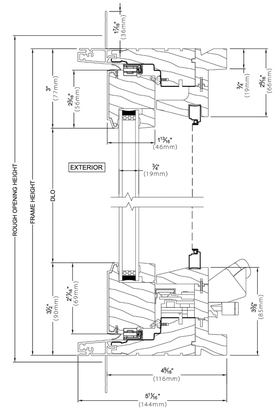
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Attachment 3

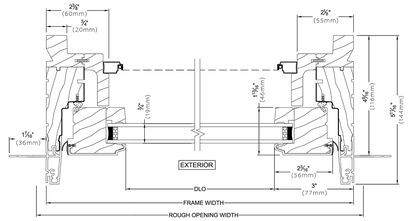
Clad Aspen Casement

Scale: 4" = 1'

Operable
4 9/16" JAMB



HEAD & SILL DETAIL
CLAD ASPEN CASEMENT
CONTEMPORARY PROFILE



JAMB DETAIL
CLAD ASPEN CASEMENT
CONTEMPORARY PROFILE

SIERRA PACIFIC WINDOWS

www.sierrapacificwindows.com
800-824-7744

Updated: 11/18

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

WINDOW

MANUFACTURE:	SIERRA PACIFIC
COLOR:	LINEN 032
MATERIAL:	WOOD-CLAD
STYLE:	CASEMENT
MUNTIN:	7/8" PUTTY

Linen*
032



SW 9628
Winter Walk
Interior / Exterior

BODY COLOR

MANUFACTURE:	SHERWIN WILLIAMS
TYPE:	PAINT
COLOR:	SW 9628 WINTER WALK
FINISH:	SATIN

Acorn

TRIM & GARAGE DOOR COLOR

MANUFACTURE:	CABOT
TYPE:	SOLID STAIN
COLOR:	ACORN
FINISH:	SATIN

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

CODG
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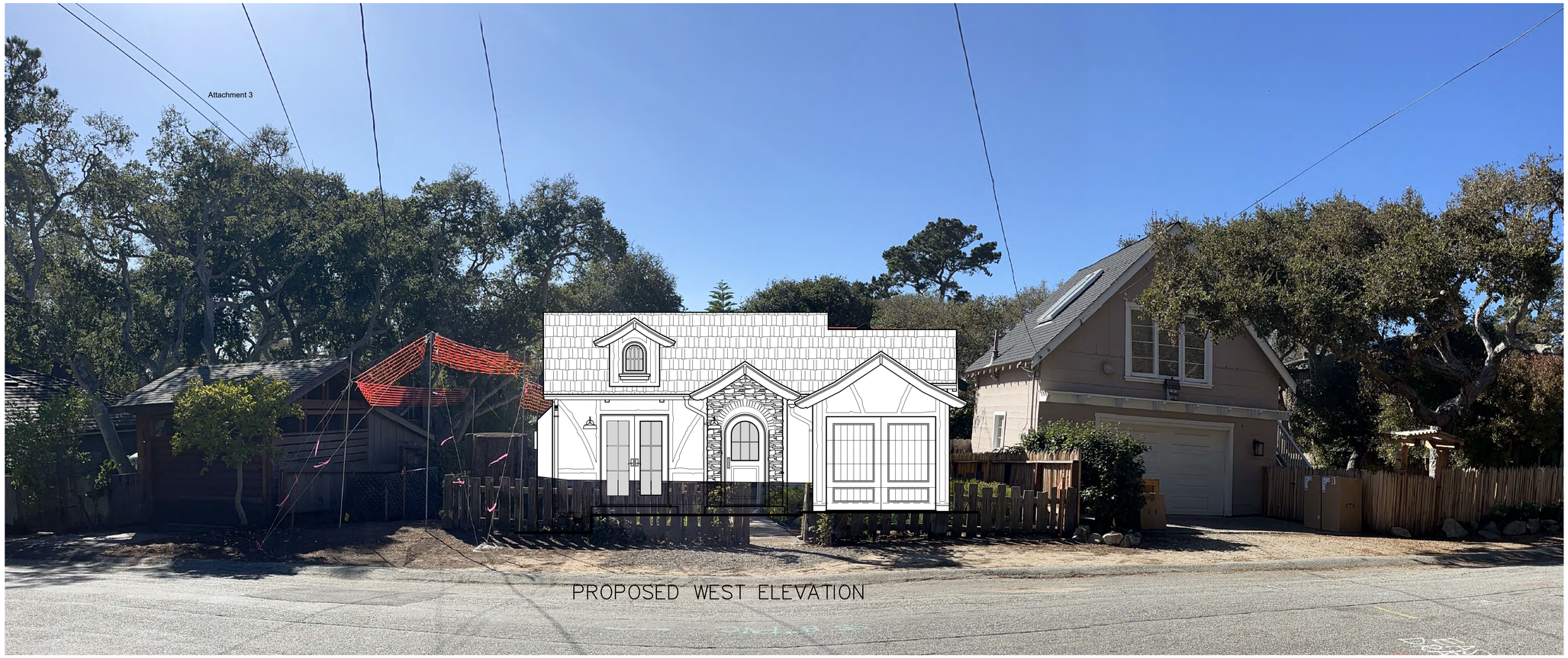
DRAWN BY:
C.O.

MATERIALS (PROPOSED)

SCALE: 1" = 1/4"

A11.1





PROPOSED WEST ELEVATION

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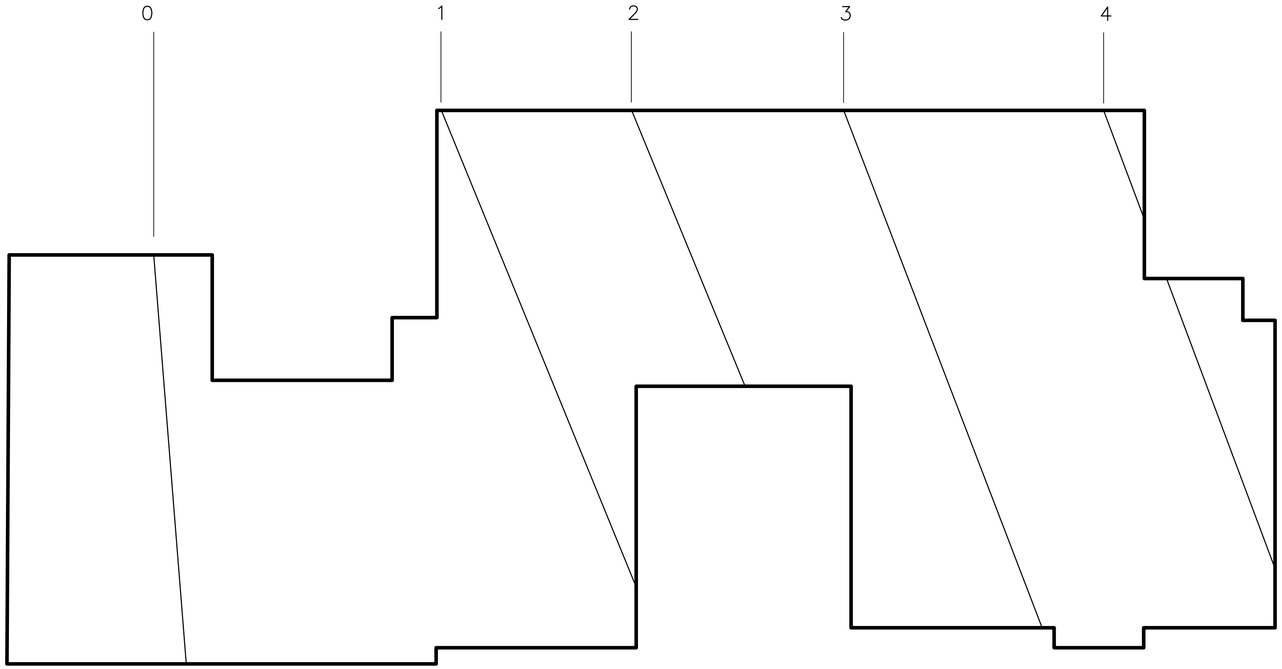
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09-30-2022
01-12-2023

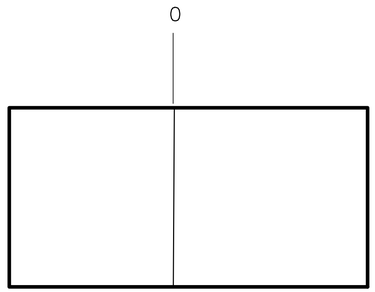
DRAWN BY:
C.O.

STREETSCAPE

SCALE: N.T.S.

A12.0





AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			14.6 FT
ELEV.	LINE	LENGTH	TOTAL
12 FT 13 FT 14 FT 15 FT 16 FT	0 1 2 3 4	22.9' 28.8' 16.8' 30.9' 23.7'	0.0 28.8 57.6 92.7 94.8
TOTAL		123.1'	273.9

MATH: 273.9 / 123.1 = 2.23
FACTOR: = 2.2
A.N.G. = 12 FT + 2.2 FACTOR = 14.2 FT

AVERAGE NATURAL GRADE

GARAGE AVERAGE NATURAL GRADE			18.0 FT
ELEV.	LINE	LENGTH	TOTAL
18 FT	0	10.0'	0.0
TOTAL		10.0'	0.0

MATH: 10.0 / 0.0 = 0.0
FACTOR: = 0.0
A.N.G. = 18 FT + 0.0 FACTOR = 18.0 FT

VOLUME ANALYSIS

ALLOWED	983.3 SQ.FT.	X12	11,799.6 CU.FT.
BEDROOMS			4,905.2 CU.FT.
HALLWAY			919.5 CU.FT.
LIVING ROOM			1,891.7 CU.FT.
KITCHEN			276.9 CU.FT.
CHIMNEY			60.6 CU.FT.
DORMER			78.4 CU.FT.
ENTRY PORCH			469.2 CU.FT.
FRONT GABLE			58.4 CU.FT.
BALCONY			105.6 CU.FT.
GARAGE			2,133.8 CU.FT.
PROPOSED			10,898.8 CU.FT.

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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

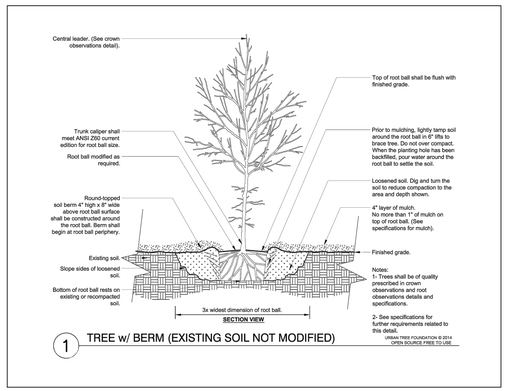
ISSUE:
08-07-2022
09-14-2022
01-12-2023

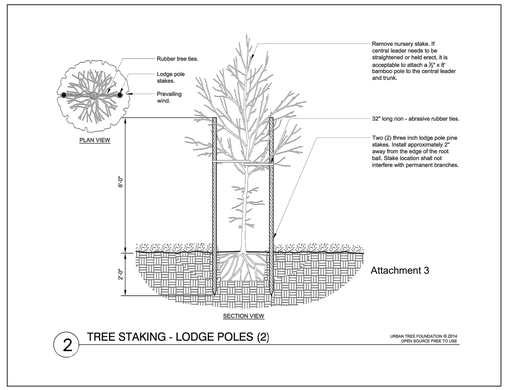
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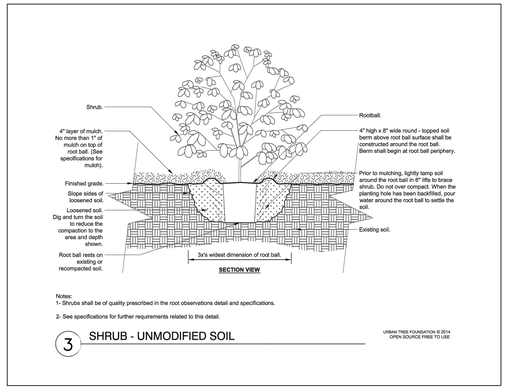
NATURAL AVERAGE GRADE ANALYSIS & VOLUME ANALYSIS

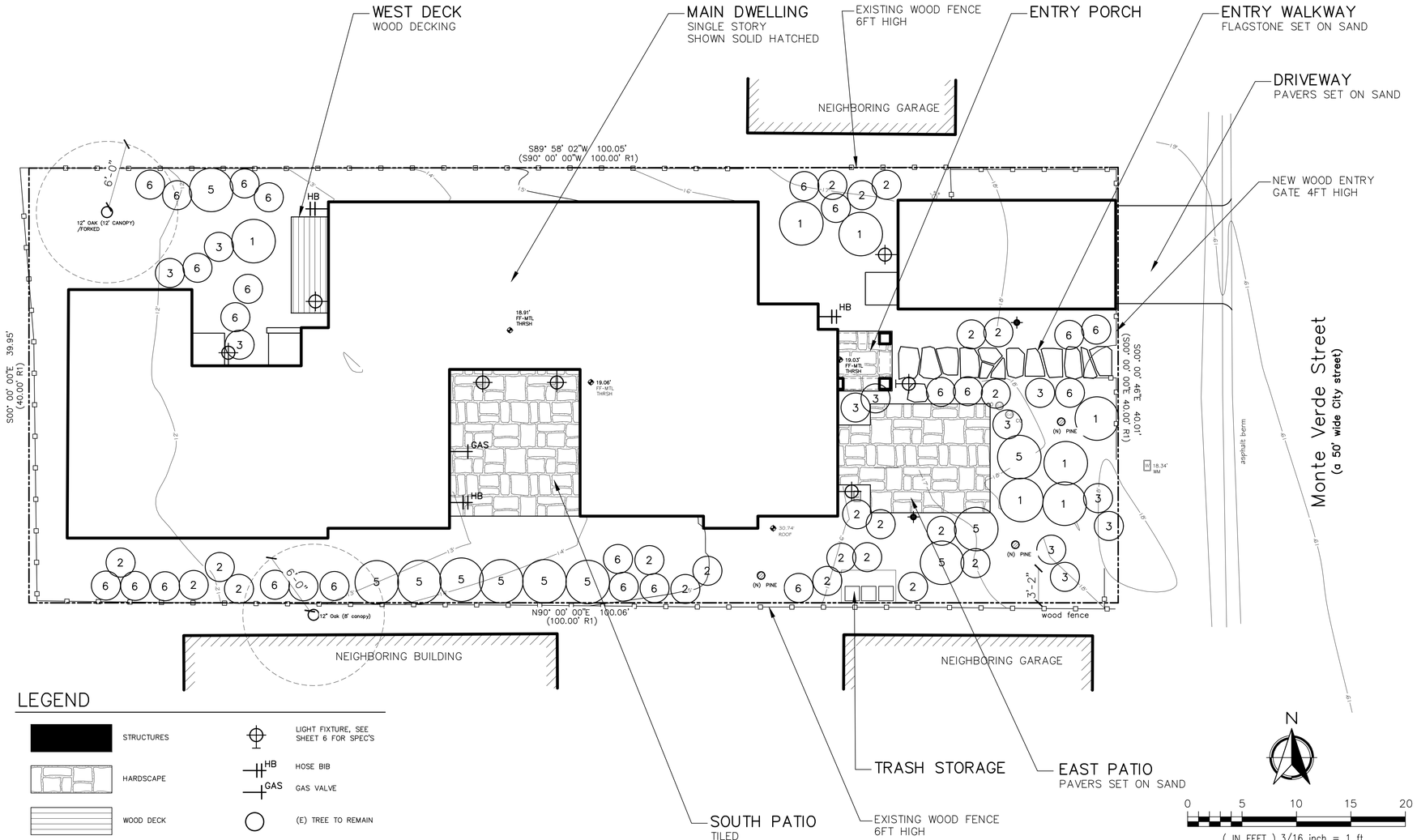
SCALE: 1' = 1/4"

A13.0









LEGEND

- STRUCTURES
- HARDSCAPE
- WOOD DECK
- PROPERTY LINE
- WOOD FOOT FENCE
- 100 CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (N) TREE
- PATH LIGHT (10-FT 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.

CITY FORESTER REQUIREMENTS

1. 6FT SETBACK FROM TREE TO BUILD FOOTPRINT AND STRUCTURE.
2. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONES, 15FT AREA AROUND TREES MIN., SHALL BE BE DUG BY HAND OR PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
3. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF APROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS. THE STORAGE AREA, CONCRETE WASHOUT AND PAINT AND SOLVENT CLEAN OUT AREA NEED TO BE MOVED.
4. ALL MEASUREMENTS FROM THE SETBACK LINE TO PROPERTY BOUNDARY LINE SHALL BE MEASURE FROM THE FINISHED EXTERIOR SURFACE OF THE STRUCTURE.

TREE PRESERVATION & TREE PROTECTION

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6-FEET OF A TREE TRUNK IS NOT PERMITTED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. 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.
5. 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.
6. IF ROOTS ARE 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 UNTAIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

IRRIGATION NOTES

1. NO TURF TO BE INSTALLED
2. COMPOST AT THE RATE OF 4 CUBIC YARD PER 1,000 SQ.FT. TO BE INCORPORATED TO A DEPTH OF 6" INTO THE LANDSCAPE AREA
3. ALL LANDSCAPE AREA TO RECEIVE 3" OF TOP DRESSING MULCH
4. IRRIGATION SYSTEM TO HAVE AN AUTOMATIC RENEGOTIATION CONTROLLER THAT HAS A SOIL MOISTURE SENSING DEVICE AND RAIN SENSOR.
5. IRRIGATION CONTROLLER TO HAVE A BATTERY BACKUP AN NON-VOLATILE MEMORY.
6. IRRIGATION SYSTEM TO BE SUBSURFACE PONT OF DRIP. VLAVES TO HAVE PRESSURE REGULATORS TO SYSTEM WITHIN MANUFACTURE'S PRESSURE RANGE. SHUT OFF VALVES TO BE CLOSE TO POINT OF CONNECTION.

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	DONONAEA ATROPURPOREA	DONONAEA ATROPURPUREA	5 GAL
2	ARCTOSTAPHYLOS	ARCTOSTAPHYLOS "PACIFIC MUST"	5 GAL
3	WOODWARDIA FIMBRIATA	WOODWARDIA FIMBRIATA	5 GAL
4	LOMANDRA LONGIFOLIA	LOMANDRA LONGIFOLIA BREEZE	5 GAL
5	CEANOTHUS	CEANOTHUS "JULIA PHELPS"	5 GAL
6	RHAMNUS CALIFORNIA	RHAMNUS CALIFORNIA "EVE CASE"	5 GAL
PINE	PINUS RADIATA	MONTEREY PINE	15 GAL

LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "B" ON SHEET 6.0
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

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REVIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK:E LOTS:13
APN: 010-185-007
PROJECT NO.
22-04

ISSUE:
09-30-2022
11-19-2022
01-12-2023

DRAWN BY:
C.O.

LANDSCAPE PLAN

SCALE: 1" = 3/16"

L1.0



Figure 1. Detached garage in the front setback (east)





Figure 2. Detached garage in the front setback (east)- from property line to the street edge.



Figure 3. West Yard View. Story poles show bedroom and bathroom addition.



Figure 4. South neighbor's view of subject property.

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

February 8, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 21-436 (Libreri)**: Consideration of a Concept Design Study application, DS 21-436 (Libreri), for a substantial alteration to a historic resource located on San Antonio Avenue 1 northwest of 9th Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay District, and Coastal Commission Appeal Jurisdiction. APN 010-301-020

Application: DS 21-436 (Libreri) **APN:** 010-301-020
Block: A1 **Lot:** East 110' of 10
Location: San Antonio Avenue 1 northwest of 9th Avenue
Applicant: Tom Meaney, Architect **Property Owner:** Kimberley & Sandra Libreri

Executive Summary:

The project is an extensive interior and exterior remodel of the historic "Casa Laiolo" residence, including the reorganization of the existing floor area resulting in a net reduction of square footage and associated site improvements on an 11,315-square-foot lot. No trees are proposed for removal. The Forest & Beach Commission is requiring that the applicant plant one upper canopy tree, preferably a Monterey cypress, and five lower canopy ornamental trees in the front of the lot. The Historic Resources Board reviewed the project at their December 19, 2022, meeting and adopted a Resolution issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties, with conditions.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the Concept Design Study for a substantial alteration to the historic "Casa Laiolo" and associated site improvements located on San Antonio Avenue 1 northwest of 9th Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay, and Coastal Commission Appeal Jurisdiction.

Background and Project Description:

The “Casa Laiolo” residence was moved to its current location on San Antonio Avenue in 1929. The original location and date of construction of the home are unknown. After relocating the residence to San Antonio Avenue, a remodel was undertaken. Additions were made to the residence in the 1940s and 1950s, and a basement remodel was completed in the 1970s. As it sits today, the residence is 4,854 square feet and three stories. On October 12, 2020, the property was added to the Carmel Inventory of historic resources. The applicant is proposing a substantial alteration, including an extensive interior and exterior remodel, including a reorganization of floor area resulting in a net reduction of 165 square feet. The project also includes site improvements.

Staff Analysis:

Historic Resources Board Meeting

The Historic Resources Board reviewed the project at their December 19, 2022, meeting and determined that the proposed modifications were consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, with the following conditions:

1) The project shall be implemented consistent with the representations described in the Phase Two Report.

2) The flat-sawn balusters with simple posts shall be carefully removed and stored while the second floor is reconstructed. The posts shall be repaired. If deterioration beyond repair is demonstrated, a request to replace in-kind shall be submitted for review and approval by the Planning Division. Additionally, unless otherwise exempted by the Historic Building Code, any increase in railing height shall be accomplished by using a single simple rail in accordance with Preservation Brief #45. The plans shall include more information regarding the treatment of the balusters, post, and balustrade railing.

3) The new chimney on the south elevation shall be reduced in height, and the brick veneer shall be painted the same color as the house to reduce the visual impact.

4) The new wood fascia and eaves, smooth trowel stucco, and cedar shingles shall match the old in design, color, texture, and materials.

5) New shutters shall be slightly differentiated but compatible with the old shutters, such as using slightly wider or more narrow planks or eliminating the horizontal wood element from the new shutters.

6) The front wall is a character-defining feature and shall be kept.

These conditions have been included in Attachment 1.

Existing Nonconformities: The existing residence is nonconforming as it exceeds the allowable floor area, height limit, and site coverage allowance. The maximum floor area for an 11,315-square-foot lot is 3,495 square feet, and the existing residence is 4,852 square feet. The maximum building height is 18 feet and two stories, and the existing residence is 31.36’ and three stories. As viewed from the front, the residence appears to be two stories. At the rear, it is three stories. The maximum permitted site coverage is 769 square feet - 1,221 square feet, and the property currently contains 5,819 square feet.

CMC Section 17.36.030 (Alterations and Enlargements of Nonconforming Buildings and Structures) allows a lawful nonconforming structure to be maintained, repaired, or altered as long as it does not increase the

nonconformity. Alterations and additions to historic buildings are required to conform to the requirements of CMC Chapter 17.32 (Historic Preservation).

Beach and Riparian Overlay (CMC 17.20.120 to .200): The purpose of the beach and riparian overlay is to ensure that development is compatible with the public enjoyment of the City's coastal resources. In the event of conflicts between overlay districts, the regulations of this district shall prevail. All development shall be sited and designed to protect public views of and along the ocean and scenic coastal areas and be visually compatible with the character of the surrounding area. Maximum building height is limited to 18 feet and two stories. All utilities between the property and the source in the right-of-way shall be placed underground. A drainage system shall be provided to minimize erosion and runoff and to infiltrate and filter stormwater prior to conveyance off-site.

Staff Response: The project site is currently developed with a 4,852-square-foot, three-story, single-family residence with an attached accessory dwelling unit (ADU) on the lower level. The applicant is proposing to convert the ADU into additional garage space and living space for the primary residence. A detached ADU is proposed at the northwest corner of the lot. In accordance with State law, ADUs are exempt from discretionary review and therefore the ADU not being evaluated as part of this application.

There is no public access to the beach through the project site. However, there is a public walkway providing access to Scenic Road along a portion of the City's storm drain system to the south of the project site. The project would not impact this walkway.

There are both public and private views of the City's coastal resources across the property. Private views are discussed in detail in the section, Privacy and Views. Public views of the water can be seen through the property from San Antonio Avenue.

Maximum building height is limited to 18 feet. The existing residence is 31.36' tall and is non-conforming. As noted above, a lawful nonconforming structure can be maintained, repaired, or altered as long as it does not increase the nonconformity.

The applicant is proposing to reconstruct the upper floor due to significant structural deficiencies and shift the building mass slightly to the south. While the overall height of the residence is not proposed to increase, a proposed main-level addition for a new breakfast nook over a partially enclosed patio is proposed to be 24.57' tall. This addition exceeds the allowable height limits for this district. This addition also adds mass to the existing structure, which is discussed in further detail below in Mass and Bulk. The addition also impacts an existing view enjoyed by the eastern neighbor. The view impact is discussed in further detail below in Privacy and Views.

The standard condition of approval regarding undergrounding of service laterals has been included in recommendation/draft condition no. 2. The applicant has prepared a preliminary drainage plan that is currently being reviewed by staff. Recommendation/draft condition no. 3 requires that the preliminary drainage plan be found in substantial compliance with the city's stormwater requirements prior to the final details review.

Coastal Commission Appeal Jurisdiction Overlay: The project site is located within the Coastal Commission Appeal Jurisdiction. After all local remedies have been exhausted, the project may be appealed by any aggrieved party to the Coastal Commission for consideration. The grounds for appeal are limited to an allegation that the project does not conform to the City's certified Local Coastal Program or the public access policies set forth in the Coastal Act.

Residential Design Guidelines

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 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.

Staff Response: When considering approval of a Design Study application, the Planning Commission must find that the project contributes to the forest resources and is consistent with design objectives for protecting and enhancing the urbanized forest.

During the Preliminary Site Assessment, the City Forester identified nine trees on, or adjacent to, the project site, including seven Monterey Cyprus, one Coast live oak, and one citrus tree. All Monterey cypress trees have been rated Significant. The citrus tree is rated Not Significant, and the Coast live oak is rated Moderately Significant.

Carmel Municipal Code Table 17.48-A: Recommended Tree Densities establishes the number of upper canopy and lower canopy trees recommended per lot based on lot size. For lots greater than 8,000 square feet, the Forest & Beach Commission determines the recommended tree density. On October 13, 2022, the Forest & Beach Commission directed the applicant to provide one upper canopy tree, preferably a Monterey Cypress, and five lower canopy ornamental trees in the front of the property. The applicant has prepared a preliminary landscape plan that is currently being reviewed by staff. Recommendation/draft condition no. 4 requires the applicant to identify the location, size, and species of required tree plantings on the landscape plan prior to the final details review. With the application of conditions, the project meets the objectives of forest character.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourages 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: CMC Section 17.10.030.F (On-Site Parking Requirements) requires two off-street parking spaces on lots greater than 8,000 square feet. The property currently has an attached 412-square-foot two-car tuck-under garage on the north (side) elevation. The structural load of the two floors above has caused the ceiling of the garage to bow, creating an unsafe condition. On the south side of the garage is an existing living room with a fireplace and a kitchenette, which would be converted to additional garage space creating a four-car 900-square-foot tandem garage.

Access to the garage would remain on the north side of the house off San Antonio Avenue. The existing asphalt driveway is 2,047 square feet in size, and a stone wall with columns frames the driveway. The driveway is proposed to be reduced to 1,594 square feet, and the asphalt is proposed to be replaced with sand set pavers to improve the on-site percolation of rainwater. The reconfigured driveway includes a parking pad at the front of the driveway and backup space at the bottom of the driveway to allow a vehicle to turn around and exit in a forward direction (refer to Attachment 3, Sheet L-2).

The applicant is also proposing a driveway gate. Recommendation/draft condition no. 5 requires the applicant to provide a gate detail identifying the style, dimensions, materials, and finishes prior to the final details review. Based on available Google street views, the property has not had a driveway gate since at least 2008. Whether the property had a driveway gate in the past is unknown to staff. If the Planning Commission is not supportive of a driveway gate, the Commission should revise this condition accordingly. The project meets the objectives of parking and access.

Mass and Bulk: 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.

Staff Response: The project includes a reorganization of the existing floor area, with a small net reduction of 165 square feet. As described above in Parking and Access, an existing living room and kitchenette on the lower level will be replaced with additional garage space. This modification does not change the existing footprint of the building. The existing brick chimney on the rear elevation is proposed to be removed, and a new chimney would be constructed on the south (side) elevation.

On the front (east) elevation, a portion of the north wing at the main level is proposed to be removed (approximately 67 square feet). This will align the east wall of both the north and south wings, creating more symmetry on the front elevation (refer to Attachment 3, Sheet AB-2, and A2.1).

On the upper (third) level, the entire floor would be reconstructed due to significant structural deficiencies. The upper level, which would be the primary bedroom suite, would be slightly reduced in size (from 944 square feet to 932 square feet) and shifted slightly to the south (refer to Attachment 3, Sheet AB-3, and A2.2). While these alterations are relatively minor, the applicant is also proposing to add a modest gable roof on the west elevation above a set of new sliding doors that lead to a 4-foot-deep balcony. This new roof form expands the existing height nonconformity. Additionally, the new balcony adds a modest amount of mass to the existing residence. While these alterations are on the rear elevation, they are visible from Scenic Road.

The upper floor is part of the historic character of the property and needs to be retained. If the Commission has concerns with the alterations proposed at the upper level, you could require that it be reconstructed in its current location. Staff supports the reconstruction of the upper level and recommends that the new balcony and gable roof form be eliminated from the project (Attachment 1, Recommendation/Draft Condition No. 6).

On the rear (west) elevation, the existing exterior stairs that run parallel to the building at the north end of the residence would be removed, and a new staircase perpendicular to the building would be constructed at the south end of the residence. Additions to the rear elevation include a new terrace (approximately 316 square feet) at the main level and a breakfast nook addition (approximately 149 square feet) (refer to Attachment 3, Sheet AB-2, and A2.1). The new exterior stairs, terrace, and breakfast nook addition all add mass to the existing building. Additionally, the breakfast nook addition exceeds the allowed building height in the Beach & Riparian Overlay District. This is discussed in further detail below in Building & Roof Form. The eastern neighbors have also expressed concerns over the new breakfast nook eliminating a view of the beach they currently enjoy. This is discussed in further detail below in Privacy & Views. Staff is recommending that the breakfast nook addition be eliminated from the project due to mass, building height, and view impacts (Attachment 1, Recommendation/Draft Condition No. 7).

Building and Roof Form: 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 proportionate to the scale of the building; and, roof eave lines that are low in scale.

Staff Response: The existing residence was subjected to a number of additions over time which were poorly constructed. The applicant is proposing to correct these deficiencies by reconstructing traditional roof forms, simplifying roof and eave lines, and creating more symmetry on the front elevation while preserving the historic appearance of the residence. The existing roof forms consist of front, and side-facing gables pitched at 5:12 with subordinate shed roof forms pitched at 2:12. All new construction is proposed to maintain these roof pitches.

The existing shed roof on the front elevation would be replaced with a traditional gable roof pitched at 5:12,

consistent with the south wing of the residence. A small shed roof between the main level and the upper level that encloses an interior staircase is proposed to be removed. The interior staircase would be reconstructed to meet current code requirements. A new continuous 2:12 pitched shed roof would be constructed over the interior staircase and the front balcony.

As discussed above, a modest gable roof is proposed at the upper level on the west elevation. Staff finds the addition of this roof form expands the existing height nonconformity and recommends that it be eliminated from the project (Attachment 1, Recommendation/Draft Condition No. 6).

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 Response: The proposed project includes a number of new and larger window and door openings. As of the writing of this report, staff has not been contacted by any neighbors with privacy concerns.

The neighbors to the east did reach out to staff and the property owners with concerns about the proposed breakfast nook eliminating a view they currently enjoy (refer to Attachment 6).

One of the purposes of design review is to promote designs that respect the privacy views of neighboring properties (CMC 17.58.010, Purpose and Applicability). Additionally, the purpose and design objectives of the R-1 District also include respecting views enjoyed by neighboring parcels; balancing private rights to views from all parcels that would be affected by a building or addition; and avoiding substantially eliminating an existing significant view enjoyed on another parcel (CMC 17.10.010, Purpose and Design Objectives). The Residential Design Guidelines further state that view opportunities should be balanced and shared; buildings should not substantially block views enjoyed by others; maintain some views through a site from other properties; and consider a compact building footprint.

The existing building footprint will largely remain the same, with the exception of the breakfast nook addition over a partially enclosed patio on the west elevation. This addition is made possible through the reorganization of the existing floor area. However, it adds mass to the rear elevation, exceeds the maximum allowed building height, and eliminates a view currently enjoyed by neighbors on the east side of San Antonio Avenue. Whether the elimination of this view is significant may be inconsequential because the height and mass of the addition conflict with other standards and guidelines discussed earlier in this report. For these reasons, staff is recommending the breakfast nook addition with a partially enclosed patio below be eliminated from the project (Attachment 1, Recommendation/Draft Condition No. 7).

Finish Details

The applicant will maintain the smooth trowel stucco cement wall cladding, preserving as much of the original stucco as possible and matching the new stucco to the old. The roof material is proposed to be a Class A cedar shingle. Gutters and downspouts are proposed to be copper. Recommendation/Draft Condition No. 8 requires the applicant to select an alternative material for the gutters and downspouts prior to the final details review.

Doors & Windows: On the front (east) elevation, the openings of three main-level windows and the front entry will be preserved. New and expanded window and door openings are proposed throughout the residence. All windows and doors are proposed to be cedar. The garage door is proposed to be a cedar plank wire brushed sectional door. Recommendation/Draft Condition No. 9 requires the applicant to provide additional details on the material and finish of the garage door prior to the final details review.

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site

coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

The property is allowed 769 square feet – 1,221 square feet of site coverage and currently contains approximately 5,819 square feet of site coverage. Certain site coverage elements, such as the front wall and columns, the brick entry courtyard, and adjacent brick walkways, are historic features of the property and must be maintained. Additionally, the side entry garage at the northwest corner of the residence requires a significant amount of hardscape for driveway access. Due to these special physical circumstances, staff recommends that a site coverage variance be considered if the applicant is unable to bring the site into full compliance. The findings required for a variance are provided below. If the Commission is generally supportive of staff exploring a site coverage variance, staff would return with a formal variance request at the final details review.

Variance Findings

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

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

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;

C. That the variance will not be detrimental to adjacent property 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;

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

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.

Other Project Components:

Staff recommends, pursuant to CEQA regulations, that the Application be found “not to 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. A CEQA analysis and determination will be conducted as part of the Final Details hearing.

Attachment 2 - Project Data Table
Attachment 3 - Project Plans
Attachment 4 - 3D Renderings
Attachment 5 - Existing Conditions Photos of Water View
Attachment 6 - Public Comments

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR A SUBSTANTIAL ALTERATION TO THE HISTORIC "CASA LAIOLO" AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON SAN ANTONIO AVENUE 1 NORTHWEST OF 9TH AVENUE APN 010-301-020

WHEREAS, Tom Meaney, Architect ("Applicant") submitted an application on behalf of Kimberley and Sandra Libreri ("Owners") requesting approval of Track 2 Design Study application DS 21-436 (Libreri) described herein as ("Application"); and

WHEREAS, the Application has been submitted for an 11,315-square-foot lot located on San Antonio Avenue 1 northwest of 9th Avenue in the Single-Family Residential (R-1) District, Beach & Riparian (BR) Overlay, and Coastal Commission Appeal Jurisdiction (Block A1, Lot E. 110' of 10); and

WHEREAS, the Applicant proposes a substantial alteration, including an extensive interior and exterior remodel of the existing 4,852-square-foot three-story residence, known as "Casa Laiolo," including reconstruction of portions of the residence, which is structurally deficient; and

WHEREAS, the project proposes the reorganization of the existing floor area, including a reduction of 239 square feet on the lower level ("basement"), an increase of 86 square feet on the main level ("first floor"), and a reduction of 12 square feet on the upper level ("second floor"). The net reduction in square footage is 165 square feet; and

WHEREAS, on October 13, 2022, the Forest & Beach Commission passed a motion requiring the Applicant to plant one upper canopy tree, preferably a Monterey Cypress, and up to five lower canopy ornamental trees in the front of the lot at the Applicant's expense; and

WHEREAS, on December 19, 2022, the Historic Resources Board adopted Resolution 2022-014-HRB issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties, with conditions; and

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

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

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

WHEREAS, a notice of the February 8, 2023, public hearing was published in the Carmel Pine Cone on January 27, 2023, 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 January 29, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

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

WHEREAS, on February 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

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

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

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 recommended to be conditioned, supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.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 21-436, Libreri) for a substantial alteration including an extensive interior and exterior remodel of the existing 4,852-square-foot three-story residence including reconstruction of portions of the residence which are structurally deficient located on San Antonio Avenue 1 northwest of 9th Avenue (APN 010-301-020), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions		
No.		
1.	Historic Resources Board Conditions on Determination of Consistency with the Secretary's Standards for the Treatment of Historic Properties. 1) The project shall be implemented consistent with the representations described in the Phase Two Report. 2) The flat-sawn balusters with simple posts shall be carefully removed and stored while the second floor is reconstructed. The posts shall be repaired. If deterioration beyond repair is demonstrated, a request to replace in-kind shall be submitted for review and approval by the Planning Division. Additionally, unless otherwise exempted by the Historic Building Code, any increase in railing height shall be accomplished by using a single simple rail in accordance with Preservation Brief #45. The plans shall include more information regarding the treatment of the balusters, post, and balustrade railing. 3) The new chimney on the south elevation shall be reduced in height, and the brick veneer shall be painted the same color as the house to reduce the visual impact. 4) The new wood fascia and eaves, smooth trowel stucco, and cedar shingles shall match the old in design, color, texture, and materials.	✓

	5) New shutters shall be slightly differentiated but compatible with the old shutters, such as using slightly wider or more narrow planks or eliminating the horizontal wood element from the new shutters. 6) The front wall is a character-defining feature and shall be kept.	
2.	**Undergrounding of Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
3.	**Preliminary Drainage Plan.** Prior to the final details review, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
4.	**Tree Planting Requirements.** Prior to the final details review, the Applicant shall identify on the landscape plan the location, size, and species of one upper canopy tree, preferably a Monterey cypress, and five lower canopy ornamental trees. The ornamental trees should be located at the front of the property.	✓
5.	**Driveway Gate.** Prior to the final details review, the Applicant shall provide additional details on the material and finish of the proposed driveway gate.	✓
6.	**Proposed Gable Roof on the Upper Floor of the West Elevation.** Prior to the final details review, the Applicant shall submit a revised plan showing the elimination of the proposed gable roof above the sliding doors at the proposed balcony.	✓
7.	**Elimination of the Breakfast Nook Addition.** Prior to the final details review, the Applicant shall submit a revised plan showing the elimination of the proposed breakfast nook addition.	✓
8.	**Copper Gutters & Downspouts.** Prior to the final details review, the Applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.	✓
9.	**Garage Door Details.** Prior to the final details review, the Applicant shall submit additional details on the material and finish of the proposed garage door.	✓
10.	**Site Coverage Reduction and/or Variance.** Prior to the final details review, the Applicant shall reduce the site coverage to 769 square feet – 1,221 square feet or apply for a site coverage variance.	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of February 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

DS 21-436 (Libreri)
February 8, 2023
Project Data Table

PROJECT DATA FOR A 11,315-SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	3,495 SF (31%)	4,852 SF (43%)	4,850 SF (43%)
Site Coverage	769 SF/1,221 SF	5,819 SF	3,729 SF
Trees (Upper/Lower)	TBD	7/2	8/7
Ridge Height (1st/2nd)	18'/18'	15.76' / 31.36'	15.76' / 31.36'
Plate Height (1st/2nd)	12'/18'	10.92' / 26.46'	10.92' / 26.46'
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	17'-3"	22'-1"
Composite Side Yard	28' (25%)	50'-8"	49'-10"
Side Yard	3'	17'-2" south 33'-6" north	15'-9" south 34'-1" north
Rear	15'/3'*	36'-11"	27'-5"

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

All ideas, designs and plans indicated or represented by these drawings are owned by and are the property of Thomas Meaney and were created and developed for use in conjunction with the specified project. None of such ideas, designs, or plans shall be used for any purpose without the written permission of Thomas Meaney. Copyright © 2019 All rights reserved. Thomas Meaney Architect, Inc.

NOTES

GENERAL

1. All project work shall comply with the 2019 California Building Code (CBC), Title 24, 2019 California Residential Code (CRC), 2019 California Plumbing Code (CPC), 2019 California Mechanical Code (CMC), 2019 California Electrical Code (CEC), 2019 California Energy Code (CEnC), 2019 California Green Building Standards Code (CGBSC), and current editions of Santa Barbara County Code, Santa Barbara City Code & adopting ordinances.
2. This project is subject to High Fire Hazard Area provisions of (CRC R337). New buildings, building materials, systems, assemblies and methods of construction located within any High Fire Hazard Severity Zones or Wildland-Urban Interface Fire Areas shall be pursuant per (CRC R337) for exterior wildfire exposure requirements.
3. At the time of final inspection a copy of the operation & maintenance manual, compact disc or web based reference, shall be placed in the building and/or provided to building occupant per California Green Building Standards (CBGC 4.410).
4. All utility electrical, cable, television and phone lines shall be placed underground.
5. Prior to building permit issuance, the property shall be certified to be in compliance with the vegetation management requirements prescribed in California Fire Code Section 4906. Refer to landscape plans for additional specifications.
6. All construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7-9 am and 4-6 pm).

NOTIFICATIONS

Notify the **Soils Engineer** 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.

Notify the **Structural Engineer** 48 hours before the following times:

1. Prior to the time that the site grading work begins.
2. After foundation excavations have been made and prior to placing reinforcing steel and formwork
3. Prior to all concrete pours.
4. Prior to placing the first course of concrete masonry units.
5. When rough framing is completed and prior to start of finish work.
6. Prior to covering any plywood sheathing nailing.
7. Prior to covering any shear wall hold-down anchors.

Contact **County Fire Department** for inspection requirements.

TREE PROTECTION AND REPLACEMENT

1. Tree Protection per City Forester.
2. No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree dripline.
3. No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the dripline of all native trees.
4. Any roots encountered that are 1 inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D approved arborist/biologist.
5. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
6. No permanent irrigation shall occur within the dripline of any existing oak tree.
7. Any construction activity required within 3 ft. of a native tree's dripline shall be done with hand tools.
8. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This condition may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.
9. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
10. All native trees with grading or construction work occurring within 6 ft. of the dripline shall have trunk protection, constructed of solid material (wood), installed to protect said trunks from damage by machinery/implements.

SPECIAL INSPECTIONS

1. All special inspections shall conform to section 1701 of the Uniform Building Code.
2. Structural special inspections and observations are required for this project, refer to structural plans for additional specifications.
3. Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
4. Required for all installation of epoxied anchors.
5. During excavation process, a thorough search shall be made under the direction of soils engineer, to locate and remove any man-made buried structures and utilities
6. Inspection of the finished building pad shall be conducted by the soils engineer.
7. Soils engineer to review foundation and grading plans prior to submittal for building permit.
8. A representative of soils engineer shall be requested to inspect all excavations prior to backfilling, steel reinforcement and concrete or soil placement.

Attachment 3

SEPARATE PERMITS & DEFERRED SUBMITTALS

All separate permits & deferred submittals per contractor

1. Provide grading under separate permit. **Civil plans for grading and driveway construction are provided for reference only and are not part of this permit.*
2. Provide solar photovoltaic under separate permit.

SITE LANDSCAPE LOT COVERAGE

0 San Antonio NW 9th - Carmel-by-the-Sea	**Revised: 4-7-2022**	Scott Hall			
Lot Size 11,312.53 Square feet		landscape arch			
AREA or Zones	**Existing Coverage**	**Proposed Coverage**	**PROPOSED IMPERVIOUS**	**NEW PERVIOUS**	**TOTAL PROPOSED**
DRIVEWAY / Existing asphalt / Proposed Permeable	2,046.50	1,594	0	**1,594**	
EXISTING DRIVEWAY WALLS lineal feet top (TOW)	203.00	98	98	0	
BACKUP AREA (proposed ADU zone)	417.5	0	0	0	
FRONT WALK Existing original Historical Brick	763	763	0	**(763)NA**	
SOUTH EAST CORNER EXISTING WALK	77	0	0	0	
SOUTH EAST CORNER EXISTING WALK REMAINS	0	44	44	0	
SOUTH EAST CORNER REALIGNED STAIRS	0	28	28	0	
SOUTH TERRACE - REMAINS IN Historical Brick	443	443	443	0	
WEST FACING TERRACE ASPHALT CONCRETE & BRICK	978	0	0	0	
WEST FACING TERRACE BRICK PORTION REMAINS FOR PATIO + 166 sf ADDED TO SITTING AREA	O	390	0	**390**	
TERRACE REPURPOSED STEPS	0	30	30	0	
EXISTING STEPS FROM DRIVEWAY	18	0	18	0	
NEW REPOSITIONED SAFE STEPS FROM DRIVEWAY	0	32	32	0	
STEP STONES IN ART TURF	0	18	18	0	
PATIO NEW @ ADU - Brick to Portray Historic pattern	0	119	0	**119**	
GENERATOR PAD & WALL	0	36	36	0	
EXISTING STEPS WEST BELOW CHANNEL TO FENCE	17	17	17	0	
BRICK WALLS EXISTING SOUTH & WEST	117	117	117	0	
EXISTING DRAINAGE CHANNEL	112	0	0	0	
TOTAL EXISTING HARDSCAPE SQUARE FOOTAGE	**5,192.00**	**3,729**	**881**	**2,103**	**2,984**

Updated site coverage table provided on Sheet L1

SHEET INDEX

ARCHITECTURAL

A0.0	Title Sheet, Project Data, Notes, Sheet Index
A0.1-A0.3	Notes & Specifications
A1.0	Survey
A1.1	Architectural Site Plan
AB-1	Existing Basement Floor Plan
A2.0	Proposed Basement Floor Plan
AB-2	Existing First Floor Plan
A2.1	Proposed First Floor Plan
AB-3	Existing Second Floor Plan
A2.2	Proposed Second Floor Plan
A2.3	Proposed ADU Floor Plan
AB-4	Existing Roof Plan
A3.0	Proposed Roof Plan
A3.1	Proposed ADU Roof Plan
A5.0	Building & ADU Sections
A6.0	Proposed & Existing North Building Elevations
A6.1	Proposed & Existing East Building Elevations
A6.2	Proposed & Existing South Building Elevations
A6.3	Proposed & Existing West Building Elevations
A6.4	Proposed Partial North Elevation
A6.5	Proposed Partial South Elevation
A6.6	Proposed ADU Elevations & Proposed Property Wall & Entry Gate
A7.1	Proposed Project 3D Views & Existing Views
A8.0	
A8.1-A8.2	Door & Window Schedule
A9.1	Eave & Rake Details
A9.2	Window & Door Details
G1.0-G2.0	Green Building Standrads

LANDSCAPE

L-1	Title Sheet / Index Sheet / Site Plan
L-2	(E)+(N) Lot Coverage
L-3	Layout Plan
L-4	Site Sections & Elevations
L-5	Grading & Drainage
L-6	Tree Planting & Protection

CIVIL

A1.0	Survey

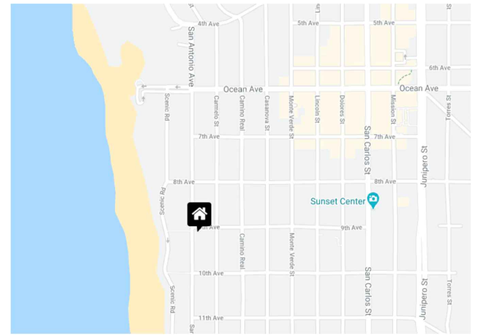
STRUCTURAL

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MECHANICAL / PLUMBING

ELECTRICAL

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS	Libreri Residence 0 San Antonio 1 NW 9th Ave. Carmel, CA 93921
OWNER	Kim & Sandra Libreri 0 San Antonio 1 NW of 9th Carmel, CA 93921
EXISTING STRUCTURES	2-story Single Family Dwelling w/ basement & attached garage
SCOPE OF WORK	Remodel to (E) 2 -Story SFD w/, attached 2 car garage, & (N) detached ADU. Scope includes site grading & drainage. *refer to separate permit & deferred submittals notes*

ZONNING DATA

APN		010-301-020
ZONE		R-1
LOT SIZE		.2597 AC / 11,312 SF
TYPE OF CONSTRUCTION		VB
REQUIRED SETBACK	FRONT YARD:	15'-0"
	REAR YARD:	15'-0"
	SIDE YARD:	28'-0" COMBINED / 3'-0" MIN
COASTAL ZONE		YES
MAX. ALLOWABLE BUILDING HEIGHT		18'-0"
MAX. ALLOWABLE FLOOR AREA		3,495 SF

BUILDING DATA	EXISTING	PROPOSED
BASEMENT LIVING AREA	1,012 SF	762 SF
BASEMENT STORAGE	518 SF	41 SF
BASEMENT GARAGE	412 SF	900 SF
BASEMENT TOTAL	1,942SF	1,703 SF
FIRST FLOOR	1,966SF	2,052 SF
SECOND FLOOR	944SF	932 SF
TOTAL BUILDING AREA	4,852SF	4,687 SF
TOTAL ADU AREA	-	391 SF

SITE DATA

LOT SIZE	17.4%	18.1%
BUILDING FOOTPRINT AREA		23.66%
*TOTAL BUILDING FOOTPRINT SF / TOTAL LOT SIZE SF		*(2,677 SF / 11,312.53 SF)*
BUILDING HEIGHT	26.67'	26.00'
GRADING	300 CUBIC YARDS OUT	0 CUBIC YARDS FILL

CONSULTANTS

SURVEY
LAND SET ENGINEERS INC.
520-B Crazy Horse Canyon Rd.
Santa Barbara, CA 93907
831.443.6970

GEOTECHNICAL
--

LANDSCAPE
HALL LANDSCAPE DESIGN INC.
582 Lighthouse Ave. Suite 3+4
Pacific Grove, CA 93950
PH:831.901.0150

MECHANICAL / PLUMBING
--

CIVIL
--

ELECTRICAL
--

STRUCTURAL
--

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

TOM MEANEY ARCHITECT
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

LIBRERI RESIDENCE
0 SAN ANTONIO 1 NW OF 9TH
CARMEL, CA 93921

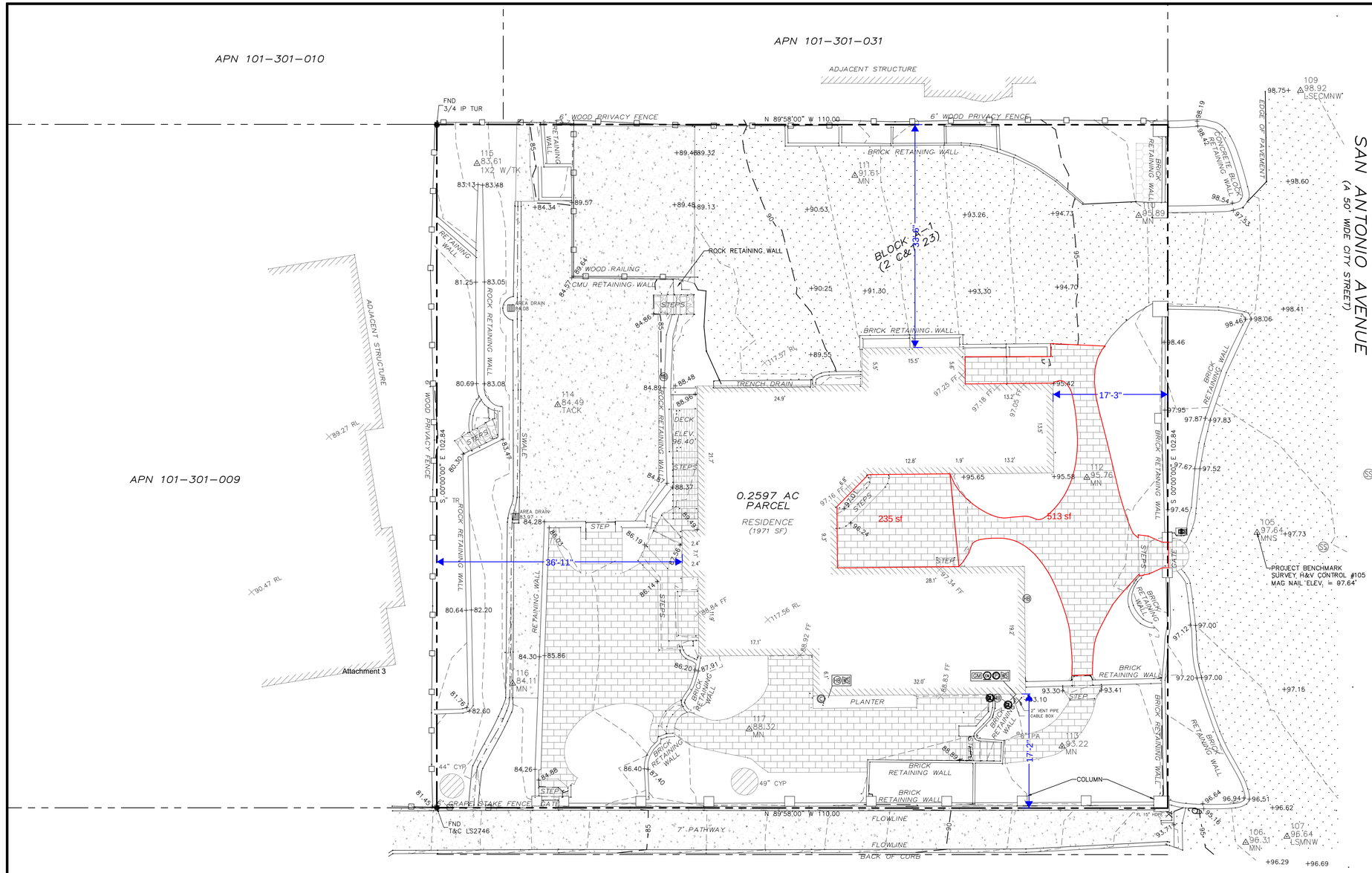
TITLE SHEET

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/21 STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A0.0

NOT FOR CONSTRUCTION



LEGEND:

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

- CONDUIT
- PIPE
- CLEANOUT
- DOWNSPOUT
- HOSEBIB
- WATER SERVICE
- IRRIGATION BOX
- IRRIGATION CONTROL VALVE
- WATER VALVE
- DRAIN LINE
- STREET LIGHT
- GAS LINE
- TELEPHONE SERVICE
- UNKNOWN UTILITY
- FUSE BOX
- ELECTRICAL OUTLET
- UTILITY POLE
- GUY WIRE
- MAILBOX
- AREA DRAIN
- HYDRANT
- SIGN
- GAS METER
- WATER METER
- PGE BOX
- UTILITY HUB
- TELEPHONE BOX
- ELECTRICAL HUB
- ELECTRICAL PANEL
- ELECTRICAL METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- PGE GAS MANHOLE
- ELECTRICAL MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- ×100.00 SPOT ELEVATION
- ×100.00 RR RIDGELINE
- ×100.00 FF FINISHED FLOOR
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)

CE = CEDAR, CW = COTTON WOOD, CYP = CYPRESS, E = EUCALYPTUS, H = HOLLY, O = OAK, PA = PALM, PE = PEPPER, P = PINE, R = REDWOOD, TR = TREE, W = WILLOW

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #105, A MAGNETIC NAIL LOCATED IN THE INTERSECTION BETWEEN SAN ANTONIO AND 9TH AVENUE APPROXIMATELY 43 FEET NORTHEAST OF THE SOUTHEASTERLY PROPERTY CORNER, ELEVATION = 97.64' 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 (12/03/20) 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.

CONTACT INFORMATION:

SITE LOCATION:
SAN ANTONIO AVENUE & NW CORNER OF 9TH
CARMEL-BY-THE-SEA, CA 93921

No.	DATE	BY	REVISION
	12/22/20	JK	RELEASED TO CLIENT

APPROVED BY:
GUY R. GIRALDO
P.L.S. No. 8703
EXP. 12-31-21

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

TOPOGRAPHIC MAP

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2020056403
OF
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
KEVIN RAPH CONSTRUCTION

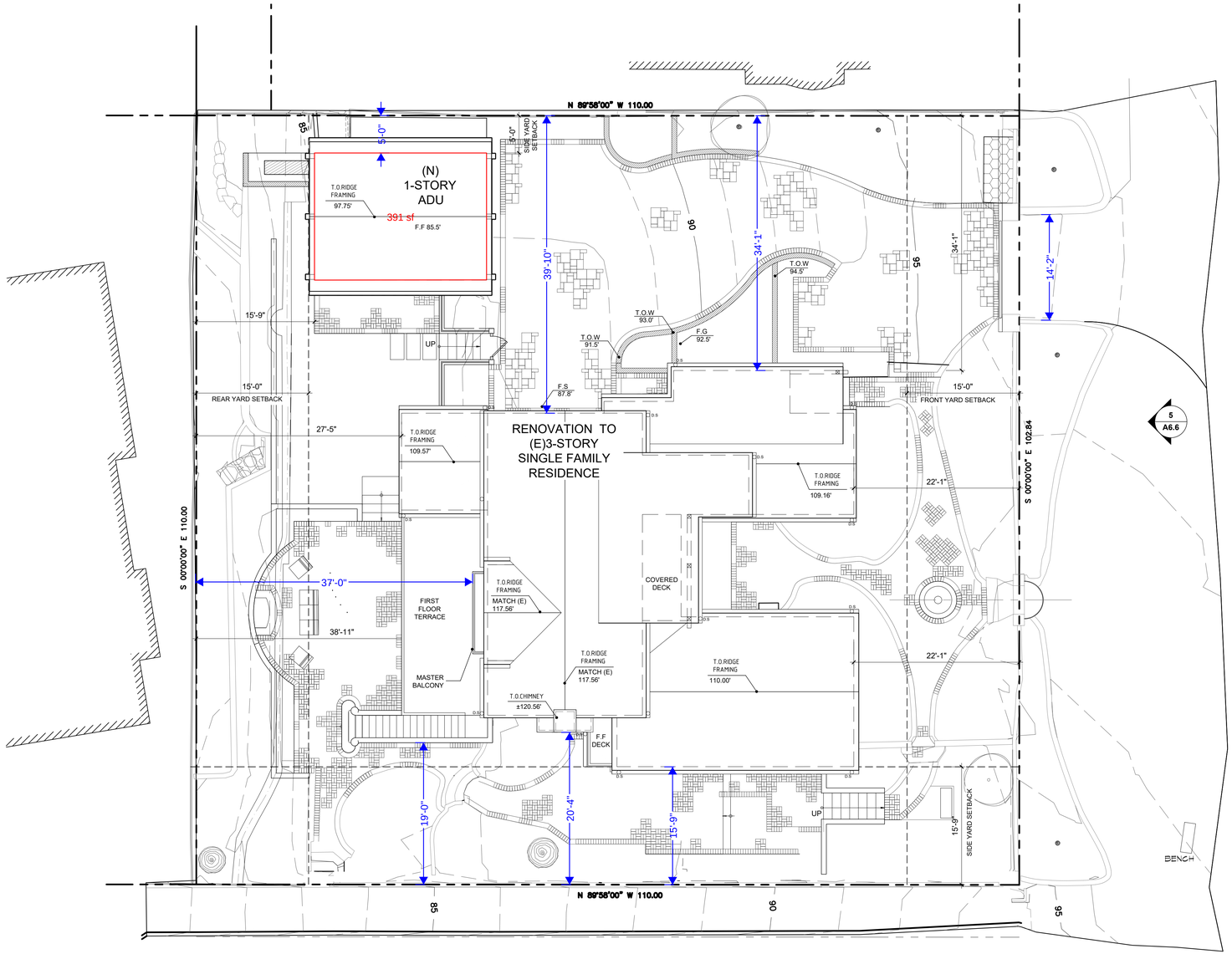
A.P.N.: 010-301-020

SCALE: 1" = 8'
DATE: DEC 2020
JOB NO. 2206-01

SHEET 1
OF 1 SHEETS

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Attachment 3



GRAPHIC SCALE $\frac{1}{8}$"=1'-0"

2' 8' 20' 40'

PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

N

NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.20

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CARMEL, CA 93921

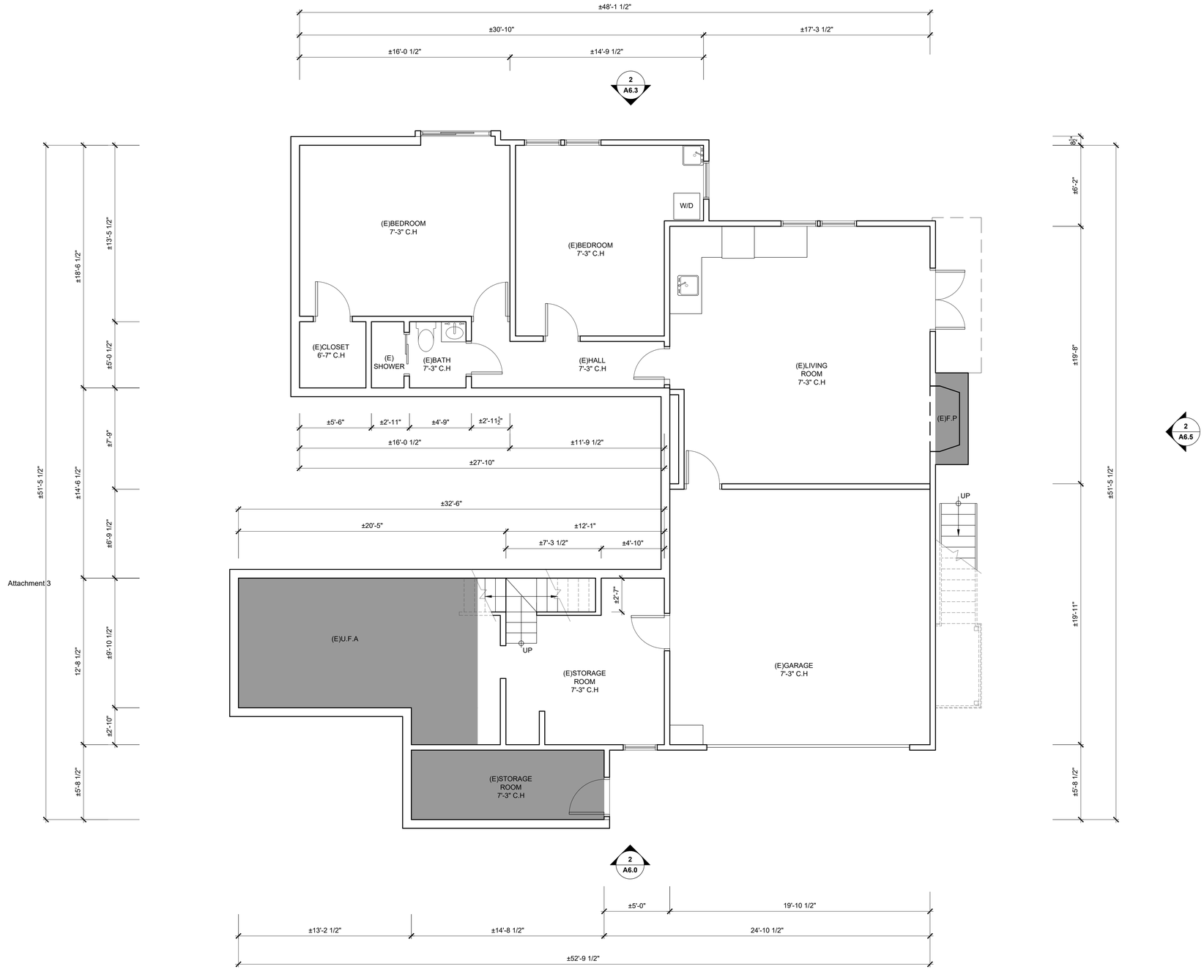
SITE PLAN

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/8" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A1.1

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Attachment 3

GRAPHIC SCALE

¼"=1'-0"

1' 4' 10' 20'

EXISTING BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"

(E) AREA TO BE DEMO'D

N

NOT FOR CONSTRUCTION

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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EXISTING BASEMENT FLOOR PLAN

LICENSED ARCHITECT
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No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

AB-1

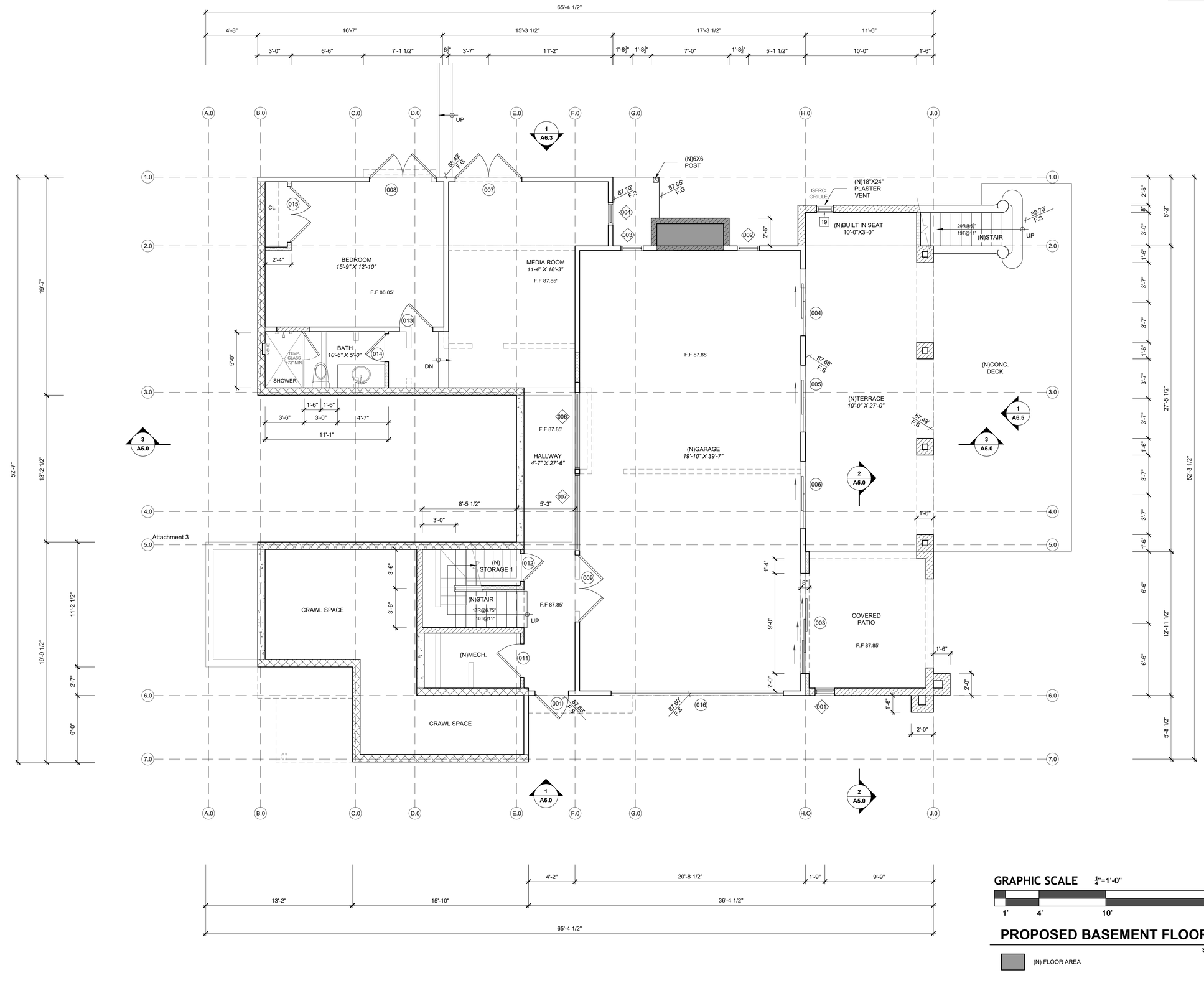
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NOTES

1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

- (N) 2" X 8"
- (N) 2" X 6"
- (N) 2" X 4"
- (N) CONC
- (E) TO REMAIN
- (E) TO DEMO
- (E) CONC TO REMAIN



GRAPHIC SCALE ¼"=1'-0"

1' 4' 10' 20'

PROPOSED BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"

(N) FLOOR AREA

N

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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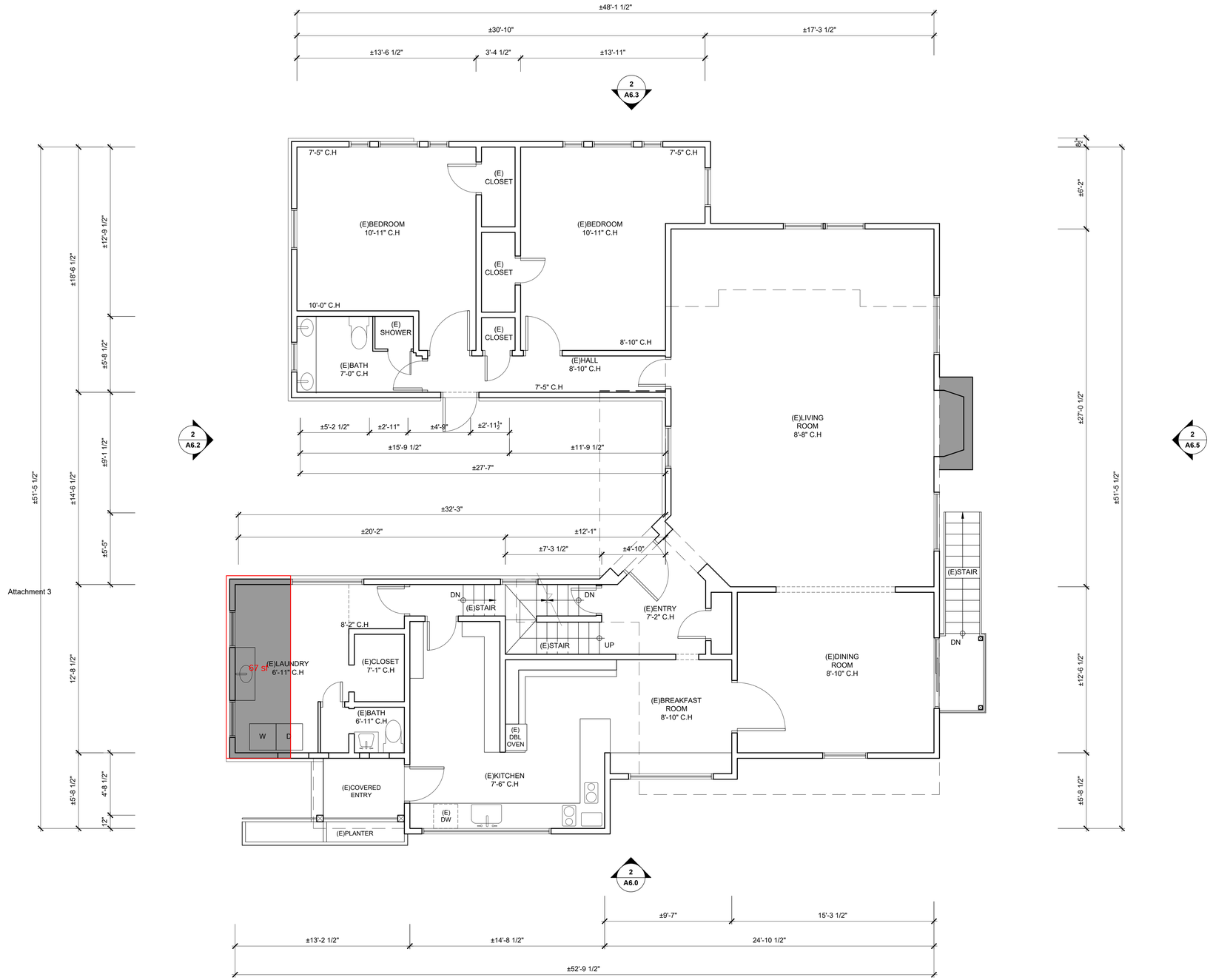
LOWER FLOOR PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/21 STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A2.0

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Attachment 3

GRAPHIC SCALE $\frac{1}{4}$"=1'-0"

1' 4' 10' 20'

EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

(E) AREA TO BE DEMO'D

N

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.20

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EXISTING FIRST FLOOR PLAN

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Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

AB-2

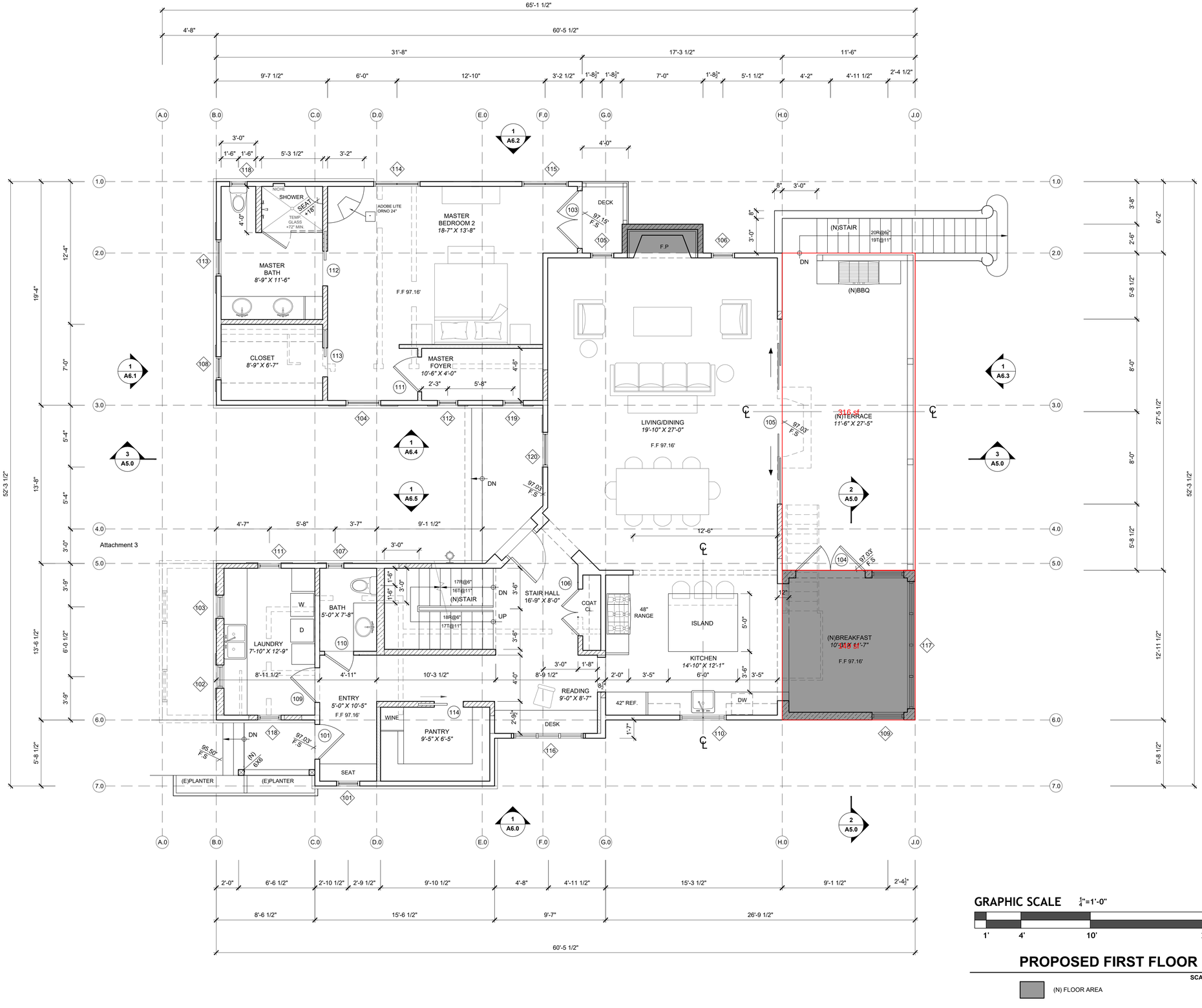
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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

- (N) 2" X 8"
- (N) 2" X 6"
- (N) 2" X 4"
- (E) TO REMAIN
- (E) TO DEMO



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

1' 4' 10' 20'

PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

(N) FLOOR AREA

N

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REVISION SCHEDULE

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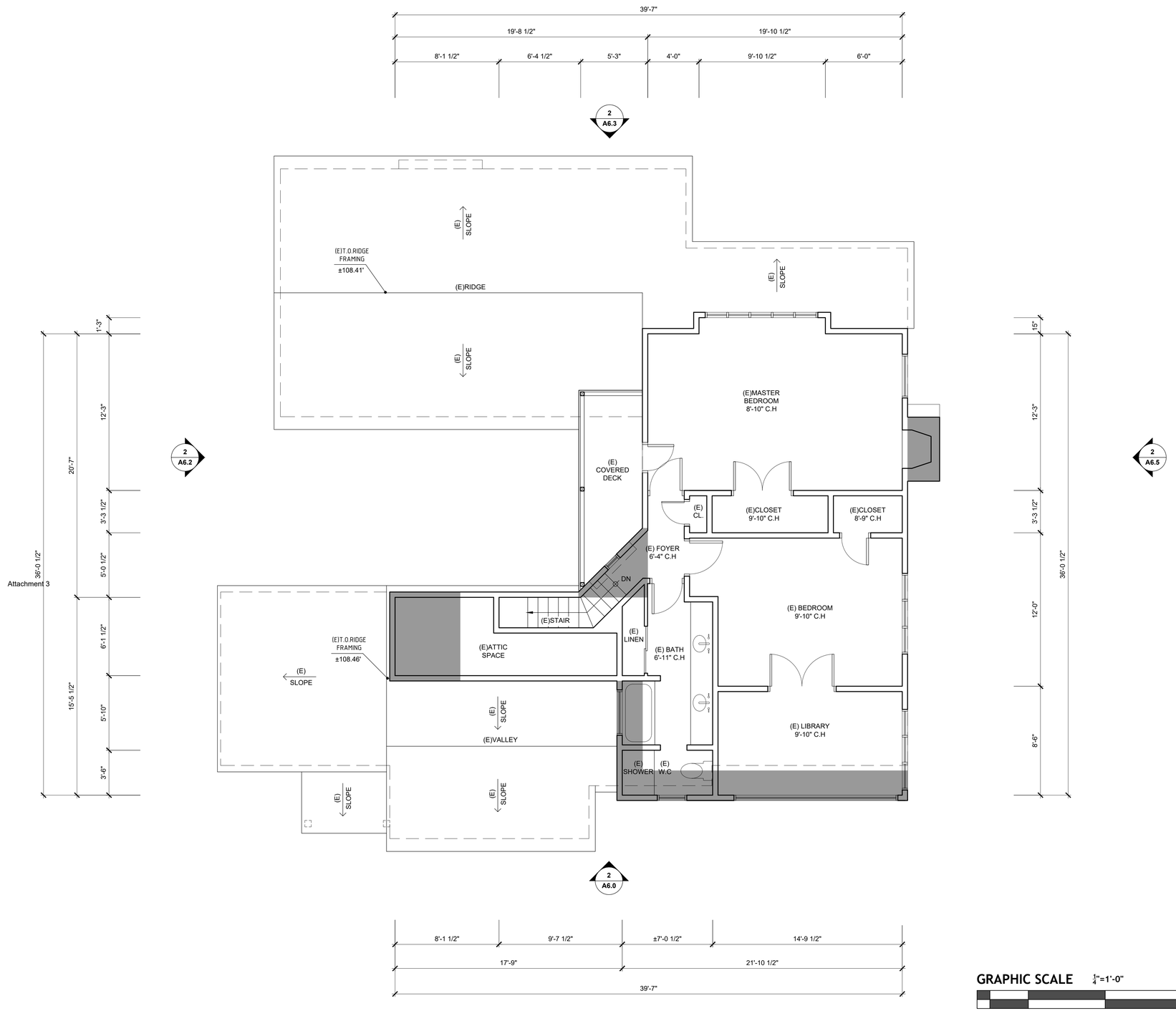
FIRST FLOOR PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/21 STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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Attachment 3

(E) TO REMAIN

(E) TO DEMO

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

1' 4' 10' 20'

EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

(E) AREA TO BE DEMO'D

N

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REVISION SCHEDULE		
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EXISTING SECOND FLOOR PLAN

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Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
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AB-3

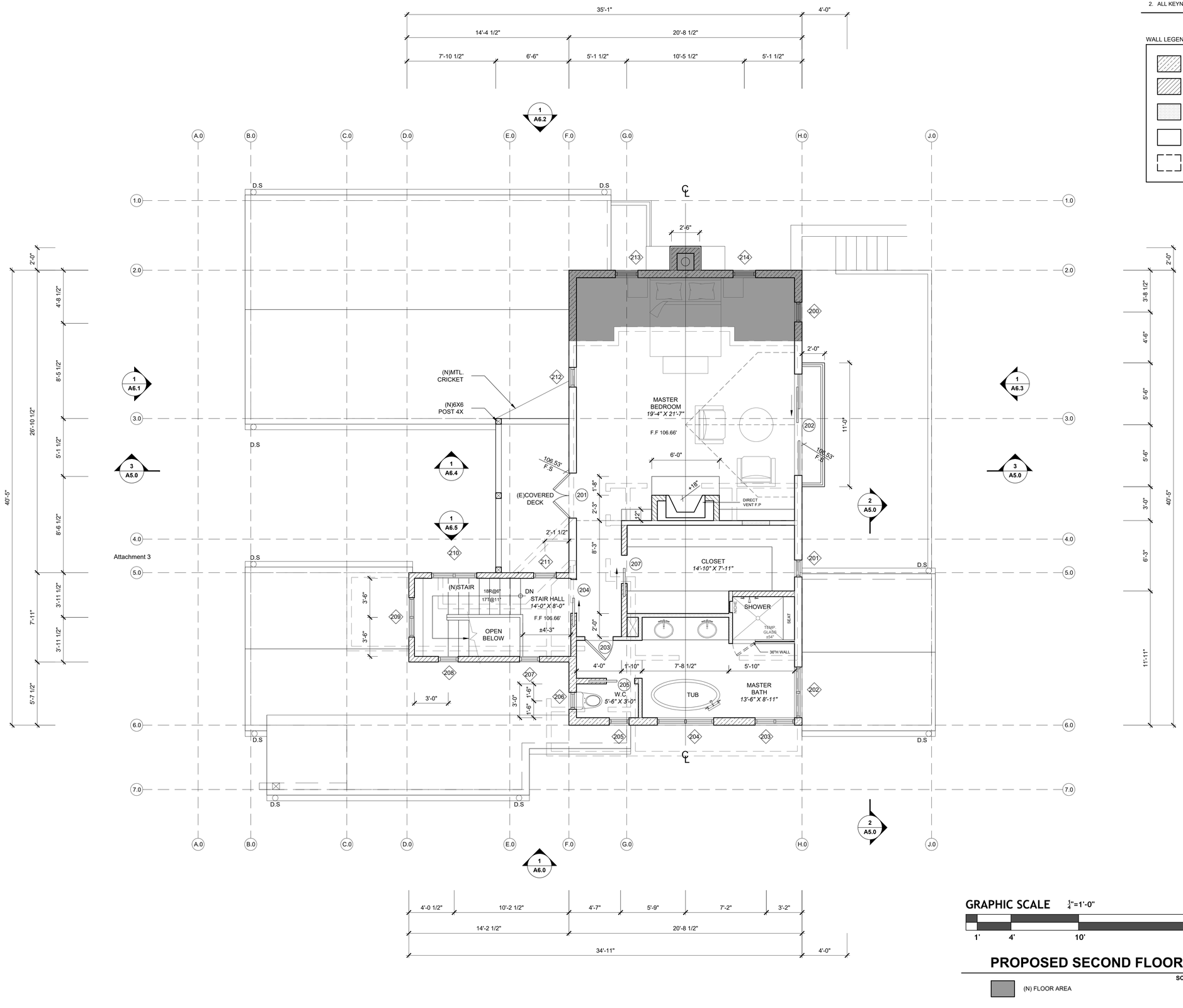
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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

WALL LEGEND

- (N) 2" X 8"
- (N) 2" X 6"
- (N) 2" X 4"
- (E) TO REMAIN
- (E) TO DEMO



GRAPHIC SCALE $\frac{1}{4}$"=1'-0"

1' 4' 10' 20'

PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

(N) FLOOR AREA

N

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SECOND FLOOR PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/21 STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

A2.2

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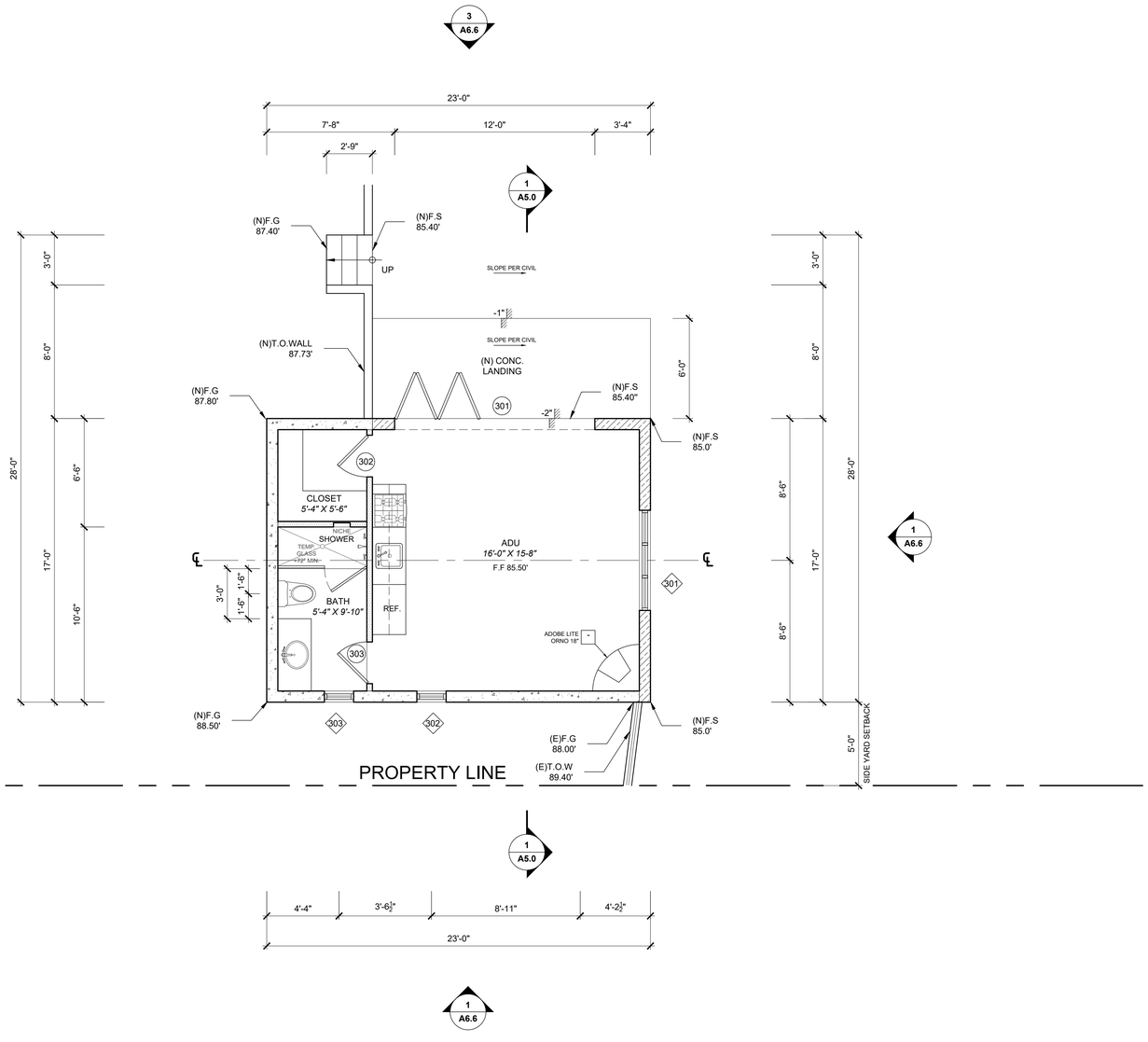
Attachment 3

NOTES

1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

LEGENDS

- 2" X 8"
- 2" X 6"
- 2" X 4"
- CONC



GRAPHIC SCALE $\frac{1}{4}$"=1'-0"

1' 4' 10' 20'

PROPOSED ADU FLOOR PLAN

SCALE 1/4" = 1'-0"

N

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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ADU
FLOOR PLAN

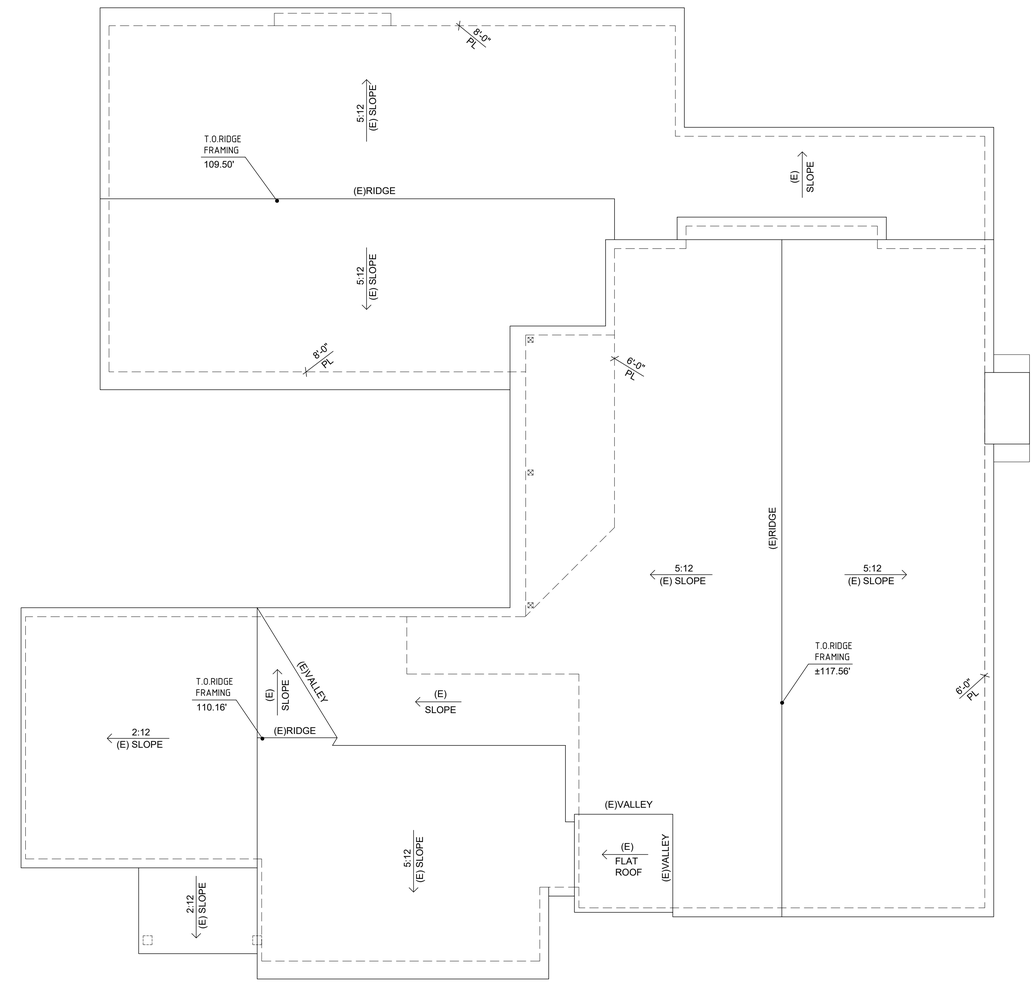
LICENSED ARCHITECT
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No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
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A2.3

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Attachment 3



GRAPHIC SCALE $\frac{1}{4}$"=1'-0"

1' 4' 10' 20'

EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"

N

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.20

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EXISTING ROOF PLAN

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Renew 8/31/21
STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

AB-4

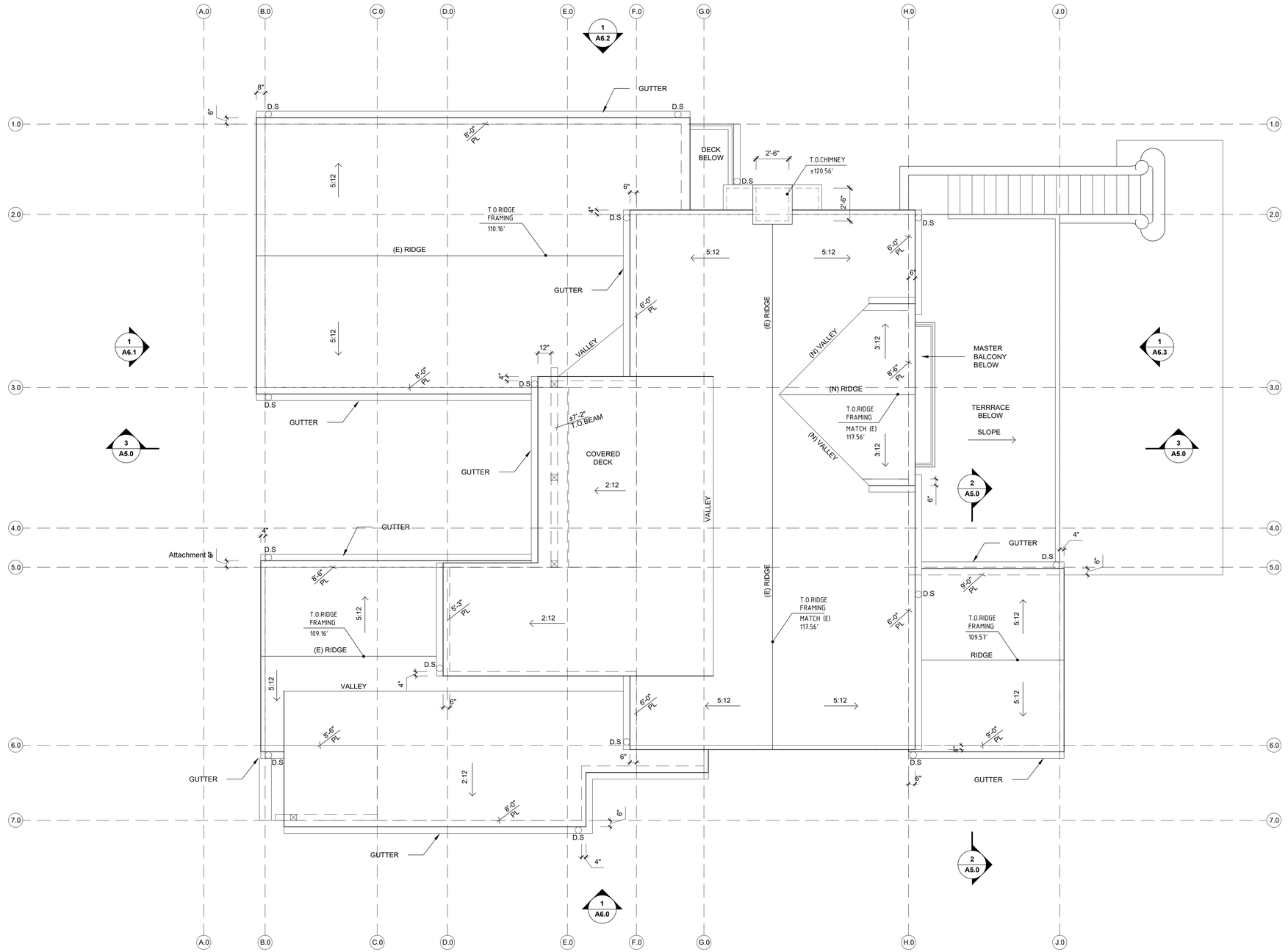
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2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

LEGENDS

- 2" X 8"
- 2" X 6"
- 2" X 4"



GRAPHIC SCALE $\frac{1}{4}$"=1'-0"

1' 4' 10' 20'

PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"

N

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REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.20

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ROOF PLAN

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/21 STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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A3.0

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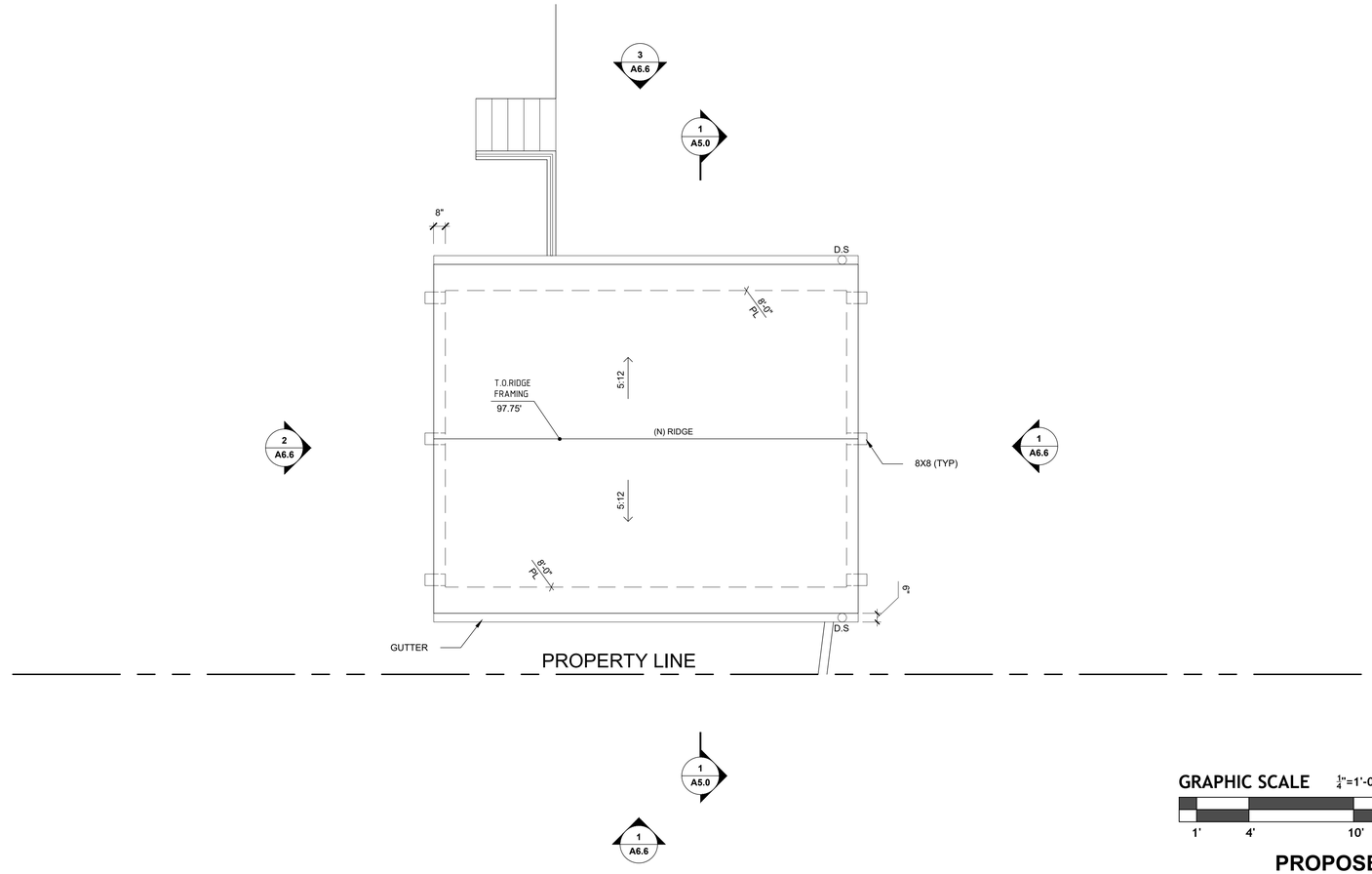
Attachment 3

NOTES

1. ALL DIMENSIONS TO FACE OF FRAMING OR PLY PER PLAN, NOTIFY ARCHITECT PER ANY PLAN DISCREPANCIES.
2. ALL KEYNOTES PER FINISH SCHEDULE SHEET A8.1

LEGENDS

- 2" X 8"
- 2" X 6"
- 2" X 4"



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

1' 4' 10' 20'

PROPOSED ADU ROOF PLAN

SCALE 1/4" = 1'-0"

N

NOT FOR CONSTRUCTION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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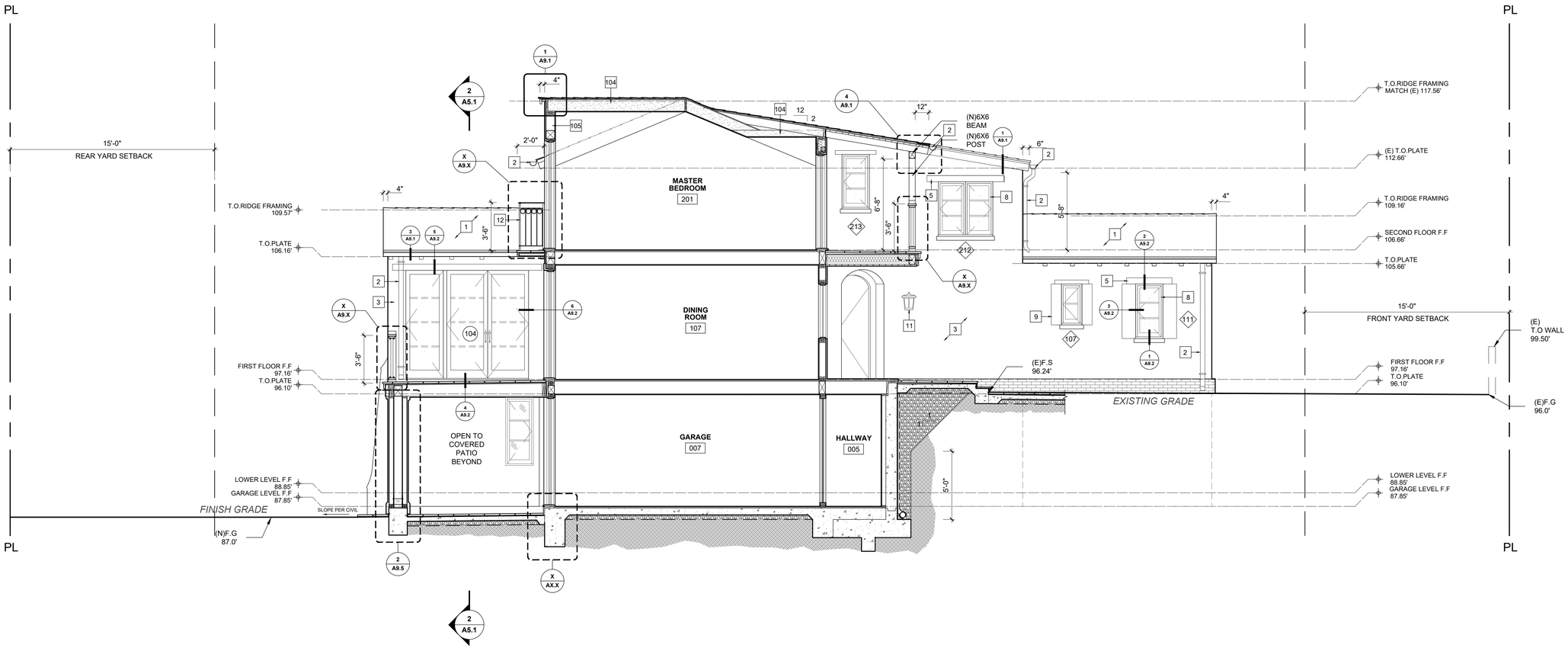
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ADU
ROOF PLAN

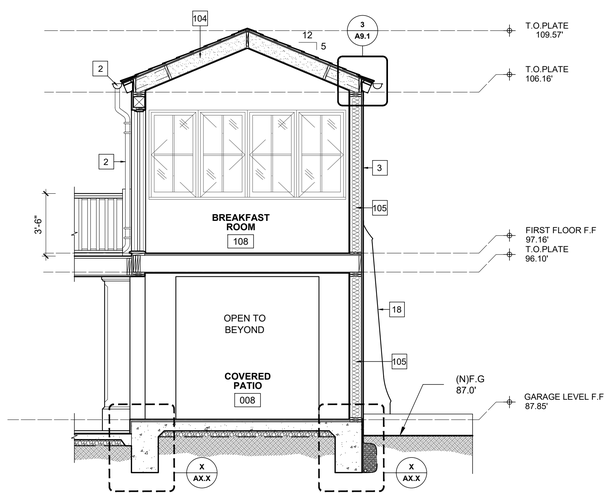
LICENSED ARCHITECT
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No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

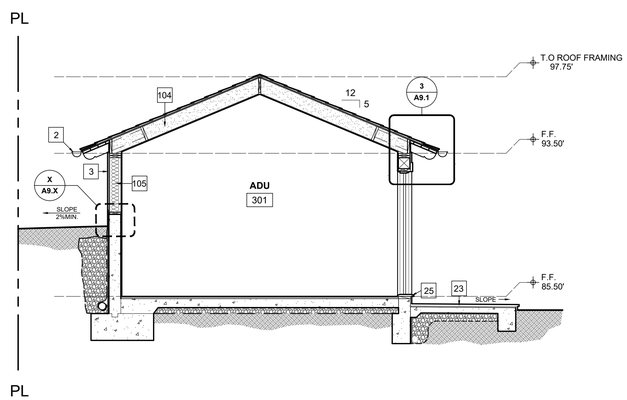
A3.1



PROPOSED BUILDING SECTION 03
SCALE 1/4"=1'-0"



PROPOSED BUILDING SECTION 02
SCALE 1/4"=1'-0"



PROPOSED BUILDING SECTION 01
SCALE 1/4"=1'-0"

Attachment 3

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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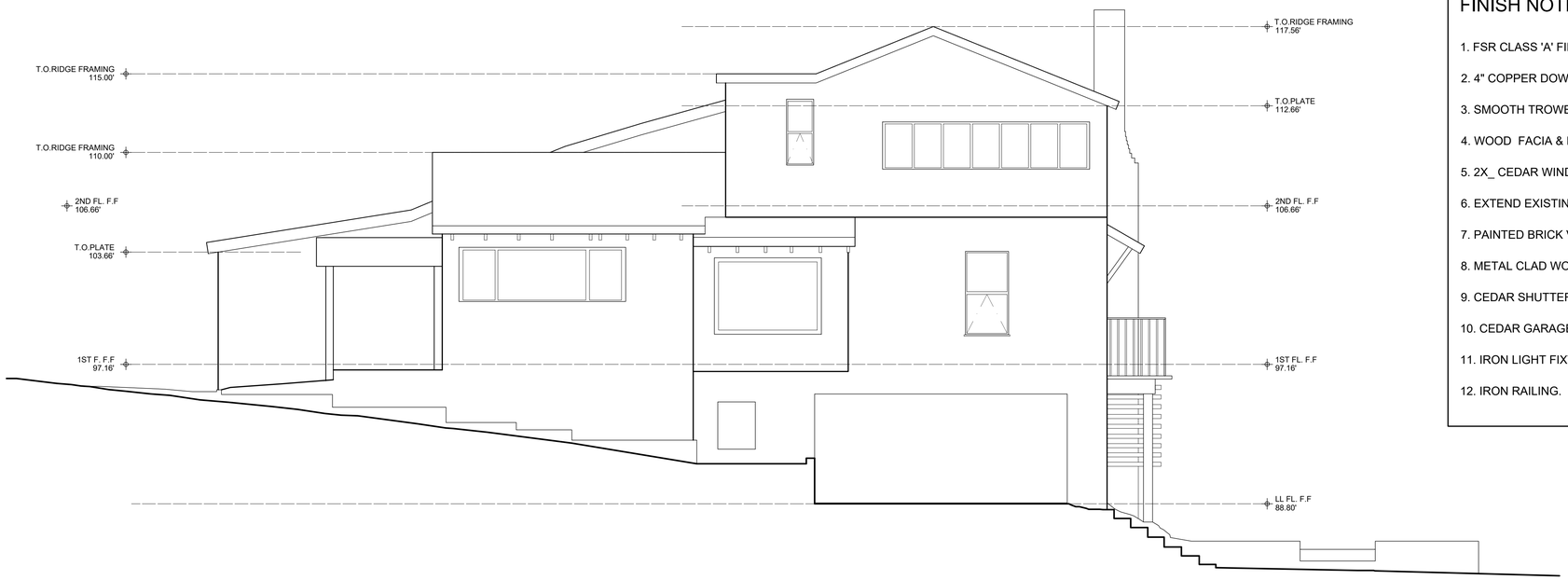
BUILDING
SECTIONS

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No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

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A5.0

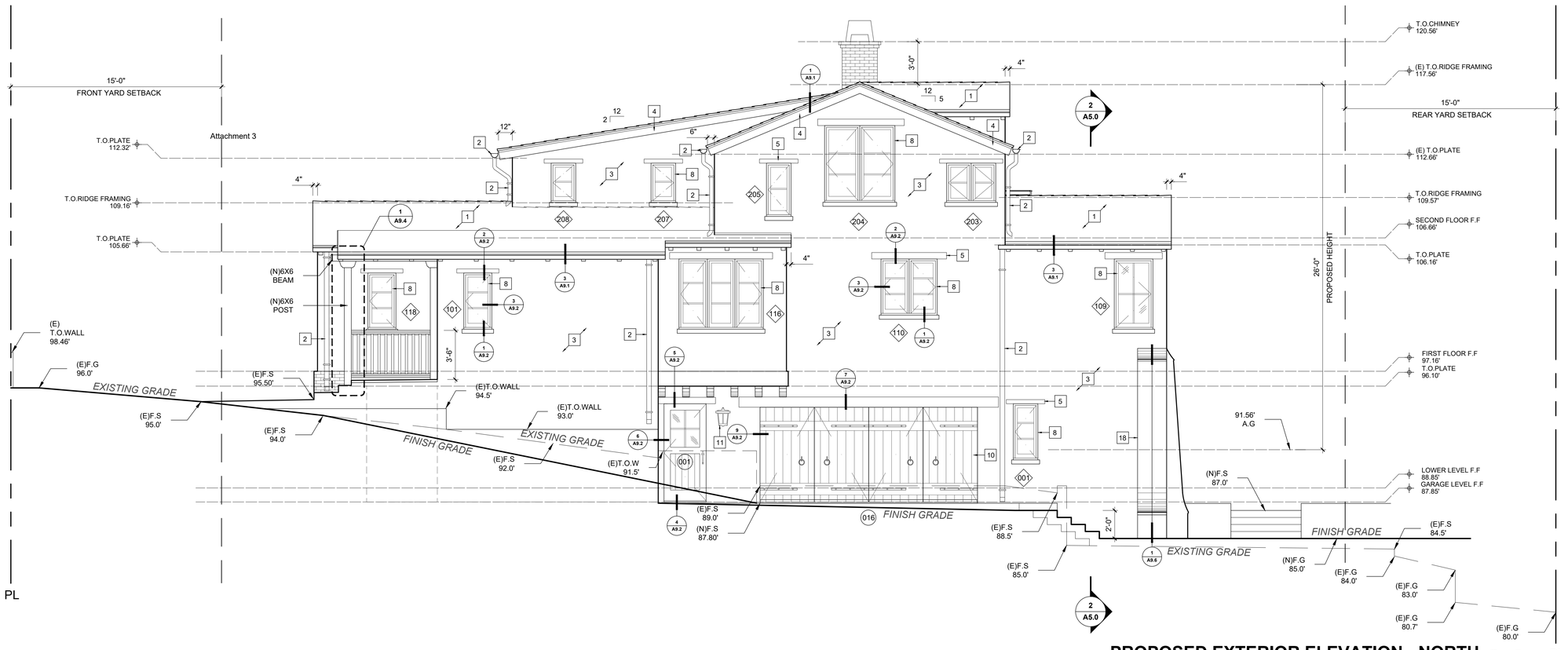


EXISTING EXTERIOR ELEVATION - NORTH 02

SCALE 1/4"=1'-0"

FINISH NOTES:

1. FSR CLASS 'A' FIRE RATED WOOD CEDAR SHINGLES. WATKINS SAWMILL.
2. 4" COPPER DOWNSPOUTS & 5" HALF ROUND GUTTERS. DRAIN PER CIVIL.
3. SMOOTH TROWEL STUCCO CEMENT. MATCH EXISTING.
4. WOOD FACIA & EAVE'S TO MATCH EXISTING.
5. 2X_ CEDAR WINDOW & DOOR HEADERS.
6. EXTEND EXISTING WOOD RAILING TO 42"H.
7. PAINTED BRICK VENEER
8. METAL CLAD WOOD WINDOWS.
9. CEDAR SHUTTERS. MATCH EXISTING.
10. CEDAR GARAGE DOOR. MATCH EXISTING WINDOWS AND SHUTTERS
11. IRON LIGHT FIXTURES
12. IRON RAILING.



PROPOSED EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

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EXTERIOR ELEVATION

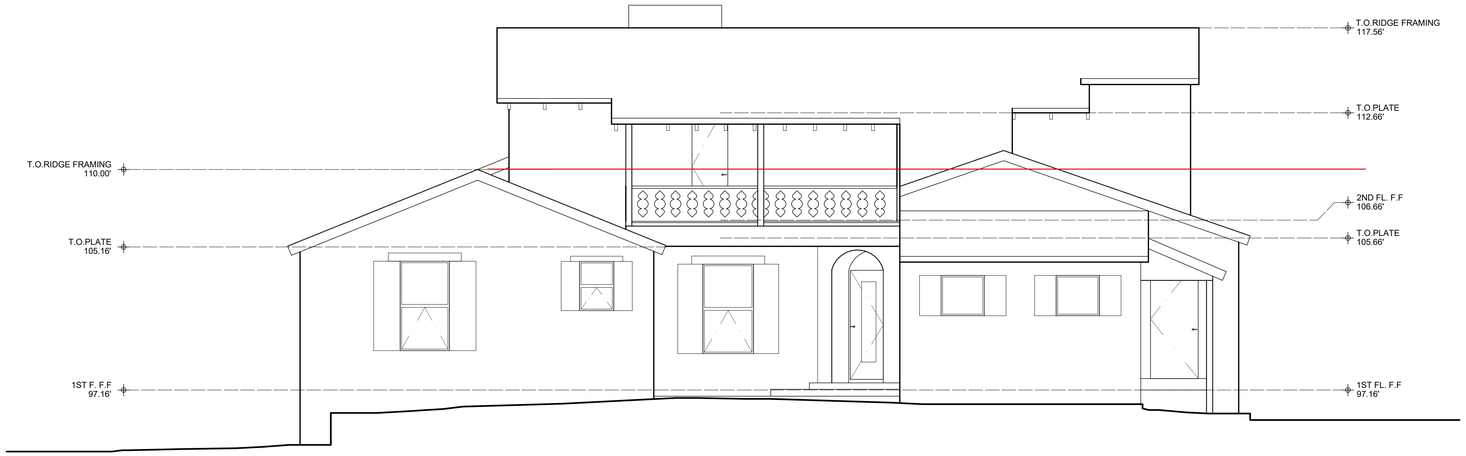
LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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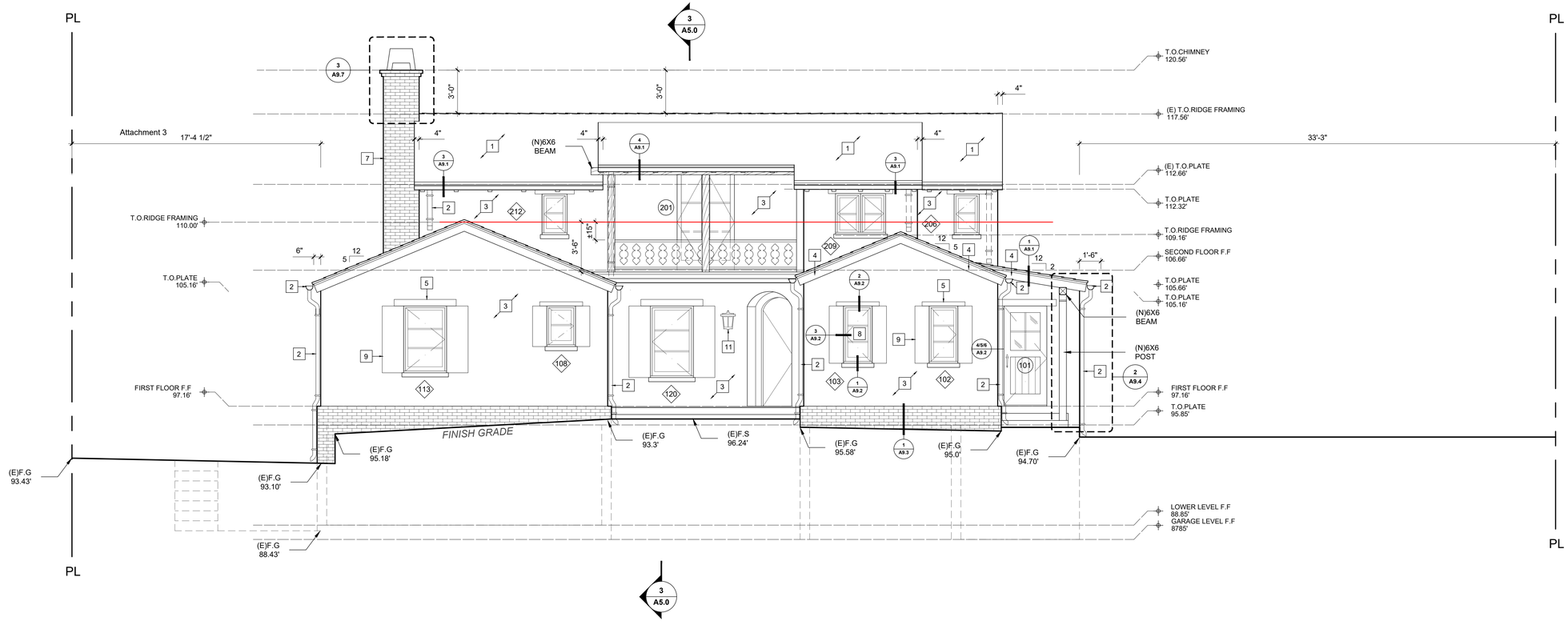


EXISTING EXTERIOR ELEVATION - EAST 02

SCALE 1/4"=1'-0"

FINISH NOTES:

1. FSR CLASS 'A' FIRE RATED WOOD CEDAR SHINGLES. WATKINS SAWMILL.
2. 4" COPPER DOWNSPOUTS & 5" HALF ROUND GUTTERS. DRAIN PER CIVIL.
3. SMOOTH TROWEL STUCCO CEMENT. MATCH EXISTING.
4. WOOD FACIA & EAVE'S TO MATCH EXISTING.
5. 2X_ CEDAR WINDOW & DOOR HEADERS.
6. EXTEND EXISTING WOOD RAILING TO 42"H.
7. PAINTED BRICK VENEER
8. METAL CLAD WOOD WINDOWS.
9. CEDAR SHUTTERS. MATCH EXISTING.
10. CEDAR GARAGE DOOR. MATCH EXISTING WINDOWS AND SHUTTERS
11. IRON LIGHT FIXTURES
12. IRON RAILING.



PROPOSED EXTERIOR ELEVATION - EAST 01

SCALE 1/4"=1'-0"

REVISION SCHEDULE

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EXTERIOR ELEVATION

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/21
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Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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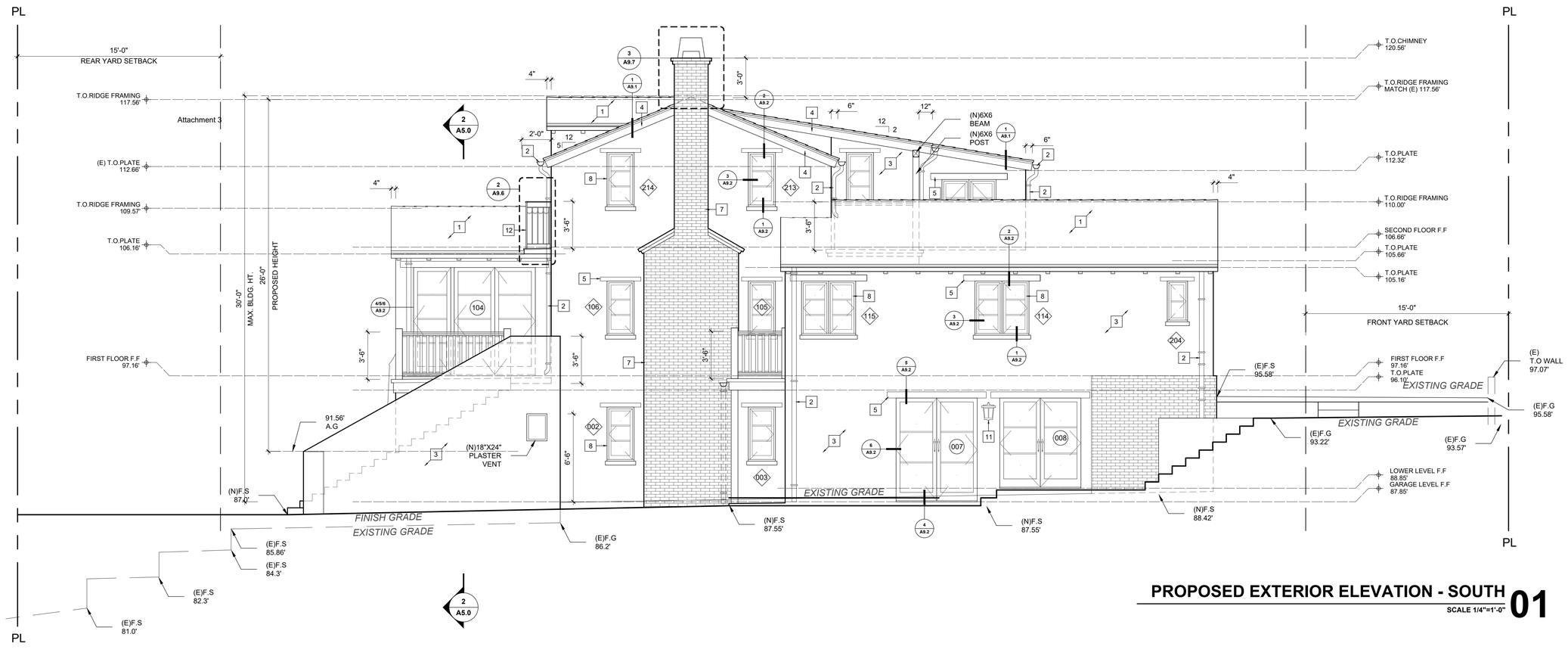
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EXISTING EXTERIOR ELEVATION - SOUTH

SCALE 1/4"=1'-0" **02**



PROPOSED EXTERIOR ELEVATION - SOUTH

SCALE 1/4"=1'-0" **01**

FINISH NOTES:

1. FSR CLASS 'A' FIRE RATED WOOD CEDAR SHINGLES. WATKINS SAWMILL.
2. 4" COPPER DOWNSPOUTS & 5" HALF ROUND GUTTERS. DRAIN PER CIVIL.
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10. CEDAR GARAGE DOOR. MATCH EXISTING WINDOWS AND SHUTTERS
11. IRON LIGHT FIXTURES
12. IRON RAILING.

REVISION SCHEDULE

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EXTERIOR ELEVATION

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Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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EXISTING EXTERIOR ELEVATION - WEST

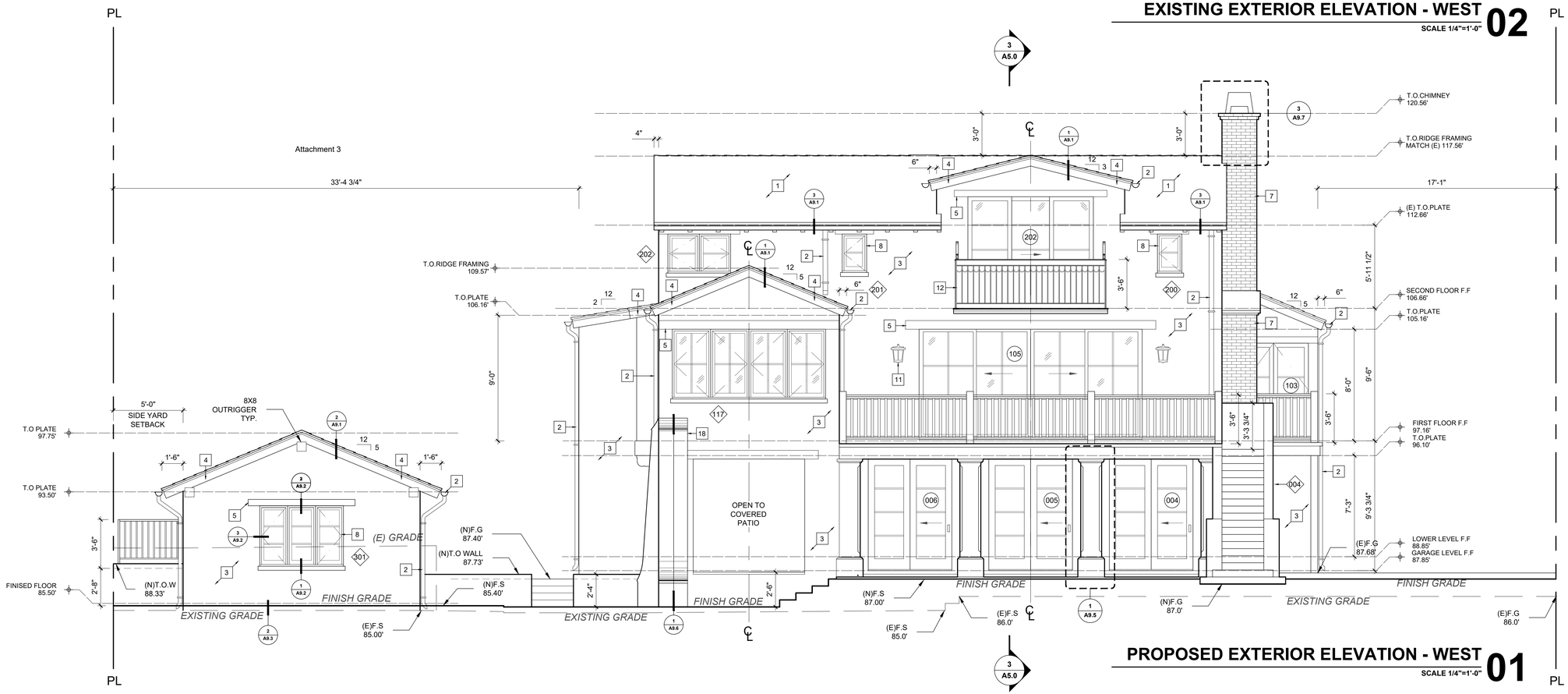
SCALE 1/4"=1'-0" **02**

FINISH NOTES:

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11. IRON LIGHT FIXTURES
12. IRON RAILING.

PL

Attachment 3



PROPOSED EXTERIOR ELEVATION - WEST

SCALE 1/4"=1'-0" **01**

PL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1		00.00.20

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EXTERIOR ELEVATION

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

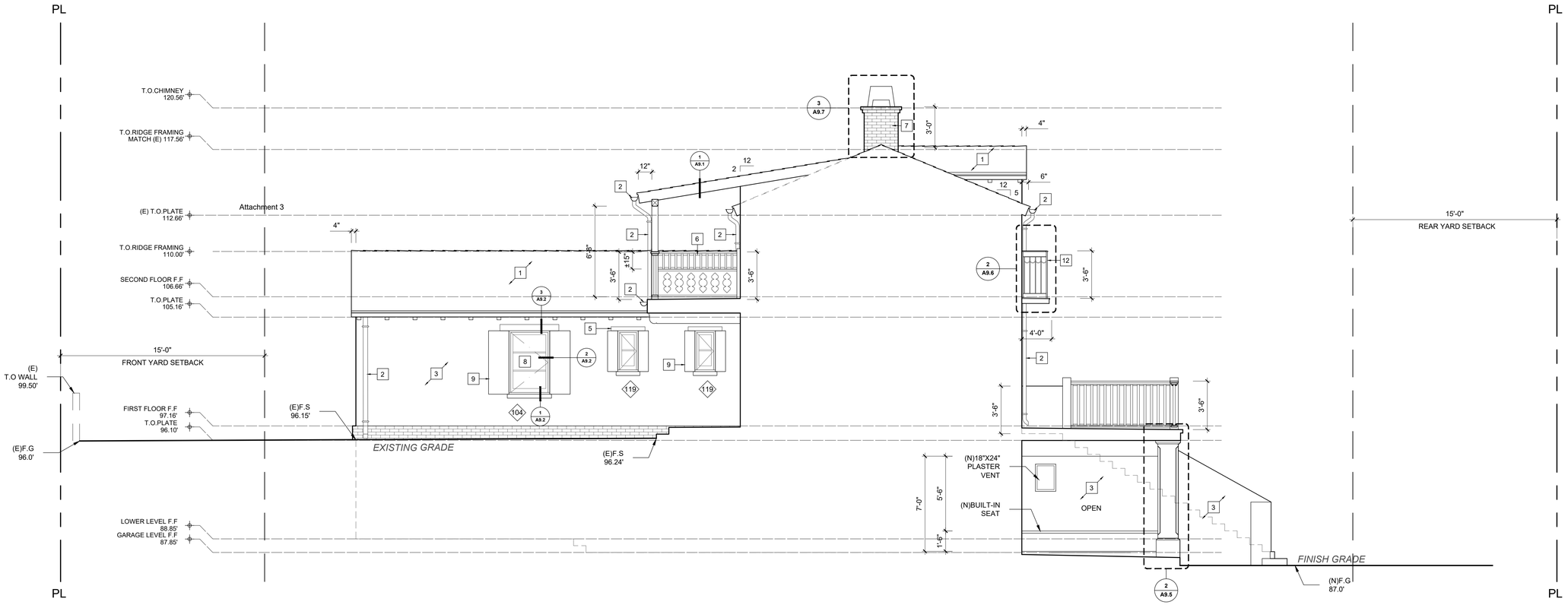
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Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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12. IRON RAILING.



PARTIAL EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

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EXTERIOR ELEVATION

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/21 STATE OF CALIFORNIA

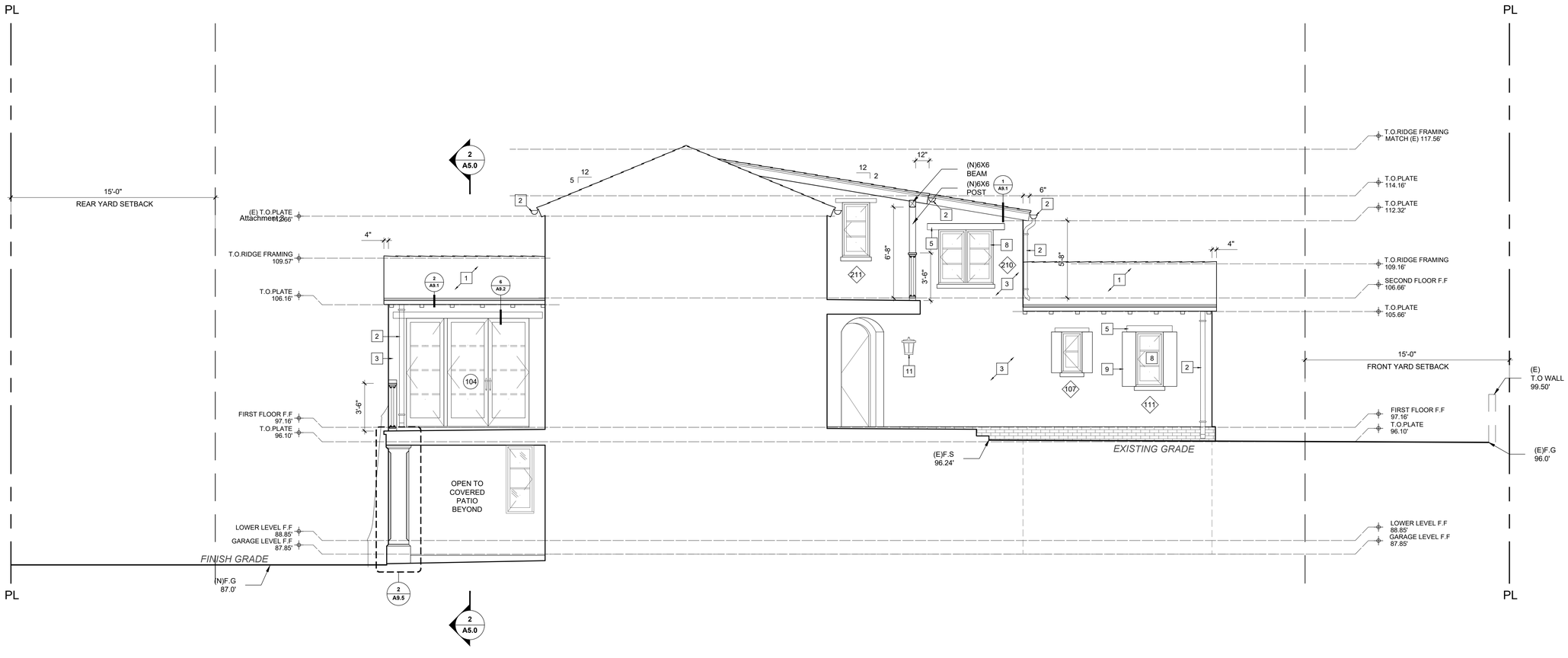
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Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
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8. METAL CLAD WOOD WINDOWS.
9. CEDAR SHUTTERS. MATCH EXISTING.
11. IRON LIGHT FIXTURES



PARTIAL EXTERIOR ELEVATION - SOUTH 01

SCALE 1/4"=1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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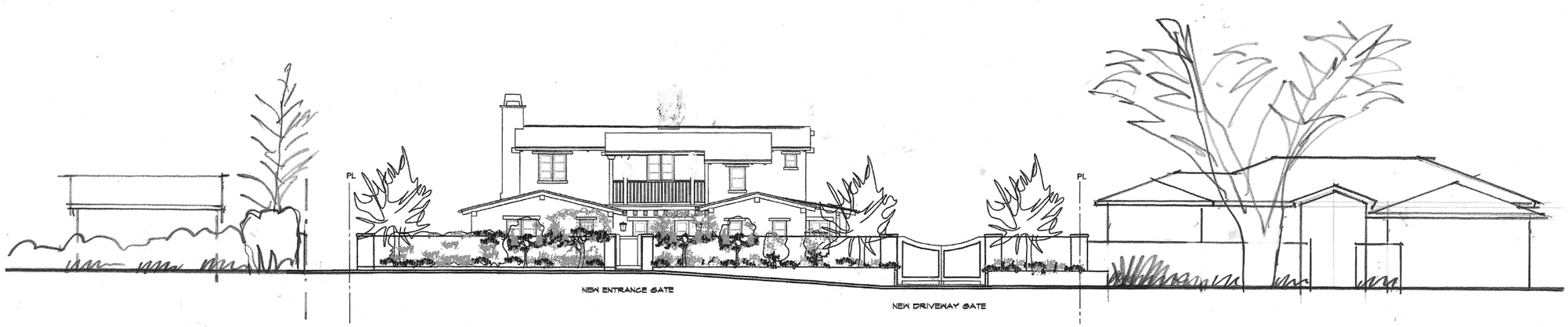
EXTERIOR ELEVATION

LICENSED ARCHITECT
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No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

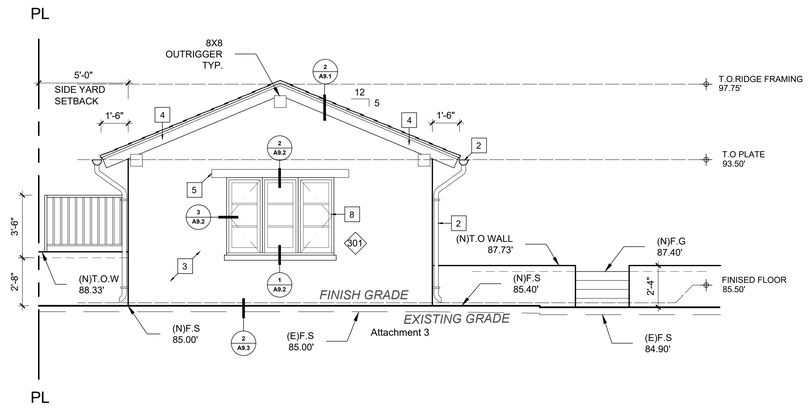
Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

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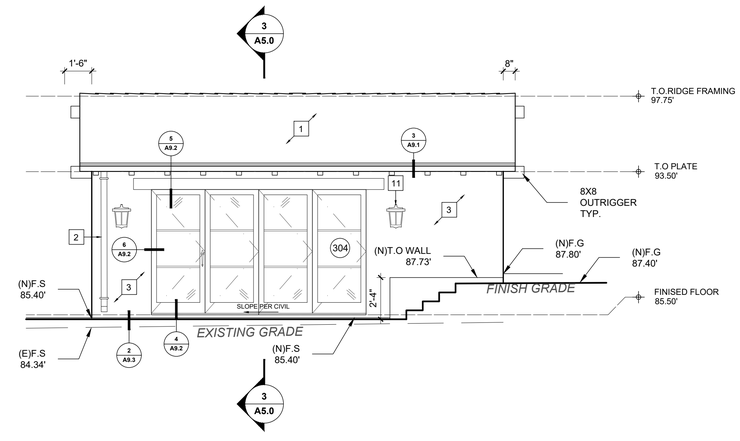
PROPOSED PROPERTY WALL AND ENTRY GATE 05

SCALE 1/8"=1'-0"



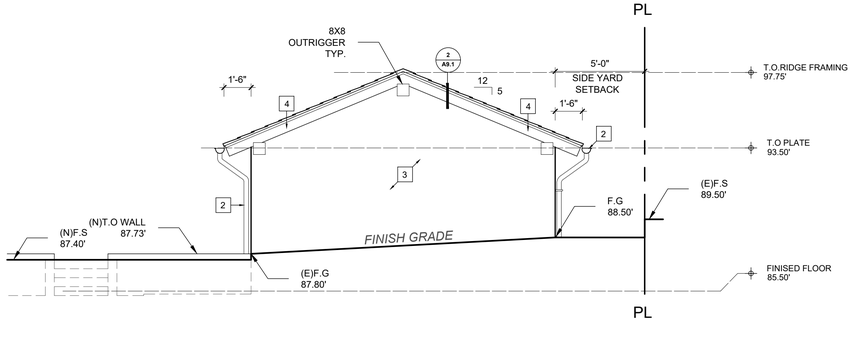
PROPOSED EXTERIOR ELEVATION - WEST 04

SCALE 1/4"=1'-0"



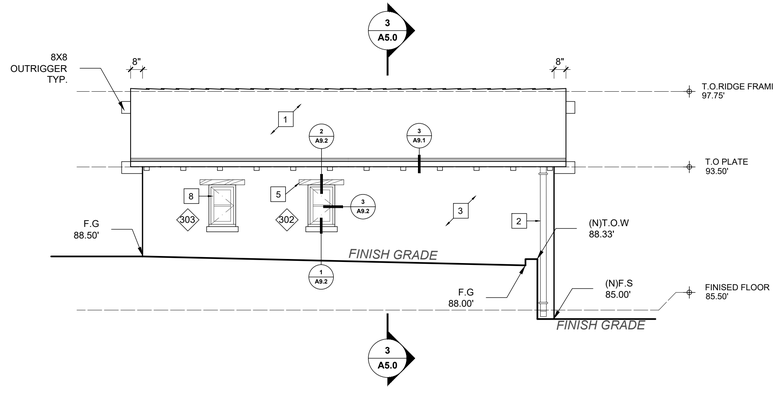
PROPOSED EXTERIOR ELEVATION - SOUTH 03

SCALE 1/4"=1'-0"



PROPOSED EXTERIOR ELEVATION - EAST 02

SCALE 1/4"=1'-0"



PROPOSED EXTERIOR ELEVATION - NORTH 01

SCALE 1/4"=1'-0"

FINISH NOTES:

1. FSR CLASS 'A' FIRE RATED WOOD CEDAR SHINGLES. WATKINS SAWMILL.
2. 4" COPPER DOWNSPOUTS & 5" HALF ROUND GUTTERS. DRAIN PER CIVIL.
3. SMOOTH TROWEL STUCCO CEMENT. MATCH EXISTING.
4. WOOD FACIA & EAVE'S TO MATCH EXISTING.
8. METAL CLAD WOOD WINDOWS.
11. IRON LIGHT FIXTURES

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
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CARMEL, CA 93921

ADU EXTERIOR ELEVATIONS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/21 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date	NOVEMBER 21, 2022
Scale	1/4" = 1'-0"
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PROPOSED, ABOVE FROM N.E.



PROPOSED, ABOVE FROM S.E.



PROPOSED, ABOVE FROM N.W.



EXISTING VIEW FROM ENTRANCE OFF SAN ANTONIO AVE. (@ 9TH AVE.)



PROPOSED, ABOVE FROM N.W.



PROPOSED REMODEL/ADDITION

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Attachme

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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3D VIEWS, PHOTO SIMULATION FROM STREET

LICENSED ARCHITECT
THOMAS MEANEY
No. C14888
Renew 8/31/21
STATE OF CALIFORNIA

Date AUGUST 24,2021
Scale
Drawn AW
Job Project Number
Shee

A7.1

DOOR SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	REMARKS		
	RESIDENCE BASEMENT									
001	HALLWAY	A	3'-0"	7'-0"	CEDAR	STN.	SWING OUT	SINGLE, WOOD PANEL LOWER W/ 4 PANEL GLASS UPPER	TEMP GLASS	EGRESS DOOR
002										
003	COVERED PATIO	L	9'-0"	8'-0"	CEDAR	STN.	SWING IN	SLIDERS	TEMP GLASS	
004	GARAGE	J	6'-0"	8'-0"	CEDAR	STN.	SLIDER	PAIR, 4 PANEL FRENCH	TEMP GLASS	
005	GARAGE	J	6'-0"	8'-0"	CEDAR	STN.	SLIDER	PAIR, 4 PANEL FRENCH	TEMP GLASS	
006	GARAGE	J	6'-0"	8'-0"	CEDAR	STN.	SLIDER	PAIR, 4 PANEL FRENCH	TEMP GLASS	
007	BEDROOM	D	6'-0"	7'-8"	CEDAR	STN.	SWING OUT	PAIR, 3 PANEL FRENCH	TEMP GLASS	
008	BEDROOM	D	6'-0"	7'-0"	CEDAR	STN.	SWING OUT	PAIR, 3 PANEL FRENCH	TEMP GLASS	EGRESS DOOR
009	GARAGE	J	6'-0"	8'-0"	CEDAR	STN.	SWING	PAIR, 4 PANEL FRENCH	TEMP GLASS	EGRESS DOOR
010										
011	(E)MECHANICAL		3'-0"	8'-0"	CEDAR	STN.	SWING	SINGLE		
012	(N)STORAGE 2		2'-6"	8'-0"	CEDAR	STN.	SWING	SINGLE		
013	BEDROOM		3'-0"	7'-0"	CEDAR	STN.	SWING	SINGLE		
014	BATH		2'-6"	7'-0"	CEDAR	STN.	SWING	SINGLE		
015	BEDROOM CLOSET		5'-0"	7'-0"	CEDAR	STN.	SWING	PAIR		
016	GARAGE	H	15'-6"	7'-0"	CEDAR	STN.	FOLD UP	SINGLE, CEDAR PLANK - WIRE BRUSHED SECTIONAL		
	RESIDENCE FIRST FLOOR									
101	ENTRY	A	3'-0"	7'-0"	CEDAR	STN.	SWING OUT	SINGLE, WOOD PANEL LOWER W/ 4 PANEL GLASS UPPER		EGRESS DOOR
102										
103	MASTER BEDROOM	D	6'-0"	7'-0"	CEDAR	STN.	SWING IN	PAIR, 3 PANEL FRENCH	TEMP GLASS	EGRESS DOOR
104	(N)BREAKFAST RM	E	6'-0"	8'-0"	CEDAR	STN.	SWING OUT	PAIR, 4 PANEL FRENCH	TEMP GLASS	
105	(N)TERRACE	K	16'-0"	8'-0"	CEDAR	STN.	SLIDING	2-PAIR, 1 SLIDER + 1 FIXED, 4 PANEL FRENCH	TEMP GLASS	
106	COAT CLOSET		5'-0"	7'-0"	CEDAR	STN.	SWING	PAIR		
107										
108										
109	LAUNDRY ROOM		3'-0"	7'-0"	CEDAR	STN.	SWING	SINGLE		
110	BATH		2'-6"	7'-0"	CEDAR	STN.	SWING	SINGLE		
111	MASTER BEDROOM		3'-0"	8'-0"	CEDAR	STN.	SWING	SINGLE		
112	MASTER BATH		3'-0"	7'-0"	CEDAR	STN.	PKT. SLDR.	SINGLE		
113	MASTER CLOSET		2'-6"	7'-0"	CEDAR	STN.	PKT. SLDR.	SINGLE		
114	PANTRY		2'-6"	7'-0"	CEDAR	STN.	PKT. SLDR.	SINGLE		
	RESIDENCE SECOND FLOOR									
201	DECK	D	4'-0"	7'-0"	CEDAR	STN.	SWING OUT	PAIR, 3 PANEL FRENCH	TEMP GLASS	EGRESS DOOR
202	BALCONY	B	9'-0"	8'-0"	CEDAR	STN.	SLIDER	XOX, 4 PANEL FRENCH	TEMP GLASS	EGRESS DOOR
203	MASTER BATH		2'-6"	7'-0"	CEDAR	STN.	SWING	SINGLE		
204	STAIR HALL		3'-0"	7'-0"	CEDAR	STN.	POCKET	SINGLE		
205	MASTER W.C		2'-6"	7'-0"	CEDAR	STN.	PKT. SLDR.	SINGLE		
206										
207	MASTER CLOSET		2'-6"	7'-0"	CEDAR	STN.	PKT. SLDR.	SINGLE		
					Attachment 3					
	ACCESSORY DWELLING UNIT									
301	ADU	G	12'-0"	7'-0"	CEDAR	STN.	SWING OUT	(4)3'-0"X7'-0", 3 PANEL FRENCH		
302	CLOSET		2'-6"	7'-0"	CEDAR	STN.	SWING	SINGLE		
303	BATH		2'-6"	7'-0"	CEDAR	STN.	SWING	SINGLE		

WINDOW SCHEDULE

#	LOCATION	ELEV TYPE	WIDTH	HEIGHT	HEAD HT. AT F.F.	WINDOW TYPE	FRAME TYPE	GLASS TYPE	REMARKS	
	RESIDENCE BASEMENT									
001	(N)SHOPE	C	1'-9"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
002	GARAGE	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
003	GARAGE	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
004	MEDIA	B	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
005										
006	GARAGE	A	6'-10"	8'-0"	7'-0"	METAL	FIXED	DUAL	TEMP GLASS	
007	GARAGE	A	6'-10"	8'-0"	7'-0"	METAL	FIXED	DUAL	TEMP GLASS	
	RESIDENCE FIRST FLOOR									
101	ENTRY	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
102	LAUNDRY	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
103	LAUNDRY	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
104	MASTER BEDROOM-2	C	3'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
105	LIVING ROOM	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
106	LIVING ROOM	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
107	BATH	C	1'-6"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
108	MASTER CLOSET	B	1'-9"	3'-0"	7'-0"	LEADED	FIXED	CUSTOM	SINGLE, 2 PANEL	
109	(N)BREAKFAST RM.	A	2'-9"	5'-0"	8'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 4 PANEL	
110	KITCHEN	C	4'-0"	4'-0"	8'-0"	CEDAR	CSMT.	DUAL LOW E	PAIR, 3 PANEL	
111	LAUNDRY	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	PAIR, 3 PANEL	
112	MASTER FOYER	B	1'-9"	3'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
113	MASTER BATH	C	3'-0"	4'-6"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
114	MASTER BEDROOM	C	4'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	PAIR, 3 PANEL	EGRESS WINDOW
115	MASTER BEDROOM	C	4'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	PAIR, 3 PANEL	EGRESS WINDOW
116	READING ROOM	F	6'-0"	5'-0"	8'-0"	CEDAR	CSMT.	DUAL LOW E	TRIPLE XOX, 3 PANEL	
117	(N)BREAKFAST RM.	C	11'-0"	5'-0"	8'-0"	CEDAR	CSMT.	DUAL LOW E	(2) PAIR, 4 PANEL	
118	LAUNDRY	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	PAIR, 3 PANEL	
119	MASTER FOYER	B	1'-9"	3'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
120	ENTRY	C	3'-0"	5'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	PAIR, 3 PANEL	
	RESIDENCE SECOND FLOOR									
200	MASTER BEDROOM	C	1'-9"	2'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
201	MASTER CLOSET	B	1'-6"	2'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
202	MASTER BATH	C	4'-6"	2'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	PAIR, 2 PANEL	
203	MASTER BATH	C	3'-8"	2'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	PAIR, 2 PANEL	
204	MASTER BATH	C	5'-0"	5'-4"	8'-0"	CEDAR	CSMT.	DUAL LOW E	PAIR, 3 PANEL	
205	MASTER W.C	B	1'-9"	3'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
206	MASTER W.C	B	1'-9"	2'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
207	STAIR HALL	B	1'-9"	2'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
208	STAIR HALL	B	1'-9"	2'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
209	STAIR HALL	B	3'-6"	2'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	PAIR, 2 PANEL	
210	STAIR HALL	C	4'-0"	4'-0"	5'-4"	CEDAR	CSMT.	DUAL LOW E	PAIR, 3 PANEL	
211	STAIR HALL	C	1'-9"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	
212	MASTER BEDROOM	B	1'-9"	2'-8"	5'-4"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
213	MASTER BEDROOM	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	EGRESS WINDOW
214	MASTER BEDROOM	C	2'-0"	4'-0"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 3 PANEL	EGRESS WINDOW
	ACCESSORY DWELLING UNIT									
301	ADU	F	6'-0"	4'-4"	7'-0"	CEDAR	CSMT.	DUAL LOW E	TRIPLE XOX, 3 PANEL	
302	ADU	B	1'-6"	2'-4"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	
303	BATH	B	1'-6"	2'-4"	7'-0"	CEDAR	CSMT.	DUAL LOW E	SINGLE, 2 PANEL	

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WINDOW / DOOR SCHEDULES

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No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

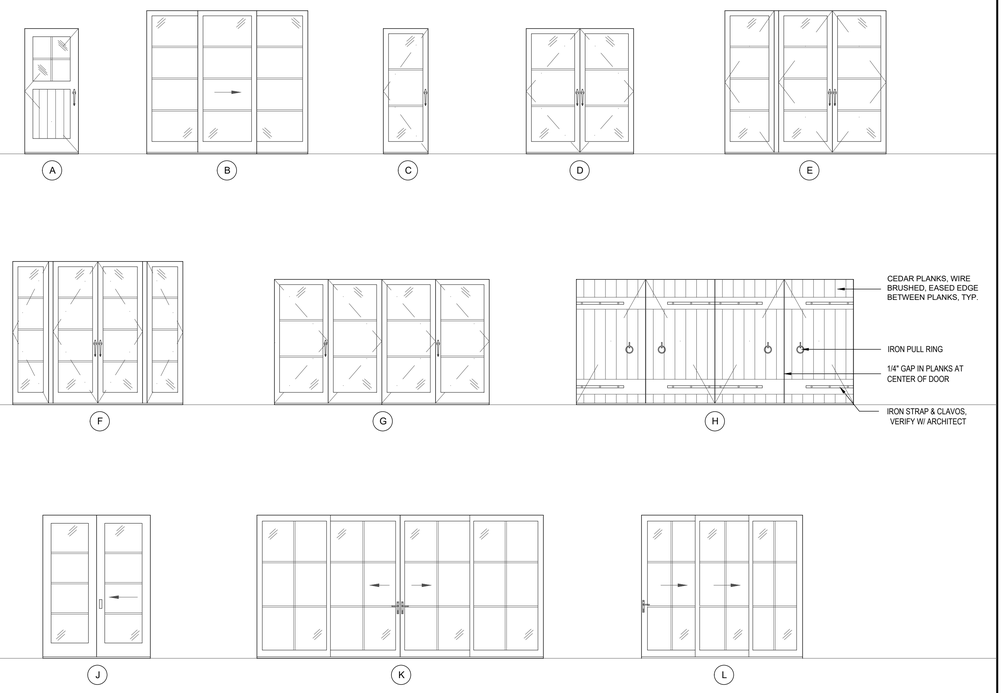
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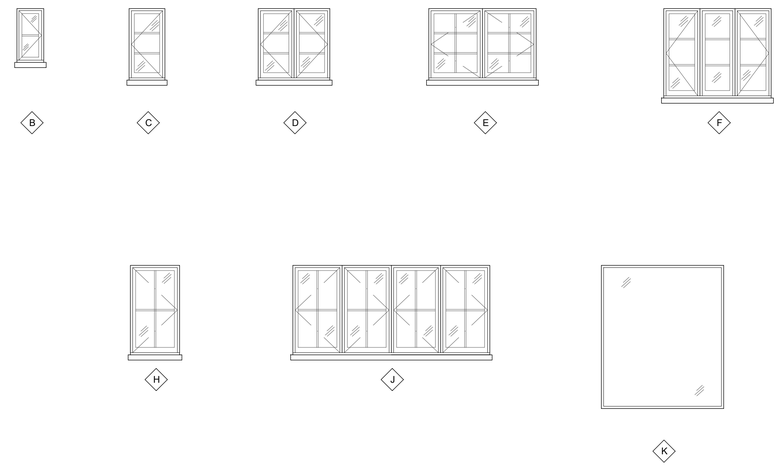
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DOOR TYPES



WINDOW TYPES



DOOR NOTES

1. ALL EXTERIOR DOORS - BRUSHED CEDAR, SINGLE COLOR, SINGLE PANEL LITE/FRENCH, LOW E U.N.O. PER SCHEDULE.
2. ALL GLASS DOORS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) TEMPERED GLAZING FOR ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING, AND OPERABLE DOORS PER CRC R308.4.
3. ALL EXTERIOR DOOR ASSEMBLIES SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES PER CRC R327.8.
4. ALL DOORS, VERIFY SWING PER PLAN.

Attachment 3

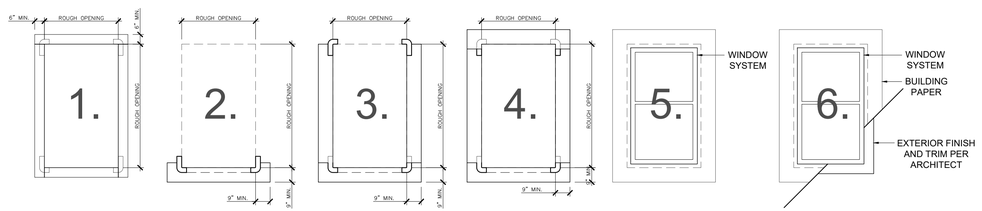
WINDOW NOTES

1. ALL WINDOWS - BRUSHED CEDAR, SINGLE COLOR, DUAL GLAZING, LOW E U.N.O. PER SCHEDULE.
2. ALL WINDOWS INTERIOR FINISH TO MATCH DOORS, U.N.O.
3. ALL WINDOWS SHALL BE CONSTRUCTED OF MULTI-PANE (DUAL) GLAZING WITH A MINIMUM OF ONE TEMPERED PANE PER CRC R327.8.
4. FLASHING SHALL BE A MIN. OF 9" WIDE, FLASHING SHALL WRAP INTO WINDOW OPENING GREATER THAN THE DEPTH OF THE WINDOW AND OUT ONTO THE WALL 3" MIN., SEQUENCE FLASHING INSTALLATION TO PROVIDE SHINGLED OVERLAPS, OVERLAPS TO BE 2" MIN.
5. SILL PAN TO BE COPPER U.N.O.
6. PRIOR TO WINDOW INSTALLATION SURFACES SHALL BE CLEAN AND DRY AND PRIMED WITH CONTACT ADHESIVE.
7. ALL WINDOWS, VERIFY SWING PER PLAN. ALL OPERABLE WINDOWS, TO BE SCREENED.

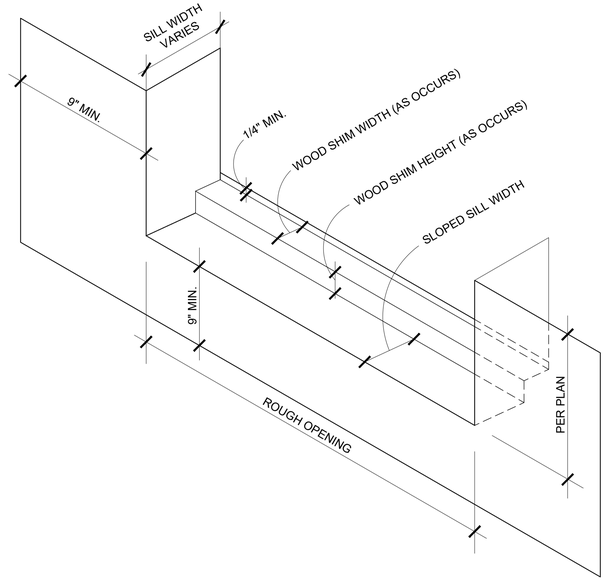
INSTALLATION DETAILS

INSTALLATION NOTES:

1. APPLY PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING. APPLY PEEL AND STICK MEMBRANE AT FRAME.
2. INSTALL SILL FLASHING, APPLY METAL SILL PAN, AND APPLY FLASHING OVER CORNERS.
3. INSTALL JAMB FLASHING AND APPLY FLASHING OVER CORNERS.
4. INSTALL HEAD FLASHING AND APPLY FLASHING OVER CORNERS.
5. INSTALL WINDOW SHIMS AS NECESSARY INSTALL AND SET WINDOW IN OPENING PER MFR. REQUIREMENTS, MECHANICALLY FASTEN FLANGE TO SUBSTRATE AND APPLY TAPE OVER REMAINING SIDES OF FLANGE.
6. APPLY BUILDING PAPER OVER WINDOW FLANGES, MAINTAIN EXTERIOR OVERLAP, APPLY EXTERIOR FINISH AND TRIM PER DETAIL.



FLASING DETAIL



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WINDOW / DOOR TYPES

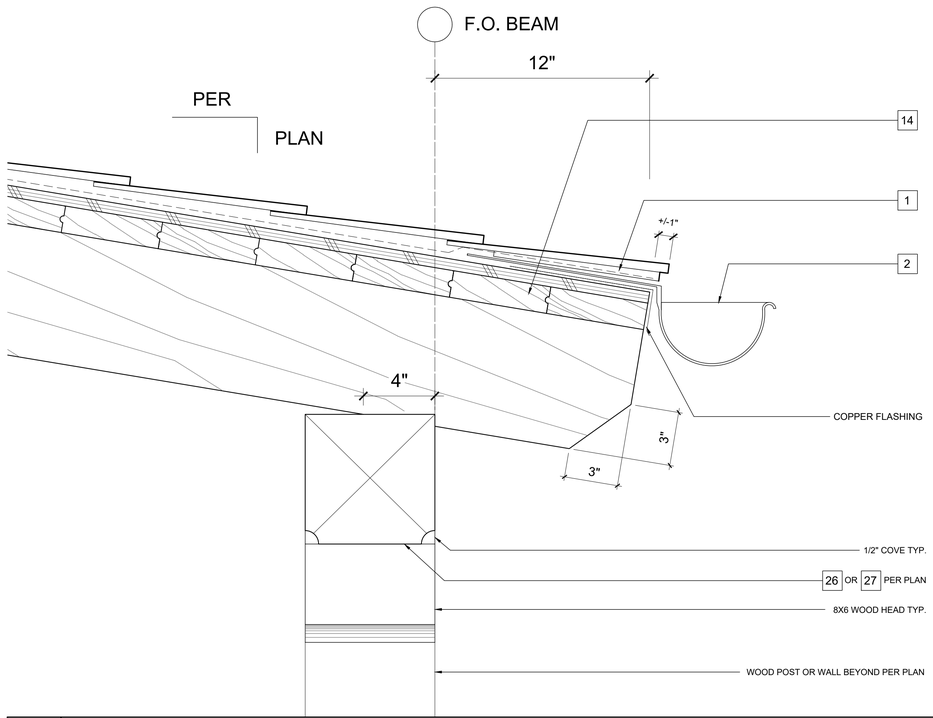
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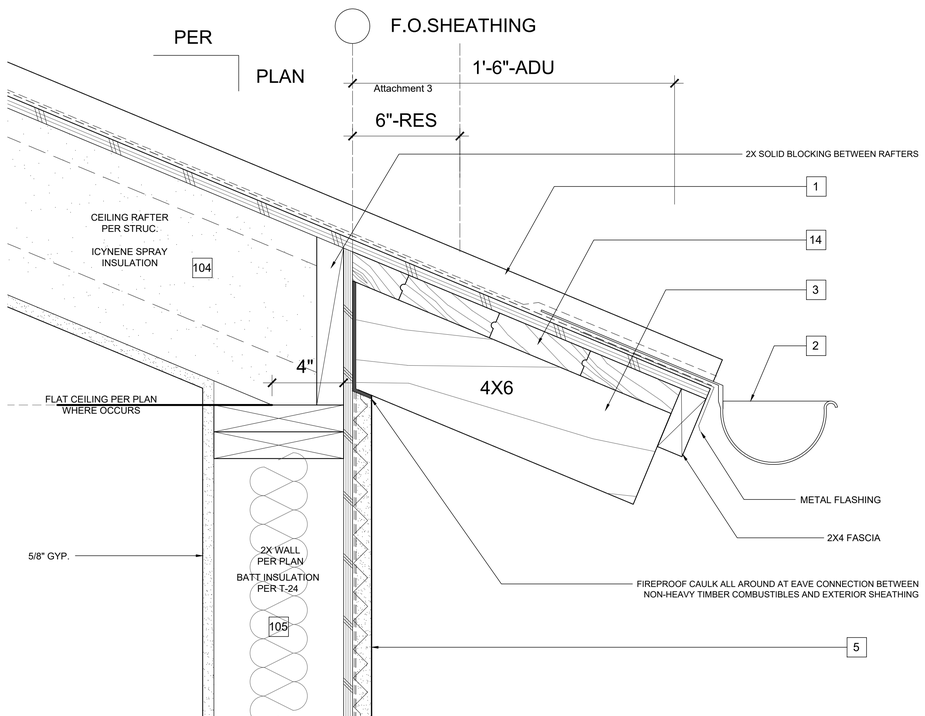
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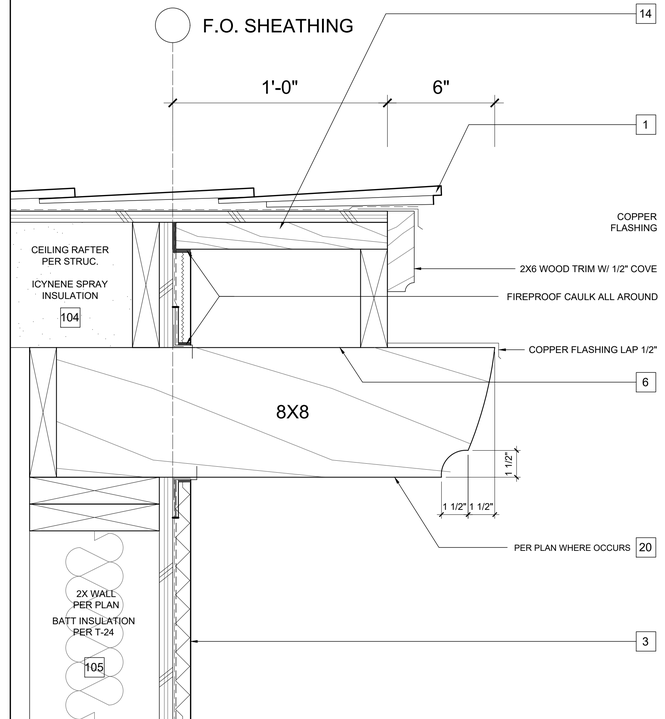
4 POST & BEAM @ COVERED PORCH

SCALE: 3"=1'-0"



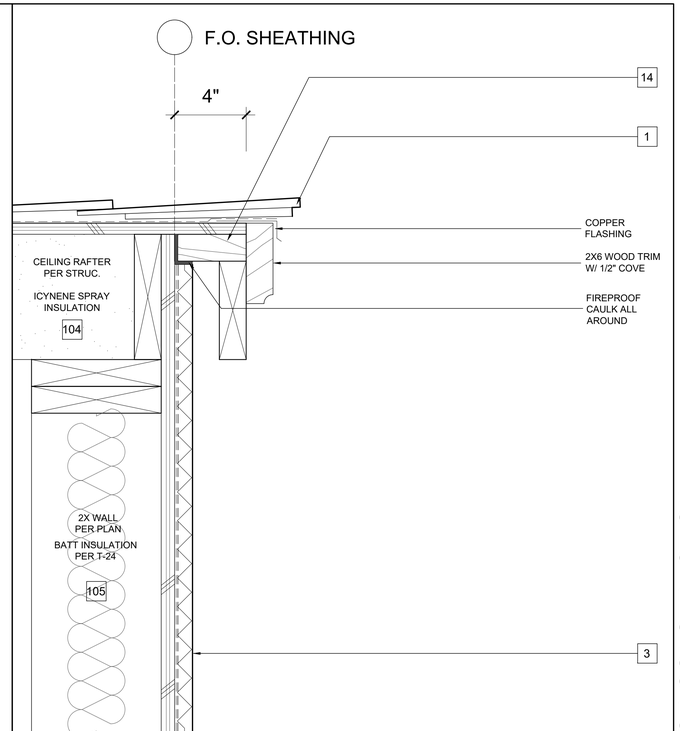
3 EAVE @ RESIDENCE & ADU

SCALE: 3"=1'-0"



2 RAKE @ ADU

SCALE: 3"=1'-0"



1 RAKE @ RESIDENCE

SCALE: 3"=1'-0"

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ARCHITECTURAL DETAILS

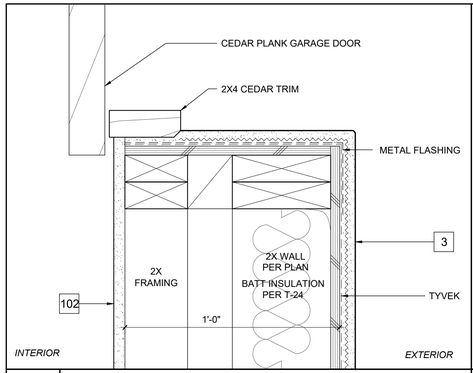
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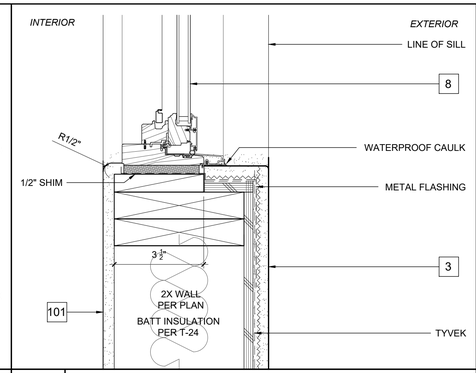
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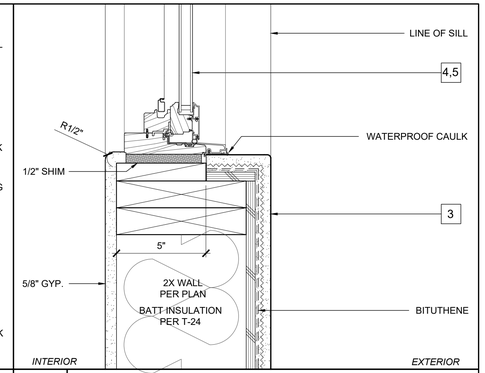
Attachment 3



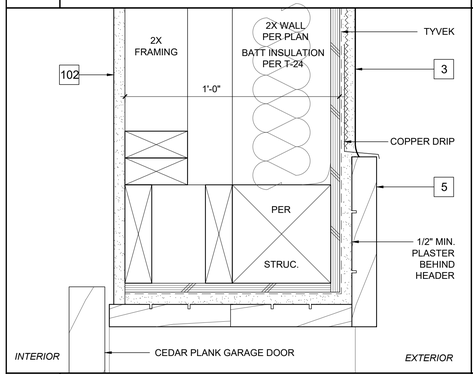
8 GARAGE DOOR JAMB SCALE: 3"=1'-0"



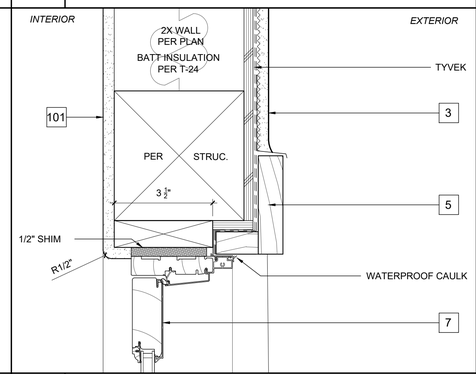
6 DOOR JAMB SCALE: 3"=1'-0"



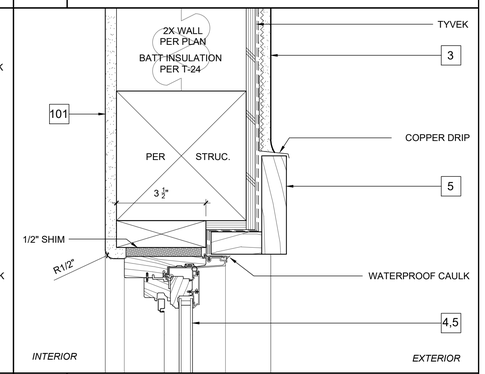
3 WINDOW JAMB SCALE: 3"=1'-0"



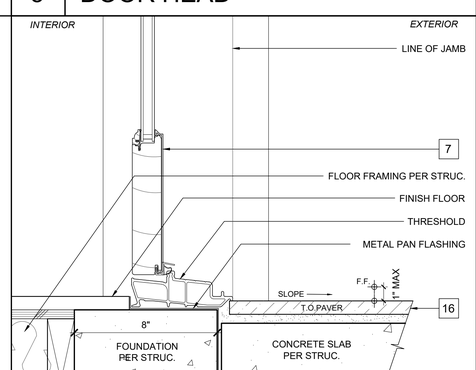
7 GARAGE DOOR HEAD SCALE: 3"=1'-0"



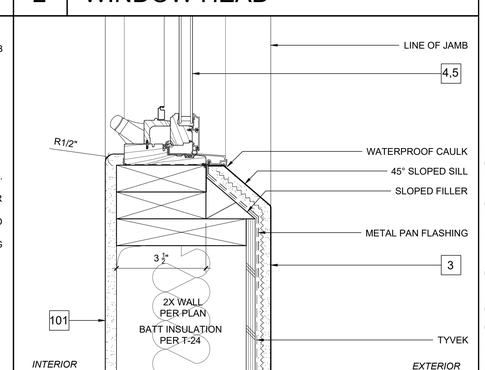
5 DOOR HEAD SCALE: 3"=1'-0"



2 WINDOW HEAD SCALE: 3"=1'-0"



4 DOOR THRESHOLD SCALE: 3"=1'-0"



1 WINDOW SILL SCALE: 3"=1'-0"

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A9.2

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

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INSPECTOR SIGNOFF

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Attachment 3

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 and 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code,* Article 625.

Exceptions: On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:

1. Where there is no commercial power supply.
2. Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or developer by more than $400.00 per unit.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number.

Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. At least one EV space shall be located in common use areas and available for use by all residents.

When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code,* Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code,* Chapter 2, to the building.

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4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV spaces. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Indentification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code.*

Notes:

1. The California Department of Transportation adopts and publishes the "Californa Manual on Uniform Traffic Control Devices (California MUTCD)" to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives Number 13-01. Website: www.dot.ca.gov/trafficops/policy/13-01.pdf
2. See Vehicle Code Section 22511 for EV charging space signage in off-street parking facilities and for use of EV charging spaces.
3. The Governor's Office of Planning and Research (OPR) published a "Zero-Emission Vehicle Community Readiness Guidebook" which provides helpful information for local governments, residents and businesses.
   Website: http://opr.ca.gov/docs/ZEV_Guidebook.pdf.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND
IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	2.0 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

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4.304 OUTDOOR WATER USE

4.304.1 IRRIGATION CONTROLLERS. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsite are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this [*California Green Building Standards*] code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazaradous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indication they are certified to meet the emission limts. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

T M
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GREEN BUILDING STANDARDS

LICENSED ARCHITECT
THOMAS MEANEY
No. C14606
Renew 8/31/21
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date NOVEMBER 21, 2022
Scale
Drawn TALLON
Job # USE IF ISSUED
Sheet

G1.0

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JANUARY 1, 2017 ERRATA)

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TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	**CURRENT VOC LIMIT**
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

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TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	**CURRENT LIMIT**
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are edacceptable.

INSPECTOR SIGNOFF

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

INSPECTOR SIGNOFF

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1		00.00.20

T M TOM MEANEY ARCHITECT
629 STATE STREET • SUITE 240 • SANTA BARBARA • CA • 93101
805.895.2836 • TOM@TOMMEANEY.COM • WWW.TOMMEANEY.COM

LIBRERI RESIDENCE
0 SAN ANTONIO 1 NW OF 9TH
CARMEL, CA 93921

GREEN BUILDING STANDARDS

LICENSED ARCHITECT THOMAS MEANEY No. C14606 Renew 8/31/21 STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

Date	NOVEMBER 21, 2022
Scale	
Drawn	TALLON
Job #	USE IF ISSUED
Sheet	

G2.0

Attachment 3



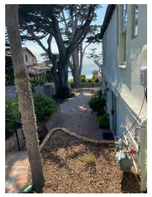
PROPERTY VIEW



ENTRY FRONT DOOR



VIEW EAST TO FRONT



VIEW WEST

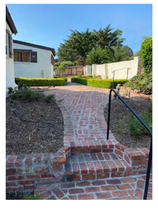


VIEW SOUTH





EXISTING BRICK

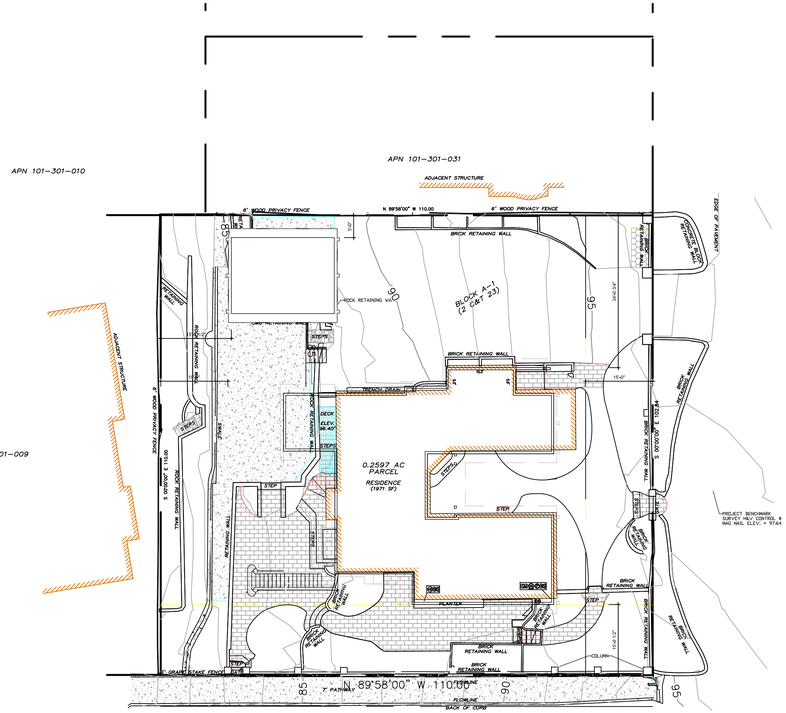


SITE LANDSCAPE LOT COVERAGE

0 San Antonio NW 9th - Carmel-by-the-Sea **Revised: 11-21-2022** Scott Hall

Lot Size 11,312.53 Square feet landscape arch

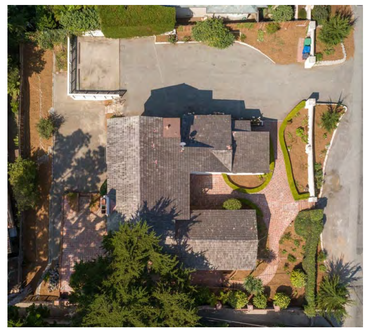
AREA or Zones	Existing Coverage	Proposed Coverage	PROPOSED IMPERVIOUS	NEW PERVIOUS	TOTAL PROPOSED
DRIVEWAY / Existing asphalt / Proposed Permeable	2,046.50	1,594	0	**1,594**	
EXISTING DRIVEWAY WALLS lineal feet top (TOW)	203.00	98	98	0	
BACKUP AREA (proposed ADU zone)	417.5	0	0	0	
FRONT WALK Existing original Historical Brick	763	763	0	**763**	
SOUTH EAST CORNER EXISTING WALK	77	0	0	0	
SOUTH EAST CORNER EXISTING WALK REMAINS	0	44	44	0	
SOUTH EAST CORNER REALIGNED STAIRS	0	28	28	0	
SOUTH TERRACE - REMAINS IN Historical Brick	443	443	443	0	
WEST FACING TERRACE ASPHALT CONCRETE & BRICK	978	0	0	0	
WEST TERRACE & STEPS	627	0	0	0	
WEST FACING TERRACE BRICK PORTION REMAINS FOR PATIO + 166 sf ADDED TO SITTING AREA	O	390	0	**390**	
TERRACE REPURPOSED STEPS	0	30	30	0	
EXISTING STEPS FROM DRIVEWAY	18	0	18	0	
NEW REPOSITIONED SAFE STEPS FROM DRIVEWAY	0	32	32	0	
STEP STONES IN ART TURF	0	18	18	0	
NEW PAVED AREA AT FIRE PIT (sand set)	0	225	0	225	
PATIO NEW @ ADU - Brick to Portray Historic pattern	0	119	0	**119**	
GENERATOR PAD & WALL	0	36	36	0	
EXISTING STEPS WEST BELOW CHANNEL TO FENCE	17	17	17	0	
BRICK WALLS EXISTING SOUTH & WEST	117	117	117	0	
EXISTING DRAINAGE CHANNEL	112	0	0	0	
TOTAL EXISTING HARDSCAPE SQUARE FOOTAGE	**5,819.00**	**3,972**	**881**	**3,091**	**3,972**



EXISTING BUILDING + SITE PLAN

0 16' 32'

SCALE: 1" = 16'-0"



VIEW FROM ABOVE

SHEET INDEX:

L-1 INDEX / TITLE SHEET
L-2 LANDSCAPE LOT COVERAGE EXISTING & PROPOSED
L-3 LANDSCAPE LAYOUT PLAN
L-4 BLDG. & LANDSCAPE SECTIONS
L-5 GRADING & DRAINAGE REVIEW
L-6 CITY TREE REQUIREMENTS + FOREST ENHANCEMENT & TREE PROTECTION

Kim & Sandra Libreri Garden

REVIEW : LANDSCAPE PLANS

BASE PLAN FOR INITIAL LANDSCAPE LAYOUT LOT COVERAGE

0 16' 32' AS SHOWN

PLANS FOR CITY PLANNING / HISTORIC RESOURCES BOARD

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Revisions

1. LOT COV COMPARE PERVIOUS
2. 4-7-2022
3.

Hall Landscape Design

Landscape Architects #3405

582 Lighthouse Avenue

Pacific Grove, Ca 93950

(831) 655-3808

e-mail scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT SCOTT HALL #3405 SIGNATURE DATE STATE OF CALIFORNIA

Kim & Sandra Libreri

0 San Antonio 1 NW 9th Ave

Carmel-by-the-Sea, CA apn 010-301-020

Page Title: Index Plan

Job # 07-621

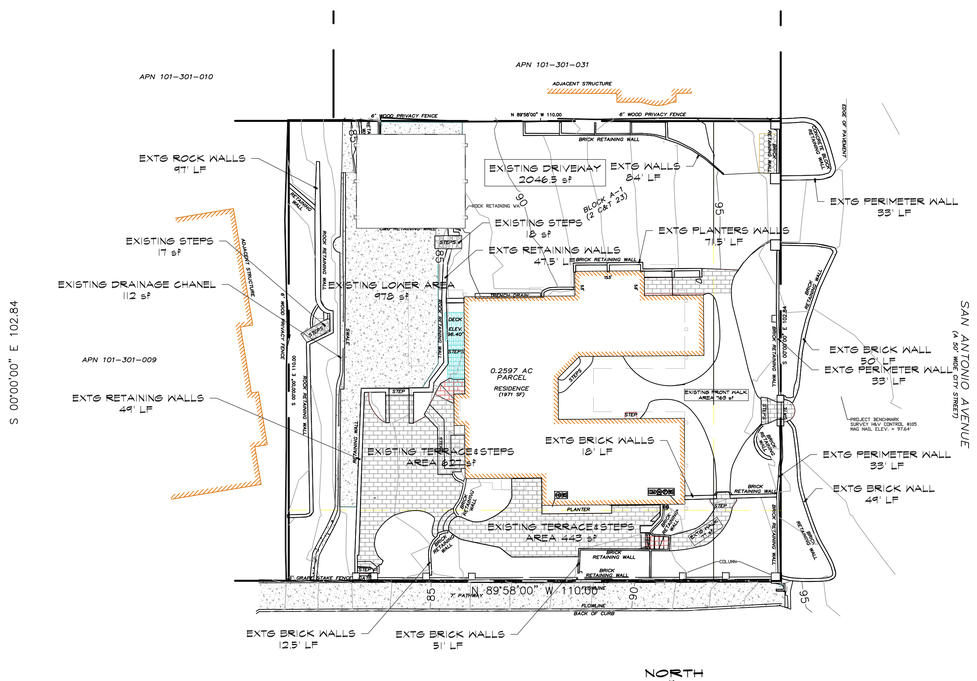
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Revision Historic Resources

Drawn By MASH

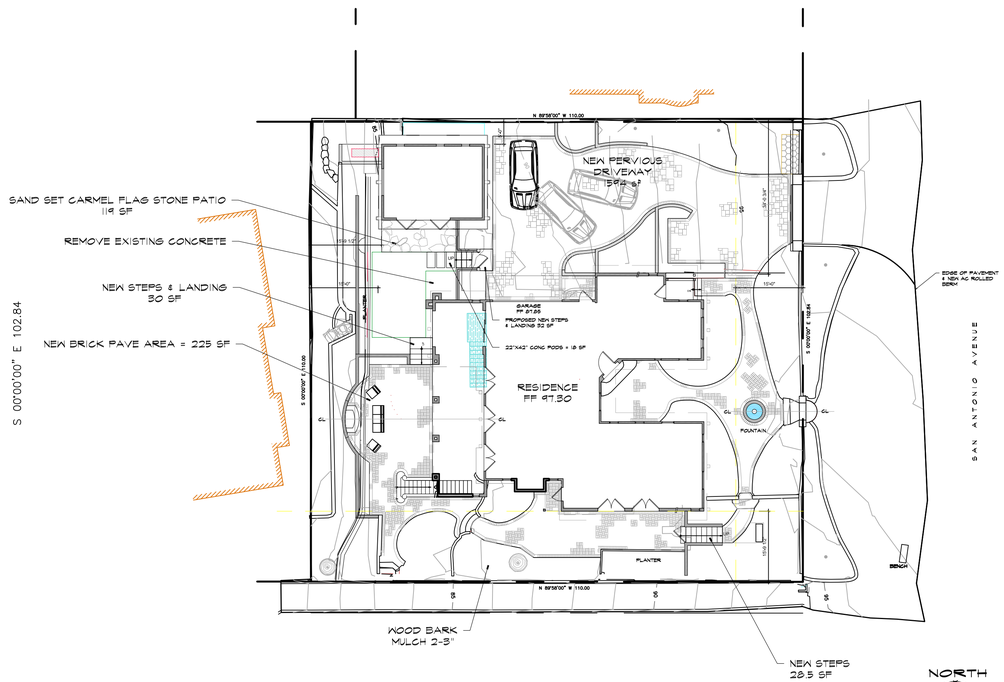
Sheet L-1

of: 6 Sheets



EXISTING SITE COVERAGE CONDITION

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



PROPOSED SITE COVERAGE REDUCTION

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

Attachment 3

SITE LANDSCAPE LOT COVERAGE

0 San Antonio NW 9th - Carmel-by-the-Sea Revised: 11-21-2022

Lot Size 11,312.53 Square feet

AREA or Zones	Existing Coverage
DRIVEWAY / Existing asphalt / Proposed Permeable	2,046.50
EXISTING DRIVEWAY WALLS lineal feet top (TOW)	203.00
BACKUP AREA (proposed ADU zone)	417.5
FRONT WALK Existing original Historical Brick	763
SOUTH EAST CORNER EXISTING WALK	77
SOUTH EAST CORNER EXISTING WALK REMAINS	0
SOUTH EAST CORNER REALIGNED STAIRS	0
SOUTH TERRACE - REMAINS IN Historical Brick	443
WEST FACING TERRACE ASPHALT CONCRETE & BRICK	978
WEST TERRACE & STEPS	627
WEST FACING TERRACE BRICK PORTION REMAINS FOR PATIO + 166 sf ADDED TO SITTING AREA	O
TERRACE REPURPOSED STEPS	0
EXISTING STEPS FROM DRIVEWAY	18
NEW REPOSITIONED SAFE STEPS FROM DRIVEWAY	0
STEP STONES IN TURF	0
NEW PAVED AREA @ FIRE PIT	0
PATIO NEW @ ADU - Brick to Portray Historic pattern	0
GENERATOR PAD & WALL	0
EXISTING STEPS WEST BELOW CHANNEL TO FENCE	17
BRICK WALLS EXISTING SOUTH & WEST	117
EXISTING DRAINAGE CHANNEL	112
TOTAL EXISTING HARDSCAPE SQUARE FOOTAGE	**5,819.00**

Landscape Design Statement:

HISTORIC GARDEN

The historicity of this property is being honored by maintaining site and garden examples which were created by the City of Carmel by-the-Sea first elected Mayor.

The site has a large amount of paved / non permeable surfaces. The proposed Preliminary landscape plan addresses this impervious paving by reducing coverage by 30% of this 11,312 sq. ft. lot. Some **2,728** square feet of hardscape has been re-purposed into pervious areas. Permeable Site coverage has gone from 0 to 60% of the Hardscape coverage primarily by reducing the Driveway and converting Asphalt to a permeable paving stone.

The CommonBrick used on site remains in much of the site and in repaired areas. Where safe passage is necessary & to comply with current building codes the patio areas and, the brick theme is celebrated as a common thread.
So far one area Brick repair has been converted to permeable sand set. This area is unsafe and buckled currently and will be further dug up for construction code compliant utility upgrades and is to remain for safe passage.

Proposed Plants in the landscaped areas will include plants from a California native flora and Mediterranean climates which are considered 'Water Saving species.' Most of the plants compliment the City of Carmel's accepted Plant Palette.
Additional plants found from in the original garden will be kept with the actual plants and additions in the spirit of the original site.

SITE LANDSCAPE LOT COVERAGE

0 San Antonio NW 9th - Carmel-by-the-Sea Scott Hall

Lot Size 11,312.53 Square feet landscape arch

AREA or Zones Reviesd 11-21-2022	Proposed Coverage	PROPOSED IMPERVIOUS	PROPOSED PERVIOUS
DRIVEWAY / Existing asphalt / Proposed Permeable	1,594	0	**1,594**
EXISTING DRIVEWAY WALLS lineal feet top (TOW)	98	98	0
BACKUP AREA (proposed ADU zone)	0	0	0
FRONT WALK Existing original Historical Brick	763	0	**763**
SOUTH EAST CORNER EXISTING WALK	0	0	0
SOUTH EAST CORNER EXISTING WALK REMAINS	44	44	0
SOUTH EAST CORNER REALIGNED STAIRS	28	28	0
SOUTH TERRACE - REMAINS IN Historical Brick	443	443	0
WEST FACING TERRACE ASPHALT CONCRETE & BRICK	0	0	0
WEST TERRACE & STEPS	0	0	0
WEST FACING TERRACE BRICK PORTION REMAINS FOR PATIO + 166 sf ADDED TO SITTING AREA	390	0	**390**
TERRACE REPURPOSED STEPS	30	30	0
EXISTING STEPS FROM DRIVEWAY	0	18	0
NEW REPOSITIONED SAFE STEPS FROM DRIVEWAY	32	32	0
STEP STONES IN ART TURF	18	18	0
NEW PAVED AREA AT FIRE PIT (sand set)	225	0	225
PATIO NEW @ ADU - Brick to Portray Historic pattern	119	0	**119**
GENERATOR PAD & WALL	36	36	0
EXISTING STEPS WEST BELOW CHANNEL TO FENCE	17	17	0
BRICK WALLS EXISTING SOUTH & WEST	117	117	0
EXISTING DRAINAGE CHANNEL	0	0	0
TOTAL EXISTING HARDSCAPE SQUARE FOOTAGE	**3,972**	**881**	**3,091**

EXISTING & PROPOSED LOT LANDSCAPE COVERAGE / REDUCTIONS

0 16 32 SCALE : 1/16" = 1'-0"

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Revisions

1. LOT COV COMPARE PERVIOUS
2. 4-7-2022
3.

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Landscape Architects #3405
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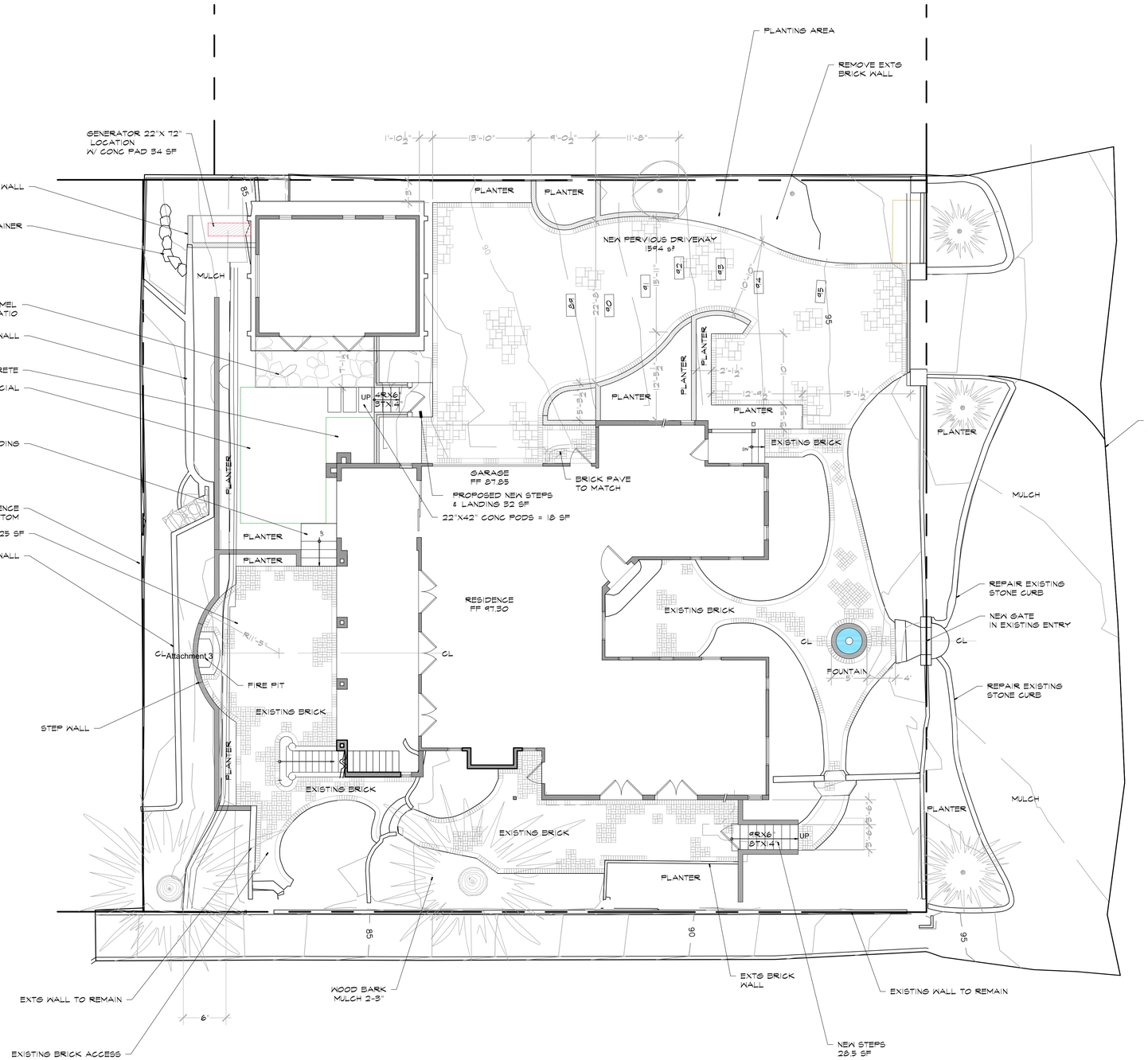
REGISTERED LANDSCAPE ARCHITECT SCOTT HALL #3405 SIGNATURE DATE STATE OF CALIFORNIA

Kim & Sandra Libreri
0 San Antonio 1 NW 9th Ave.
Carmel-by-the-Sea, CA apn 010-301-020

Page Title: Existing & New Lot Coverage

Job #	07-621
Date Printed:	11-21-2022
Revision	
Drawn By	MASH
Sheet	L-2

of: 6 Sheets



LANDSCAPE LAYOUT PLAN



DRIVEWAY PERMEABLE PAVERS --- BELGARD URBAN MFS



DRIVEWAY PERMEABLE PAVERS --- BELGARD COBBLE MFS



BRICK THEME SAFE STAIRS

SAN ANTONIO AVENUE

NORTH

0 8' 16'

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

Revisions
1 LOT COV COMPARE PERVIOUS
2 4-7-2022
3
4

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REGISTERED LANDSCAPE ARCHITECT
SCOTT HALL
#3405
SIGNATURE
DATE
STATE OF CALIFORNIA

Kim & Sandra Libreri
0 San Antonio 1 NW 9th Ave
Carmel-by-the-Sea, CA apn 010-301-020

Layout Plan

Page Title:

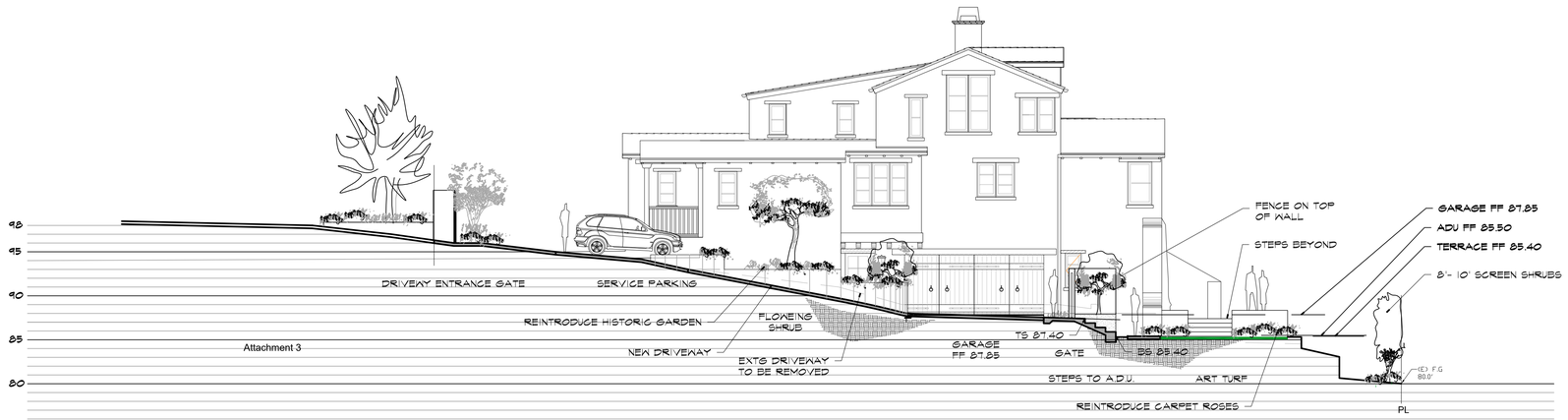
Job #	07-621
Date Printed:	11-21-2022
Revision	
Drawn By	MASH
Sheet	L-3
	of: 6 Sheets

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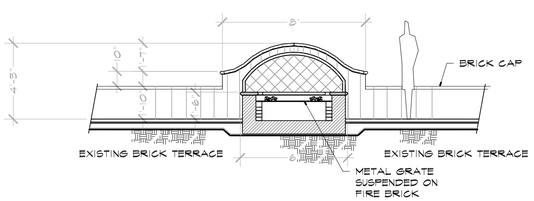
GATES FRONT ELEVATION

SCALE : ⅛" = 1' - 0"



SECTION THRU DRIVEWAY & LOWER GARDEN AREA

SCALE : ⅛" = 1' - 0"



SECTION / ELEVATION FIRE PIT

SCALE : ¼" = 1' - 0"



SECTION THRU PATIO & FIRE PIT

SCALE : ⅛" = 1' - 0"

SECTIONS / ELEVATIONS

SCALE: AS SHOWN

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Revisions

1 LOT COV COMPARE PERVIOUS 4-7-2022

2

3

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#3405
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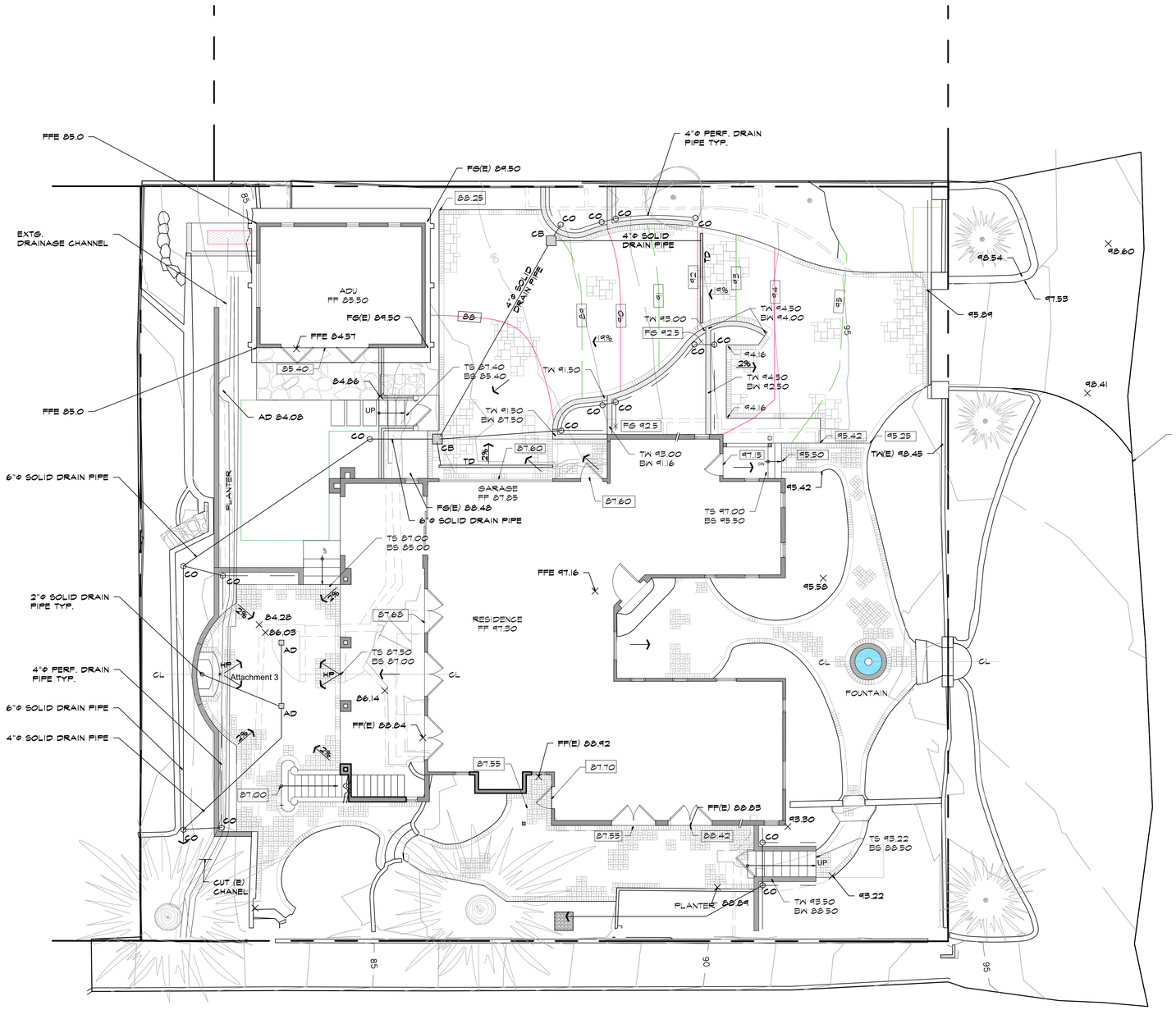
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Sections
Elevations

Job #	07-621
Date	Printed: 11-21-2022
Revision	
Drawn By	MASH
Sheet	

L-4

of: 6 Sheets



STORM DRAINAGE SITE PLAN:

LOCATIONS FOR RAIN / RUNOFF CAPTURE WILL BETTER UNDERSTOOD ONCE THE LOT HARDSCAPE COVERAGE HAS BEEN FULLY REVIEWED BY THE PLANNING COMMISSION

1. THE VOLUME OF RAIN GARDEN AREA WILL BE INCORPORATED INTO AN ENLARGED RAIN ZONES ON THE PROPERTY. SURFACE AREAS & THE BUILDING DOWNSPOUTWILL BE DIRECTED TO THESE RAIN SETTLNG AREAS OR ZONES

2. NO RAIN GARDENSWILL BE LOCATED IN THE PUBLIC RIGHT-OF-WAY. USE OF AN OVERFLOW OUTLETS WHICH DRAIN INTO A ROCK DISBURSEMENT BED WILL BE REVIEWED AT TIME OF REVIEW WITH THE CITY ENVIRONMENTAL RESOURCES STAFF.

RAIN GARDEN AREAS

1. THESE WILL BE ZONES ON FUTURE DRAWINGS WHERE THE RAIN GARDENS ARE TO BE INSTALLED. THEY WILL BE REFLECTED GRAPHICALLY ON THE LANDSCAPE PLANS. FOLLOWING INSTALLATION AND DURING THE CONSTRUCTION PROCESS THE AS-BUILT PLAN SHALL BE SUBMITTED TO THE CITY
2. NO STRUCTURE OR PATH IS ON TOP OF EACH RAIN GARDEN
3. PLANTS USED IN THE RAIN GARDEN ZONE ARE CHOSEN TO WITH STAND DRY AND VERY WET ENVIRONS

NORTH

0 8' 16'

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

LANDSCAPE GRADING & DRAINAGE PLAN INITIAL STUDY

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e-mail scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT
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SIGNATURE
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STATE OF CALIFORNIA

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0 San Antonio 1 NW 9th Ave
Carmel-by-the-Sea, CA apn 010-301-020

Page Title: Grading + Drainage

Job #	07-621
Date	Printed: 11-21-2022
Revision	
Drawn By	MASH
Sheet	L-5
	of: 6 Sheets

TREE PROTECTION & FOREST ENHANCEMENT

FOR THE HISTORIC GARDEN

The tree replanting directive for this property harkens back to the City of Carmel by the Sea legacy of an urban forest predominately of Monterey Cypress, Coast Live Oak & Monterey Pine. Upper canopy trees dominate the property perimeter. Three Cypress are recently planted along the eastern boundary along San Antonio Street & will be cared for by removing the lower branching in the future by the City to enhance the trees. This attention to trimming will complement the already two magnificent older Cypress along the 9th Street pathway and the Northwest corner giant on another property.

The planting of an upper story Cypress added to the edge of the public pathway will continue the harmony of the forest in this part of the City of Carmel.

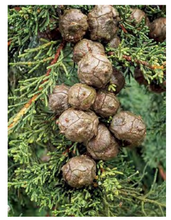
Additionally as directed by the Forest & Beach Commission five (5) lower canopy tree species are planned for the east elevation facing San Antonio are planned. One of those lower canopy recommendations is another California Native tree, Catalina Ironwood.

The overall practical goal in contributing to the forest stewardship is conservation of water and maintain storm run-off following the City tree protection goals in City Tree Protection Plan 17.48

CONSTRUCTION SAFE GUARDS:

1. The two (2) large Cypress trees within the properly boundary the the three (3) City Cypress trees along San Antonio Street shall be fenced with a minimum 44" tall snow type fencing. The tree Protection zone shall be equal to the drip line of 18" distance radially out from the tree for every one inch of trunk diameter measured 4 ½ ft (four feet six inches). Site and street conditions may compromise this condition. In the cases they do the City Forester shall be called to assist in the determination of distance.

2. Per the Municipal Code Chapter 17.48.110 no materials may be stored within the drip line of the protected tree and extending to the drip lines of trees on adjacent parcels.



MONTEREY CYPRESS TREE



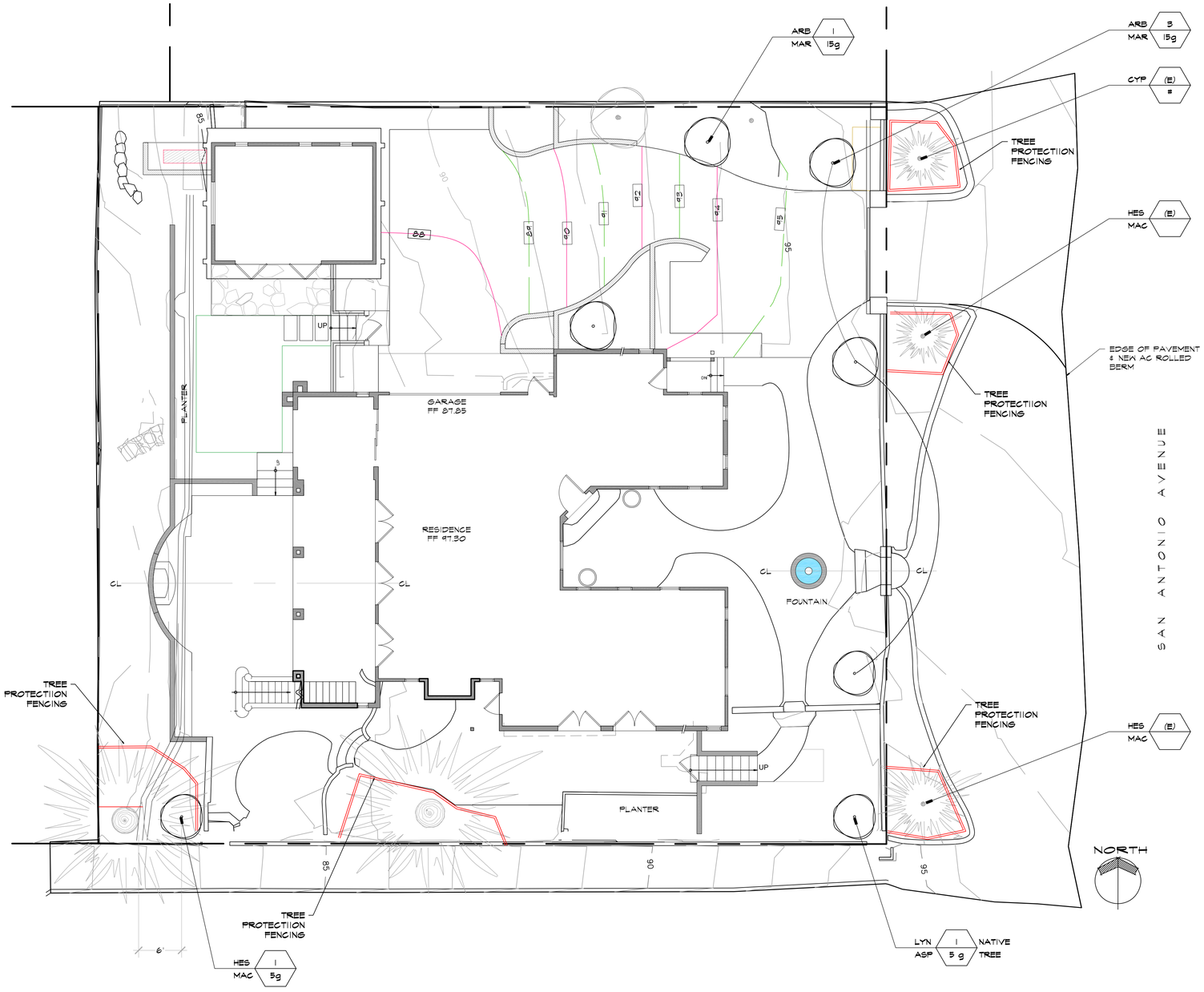
CATALINA IORNWOOD



STRAWBERRY TREE



KANUKA TREE / TRISTINIA



TREE LIST:

FOREST ENHANCEMENT PER FOREST & BEACH COMMISSION

SYMBOL	TREE SPECIES	COMMON NAME	CA Native	Quantity
	Trees:			
ARB MAR	Arbutus X Andrachnoides 'Marina' low branching Alternate: Tristinia laurnia	Strawberry Tree Kanuka Tree		4
HES MAC	Hespercyparis macrocarpa	Monterey cypress	***	1
LYN FLO	Lynothamnus floribundus	Catalina lornwood	***	1















GARDEN FLAVOR - SEEMINGLY RANDOM BUT WELL PLANNED USING WATER SAVING PLANT SPECIES

CITY TREE REQUIREMENTS + FOREST ENHANCEMENT & TREE PROTECTION

0 8' 16'

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

TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH HALL LANDSCAPE DESIGN. WITHOUT PRIOR LEAVE, VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.

Revisions

Hall Landscape Design
Landscape Architects #3405
582 Lighthouse Avenue
Pacific Grove, Ca 93950
(831) 655-3808
e-mail scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT
SCOTT HALL #3405
SIGNATURE
DATE
STATE OF CALIFORNIA

Kim & Sandra Libreri
0 San Antonio 1 NW 9th Ave
Carmel-by-the-Sea, CA apn 010-301-020

Page Title: Tree Planting & Protection

Job #	07-621
Date Printed:	11-21-2022
Revision	Historical Res Board
Drawn By	MASH
Sheet	L-6

of: 6 Sheets


Attachment-4



Attachment 4








Attachment 4





EXISTING

PROPOSED

EXISTING

Attachment 2

PROPOSED




Attachment 4


Attachment 4






Attachment 4


Attachment 4



Attachment 5

Attachment 5





Attachment 5





Attachment 5

Attachment 5



Attachment 5











Attachment 5



Attachment 6

Ken and Kate Yagen
San Antonio 2NE of 9th
Carmel, CA

February 1, 2023

RE: DS 21-436 (Libreri)

Dear Planning Commission,

My wife and I are relatively new residents to Carmel-by-the-Sea, having purchased our home in November 2021 on San Antonio Ave (2NE of 9th). We love Carmel and the friends we have made here. We chose our new home on San Antonio specifically for the proximity to both the beach and downtown, as well as, the wonderful sounds and views of the ocean and shore that we enjoy from our home.

We are greatly concerned about the significant view impact the Libreri project (DS 21-436) will have on our existing ocean view.

Our house lies on the opposite side of the street, to the northeast of the property so it is the southwest diagonal view from our property that we are concerned about. Our existing ocean view is provided by a site line that runs between trees located along the road and the northern side of the Libreri house. As those trees to the north have grown larger, our only clear view of the ocean and beach lies on the sightline over the Libreri driveway and diagonally across the backyard of the Libreri property from northeast to southwest.

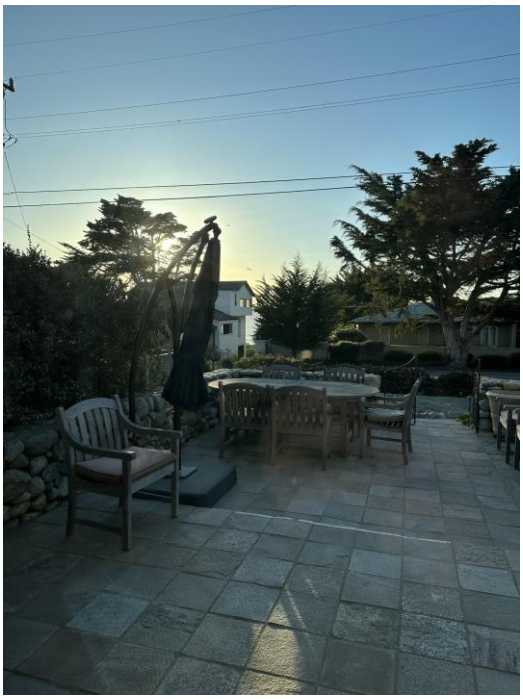


Sightline from our house through the property to the beach and ocean with the proposed addition indicated

Because the Libreri property slopes downward, it is the second level (labeled first story in the plans) of the three-story property that is in line with our ground level ocean views. Below are several photos of the view from our patio as well as our dining room.



View from our patio



View from inside our Dining Room

The area of concern with the Libreri project is behind the garage and the kitchen, extending the Libreri house further West, adding this addition to both the basement level and first story level, creating a significant expansion of the footprint and external mass of the house. As you can see below, our entire ocean view is blocked by this area of the proposed addition.

More photos on next page



View today without the addition but showing the story poles

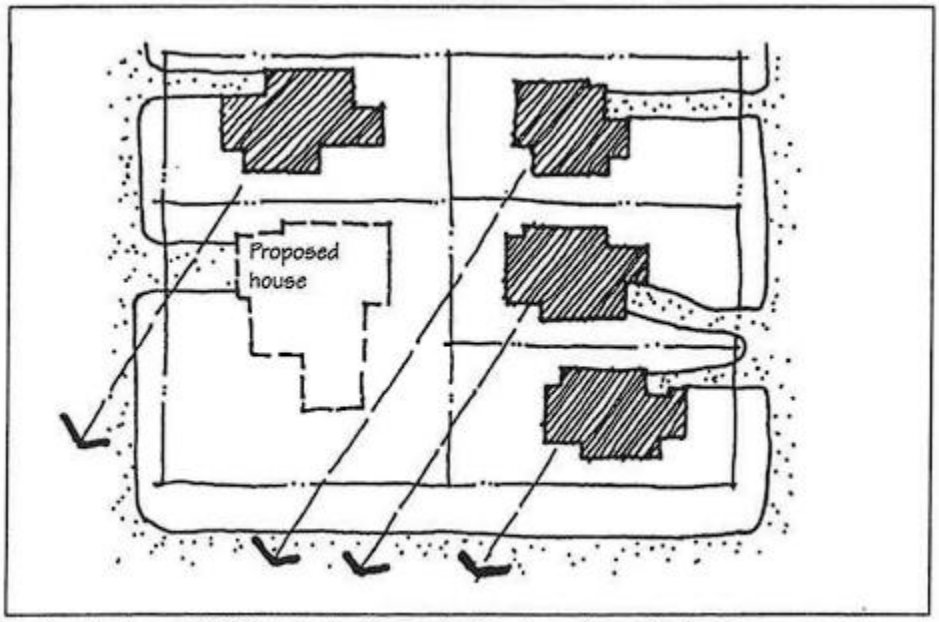


To better understand the project and planning process we reached out to Marnie Waffle, and others, to educate ourselves about the local Carmel zoning ordinances for the R-1 zoning district (with Beach Overlay) and the Residential Design Guidelines. There are key elements of the City Code and Design Guidelines that apply to this current project:

Most important is City Code section 17.10.010(K) regarding Private Views. Our understanding of the ordinance is that designs should respect the views of neighbors and not eliminate an existing view. In this case, the second level addition of the kitchen area is eliminating our existing view of the ocean that we currently enjoy. This view allows us to see the crashing ocean waves, water, horizon and sunsets. In addition, there is a proposed gate across the driveway. It will also impact our view if this new gate were constructed of solid material.

The same City code section also states one property owner should not enjoy a greater right than other parcels, and that buildings which substantially eliminate an existing significant view enjoyed by another parcel should be avoided. In this case, the Libreri property already has an expansive ocean view. Allowing their “breakfast nook” would increase their direct ocean views at the expense of us losing our existing ocean view, placing their right to ocean views above ours. The Libreris already have two other eating areas that would afford views and are also adding a second and third story balcony to enhance their views. They are enhancing their ocean views, at the expense of eliminate ours.

Lastly, section 5.0 of the Residential Design Guidelines specifically calls out the importance of ocean views and the diagram on page 31 shows the preference for considering diagonal views, like ours, from existing homes.



Preferred: A new building is sited to maintain views from existing houses.

We have some additional concerns about the overall mass of the building, that this addition visibly adds to. Several other City Code sections that I reviewed are also relevant in conjunction with this project. They are:

- 17.10.010(D) Mass and Bulk
- 17.20.160(B) Height
- 17.10.030(C) Site Coverage
- 17.10.030(D) Floor Area Ratio and Exterior Volume

The Libreri property is also in the Beach Overlay District and falls within the additional restrictions for property located west of Carmelo. My understanding, is that under this code section, all proposed construction cannot be higher than 18 feet above the existing grade or finished grade, whichever is lower. (Section 17.20.160.B).

The existing Libreri home is already non-conforming as to lot coverage and height.

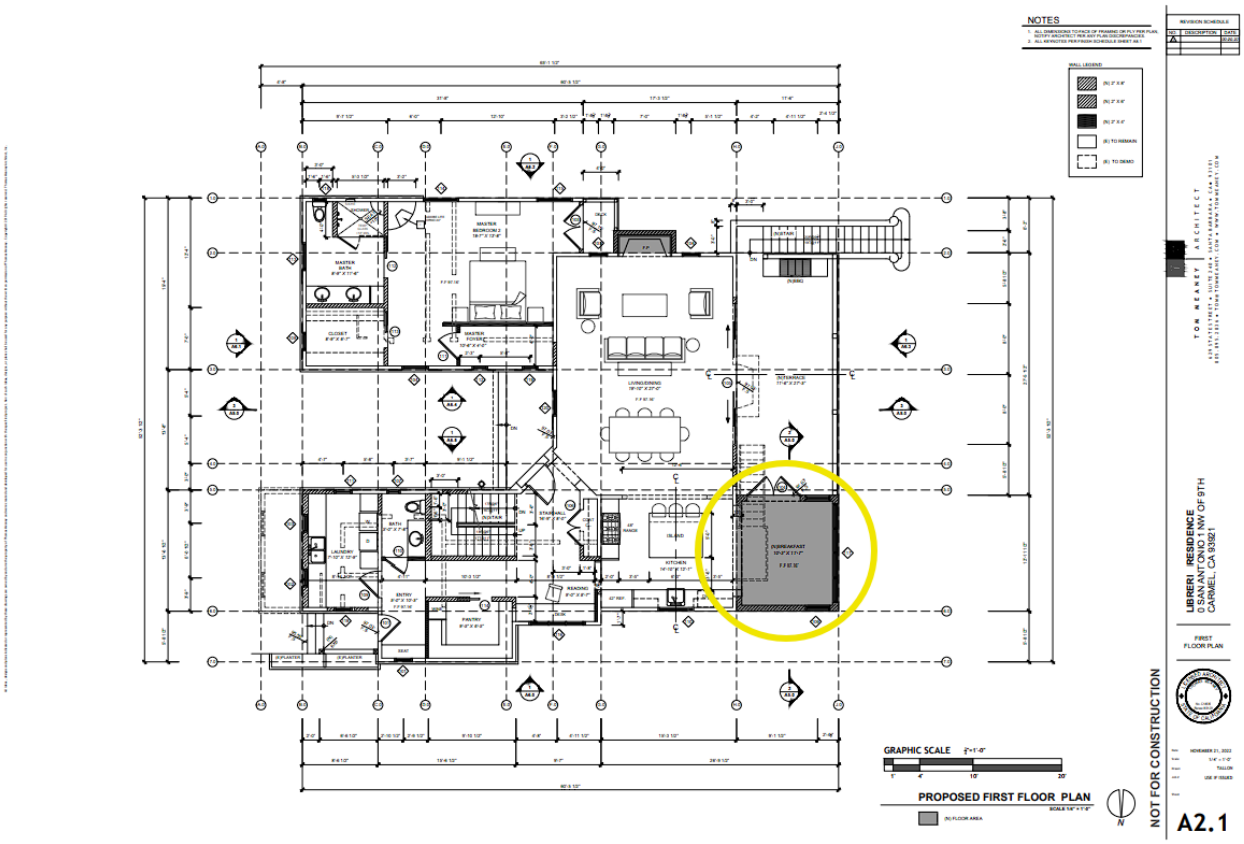
With an existing lot coverage of 23.66%, the existing home is also over the required 22% lot coverage, also making it non-conforming as to lot coverage (Section 17.10.030(C))

At an existing height of 26.67' (as specified on Plan sheet A0.0), the existing two story (three level) house is well over the required height limit of 18' in the Beach Overlay district, making it non-conforming as to height. (Section 17.20.160.B).

The proposed first story (2nd level) corner breakfast nook addition in question, (roof elevation 109.57'), is also 25.07' high as measured from the "finished grade" elevation of 84.5' below it. (See Plan Sheet A6.0)

Either way, the proposed corner breakfast nook addition is new structure that adds more visible mass and bulk to an already non-conforming structure, while removing "hidden mass" in the basement level.

The Libreri house is already one of the largest properties on San Antonio, standing three levels and currently 4,852 square feet. The proposed design eliminates approximately 250 sq. ft. of basement living area on the first level and in exchange is increasing the overall square footage on the second level (labeled first story), adding external visible mass to the building. In a neighborhood zoned for only 2 story buildings, with Beach Overlay prohibiting no more than 18 feet in height) and limits on the square footage, this is a significant visible mass for a single house. It is specifically the second level breakfast nook addition on the northwest corner of the house that we are concerned about. (See Plan Sheet A2.1) Without the addition, the property still affords the owners both incredible ocean views and ample living space.



Excerpt of plan A2.1 with the addition highlighted



Rendering of the design. The 2nd story addition to the left of the balcony is the area of concern

In mid-December, after discussing this project with Staff, I requested Marnie put us in contact with the owners of the house, which she happily did. On January 8, Kim and Sandra Libreri reached out to us. We invited them over that same day to see the views from our house and discuss the project. They were very willing to come over, which we appreciated. Upon arrival at

our house, they acknowledged the ocean view impacts that their project would cause us and promised to have their architect look at what could be done to reconcile it. For the gate, they indicated that they do have dogs and would require a gate, but they would consider a see-through design that would not obstruct the view. Kim Libreri took video from our patio to send to his architect. It was a positive meeting, overall. We did not hear back from the Libreris for several weeks and so we reached back out on January 23. Kim was responsive and got back to us two days later. Kim communicated that the guidance he received from his architect was to wait and see what the Planning Commission recommended before making any changes, as he wished to see all the comments first. That is reasonable but left us without a resolution before this meeting. Because of this, we want to ensure that the Commission has a full record and understanding of our concerns when you review the designs on February 8. We would also very much like to invite you to visit our house during the site visits that day so you can see the impact to our ocean view from our property with your own eyes. In person, the views are much more dramatic (though the view of the shore is temporarily limited due to the recent weather activity).

The Libreris have a very large house with a lot of internal space with which to work, as well as, expansive existing ocean views.

In balancing the hardships between the parties, and consistent with the City's Code protecting private views, we request that you deny the northwest corner addition to the house and ask they redesign that area of the project to protect our already limited ocean view. We also request that you require a gate structure that can be seen through.

It's our desire to find a workable solution that satisfies both us and the Libreris, while also preserving what makes Carmel such a great place to live. With the requested changes, we can fully support this project. We also want to thank the Planning Commission and the staff at the Planning Department. Marnie and others have been extremely helpful and thoughtful throughout the process.

Best Regards,

Ken and Kate Yagen

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

February 8, 2023
ADJOURNMENT

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

Application: N/A
Block: N/A
Location: N/A
Applicant: N/A

APN: N/A
Lot: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 22-300 (Hanson) - Email Dated 12-15-2022 from M. & H. Micheletos

Carmel-by-the-Sea

Attachment 1

Suray Nathan <snathan@ci.carmel.ca.us>

Project Plan - Dolores St 3 NW of 13th Ave

Mark Tanous <REDACTED> To: Suray Nathan <snathan@ci.carmel.ca.us> Thu, Dec 15, 2022 at 11:32 AM

Suray,

Thank you for passing this along. Our concern as the neighbors to the North of the property is that the expansion of the back of the house as far as be proposed to the west will have a significant effect on the light source to the lower windows on our ADU and that the second story bedroom windows as shown in the plans will look into the windows of our bedroom. Thank you for the opportunity.

Thank you,
Mark Tanous and Holly Micheletos
[Quoted text hidden]

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

February 8, 2023
ADJOURNMENT

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: