CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

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

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

SPECIAL MEETING
Wednesday, January 24, 2024

TOUR 2:30 PM

MEETING 4:00 PM

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

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

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

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

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

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

B. **DS 23-248 (Susko):** Dolores Street 2 southeast of 9th Avenue

C. **DS 22-244 (Rainey):** Lincoln Street 5 southeast of 10th Avenue

D. **DS 23-196 (Three Hounds Enterprises, LLC):** San Antonio Avenue 2 northwest of 11th Avenue

E. **DS 23-108 (Chadwick):** Scenic Road 2 northwest of 8th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: December 2023
2. Adoption of Minutes: August 9, 2023 Regular Meeting
3. Adoption of Minutes: August 23, 2023 Special Meeting
4. Adoption of Minutes: September 13, 2023 Regular Meeting
5. Adoption of Minutes: October 11, 2023 Regular Meeting
6. Adoption of Minutes: November 8, 2023 Regular Meeting
7. Adoption of Minutes: December 13, 2023 Regular Meeting
8. **DS 22-279 (Garren):** Consideration of a Final Design Study for the demolition of an existing 1,195-square-foot, one-story single-family residence with a 517-square-foot attached garage and the construction of a new two-story, approximately 2,582-square-foot residence with an approximately 440-square-foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1)

District. APN: 009-202-020-000.

PUBLIC HEARINGS

9. **UP 23-378 (Il Tegamino):** Consideration of a Use Permit to convert an existing 215-square-foot retail space, adjacent to Il Tegamino Restaurant, to a restaurant use which would expand the Il Tegamino restaurant footprint with no net gain in the number of permitted indoor seats. APN: 010-201-005-000. **RECOMMEND CONTINUANCE; LEGAL NOTICING WAS NOT COMPLETED BY THE DUE DATE.**

10. **DS 21-186 (Melani): CONTINUED FROM DECEMBER 13th HEARING** - Director's Referral for after-the-fact rebuilding of a non-conforming structure to determine if a non-conforming single-family dwelling that was torn down and rebuilt with the same non-conforming setbacks should be considered a "repair" and allowed to remain, or considered a “demolition” and required to conform to current setback standards. The subject property is located at Carmelo Street 4 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-124-024-000.

11. **DS 23-248 (Susko):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for a substantial alteration to an existing 1,590-square-foot single-story residence, the construction of a 210-square-foot second-story addition with an elevator, and associated site improvements located on Dolores Street 2 southeast of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-156-018-000.

12. **DS 23-108 (Chadwick):** Consideration of a Track 1 Design Study referral and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026-000.

13. **DS 23-313 (Rainey):** Consideration of a Track 1 Design Study referral for a request to amend a previously approved Track 2 Design Study Application, DS 20-205 (Rainey), for the installation of a driveway gate located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) District. APN: 010-082-004-000.

14. **DS 23-196 (Three Hounds Enterprises, LLC):** Consideration of a Final Design Study for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay. APN: 010-303-007-000.

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

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

16. Next Regular Meeting: February 14, 2024

ADJOURNMENT

CORRESPONDENCE

17. PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the agenda

18. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items on the agenda

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

January 24, 2024
CONSENT AGENDA

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

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: December 2023 Monthly Report

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:	January 24, 2024
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

DECEMBER 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In December 2023, 18 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In December 2023, 6 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In December 2023, 32 building permit applications were received.

IV. CODE COMPLIANCE CASES:

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

V. TRANSIENT RENTAL COMPLIANCE CASES:

In December 2023, 1 new transient rental compliance case was created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In December 2023, 21 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In December 2023, 20 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following December 2023 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2022 YTD Totals	376	59	498	240	45	270	178
2023 YTD Totals	391	74	600	241	36	283	380
YTD % Difference	+ 3.99%	+ 25.42%	+ 20.48%	+ 00.42%	- 20.00%	+ 4.81%	+ 113.48%

Planning Permit Report

12/01/2023 - 12/31/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23390	Design Review	LIGHTING: add recommended lighting for alleyway and front entrance.	San Carlos 2 SE 5th St	12/28/2023		In Review
23389	Use Permit	Add 14 additional outdoor seats in existing patio for dining at Carmel bistro Giovanni	San Carlos 2 SE 5th St	12/28/2023		In Review
23388						Closed
23387	Design Review	Installation of a 24kW Commercial Rooftop PV System	NE Corner Junipero & 5th	12/4/2023		Closed
23386	Sign	J. McLaughlin - Replace existing blade sign from yellow to blue w/ the same dimensions to adhere to the brand's new standards.	NW Corner of Ocean & Dolores (1770 Ocean Avenue)	12/18/2023	1/2/2024	In Review
23385	Use Permit	USE PERMIT AMENDMENT. OUTDOOR SEATING: Additional seven(7) outdoor patio seats. OUTDOOR HEATERS: Permanent and plumbed outdoor gas heaters, or moveable outdoor propane heaters.	Ocean Avenue 3 SW of Lincoln Street	12/6/2023		In Review
23384	Use Permit	Update/amend existing business license and use permit for Stationaery Restaurant. OUTDOOR SEATING: Allow twenty-four (24) outdoor seats located in the existing courtyard. HEATING: Install three (3) new gas Bromic heaters, wall-mounted to existing building. AWNINGS: Install new 4' wide awning over front entry door. HOURS OF OPERATION: Modify hours of operation to 8:00 a.m. – 10:00 p.m.	San Carlos Street east side between 5th and 6th Avenues	12/15/2023		In Review

23383	Design Review	Eligibile facilities request per Section 6409 - Install wireless communications transmission equipment for DISH Wireless at an existing telecom support structure.	Ocean 2 SW of San Carlos	12/18/2023		In Review
23382	Design Study	Replace exterior door, 16' 0", to fix the doors pan to stop the water leak in basement. New copper pan and new door, same opening and same height. Hallway bathroom remodeling with same layout; only new toilet, vanity, tile floor, and walls.	SW Corner of Monte Verde & 9th	12/14/2023		In Review
23381	Use Permit	DATE: 12/31/2023 - 01/01/2024, 1:00 a.m. USE: Extra space needed to accommodate higher-than-normal influx of people on New Year's Eve. MUSIC: No live music. SEATING/STANDING: Approx. 52 seats; 75 standing.	San Carlos 2 NE of 7th	12/13/2023		In Review

23380	Preliminary Site Assessment	Remodel And Addition To An Existing 898 Sf Single Family Residence with a detached 170 SF Garage (To Be Removed). The project includes: Removal of Existing Detached Garage, 1,066 SF Addition to Main Residence, including addition at Entry, Kitchen, New Garage, and 2nd story Primary Suite with Deck. New Addition to use painted wood shingles to match existing and painted wood doors and windows. New roofs to use Composite asphalt shingles to match existing. Reconstruction of 251 SF Rear, Spaced Board Wood Deck. Remodel includes Kitchen and Bathrooms. New 390 SF Accessory Dwelling Unit. Exterior Site Changes include: Removal Of The Brick Pathway To The Entry And Replacing with Flagstone Path, Addition of Flag, Step Stone Paths, Removal of Existing Gravel Driveway And Replaced With Stone Driveway Runners With Planting Strips, New Concrete Steps Basement, New Landscaping with Grape Stake Fence, No Trees to be Removed. One Tree limb off Multi-Branch Oak Tree to be removed. This has been reviewed by City Forester.	SW Corner of Mission Street and 12th Avenue	12/13/2023		In Review
23379	Design Study	Replace rotten doors and windows to match existing. Trim and paint to match existing. Repair rotting deck boards and railings; kitchen and bathroom remodel.	Casanova 3 SW of 7th	12/26/2023		In Review
23378	Use Permit	Convert small space next door to Il Tegamino restaurant, from retail use to restaurant use. No new water or new seats required. Expansion of current allowed seating into new space, not to exceed currently allowed 24 indoor seats. No changes to exterior seating.	Ocean Avenue between Lincoln & Monte Verde, Court of Golden Baugh	12/12/2023		In Review

23377	Design Study	Bathroom addition, 75 SF.	NW Corner of Torres & 1st	12/20/2023		In Review
23376		DUPLICATE. SEE DS 23-375 (Brown).	Scenic 3 SE of 12th.			Closed
23375	Design Study	Modify front of home by replacing existing windows, doors and adding 462 sq. feet of deck. Remove the existing concrete drive and replace with permeable pavers. The existing roof is to remain. The existing footprint of the home will not change. No trees will be removed. The existing grading, drainage, and landscaping to remain.	Scenic 3 SE of 12th	12/6/2023		In Review
23374	Design Study	58 Sq foot garbage enclosure/bicycle storage	Vizcaino 12 SW Mountain View	12/4/2023		In Review
23373	Historic Evaluation	Historic Evaluation	S.W. Corner of Lincoln and 10th Ave.	12/4/2023		In Review

Total Records: 18 **1/19/2024**

Business License Report

12/01/2023 - 12/31/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23073	New Business	Earth Cura Apothecary	Skincare, wellness; self-care products; candles; jewelry; hair/hat accessories	San Carlos 3 NW of 8th	12/15/2023	1/10/2024	Approved
23072	Ownership Change	Cafe Luna	Breakfast, lunch, and dinner; drinks, incl. coffee, tea, Boba, and smoothies.	Ocean Avenue & Mission Street	12/13/2023	1/10/2024	Approved
23071	New Business	Joshua Ezekiel Language Services	Interpretation and translation	4 SE Crespi	12/18/2023		In Review
23070	New Business	Salty Soul Sanctuary	Yoga Studio	Ocean & Mission	12/8/2023		In Review
23069	Ownership Change	De Tierra Vineyards	Wine Tasting Room	Mission Street 3 SE of Fifth Avenue	12/13/2023	1/2/2024	Approved
23068	New Business	Kayne LLC DBA Jenni Kayne	Retail sales of women's clothing and accessories	Ocean & Mission	12/6/2023	1/10/2024	Approved

Total Records: 6 **1/19/2024**

Building Permit Report

12/01/2023 - 12/31/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230598	12/27/2023		Repair deck & handrail in place, Master Bath partial remodel, replace 2 exterior doors	25,000	Building	Dolores 4 SE of 2nd
230597			VOID - DUPLICATE - DO NOT USE. ADA Restroom Remodel / New Tenant Restroom	273,451	Building	Ocean Ave & San Carlos St
230596	12/21/2023		Remodel to (E) 2,933 SF SFD and attached 276 SF garage.	1,500,000	Building	NE Corner of Scenic and 12th
230595	12/21/2023		Remove existing 264sf detached garage and construct a new detached 200 sf garage.	0	Building	Santa Fe 3 NE of Mountain View
230594	12/21/2023		Construction of a new detached ADU.	0	Building	San Antonio 1 NW of 9th
230593	12/20/2023	1/17/2024	Mold Mitigation project. Three part waterproofing on 80lf of foundation wall.	3,000	Building	NW Corner of Monte Verde & 7th
230592	12/20/2023	1/5/2024	Re-roof: Remove and replace existing Charcoal composite shingle to CertainTeed brand Landmark TL in the color Country Grey.	35,200	Roofing	SE Corner of Camino Real & 10th
230591	12/20/2023	12/20/2023	Replace an existing water heater with a new 40 gallon water heater.	1,500	Plumbing	SE Corner of Mission & 5th
230590	12/19/2023	12/19/2023	Replace (e) 100 amp electrical panel with (n) 100 amp electrical panel.	6,000	Electrical	Guadalupe 2 NW of 6th
230589	12/20/2023		Removal of existing stair, door permanently installed as a window.	6,000	Building	SW Corner of Camino Real & 8th
230588	12/20/2023		100 SF Add'n to Kitchen at north side, 844 SF two story add'n. at rear.	490,000	Building	Mission 2 NW of Santa Lucia

230587	12/19/2023		Remodel 3,108sf commercial space #115 within the Carmel Plaza. TI includes new entry doors, new interior stairs, ADA upgrades, new dressing area at the lower level, new sales counter, new beverage bar and counter. Exterior installation of new black and white striped awning to replace old awning at Mission St.	60,000	Building	Carmel Plaza Suite 115
230586	12/19/2023	1/8/2024	Installation of 68 feet poly gas line.	250	Plumbing	NW Corner of San Antonio & 2nd
230585	12/19/2023	1/12/2024	Repair 100sf of existing plaster soffit and standing seam metal roof on existing commercial building over public sidewalk.	20,000	Building	Dolores 3 NW of 6th
230584	12/15/2023		Replace 4 windows in the existing unit. Two windows in the stair landing, the front living room window, and the bedroom window. Windows to be new Sierra Pacific.	0	Exempt Work	SW Corner of Junipero & 4th, Unit H
230583	12/15/2023		Change existing patio door for same opening, same height. Remodel existing bathroom with the same layout and new plumbing fixtures.	9,000	Building	SW Corner of Monte Verde & 9th
230582	12/15/2023		Remodel of existing 1555 SF house, 270 SF attached garage, and 715 SF addition. including new 2nd floor. New kitchen, new bathrooms, new electrical, plumbing, and mechanical systems. Replace all (e) windows with (n) windows.	550,000	Building	4th 2 NE of Lobos
230581	12/13/2023		632sf interior remodel consolidating two units into a one bedroom single family residence. Project to include a new FAU.	125,000	Building	Mission 3 SW of 4th

230580	12/12/2023		Remove & replace damaged exterior vertical siding at portions of the front and rear elevations. In-kind materials will be used for the replacement.	0	Exempt Work	Lopez 4 NE of 4th
230579	12/12/2023		Construct a new basement level ADU under an existing residence. Remove and replace existing deck above ADU level.	219,000	Building	NW Corner of Camino Real & 7th
230578	12/11/2023		Remove chimney and add a set of operable 36" french doors and two 36" french door panels.	2,000	Building	SW Corner of Dolores & 12th
230577	12/8/2023		Phase 1 - shell work to allow for the installation of a pair of exterior doors. New PG&E electrical service.	10,000	Building	Dolores 2 NW of 7th
230576	12/7/2023		Main front addition, wood deck and stairs remodel, reduce and rebuild garage in new location, kitchen and bathroom remodel, upper balcony remodel, interior stairs remodel, and addition of laundry under stairs.	500,000	Building	Santa Fe 3 NE of Mountain View
230575	12/6/2023	12/7/2023	Tear off (e) wood shake roof to original sheathing and install new Landmark TL roofing in color Autumn Blend.	48,898	Roofing	Camino Real 2 SE of 12th
230574	12/6/2023		New area kitchen, existing kitchen converted to bedroom two, powder room converted to a full bath, electrical and pluming update/replacement, new windows, and new gutters.	118,000	Building	Guadalupe 2 NW of 7th
230573	12/6/2023	12/6/2023	remove existing unit, replace with new 96% efficient 2 stage bryant 926TB30040V14	10,741	Mechanical	Perry Newberry 3 NW of 5th
230572	12/6/2023	12/6/2023	Retroactive permit authorization for gas meter box replacement and gas leak repair.	0	Plumbing	NE Corner of Guadalupe & 5th

230571	12/6/2023		Addition of three residential apartments and remodel of two commercial spaces.	2,000,000	Building	Dolores 4 NE of 7th
230570	12/6/2023		623sf interior remodel consolidating two attached units into a one bedroom SFR with a new FAU.	125,000	Building	Mission 3 SW of 4th
230569			VOID, SEE PERMIT 21-425.	15,000	BP Revision	3 SW of 13th on Camino Real
230568	12/1/2023		Generac 14kw generator installation	22,738	Electrical	San Carlos 4 NW of 13th
230567	12/1/2023	1/2/2024	Extend electrical lines and install necessary equipment for new coffee bar.	0	Plumbing	SW Corner of Ocean and Mission

Total Records: 32 **1/19/2024**

Code Compliance Report

12/01/2023 - 12/31/2023

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
24013	12/27/2023	Open	Lincoln 3 NW of 5th	Unsafe structure/ rodent harborage	12/27/2023	
24012	12/26/2023	Open	NEC Lobos and 1st	Rocks in right-of-way	12/26/2023	
24011	12/21/2023	Closed	Carmel Plaza	Unpermitted business use	12/21/2023	
24010	12/20/2023	Open	Lobos 2 NW of 4th	Gravel in right-of-way	12/20/2023	
24009	12/18/2023	Closed	Forest 4 NW of 7th	Construction without a permit	12/18/2023	
24008	12/18/2023	Open	Mission NW of 6th	Bird stand on City tree	12/18/2023	
24007	12/14/2023	Closed	San Carlos 4 NW of Santa Lucia	Sign in right-of-way	12/14/2023	
24006	12/14/2023	Closed	San Carlos 3 NW of Santa Lucia	Sign in right-of-way	12/14/2023	
24005	12/6/2023	Open	Torres 4 NE of 4th	Encroachment violation	12/6/2023	
24004	12/4/2023	Closed	7th NE of Dolores	Trash on sidewalk	12/4/2023	
24003	12/4/2023	Closed	Lincoln SE of 5th	Exterior lighting	12/4/2023	
24002	12/4/2023	Closed	Forest 2 SE pf 8th	Fence construction	12/4/2023	
24001	12/4/2023	Closed	NWC 2nd and Santa Fe	Gas leaf blower	12/4/2023	
23229	12/29/2023	1st NOV sent	Torres 2 SE of 1st	Transient Rental	12/27/2023	
23228	12/7/2023	Closed		No business license	12/7/2023	
23227	12/15/2023	Open	Dolores 4 SE of 2nd	Remodel construction including but not limited to complete bathroom remodel, deck remodel, installation of patio doors, new gas piping to kitchen range without proper permits or authorization.	12/14/2023	
23226	12/14/2023					
23225	12/14/2023	Open	Dolores 4 SE of 2nd	Remodel construction without proper permits including but not limited to a complete bathroom remodel, installation of 2 patio doors, rebuilding a deck, guards & handrails and installation of new gas piping to the kitchen range	12/14/2023	

23224	12/12/2023	Open	SWC Monte Verde and 9th	Construction and generator installation	12/12/2023	

Total Records: 19 **1/19/2024**

Transient Rental Report

01/01/2023 - 12/31/2023

Case #	Street	Status	Date Received	Last Status Date	Date Closed
23229	Torres	1st NOV sent	12/27/2023	12/29/2023	
23220	Perry Newberry	Closed	11/24/2023	12/20/2023	12/20/2023
23217	Lopez	Closed	11/20/2023	11/27/2023	11/27/2023
23216	Lincoln	2nd NOV sent	11/14/2023	12/8/2023	
23213	Casanova	2nd NOV sent	11/14/2023	12/8/2023	
23212	San Antonio	Closed	11/14/2023	12/1/2023	12/1/2023
23198	Mission	Closed	10/24/2023	10/24/2023	10/24/2023
23194	Casanova	Closed	10/17/2023	12/8/2023	12/8/2023
23189	San Antonio	Closed	10/13/2023	12/8/2023	12/8/2023
23173	Mountain View	Potential STR identified	9/16/2023	11/6/2023	
23135	Ocean	Closed	8/18/2023	9/25/2023	9/25/2023
23134	Ocean	Closed	8/18/2023	8/25/2023	8/25/2023
23133	Monte Verde	Closed	8/17/2023	11/1/2023	11/1/2023
23109	13th	Closed	7/28/2023	11/14/2023	11/14/2023
23107	13th	Closed	7/28/2023	8/16/2023	8/16/2023
23104	Santa Fe	Closed	7/21/2023	9/29/2023	11/15/2023
23099	Mission	Closed	7/7/2023	9/19/2023	9/19/2023
23094	2nd	Closed	6/23/2023	8/21/2023	8/21/2023
23093	Rio	Closed	6/21/2023	8/31/2023	8/31/2023
23092	Ocean	Closed	6/21/2023	7/7/2023	7/7/2023
23091	Dolores	Closed	6/22/2023	7/19/2023	7/19/2023
23061	Monte Verde	Closed	4/27/2023	7/17/2023	7/17/2023
23058	Mission	Closed	4/19/2023	6/2/2023	6/2/2023
23057	Carmelo	Closed	4/19/2023	6/2/2023	6/2/2023
23053	San Carlos	Closed	3/21/2023	6/2/2023	6/2/2023
23039	Rio Road	Closed	2/27/2023	4/17/2023	4/17/2023
23015	Carmelo	Closed	1/9/2023	2/3/2023	2/3/2023
23014	Mission	Closed	1/9/2023	1/10/2023	1/30/2023
23013	N Casanova	Closed	1/9/2023	2/3/2023	2/3/2023
23012	Mission	Closed	1/9/2023	1/27/2023	1/27/2023
23009	Santa Fe	Closed	1/8/2023	2/3/2023	2/3/2023
23008	Guadalupe	Closed	1/8/2023	1/13/2023	1/13/2023
23007	2nd	Closed	1/8/2023	1/8/2023	4/8/2023

23005	Carpenter	Closed	1/8/2023	2/3/2023	2/3/2023
23004	5th	Closed	1/5/2023	2/3/2023	2/3/2023
23003	Dolores and 1st	Closed	1/5/2023	2/3/2023	2/3/2023

Total Records: 36 **1/11/2024**

Encroachment Permit Report

12/01/2023 - 12/31/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230282	Driveway	12/27/2023	Replacing old asphalt driveway, walkway, and entryway with pavers	Santa Fe 3 NW of 3rd		
230281	Temp Ench	12/19/2023	PG&E to complete emergency repairs, complete restoration from a 10'x10' bellhole. PM# 46065462.	Intersection of Santa Rita & 6th	12/19/2023	Issued
230280	Temp Ench	12/19/2023	Block scenic for approximately three hours or less to allow for crane to lift spa over house to repair leak on pation.	SE Corner of Scenic & 9th	12/21/2023	Issued
230279	Temp Ench	12/19/2023	REPLACE 89' OF SEWER DRAIN IN THE STREET	24743 SAN CARLOS ST		In Review
230278	Temp Ench	12/15/2023	Replace sewer lateral using pipe bursting.	Casanova 2 NE of 13th	12/15/2023	Issued
230277	Temp Ench	12/14/2023	Renew water service for fire suppression. USA #2023112802099.	Casanova & 4th	12/15/2023	Issued
230276	Temp Ench	12/13/2023	Close off sidewalk in order for crane to load one skylight. CONDITION: SIDEWALK CLOSED AHEAD SIGN TO BE PLACED AT JUNIPERO AND 5TH	SW Corner of Junipero & 4th	12/13/2023	Issued
230275	Temp Ench	12/13/2023	Replace sewer lateral using pipe bursting.	Santa Fe 4 SW of Ocean	12/13/2023	Issued
230274	Temp Ench	12/13/2023	Installation of a double cabinet next to existing cabinets to meet 72 hour back up, per CPUC mandate.	Dolores 5 NE of 3rd	1/2/2024	Issued
230273	Temp Ench	12/13/2023	Replace sewer lateral using pipe bursting.	Mission 4 SE of 13th	12/13/2023	Issued

230272	Perm Ench	12/8/2023	Legalize existing right of way encroachment to include: existing concrete paving, existing mortared stone walkway, existing fan shaped brick edging, and existing mortared stone garden wall.	Carmelo 2 NE of 8th		In Review
230271	Temp Ench	12/7/2023	PG&E to install underground electrical service & replace pole. PM# 35462985.	Junipero 2 SE of Ocean	12/14/2023	Approved
230270	Temp Ench	12/6/2023	PG&E to install new transformer and two service drops. PM# 35508786.	Carmelo 3 SE of 13th	12/7/2023	Issued
230269	Temp Ench	12/6/2023	Excavate a 9'x17' pit in the asphalt to repair damages due to a water leak repair for CalAm. 811 #2023110102229.	Dolores 21' South of 12th	12/7/2023	Issued
230268	Temp Ench	12/6/2023	Excavate a 5'x5' pit in the asphalt to repair damages due to a water leak repair for CalAm. 811 #2023110102333.	Junipero 71' North of 10th	12/13/2023	Issued
230267	Temp Ench	12/6/2023	Excavate a 17'x3' and 2'x3' pit in the asphalt to repair damages due to a water leak repair for CalAm. 811 #2023010500181.	San Carlos 60' South of 6th	12/7/2023	Issued
230266	Temp Ench	12/6/2023	Excavate a 15'x5' pit in the asphalt to repair damages due to a water leak repair for CalAm. 811 #2023103002607.	Junipero 200' South of Ocean	12/7/2023	Issued
230265	Temp Ench	12/6/2023	Excavate a 4'x4' pit in the asphalt to repair damages due to a water leak repair for CalAm. 811 #2023110102294.	Dolores 80' South of 4th	12/7/2023	Issued
230264	Temp Ench	12/6/2023	Placement of moving trucks from house on 13th 2 SE of Lincoln & dropping off at Carpenter 2 SE of 4th.	13th 2 SE of Lincoln / Carpenter 2 SE of 4th	12/13/2023	Issued

230263	Temp Ench	12/4/2023	PG&E to install underground service, replace pole, extend overhead primary line, install new transformer, and replace existing cutouts & fuses. Tree trimming required. PM# 35386108.	Camino Del Monte 4 NW of San Carlos	1/10/2024	Issued
230262	Temp Ench	12/1/2023	Partial sewer lateral replacement from property line to city main.	Lincoln 3 SE of 11th	12/13/2023	Issued

Total Records: 21 **1/19/2024**

Tree Permit Report

12/01/2023 - 12/31/2023

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
23361	12/1/2023	Tree	Santa Rita 4 SE Ocean Ave Carmel, CA 93923	Remove one 15" oak.	In Review	
23362	12/1/2023	Tree	Camino Real 2 SW of 4th Ave.	Remove four (4) Live Oaks: 8", 9", 13", and one double-stemmed tree, 11" & 12".	In Review	
23363	12/3/2023	Tree Evaluation	San Carlos St, 3rd house south of 8th	EVALUATION ONLY: One (1) Oak and one (1) Redwood.	In Review	
23364	12/6/2023	Tree Evaluation	25990 JUNIPERO ST: In the front Northeast corner	EVALUATION ONLY. Evaluate and hopefully remove a large & problematic pine tree. One (1) Pine tree, +/-25 feet in diameter. Located on city property.	In Review	
23365	12/7/2023		SW Corner of Carmelo & Seventh Avenues	REMOVE: Tree #1, 39"+ at base Db. Spar Pinus Radiata (Monterey Pine) on City ROW.	Approved	
23366	12/7/2023	Tree Evaluation	Third and Carpenter Northeast Corner	Tree Evaluation for Removal. One (1) 36-inch diameter Monterey Pine located on city property.	Approved	
23367	12/7/2023	Tree Evaluation	NW corner Lincoln and Tenth Avenues	Removal of a total of twenty limbs from oaks, cypress, and pittosporum trees.	Approved	12/15/2023
23368	12/8/2023	Tree	Roots are destroying driveway and wall close to water supply.	REMOVE: One (1) City Cypress tree, 18".	In Review	
23369	12/8/2023	Tree	Forest 4 NW of Mountain View	REMOVAL: Four (4) trees total; two (2) on private property; two (2) on City property. City trees are approx. 18" in diameter. One (1) 24" Pine that snapped in half last winter. One (1) 36" Pine next to the house.	Approved	12/21/2023
23370	12/9/2023	Tree	3rd Ave 2 NW Lobos	PRUNING: Trim tree limbs for building clearance and safety	Approved	1/2/2024
23371	12/15/2023	Tree	Sterling Way 2 NE of Perry Newberry	REMOVE: One (1) Monterey Pine tree (dangerous lean).	Approved	12/18/2023

23372	12/18/2023	Tree	Northeast Corner of Santa Fe and 8th Ave	REMOVE: dying Pine tree located in City right of way on north side of driveway.	In Review	
23373	12/19/2023	Tree Evaluation	25983 MISSION ST	EVALUATION ONLY prior to tree removal.		
23374	12/21/2023	Tree Evaluation	N. Carmelo 5 NW of 4th Ave.	EVALUATION: One (1) Redwood tree; size is 22' x 55-60'. **NOTE**Please coordinate evaluation, so owner can be present.	In Review	
23375	12/21/2023	Tree	Torres 2 NW of 2nd	REMOVE: One (1) 16" multi-trunk Oak tree.	In Review	
23376	12/21/2023	Tree Evaluation	Torres Street 3 NE of 4th Avenue	EVALUATION: Oak tree to be trimmed to help fight oakworm. Several dead branches. Property owners are unsure if tree is on City or private property; they suspect it is a City tree--on street, outside fence line.	In Review	
23377	12/21/2023	Tree	San Antonio 3 NW of 12th	REMOVE: One (1) extra large Cypress tree on the left side of the driveway.	In Review	
23378	12/21/2023	Tree	Torres St 5 SW of 10th	REMOVAL: One (1) large pine tree.	In Review	
23379	12/21/2023				Closed	
23380	12/21/2023	Tree	Santa Fe 3 SW Mountain View	PRUNING: Pine Tree previously inspected; trim approximately five (5) limbs.	In Review	

Total Records: 20 **1/19/2024**

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

January 24, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: August 9, 2023 Regular Meeting

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Minutes: August 9, 2023 Regular Meeting

REGULAR MEETING
Wednesday, August 9, 2023

TOUR 2:30 p.m.
MEETING 4:00 p.m.

CALL TO ORDER AND ROLL CALL – TOUR

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

The following Commission members were absent: Erin Allen.

TOUR OF INSPECTION

Item A: **DR 20-350 & UP 23-158 (Ulrika Plaza)** - Southwest Corner of 5th Avenue and Dolores Street

Item B: **DS 23-092 (Brown)** - Southwest Corner of Guadalupe Street and 4th Avenue

Item C: **DS 22-396 (Ramos)** - Northeast corner of 12th and San Antonio Avenues

Item D: **DS 21-436 (Libreri)** - San Antonio Avenue 1 northwest of 9th Avenue

Item E: **DS 23-019 (De Caussin)** - Carmelo Street 2 northeast of 8th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

The following Commission members were absent: Erin Allen.

PUBLIC APPEARANCES

The following members of the public appeared before the Commission: Michael McWalters commented on the Draft Wireless Ordinance.

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Monthly Activity Report: July 2023

Item 2: Adoption of Minutes: June 14, 2023 Regular Meeting

Item 3: Adoption of Minutes: July 12, 2023 Regular Meeting

Item 4: **DS 23-019 (De Caussin)**: Consideration of a Final Design Study, DS 23-019 (De Caussin), and associated Coastal Development Permit for a net addition of 180-square-feet to an existing 1,258-square-foot, two-story residence and 208-square-foot guesthouse, and various site improvements on a 4,000-square-foot property located at Carmelo Street 2 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-265-010-000.

The motion passed by the following roll call vote:

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

It was moved by Chair LePage and seconded by Commissioner Locke to approve the Consent Agenda.

The motion passed by the following roll call vote:

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

PUBLIC HEARINGS

Item 5: **DR 20-350 / UP 23-158 (Ulrika Plaza)**: Consideration of a Design Review, DR 20-350 (Ulrika Plaza), Use Permit, UP 23-158 (Ulrika Plaza), and associated Coastal Development Permit for the construction of a 22,443-square-foot, two-story mixed-use building with 12 apartment units and approximately 9,000 square feet of commercial spaces, with a 15,292-square-foot basement containing 28 below-ground parking spaces located at the southwest corner of 5th Avenue and Dolores Street in the Service Commercial (SC) Zoning District. APNs 010-138-021-000 & 010-138-003-000.

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

Henry Ruhnke, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Jefferey Beckham, Steven Moore, Tim Blomgren, Joaquine Turner, Frank Lawrie, Karyl Hall, Ken White, Paul Falworth, Ali Miner McDaniel, Garth (last name inaudible), Lee Rosen, Neil Kruse, Christy Ramers, Joe Motta, David O'Neil, and Paula Hazdovack,

Chair LePage closed the meeting for public comment.

Henry Ruhnke, Architect, provided a rebuttal to some of the public comments and addressed questions of the Commission.

It was moved by Commissioner Delves and seconded by Commissioner Locke to adopt a Resolution approving a Design Review Application, DR 20-350 (Ulrika Plaza), and Use Permit Application, UP 23-158 (Ulrika Plaza), and associated Coastal Development Permit for the construction of a 22,443-square-foot, two-story mixed-use building known as "Ulrika Plaza" with 12 apartment units, 9,000 square feet of commercial floor area, and a 15,292-square-foot basement containing 28 below-ground parking spaces located at the southwest corner of Dolores Street and 5th Avenue in the Service Commercial (SC) Zoning District. APNs: 010-138-021-000 & 010-138-003-000.

The motion passed by the following roll call vote:

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

Item 6: **DS 22-396 (Ramos)**: Consideration of a Combined Concept and Final Design, DS 22-396 (Ramos), and associated Coastal Development Permit for site additions, alterations, and site modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, and new 231-square-foot detached garage to the historic "Rockwell House" located at the northeast corner of 12th and San Antonio Avenues in the Single-Family Residential (R-1) District and the Beach & Riparian (BR) Overlay District. APN 010-279-008.

Suray Nathan, Assistant Planner, presented the staff report and addressed questions of the Commission.

Craig Holdren, Architect, gave a presentation and addressed questions of the Commission.

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

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Commissioner Delves to adopt a Resolution approving a Combined Concept and Final Design Study and associated Coastal Development Permit for site additions, alterations, and modifications, including a 138-square-foot addition to the rear and a new entry at the north elevation, a 398-square-foot lower level/basement expansion, creation of a window well at the front elevation, and a new 231-square-foot detached garage located in the front to the historic "Rockwell House" located at the northeast corner of 12th and San Antonio Avenues. APN: 010-279-008-000.

The motion passed by the following roll call vote:

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

Item 7: **DS 21-436 (Libreri)**: Consideration of a Final Design Study application, DS 21-436 (Libreri), Variance application, VA 23-239 (Libreri), and associated Coastal Development Permit 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.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Tom Meaney, Architect, spoke about the main elements of the project, including revisions and modifications, and addressed questions of the Commission.

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

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Delves and seconded by Commissioner Karapetkov to adopt a Resolution approving the Design Study application, DS 21-436 (Libreri), Variance application, VA 23-239 (Libreri), and associated Coastal Development Permit 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. APN: 010-301-020-000.

The motion passed by the following roll call vote:

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

RECESS

6:26 p.m. – 6:33 p.m.

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

The following Commission members were absent: Erin Allen.

Item 8: **DS 23-092 (Brown)**: Consideration of a Concept Design Study, DS 23-092 (Brown), for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot, single-story residence on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,026 square feet located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District. APN: 010-036-001-000.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Anatoly Ostretsov, Architect, gave a presentation and addressed questions of the Commission.

Susan Brown, Property Owner, commented on the project and thanked the Commission for their consideration.

David Brown, Property Owner, commented on the project and thanked the Commission for their consideration.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Mike Rachel, Adrienne Huckle, David O'Neil, unknown speaker, Mary Kenny, and Joe Pasqua.

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Locke to adopt a Resolution accepting the Concept Design Study for the demolition of more than 50 percent of an existing single-story residence, the construction of a larger two-story residence, and associated site improvements located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District. APN: 010-036-001-000.

The Commission further discussed the project.

The motion failed by the following roll call vote:

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

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 8, DS 23-092 (Brown), and that the Applicant should submit another design that considers staff direction as presented, as well as guidance provided in the meeting by the Commission.

The motion passed by the following roll call vote:

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

DIRECTOR'S REPORT

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

- **Reminder of Special Meeting on 08/23/2023**: Second-Draft Wireless Ordinance to address updates based on the public workshop conducted in March of 2023; original documents, red-line documents, and

public comments are available online at the City's website. The meeting is considered a formal hearing, seeking a recommendation from the Commission to be considered by City Council.

- **Housing Element Update**: Kudos to Ad-hoc Housing Committee, Marnie Waffle, and Katherine Wallace. Draft was sent to the State last week, and Director Swanson is confident of the document's content. Director Swanson stated that the project has seen amazing team effort, and all participants deserve much credit.

- **Staff Update**: Suray Nathan, Assistant Planner, is leaving the City for another opportunity in the City of Los Gatos.

FUTURE AGENDA ITEMS

Item 9: Next Regular Meeting: September 13, 2023

ADJOURNMENT

7:45 p.m.

APPROVED: ATTEST:

Michael LePage, Chair

Leah R. Young, Recording Secretary

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

January 24, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: August 23, 2023 Special Meeting

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Minutes: August 23, 2023 Special Meeting

Planning Commission Special Meeting Minutes
August 23, 2023

SPECIAL MEETING
Wednesday, August 23, 2023
5:00 p.m.

CALL TO ORDER AND ROLL CALL

The following Commissioners were present: Erin Allen, Robert Delves, Stefan Karapetkov, Stephanie Locke, and Michael LePage.

The following Commissioners were absent: None.

PUBLIC APPEARANCES

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

PUBLIC HEARINGS – Part 1

1. **Planning Commission Consideration of:**

    1. Making a formal Recommendation to the City Council Regarding Ordinance No. 2023-006, which would amend the Carmel Municipal Code (CMC) Title 17 (Zoning) by repealing and replacing chapter 17.46 (Telecommunications and Wireless Facilities) and making conforming amendments to Zoning Code sections 17.08.040, 17.12.020, 17.14.030, 17.14.220, 17.18.030, 17.40.070, 17.52.150, 17.54.010, 17.54.040, 17.54.080, 17.58.030, 17.58.040, 17.68.070, 17.70.010 and 17.70.020 and to municipal code sections 12.08.050, 12.08.060, 13.28.070; and finding the same exempt from the California Environmental Quality Act and in full conformance with the City's Local Coastal Program and the California Coastal Act; and

    2. All six (6) of the administrative regulatory documents which are a companion to the wireless ordinance which include: "Application for Wireless Facility Form"; "Wireless Facility Application Checklist - Type I-IV"; "Wireless Facility Application Checklist - Type V Eligible Facilities Request"; "Administrative Detailed Wireless Facility Design Guidelines"; and "Wireless Facility Standard Conditions of Approval."

Brandon Swanson, Director of Community Planning and Building, gave the staff report and addressed questions of the Commission.

Gale Karish, Attorney/Outside Counsel for the City of Carmel-by-the-Sea, addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Andrew Campenelli, Speaker 2 (no name given), Adam Pinterits, Jeanie Ferrara, Michael McWalters, Tasha Witt, Doug Hollenbeck, Liz Gilliam, Anjenie, Kristy Hollenbeck, Santio Rondo, Kristi Reimers, Karyl Hall, and Hannah Borris.

Chair LePage closed the meeting for public comment.

Commissioner Delves reiterated an earlier comment from Chair LePage: that the Commission is not here to regulate radio frequency, though he has the same concerns as the public. Delves stated the focus is to create an ordinance that provides as much local control as possible regarding the placement of wireless facilities. Delves agreed [with the "Stop Cell Towers in Carmel Neighborhoods" group] that the existing cell towers should be turned on before a new application is submitted by wireless companies. Delves also agreed that property values should be taken into consideration when evaluating the application, and that property value and view sheds should be an important consideration in the evaluation of the application. Delves also commented that the public noticing requirements may be outdated but stressed the importance of letting the public know when the shot clock starts. Delves suggested the annual measuring of Radio Frequencies (RF) be mandatory. Delves suggested more clarifying language and discussed the terms "material inhibition" and "effective prohibition."

Commissioner Locke thanked staff for the presentation and thanked the public for their time and input. Locke stated she thinks the ordinance is close to being to an acceptable point, provided a few additional tweaks are made; Locke agreed with all of Commissioner Delves' comments. Locke provided additional comments regarding the ranked locations and believed that the "RC Zone" should be a "Tier 1" location. Locke also stated that the definitions for the Type 1-5 applications should be included in the definitions section of the ordinance. Locke also gave comments about the necessity of clarifying language regarding maximum heights allowed for wireless facilities. Locke further commented about the security measures section and mentioned visible alarms. Locke suggested the fire safety section be further fortified and that the applications should be more specific regarding plan submissions; Locke mentioned potential issues regarding wire maintenance, both above and below ground. Locke also commented about site photos and photo simulations to measure neighborhood impacts; Locke stated that actual views from private properties most impacted would be more desirable than simulations; Locke suggested collaboration between City staff and wireless companies to obtain the most accurate information. Locke supported public noting as soon as an application is received.

Commissioner Allen agreed with most prior comments made and thanked the public for their time and effort. Allen stated that the ideal ordinance for her is one that protects the residents and the City, while also allowing necessary technology. The items she wished to be included in the ordinance were already mentioned, and the most important points have been included discussed by Commissioner Delves and Commissioner Locke. Allen stated the education of future Commissioners is an important element in this process. Allen said she believed the City should engage with a neutral subject matter expert in ongoing training for both the Commission and City staff.

Commissioner Karapetkov acknowledged a need for better cellular services based on personal experience and is supportive of improving communication infrastructure that doesn't impact the village character. Karapetkov stated the discussion today primarily discussed small cell service but did not discuss other technologies; Karapetkov was more supportive of other technologies in addition to small cell technology. Karapetkov also voiced support for fiber, as an alternative to bringing high speed to homes.

Chair LePage did not provide specific comments.

RECESS

7:07 p.m. – 7:23 p.m.

CALL TO ORDER AND ROLL CALL

The following Board Members were present: Erin Allen, Robert Delves, Stefan Karapetkov, Stephanie Locke, and Michael LePage.

The following Board Members were absent: None.

PUBLIC HEARINGS – Part 2

Director Swanson thanked the Commission for their time and effort and provided responses to the Commissioners' comments and questions. The Commission further discussed the comments.

Based on the discussion, the following suggestions for ordinance amendments were as follows:

- All wireless facilities should provide evidence that existing and approved cell towers are turned on before processing and approving a second application for additional coverage, where alleged coverage gaps exist.
- Property values should be considered in the evaluation of the application.
- The City will hire a consultant to provide an annual RF report.
- Material inhibition language will be changed.
- Move RC District to Tier 1.
- Add "Application Type" Tiers to Definitions.
- Add security devices language to include visual devices, such as blinking lights.
- No changes to photosimulation requirements (photos from property owner homes).
- Ongoing training for both the Commission and City staff.
- Clarify language regarding height restrictions.

It was moved by Chair LePage and seconded by Commissioner Allen to adopt a Resolution, amending the existing Second-Draft Wireless Ordinance to include the aforementioned ordinance amendments and recommend that City Council adopt Ordinance No. 2023-006, as amended by the Commission on August 23, 2023, which would amend the Carmel Municipal Code (CMC) Title 17 (Zoning) by repealing and replacing chapter 17.46 (Telecommunications and Wireless Facilities) and making conforming amendments to Zoning Code sections 17.08.040, 17.12.020, 17.14.030, 17.14.220, 17.18.030, 17.40.070, 17.52.150, 17.54.010, 17.54.040, 17.54.080, 17.58.030, 17.58.040, 17.68.070, 17.70.010 and 17.70.020 and to CMC sections 12.08.050, 12.08.060, 13.28.070; and finding the same exempt from the California environmental quality act and in full conformance with the City's Local Coastal Program and the California coastal act, and approve the following administrative documents, with minor unsubstantial grammatical changes, associated with Ordinance No. 2023-006: "Application for Wireless Facility Form"; "Wireless Facility Application Checklist - Type I-IV"; "Wireless Facility Application Checklist - Type V Eligible Facilities Request"; "Administrative Detailed Wireless Facility Design Guidelines"; and "Wireless Facility Standard Conditions of Approval."

The motion passed by the following roll call vote:

AYES: Commissioner(s): Allen, Delves, Karapetkov, Locke, LePage

NOES: **Commissioner(s): None**
ABSTAINED: **Commissioner(s): None**
ABSENT: **Commissioner(s): None**

ADJOURNMENT

7:48 p.m.

APPROVED: ATTEST:

Michael LePage, Chair

Brandon Swanson, Director of Community Planning and Building; Leah R. Young, Recording Secretary

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

January 24, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: September 13, 2023 Regular Meeting

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Minutes: September 13, 2023 Regular Meeting

REGULAR MEETING
Wednesday, September 13, 2023

TOUR 2:45 p.m.
MEETING 4:00 p.m.

CALL TO ORDER AND ROLL CALL - TOUR

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

The following Commission members were absent: None.

TOUR OF INSPECTION

Item A: **UP 23-015/DR 23-106 (Toro Sushi)**: Dolores Street between 5th and 6th Avenues

Item B: **PR 23-207 (CRI on Carpenter, Inc.)**: East Side of Carpenter Street between 1st & 2nd Avenues

Item C: **DS 22-184 (Althoff)**: Northeast corner of Scenic Road and 12th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

The following Commission members were absent: None.

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Monthly Activity Report: August 2023

It was moved by Commissioner Delves and seconded by Commissioner Locke to approve the Monthly Activity Report.

The motion passed by the following roll call vote:

AYES: **Commission Member(s): Allen, Delves, Karapetkov, Locke, LePage.**
NOES: **Commission Member(s): None.**

ABSTAINED: Commission Member(s): None.
ABSENT: Commission Member(s): None.

Commissioner Allen was recused from Item 2, DS 23-022 (Bellasis), and left the Chambers.

Item 2: **DS 23-022 (Bellasis)**: Consideration of a Final Design Study, DS 23-022 (Bellasis), and associated Coastal Development Permit for a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District. APN: 010-013-004-000.

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

It was moved by Commissioner Locke and seconded by Commissioner Delves to adopt a Resolution approving a Final Design Study and associated Coastal Development Permit and a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single-Family Residential (R-1) District. APN: 010-013-004-000.

The motion passed by the following roll call vote:

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

Commissioner Allen returned to the Chambers.

PUBLIC HEARINGS – Part 1

Item 3: **UP 23-105/DR 23-106 (Toro Sushi)**: Consideration of a Use Permit and Design Review to expand seating for the existing Toro Sushi Restaurant. The expansion would include converting the existing "Kathy Sharpe Gallery" space located in the same courtyard to additional restaurant space that would accommodate 19 new seats; and adding up to 36 outdoor dining seats and permanent outdoor heaters in the Pantilles Courtyard, all located on Dolores Street, between 5th and 6th Avenues in the Central Commercial (CC) Zoning District. APN: 010-135-012-000.

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

Kristen Ridout, Applicant, commented on aspects of the project and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Bryan Laschiver, Brendan McLaren, Jim Luiz, Restaurant Owner (no name given), Craig Rose, Kiersten Lamberty Bucall, John Compagno, Steve Bahcall, Bill Sharp, and Daisy (no last name given).

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Commissioner Allen to adopt a Resolution approving a Use Permit (UP 23-105) and Design Review (DR 23-106) for the expansion of an existing full-line restaurant into an adjacent business space and modifications and expansion of an existing outdoor seating area located at Dolores Street, between 5th and 6th Avenues. The motion included an added Special Condition of Approval that if additional water credits become available, the applicant may add up to 12 more outdoor seats without returning to the Commission to request an Amended Use Permit. The motion also included the following amendments: Special Condition Number 11 should be modified to limit the number of seats without specifying the placement and quantity of seating; Special Condition Number 12 should be modified to allow the applicant to arrange seating as they choose, provided that safety standards are maintained; Special Condition Number 15 should be modified to allow heaters to temporarily remain in use, unless there are repeated safety violations necessitating their immediate removal. APN: 010-135-012-000.

The motion passed by the following roll call vote:

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

Item 4: **PR 23-207 (CRI on Carpenter, Inc.)**: Consideration of a Preliminary Review application, PR 23-207 (CRI on Carpenter, Inc.), for the remodeling of the Carmel Resort Inn hotel, including proposed Use Permit amendments and a proposed Lot Line Adjustment located on the east side of Carpenter Street between 1st and 2nd Avenues in the Single-Family Residential (R-1) District. APN: 010-021-024-000.

Brandon Swanson, Director of Community Planning and Building, addressed the Commission regarding the inaccuracy of the property location listed on the public notice. Director Swanson explained that some members of the public provided written comments, suggesting the item be continued due to the property location inaccuracy and to give members of the public more time to prepare their comments for the public hearing. Director Swanson informed the Commission that he had consulted with the City Attorney, who said there was no legal requirement to notice the project, because the item is not considered a public hearing; the public noticing was simply a courtesy, and the Permit Identifier Number, as well as all the other information contained in the notice, was accurate information. The only inaccuracy in the public notice was in the location of the property.

After some deliberation, the Commission asked Staff to move forward with their staff report.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Don Desai, Partner, commented on the project, provided further details on the proposed development, and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Karyl Hall, Steve Howard, Laura Spiegelman, David (no last name given), and Neal Kruse.

Chair LePage closed the meeting for public comment.

The Commission provided feedback to the applicant:

Commissioner Allen was not in favor of the 3-bedroom suite proposed on Lot 4; Allen was also not in favor of the lot line adjustment. Allen was concerned about the neighbors having to accept a different purpose for the property, when they were originally told that the property was going to be used for residential purposes. Allen was in favor of the proposed cottage exterior changes. Allen commented on parking and said she believed there should be at least one parking space per room, plus employee parking, and maybe a few extra.

Commissioner Locke agreed with all of Commissioner Allen's comments. Locke said she believed the block needed a specific plan to address the uniqueness of the neighborhood and the size of the project as a whole. Locke commented on the number of times the project has been revised and the property ownership has changed; Locke provided a brief timeline of the project history, along with a summary of prior Planning Commission input. Locke moved that the item be continued and that a specific plan for Block 17 be developed for review and approval by the Planning Commission.

Commissioner Delves commented on the challenge faced by the property owners to develop multiple lots. Delves agreed with Commissioner Locke: that a specific plan is needed for the whole block. Delves supported a master plan that would include public input. Delves is not in favor of a lot line adjustment. Delves had concerns about Lot 4 becoming an outdoor party space and a potential loud intrusion into a quiet neighborhood. Regarding parking, Delves believed the spaces could be reduced and agreed with Commissioner Allen's comments: one parking space per room, plus employee parking. Delves was in favor of the proposed changes to the cottages and how the changes would fit into all the proposed changes to the other lots.

Commissioner Karapetkov stated that the Planning Commission is trying to help the applicant devise a solution and acknowledged the many challenges. Karapetkov agreed with previous Commissioner comments regarding the need for a long-term plan for the entire block. Karapetkov stated that he did not believe a lot line adjustment would be helpful in the big picture and that further clarity was needed before a decision could be made.

Don Desai commented on the proposed timeline for construction and the avoidance of doing all the work at once to avoid a massive undertaking and ongoing disruption to the neighborhood. Desai answered various questions of the Commission regarding lot coverage, water credits, and lot line adjustment.

Chair LePage said the lot line adjustment was problematic and not supported by City policies. LePage supported the cottage design proposals, as he stated they were consistent with the historical character of Carmel-by-the-Sea. LePage stated he did not support hotel units in the R-1 District, as they could be potentially disruptive to the neighborhood.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Steve Howard and Laura Spiegelman.

Chair LePage closed the meeting for public comment.

The Commission further discussed the project.

Summary of feedback from the Planning Commission:

- The Commission did not support a lot line adjustment.

- The Commission supported the renovation of the existing cottages but opposed hotel units on Guadalupe, as they could potentially disturb the quiet, neighborhood community.
- The Commission supported the larger-scale hotel units remaining along Carpenter Street.
- The Commission would like to be presented with a long-term plan that includes all proposed changes to accurately evaluate all the potential impacts.

Chair LePage thanked all those who provided input on the project.

Item 5: **DS 23-210 (White-Cox)**: Consideration of a Time Extension for Design Study DS 21-224 (White-Cox), Variance VA 21-225 (White-Cox), and associated Coastal Development Permit for additions totaling 247 square feet with a front yard setback exception, a 267-square-foot accessory dwelling unit with a front yard setback exception, and a street-side yard parking exception located at the northwest corner of Santa Fe Street and 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-007-000.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

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

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Delves and seconded by Commissioner Allen to accept the Applicant's request to withdraw the Time Extension application.

The motion passed by the following roll call vote:

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

Item 6: **DS 22-184/VA 23-281 (Althoff)**: Consideration of a combined Concept and Final Design Study (DS 22-184), Variance (VA 23-281), and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single Family Residential (R-1) District, Beach and Riperian (BR) Overlay, and Park (P) Overlay. APN: 010-291-007-000.

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

Craig Holdren, Architect, gave a presentation and addressed questions of the Commission.

RECESS

6:48 p.m. – 6:56 p.m.

CALL TO ORDER AND ROLL CALL

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

The following Commission members were absent: None.

PUBLIC HEARINGS – Part 2

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: David O'Neil, Judson Althoff, Karyl Hall, Shirley Moon, Carie Cheney (email read aloud by Evan Kort, since Ms. Cheney lost her connection with Zoom).

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Delves and seconded by Commissioner Locke to adopt a Resolution approving a combined Concept and Final Design Study (DS 22-184), Variance (VA 23-281), and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single-Family Residential (R-1) District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. The motion included the following modifications: Special Condition of Approval Number 40 should include language that forbids any irrigation attached to the exterior walkway fence on 12th Avenue; Special Condition of Approval Number 15, regarding asphalt roofing, should be eliminated entirely. APN: 010-291-007-000.

The motion passed by the following roll call vote:

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

DIRECTOR'S REPORT

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

- **City Wireless Ordinance Update**: The most recent City Council Meeting introduced the first reading of the City Wireless Ordinance; there were no changes, and the City Council accepted the Ordinance as recommended by the Planning Commission. Next month, there will be a second reading at the City Council meeting; after that, the Ordinance will move to the Coastal Commission as part of the certification process in accordance with our local coastal program.

- **Staffing Update**: Recruitment for another planner is in process; many thanks to the City's Human Resources Department for their assistance. The first round of applications will be reviewed tomorrow; Director Swanson hoped to fill the position very soon and said he would keep the Commission posted.

FUTURE AGENDA ITEMS

Item 7: Next Regular Meeting: October 16, 2023

ADJOURNMENT

7:40 p.m.

APPROVED:

Michael LePage, Chair

ATTEST:

Leah R. Young, Recording Secretary

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

January 24, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: October 11, 2023 Regular Meeting

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Minutes: October 11, 2023 Regular Meeting

REGULAR MEETING
Wednesday, October 11, 2023

TOUR 2:30 p.m.
MEETING 4:00 p.m.

CALL TO ORDER AND ROLL CALL – TOUR

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

The following Commission members were absent: Erin Allen and Robert Delves.

TOUR OF INSPECTION

Item A: **DS 23-036 (Metcalf)** - Torres Street 4 southeast of 4th Avenue

Item B: **DS 23-092 (Brown)** - Southwest Corner of Guadalupe Street and 4th Avenue

Item C: **DS 23-283 (Minelli)** - Santa Fe Street 3 northeast of Mountain View Avenue

Item D: **DS 23-148 (DGB Investment, Inc.)** - Mission Street 2 northwest of Santa Lucia Avenue

Item E: **DS 23-137 (Layman)** - San Carlos Street 5 southwest of 13th Avenue

CALL TO ORDER AND ROLL CALL – CHAMBERS

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

The following Commission members were absent: Robert Delves.

Brandon Swanson, Director of Community Planning and Building, provided direction to the Commission regarding the new Brown Act rules governing the participation of Planning Commissioners via Zoom. Director Swanson announced that Commissioner Allen requested to participate in the meeting via Zoom due to illness.

The Commissioners unanimously voted to allow Commissioner Allen to participate via Zoom in accordance with the Brown Act.

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Monthly Activity Report: September 2023

Item 2: **DS 23-283 (Minelli):** Consideration of a Design Study, DS 23-283 (Minelli), for a 120-square-foot addition to the lower floor of the residence, demolition of the existing garage, and construction of a new 200-square-foot garage located at Santa Fe Street 3 northeast of Mountain View Avenue located in the Single-Family Residential (R-1) District. This approval is substantially similar to the approval granted by the Planning Commission in June 2020 under Resolution 2020-01-PC; however, the approval has since expired as the approval was never vested. APN: 010-045-014-000.

Item 3: **DS 23-036 (Metcalf):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of an 868-square-foot, single-story residence and construction of a 1,592-square-foot, two-story residence with a 200-square-foot parking pad located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-012-000.

Commissioner Allen requested that Item 3, DS 23-036 (Metcalf), be pulled for further discussion.

It was moved by Chair LePage and seconded by Commissioner Locke to approve the following Consent Agenda Items: Item 1, Monthly Activity Report: September 2023, and Item 2, DS 23-283 (Minelli).

The motion passed by the following roll call vote:

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

ITEM PULLED FROM CONSENT AGENDA

Item 3: **DS 23-036 (Metcalf):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of an 868-square-foot, single-story residence and construction of a 1,592-square-foot, two-story residence with a 200-square-foot parking pad located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-012-000.

Commissioner Allen expressed concern that the 8-foot door in the plans does not represent human scale.

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

Chair LePage closed the meeting for public comment.

The Commission discussed the doors on the plans as they related to the City's Design Guidelines.

It was moved by Commissioner Locke and seconded by Commissioner Karapetkov to approve Consent Agenda Item 3, DS 23-036 (Metcalf).

The motion passed by the following roll call vote:

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

PUBLIC HEARINGS

Commissioner Allen recused herself from Item 4, DS 23-092 (Brown), and left the Zoom meeting.

Item 4: **DS 23-092 (Brown):** Consideration of a revised Concept Design Study, DS 23-092 (Brown), for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,015 square feet located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District. APN: 010-036-001-000.

Brandon Swanson, Director of Community Planning and Building, provided direction and context regarding the focus of the project, differentiating between the proposed project and the existing Accessory Dwelling Unit (ADU).

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Anatoly Ostretsov, Architect, gave a presentation and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Chris Mack, Karen Gelff, Natalie Nickel, Adrienne Huckle, Joe Pasqua, and Shirley Moon.

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Locke and seconded by Commissioner Chair LePage to adopt a Resolution accepting a revised Concept Design Study for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence inclusive of an attached garage on an 8,000-square-foot lot and the construction of one- and two-story additions totaling 1,015 square feet located at the southwest corner of Guadalupe Street and 4th Avenue. The following was added to the motion: Special Draft Condition stating that the terrace be moved 6 feet from the South property line. APN: 010-036-001-000.

The motion passed by the following roll call vote:

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

ABSENT: Commission Member(s): Delves.

Commissioner Allen returned to the meeting via Zoom.

Item 5: **DS 23-137 (Layman):** Consideration of a combined Concept and Final Design Study, DS 23-137 (Layman), and associated Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-165-021-000.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Adam Jeselnick, Architect, gave a presentation and addressed questions of the Commission.

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

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Allen and seconded by Commissioner Locke to adopt a Resolution approving a combined concept and final Design Study and associated Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot, single-story residence and to construct a 219-square-foot, single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-165-021-000.

The motion passed by the following roll call vote:

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

Item 6: **DS 23-148 (DGB Investment, Inc.):** Consideration of a Concept Design Study for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 868-square-foot second story located at Mission Street 3 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000.

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

KC Cullen, Architect, gave a presentation and addressed questions of the Commission.

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

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Allen to adopt a Resolution accepting a Concept Design Study for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 868-square-foot second story located at Mission Street 3 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000.

The motion passed by the following roll call vote:

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

DIRECTOR'S REPORT

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

- **Upcoming Planning Commission Special Meeting**: Scheduled for November 15, 2023; it will be a public workshop to discuss the ADU Ordinance.

- **Housing Element Update**: The City submitted the required document to the State and is expecting the 90-day review letter from the State on November 1st. Director Swanson commended all involved in this team effort, specifically the Ad Hod Housing Committee, as well as Katherine Wallace and Marnie Waffle who have done a great job advancing this project. The final draft will be submitted to the State by end of this year.

- **Staffing Update**: The recruitment process is nearing its end, as the Planning and Building Department seeks to fill a vacant position for a planner; there were many qualified applicants, nearly 60 in total; final interviews will take place next week. Director Swanson said he hoped to have a new planner on staff by next month.

- **City Halloween Parade on October 31st**: All City officials, board members, and commissioners are invited to participate in costume and to march in the parade.

FUTURE AGENDA ITEMS

Item 7: Next Regular Meeting: November 8, 2023

ADJOURNMENT

5:55 p.m.

APPROVED: ATTEST:

Michael LePage, Chair

Leah R. Young, Recording Secretary

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

January 24, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: November 8, 2023 Regular Meeting

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Minutes: November 8, 2023 Regular Meeting

REGULAR MEETING
Wednesday, November 8, 2023

TOUR 2:00 p.m.
MEETING 4:00 p.m.

CALL TO ORDER AND ROLL CALL – TOUR

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

The following Commission members were absent: Michael LePage.

TOUR OF INSPECTION

Item A: **DS 23-298 (Cruz)** - Monte Verde Street 3 northwest of 11th Avenue

Item B: **DS 23-196 (Three Hounds Enterprises, LLC)** - San Antonio Avenue 2 northwest of 11th Avenue

Item C: **DS 23-269 (Johnson)** - 2981 Franciscan Way

Item D: **DS 23-126 (Barnes)** - Santa Fe Street 3 southwest of 2nd Avenue

Item E: **DS 23-273 (Fortune)** - Guadalupe Street 3 southeast of 3rd Avenue

Item F: **DS 23-221 (Mardani)** - Ocean Avenue 4 northeast of Guadalupe Street

CALL TO ORDER AND ROLL CALL – CHAMBERS

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

The following Commission members were absent: Michael LePage.

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Monthly Activity Report: October 2023

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

Vice Chair Locke closed the meeting for public comment.

It was moved by Commissioner Delves and seconded by Commissioner Allen to approve the Consent Agenda.

The motion passed by the following roll call vote:

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

PUBLIC HEARINGS

Item 2: **DS 23-208 (Hunter):** Consideration of a Concept Design Study for the construction of a new 1,600-square-foot, two-story single-family residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Casanova Street 2 northwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-281-025-000. **CONTINUED.**

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

Vice Chair Locke closed the meeting for public comment.

It was moved by Commissioner Delves and seconded by Commissioner Allen to continue Item 2, DS 23-208 (Hunter), to a date uncertain.

The motion passed by the following roll call vote:

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

Item 3: **DS 23-221 (Mardani):** Consideration of a Concept Design Study for one- and two-story additions totaling 363 square feet to a one-story, 562-square-foot cottage and construction of a 200-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Azadeh Mardani, Property Owner, gave a verbal presentation.

Vice Chair Locke opened the meeting for public comment. The following members of the public appeared before the Commission: Marc Boyd, Martha Webster, Anne Flanke, and Cathryn Carlson.

Vice Chair Locke closed the meeting for public comment.

Marnie Waffle, Principal Planner, clarified the proposed roofing material and reminded the Commission that the former, previously approved application had been withdrawn by Azadeh Mardani.

It was moved by Commissioner Delves and seconded by Commissioner Allen to deny the concept design study for one- and two-story additions totaling 363 square feet to a one-story, 562-square-foot cottage and construction of a 200-square-foot detached garage in the front yard setback located on Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN: 010-033-011-000.

The motion passed by the following roll call vote:

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

Commissioner Karapetkov recused himself from Item 4, DS 23-269 (Johnson), and he left the dais.

Item 4: **DS 23-269 (Johnson):** Consideration of a Track 1 Design Study Referral for the construction of a new side yard fence that exceeds six feet (6') tall located at 2981 Franciscan Way in the Single-Family Residential (R-1) District. APN: 009-382-010-000.

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

Blake Jopling, Landscape Architect, gave a verbal presentation and addressed questions of the Commission.

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

Vice Chair Locke closed the meeting for public comment.

Blake Jopling, Landscape Architect, addressed questions of the Commission.

It was moved by Commissioner Allen and seconded by Commissioner Delves to adopt a Resolution approving a Track 1 Design Study Referral for the construction of a new side yard fence that exceeds six feet (6') tall and is located at 2981 Franciscan Way in the Single-Family Residential (R-1) District. APN: 009-382-010-000.

The motion passed by the following roll call vote:

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

Commissioner Karapetkov returned to the dais.

Item 5: **DS 23-298 (Cruz):** Consideration of a Track 1 Design Study Referral for a detached carport in the front yard setback and amendments to Design Study approval, DS 22-274 (Cruz), to retain the existing bedroom at the front northeast corner of the cottage, eliminate the previously approved detached garage in the front yard setback on the north side of the property, construct a new detached carport in the front yard setback on the south side of the property, reduce the previously approved additions on the south (side) and west (rear) of the cottage, and associated site improvements at an existing 1,029-square-foot

single-story cottage located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-185-007-000.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Claudio Ortiz, Designer with CODG, Inc., gave a verbal presentation.

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

Vice Chair Locke closed the meeting for public comment.

It was moved by Commissioner Delves and seconded by Commissioner Allen to adopt a Resolution approving Design Study application, DS 23-298 (Cruz), for the construction of a detached carport in the front yard setback and amending Design Study approval, DS 22-274 (Cruz), to retain the existing bedroom at the front northeast corner of the cottage, eliminate the previously approved detached garage in the front yard setback on the north side of the property, construct a new detached carport in the front yard setback on the south side of the property, reduce the previously approved additions on the south (side) and west (rear) of the cottage, and associated site improvements at an existing 1,029-square-foot single-story residence located on Monte Verde Street 3 northwest of 11th Avenue. APN: 010-185-007-000.

The motion passed by the following roll call vote:

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

Item 6: **DS 23-126 (Barnes):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for a 333-square-foot rear addition and a new 185-square-foot rear deck located on Santa Fe Street 3 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-102-003-000.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Erik Wynkoop, Architect, gave a verbal presentation.

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

Vice Chair Locke closed the meeting for public comment.

It was moved by Commissioner Karapetkov and seconded by Commissioner Allen to adopt a Resolution approving a combined Concept and Final Design Study, DS 23-126 (Barnes), and associated Coastal Development Permit for a 333-square-foot addition to an existing 660-square-foot residence located on Santa Fe Street 3 southwest of 2nd Avenue. APN: 010-102-003-000.

The motion passed by the following roll call vote:

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

Item 7: **DS 23-196 (Three Hounds Enterprises, LLC):** Consideration of a Concept Design Study for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach and Riparian (BR) Overlay. APN: 010-303-007-000.

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

Harlan Bradley, Agent with Masterwork Builders, gave a presentation and addressed questions of the Commission.

Nick Bossinakis, Property Owner, commented on the project, thanked his neighbors for their involvement, thanked Harlan Bradley for his work, and thanked the Commission for their consideration.

Vice Chair Locke opened the meeting for public comment. The following members of the public appeared before the Commission: Mr. McCarter (no first name given), Shirley Moon, Neal Kruse, Michael McWalters.

Harlan Bradley, Agent with Masterwork Builders, addressed some concerns from the public comments, referred to other slides in his presentation, and addressed questions of the Commission. At the request of Commissioner Locke, Mr. Bradley presented paint samples and a picture of the proposed brick to the Commission.

Vice Chair Locke closed the meeting for public comment.

It was moved by Commissioner Delves and seconded by Commissioner Allen to adopt a Resolution accepting a Concept Design Study for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach and Riparian (BR) Overlay. The following was included in the motion: Draft Condition for applicant to bring back new renderings of smaller decks (upper and lower) to mitigate view concerns and privacy concerns; Draft Condition to remove the chimneys on both the smaller upper and lower decks to mitigate view and privacy concerns. APN: 010-303-007-000.

The motion passed by the following roll call vote:

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

Commissioner Allen recused herself from Item 8, DS 23-273 (Fortune), and she left the dais.

Item 8: **DS 23-273 (Fortune):** Consideration of a Concept Design Study for the construction of an 820-square-foot net addition which includes the construction of a new 244-square-foot attached garage to an existing 967-square-foot, one-story single-family residence inclusive of a 173-square-foot detached

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

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

David Fourtune, Property Owner, thanked the Commission for their consideration.

Vice Chair Locke opened the public hearing. The following members of the public appeared before the Commission: None.

The public hearing was closed.

It was moved by Commissioner Delves and seconded by Commissioner Karapetkov to adopt a Resolution accepting a Concept Design Study for the demolition of a 173-square-foot detached garage and the construction of an 820-square-foot net addition inclusive of a new 244-square-foot attached garage to an existing 794-square-foot, one-story single-family residence located at Guadalupe Street 3 southeast of 3rd Avenue in the Single-Family Residential (R-1) District. APN: 010-023-014-000.

The motion passed by the following roll call vote:

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

Commissioner Allen returned to the dais.

DIRECTOR'S REPORT

Brandon Swanson, Director of Community Planning and Building, gave the report and addressed questions of the Commission.

- **Upcoming Special Meeting of the City Council on 11/13/2023 at 4:00 p.m.:** The Ad Hoc Housing Committee will review the 90-day comment letter received from the State; this is the State's responses to the City's first draft; there is still work to do. The Planning Commission is invited to attend.

- **Upcoming Public Meeting on 11/14/2023 at 4:00 p.m.:** Hosted by the Outdoor Wine Tasing on Private Propery Ad Hoc Committee. The committee is comprised of Mayor Potter and Council Member Jeff Baron. It is the first public meeting to discuss outdoor wine tasting on private property; the topic is being considered by the City Council and would require an amendment to the current Zoning Code, among other City policy revisions.

- **Upcoming Special Meeting of the Planning Commission on 11/15/2023 at 4:30 p.m.:** The meeting will discuss the ADU Ordinance and is an early Policy Workshop; no decisions are being made. The Planning and Building Department is seeking feedback on the draft ordinance from the Planning Commission and the community; a redraft will be submitted shortly thereafter.

- **Upcoming Meeting of the Climate Action Committee on 11/16/2023 at 3:30 p.m.:** The Committee is convening for the first time in several months to discuss next steps with climate action and protection plans, how they will be implemented and who will be responsible for the implementation.

- **Veterans Day Celebration on 11/11/2023 @ 11:00 a.m. at Devendorf Park:** It is a wonderful celebration, and everyone is invited.

- **Staffing Update – New Hire:** Director Swanson received a signed offer letter from new Assistant Planner; their anticipated start date is 12/01/2023. Reference checks and background checks are currently in progress.

- **Staffing Update – Katherine Wallace**: Katherine will soon be out on parental leave; she will be out for a few months.

FUTURE AGENDA ITEMS

Item 9: Next Special Meeting: ADU Ordinance Policy Workshop on November 15, 2023

Item 10: Next Regular Meeting: December 13, 2023

ADJOURNMENT

6:30 p.m.

APPROVED: ATTEST:

Michael LePage, Chair

Leah R. Young, Recording Secretary

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

January 24, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	Adoption of Minutes: December 13, 2023 Regular Meeting

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Minutes: December 13, 2023 Regular Meeting

REGULAR MEETING
Wednesday, December 13, 2023

TOUR 2:00 p.m.
MEETING 4:00 p.m.

CALL TO ORDER AND ROLL CALL – TOUR

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

The following Commission members were absent: None.

TOUR OF INSPECTION

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

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

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

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

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

Item F: **DS 23-180 (Nash)** - Monte Verde Street 3 southwest of 13th Avenue

CALL TO ORDER AND ROLL CALL – CHAMBERS

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

The following Commission members were absent: None.

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

None.

CONSENT AGENDA

Item 1: Adoption of the 2024 Planning Commission Meeting Calendar

Item 2: Monthly Activity Report: November 2023

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

Item 4: **DS 23-148 (DGB Investment, Inc.):** Consideration of a Final Design Study and associated Coastal Development Permit for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 432-square-foot second story located at Mission Street 2 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000.

It was moved by Chair LePage and seconded by Commissioner Locke to approve the Consent Agenda.

The motion passed by the following roll call vote:

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

Commissioner Locke recused herself from Item 5, DR 23-114 (Hofsas House, Inc.) – Concept Review, and left the dais.

ORDERS OF BUSINESS

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

Brandon Swanson, Director of Community Planning and Building, provided direction regarding the intent of the Concept Review and the type of feedback sought. Director Swanson gave a presentation and addressed questions of the Commission.

Carrie Theis, Property Owner, gave a presentation and explained the intent of the proposed project.

Eric Miller, architect with Eric Miller Architects, Inc., gave a presentation and narrated a video presentation of the project renderings.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Eric Lamison, David O'Neil, Chris Tescher, Amber, John Levett, Mark Watson, Stephanie Kirz, Lee Rosen, Laurie Delmont, David Gomez, Jane, Sygale Lomas, Lance Wills, Carolyn Hardy, Karyl Hall, Mark Stilwell, Carrie White, Dan Silverie, Betty Coolis, Alan Williams, Neal Kruse, Melanie Billig, Victoria Beach, and Cindy Lloyd.

Eric Miller, architect with Eric Miller Architects, Inc., provided a rebuttal to some of the public comments.

Chair LePage closed the meeting for public comment.

The Commission discussed five (5) key topics and how they relate to the Design Guidelines: Design, Bulk & Mass, Height, Parking &Traffic, and Ancillary Uses.

Item 5 - Design:

Commissioner Karapetkov commented on the existing beauty of the Hofsas House Hotel, describing it as a Bavarian country house. In general, Karapetkov liked the proposed design and was pleased with the amount of community involvement. Karapetkov believed the proposed design fits within the City's Design Guidelines.

Commissioner Delves said he was very supportive of the process. Delves liked the mixture of architectural styles that respected the surrounding topography. Delves believed the proposed design is much softer and fits better within the forest. Delves acknowledged that there may be privacy impacts to some of the surrounding inns, and he provided direction to the applicant, ensuring they address these impacts. Delves stated that the building is unique and innovative.

Commissioner Allen acknowledged the magnitude of the project and suggested more diversity in the front of the building. Allen believed the entryway does not look human scale but was thankful there were no buildings over two stories high and stated that the proposed design utilized the land well. Allen expressed concern over the proposed trees blocking views of surrounding neighbors but was, overall, supportive of the project.

Chair LePage stated that the proposed project improves the existing conditions on a number of levels. LePage believed the proposed building makes a connection with architectural history.

Item 5 - Bulk & Mass:

Director Swanson believed the Commissioners made sufficient comments regarding mass and bulk in their comments about design, so no further comments were received regarding bulk and mass.

Item 5 - Height:

Director Swanson provided some direction regarding the concept of "average grade" and clarified the type of feedback sought from the Commission. Swanson answered various questions of the Commission on this topic.

Commissioner Allen took no issue with the way the applicant utilized height regarding average grade but was in favor of some height reductions to better represent human scale. Allen also expressed concern over view impacts and wanted to be sure the applicant took this into consideration.

Commissioner Delves believed the applicant met all necessary criteria regarding average grade and that the proposed structures were appropriate. Delves believed the entirety of the project appropriately represented human scale and is a very approachable project.

Commissioner Karapetkov had no objections with the applicant's method of measuring average grade, but he had concerns with overly excavating the site.

Chair LePage believed that the applicant met all the R-1 District design objectives regarding average grade measurements. LePage commented on the stark contrast between the view of the existing buildings from San Carlos Street vs. the views from Dolores Street. LePage supported the stepping down of the proposed buildings, reducing them from four stories to two stories.

Director Swanson provided some direction regarding the concept of ornamental elements, such as steeples or towers, and clarified the Commission's authority in these matters. Swanson addressed questions of the Commission on this topic.

Commissioner Karapetkov had no objections to ornamental non-conforming elements, such as chimneys or elevators, but suggested the restaurant height could be lowered to make the entrance more modest and less imposing. Karapetkov saw no reason for the proposed height of the restaurant.

Commissioner Delves agreed with Commissioner Karapetkov and suggested that lowering the height of the restaurant may better address concerns regarding human scale. Delves also believed that the lounge height should be lowered, and he did not consider any of the proposed non-conformities to be defined as towers.

Commissioner Allen said she agreed with all comments from both Commissioner Karapetkov and Commissioner Delves.

Chair LePage did not believe any of the elements in the proposed project could be labeled as architectural elements within the context of the ordinance and did not justify an exception to height restrictions.

Item 5 - Parking & Traffic:

Director Swanson provided clarification on the feedback sought regarding parking and traffic concerns.

Commissioner Allen said she would like to see a parking and traffic study conducted.

Commissioner Karapetkov acknowledged the challenges associated with traffic and parking, particularly the proposed plan to offer valet parking from the front of the building on San Carlos Street to the backside of the building on Dolores Street. Karapetkov suggested the installation of an elevator that would take cars from the top level to the bottom level without the need to drive the cars down Fourth Avenue in order to park them in the parking garage facing Dolores Street.

Commissioner Delves agreed with Commissioner Allen that a traffic study should be conducted to fully understand the impacts of valet parking and the loop from San Carlos Street to Dolores Street. Delves expressed concern regarding the potential sale of parking spots in the proposed lots.

Chair LePage agreed with Commissioners Delves and Allen regarding the necessity of a traffic and parking study. LePage liked the fact that the proposed project created more parking spaces, and he supported the valet parking, but he did not feel there was enough information available to make any further comments on this topic, until a traffic study was conducted.

Item 5 - Ancillary Uses:

Director Swanson provided some direction regarding ancillary uses associate with the proposed project and their compatibility with the main hotel use. The six ancillary uses (for guest use only) are as follows: on-site restaurant, café/bakery, pool, gym, business center, and health spa with salon and massage services.

Commissioner Allen had no objection to any of the ancillary uses, and believed they would contribute to a great guest experience.

Commissioner Karapetkov did not see the need for a bakery on site but had no further objections to the other ancillary uses.

Chair LePage believed all proposed ancillary uses were appropriate. LePage commented that the bakery was consistent with modern hotel trends, offering a full-line restaurant but also offering a lighter option for pastries, coffee, and other convenient options.

Item 5 - Other:

Commissioner Karapetkov expressed concern over the length and complexity of the project in association with proper funding; Karapetkov said he hoped to avoid situations like "The Pit" project.

Chair LePage acknowledged the proposed project as very challenging, but he believed the project would be an enhancement to the City.

RECESS

7:27 p.m. – 7:37 p.m.

Commissioner Locke returned to the dais.

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

The following Commission members were absent: None.

PUBLIC HEARINGS

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

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

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Locke to continue Item 6, DS 23-290 (The Golden Mean, LLC), to a date uncertain.

The motion passed by the following roll call vote:

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

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

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

Thomas R. Hardy, Architect, explained the intent of the proposed project and addressed questions of the Commission.

Chair LePage opened the meeting for public comment. The following members of the public appeared before the Commission: Wilson Wendt, Cindy Lloyd, and Deborah.

Chair LePage closed the meeting for public comment.

It was moved by Chair LePage and seconded by Commissioner Karapetkov to continue this item to be heard as a combined Concept and Final, and for the applicant to come back with a revised design that addresses the neighbor's view concerns by exploring additional options to reduce the height.

The motion passed by the following roll call vote:

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

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

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

Alan Lehman, Building Designer, gave a presentation and addressed questions of the Commission.

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

Chair LePage closed the meeting for public comment.

Alan Lehman, Building Designer, provided further comments regarding the proposed materials and addressed questions of the Commission.

It was moved by Commissioner Delves and seconded by Commissioner Locke to adopt a Resolution approving a combined Concept and Final Design Study for minor floor area modification, shingle siding, new skylights and roofing, altered roof profile, new fenestration pattern, and various site modifications that collectively qualify as a substantial alteration to an existing single-family residence located on Lincoln Street 5 northeast of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay. APN: 010-128-010-000.

The motion passed by the following roll call vote:

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

Item 9: **DS 23-180 (Nash):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for a substantial alteration to an existing two-story residence located on

Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-176-018-000.

Marnie Waffle, Principal Planner, presented the staff report and addressed questions of the Commission.

Adam Jeselnick, Architect, expounded on the project and addressed questions of the Commission.

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

Chair LePage closed the meeting for public comment.

It was moved by Commissioner Delves and seconded by Commissioner Allen to adopt a Resolution approving a combined Concept and Final Design Study and associated Coastal Development Permit for a substantial alteration to an existing two-story residence located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District. The motion eliminated Special Condition Number 40, involving the deck railing, and Special Condition Number 41, mentioning the Camellia plant. APN: 010-176-018-000.

The motion passed by the following roll call vote:

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

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

Brandon Swanson, Director of Community Planning and Building, gave a presentation and addressed questions of the Commission.

Adam Jeselnick, Architect, gave a presentation and addressed questions of the Commission.

Krista Ostoich, Attorney representing Property Owners, Jim and Marion Melani, gave a presentation and discussed definitions within the City Municipal Code.

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

Chair LePage closed the meeting for public comment.

Jeselnick provided a rebuttal to some of the public comments.

Director Swanson responded to some of the public comments and provided clarity regarding the City Building inspections.

The Commission discussed the definitions in the Municipal Code.

Ostoich discussed the definitions within the City Municipal Code with the Commission.

Jeselnick provided further comment regarding avenues within the code that would allow the property owners to move forward with the project.

Director Swanson posed a question regarding the amount of dry rot present in association with the demolition.

The contractor of record commented on the amount of dry rot in the building and referred to a few photos that showed the dry rot. The contractor also referenced building plans and pointed out areas on the plans where dry rot and termite damage appeared.

It was moved by Chair LePage and seconded by Commissioner Delves to continue the item and to allow the applicant to come back and further present their case.

The motion passed by the following roll call vote:

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

DIRECTOR'S REPORT

Brandon Swanson, Director of Community Planning and Building announced that Katherine Wallace, Associate Planner (currently on parental leave) had a baby boy; his name is Peter; he weighed in at 9 lbs., 13 oz.

Director Swanson thanked the Commission for a wonderful year and mentioned that the next meeting would be held on January 24, 2024.

FUTURE AGENDA ITEMS

Item 11: Next Special Meeting: January 24, 2024

ADJOURNMENT

9:12 p.m.

APPROVED: ATTEST:

Michael LePage, Chair

Leah R. Young, Recording Secretary

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

January 24, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Alec Barton, AICP, Contract Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 22-279 (Garren):** Consideration of a Final Design Study for the demolition of an existing 1,195-square-foot, one-story single-family residence with a 517-square-foot attached garage and the construction of a new two-story, approximately 2,582-square-foot residence with an approximately 440-square-foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) District. APN: 009-202-020-000.

Application: DS 22-279 (Garren) **APN:** 009-202-020
Block:3 **Lot:**7
Location: Pine Ridge Way 3 northeast of Forest Avenue
Applicant: Glenn Warner, Architect **Property Owner:** Donna Garren

Executive Summary:

The applicant is requesting approval of a Final Design Study and associated Coastal Development Permit for the demolition of an existing one-story single-family residence and attached garage and the construction of a new two-story single-family residence and attached garage. The Concept Design Study was considered and approved with recommendations and conditions of approval at the May 10, 2023 hearing. There were no substantial issues discussed at the concept hearing and the Commission was supportive of the concept design.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study, and associated Coastal Development Permit for the demolition of an existing 1,195-square foot one-story single-family residence and 517-square foot attached garage, and construction of a new 2,370-square foot two-story single-family residence with a 440-square foot attached garage located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District, APN 009-202-020.

Background and Project Description:

The project site is an 8,307-square foot lot developed with a 1,712-square foot one-story single-family residence and a 517-square foot attached garage.

The applicant is proposing to demolish the residence and garage and construct a new 2,370-square foot two-story single-family residence with a 440-square foot attached garage, as well as an attached 800-square foot accessory dwelling unit (ADU) that is not subject to the discretionary action of this review. The total square footage of the house and garage (subject to this discretionary action) is 2,810 square feet, which is below the allowed maximum floor area for the site (3,034 square feet). The building is proposed to be finished with stucco on the ground floor and board and batten siding on the second floor, with a composition shingle roof and wood-framed doors and windows.

The project was initially reviewed at the May 10, 2023 hearing and the concept Design Study was accepted (Resolution 2023-027-PC) with Conditions of Approval to be addressed prior to scheduling for final details review.

Staff Analysis:

Previous Hearing: The following items were discussed at the May 10, 2023 Planning Commission hearing and listed as draft conditions of approval to address the concerns.

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

   Staff Analysis: The required volume study was completed and passed. Excluding the ADU, which is not subject to the volume study, the total allowable volume is 32,569 cubic feet, and the proposed volume is 32,090 cubic feet.

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

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

Finish Details: The building is proposed to be finished with stucco on the ground floor and board and batten siding on the second floor. Wall cladding throughout is proposed to be painted "Trail Dust" (beige) (Click Here for Manufacturer's Website) by Kelly Moore and will have a "Thunderstruck" (dark brown) (Click Here for Manufacturer's Website) trim, also by Kelly Moore.

The windows and doors throughout are proposed to be solid wood by Sierra Pacific in a color similar to the "Thunderstruck" trim by Kelly Moore. The roof is proposed to be a composition shingle roof by Landmark TL in the "Platinum" style (gray and black; Click Here for Manufacturer's Website).

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

Residential Design Guidelines). If the Commission or any member of the public has concerns regarding the color palate in respect to consistency with the Design Guidelines, the item may be pulled from the Consent Agenda for discussion.

Garage Door: The garage door presented in the 3-D color rendering (Refer to Attachment 3, Sheet C-1) and door and window schedule (Attachment 3, Sheet S-3) differs from the design presented in the building elevations (Attachment 3, Sheet A-5). The materials of the proposed garage door (wood and tempered glass) are consistent with the City's adopted Final Details Guidelines for Building Design. However, Guideline 9.16 encourages a garage door to be designed either to "provide visual interest or to blend with the background materials of the building."

The proposed design does not blend with the background materials of the building. To achieve blending with background materials of the building, Special Condition #31 has been included to require the applicant to install a garage door consistent with the building elevations, not the color rendering and door and window schedule. The Planning Commission may determine that the design shown in the color rendering and door and window schedule provides visual interest, consistent with Guideline 9.16, in which case the item could be pulled from Consent Agenda to revise Special Condition #31 to reflect approval of the garage door in the color rendering.

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

The applicant has proposed exterior surface-mounted lighting by Auroralight, with the "LSM3 Micro Cascade" model utilizing 4.5 watts and emitting 135 lumens at 3000K. The plans note the fixtures will be shielded and the lights are dimmable.

The applicant is proposing minimal landscaping alterations as the site is already heavily forested and the proposed construction is not intended to impact these areas. Within areas where existing site coverage will be removed and replacement material has not been identified (e.g., areas identified on the proposed site plan as "Omit Conc"), a Condition of Approval (#33) has been included stating those areas shall be mulched or landscaped.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: One single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists the demolition of an existing residence and attached garage and the construction of a new residence, attached garage, and attached ADU. The project does not present any

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

Attachment 1 - Resolution
Attachment 2 - Data Table
Attachment 3 - Plan Set
Attachment 4 - Supplemental Materials

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING 1,195-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND 517-SQUARE FOOT ATTACHED GARAGE, AND CONSTRUCTION OF A NEW 2,370-SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH A 440-SQUARE FOOT ATTACHED GARAGE LOCATED AT PINE RIDGE WAY 3 NORTHEAST OF FOREST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 009-202-020.

WHEREAS, on May 3, 2022, Glenn E. Warner ("Applicant") submitted an application on behalf of Donna Garren ("Owner") requesting approval of Track 2 Design Study application DS 22-279 (Garren) described herein as ("Application"); and

WHEREAS, the Application has been submitted for an 8,307-square-foot lot located at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing to demolish an existing 1,195-square foot one-story single-family residence and 517-square foot attached garage and construct a new 2,370-square foot two-story single-family residence with a 440-square foot attached garage; and

WHEREAS, an 800-square foot attached Accessory Dwelling Unit (ADU) is also proposed but is not part of the discretionary action of this approval; and

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

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

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

WHEREAS, on May 10, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on May 10, 2023, the Planning Commission adopted Resolution 2023-027-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, on January 12, 2024, notice of a January 24, 2024 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to

each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on January 24, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

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

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

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

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

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

complement the urbanized forest, the approved site design, adjacent sites and the public right-of-way. The design will reinforce a sense of visual continuity along the street.		

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

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

necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.		

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **DESIGN STUDY APPROVAL**:

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study (DS 22-279, Garren) and associated Coastal Development Permit for the demolition of an existing 1,195-square foot one-story single-family residence and 517-square foot attached garage, and construction of a new 2,370-square foot two-story single-family residence with a 440-square foot attached garage at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District, APN 009-202-020, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 22-279) the demolition of an existing 1,195-square foot one-story single-family residence and 517-square foot attached garage, and construction of a new 2,370-square foot two-story single-family residence with a 440-square foot attached garage at Pine Ridge Way 3 northeast of Forest Avenue in the Single-Family Residential (R-1) Zoning District, APN 009-202-020, as depicted in the plans prepared by Glenn E. Warner as approved by City of Carmel-by-the-Sea Planning Commission on January 24, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for

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

	When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.
13.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
14.	**Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.
15.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.
16.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
17.	**Truck Haul Route.** Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary

	traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
18.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
19.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
20.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester 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.
21.	**Tree Removal.** The project does not propose tree removal. Removal of trees generally requires a separate Tree Removal Permit. No trees on the site shall be removed without written approval of the City Forester or Forest and Beach Commission, as appropriate.
22.	**Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
23.	**Erosion Control in the Right-of-Way.** Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought-tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.
24.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. ● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. ● Excavation within 6 feet of a tree trunk is not permitted. ● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. ● Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. ● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil

	line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. ● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. ● If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.
ENVIRONMENTAL COMPLIANCE CONDITIONS	
25.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
26.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
27.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.
28.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
SPECIAL CONDITIONS	
29.	**Condition of Approval Acknowledgement.** The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set.
30.	**Lighting Locations.** No more than a single wall scone be located at any single building entry unless otherwise required by the Building Code to preserve low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.
31.	**Garage Door.** Prior to installation of the garage door, the applicant shall submit a revised color

	rendering of the front elevation that is consistent with the project's building elevations (Sheet A-5 of the revised plan set). Any changes to the proposed design must be noted on the Exterior Revisions to Planning Approval Form (see Condition 10) and may require separate review and approval.
32.	**Driveway Pavers.** Prior to building permit issuance, the material specifications for the driveway pavers shall be printed in the project plans. The pavers driveway pavers shall be set in a manner that permits percolation of water to the soil (ex. sand set) and be an earth tone.
33.	**Removed Site Coverage.** Unless otherwise expressly noted on the approved site plan, all areas where site coverage is proposed to be removed shall be replaced with landscaping or woodchip. New or replacement improvements that would otherwise count as site coverage (gravel, decomposed granite, etc) shall not be authorized. Prior to building permit issuance, the site plan/landscape plan shall be revised to reflect that the removed site coverage shall be replaced with woodchips or new landscaping (new landscaping shall comply with Condition of Approval #20). All site coverage required to be removed shall be removed prior to final inspection. All new landscaping shall be installed prior to final inspection.
34.	**Construction Management Plan**. Prior to building permit issuance the applicant shall submit a Construction Management Plan for review and approval by the Community Planning and Building Department.

Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant Signature	Printed Name	Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 24th day of January, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

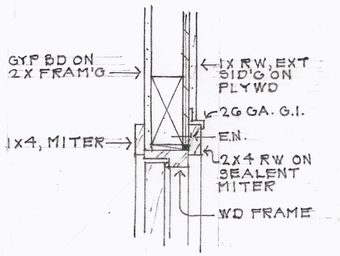
Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 8,307 SQUARE-FOOT SITE			
Site Considerations*	**Allowed**	**Existing**	**Proposed**
Floor Area	3,022 SF (36%)	1,712 SF	2,810 SF*
Site Coverage	664 SF/997 SF	2,228 SF	977 SF
Trees (Upper/Lower)	Determined by FBC	0/6	0/6
Ridge Height	18’/24’	18’	14’/22’9”
Plate Height	12’/18’	9’	9’/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	52’	37’10
Composite Side Yard	17’ (25%**)	69’	64’
Minimum Side Yard	3’	5’	5’
Rear***	15’/3’	10’	15’/10’

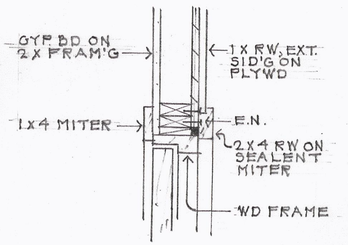
* . Excludes 800 sf attached ADU

** The width of a nonrectangular lot shall be the mean length of the front and rear property lines (CMC 17.06.020.M.2).

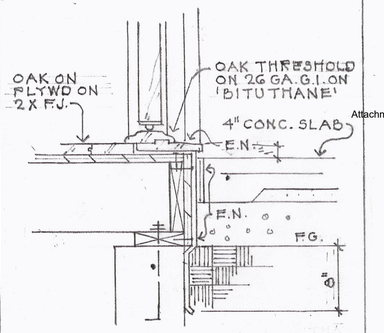
*** The rear setback is three feet for those portions of structures less than 15 feet in height.



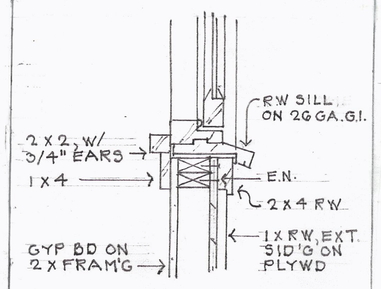
HEAD | 1½"=1'-0" | 1



JAMB | 1½"=1'-0" | 2



THRES. | 1½"=1'-0" | 3



SILL | 1½"=1'-0" | 4



Attachment 3

auroraLight

TYPE:

CAT. #: LSM3-

LSM3 MICRO CASCADE



LSM3-R-BLP

A higher performing LED in a small package. The LSM3 is a surface mounted LED wall light that offers excellent illumination of walls and walkways in a stylish yet rugged design. Featuring a precision machined acrylic optic with a deep prismatic design to allow for uniform distribution. It is sized to fit on standard 4" by 4" posts which makes this an ideal fixture for decks and docks. The entire fixture is machined from solid brass bar. Designed to be simply surface mounted without any additional box or can be recessed up to a 1/2" for a lower profile installation.

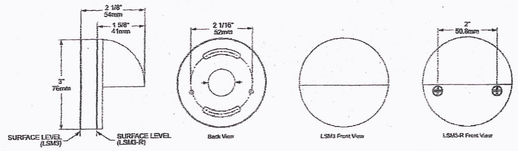
Features include:

- 4.5 Watts and 135 lumens at 3000K
- Cree XP-L® High Density LED
- Precision Machined Acrylic Optic
- 2700 or 3000K (CRI 80 typ.)
- Thermally Integrated® w/ Copper Core Technology®
- 12 VAC Electronic or Magnetic
- TRIAC Dimmable to <10% typ.
- Solid Brass Construction

Powered by CREE LEDs

12V

COPPER CORE TECHNOLOGY



ORDERING GUIDE: LSM3 L (LED) SM (SURFACE MOUNT) 3 (SERIES)

INDICATES ASSORTED FIELD | INDICATES OPTIONAL FIELD

MOUNTING	LED COLOR	FINISH
[SM] Surface Mount	[27] 2700K, 80 CRI	[NAT] Natural
[R] Recessed	[30] 3000K, 80 CRI	[BRJP] Bronze Living Patina (BR or CU)
	[AMB] Amber (585-595 nm)	[BRJPJ30] BLP Extra Dark (BR or CU)
		[NI] Nickel PVD (BR)

NOTE: For other CCT and CRI options, contact factory.

EXT LIGHT'G

SIERRA PACIFIC

ALL-WOOD

For a classic, distinctive look, our all-wood windows and patio doors offer timeless elegance with exceptional thermal performance. As with all our wood products, long-term durability is ensured by CoreGuard Plus™, a leading wood treatment against rot and insects.



DRS & WINDOWS

LANDMARK® TL

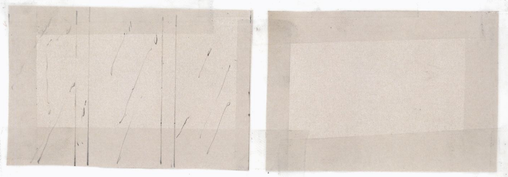


Platinum

ROOF'G

Kelly Moore

HLS4273 Trail Dust



BATT & BD, PLASTER

Kelly-Moore

KM4924 Thunderstruck



TRIM, DRS, & WINDOWS

GLENN E WARNER ARCHITECT
27762 PALO COLORADO RD, CARMEL, CA.
MAILING: PO BOX 22811, CARMEL, CA. 93922
(831) 625-2862

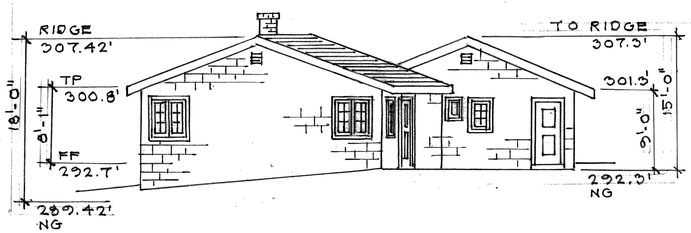
PINE RIDGE WAY 3NE OF FOREST
CARMEL, CA.
APN: 009-202-020

C1

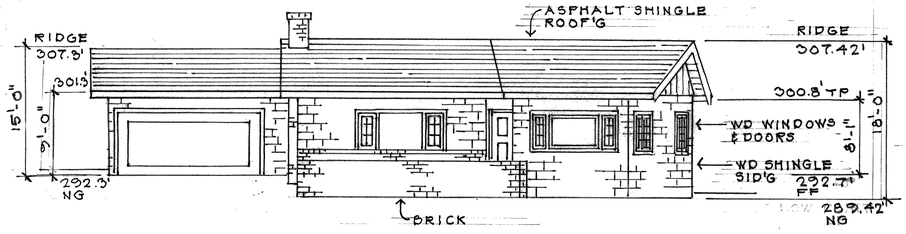
SITE COVERAGE:	
EXIST'G:	
(E) DRIVEWAY	1086 (IMP)
(E) CONC	804 (IMP)
(E) PORCH	130 (IMP)
(E) BRICK	174 (PER)
TOTAL PERM.	174 ø
TOTAL IMP.	2054 ø
TOTAL ALL	2228 ø
PROPOSED:	
(N) DRIVEWAY	672 (PER)
(E) CONC	155 (IMP)
(N) PORCH	51 (PER)
(N) PATH	99 (PER)
TOTAL PERM.	822 ø
TOTAL IMP	155 ø
TOTAL ALL	977 ø

FLOOR AREA	
EXIST'G:	
(E) SFD	1195 ø
(E) GARAGE	517 ø
TOTAL	1712 ø
(20.6% OF LOT AREA)	
PROPOSED:	
(E) LOWER	1195 ø
(N) GARAGE	440 ø
(N) LOWER	340 ø
(N) UPPER	835 ø
(N) ADU	800 ø
TOTAL	3610 ø
(44% OF LOT AREA)	
SITE AREA: 8007 ø	

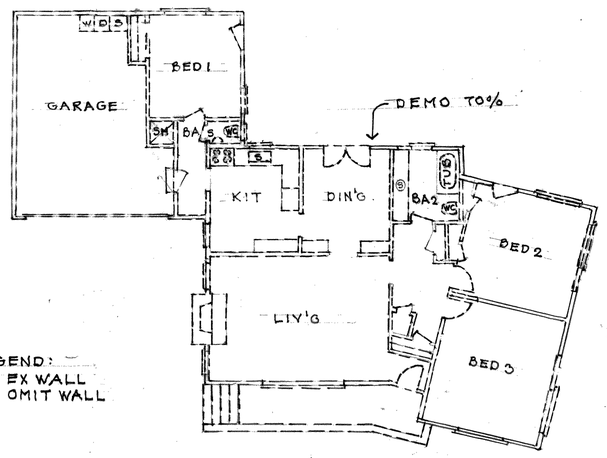
SETBACKS:	HEIGHTS:
FRONT (NORTHWEST) (E) 42', (N) 24'	PLATES, (E) 8'-1" (N) 8'-1" LOWER & UPPER
SIDE (NORTH) (E) 3'-6", (N) 5'-0", (UPPER) (N) 14'	RIDGES, (E) 18', (N) 23'-10"
SIDE (EAST) (E) 9', (N) 13'	
REAR (SOUTH) (E) 10', (N) 10', (UPPER) (N) 15'	
SIDE (WEST) (E) 52'-6" (N) 56', (UPPER) (N) 57'	
SIDES COMPOSITE (EAST & WEST) (E) 61'-6 (N) 49'-0"	



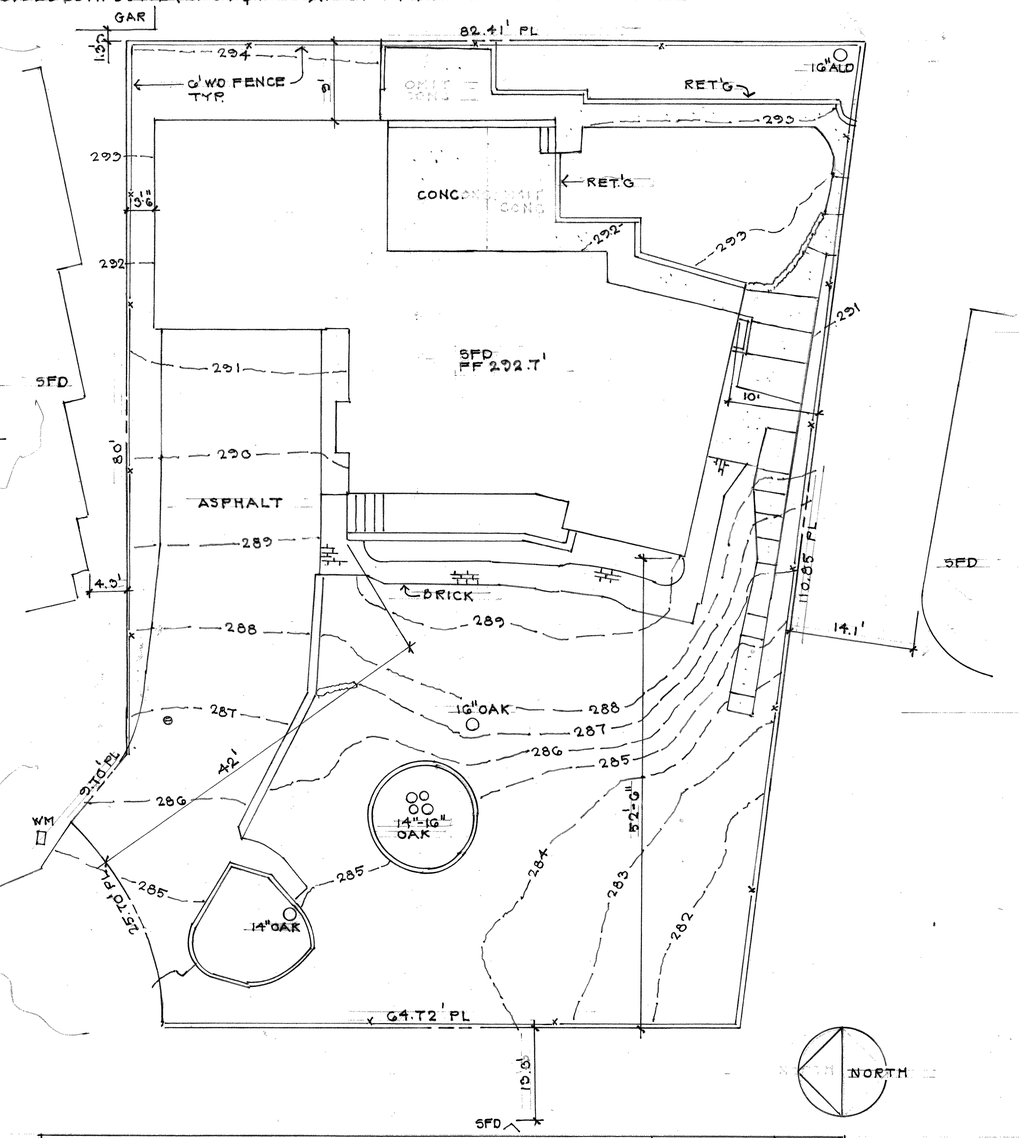
EX. SOUTH | 1/8"=1'-0" | F



EX. WEST | 1/8"=1'-0" | E



EX. PLAN, DEMO. | 1/8"=1'-0" | D



EX. SITE | 1/8"=1'-0" | A

OWNER: DONNA GARREN
PO BOX 221578
CARMEL, CA., 93922
(831) 625-2862

PROJECT ADDRESS:
FINE RIDGE WAY ONE OF FOREST
CARMEL, CA.

APN: 009-202-020

PROJECT SUMMARY:
2 STORY ADDITION TO EX. SFD, ADD
BATH, 6 CY EXPORT FOR NEW FTG
NO TREE REMOVAL, NO GRAD'G
800 ø ADU

OCC. R3, U

TYPE V SPRINKLERED
SUBMIT SPRINKLER PLANS FOR
APPROVAL BY BL'DG & FIRE DEPT.
PRIOR TO INSTALLATION.

ALL WORK SHALL CONFORM TO 2019
CRBC, CFC, CMC, CPC, CEC, CGBC & T24

DATA | B

G-1 COVER
A-1 EX SITE, EX. PLANS & ELEV'S
A-2 NEW SITE, EX. PLANS & ELEV'S
A-3 LOWER PLAN
A-4 UPPER PLAN
A-5 ELEVATIONS
A-6 ELEVATIONS
A-7 ROOF PLAN
A-8 [illegible]
EM1 ELEC/MECH
S-1 NOTES
S-2 FOUNDATION
S-3 FRAM'G, SCHEDULES
S-4 ROOF FRAM'G
T1+3 T24
C-1 CMP
X-1 SURVEY

INDEX | C

REV 1-23-23
REV 2-20-23
REV 4-10-23

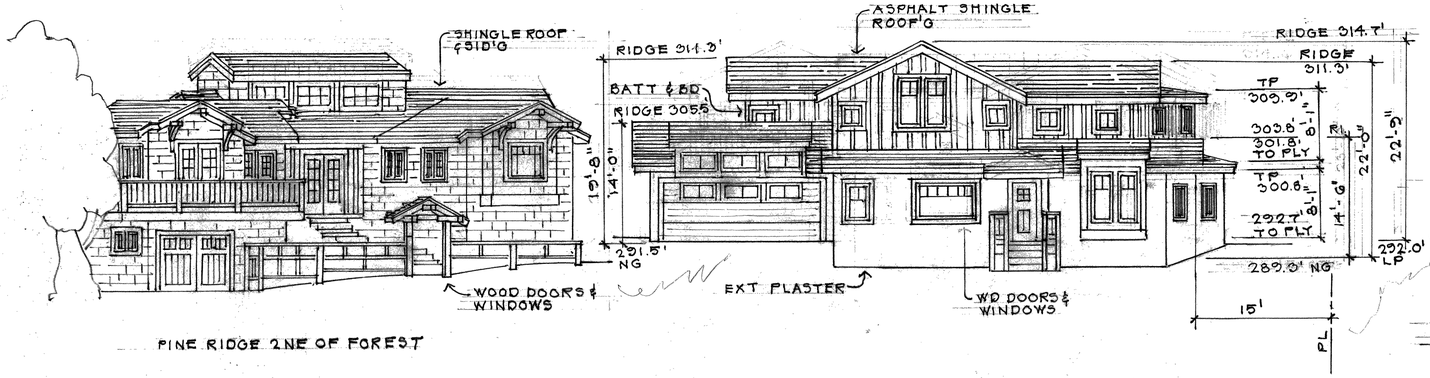
GLENN E WARNER, ARCHITECT
37752 FALO COLORADO RD, CARMEL, CA.
MAIL TO: PO BOX 22811, CARMEL, CA. 93922
(831) 625-2862

PINE RIDGE WAY 3 NE OF FOREST
CARMEL, CA.
APN: 009-202-020

A-1

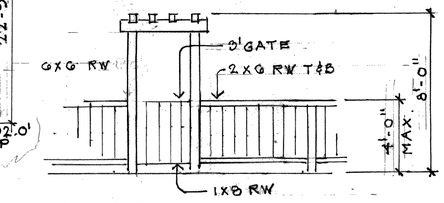
Licensed Architect
Glenn E. Warner
C 19214
Registration Expires
10-31-24

Attachment 3

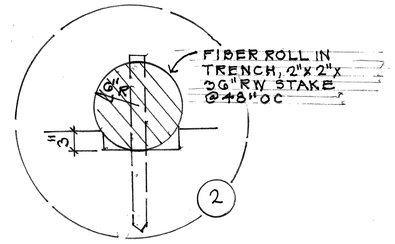


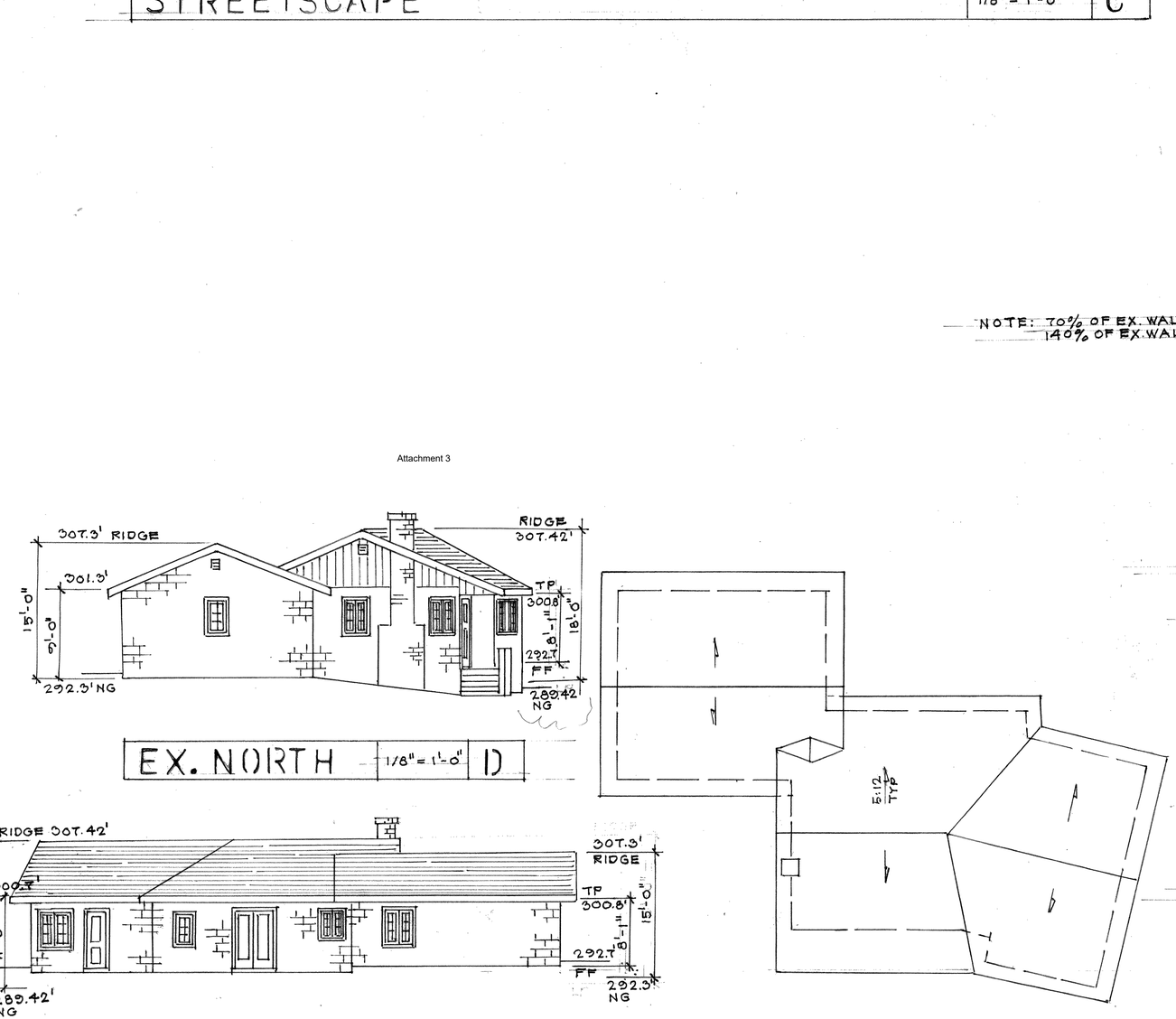
PINE RIDGE 2 NE OF FOREST

STREETSCAPE 1/8" = 1'-0" C



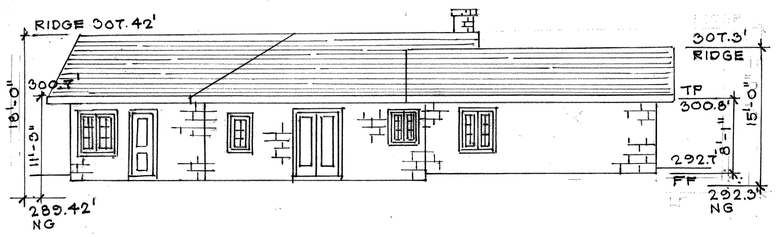
FENCE 1





NEW SITE DRAINAGE PLAN, LANDSCAPE 1/8" = 1'-0" A

EX. NORTH 1/8" = 1'-0" D



EX. EAST 1/8" = 1'-0" C

EX. ROOF 1/8" = 1'-0" B

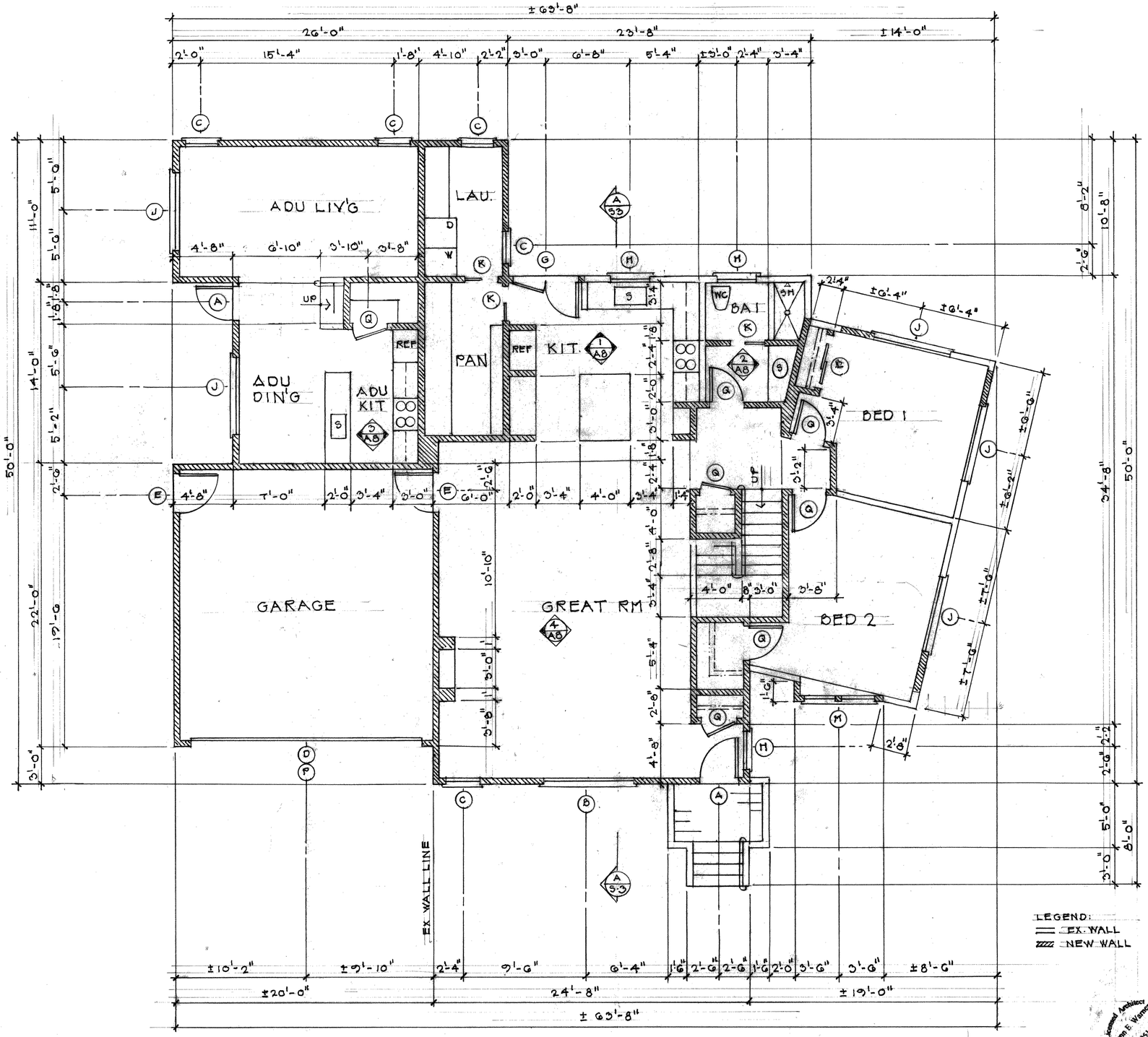
PINE RIDGE WAY 3 NE OF FOREST
CARMEL, CA.
APN: 009-202-020

GLENN E WARNER, ARCHITECT
SITE: SW COLORADO RD, CARMEL, CA.
MAIL'G: PO BOX 22811, CARMEL, CA, 93922
(831) 625-2892

REV 1-23-23
REV 2-20-23
REV 4-10-23

A-2

Attachment 3



LOWER

1/4" = 1'-0"

A

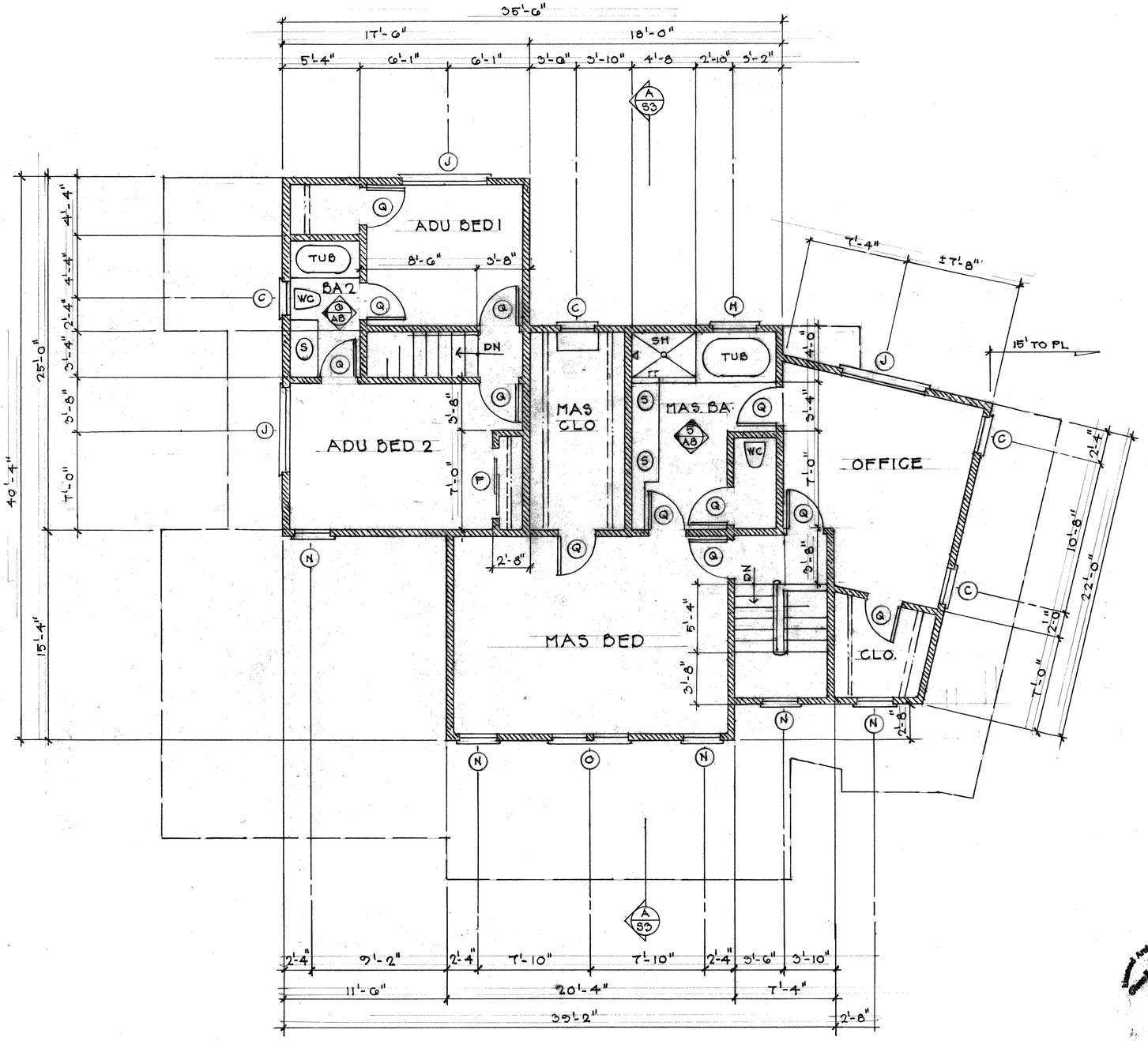
GLENN E WARNER ARCHITECT
37752 PALO COLORADO RD, CARMEL, CA.
MAIL'G: PO BOX 22811, CARMEL, CA., 93922
(831) 625-2802

PINE RIDGE WAY 3NE OF FOREST
CARMEL, CA.
APN: 009-202-020

A 3

Licensed Architect
Glenn E. Warner
C10918
Exp. 6/30/2016
State of California

Attachment 3



UPPER

1/4" = 1'-0"

A

NORTH

GLENN E WARNER ARCHITECT
5TH52 PALO COLORADO RD, CARMEL, CA.
MAIL'G: PO BOX 22811, CARMEL, CA., 93922
(831) 625-2862

PINE RIDGE WAY SNE OF FOREST
CARMEL, CA.
APN: 009-202-020

A-4

Attachment 3



NORTH | 1/4"=1'-0" | B

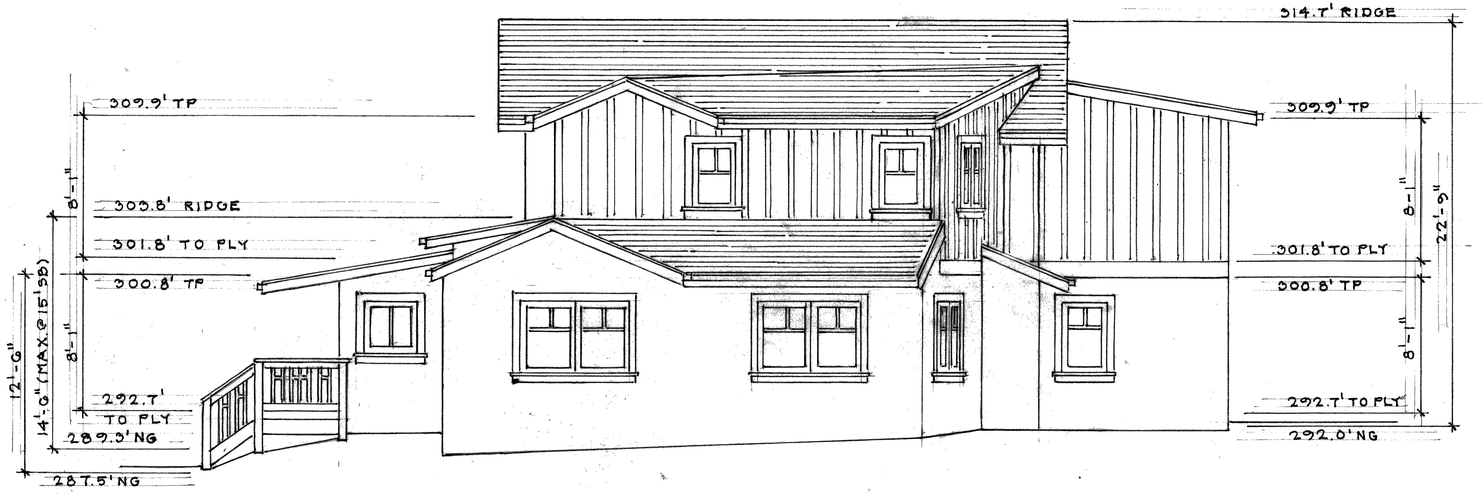


WEST | 1/4"=1'-0" | A

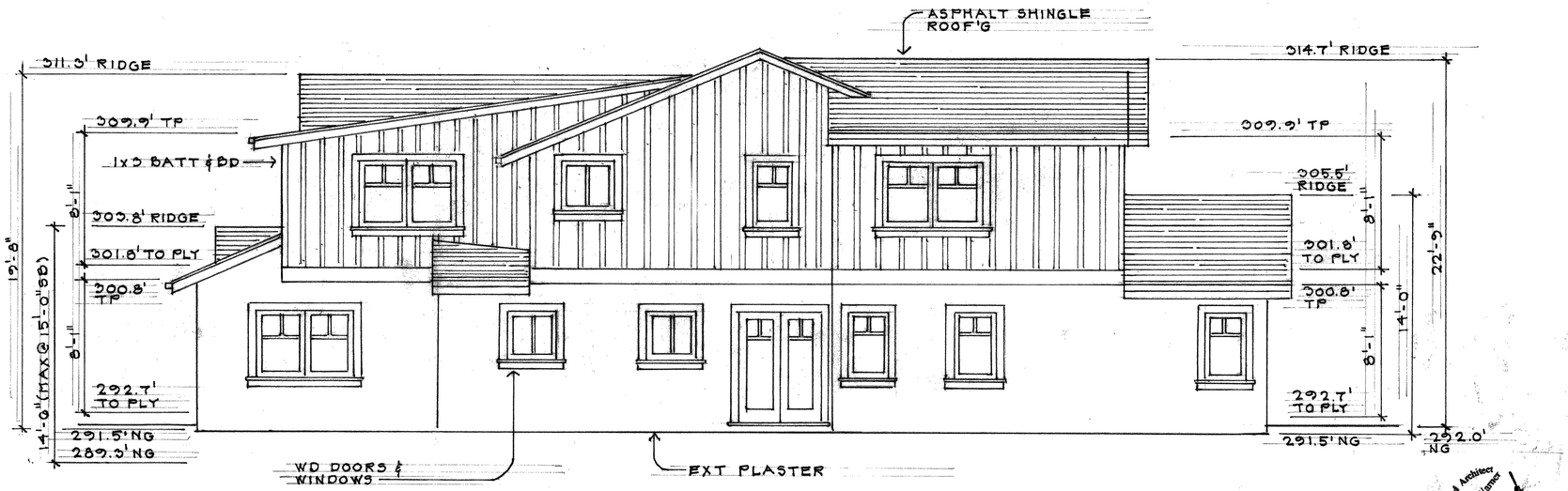
GLENN E WARNER ARCHITECT
21152 FALO COLORADO RD, CARMEL, CA
MAIL'G: PO BOX 2281, CARMEL, CA., 93922
(831) 625-2862

PINE RIDGE WAY 3NE OF FORES
CARMEL, CA.
APN: 009-202-020

A 5



SOUTH | 1/4" = 1'-0" | 13



EAST | 1/4" = 1'-0" | A

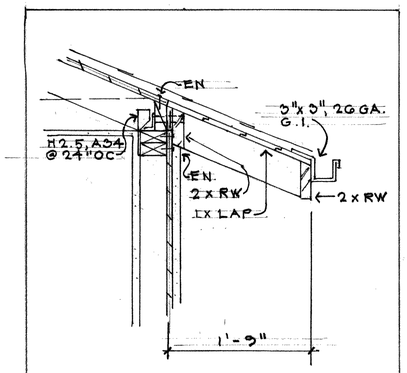
Licensed Architect Glenn E. Warner C 13527 Renewal 08/31/2023 California

GLENN E WARNER ARCHITECT
27752 PALO COLORADO RD, CARMEL, CA.
MAILING: PO BOX 22811, CARMEL, CA. 93922
(831) 625-2862

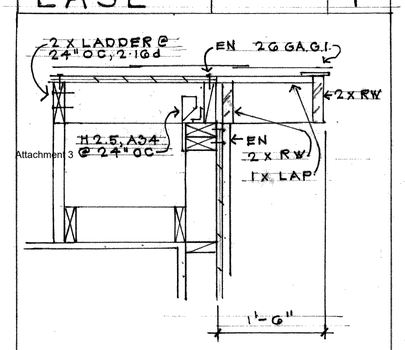
PINE RIDGE WAY 3NE OF FOREST
CARMEL, CA.
APN: 009-202-020

A-6

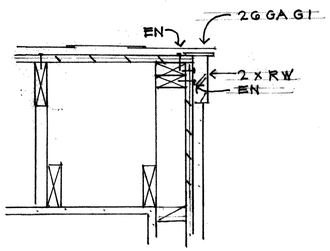
Attachment 3



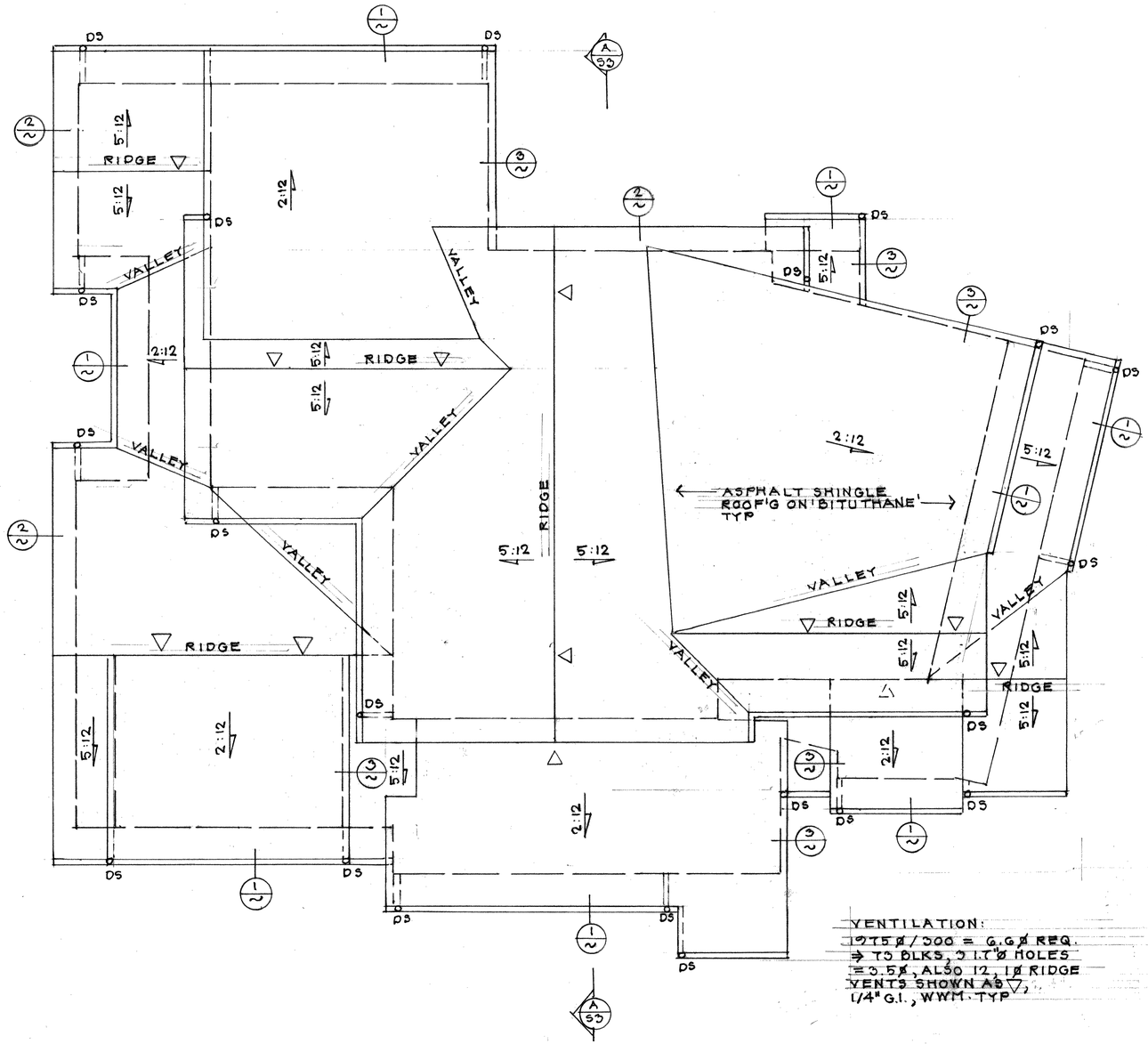
EASE | 1" = 1'-0" | 1



RAKE | 1" = 1'-0" | 2



RAKE | 1" = 1'-0" | 3



ROOF | 1/4" = 1'-0" | A

NORTH

GLENN E WARNER ARCHITECT
5752 PALO COLORADO RD, CARMEL, CA.
MAIL'G: PO BOX 22811, CARMEL, CA. 93922
(831) 625-2862

PINE RIDGE WAY 3NE OF FOREST
CARMEL, CA.
APN: 009-202-020

A 7

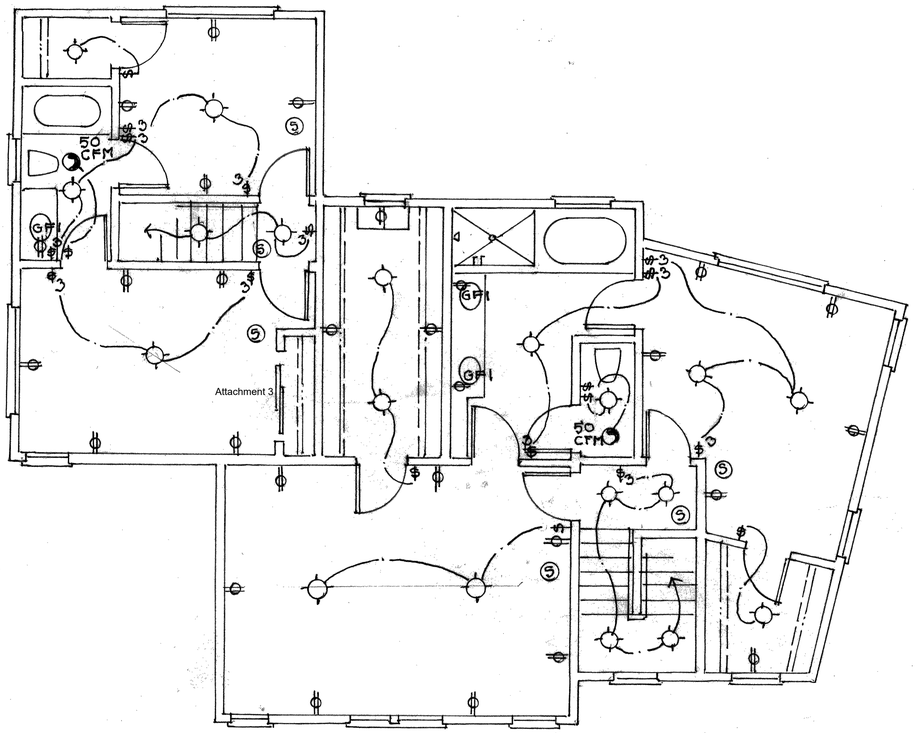
Attachment 3

LEGEND:

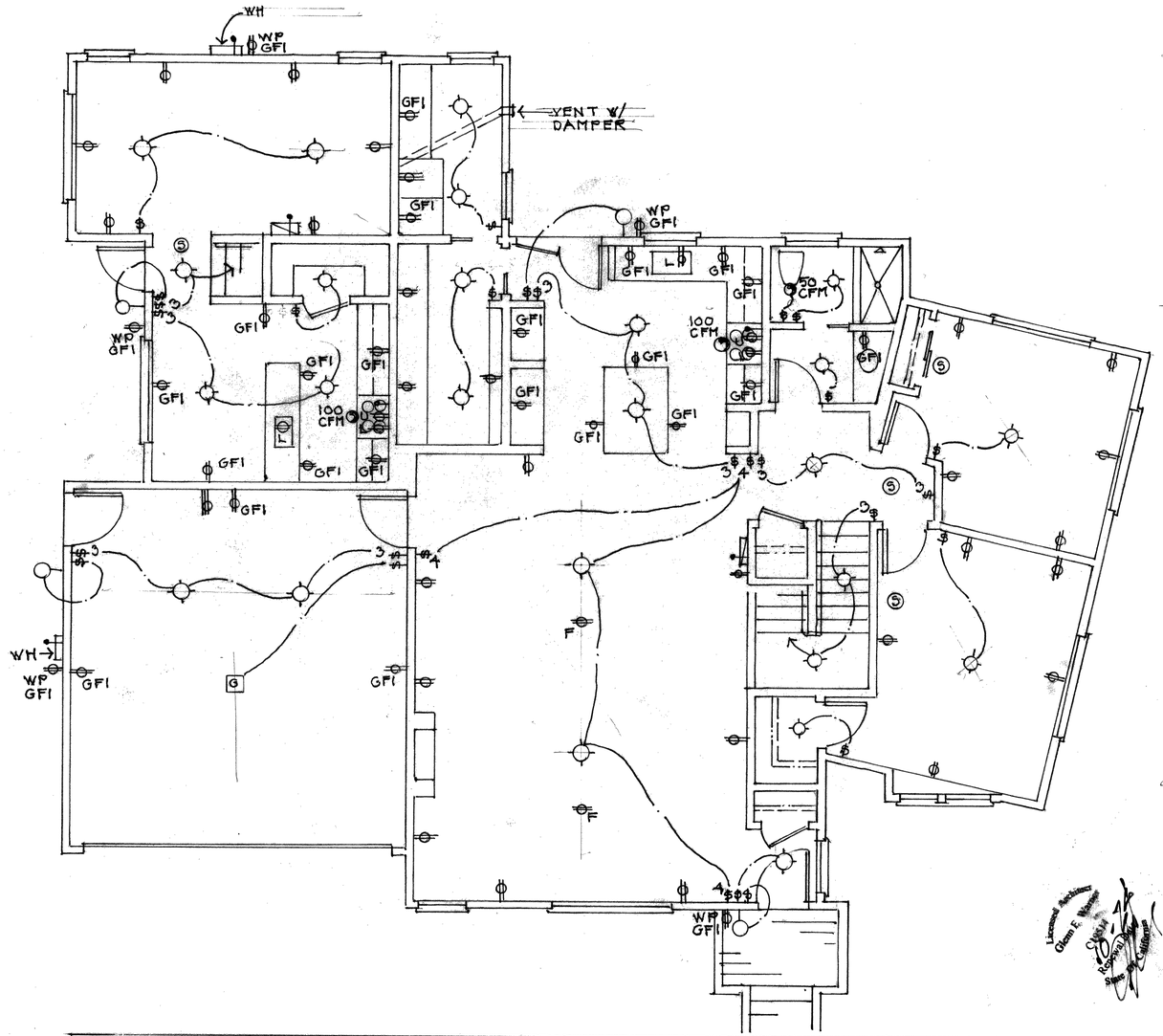
- EXT WALL MOUNT LED MOTION SENSOR
- CEIL'G MOUNT LED
- EXHAUST FAN
- WALL HEATER
- (S) SMOKE & CARBON MONOXIDE DETECTOR
- $ DIMMER SWITCH
- $3 3 WAY DIMMER SWITCH
- $4 4 WAY DIMMER SWITCH
- AFCI OUTLET
- GFI GFI OUTLET
- F FLOOR OUTLET
- L GFI OUTLET IN LOWER CABINET
- U GFI OUTLET IN UPPER CABINET
- 220 OUTLET
- GAS OUTLET
- WP WATERPROOF OUTLET

ELEC/MECH NOTES:

1. SHOWERS & KITCHEN SINKS 1.8 GPM MAX., LAV 1.2 GPM MAX., WC 1.28 GPF.
2. SHOWERS & TUB/SHOWERS, TILE & TEMP GLASS ±T'-0" TYP.



UPPER 1/4"=1'-0" B



LOWER 1/4"=1'-0" A

GLENN E WARNER ARCHITECT
21152 PALO COLORADO RD, CARMEL, CA.
MAIL'G: PO BOX 22811, CARMEL, CA., 93922
(831) 625-2862

PINE RIDGE WAY 3 NE OF FOREST
CARMEL, CA.
APN: 009-202-020

E-1

GENERAL

A. Building Codes: All Construction shall meet the requirements of the Calif. Building Code (C. B. C.) & Title 24 current edition and any amendments by the presiding city or county.

B. Similar Conditions: Conditions not specifically detailed shall be built to conform with similar construction.

C. Discrepancies: The Contractor shall verify all dimensions, elevations, materials and conditions prior to starting construction. Any discrepancies shall be reported to the Engineer prior to ordering materials and starting construction.

D. Shop Drawings: Prior to fabrication, the Contractor shall submit to the Engineer for approval shop drawings for all structural stock, reinforcing steel, glue laminated beams and prefabricated trusses. Shop drawings are not change orders, but rather serve to demonstrate to the Engineer that the Contractor understands the requirements and design concepts of the plans, details, and specifications.

E. Change Orders: No verbal change orders shall become legal and binding until approved in writing by the Engineer.

F. Construction, Bracing, and Shoring: The Contractor shall be solely responsible for all bracing and shoring required during construction until construction is complete. The Contractor shall not store construction materials or operate construction equipment in a manner such that the design live loads of the structure are exceeded. No construction materials shall be stored on overhanging framing.

G. Safety: The Contractor shall be solely responsible for safety on the jobsite and adhere to all Federal, local, state and OSHA safety regulations.

TIMBER
I. Materials

A. Grading: All lumber shall conform to the following table unless otherwise noted on plans. Maximum moisture content of lumber shall be 1%. All douglas fir lumber which is exposed to weather shall be pressure-treated or protected with an approved alternate method. All grading shall conform to rules and regulations of recognized grading agency.

II. Workmanship

A. Wood Sills: Wood sills shall be set on a smooth, level foundation or on a continuous bed of cement grout minimum 3/8" thick. See foundation plan for size and spacing of anchor bolts. Minimum two bolts per plate.

B. Cutting and Notching: No structural member shall be cut or notched unless specifically shown or noted on the plans or approved in writing by the Engineer. Where there is a chance of splitting from nailing, holes shall be predrilled. All split lumber shall be replaced.

C. Bolt Holes: Bolt holes shall be 1/16" oversized. Standard steel cut washers shall be used at all bearings or heads and nuts of bolts and lag screws. Bolts, nuts and washers exposed to the weather, or pressure treated wood shall be galvanized. All nuts shall be tightened when placed and retightened at completion of project or immediately before finishing of construction which will make them inaccessible.

D. Nailguns: The use of nailguns shall not be permitted unless approved by the Engineer.

E. Framing Hardware: All framing hardware shall be by Simpson Company. An alternate manufacturer is permitted with written approval from the Engineer. Framing hardware shall be installed per manufacturers recommendations. Where more than one size fastener is available, the fastener with the higher value (i.e. more nails, larger bolts, etc.) shall be used.

CONCRETE
I. Materials

A. General: All concrete used in this work shall be regular weight concrete (145 P.C.F.). U.O.N. Concrete shall develop a minimum compressive strength at an age of 28 days as follows: all concrete 2500 psi.

B. Portland Cement: Portland Cement shall be Type 1 and conform to A.S.T.M. C-33.

C. Aggregate: Concrete aggregate shall be hardrock and conform to A.S.T.M. C-33. Maximum size of aggregate shall be 3/4 inch.

D. Water: Water used in mixing concrete shall be potable and free from deleterious substances.

E. Admixtures: Admixtures shall not be added to the concrete unless approved in writing by the Engineer.

F. Reinforcing: All reinforcing steel shall conform to A.S.T.M. A-615 Grade 40 unless otherwise noted on plans. Deformations shall be in accordance with A.S.T.M. A-305. Reinforcing shall be free from any dirt, concrete, grease, rust or other foreign substance that may prevent proper bonding.

II. Workmanship

A. Curing: Mix operations shall conform to A.S.T.M. C-94. During mixing, placing and curing, concrete shall be kept at a minimum temperature of 40°F and a maximum temperature of 90°F. Concrete shall be cured by keeping it continuously in a moist condition for a minimum of five days after placement.

B. Construction Joints: Construction joints shall have the entire surface removed to expose clean aggregate solidly embedded. The Contractor shall obtain the Engineer's written approval for all construction joints not detailed on the plans.

C. Placement of Concrete: Placement of concrete shall be in conformance with A.C.I. Specifications 301. Concrete shall not be dropped through reinforcing steel so as to cause the segregation of aggregates.

D. Shoring: Contractor shall be solely responsible for design and construction of bracing and formwork.

E. Debris: All debris shall be removed from forms prior to placing of concrete.

F. Inserts: Inserts to be cast in concrete such as reinforcing, dowels, bolts, anchors, pipes, sleeves, and conduits shall be securely tied in the forms before placing the concrete to prevent their movement. Pipes, sleeves or chases except electrical conduits less than 1" in diameter shall not be embedded in the concrete except where specifically shown on plans or approved in writing by the Engineer. No conduit placed in a concrete slab shall have an outside diameter greater than 1/3 the thickness of the slab or be placed in a slab less than four inches thick. Minimum clear distance between conduits shall be six inches.

G. Curing: Curing shall not be permitted in any concrete unless approved in writing by the Engineer.

H. Architectural Items: Contractor shall refer to the Architectural Drawings for molds, grooves, ornaments, or clips, required to be cast into the concrete for the extend of depressions, curbs, ramps, and similar items.

I. Splices: Reinforcing shall be spliced as indicated on drawings. Where additional splices are needed, bars shall have a lap of 36 bar diameters and the splices shall be greater than five feet apart. Splice bars in walls, beams, grade beams, ect. As follows: top bars at centerline of support, bottom bars at the support. All reinforcing steel shall be securely wired in place an adequately supported above ground and away from the forms. Vertical reinforcing shall be secured top and bottom and at intervals not to exceed 160 bar diameters.

J. Beads: All reinforcing bar bends are to be made cold. Field bending of bards greater then #5 shall not be allowed. All bars are to be bent one time only.

K. Welding: No welding of reinforcing bars is permitted unless authorized in writing by the Engineer.

L. Rebar Cover: All dimensions showing the location of reinforcing steel not noted as clear, are to be center of steel. All dimensions indicated as clear (CLR) shall be held at that dimension. Minimum coverage shall be as follows:

1. Cast against and permanently exposed to earth	3"
2. Cast in forms but exposed to earth and weather	2"
3. Slabs, walls and joists not exposed to earth and weather	3/4"
4. Beams, columns, ties, stirrups and spirals not exposed to earth and the weather	1-1/2"

M. Welded Wire Fabric: Welded wire fabric shall be of the gauge and mesh size as indicated on the plans. WWF shall be lapped on the mesh at all splices, six inches minimum. Fabric shall be raised to the center of the slab with hooks as the poor progresses and shall be visible at that depth at the free edge of the pour.

MASONRY
I. Materials

A. Concrete Masonry Units: Concrete Masonry Units shall be natural, grey, hollow, open end masonry units suitable for bearing wall construction. Units shall be Grade N-1 conforming to A.S.T.M. C-90, with a minimum compressive strength Fm-1500 psi. The linear shrinkage from the saturated to the oven condition shall not exceed 0.05% maximum. Masonry units shall have cured for not less than 28 days when placed in the structure. Shipped or cracked blocks shall not be used. If any such blocks are discovered in any finished wall, they shall be promptly removed and replaced with new blocks. Masonry units shall not be wet before being used.

B. Mortar: Mortar shall be Type S conforming to A.S.T.M. C-270, with a minimum compressive strength of 1800 psi at age 28 days. Mortar shall be composed of one quart Portland Cement and four parts sand based on dry loose volumes and not less than ¼ nor more than ½ part lime putty or dry hydrated lime. The total clay content including that in the sand shall not exceed 2% of the sand content or 6% of the cement content.

C. Cement: Cement shall be Portland Cement and conform to A.S.T.M. C-150. Type I or Type II.

D. Lime: Hydrated lime shall be Type S and conform to A.S.T.M. C-270.

E. Aggregate: Aggregate for masonry grout shall conform to A.S.T.M. C-404, maximum size shall be 3/8". Sand used in mortar shall conform to A.S.T.M. C-144, except that not less than 5% shall pass the No. 100 sieve.

F. Water: All water used shall be potable, clean and free from injurious amounts of oil, acid, alkali, organic matter or any other harmful substance.

G. Grout: Grout shall conform to A.S.T.M. C-476 and develop a minimum compressive strength of 2000 psi at age 28 days. Grout shall consist of one and one fourth parts Portland Cement and not more than three parts sand and not less than one and one fourth parts nor more than two parts pea gravel, maximum size 3/8", based on dry lose volume.

H. Admixtures: Admixtures shall not be permitted in mortar or grout unless sustaining data has been submitted to and approved by the Engineer in writing.

I. Reinforcing: Reinforcement shall conform to A.S.T.M. A-615 Grade 40 of size and spacing as indicated on the plans. All reinforcing steel shall be lapped as indicated. Where laps or splices are not indicated, they shall be a minimum of 40 bar diameters and well staggered. Use the lap length of the larger bar if bars of two different sizes are used.

II. Workmanship

A. General: Masonry shall be laid in running bond and shall be cured and dried before being used. Surfaces shall be clean and free from dirt when incorporated into the walls. When cutting is necessary, all cuts shall be neat, regular, and shall be gauged and ground to smooth surfaces. Masonry units shall be paid to true straight lines with all surfaces plumb and corners square. Prior to laying masonry units, the contractor shall carefully check elevations of the various offsets and predetermine the coursing of unlock work and thickness of joints at breaks of grade. Contractor shall coordinate all masonry work with that of the other trades. No plumbing pipe, conduit, or material of any other type shall be embedded unless their location has been detailed on the plans. No chases, recesses or openings of any type are allowed unless indicated on the plans. All masonry units shall be built to preserve the unconstructed vertical continuity of the cells to be filled. The vertical alignment shall be sufficient to maintain a clear, unobstructed vertical flue measuring not less then 3" by 1" except where open-end units are used.

B. Mixing: Mortar shall be thoroughly machine-mixed with the proportions specified. Water and sand shall be mixed first and then the cement and the lime are added in that order. Minimum mixing time shall be four minutes. Tempering shall only be performed by dropping water into a basin formed in the mortar and then thoroughly working the water into the mix. Tempering by splashing water over the mix is not permitted. Any mortar which is not used within one hour after initial mixing shall not be used.

C. Construction Joints: Construction joints shall be formed by stopping the grout pour for a minimum of one and one-half inches below the uppermost unit at all times when grouting is stopped for a period of one hour or longer. The top surface of the concrete foundation or other bed joints must be clean, smooth concrete with aggregate exposed before start of laying.

D. Laying: In placing mortar in horizontal joints, the bottom ends of the unit shall be completely covered with mortar. Solidly fill head joints. Raking shall be held to a minimum. No toothing shall be allowed. Any overhanging mortar shall be removed from the insides of the cells immediately. No toothing shall be allowed.

E. Grouting: All cells shall be filled solid with grout. Maximum height of grout pour shall be four feet per batch. Before grouting, all obstructions and debris shall be removed from the inside of the cells and from the reinforcing bars. Clean-out openings of sufficient size shall be provided at the bottom of all cells at each lift or pour of grout, except when such lift is four feet or less in height. The clean0outs shall be sealed after inspection and before grouting. No grout shall be poured unless mortar has been allowed to set for a period sufficient to prevent blow outs. Reinforcing shall be fully embedded in grout and shall not be bedded in mortar or mortar joints. Any mortar droppings or ay other forcing material shall be immediately removed from the reinforcing. All vertical bars shall be placed prior to laying wall. Horizontal reinforcing shall be tied to vertical bars using one course of deep cut, two and one-half inch minimum bond beam units. Vertical reinforcing shall be held in position at the top, bottom, and intervals not exceeding 160 bar diameters.

F. Inserts: Where inserts, anchor bolts, reinforcing, ect. Protrude from the wall, the hole in the block shall be cut, drilled or chipped to specified size before being incorporated into the wall. Any block that cracks during fabrication of hole shall be discarded.

G. Wall Cleaning and Protection: Concrete scum and grout stains shall be removed from the wall immediately. After the wall is constructed, the wall shall not be saturated with water for curing or any other purpose. All joints shall be checked for tightness and where cracks are visible, chip out the mortar, tuck point and tool to match adjacent jointing.

H. Shoring: Contractor shall support walls as required for vertical and lateral loads until all masonry units, reinforcing and grout are in place and properly cured and walls are securely attached to surrounding framing.

STRUCTURAL STEEL
I. Materials

A. Structural Steel: Structural steel and all miscellaneous steel shall conform to A.S.T.M A-36.

B. Structural Tubing: Structural tubing shall conform to S.S.T.M. A-500 Grade B.

C. Bolts: Bolts shall conform to A.S.T.M. A-307.

II. Workmanship

A. Fabrication: Fabrication and erection shall be in accordance with A.I.S.C. Specifications for Design, Fabrication and Erection of Structural Steel for Buildings. All steel fabrication shall be performed in a shop approved by the building department. Contractor shall submit shop drawings for approval by the Engineer prior to fabrication.

B. Corrosion Protection: All steel shall receive one coat of shop paint unless embedded in concrete. A-1 steel exposed to the weather shall be galvanized or protected from corrosion by an approved alternate method.

C. Holes: All holes shall be 1-16" oversize, burning of holes is not permitted without writing approval by the Engineer.

D. Welding: All welding shall be performed with B-60 electrodes by welders certified for the welds to be made. All welding shall conform to the structural welding code of the American Welding Society.

E. Inspection: Special inspection as required by Section 306 of the Uniform building Code shall be provided.

ABBREVIATIONS

A.B	Anchor Bolt	Horiz,	Horizontal
Alt	Alternate	Int.	Interior
Approx.	Approximate	Jst.	Joist
Arch.	Architect	Jt.	Joint
Bd.	Board	Max.	Maximum
B.	Beam	M.B.	Machine Bolt
Bot.	Bottom	M.I.W	Malleable Iron Washer
Btwn.	Between	Min.	Minimum
Clr.	Clear	N.I.C.	Not In Contract
Col.	Column	N.T.S.	Not To Scale
Conc.	Concrete	O.	Over
Conc.	Concrete Block	O.C.	On Center
Conn	Connection	O.H.	Opposite Hand
Const.	Construction	Opng.	Opening
Cont.	Continuous	P.L.B.	Paralam Beam
Ctr.	Center	P.I.	Planet Index
Ctsk.	Countersink	P.T.	Pressure Treated
D.F.	Douglas Fir	Plywd	Plywood
Dbl.	Double	Reinf.	Reinforcing
Dia.	Diameter	R.W.	Redwood
Drwg	Drawing	R.R.	Roof Rafter
Ex.	Existing	S.B.	Solid Blocking
E.N.	Edge Nailing	S.O.G	Slab on Grade
ES	Each Side	Sched	Schedule
Elev.	Elevation	Sht.	Sheet
Eq.	Equal	Sim.	Similar
Exp.	Expansion	Specs.	Specifications
Ext.	Exterior	Sq.	Square
F.G.	Finish Grade	Std.	Standard
F.J.	Floor Joist	Sym.	Summetrical
Frmg	Framing	T & G	Tongue and Groove
Flr.	Floor	T.J.	Truss Joist
F.O.	Face of Grain	T.O.C	Top of Concrete
F.O.M.	Face of Masonry	T.O.	Top of Wall
F.O.S.	Face of Stud	T.S.	Tube Steel
Ftg.	Footing	Typ.	Typical
Ga.	Gauge	U.N O	Unless Otherwise Noted
G.I.	Galvanized Iron	Vert.	Vertical
Glu- Lam	Glue Laminated	W/	With
Grd.	Grade	W.O.	Without
Gypd.	Gypsum Board	W.W.M	Welded Wire Mesh
Hdr.	Header		

C.B.C Nailing Schedule

CONNECTION	NAILING
1. Joint to sill or girder, toenail	3-8d
2. Bridging to joint, toenail each end	2-8d
3. 1" x 6" (25mm x 152 mm) subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" (25mm x 152mm) subfloor to each joist, face nail	3-8d
5. 2" (51mm) subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate or joist blocking, typical face nail	16d at 16" (406mm) o.c. 3-16d per 16"
7. Top plate to stud	2-16d
8. Stud to sole plate	4-8d, toenail or 2-16d, end nail
9. Double studs, face nail	16d at 24" (610 mm) o.c.
10. Double top plates, typical face nail	16d at 15" (406mm) o.c.
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d at 6" (152mm) o.c.
13. Top plates, laps, and intersections, face nail	2-16d
14. Continuous header, two pieces	16d at 16"(406mm)o.c. along each edge
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail	4-8d
17. Ceiling joists, laps over partitions, face nail	3-16d
18. Ceiling joists to parallel rafters, face nail	3-16d
19. Rafter to plate, toenail	3-8d
20. 1" (25mm) brace to each stud and plate, face nail	2-8d
21. 1" x 8" (25mm x 203mm) sheathing or less to each bearing, face nail	2-8d
22. Wider than 1"x8"(25mm x 203mm) sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	16d at 24" (610 mm) o.c.
24. Built up girder and beams	20d at 32" (813 mm) o.c. At top and bottom and staggered 2-20d at ends and at each splice

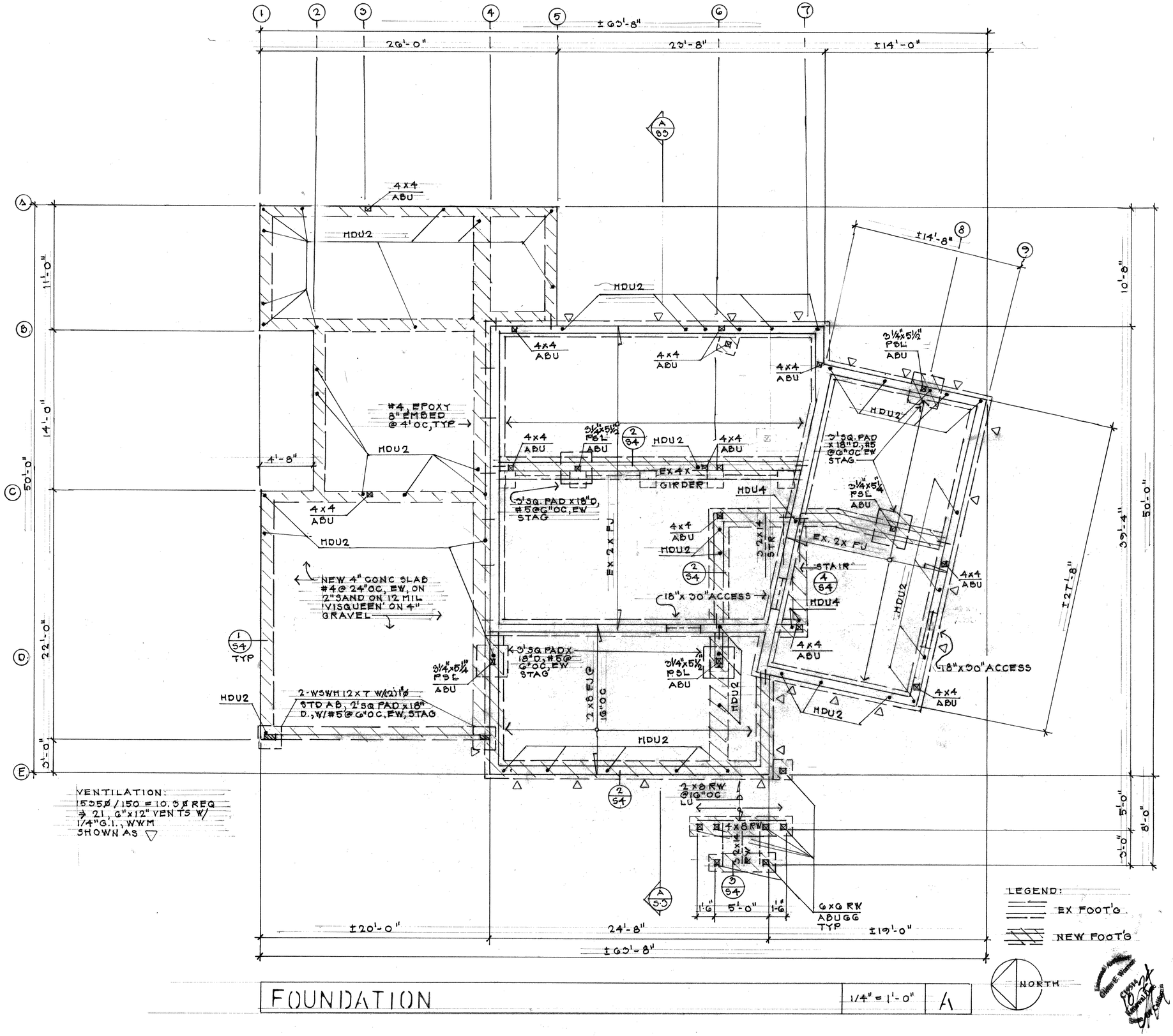
Licensed Architect Glenn I. Warner C19251 Renewal Date Aug. 31, 2011 State Of California

GLENN E WARNER ARCHITECT
27752 PALO COLORADO RD, CARMEL, CA.
MAILING: PO BOX 22811, CARMEL, CA. 93922
(831) 625-2862

PINE RIDGE WAY 3NE OF FORES
CARMEL, CA.
APN: 009-202-020

S 1

Attachment 3



FOUNDATION | 1/4" = 1'-0" | A1

GLENN E WARNER ARCHITECT
27762 FALO COLORADO RD, CARMEL, CA.
MAIL'G: PO BOX 22811, CARMEL, CA, 93922
(831) 625-2862

PINE RIDGE WAY ONE OF FOREST
CARMEL, CA.
APN: 009-202-020

S-2

NO	SIZE	TYPE	MATERIAL	REMARKS	HEAD	JAMB	SILL
A	9'-0" x 6'-8"	CUSTOM	WD, TEMP GLASS	DD	1 C-1	2 C-1	2 C-1
B	7'-0" x 4'-0"	FIXED	WD, DBL GLAZE		1 C-1	2 C-1	4 C-1
C	2'-6" x 4'-0"	CASEMENT	↓	EGRESS (TEMP @ BATH)	1 C-1	2 C-1	4 C-1
D	18'-0" x 7'-0"	ROLL UP	WD, TEMP GLASS	OPENER	1 C-1	2 C-1	
E	3'-0" x 6'-8"	2 PANEL	WD, 20 MINUTE	SELF CLOSER			3 C-1
F	5'-0" x 6'-8"	2 PANEL	WD	SLIDER			
G	2'-6" x 6'-8" PAIR	FRENCH	WD, TEMP GLASS		1 C-1	2 C-1	3 C-1
H	3'-0" x 3'-0"	CASEMENT	WD, DBL GLAZE	TEMP GLASS	1 C-1	2 C-1	4 C-1
J	6'-0" x 4'-0"	SLIDER	↓	(TEMP GLASS @ ADU BED 2	1 C-1	2 C-1	4 C-1
K	2'-8" x 6'-8"	POCKET	WD				
L	4'-0" x 6'-8"	2 PANEL	WD				
M	2, 2'-6" x 6'-8"	CASEMENT	WD, DBL GLAZE		1 C-1	2 C-1	4 C-1
N	2'-6" x 2'-6"	CASEMENT	↓		1 C-1	2 C-1	4 C-1
O	2, 2'-0" x 6'-0"	FIXED	↓		1 C-1	2 C-1	4 C-1
P	3, 4'-0" x 2'-0"	FIXED	↓	TEMP GLASS	1 C-1	2 C-1	4 C-1
Q	2'-8" x 6'-8"	2 PANEL	WD	PRIVACY			

Attachment 3

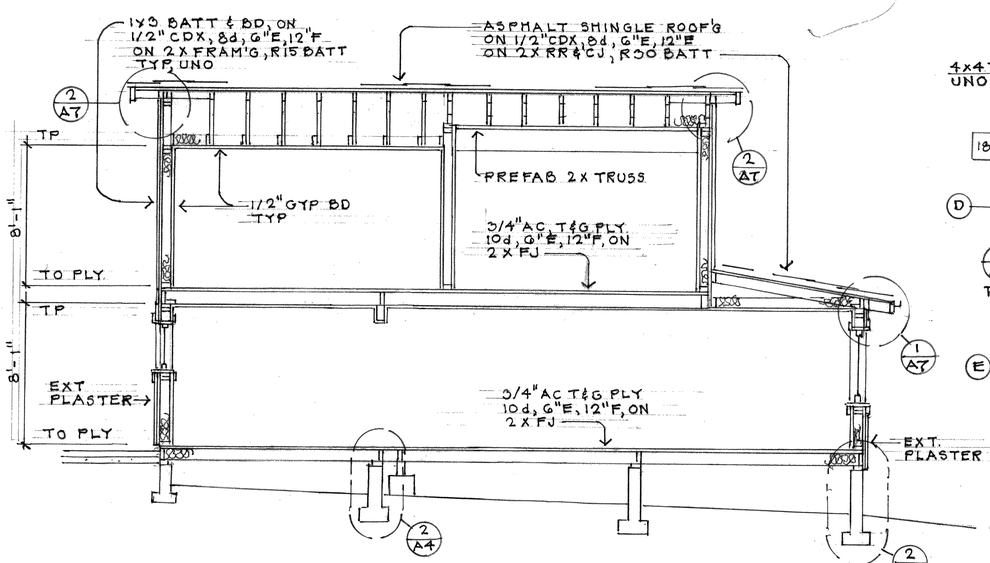
SCHEDULE — C

SHEAR WALL SCHEDULE

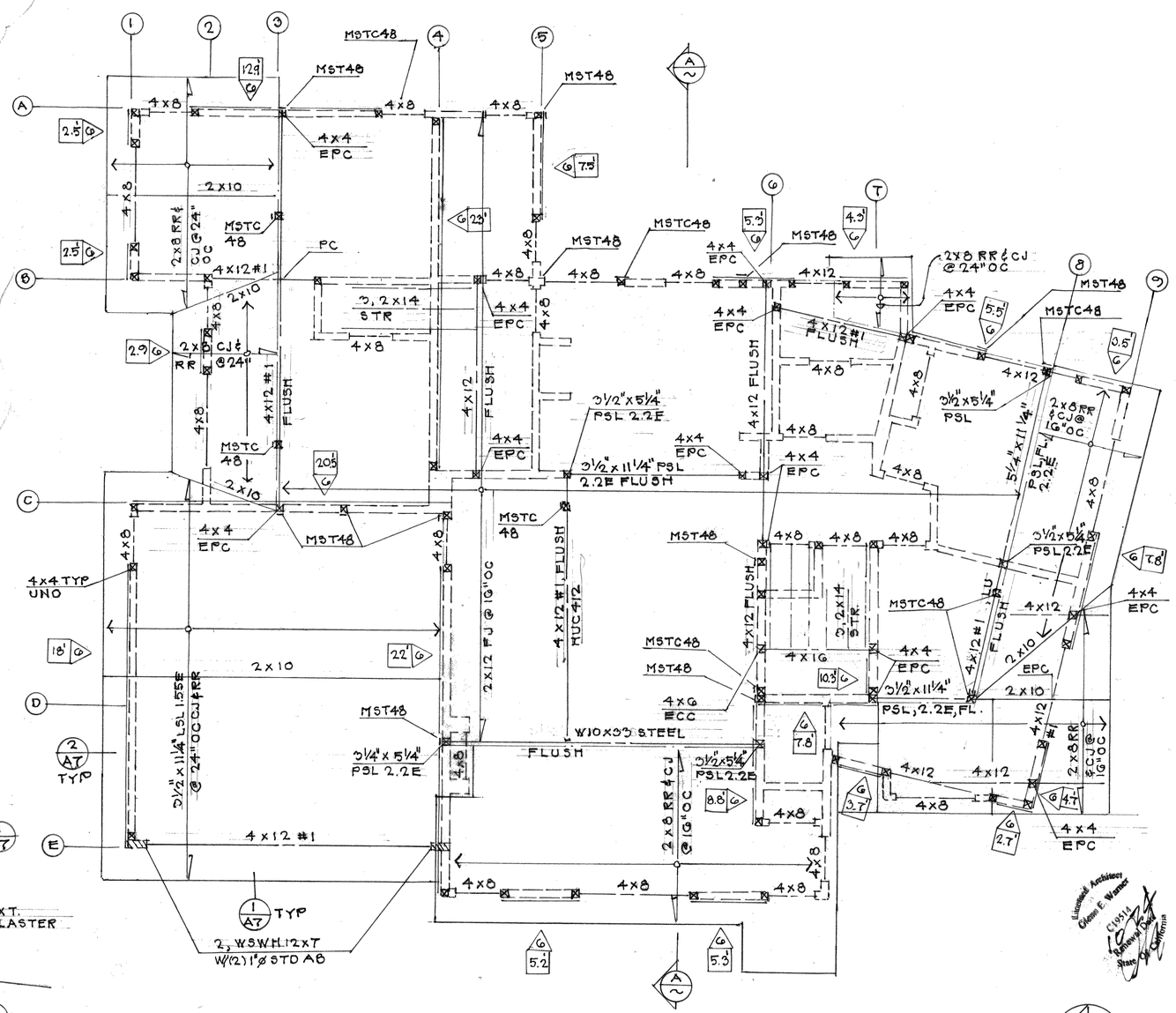
SYMBL	DIAPHRAGM DESCRIPTION	SIDES	NAILING - T.E.N.	VALUE P.L.F.	BLOCK TO PLATE	SILL NAILS	ANCHOR BOLTS
4	1/2" CDX PLYWOOD SHEATHING, BLOCKED EDGES	1	8d @ 6"o.c. E.N.	260	A35 @24"o.c. A34 @16"o.c.	16d @ 6"o.c.	5/8"ø @48"o.c.
3	1/2" CDX PLYWOOD SHEATHING, BLOCKED EDGES	1	8d @ 4"o.c. E.N.	344	L90 @24"o.c. A35 @16"o.c.	16d @ 4"o.c.	5/8"ø @48"o.c.
2	1/2" CDX PLYWOOD SHEATHING, BLOCKED EDGES	1	8d @ 3"o.c. E.N.	450	L50 @12"o.c. L70 @16"o.c.	16d @ 3"o.c.	5/8"ø @32"o.c.

4 — FLYWOOD PANEL EDGE NAILING IN INCHES
8' — LENGTH OF SHEAR WALL

(1) STAGGER PLYWOOD JOINTS EACH FACE OR USE 3x- STUDS. USE 6" WIDE STUDS AND PLATES
(2) NAIL PLYWOOD AT 12"o.c. AT ALL INTERMEDIATE SUPPORTS (T.F.N.)
(3) NAIL G.W.B. & P.C.P SAME AS T.E.N. AT ALL SUPPORTS (TABLE 47-1)
(4) AT EXTERIOR WALLS 5/8" EXT. PLYWOOD SIDING MAY BE SUBSTITUTED FOR 1/2" CDX.
(5) BLOCK ALL PANEL EDGES WITH BLOCKING OF THE SAME WIDTH AS WALL STUDS.
(6) SHEAR WALLS OCCUR BELOW THE FRAMING PLAN ON WHICH SHOWN.
* USE D.F. 3x6 P.T. #1 GR. SILL PLATE & 3x MEMBER AT PANEL EDGES.



SECTION "A" — 1/4"=1'-0" — A



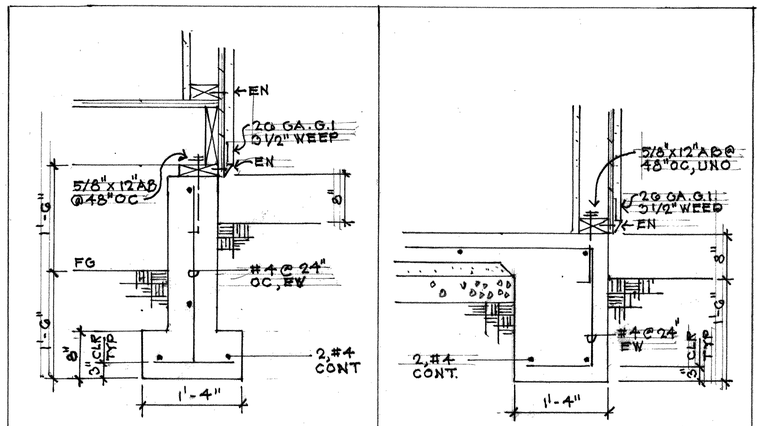
UPPER FLR, LOWER ROOF — 1/4"=1'-0" — B

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REV 11-16-23

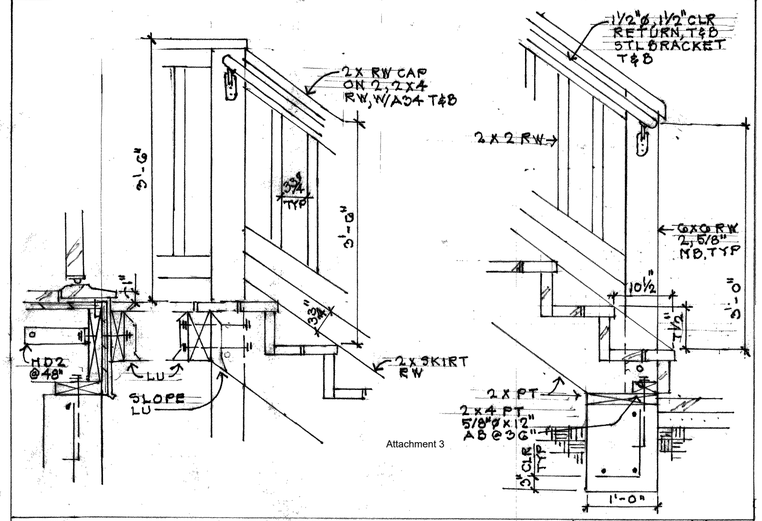
PINE RIDGE WAY ONE OF FOREST
CARMEL, CA
APN: 009-202-020

S-3

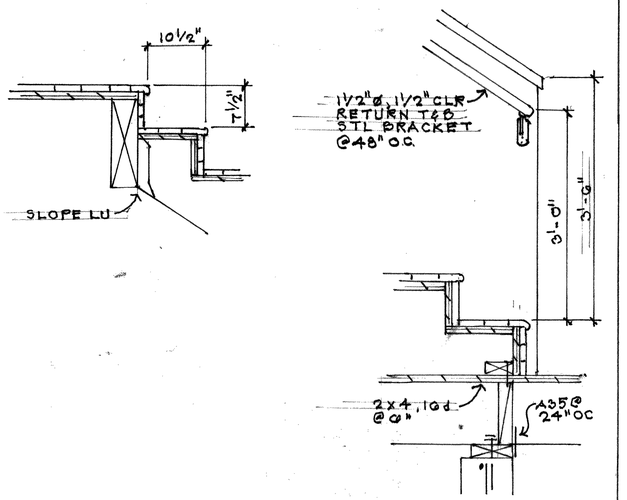


FOOTG | 1" = 1'-0" | 2

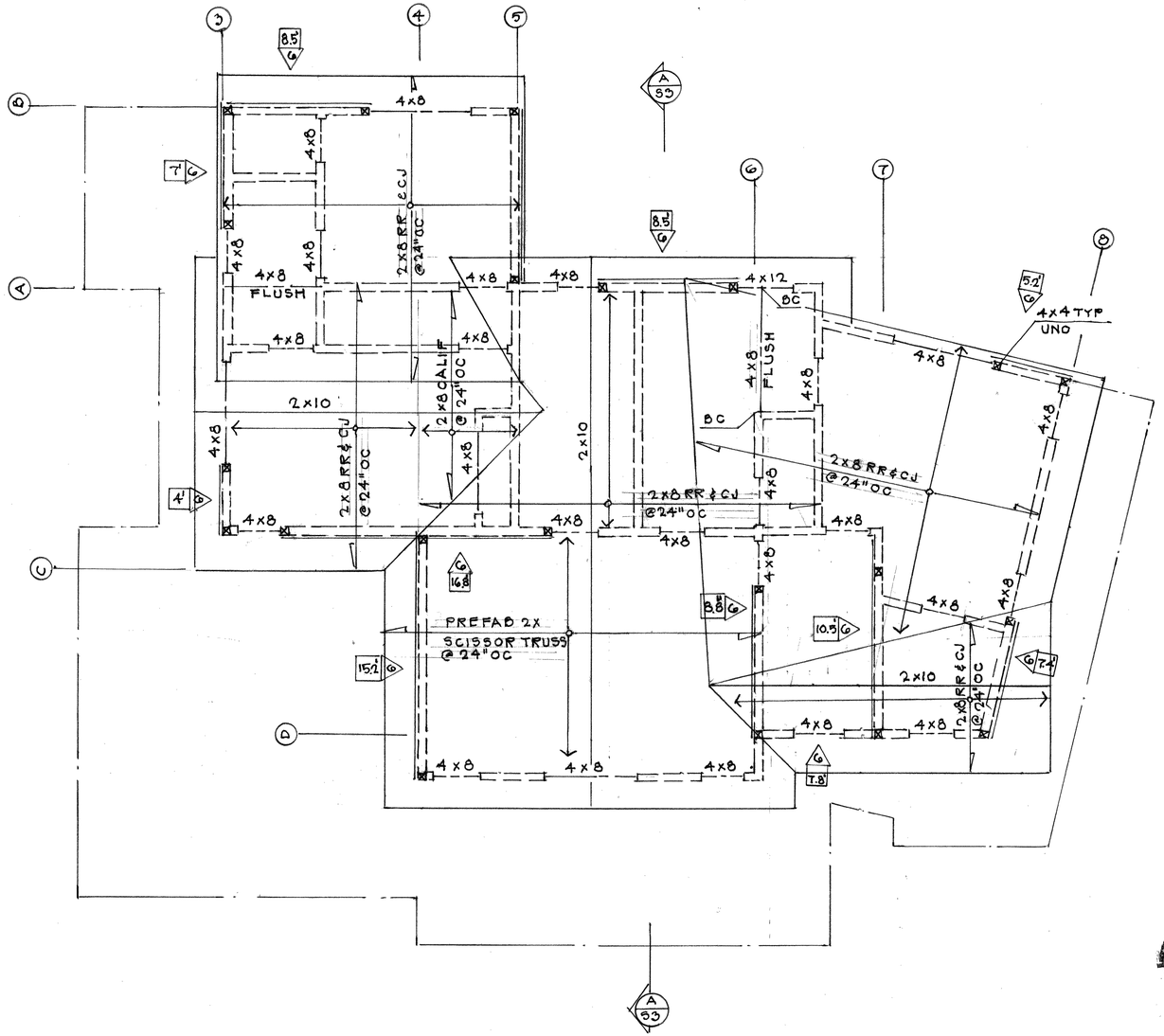
FOOTG | 1" = 1'-0" | 1



STAIR | 1" = 1'-0" | 3



STAIR | 1" = 1'-0" | 4


4X8
2X8 RR @ 24" OC
4X8 FLUSH
2X10
2X8 CALIF @ 24" OC
2X8 RR & CJ @ 24" OC
4X12
BC
4X4 TYP UNO
PREFAB 2X SCISSOR TRUSS @ 24" OC
PREFAB 2X SCISSOR TRUSS @ 24" OC
2X10
4X8 FLUSH
2X8 RR & CJ @ 24" OC
2X10
2X8 RR & CJ @ 24" OC
2X8 RR & CJ @ 24" OC
4X8
4X8
4X8

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 1 of 14)**

Project Name: Pine Ridge Way Residence + ADU — **Calculation Date/Time:** 2023-07-28T10:23:44-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-401 Pine Ridge Rd. Res. + ADU E+A+A.ribd22x

GENERAL INFORMATION					
01	Project Name	Pine Ridge Way Residence + ADU			
02	Run Title	Title 24 Analysis			
03	Project Location	Pine Ridge Way 3NE of Forest			
04	City	Carmel-By-The-Sea	05	Standards Version	2022
06	Zip code	93921	07	Software Version	EnergyPro 9.1
08	Climate Zone	3	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	5
14	Addition Cond. Floor Area (ft^2)	2072	15	Number of Stories	2
16	Existing Cond. Floor Area (ft^2)	1208	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	3280	19	Glazing Percentage (%)	15.77%
20	ADU Bedroom Count	2			

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 223-P01009192 7A-000-000-0000000-0000 — Registration Date/Time: 2023-07-31 15:45:05 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2023-07-28 10:24:14

CalCERTS, Inc. HERS PROVIDER

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 2 of 14)**

Project Name: Pine Ridge Way Residence + ADU — **Calculation Date/Time:** 2023-07-28T10:23:44-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-401 Pine Ridge Rd. Res. + ADU E+A+A.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	28.78	0	26.6	0	2.18
Space Cooling	0	2.36	0	2.44	0	-0.08
IAQ Ventilation	0	7.63	0	6.31	0	1.32
Water Heating	0	26.24	0	28.94	0	-2.7
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	0	65.01	0	64.29	0	0.72
Photovoltaics	0	0	0	0		
Battery	0	0	0	0		
Flexibility						
Indoor Lighting	0	7.04	0	7.04		
Appl. & Cooking	0	19.24	0	19.18		
Plug Loads	0	23.64	0	23.64		
Outdoor Lighting	0	1.74	0	1.74		
TOTAL COMPLIANCE	0	116.67	0	115.89		

Registration Number: 223-P01009192 7A-000-000-0000000-0000 — Registration Date/Time: 2023-07-31 15:45:05 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2023-07-28 10:24:14

CalCERTS, Inc. HERS PROVIDER

Attachment 3

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 3 of 14)**

Project Name: Pine Ridge Way Residence + ADU — **Calculation Date/Time:** 2023-07-28T10:23:44-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-401 Pine Ridge Rd. Res. + ADU E+A+A.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	23.12	22.85	0.27	1.17
Net EUI[2]	23.12	22.85	0.27	1.17

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.54717 W/CFM
- IAQ Ventilation System Heat Recovery: minimum 81 SRE and 84 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and HERV cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Ducts with high level of insulation
- Ducts in crawl space
- Non-standard duct location (any location other than attic)
- Recirculating with demand control, push button

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the buildng tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Registration Number: 223-P01009192 7A-000-000-0000000-0000 — Registration Date/Time: 2023-07-31 15:45:05 — HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Schema Version: rev 20220901 — Report Generated: 2023-07-28 10:24:14

CalCERTS, Inc. HERS PROVIDER

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 4 of 14)**

Project Name: Pine Ridge Way Residence + ADU — **Calculation Date/Time:** 2023-07-28T10:23:44-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-401 Pine Ridge Rd. Res. + ADU E+A+A.ribd22x

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft^2)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Pine Ridge Way Residence + ADU	3280	1	5	3	0	1

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft^2)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Status
Remodeled House	Conditioned	Main Res. FAU1	1208	8	DHW Sys 1	Existing Unchanged
Addition Only	Conditioned	Main Res. FAU1	1203	9.49	DHW Sys 1	New
Entire ADU	Conditioned	ADU - FAU2	869	8.78	DHW Sys 1	New

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft^2)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
BWall/A	Remodeled House	R-15 Wall	0	Back	244	61.3	90	none	Altered	No
RWall/A	Remodeled House	R-15 Wall	90	Right	113.3	10	90	none	Altered	No
NWall/A	Remodeled House	R-15 Wall	13	n/a	120	24	90	none	Altered	No
EWall/A	Remodeled House	R-15 Wall	103	n/a	220	48	90	none	Altered	No
SWall/A	Remodeled House	R-15 Wall	193	n/a	104	30.3	90	none	Altered	No
FWall	Addition Only	R-15 Wall	180	Front	516.9	118	90	none	New	n/a
LWall	Addition Only	R-15 Wall	270	Left	146.6	0	90	none	New	n/a

Registration Number: 223-P01009192 7A-000-000-0000000-0000 — Registration Date/Time: 2023-07-31 15:45:05 — HERS Provider: CalCERTS Inc.

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CalCERTS, Inc. HERS PROVIDER

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 5 of 14)**

Project Name: Pine Ridge Way Residence + ADU — **Calculation Date/Time:** 2023-07-28T10:23:44-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-401 Pine Ridge Rd. Res. + ADU E+A+A.ribd22x

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft^2)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
BWall	Addition Only	R-15 Wall	0	Back	175.5	19	90	none	New	n/a
RWall	Addition Only	R-15 Wall	90	Right	90.6	9	90	none	New	n/a
NWall	Addition Only	R-15 Wall	13	n/a	146.3	24	90	none	New	n/a
EWall	Addition Only	R-15 Wall	103	n/a	159.5	20	90	none	New	n/a
FWall2	Entire ADU	R-15 Wall	180	Front	129.3	7.5	90	none	New	n/a
LWall2	Entire ADU	R-15 Wall	270	Left	437.5	102	90	none	New	n/a
BWall2	Entire ADU	R-15 Wall	0	Back	292	44	90	none	New	n/a
RWall2	Entire ADU	R-15 Wall	90	Right	104.5	0	90	none	New	n/a
Partition Wall/N	Remodeled House>>__Garage__	R-15 Wall1	n/a	n/a	96	20	n/a		New	n/a
Partition Wall	Addition Only>>__Garage__	R-15 Wall1	n/a	n/a	84	0	n/a		New	n/a
Partition Wall2	Entire ADU>>__Garage__	R-15 Wall1	n/a	n/a	116	0	n/a		New	n/a
Partition Wall3	Entire ADU>>Remodeled House	R-15 Wall1	n/a	n/a	204	0	n/a		New	n/a
Raised Floor/A	Remodeled House	R-19 Floor Crawlspace	n/a	n/a	1208	n/a	n/a		Altered	No
Raised Floor	Addition Only	R-19 Floor Crawlspace	n/a	n/a	308	n/a	n/a		New	n/a
Partition Floor	Addition Only	R-19 Floor No Crawlspace	n/a	n/a	845	n/a	n/a		New	n/a
Partition Floor2	Addition Only	R-19 Floor No Crawlspace	n/a	n/a	50	n/a	n/a		New	n/a
Partition Floor3	Entire ADU	R-19 Floor No Crawlspace	n/a	n/a	178	n/a	n/a		New	n/a

Registration Number: 223-P01009192 7A-000-000-0000000-0000 — Registration Date/Time: 2023-07-31 15:45:05 — HERS Provider: CalCERTS Inc.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 6 of 14)**

Project Name: Pine Ridge Way Residence + ADU — **Calculation Date/Time:** 2023-07-28T10:23:44-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** 23-401 Pine Ridge Rd. Res. + ADU E+A+A.ribd22x

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft^2)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
Partition Floor4	Entire ADU	R-19 Floor No Crawlspace	n/a	n/a	272	n/a	n/a		New	n/a
FWall3	__Garage__	R-0 Garage Wall	180	Front	160	0	90	none	New	n/a
LWall3	__Garage__	R-0 Garage Wall	270	Left	225.5	0	90	none	New	n/a
BWall3	__Garage__	R-0 Garage Wall	0	Back	37.3	0	90	none	New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Area (ft^2)	07 Skylight Area (ft^2)	08 Roof Rise (x in 12)	09 Roof Reflectance	10 Roof Emittance	11 Cool Roof	12 Status	13 Verified Existing Condition	14 Existing Construction
Roof/A	Remodeled House	R-30 Roof	1	n/a	2072	0	3	0.1	0.85	No	Altered	No	
Roof	Addition Only	R-30 Roof	1	n/a	1254.5	0	3	0.1	0.85	No	New	n/a	
Roof2	Entire ADU	R-30 Roof	1	n/a	649.5	0	3	0.1	0.85	No	New	n/a	
Roof3	__Garage__	R-0 Garage Roof	1	n/a	470	0	3	0.1	0.85	No	New	n/a	

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft^2)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
C/G/M/M	Window	BWall/A	Back	0			1	61.3	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
C	Window	RWall/A	Right	90			1	10	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
J	Window	NWall/A		13			1	24	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA

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REVISIONS:	BY:

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PINE RIDGE WAY RESIDENCE + ADU

PINE RIDGE WAY 3 NE OF FOREST
CARMEL-BY-THE-SEA, CA. 93921

ENERGY COMPLIANCE

Licensed Architect
Glenn E. Warner
C 19514
Renewal Date
State Of California

DATE: 10/19/2023
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: T-1
SHEET OF SHEETS

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FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
J/J	Window	EWall/A		103			1	48	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
M	Window	SWall/A		193			1	30.3	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
C/B/A/N/O/N/N/N	Window	FWall	Front	180			1	118	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
C/M	Window	BWall	Back	0			1	19	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
M 2	Window	RWall	Right	90			1	9	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
J 2	Window	NWall		13			1	24	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
C/C	Window	EWall		103			1	20	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
N	Window	FWall2	Front	180			1	7.5	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
J/A/J/C	Window	LWall2	Left	270			1	102	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA
C/C/J	Window	BWall2	Back	0			1	44	0.3	NFRC	0.3	NFRC	Bug Screen	New	NA

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft²)	04 U-factor	05 Status	06 Verified Existing Condition
T	Partition Wall/N	20	0.5	New	n/a

SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated	09 Status	10 Verified Existing Condition
Slab-on-Grade2	Entire ADU	419	47.7	none	0	80%	No	New	n/a
Slab-on-Grade3	__Garage__	432	46.7	none	0	0%	No	New	n/a

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-0 Garage Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.357	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: All Other Siding
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: All Other Siding
R-0 Garage Roof	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-30 Roof	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x8 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01 Quality Insulation Installation (QII)	02 High R-value Spray Foam Insulation	03 Building Envelope Air Leakage	04 CFM50	05 CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 HERS Verification	09 Water Heater Name (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Demand Recirculation Manual Control	DHW Heater 1	2	n/a	None	n/a	DHW Heater 1 (2)	New	NA	

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (Int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location	14 Status	15 Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	2	0	UEF	0.96	Btu/Hr	200000	0	n/a			New	n/a

RECIRCULATION LOOPS

01 Water Heating System Name	02 Number of Recirculation Loops	03 Loop Insulation Thickness (in)	04 Recirculation Loop Location	05 Recirculation Pump Power (W)
DHW Sys 1	1	1.5	Conditioned	0

WATER HEATING - HERS VERIFICATION

01 Name	02 Pipe Insulation	03 Parallel Piping	04 Compact Distribution	05 Compact Distribution Type	06 Recirculation Control	07 Shower Drain Water Heat Recovery
DHW Sys 1 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name	09 Required Thermostat Type	10 Status	11 Verified Existing Condition	12 Existing HVAC System
Main Res. FAU1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	Setback	New	No	
ADU - FAU2	Heating and cooling system other	Heating Component 2	1	Cooling Component 2	1	HVAC Fan 2	Air Distribution System 2	Setback	New	No	

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-95
Heating Component 2	Central gas furnace	1	AFUE-95

HVAC - COOLING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Efficiency Metric	05 Efficiency EER/EER2/CEER	06 Efficiency SEER/SEER2	07 Zonally Controlled	08 Mulit-speed Compressor	09 HERS Verification
Cooling Component 1	No Cooling	1		n/a	n/a	Not Zonal	Single Speed	n/a
Cooling Component 2	No Cooling	1		n/a	n/a	Not Zonal	Single Speed	n/a

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value Supply	05 Duct Ins. R-value Return	06 Duct Location Supply	07 Duct Location Return	08 Surface Area Supply	09 Surface Area Return	10 Bypass Duct	11 Duct Leakage	12 HERS Verification	13 Status	14 Verified Existing Condition	15 Existing Distribution system	16 New Ducts 25 ft
Air Distribution System 1	Unconditioned crawl space	Non-Verified	R-8	R-8	Crawl Space	Crawl Space	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	Alteration	No		No
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned	Conditioned	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a		No

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value Supply	05 Duct Ins. R-value Return	06 Duct Location Supply	07 Duct Location Return	08 Surface Area Supply	09 Surface Area Return	10 Bypass Duct	11 Duct Leakage	12 HERS Verification	13 Status	14 Verified Existing Condition	15 Existing Distribution system	16 New Ducts 25 ft
					Zone	Zone									

HVAC DISTRIBUTION - HERS VERIFICATION

01 Name	02 Duct Leakage Verification	03 Duct Leakage Target (%)	04 Verified Duct Location	05 Verified Duct Design	06 Buried Ducts	07 Deeply Buried Ducts	08 Low-leakage Air Handler	09 Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	10.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01 Name	02 Type	03 Fan Power (Watts/CFM)	04 Name
HVAC Fan 1	HVAC Fan	0.45	n/a
HVAC Fan 2	HVAC Fan	0.45	n/a

CalCERTS, Inc. HERS PROVIDER

REVISIONS:	BY:

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PINE RIDGE WAY RESIDENCE + ADU

PINE RIDGE WAY 3 NE OF FOREST
CARMEL-BY-THE-SEA, CA. 93921

ENERGY COMPLIANCE

DATE: 10/19/2023
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:

SHEET: T-2
SHEET OF SHEETS

Licensed Architect Glenn E. Warner C 13514 Renewal Date State of California

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Attachment 3

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Pine Ridge Way Residence + ADU **Calculation Date/Time:** 2023-07-28T10:23:44-07:00 **(Page 13 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-401 Pine Ridge Rd. Res. + ADU E+A+A.ribd22x

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	53	0.54717	Balanced	Yes	84	Yes	Yes	
SFam IAQVentRpt 2-1	53	0.54717	Balanced	Yes	84	Yes	Yes	
SFam ADU IAQVentRpt 3-1	53	0.54717	Balanced	Yes	84	Yes	Yes	

HERS RATER VERIFICATION OF EXISTING CONDITIONS

INDOOR AIR QUALITY (IAQ) FANS - VERIFIED AND ALTERED

01	02	03	04	05	06	07
Name	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SREIAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASREIAQ Recovery Effectiveness - ASRE
Dwelling Unit 0/0	53	0.54717	Balanced	Yes	81	84
Dwelling Unit 0/0	53	0.54717	Balanced	Yes	81	84
Dwelling Unit 1/0	53	0.54717	Balanced	Yes	81	84

PROJECT NOTES

Balanced ventilation system required to meet the state energy code. Panasonic FV-10VE2 modeled for compliance. If substituted provide CFM, Watts and unit efficiency prior to installation.

CalCERTS, Inc. HERS PROVIDER

Registration Number: 223-P010091927A-000-000-0000000-0000
Registration Date/Time: 2023-07-31 15:45:05
HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Version: 2022.0.000
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Project Name: Pine Ridge Way Residence + ADU **Calculation Date/Time:** 2023-07-28T10:23:44-07:00 **(Page 14 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23-401 Pine Ridge Rd. Res. + ADU E+A+A.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Hafner	Documentation Author Signature: Michael Hafner
Company: Monterey Energy Group	Signature Date: 2023-07-28 10:30:08
Address: 26465 Carmel Rancho Blvd. #8	CEA/ HERS Certification Identification (If applicable): R19-18-30020
City/State/Zip: Carmel, CA 93923	Phone: 831-372-8328

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Glenn Warner	Responsible Designer Signature: Glenn Warner
Company: Glenn E Warner Architect	Date Signed: 2023-07-31 15:45:05
Address: PO Box 22811	License: NA
City/State/Zip: Carmel, CA 93922	Phone: 831-625-2862

CalCERTS, Inc. HERS PROVIDER

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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Registration Number: 223-P010091927A-000-000-0000000-0000
Registration Date/Time: 2023-07-31 15:45:05
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PINE RIDGE WAY RESIDENCE + ADU

PINE RIDGE WAY 3 NE OF FOREST
CARMEL-BY-THE-SEA, CA. 93921

ENERGY COMPLIANCE

DATE: 10/19/2023
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: T-3
SHEET OF SHEETS

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Attachment 3

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102 Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on sleep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

Licensed Architect
Gilmore E. Warner
C19514
Renewal Date
10-31-24
State Of California

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PINE RIDGE WAY RESIDENCE + ADU

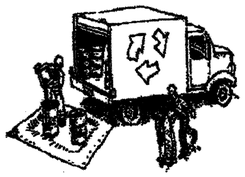
PINE RIDGE WAY 3 NE OF FOREST
CARMEL-BY-THE-SEA, CA. 93921

2022 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

DATE: 10/19/2023
SCALE: AS NOTED
DRAWN: MEG
CHECKED:
CHECKED:
FILE NAME:
SHEET: T-4
SHEET OF SHEETS

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.

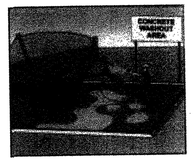


PAVING/ASPHALT WORK

- ❑ 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.



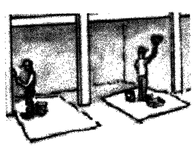
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ 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.



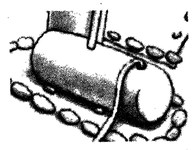
PAINTING & PAINT REMOVAL

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.

GLENN E WARNER ARCHITECT
27752 FALO COLORADO RD, CARMEL, CA.
MAILING: POBOX 22611, CARMEL, CA. 93922
(831) 626-2862

PINE RIDGE WAY ONE OF FOREST
CARMEL, CA
APN: 009-202-020

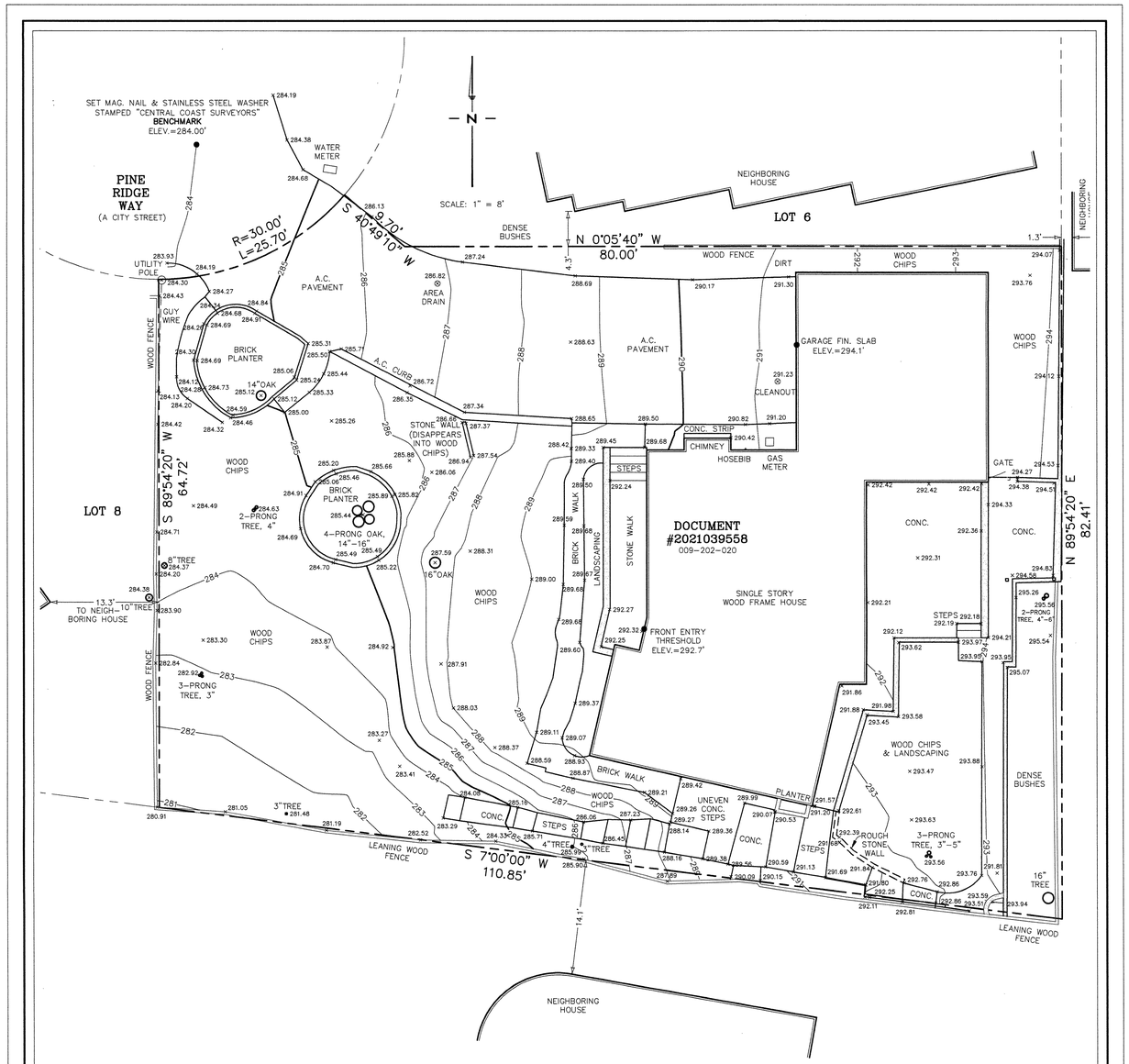
Licensed Architect Glenn E. Warner C 19514 Registered State of California

* 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!

B 1

Attachment 3



NOTES & LEGEND:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF PINE RIDGE WAY IN FRONT OF THE SUBJECT PROPERTY'S DRIVEWAY, SHOWN HEREON.

   ELEVATION = 284.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
6. FIELDWORK FOR THIS SURVEY WAS COMPLETED ON JULY 2, 2021.
7. ▭ DENOTES CONC. RETAINING WALL EXCEPT AS SHOWN.

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

THE PARCEL DESCRIBED IN DOCUMENT #2021039558, BEING LOT 7 IN BLOCK 3 AS SHOWN ON "PARADISE PARK TRACT No. 4" FILED IN VOLUME 4, "CITIES & TOWNS", PAGE 55 OFFICIAL RECORDS OF MONTEREY COUNTY

CITY OF CARMEL COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Ronald & Donna Garren

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 8' JOB No. 21-70 JULY 2021

PREPARER: DRZ

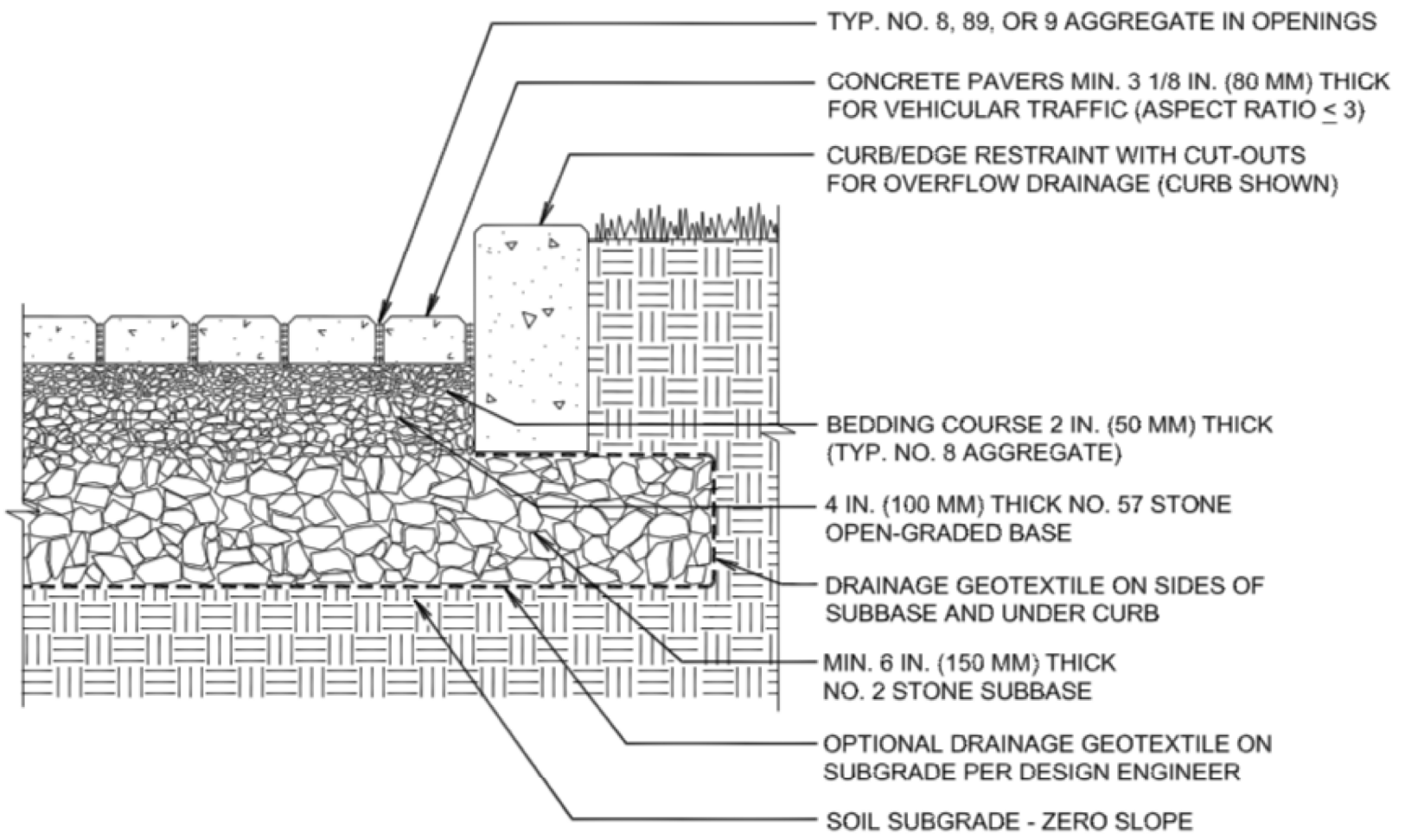
APN 009-202-020

REV 12-23-22

GLENN E. WARNER ARCHITECT
21752 PALO COLORADO RD, CARMEL, CA.
MAILING: PO BOX 22811, CARMEL, CA, 93922
(831) 625-2862

PINE RIDGE WAY, ONE OF FOREST
CARMEL, CA.
APN: 009-202-020

Licensed Architect
Glenn E. Warner
C19914
Registered Date
State of California



NOTES:

1. 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.
4. SELECT GEOTEXTILE PER AASHTO M 288.

PERMEABLE PAVEMENT WITH FULL INFILTRATION TO SOIL SUBGRADE

DRAWING NO. ICPI-68

SCALE NO SCALE

New

Oldcastle

Urbana 3-Piece 60mm Cotswold Mist Paver Kit (300-Piece Pallet)



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

January 24, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Brandon Swanson, Director of Community Planning and Building
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**UP 23-378 (Il Tegamino):** Consideration of a Use Permit to convert an existing 215-square-foot retail space, adjacent to Il Tegamino Restaurant, to a restaurant use which would expand the Il Tegamino restaurant footprint with no net gain in the number of permitted indoor seats. APN: 010-201-005-000. **RECOMMEND CONTINUANCE; LEGAL NOTICING WAS NOT COMPLETED BY THE DUE DATE.**

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

January 24, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Brandon Swanson
APPROVED BY:	N/A
SUBJECT:	**DS 21-186 (Melani): CONTINUED FROM DECEMBER 13th HEARING** - Director's Referral for after-the-fact rebuilding of a non-conforming structure to determine if a non-conforming single-family dwelling that was torn down and rebuilt with the same non-conforming setbacks should be considered a "repair" and allowed to remain, or considered a “demolition” and required to conform to current setback standards. The subject property is located at Carmelo Street 4 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-124-024-000.

Application: DS 21-186 **APN:** 010-124-024-000
Block: NN **Lot:** 23 & 25
Location: Carmelo Street, 4 Southwest of 2nd Avenue
Applicant: Adam Jeselnick **Property Owner:** Jim and Marion Melani

Executive Summary:

This item was heard by the Planning Commission in December, and was continued to January with direction to the applicant to provide more evidence and detail related to the condition (e.g.: dry rot and/or termite damage) of walls that were torn down without a permit, some of which were non-conforming. This additional detail has been attached to the staff report as Attachment 3.

Recommendation:

Consider a Director's Referral for the after-the-fact rebuilding of a non-conforming structure to determine if a non-conforming single-family dwelling that was torn down and rebuilt with the same non-conforming setbacks should be considered a "repair" and allowed to remain, or considered a “demolition” and required to conform to current setback standards. The subject property is located at Carmelo Street 4 southwest of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-124-024-000.

Background and Project Description:

On October 1st, 2021, Design Study 21-186 (Melani) was approved as a Track 1 project at the staff level. The approval at the time was for minor exterior modifications to an existing single family residence, with a non-conforming composite setback. This approval was amended on May 2nd, 2022 to add additional windows. At the time, it was not proposed to remove the non-conforming sections of walls, and the total amount of proposed walls being removed was less than 50% of the total building, which meant that the project was not considered a "demolition" as defined in CMC 17.70.020.

Following project approval and prior to commencing work, the applicant team, comprised of the architect, contractor and property owners, was made aware in person and in writing on separate occasion that non-conforming walls, which were not part the approved plans, must remain in place. The applicant team was further informed that if these non-conforming portions of the home were demolished, that they would have to be brought back into compliance in accordance with CMC Section 17.36.040.D and 17.36.040.E which say (respectively):

> *D. The demolition of any nonconforming building or structure shall require that all new construction on the site meet all requirements for new buildings and structures.*
>
> *E. The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.*

Construction activities commenced at the site following these meetings with Planning Staff. Subsequently, during a later building inspection, it was discovered that the scope of construction had far exceeded what was approved in the building plans, as nearly all of the framing in the entire house, including the floor joists, had been demolished and replaced, along with some additional foundation work that was not previously approved. Pictures of the work along the south side of the building are included as Attachment 1.

Upon discovery of the unpermitted work, staff issued a Stop Work Order, and contacted the applicant team. Staff was informed that the scope of the permit was exceeded due to the discovery of rotted framing and damage to the foundation. At the time, no amendments or applications had been received by the City for this additional work to repair or replace the damaged framing and foundation. Staff informed the applicant team that the ramification of this demolition was that the non-conforming setbacks now needed to be corrected, which would require the new construction to be removed, and new plans drawn to reconfigure the floorplan. Attachment 2 shows the extent of walls that would have to be removed in order to comply with the composite setback (areas outlined in red).

After being informed of this issue, the applicant team requested that the requirement to correct the non-conformity not be enforced, due to the large amount of dry rot and damage that was uncovered when construction began. The applicant was informed that despite the damaged and deteriorated structure, there is nothing in the Municipal Code that grants the Director of Planning authority to waive the requirements associated with demolishing and rebuilding a non-conformity due to rotten and/or damaged structural elements noted above. The Director denied the applicant team's request to waive the requirement of Section 17.36.040 related to the demolition of non-conforming structures. At the request of the applicant team, and prior to formalizing the Director's decision, staff agreed to elevate this matter to the Planning

Commission for a final determination as the applicant team feels they are in a unique situation that could allow the Planning Commission to make policy level interpretation of the code. The applicant team will be at the hearing to present their position, along with pictures and other materials.

The Planning Commission has the authority to find that the work done above and beyond the approvals granted under DS 21-186 (Melani) constitute a "demolition", and therefore require that the non-conforming setbacks be corrected. This would require the applicant to demolish portions of the already constructed framing, and redesign their floorplan.

Alternatively, if the Planning Commission finds that in this specific case, based on unique facts, that Section 17.36.040 of the code can be interpreted to allow for the repair/maintenance/reconstruction of the non-conforming setback due to more than 50% of the work being a "repair", those findings should be provided to staff at the hearing in the form of a motion. If the Planning Commission makes such an interpretation, then staff will include those findings in an after-the-fact approval of the work that was done without a permit, which will allow the non-conforming walls to remain.

The applicant has provided exhibits for the Planning Commission to consider that they believe demonstrate more than 50% of the walls that were torn down and rebuilt were done as a "repair" due to dry rot and/or termite damage. Staff will be prepared to provide feedback to the Commission on these exhibits at the hearing.

It should be noted that staff was incorrect at the December hearing about the current approved scope of this project. The current approval, which still did not authorize demolition of the exterior walls in question, did authorize more than just doors and windows. The current approval included lighting, pavers, roofing, and siding.

Staff Analysis:

Other Project Components:

Staff is receiving direction from the Planning Commission regarding an interpretation of code. This interpretation will provide staff with the guidance of how to process this project at a staff level, and CEQA will be applied accordingly at that time.

Attachment 1 - Pictures
Attachment 2 - Noncompliant Walls to be Removed
Attachment 3 - Applicant Provided Exhibits

Attachment
DS 21-186 Melani
Pictures of All New Framing
South Wall and Floor Joists


ACE


RAGS


Boise Cascade
VULCAN
50




VERSA LAM LVL
VERSA-LAM LVL 2.1E 2800 DF
ICC-ES ESR-1040
CCMC 12472-R
HUD MR-1241
APA Mill #1110



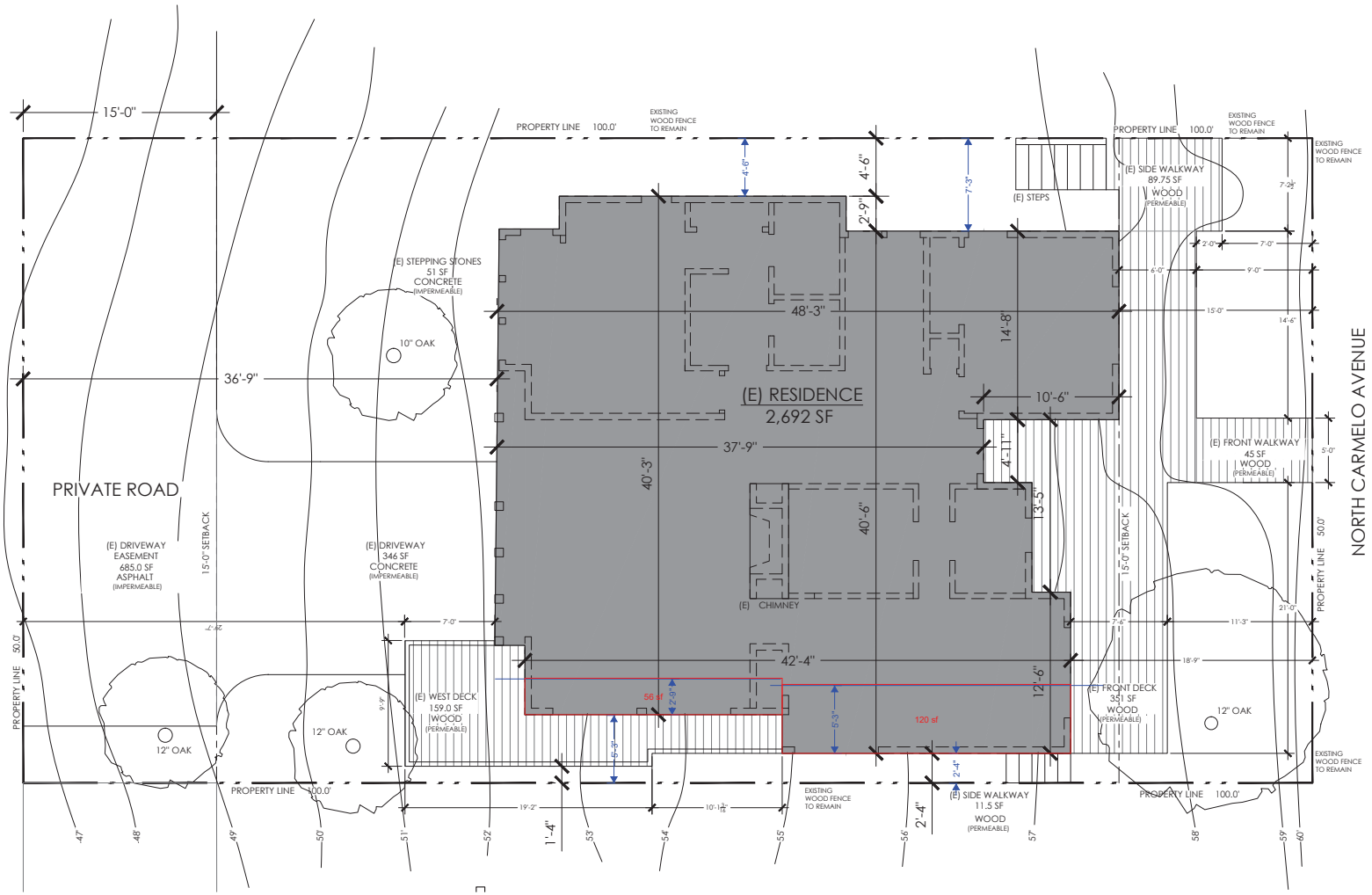



CAUTION









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

REVISION # ⚠ --/-- ---

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33060 Renew 3/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EXISTING SITE PLAN

9/5/2021

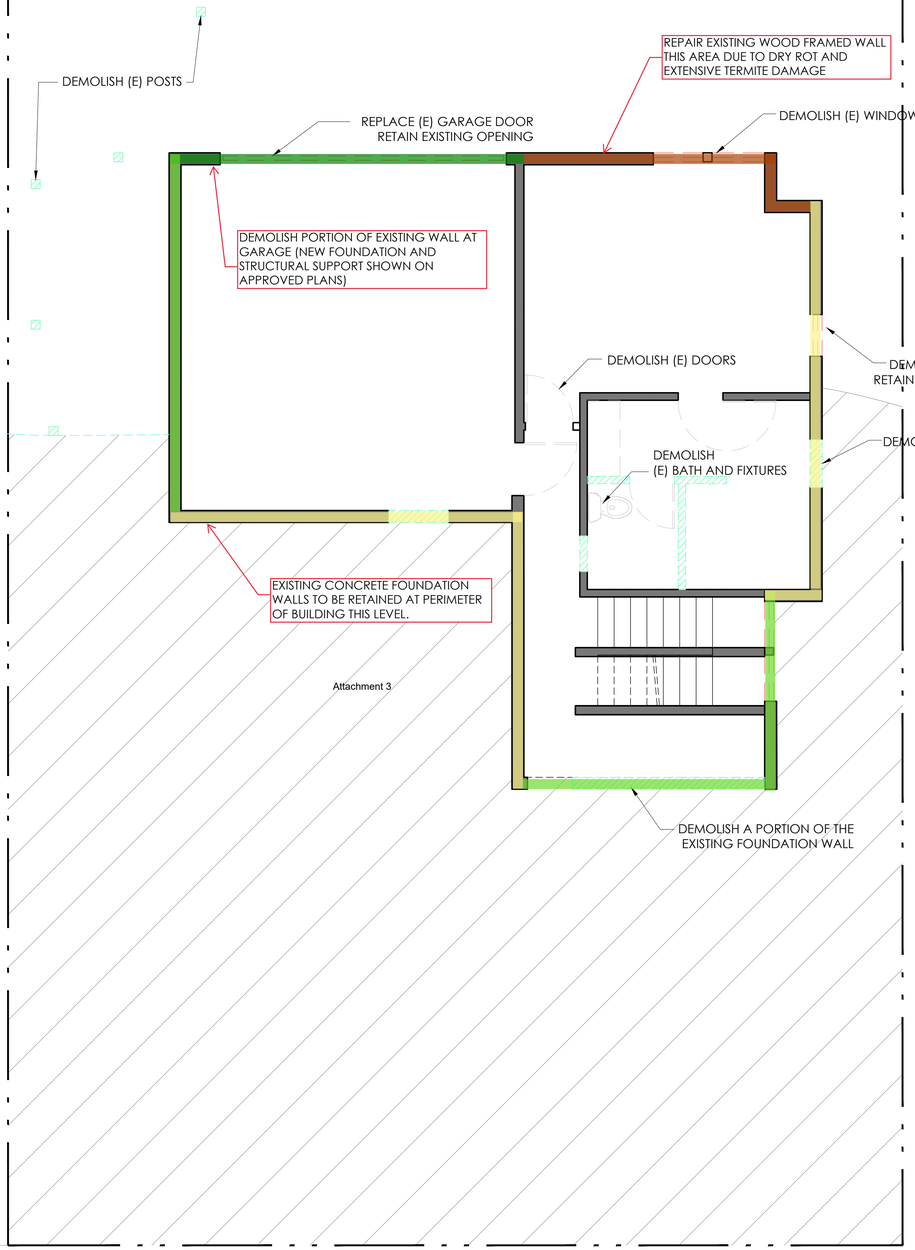
1/4" = 1'-0"

A1

EXISTING WALL TO BE DEMOLISHED

EXISTING WALL TO BE REPAIRED

EXISTING FOUNDATION WALL TO BE RETAINED



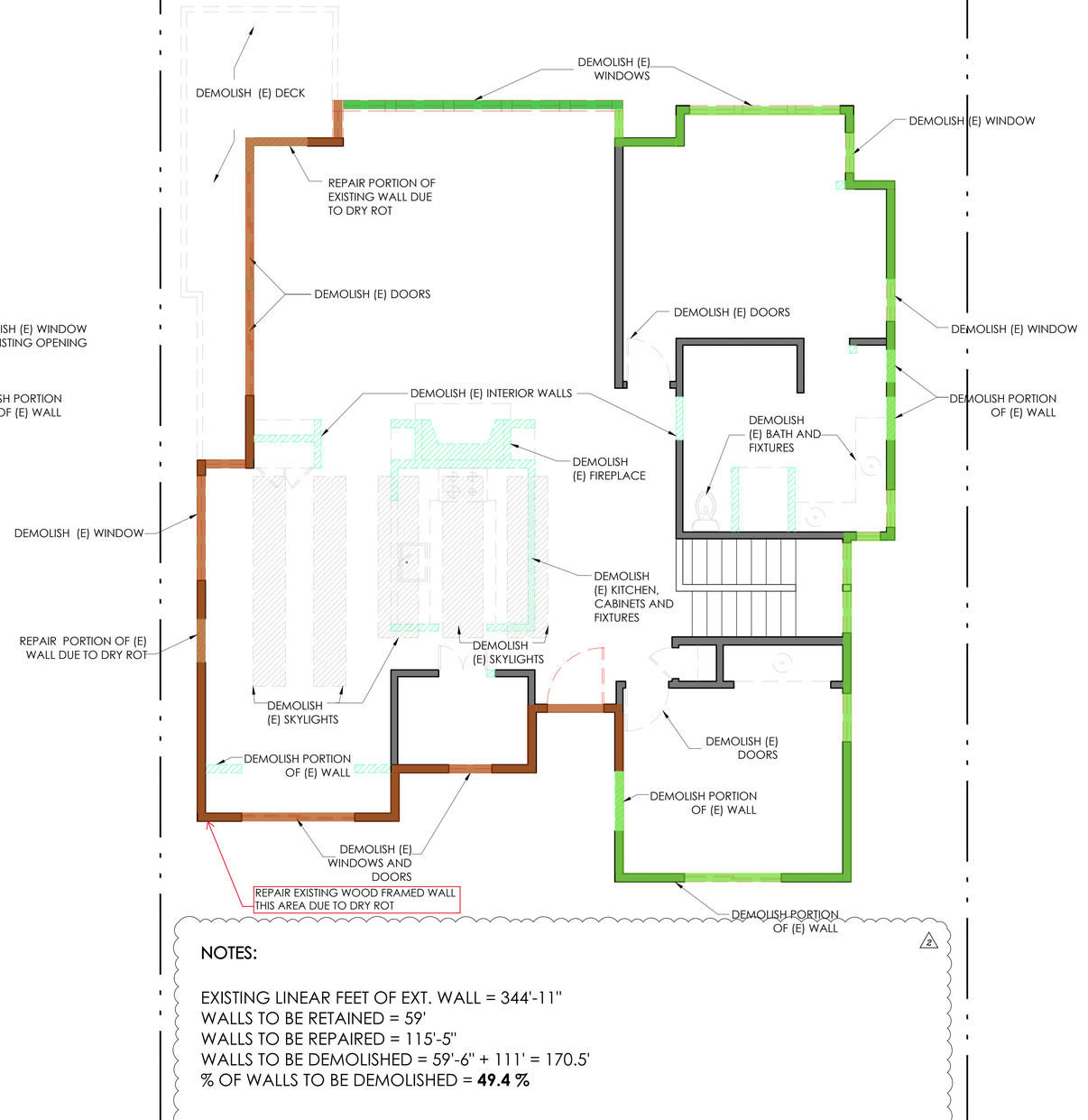
Attachment 3

1 DEMOLITION LOWER LEVEL

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

N

1' 2' 4' 8'



NOTES:

EXISTING LINEAR FEET OF EXT. WALL = 344'-11"
WALLS TO BE RETAINED = 59'
WALLS TO BE REPAIRED = 115'-5"
WALLS TO BE DEMOLISHED = 59'-6" + 111' = 170.5'
% OF WALLS TO BE DEMOLISHED = **49.4 %**

2 DEMOLITION UPPER LEVEL

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

N

1' 2' 4' 8'

REVISION #	1	05/22	PLAN CHECK RE-SUBMITTAL
REVISION #	2	07/29/22	

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 8/31/21 STATE OF CALIFORNIA

MELANI RESIDENCE

CARMELO 4 SW OF 2ND AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

DEMOLITION PLANS

7/29/2022

1/4" = 1'-0"

A4



NORTHWEST CORNER OF LOWER LEVEL -
EXISTING CMU WALL AND TERMITE DAMAGED WALL FRAMING



NORTHWEST CORNER OF LOWER LEVEL -
TERMITE DAMAGED WALL AND FLOOR FRAMING



NORTHWEST CORNER OF LOWER LEVEL -
TERMITE DAMAGED WALL AND FLOOR FRAMING



NORTHWEST CORNER OF LOWER LEVEL
CMU WALL TO BE RETAINED



GARAGE WALLS AT LOWER LEVEL
CMU WALL TO BE RETAINED



EXISTING WOOD WALL FRAMING-DEMOLISHED



EXISTING WOOD WALL FRAMING-DEMOLISHED



APPROVED STEEL FRAMING FOR LIVING ROOM AND DECK



APPROVED STEEL AND FLOOR FRAMING OVER GARAGE



SOUTHEAST CORNER OF UPPER LEVEL -
APPROVED NEW CONCRETE FOUNDATION AND DRY ROT



SOUTHEAST CORNER OF UPPER LEVEL -
APPROVED NEW CONCRETE FOUNDATION AND DRY ROT

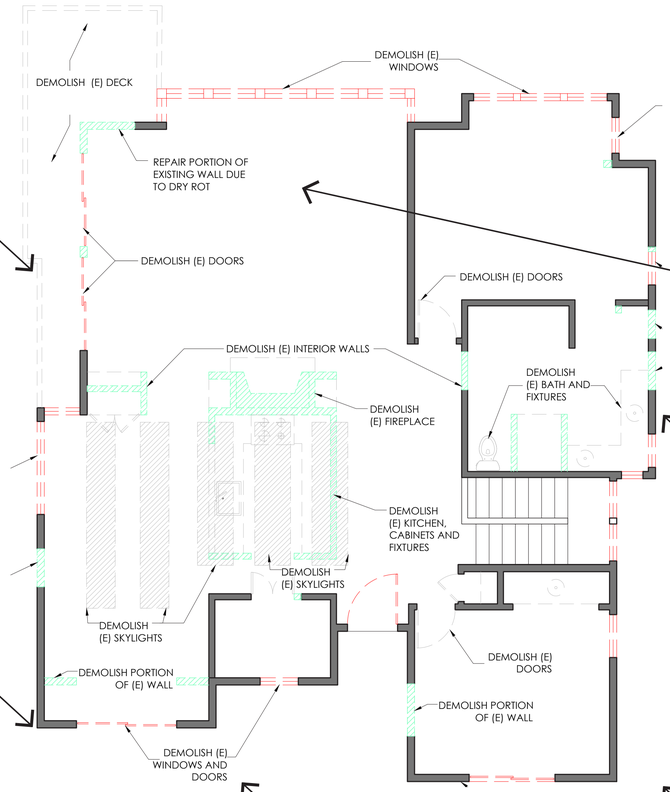


SOUTHWEST CORNER OF UPPER LEVEL -
APPROVED NEW CONCRETE FOUNDATION AND DRY ROT















APPROVED UPPER LEVEL FLOOR PLAN
AND CONSTRUCTION PHOTOS

NEW CONCRETE FOUNDATION AT GARAGE
(AFTER NEW STRUCTURAL STEEL AND FLOOR FRAMING)

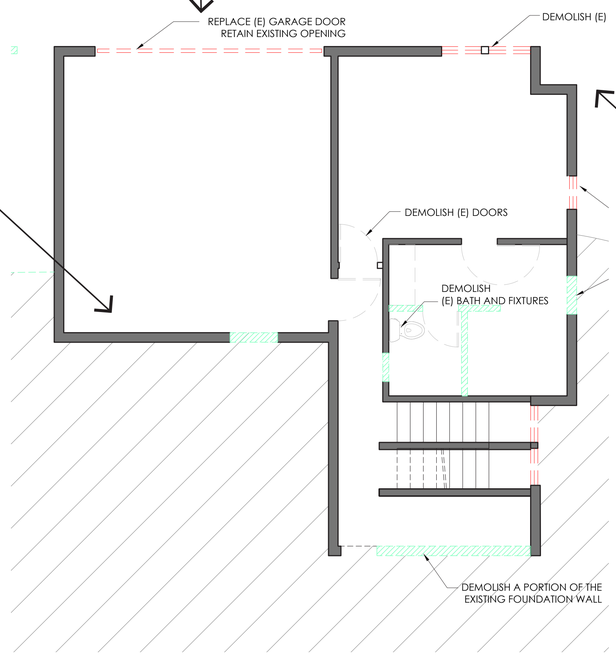


CMU RETAINING WALL AT GARAGE
(BEFORE WALL REPAIR)





CMU RETAINING WALL AT GARAGE
(BEFORE NEW FLOOR FRAMING)





CMU RETAINING WALL AT GARAGE
(BEFORE WALL REPAIR)

APPROVED LOWER LEVEL FLOOR PLAN
AND CONSTRUCTION PHOTOS

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

January 24, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 23-248 (Susko):** Consideration of a combined Concept and Final Design Study and associated Coastal Development Permit for a substantial alteration to an existing 1,590-square-foot single-story residence, the construction of a 210-square-foot second-story addition with an elevator, and associated site improvements located on Dolores Street 2 southeast of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-156-018-000.

Application: DS 23-248 (Susko)
APN: 010-156-018
Block: 111
Lot: 6
Location: Dolores Street 2 southeast of 9th Avenue
Applicant: Holdren + Lietzke Architecture
Property Owner: Thomas Michael Susko

Executive Summary:

The project includes a change in exterior materials, the construction of a 210-square-foot second-story addition with an elevator, and associated site improvements on a 4,000-square-foot standard lot. The residence was constructed in 1976 and lacks sufficient age to be evaluated for historical significance. No trees are proposed for removal.

Recommendation:

Adopt a Resolution (Attachment 1) approving a combined Concept and Final Design Study and associated Coastal Development Permit for a substantial alteration, the construction of a 210-square-foot second-story addition with an elevator, and associated site improvements located on Dolores Street 2 southeast of 9th Avenue in the Single-Family Residential (R-1) District. APN 010-156-018

Background and Project Description:

The residence was constructed circa 1976. The 1,590-square-foot single-story cottage, including an

attached garage, is on a 4,000-square-foot lot. The property is not yet 50 years old and has not been evaluated for historical significance. The applicant proposes constructing a 210-square-foot second-story addition and installing an elevator.

Staff Analysis:

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

Staff Response: The City Forester identified seven trees on, or adjacent to, the project site during the preliminary site assessment, including one Catalina ironwood, three Coast live oaks, two Redwoods, and one Italian stone pine. All trees have been rated 'significant' except one Redwood (tree no. 6) rated 'moderately significant.' The City Forester recommends a tree density of three upper-canopy trees and one lower-canopy tree. The property exceeds the recommended tree density. No new trees are required to be planted.

CMC Section 17.48.110.A (Protection of Existing Trees) states that *All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees.* The proposed fire pit in the rear yard will be placed a minimum of 6 feet from a significant Coast live oak tree (tree no. 3). The project meets the objectives of forest character.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities of natural features.

Staff Response: Staff did not identify any potential privacy or view impacts, and as of the writing of this report, staff has not been contacted by any neighbors.

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

Staff Response: CMC Section 17.10.030.F (On-Site Parking Requirements) states that *Required parking spaces shall be provided by a garage, carport, or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle.* The exterior dimensions of the garage are 12 feet wide by 20 feet deep.

The existing A.C. driveway is approximately 202 square feet and is proposed to be replaced with sand set pavers. Residential Design Guideline 10.5 states that paving materials for driveways should convey the colors and textures of native materials and reduce runoff. The use of Carmel stone, brick, decomposed granite, and earth-toned pavers is appropriate. Using a sand set instead of a mortar set for paving materials allows for the percolation of rain into the soil and is encouraged. Special Condition No. 36 requires the applicant to submit a paver sample for review and approval by the Community Development Director prior to the issuance of a building permit. With the application of conditions, the project meets the objectives of parking and access.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to

the context of other homes nearby, minimize the mass of a building as seen from the public way or adjacent properties, and relate to a human scale in its basic forms.

Staff Response: The 210-square-foot second-story addition (excluding the stairs and elevator) contains two offices and a half bathroom and is approximately 11 percent of the total square footage of the residence. The addition is set back approximately 11'-4" from the front elevation and 6'-6" from the north side elevation. The addition will maintain a 3-foot setback to the side property line on the south elevation. A dormer is also proposed on the south side elevation to provide adequate space for the new elevator. The project meets the objectives of mass and bulk.

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

Staff Response: The addition is rectangular in form, with the stairs and elevator projecting off the rear of the addition. A gable roof pitched at 5:12 is proposed, with a shed roof pitched at 2:12 over the dormer. Roof eaves are 18 inches and project into the required side yard setbacks. All new eaves within 2 feet of a property line are limited to no more than 4 inches and must have solid blocking underneath in accordance with the California Building Code. Special Condition No. 37 identifies this requirement. The project meets the objectives of building and roof form.

Finish Details: The exterior materials of the existing residence include board & batten siding, a wood shingle roof, a brick chimney, and wood windows. The applicant proposes a stucco wall cladding with wood detailing, a composite shake roof, and aluminum-clad wood windows and doors. Exterior colors include beige stucco, a bluish-gray trim, and greenish-brown trim. The proposed synthetic shake roof by Cedur in brown is one of the pre-approved materials adopted by the Planning Commission. The material conveys the color and texture of traditional wood shakes. A physical sample of the roof material will be provided at the Tour of Inspection.

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 contains 1,512 square feet of site coverage and is nonconforming. CMC Section 17.10.030.C.2 states, Nonconforming Site Coverage. Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with subsection (D)(3) of this section, Exterior Volume, only when:

a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A), and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and

b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

The project proposes a 210-square-foot addition and requires a reduction in site coverage of at least 420

square feet. The applicant is proposing to remove almost all existing site coverage for the installation of new site coverage amenities, including a smaller rear patio, fire pit, BBQ, and spa. The total amount of site coverage proposed is 568 square feet, 12 square feet over what is permitted. Special Condition No. 38 requires the site coverage be reduced prior to the issuance of a building permit. With the application of conditions, the project meets the requirements of the Carmel Municipal Code.

Spa: The minimum required setback in the R-1 district is 3 feet for an interior side yard. The required rear yard setback is 15 feet; however, structures less than 15 feet in height are permitted a 3-foot rear yard setback. The proposed spa is 3 feet from the north side lot line and 11'-6" from the rear lot line.

CMC Section 8.56 (Noise Regulation) regulates the creation and emission of noise generated from equipment such as spas to no more than 60 decibels at the property line. Special Condition No. 39 requires special inspection testing of the spa prior to the final inspection to ensure it does not exceed the permitted noise level. With the application of conditions, the spa meets the requirements of the Carmel Municipal Code.

Fencing/Gate/Arbor: The project proposes a new 4-foot high fence, gate, and columns in the front yard setback parallel to the street and the driveway. Two stone columns frame the entry gates at both locations. The design of these elements is shown in the colored rendering.

Residential Design Guideline 11.2 says that *Fences should convey a simple, hand-crafted design. The use of grape stakes or wood pickets for fences is traditional in most neighborhoods.* Guideline 11.3 says, *Keep a sense of openness into the site as seen from the street. Fences should have open, transparent qualities, such as open pickets that permit filtered views into the front garden.* The proposed fence and stone columns are 4 feet in height. The vertical board design of the fence does not provide filtered views into the front garden. Special Condition No. 40 requires the applicant to submit a revised fence design with open qualities. With the application of conditions, the project meets the objectives of fencing.

Exterior Lighting: Residential Design Guideline 11.8 states, *Preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways, and patio. Point lights downward to reduce glare and avoid "night pollution." Local and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.*

CMC Section 15.36.070 (Lighting Requirements) states that landscape lighting shall not exceed 18 inches above the ground and shall be spaced no closer than 10 feet apart. No exterior lighting is permitted on City property and may not be directed toward City property.

The preliminary landscape plan identifies four types of exterior light fixtures, two of which do not meet the criteria for being shielded and directing light downward. Special Condition No. 41 requires the applicant to submit alternative light fixtures prior to the issuance of a building permit. With the application of conditions, the project meets the objectives of lighting and complies with the Carmel Municipal Code.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include additions to existing structures provided that the addition

will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

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

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A COMBINED CONCEPT AND FINAL DESIGN STUDY FOR A SUBSTANTIAL ALTERATION TO AN EXISTING 1,590-SQUARE-FOOT SINGLE-STORY RESIDENCE, CONSTRUCTION OF A 210-SQUARE-FOOT SECOND-STORY ADDITION WITH AN ELEVATOR, AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON DOLORES STREET 2 SOUTHEAST OF 9TH AVENUE
APN 010-156-018

WHEREAS, on August 23, 2023, Holdren Lietzke Architecture, Architect ("Applicant") submitted an application on behalf of Thomas Michael Susko ("Owner") requesting approval of Track 2 Design Study application DS 23-248 (Susko) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Dolores Street 2 southeast of 9th Avenue in the Single-Family Residential (R-1) District (Block 111, Lot 6); and

WHEREAS, the Applicant proposes a substantial alteration to an existing 1,590-square-foot single-story residence, the construction of a 210-square-foot second-story addition with an elevator, and associated site improvements; and

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

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

WHEREAS, CMC Section 17.58.040.B, Step Three: Final Details Review, allows the Director to authorize concept and final details review to occur at the same meeting for projects involving additions or limited changes to non-historic structures; and

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

WHEREAS, on January 12, 2024, a notice of public hearing was published in the Carmel Pine Cone for the January 24, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 14, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before January 19, 2024, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on January 24, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✔	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✔	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✔	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✔	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✔	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✔	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✔	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✔	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✔	

10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✔	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✔	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✔	

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

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

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-

making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. The project, as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✔	
2. If the project is located between the first public road and the sea, the project conforms with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a combined Concept and Final Design Study application DS 23-248 (Susko) for a substantial alteration to an existing 1,590-square-foot single-story residence, the construction of a 210-square-foot second-story addition with an elevator, and associated site improvements located on Dolores Street 2 southeast of 9th Avenue (APN 010-156-018), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Study application DS 23-248 (Susko) authorizes a substantial alteration to an existing 1,590-square-foot single-story residence, the construction of a 210-square-foot second-story addition with an elevator, and associated site improvements located on Dolores Street 2 southeast of 9th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Holdren Lietzke Architecture approved by the Planning Commission on January 24, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be

	scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project

	plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
13.	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
14.	Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved

	aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
15.	Composite Shake Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved composite shake roofing. The material shall convey color and texture similar to that of wood shingles.
16.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19.	Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20.	Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with

	the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
21.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
22.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
23.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
24.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
25.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18

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

	Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
31.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
32.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner to review the conditions of approval and expectations during construction.
33.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
34.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
35.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
36.	**Sand Set Driveway Pavers.** Prior to the issuance of a building permit, the Applicant shall submit a color sample of the proposed sand set driveway pavers for review and approval by the Community Planning & Building Director. The paver should convey the colors and textures of native materials.
37.	**Building Eaves.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Community Development Department, demonstrating that all eaves within 2 feet of a property line are no more than 4 inches and have solid blocking underneath.
38.	**Site Coverage.** Prior to the issuance of a building permit, the applicant shall submit a revised site plan and landscape plan for review and approval by the Planning Division that complies with maximum site coverage limits.
39.	**Spa.** Prior to the issuance of a building permit, the applicant shall submit the manufacturer's specifications for the new spa, including noise emittance levels. Prior to

	the final inspection, the applicant shall engage a qualified acoustical consultant to perform a special inspection testing of the spa and submit a report demonstrating that the noise level does not exceed 60 decibels at the north and east property lines.
40.	**Front Yard Fencing.** Prior to the issuance of a building permit, the applicant shall submit revised fencing details for review and approval by the Community Development Department, which include open qualities, permitting filtered views of the front garden.
41.	**Light Fixtures on Columns.** Landscape lighting shall not be placed any higher than 18 inches above the ground. The applicant shall remove the light fixtures on top of the entry columns. Light fixtures shall not be placed on the west side of the entry columns if projecting into the public right-of-way. Refer to condition of approval no. 11 for lighting standards.

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 24th day of January 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Leah Young
Chair Planning Commission Secretary

DS 23-248 (Susko)
January 24, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,590 SF	1,800 SF
Site Coverage	396 SF/556 SF	1,512 SF	568 SF
Trees (Upper/Lower)	3/1	4/3	4/3
Ridge Height (1st/2nd)	18'/24'	15'-9"/ NA	13'-8" /22'-11 3/8"
Plate Height (1st/2nd)	12'/18'	11'/ NA	11' /17'-11 3/8"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	20'-7"	No Change
Composite Side Yard	10' (25%)	5'-7"	No Change
Side Yard	3'	2'-9"	No Change
Rear	15'/3'*	24'-7"	No Change

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

Existing Nonconformities (refer to the Topographic Map prepared by Central Coast Surveyors dated January 2023 and updated May 16, 2023)

- North Side Yard Setback: approximately 23'-6" linear feet at the rear portion of the residence is less than 3'
- South Side Yard Setback: approximately 37'-5" linear feet starting at the front of the residence is less than 3'
- Composite Side Yard Setback: approximately 23'-7" linear feet at the rear portion of the residence is less than 10' combined

Site Coverage

Proposed Site Coverage	Impermeable	Semi-Permeable
Driveway		207
Stone Piers (x4)	4	
Front Yard Stepping Stones (x22)		44
Side Yard Stepping Stones (x17)		34
Rear Yard Stepping Stones (x9)		18
Porch	71	
Spa	36	
Back Patio		128
BBQ	12	
Misc Door Landings	14	
Total	137	431
Grand Total	**568 (+12)**	

SUSKO RESIDENCE



3D ELEVATION (FOR ILLUSTRATION PURPOSES ONLY)

PROJECT DATA

FLOOR AREA CALCULATIONS:

FLOOR AREA	EXISTING	ADDITION	REMODEL	TOTAL
FIRST FLOOR	1590	0	(868)	1590
UPPER FLOOR	0	210		210
TOTAL				1800

TOTAL FLOOR AREA :

FIRST FLOOR / GARAGE = 1590 S.F.
UPPER = 210 S.F.

TOTAL PROPOSED = 1,800 S.F.
MAX. ALLOWED = 1,800 S.F.

SITE COVERAGE CALCULATIONS:

EXISTING SITE COVERAGE	
LOOSE BRICK PAVERS	1136
CONCRETE WALKWAY & ENTRY PORCH	170
DRIVEWAY	206
TOTAL	1512

PROPOSED SITE COVERAGE	IMPERMEABLE	SEMI-PERMEABLE
SPA	36	
BACK PATIO		161
DRIVEWAY	135	
CONCRETE ENTRY PORCH	71	
STEPPING STONES		85
STONE PIERS	4	
SIDE PATHWAYS (MULCH)		
TOTAL	246	246

WALL ANALYSIS:

	EXISTING WALLS (L.F.)	EXISTING WALLS TO BE REMOVED (L,F,)	NEW WALLS (L.F.)
MAIN LEVEL	355	135	98
UPPER LEVEL	0	0	121
TOTAL	355	135	219

PERCENTAGE OF WALLS TO BE REMOVED AND ADDED, TO EXISTING WALLS = (135 + 219) / 355 = 100 %

PROJECT TEAM

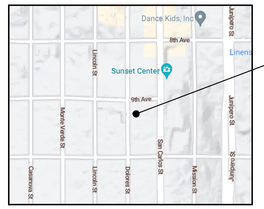
OWNER:
TOM AND KRISTEN SUSKO
253 15TH ST
SANTA MONICA, CA 90402–2209

PROJECT ADDRESS:
DOLORES ST.
2 SE OF 9TH ST.
CARMEL, CA

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - A
MONTEREY, CA 93940
PH: (831) 649-6001
CONTACT: CRAIG HOLDREN

SURVEYOR:
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
PH: (831) 394-4930

VICINITY MAP



PROJECT LOCATION

NORTH

SCALE: N.T.S.

PROJECT DATA

PROJECT SUMMARY / SCOPE OF WORK:

INTERIOR REMODEL OF AN EXISTING 1590 s.f. ONE STORY RESIDENCE AND ADD A 210 s.f. SECOND STORY WITH AN ELEVATOR.

PROJECT ADDRESS:	DOLORES ST. 2 SE OF 9th ST. CARMEL, CA
ASSESSOR PARCEL NUMBER:	010-156-018
LOT/BLOCK NO: 6 / 111	
ZONING:	R1
LOT SIZE:	4000 s.f.
CURRENT USE:	RESIDENTIAL
OCCUPANCY GROUP:	RESIDENCE : R-3
TYPE OF CONSTRUCTION:	V-B
WATER COMPANY:	CAL-AM
SEWER:	CAWD
FIRE SPRINKLERS:	YES
TREES TO BE REMOVED:	NONE
GRADING:	NONE

SETBACKS:		ALLOWED	PROPOSED
MAIN HOUSE:	FRONT	15'-0"	NO CHANGE
	SIDE: COMPOSITE BOTH SIDES 25% OF SITE WIDTH = 10' w/ MIN OF 3'	3'-0"	NO CHANGE
	REAR	15-0"	NO CHANGE

BUILDING HEIGHTS FROM AVERAGE NATURAL GRADE:	ALLOWED	PROPOSED
MAX. 1ST STORY BUILDING HEIGHT:	18'-0"	NO CHANGE
MAX. 1ST STORY PLATE HEIGHT:	12'-0"	NO CHANGE
MAX. 2ND STORY BUILDING HEIGHT:	24'-0"	22'-11⅞"
MAX. 2ND STORY PLATE HEIGHT:	18'-0"	17'-11⅞"

SHEET INDEX

A0.1	COVER SHEET
-	TOPOGRAPHIC SURVEY
-	CITY FORESTER PRELIMINARY SITE ASSESMENT
ARCHITECTURAL:	
A1.0	SITE PLAN
A1.1	STREET PROFILE
A2.0	EXISTING / DEMOLITION FLOOR AND ROOF PLAN
A2.1	PROPOSED FLOOR PLANS
A2.3	PROPOSED ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.4	BUILDING SECTIONS
A4.1	WINDOW / DOOR SCHEDULES
LANDSCAPE:	
L-1.0	LANDSCAPE PLAN , EXTERIOR LIGHTING PLAN

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	OCT. 23, 2023
SCALE:	N.T.S.
DRAWN:	SGC
JOB NUMBER:	22.14
REVISION	

COVER SHEET

SUSKO RESIDENCE
DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA , CA 93923
A.P.N. 010-156-018

A0.1



EAVE

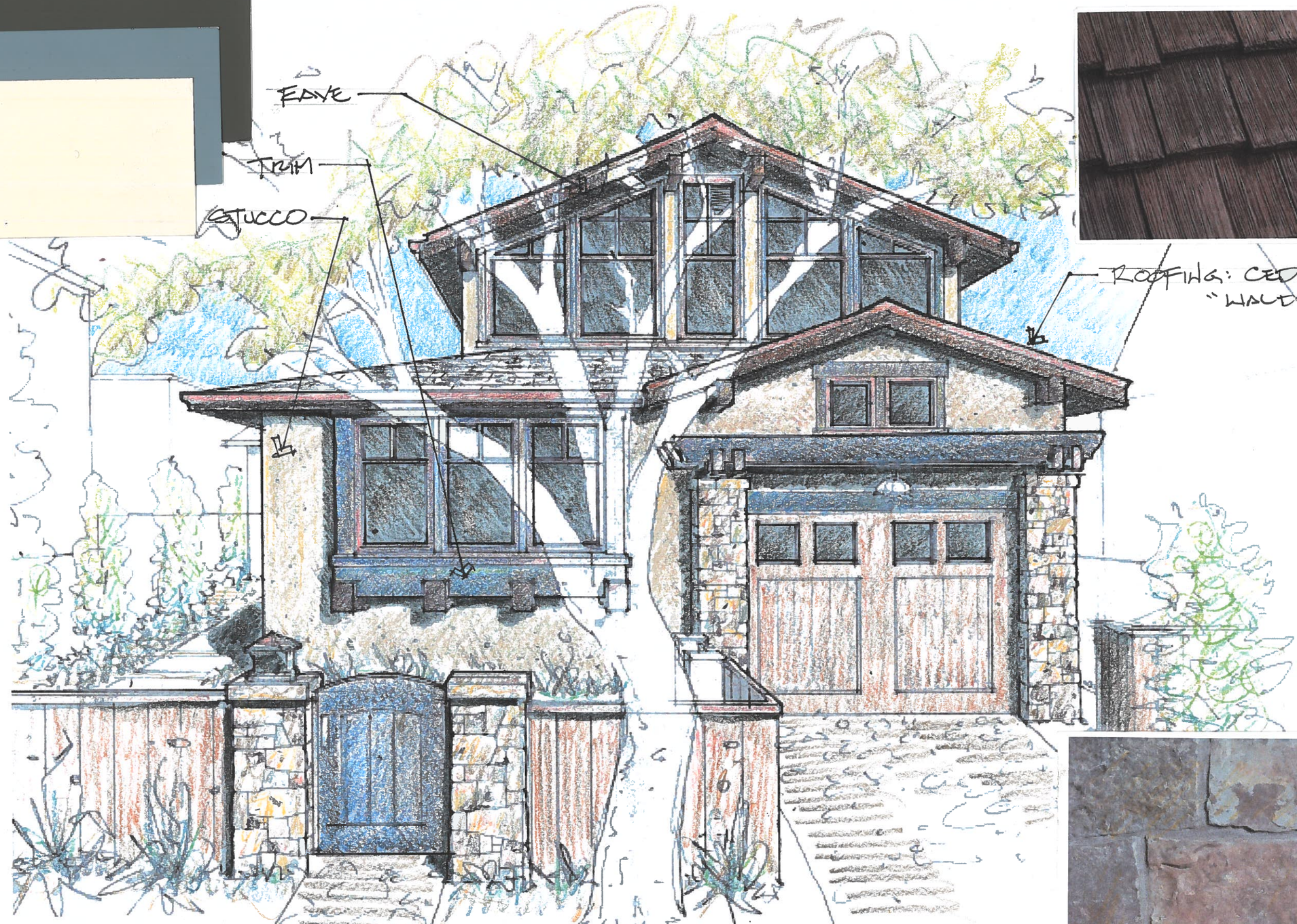
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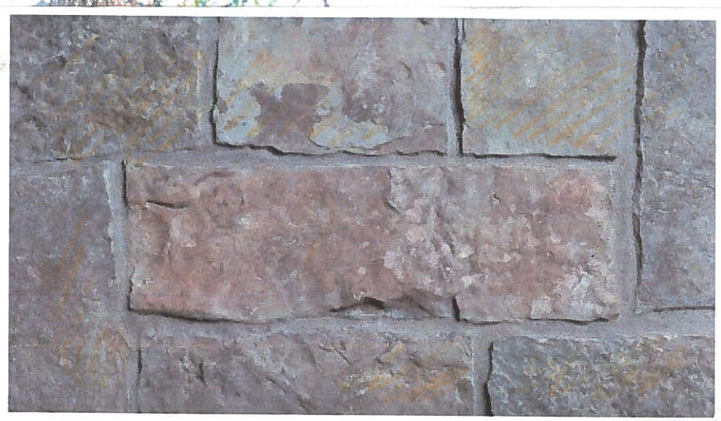
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ROOFING: CEDUR SYN. SHAKE
"WALDEN"

COLORS & MATERIALS

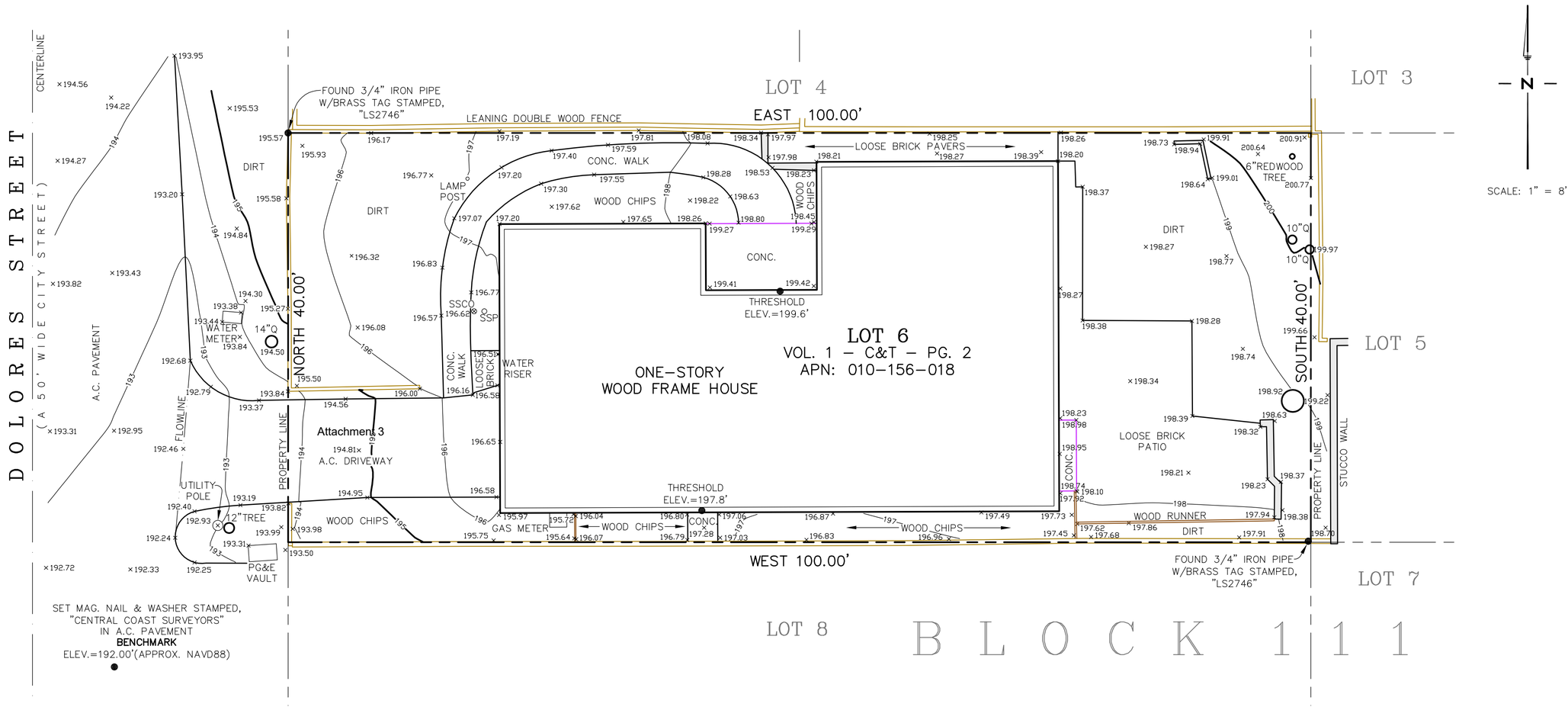




STONE: FOND DU LAC

SUSKO RESIDENCE

DOLORES, 2 SE of 9TH, CARMEL



Attachment 3

NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF DOLORES STREET, AS SHOWN.

   ELEVATION = 192.00 FEET (APPROX. NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

LEGEND:

SSCO	SANITARY SEWER CLEANOUT
SSP	SANITARY SEWER POPPER
12"Q	DENOTES A 12" DIA. OAK TREE (TYP.)
	DENOTES A STEP
	DENOTES A WOOD FENCE
	DENOTES A WOOD RUNNER
	DENOTES A LOOSE BRICK WALL, UNLESS OTHERWISE NOTED

LICENSED LAND SURVEYOR
DAVID T. FOSON
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC MAP

OF

LOT 6 IN BLOCK 111
AS SHOWN ON THE
"MAP OF CARMEL–BY–THE–SEA"
FILED IN, VOL. 1 – C&T – PG. 2
OFFICIAL RECORDS OF MONTEREY COUNTY

CARMEL–BY–THE–SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Thomas Susko

BY

CENTRAL COAST SURVEYORS

5 HARRIS COURT, SUITE N–11 MONTEREY, CALIFORNIA 93940

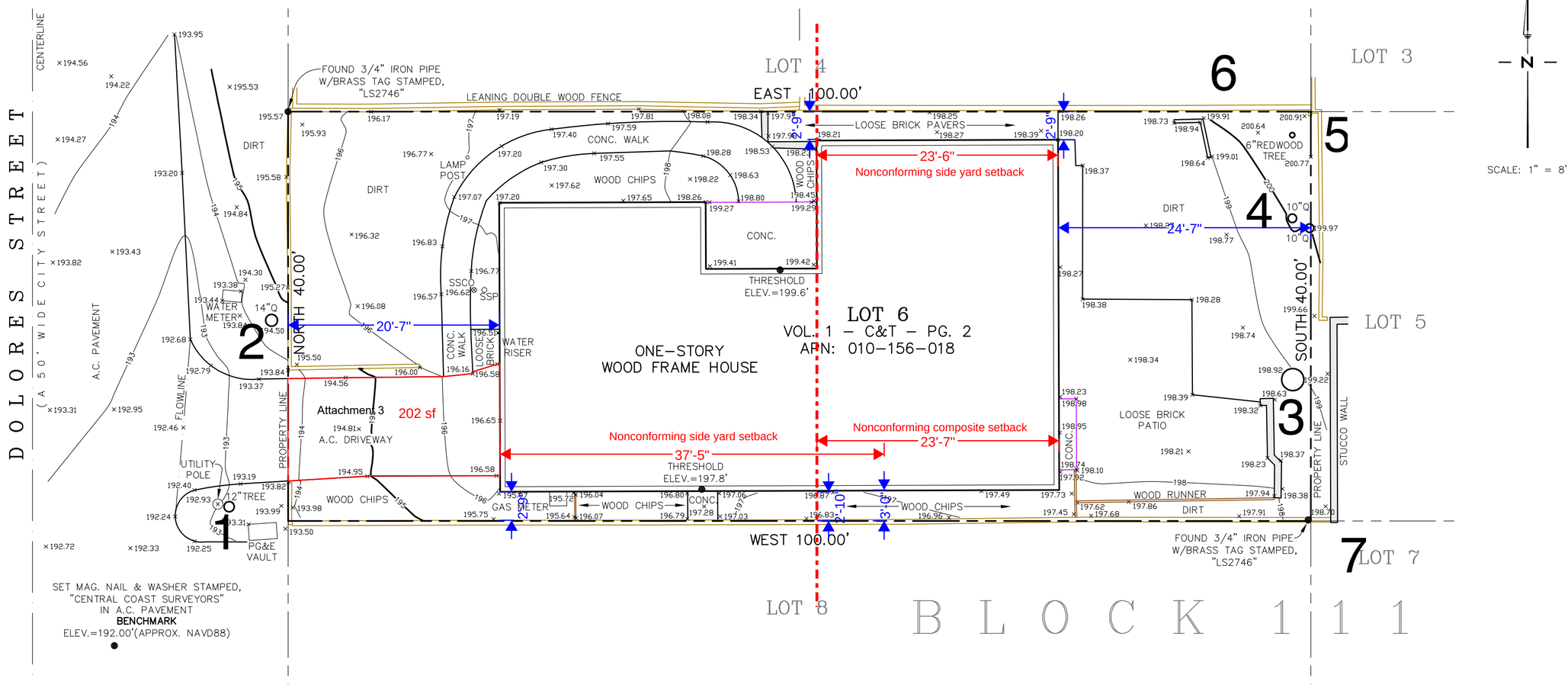
Phone: (831) 394–4930
Fax: (831) 394–4931

SCALE: 1" = 8' JOB No. 22–161 JANUARY 2023

PREPARER: LLJS

APN 010–156–018

UPDATED: MAY 16, 2023



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CARMEL–BY–THE–SEA COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Thomas Susko

BY

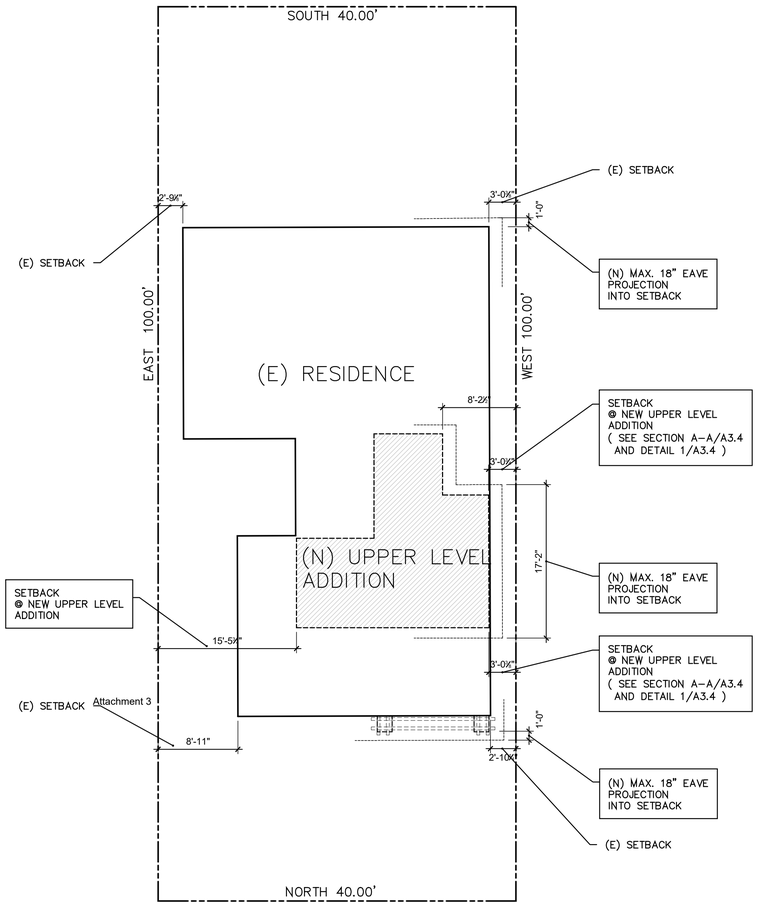
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N–11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394–4930
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SCALE: 1" = 8' JOB No. 22–161 JANUARY 2023

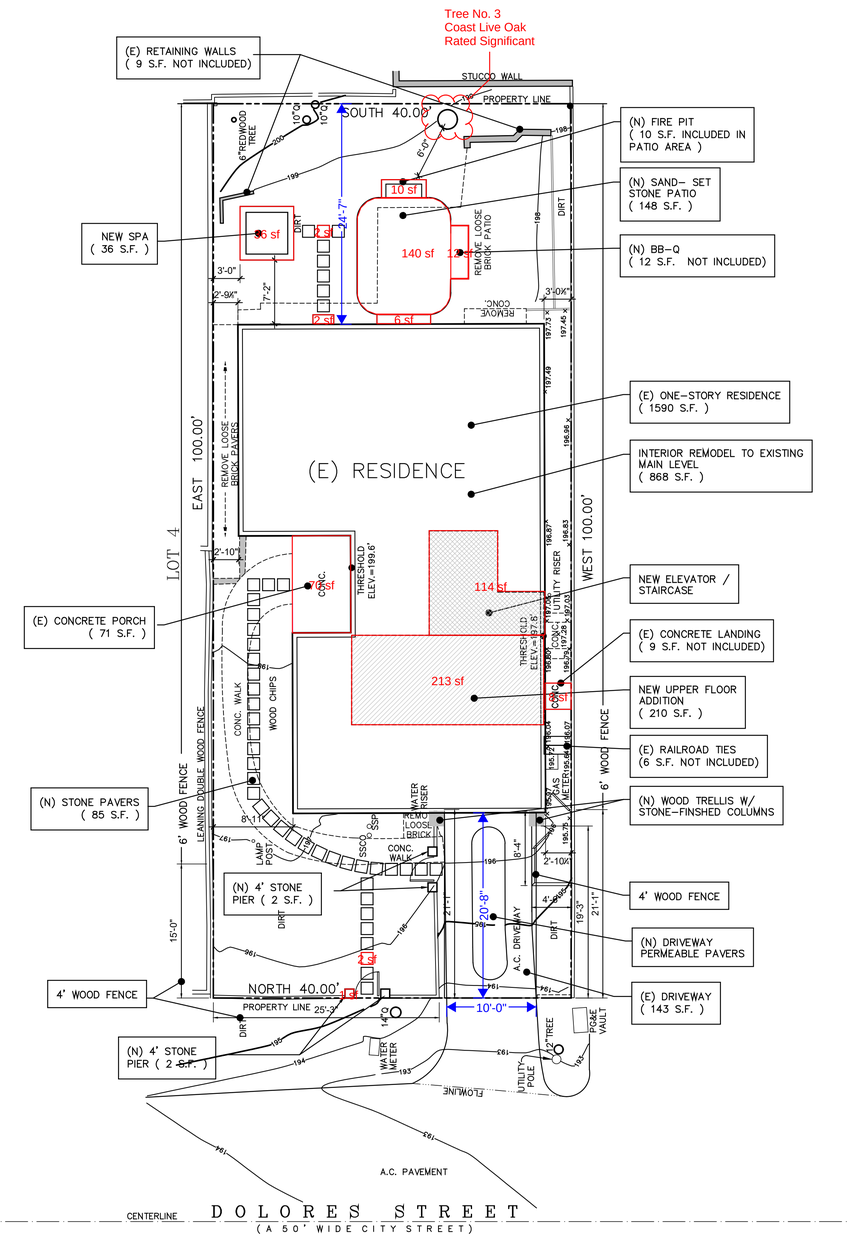
PREPARER: LLJS

APN 010–156–018

UPDATED: MAY 16, 2023



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



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

8 0 4 8 16

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
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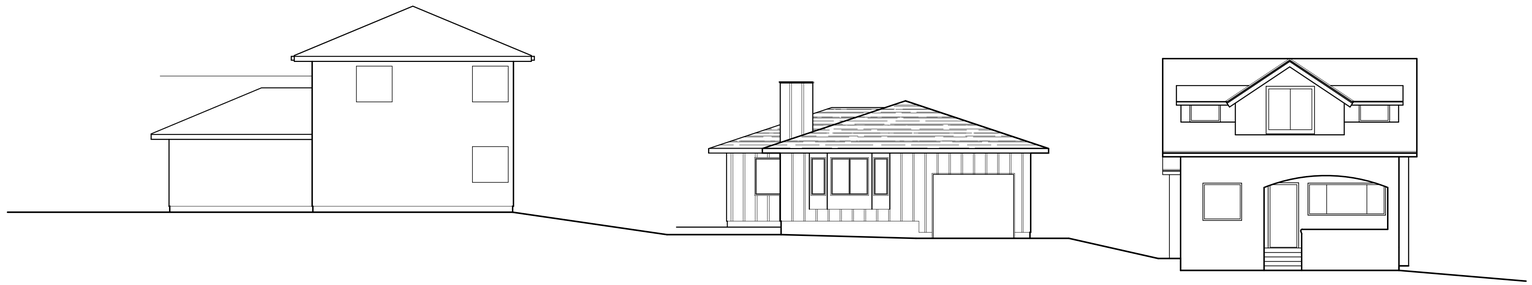
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SCALE:	AS-NOTED
DRAWN:	JM
JOB NUMBER:	22.14
REVISION	

SITE PLAN

SUSKO RESIDENCE

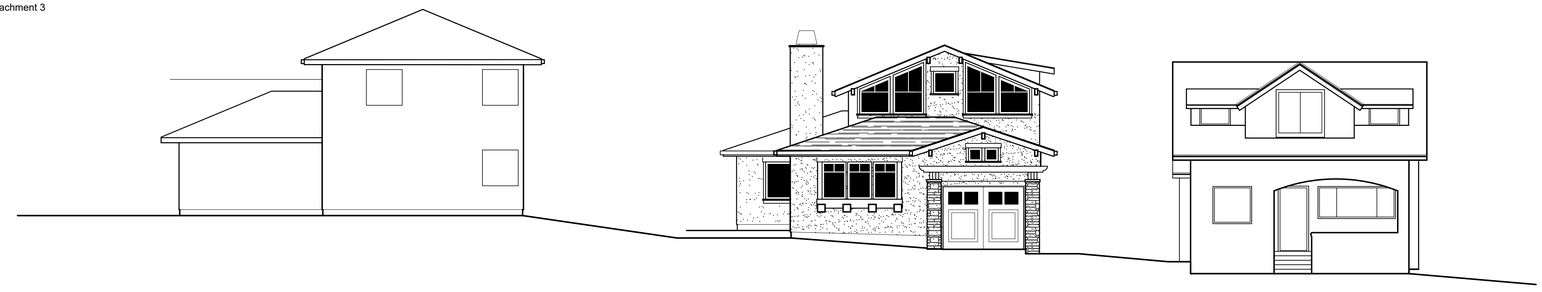
DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-156-018

A1.0



(E) STREET PROFILE
SCALE: 1/8" = 1'-0"

Attachment 3



(N) STREET PROFILE
SCALE: 1/8" = 1'-0"

8 0 4 8 16

HOLDREN+LIETZKE
ARCHITECTURE

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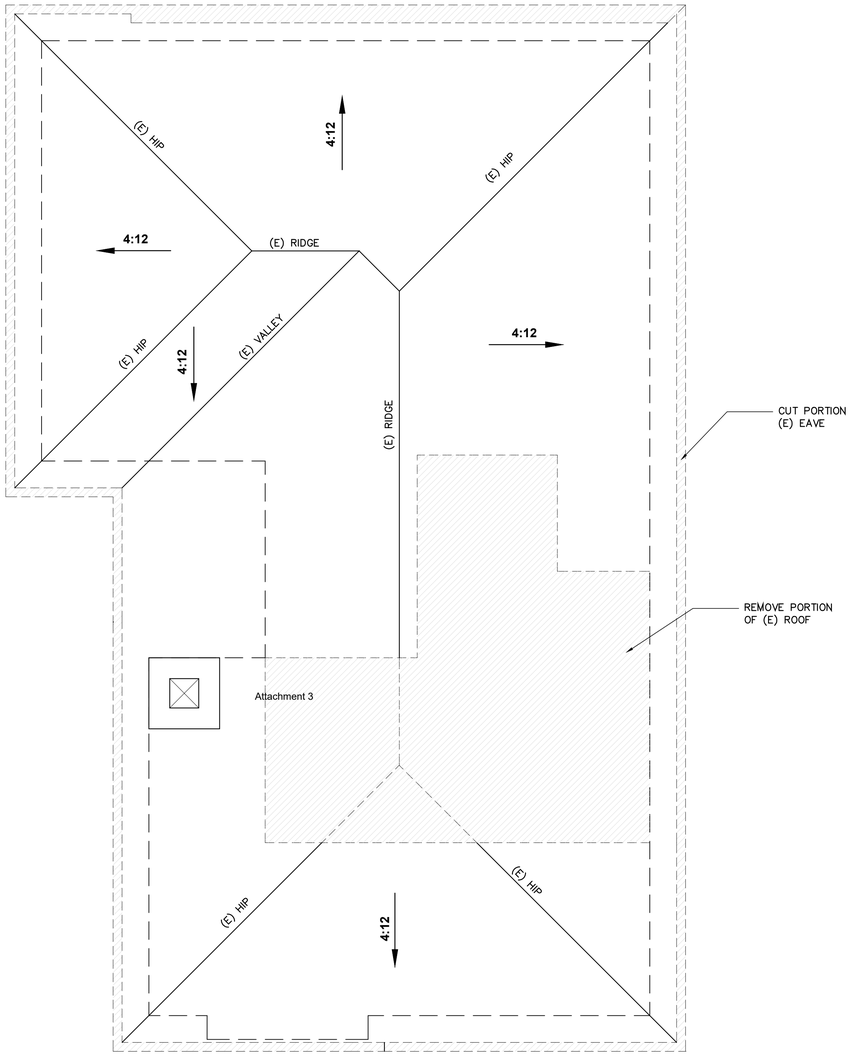
DATE:	OCT. 23, 2023
SCALE:	
DRAWN:	JM
JOB NUMBER:	22.14
REVISION	

STREET PROFILE

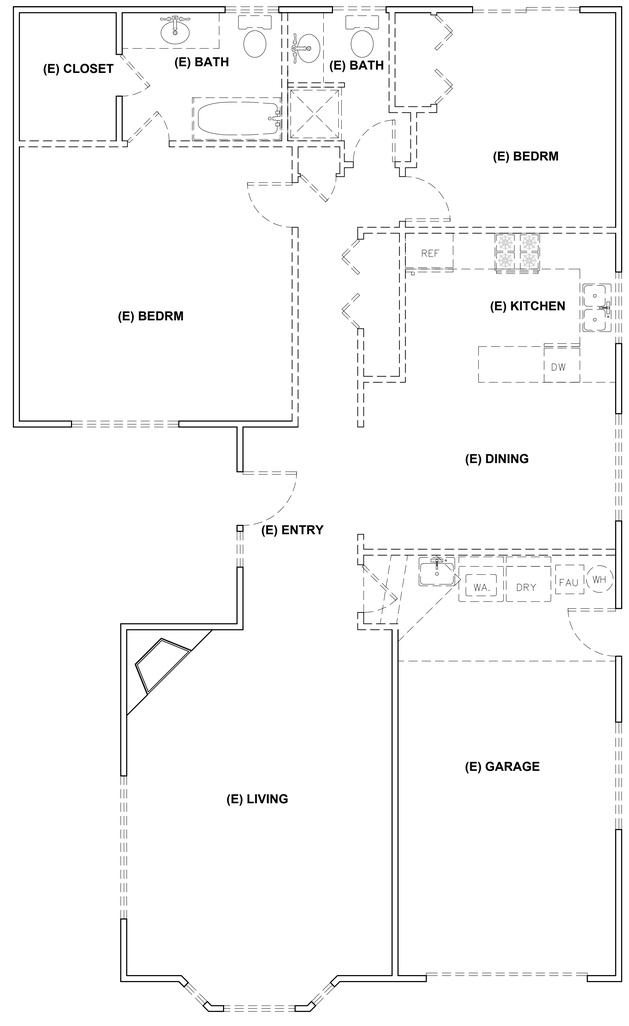
SUSKO RESIDENCE

DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-156-018

A1.1



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



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

LEGENDS:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- EXISTING DOOR TO BE REMOVED / REPLACED
- EXISTING FIXTURES TO BE REMOVED

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
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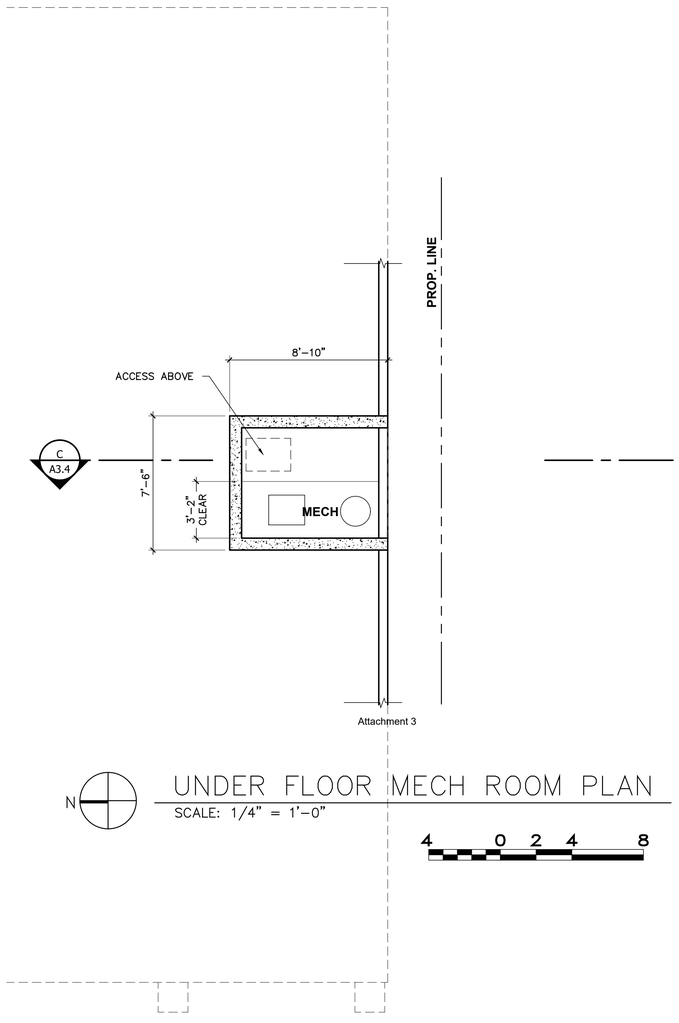
DATE:	OCT. 23, 2023
SCALE:	1/4"=1'-0"
DRAWN:	JM
JOB NUMBER:	22.14
REVISION	

EXISTING / DEMOLITION FLOOR & ROOF PLAN

SUSKO RESIDENCE

DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-156-018

A2.0

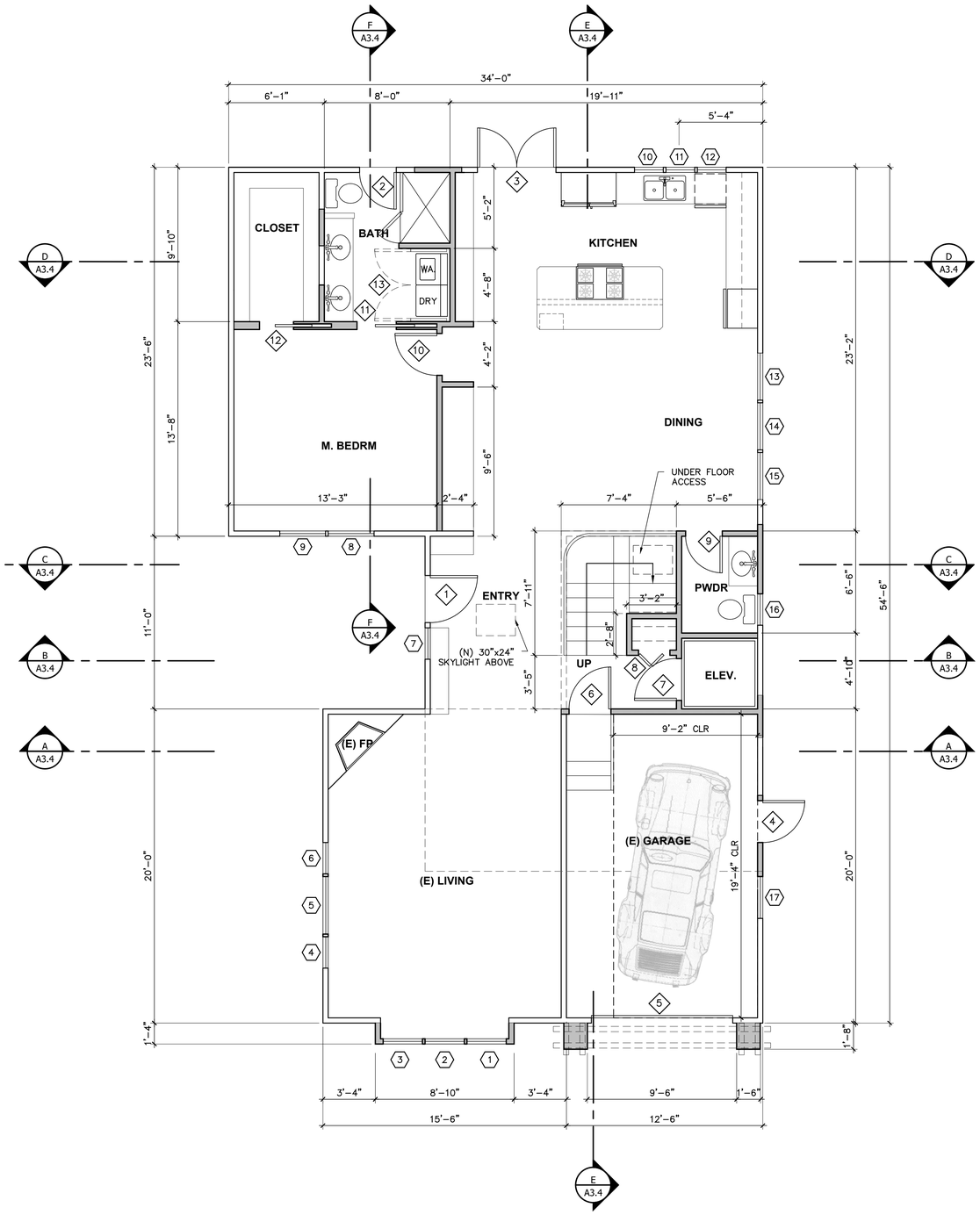


N

UNDER FLOOR MECH ROOM PLAN

SCALE: 1/4" = 1'–0"

4 0 2 4 8



N

PROPOSED MAIN FLOOR PLAN

SCALE: 1/4" = 1'–0"

4 0 2 4 8

LEGEND:

(E) WALL TO REMAIN

(N) NEW STUD WALL

HOLDREN+LIETZKE ARCHITECTURE

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Fax: 831.649.6003

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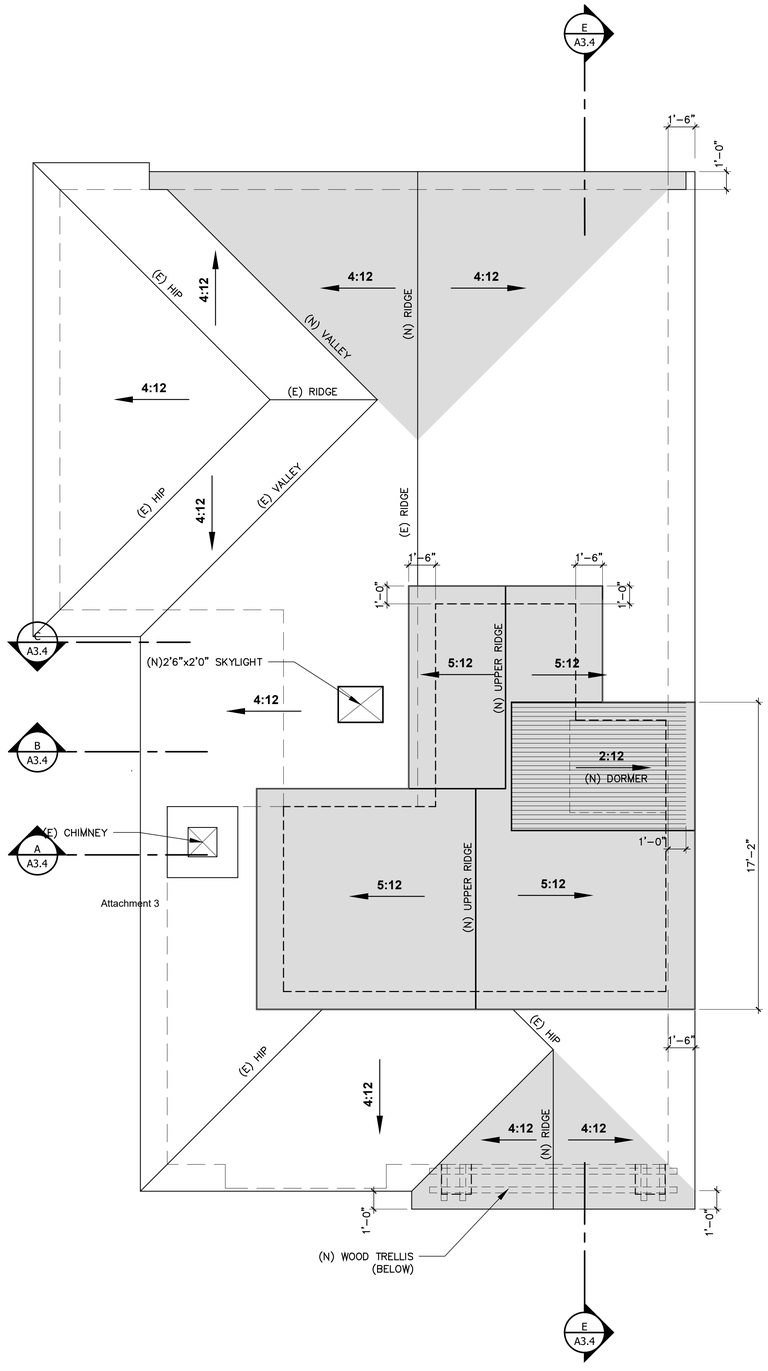
DATE:	OCT. 23, 2023
SCALE:	1/4"=1'–0"
DRAWN:	JM
JOB NUMBER:	22.14
REVISION	

PROPOSED MAIN FLOOR PLAN

SUSKO RESIDENCE

DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-156-018

A2.1

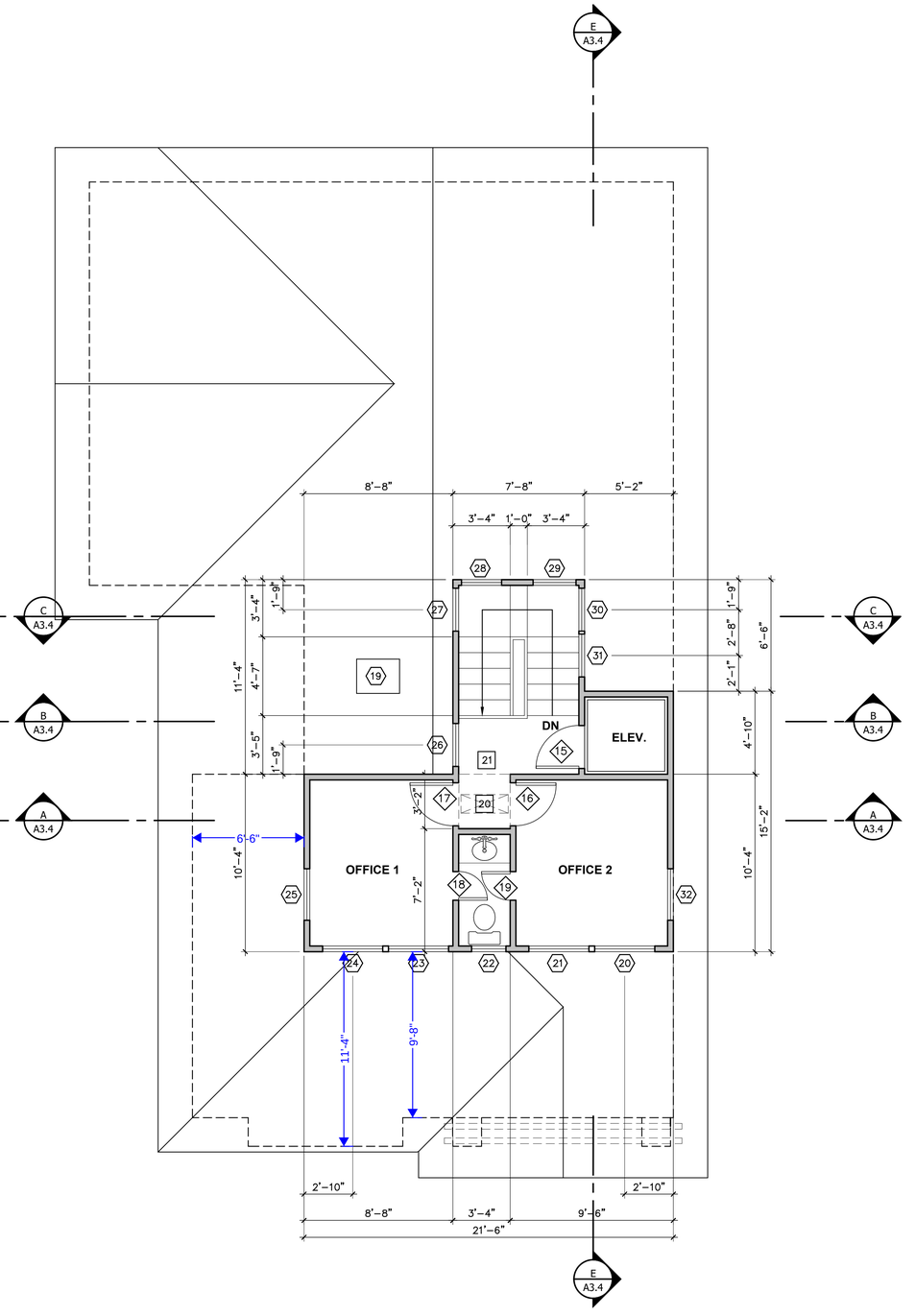


N

PROPOSED ROOF PLAN

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

4 0 2 4 8



N

PROPOSED NEW UPPER FLOOR PLAN

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

4 0 2 4 8

LEGEND:

(E) WALL TO REMAIN

(N) NEW STUD WALL

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

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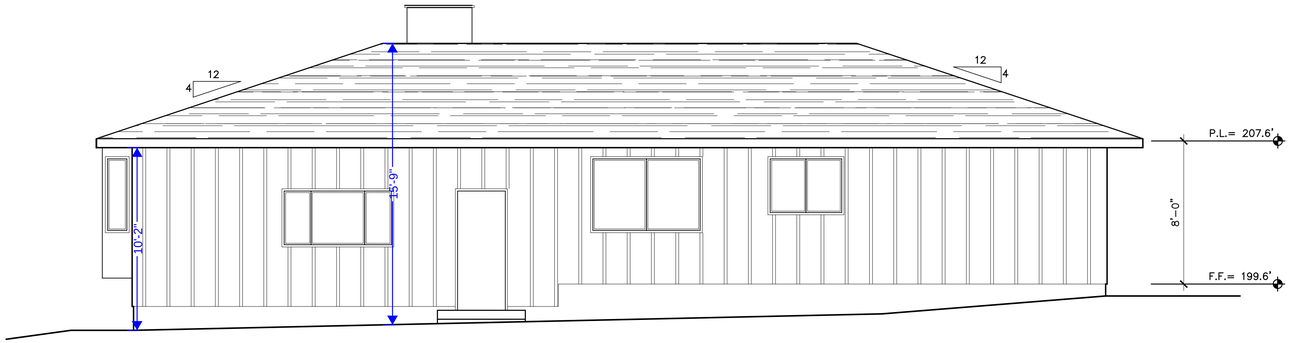
DATE:	OCT. 23, 2023
SCALE:	1/4"=1'-0"
DRAWN:	JM
JOB NUMBER:	22.14
REVISION	

PROPOSED UPPER FLOOR AND ROOF PLAN

SUSKO RESIDENCE

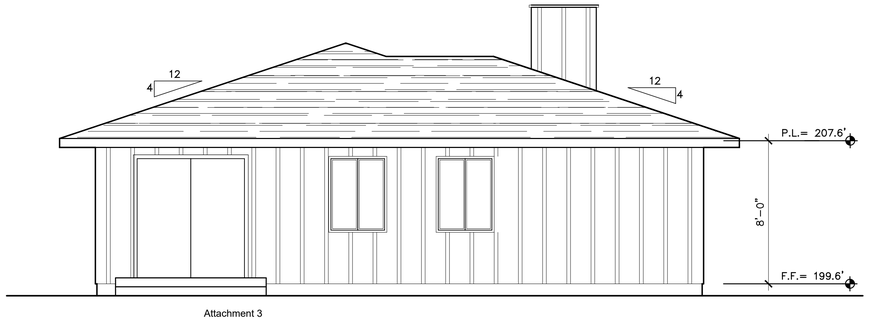
DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-156-018

A2.2



SOUTH ELEVATION

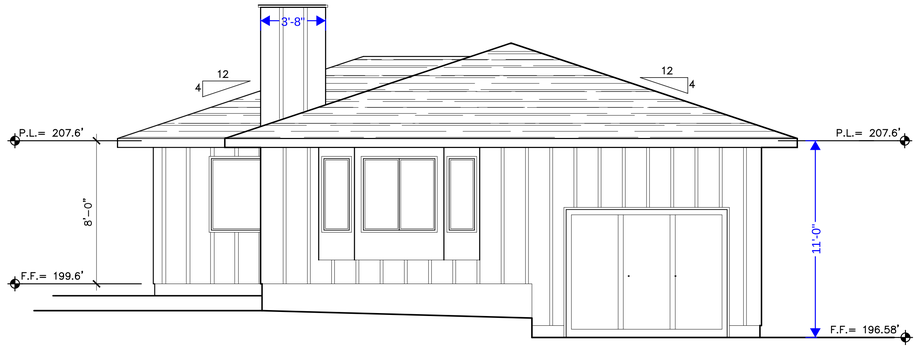
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Attachment 3

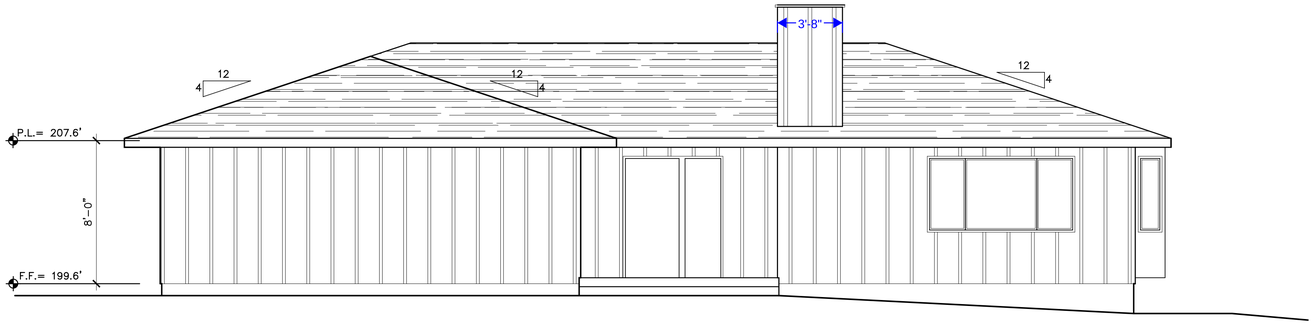
EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

4 0 2 4 8

HOLDREN+LIETZKE
ARCHITECTURE

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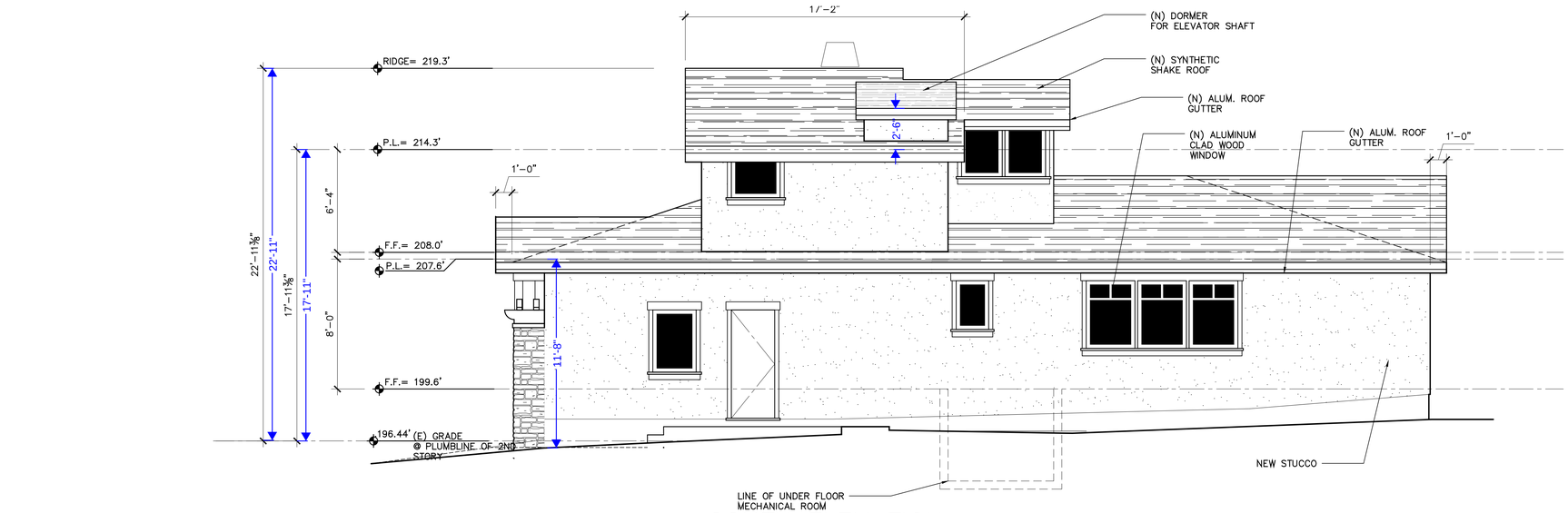
DATE:	OCT. 23, 2023
SCALE:	1/4"=1'-0"
DRAWN:	JM
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EXISTING ELEVATIONS

SUSKO RESIDENCE

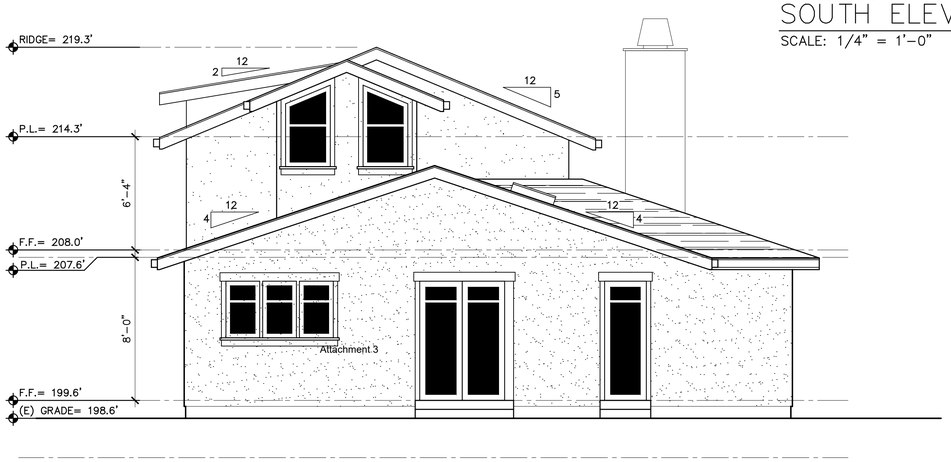
DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-156-018

A3.1



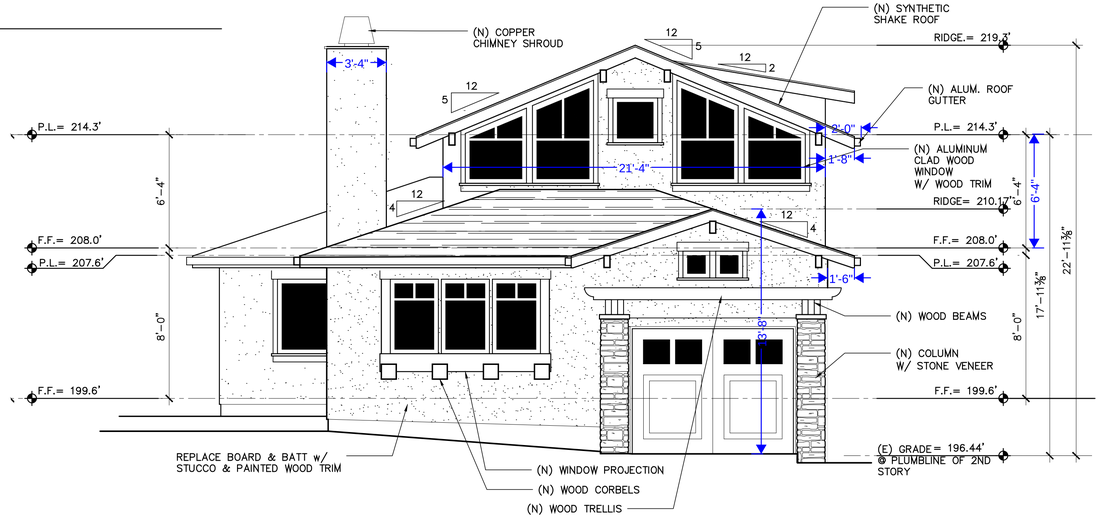
SOUTH ELEVATION

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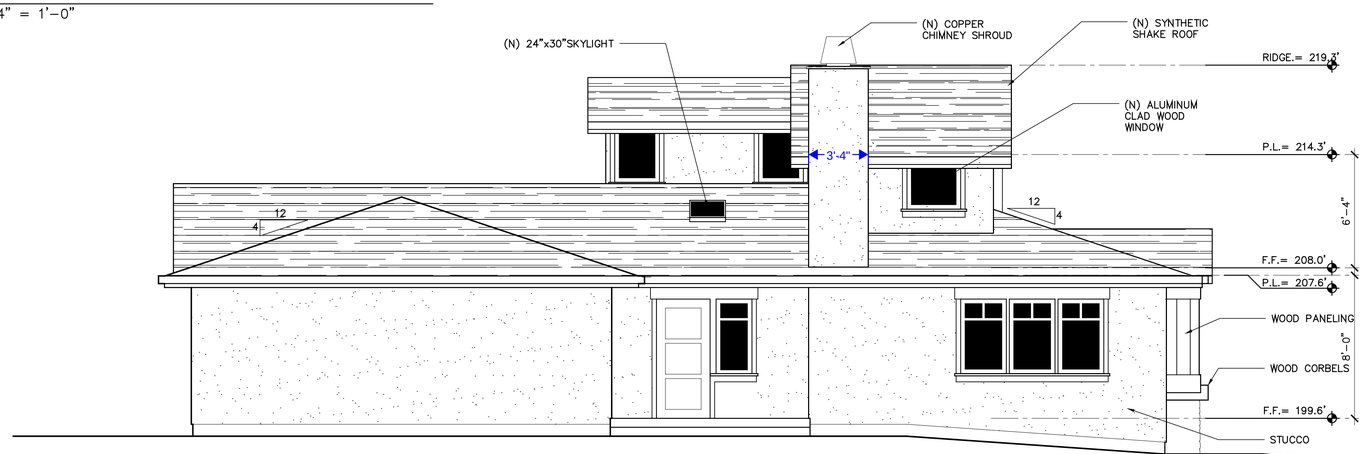
EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

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

4 0 2 4 8

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
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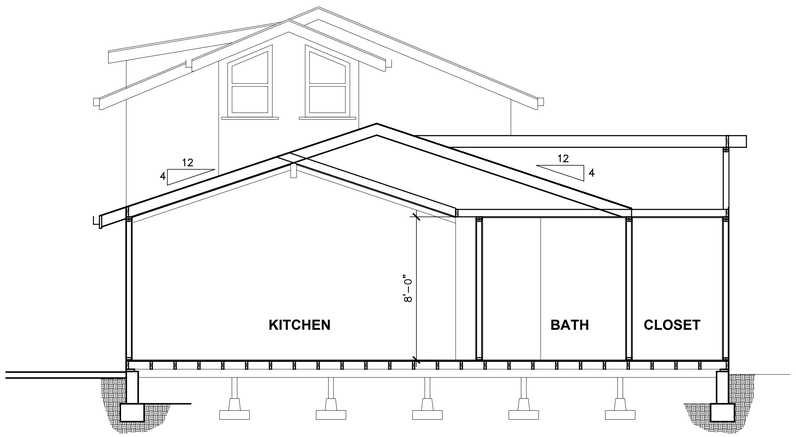
DATE:	OCT. 23, 2023
SCALE:	1/4"=1'-0"
DRAWN:	JM
JOB NUMBER:	22.14
REVISION	

PROPOSED ELEVATIONS

SUSKO RESIDENCE

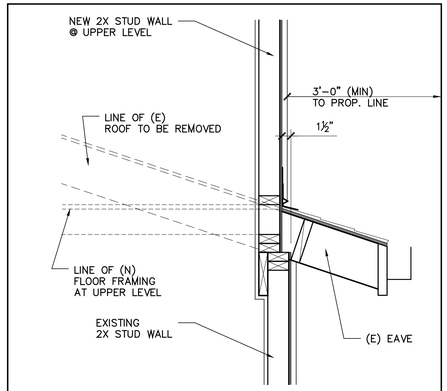
DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-156-018

A3.2



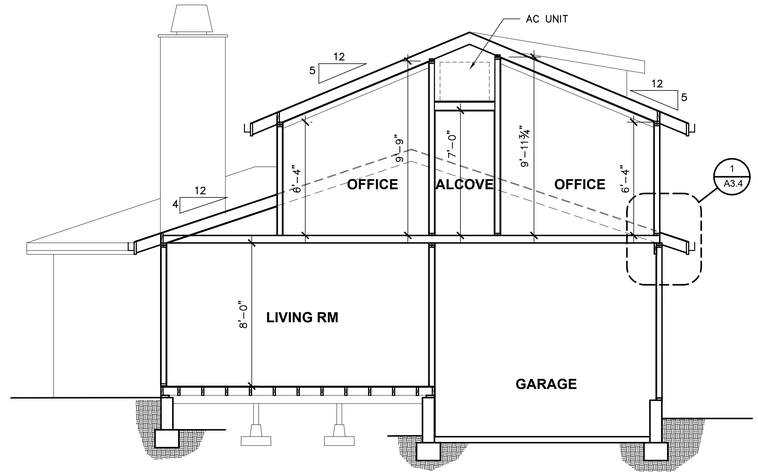
SECTION D–D

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



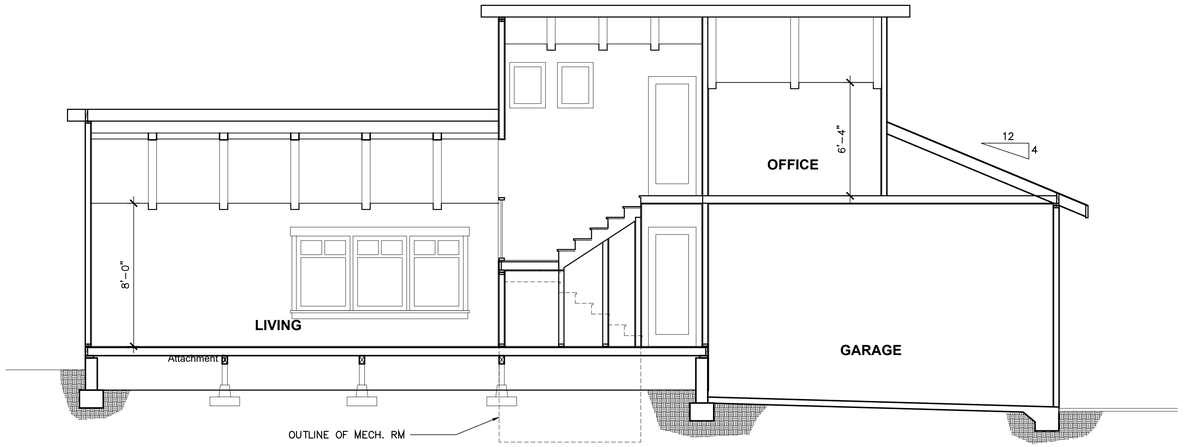
1 DETAIL

SCALE: 1" = 1'-0"



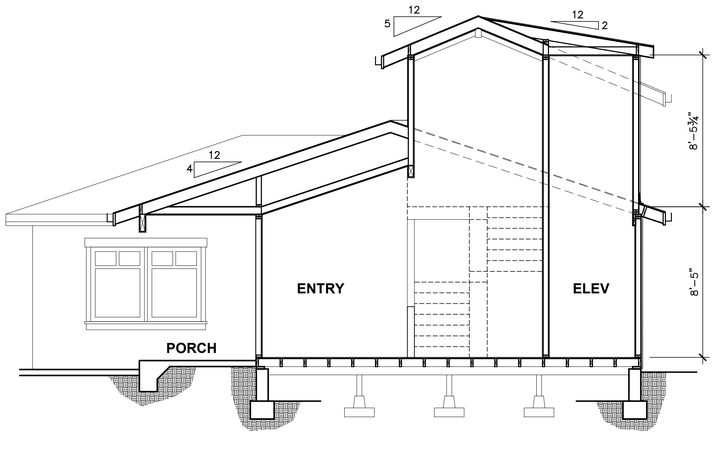
SECTION A–A

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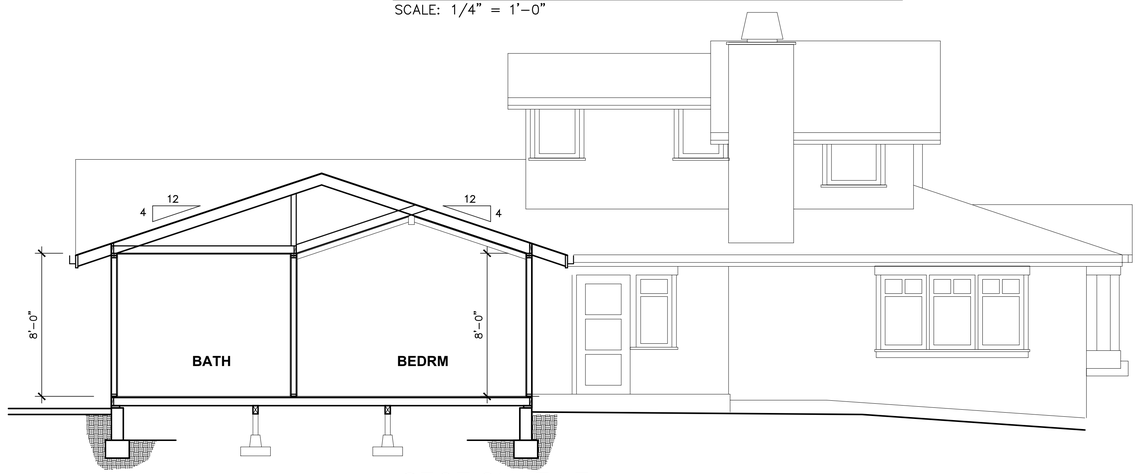
SECTION E–E

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



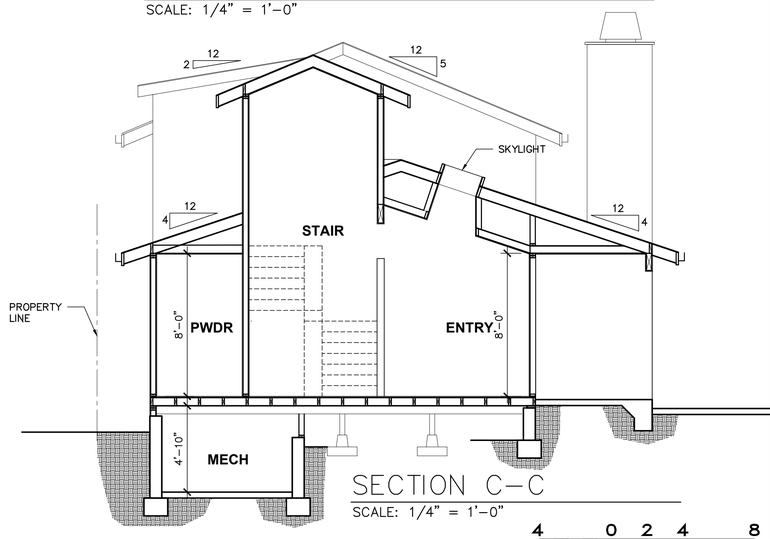
SECTION B–B

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



SECTION F–F

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



SECTION C–C

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

4 0 2 4 8

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ARCHITECTURE

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SECTIONS

SUSKO RESIDENCE

DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA , CA 93923
A.P.N. 010-156-018

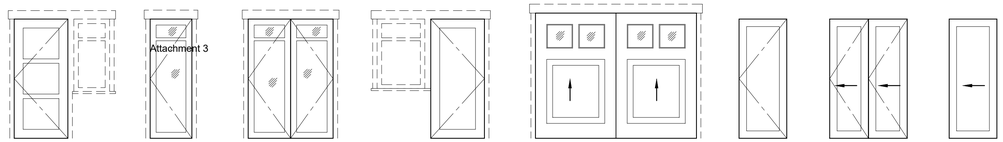
A3.4

DOOR SCHEDULE

NOTE: CONTRACTOR TO VERIFY DOOR DIMENSION OPENING PRIOR TO INSTALLATION.

MARK	TYPE		WIDTH	HEIGHT	THK.	CORE	DETAILS HEAD	DETAILS JAMB	DETAILS THRESH.	REMARKS
1	D1	EXTERIOR	3'-0"	6'-8"	1-3/4"	S.C.				MAIN ENTRY DOOR WITH SIDELITE
2	D2	EXTERIOR	2'-4"	6'-8"	1-3/4"	S.C.				TEMPERED OBSCURED GLASS
3	D3	EXTERIOR	PR. 2'-6"	6'-8"	1-3/4"	S.C.				
4	D4	EXTERIOR	2'-8"	6'-8"	1-3/4"	S.C.				
5	D5	EXTERIOR	9'-0"	7'-0"						
6	D6	INTERIOR	2'-8"	6'-8"	1-3/4"	S.C.				20-MIN FIRE-RATED TIGHT FITTING DOOR WITH SELF-CLOSING HARDWARE
7	D6	INTERIOR	3'-0"	6'-8"	1-3/4"	S.C.				
8	D7	INTERIOR	2'-0"	6'-8"	1-3/4"	S.C.				BI-FOLD
9	D6	INTERIOR	2'-4"	6'-8"	1-3/4"	S.C.				
10	D6	INTERIOR	2'-8"	6'-8"	1-3/4"	S.C.				
11	D8	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.				POCKET DOOR
12	D8	INTERIOR	2'-4"	6'-8"	1-3/4"	S.C.				POCKET DOOR
13		INTERIOR	PR. 2'-6"	6'-8"	1-3/4"	S.C.				SLIDE-IN CABINET DOOR
14	NOT USED									
15	D8	INTERIOR	2'-8"	6'-8"	1-3/4"	S.C.				
16	D8	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.				
17	D8	INTERIOR	2'-6"	6'-8"	1-3/4"	S.C.				
18	D8	INTERIOR	1'-8"	6'-8"	1-3/4"	S.C.				
19	D8	INTERIOR	1'-8"	6'-8"	1-3/4"	S.C.				

DOOR TYPES:

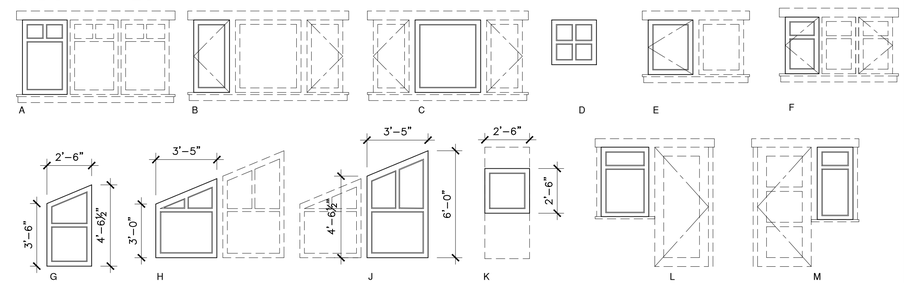


WINDOW SCHEDULE

NOTE: CONTRACTOR TO VERIFY WINDOW DIMENSION OPENING PRIOR TO INSTALLATION.

MARK	TYPE		NOMINAL DIMENSIONS WIDTH	NOMINAL DIMENSIONS HEIGHT	HEAD HEIGHT (ABOVE FIN. FLR.)	FRAME (EXT/INT)	GLAZING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	REMARKS
1	A	FIXED	2'-6"	4'-2"	6'-8"	WOOD	DOUBLE INSULATED				
2	A	FIXED	2'-6"	4'-2"	6'-8"	WOOD	DOUBLE INSULATED				
3	A	FIXED	2'-6"	4'-2"	6'-8"	WOOD	DOUBLE INSULATED				
4	B	CASEMENT	2'-0"	4'-6"	6'-8"	WOOD	DOUBLE INSULATED				
5	C	FIXED	3'-8"	4'-6"	6'-8"	WOOD	DOUBLE INSULATED				
6	B	CASEMENT	2'-0"	4'-6"	6'-8"	WOOD					
7	M	FIXED	2'-0"	4'-2"	6'-8"	WOOD					TEMPERED GLAZING
8	E	CASEMENT	3'-0"	4'-6"	6'-8"	WOOD					
9	E	CASEMENT	3'-0"	4'-6"	6'-8"	WOOD					
10	F	CASEMENT	1'-10"	3'-2"	6'-8"	WOOD					
11	F	FIXED	1'-10"	3'-2"	6'-8"	WOOD					
12	F	CASEMENT	1'-10"	3'-2"	6'-8"	WOOD					
13	A	CASEMENT	3'-0"	4'-2"	6'-8"	WOOD					
14	A	FIXED	3'-0"	4'-2"	6'-8"	WOOD					
15	A	CASEMENT	3'-0"	4'-2"	6'-8"	WOOD					
16	E	CASEMENT	2'-0"	3'-0"	6'-8"	WOOD					
17	L	FIXED	2'-8"	3'-10"	6'-8"	WOOD					TEMPERED GLAZING
18	NOT USED										
19		FIXED	2'-6"	2'-0"							FLAT SKYLIGHT
20	H	FIXED	SEE WINDOW TYPE			WOOD	DOUBLE INSULATED				
21	J	FIXED	SEE WINDOW TYPE			WOOD	DOUBLE INSULATED				
22	K	CASEMENT	SEE WINDOW TYPE			WOOD	DOUBLE INSULATED				
23	J	CASEMENT	SEE WINDOW TYPE			WOOD	DOUBLE INSULATED				
24	H	CASEMENT	SEE WINDOW TYPE			WOOD	DOUBLE INSULATED				
25	E	CASEMENT	3'-0"	2'-6"	5'-9"	WOOD	DOUBLE INSULATED				EGRESS WINDOW SEE NOTE #10 & #11
26	E	FIXED	2'-6"	3'-0"		WOOD					
27	E	FIXED	2'-6"	3'-0"		WOOD					
28	G	FIXED	SEE WINDOW TYPE			WOOD					
29	G	FIXED	SEE WINDOW TYPE			WOOD					
30	E	FIXED	2'-6"	3'-0"		WOOD					
31	E	FIXED	2'-6"	3'-0"		WOOD					
32	E	CASEMENT	3'-0"	2'-6"	5'-9"	WOOD	DOUBLE INSULATED				EGRESS WINDOW SEE NOTE #10 & #11

WINDOW TYPES:



DOOR NOTES

1. SEE EXTERIOR ELEVATIONS FOR EXTERIOR DOOR OPERATION
2. DOOR FINISH SHALL BE:
   S.G. = STAIN GRADE OR
   P.G. = PAINT GRADE
3. ALL DOOR GLAZING TO BE TEMPERED
4. TEMPERED GL. – A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
5. VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.

.

GLAZING NOTES:

1. VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.
2. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
3. ALL WINDOWS DOUBLE INSULATED CLEAR "LOW-E II", ARGON FILLED.
4. INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE TEST SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:
   A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.
   B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.
   C. GLAZING IN ALL UNFRAMED SWINGING DOORS.
   D. GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN OUTLET.
   E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
   F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 sq. ft., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
5. AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UN-TEMPERED OBSCURE.

WINDOW NOTES:

ALL NEW WINDOWS SHALL BE WOOD FRAMED DOUBLE INSULATED GLASS.
CASEMENT WINDOWS SHALL BE PUSH OUT SWING CASEMENT – TYPICAL.

6. CONTRACTOR IS RESPONSIBLE FOR REVIEWING FLOOR PLANS AND EXTERIOR ELEVATIONS FOR VERIFICATION OF NUMBER & LOCATION OF ALL SASH HERE IN SCHEDULED.
7. WINDOW SIZES INDICATED IN WINDOW SCHEDULE ARE APPROXIMATE & MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS. UPON REVIEW AND APPROVAL BY ARCHITECT.
8. FOR WINDOW MUNTINS, MULLIONS, SWING HAND OF OPERABLE WINDOWS, ETC SEE BUILDING ELEVATIONS.
9. CONTRACTOR SHALL VERIFY DIVIDED LIGHT CONFIGURATION & MFR. AVAILABILITY FOR EACH WINDOW PRIOR TO ORDER. SEE BUILDING ELEVATIONS.
10. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
11. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 1'-8", NET CLEAR OPENING HEIGHT OF 2'-0" AND MAXIMUM SILL HEIGHT ABOVE FINISH FLOOR SHALL BE 3'-8".

12. WALL WIDTHS MAY VARY – VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.
13. PROVIDE JAMBS EXTENSIONS TO MATCH WALL THICKNESS SHOWN.
14. SEE TYPICAL WINDOW FLASHING REQUIREMENTS 16/A8.1 FOR ADDITIONAL INFORMATION.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE: OCT. 23, 2023
SCALE:
DRAWN:
JOB NUMBER: 22.14
REVISION

WINDOW AND DOOR SCHEDULES

SUSKO RESIDENCE
DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA, CA 93923
A.P.N. 010-156-018

A4.1

TREE PROTECTION MEASURES

- PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE CONTRACTOR SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
- EXCAVATION WITHIN 6 FEET OF A TREE TRUNK IS NOT PERMITTED
- NO ATTACHMENT OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE
- NO MATERIAL MAY BE STORED WITHIN THE DRIPLINES OF A PROTECTED TREE TO INCLUDE THE DRIPLINES OF TREES ON NEIGHBORING PARCELS.
- TREE PROTECTION ZONE: THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINES OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 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 4INCHED 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 INCHED RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.
- THE STRUCTURAL ROOT ZONE : STRUCTURAL ROOT ZONE SHALL BE BY 6 FEET FROM THE TRUNK OR 6 INCHED RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET 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 SEVERE 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 ACTIVITIES, 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

PLANT LIST:

AZALEA: TOTAL (5 NEW)

LAVENDER: TOTAL (4 NEW)

CARPENTRIA CALIFORNICA: TOTAL (4 NEW)

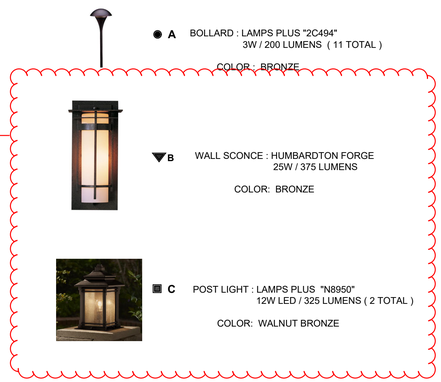
Attachment 3

EXTERIOR / LANDSCAPE LIGHTING LEGEND

All fixtures shall be shielded and down-facing.

Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.

Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.



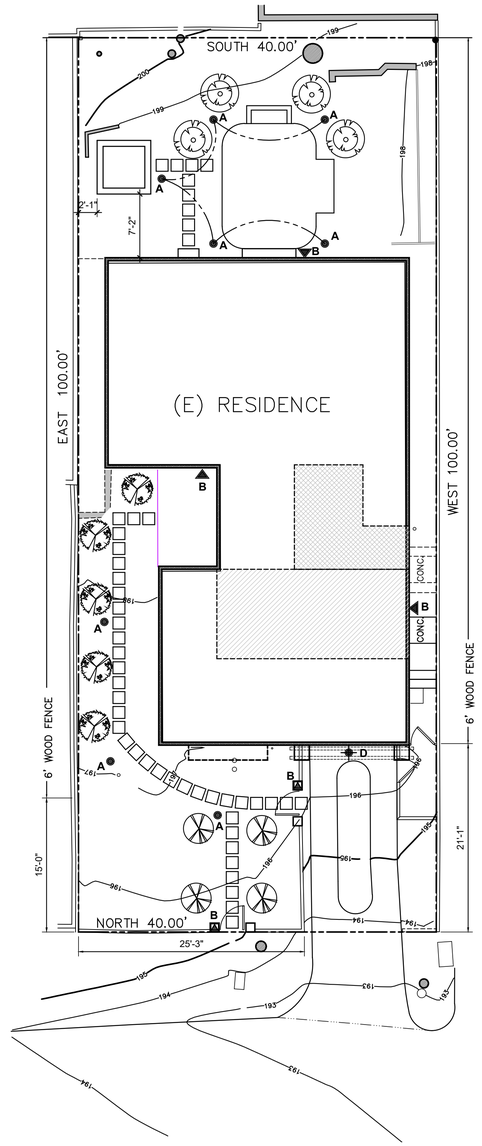
A BOLLARD : LAMPS PLUS "2C494"
3W / 200 LUMENS (11 TOTAL)
COLOR : BRONZE

B WALL SCONCE : HUMBARDTON FORGE
25W / 375 LUMENS
COLOR: BRONZE

C POST LIGHT : LAMPS PLUS "N8950"
12W LED / 325 LUMENS (2 TOTAL)
COLOR: WALNUT BRONZE



D PENDANT : VISUAL COMFORT " BARN LIGHT "
25W / 375 LUMENS (1 TOTAL)
COLOR: ANTIQUE BRONZE



NOTE: EXISTING LANDSCAPING TO REMAIN

N

LANDSCAPE / EXTERIOR LIGHTING PLAN

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

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	OCT. 23, 2023
SCALE:	AS-NOTED
DRAWN:	JM
JOB NUMBER:	22.14
REVISION	

LANDSCAPE PLAN

SUSKO RESIDENCE

DOLORES STREET, 2 SE OF 9TH STREET
CARMEL-BY-THE-SEA , CA 93923
A.P.N. 010-156-018

L-1.0

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

January 24, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 23-108 (Chadwick):** Consideration of a Track 1 Design Study referral and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026-000.

Application: DS 23-108 (Chadwick)
APN: 010-312-026
Block: C2
Lot: 10 & 11
Location: Scenic Road 2 northwest of 8th Avenue
Applicant: Eric Miller Architects, INC
Property Owner: CHADWICK ART & FARAH TRS

Executive Summary:

The applicant is proposing to construct a four-foot-high driveway gate at a recently constructed single-family residence (DS 15-217, Chadwick; building permit finaled November 4, 2021) on a 4,006 square foot lot. This application is being referred to the Planning Commission for review due to previous decisions of the Commission to deny driveway gates associated with construction of single-family residences based on findings that driveway gates conflict with the Residential Design Guidelines.

Recommendation:

Adopt a resolution (attachment 1) denying a Track 1 Design Study (DS 23-108, Chadwick) and associated Coastal Development Permit for the construction of a driveway gate located on Scenic Road 2 northwest of 8th Avenue.

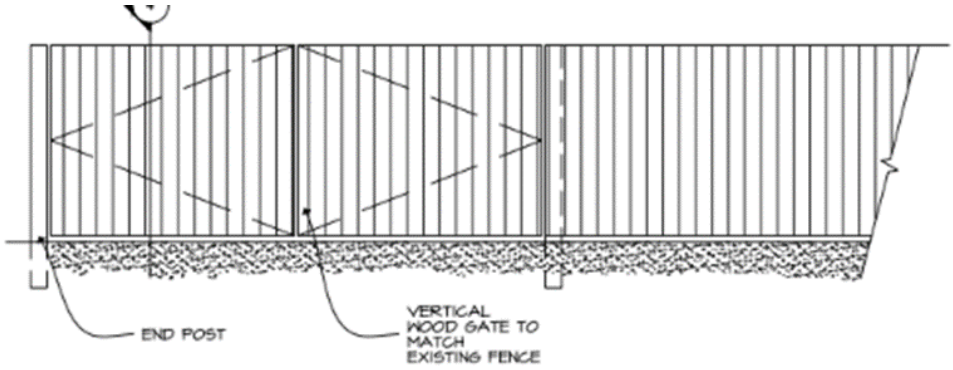
Background and Project Description:

The project site is developed with a 2,072 square-foot, two-story residence with basement. The site is 4,006 square feet in size and the floor area of the residence is non-conforming. The applicant is requesting

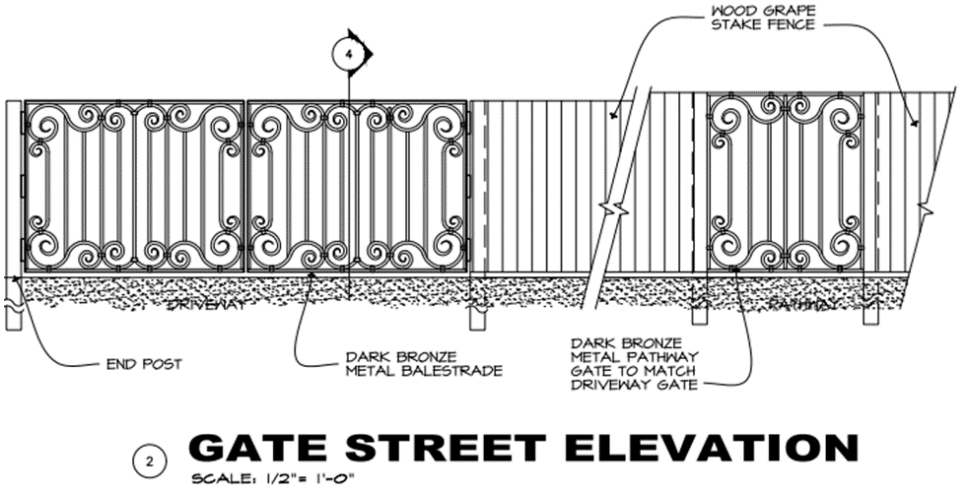
approval to construct a four-foot-high inward swinging driveway gate.

This item was initially scheduled at the July 12, 2023 Planning Commission hearing, however, the applicant requested a continuance following the publication of the staff report to revise the project. This staff report and the July 12th staff report are substantially similar as the revised plans have not substantially changed the analysis or recommendation.

In the proposal for the July 12, 2023 hearing, the driveway gate was designed as a continuation of the existing solid wood fence that was approved as part of the previous design study (DS 15-217) and be supported by metal posts. Staff had referred this Track 1 Design Study to the Planning Commission for review due to previous decisions of the Commission to deny driveway gates associated with construction of single family residences.



On November 10, 2023, the applicant submitted revised plans in an effort to address some of the issues described in the staff report and has proposed bronze gate elements (driveway and pedestrian) designed in an ornate and decorative fashion. If the Commission is inclined, the Commission may consider either proposal as part of this review.



The Commission has given direction on past Design Study Applications, that when proposed, driveway gates should be omitted from the project as they create a “walled off” or compound-like appearance, and are not in keeping with the Design Traditions (Residential Design Guidelines) of the city. The Commission has also denied past applications for driveway gates when referred to the Commission by staff. As staff receives policy direction from the Commission, this project should be considered by the Planning

Commission as the project conflicts with recent guidance from the Commission regarding how driveway gates relate to the Residential Design Guidelines and Municipal Code (CMC 17.58.040.3.b & CMC 17.52.030.L). Furthermore, in accordance with CMC 17.58.040.A.3.b, projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission for resolution.

Staff Analysis:

Design Guidelines and Zoning Standards

Neither the zoning code nor Residential Design Guidelines explicitly address driveway gates. These documents address "fences" and "gates" separately, however, they do not address "driveway gates" specifically. Department practice has been to align driveway gates with fences in the application of height limits, and their treatment and application of the Residential Design Guidelines as a driveway gate functions as an extension of a fence, more than a the pedestrian gate which is described in Residential Design Guidelines 11.6-11.7, "gates and arbors".

The Residential Design Guidelines state the following in respect to fences:

Residential Design Guideline 11.1 *Designing without a fence or wall along the street frontage(s) should be considered first.*

- *Blending on-site landscaping with landscaping in the right-of-way can make open spaces appear larger and improve the site's contribution to the urban forest.*
- *Where a sense of enclosure or privacy is desired shrubs, hedges or other vegetation are encouraged instead of fence or wall structures.*

Residential Design Guideline 11.2. *Respect the neighborhood context when designing a fence or wall.*

- *Fences and walls should convey a simple, hand-crafted design.*
- *The use of grapestakes or wood pickets for fences is traditional in most neighborhoods.*
- *The use of river rock, Carmel stone, brick or plastered masonry for short walls is traditional in most neighborhoods. Ornate, "Victorian" wrought iron and chain link fences are inappropriate.*

Residential Design Guideline 11.3. *When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.*

- *Continue the pattern of fences, walls, and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site).*
- *Keep a sense of openness into the site as seen from the street. Fences and walls along street frontages should be kept low and should not impede visibility for motorists at street intersections.*
- *Fences and gates should have open, transparent qualities, such as open pickets, that permit filtered views into the front garden.*

Site Context

The lot size is 4,006 square feet and has a 53-foot wide street frontage. The front yard and adjacent right-of-way are landscaped with planting that was approved under the prior Design Study (DS 15-217) that screens the majority of the existing 4' tall solid wood fence. The right-of-way also maintains a number of significant right-of-way encroachments that were installed after the final inspection of the associated Building Permit without approval or the benefit of an encroachment permit. As outlined in CMC 17.34.070.B.1 & 4, "*Landscaping in public rights-of-way in the R-1 district is limited to drought-tolerant plants that are native and are consistent with the character of the Monterey Peninsula environment,"* and*, "Paving, gravel,*

boulders, logs, timbers, planters or other above-ground encroachments are prohibited, except paving for driveways. Pathways paved only with decomposed paved only with decomposed granite or other soil materials made of soil materials are permitted."

Staff has informed the applicant these encroachments are not permitted and the applicant has included a note on the plans that the encroachments are to be removed –the removal of the encroachments has also been noted as a requirement of the Resolution (Refer to Attachment 1). These encroachments may impact the public's ability to utilize the city right-of-way for parking. In accordance with CMC 17.20.180, "*Development shall not interfere with the public's right of access to the sea by eliminating free public beach parking along Scenic Road, the Del Mar parking lot, and San Antonio from 2nd Avenue to Santa Lucia Avenue, or any street rights-of-way west of San Antonio."*

Proposed Project

Solid Wood Gate: The combination of the previously approved solid fence and landscaping minimize any filtered views of the front yard, however, the absence of a driveway gate allows for unobstructed views of the yard from a certain vantage point from the right-of-way. The proposed two panel inward swinging driveway gate is designed to match the height (4-feet tall) and design of the existing wood fence and resulting in the appearance of a solid fence line across the property frontage when closed. As the driveway slopes down away from the adjacent grade, the driveway gate would likely need to be slightly lower than the existing fence line as fence heights are measured from grade to the top of the fence line. Due to the slope of the driveway and topography of the site, the top of the fence would likely not be able to maintain the same height as the existing fence –it would either need to step or slope down to maintain the existing four foot height limit.

The driveway gate is proposed to be supported by metal posts and arms –the color of the metal posts has not been identified. If the Commission supports the driveway gate (and inclusion of metal posts which may be visible), staff recommends the Commission include a Condition that the posts be painted to match/blend with the fence color.

Bronze Gate: The proposed bronze gate does allow views to be maintained through the yard, however, would not comply with Design Guideline 11.2 which require a simple handcrafted design. The mix of materials (wood pickets and bronze) does not lend itself to a simple design and the same design guideline discourages the use of "ornate" fences. The commission has also not been supportive of transparent driveway gates on other projects even if they allow for open or filtered views finding that they still create a walled off appearance, as descried below.

Prior Commission Direction

Over the last few years, the Planning Commission has expressed concerns with front yard fencing that creates a walled-off appearance or obstructs filtered views of open space areas. Most recently the Planning Commission expressed concerns with a driveway gate proposed for the Rainey (DS 20-205) and Pot D' Or (DS 19-415) projects finding that closing off the property using a combination of fencing and driveway gates is inappropriate, not in keeping with the forest setting or the neighborhood context and required the elimination of the proposed gates as Condition of Approvals for the projects. The Track 1 referral for the Cue project (DS 21-159) was denied with the findings that:

1. *The project does not contribute to neighborhood character including the type of forest resources present, the character of the street, and the treatment of open space resources as driveway gates are not part of the neighborhood character and the proposed gate disrupts the pattern of open space resources,* and

2. *The project is not consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources because the proposed driveway gate would be located at the*

front property line and solid wood paneling would diminish the open space resources at the front of the property.

Based on the current direction from the planning Commission, the findings above could also be made for the subject application and have been included as part of the associated Resolution.

Two of the previous driveway gates the Commission did not approve maintained open and transparent qualities that allowed filtered views into the properties and the referral denied by the Commission was also proposed to be a solid gate. The driveway gate subject to this Design Study Application is proposed to be solid to match the existing fence.

Staff has used this direction when reviewing applications at the staff level and has directed applicants to eliminate driveway gates from their projects. When brought to the attention of the department, driveway gates that have been constructed without approval have been required to be removed. In all cases, applicants have been given the opportunity to be referred to the Planning Commission for consideration before any action is taken by the department, however, since the 2021 denial by the Planning Commission, all applicants have declined the referral and omitted or removed the gates until this subject application.

Note: Only one (1) driveway gate exists on the block –the property immediately to the north. This driveway gate was approved as part of Design Study DS 18-149, prior to the change in policy to not approve driveway gates. There are a number of non-conforming fences that exceed the height limits along the street frontage that also create a wall effect farther north down the street. In the immediate area, filtered views into the site is the primary context.

Alternatives, and Recommendations

While privacy, safety, and the desire to have a fenced in front yard is typically cited as the primary desire to have a fence located across the front property line, a common alternative that excludes a driveway gate has been to return the fence line toward the house and run a fence parallel to the driveway –thus creating an enclosed front yard area.

As a result of the current direction from the Commission, staff's recommendation is to deny the request for the proposed driveway gate. If the Planning Commission wishes to explore options for permitting a driveway gate, staff recommends providing regarding amended policy direction as well as direction specific to this project regarding an installation of a fence.

Other Project Components:

According to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves. If the Commission directs staff to return with a resolution approving a driveway gate or provides alternative direction, the appropriate CEQA analysis will be completed for the proposed project.

Attachment 1 - Resolution
Attachment 2 - Site Photographs
Attachment 3 - Right-of-Way Vision Statement
Attachment 4 - Proposed Plans (2 Gate Options)

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 DENYING A TRACK 1 DESIGN STUDY APPLICATION AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE INSTALLATION OF A DRIVEWAY GATE LOCATED ON SCENIC ROAD 2 NORTHWEST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHEOLOGICAL SIGNIFICANCE (AS) OVERLAY, AND BEACH/RIPARIAN (BR) OVERLAY. APN: 010-321-026

WHEREAS, on April 18, 2023, Carla Hashimoto, on behalf of Eric Miller Architects, INC, ("Applicant") submitted an application on behalf of Art and Farah Chadwick ("Owner") requesting approval of Track 1 Design Study application DS 23-108 (Chadwick) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Scenic Road 2 NW of 8th Avenue in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, the Applicant is proposing to construct a four-foot-tall driveway gate; and

WHEREAS, the scope of work constitutes a Track 1 Minor Design Study project and was referred to the Planning Commission in accordance with Carmel Municipal Code Section 17.58.040.A.3.b which states that projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission; and

WHEREAS, a Coastal Development Permit is required in accordance with Carmel Municipal Code Section 17.52.100.D.2 (Limits on Exemptions for Single-Family Residences and other Improvements) as the subject property is located in the Beach and Riparian Overlay District and is located west of Carmel Street; and

WHEREAS, on January 12, 2024, a notice of the public hearing scheduled for January 24, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 14, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on January 24, 2023, the Planning Commission held a public hearing to

receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

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

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

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

WHEREAS, according to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves.; and

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding Design Study Application DS 23-108 (Chadwick):

1) The project does not contribute to neighborhood character including the type of forest resources present, the character of the street, and the treatment of open space resources as driveway gates are not a consistent part of the neighborhood character and the proposed solid gate disrupts the pattern of open space resources.

2) The project is not consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources because the proposed driveway gate would be located at the front property line and would diminish the open space resources at the front of the property.

BE IT FURTHER RESOLVED, all unpermitted right-of-way encroachments including but not limited to boulder, rocks, logs, stepping-stones shall be removed within 30 calendar days from the date of this action. Failure to remove the unpermitted encroachments by the deadline shall result in enforcement action by the Code Compliance Division; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **DENY** a Track 1 Minor Design Study referral (DS 23-108, Chadwick) and associated Coastal Development Permit for the construction of a driveway gate located on Scenic Road 2 northwest of 8th Avenue.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 24th day of January, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary


The - Sea
07/05/2023 9:47 AM


07/05/2023 9:47 AM


07/05/2023 9:47 AM


07/05/2023 9:47 AM


07/05/2023 9:49 AM


07/05/2023 9:49 AM

Right-of-Way Vision Statement

In most neighborhoods, the edges of the public right-of-way (between the road edge and adjacent private property lines) are unpaved. The right-of-way is often left unplanted resulting in an informal character of volunteer plantings, packed earth and pine needles. The right-of-way is also often planted with indigenous species consistent with a forest appearance. Both approaches contribute to a linear green belt appearance that helps to create the "village in a forest" character that defines the City.

The City has adopted clear standards that guide the treatment of the right-of-way in the residential district. These standards can be found at www.ci.carmel.ca.gov or at the Department of Community Planning and Building located at City Hall. Some of these standards include:

- Drought-tolerant, native plants, informally arranged may be permitted.
- Formal plant arrangements with highly colorful flowering plants are prohibited.
- When possible, plantings should not extend to the street edge to allow for off-street parking.
- Paving, gravel, boulders, logs, timbers, planters or other above-ground encroachments are prohibited, except paving for driveways, unless an encroachment permit has been obtained from the City.
- A narrow crushed Decomposed Granite pathway from the street to the property entrance may be allowed without an encroachment permit.

The City is requesting your assistance to ensure that the right-of-way adjacent to your property complies with City standards. If you would like assistance in determining whether the right-of-way adjacent to your property is out of compliance, please contact the Department of Community Planning and Building at (831) 620-2010.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Attachment 4

CHADWICK GATE

SCENIC 2 NW OF 8th AVENUE
CARMEL-BY-THE-SEA, CA 93921

PROJECT DATA

SCOPE OF WORK / PROJECT DESCRIPTION:

ADDITION OF 10 FOOT WIDE MOTORIZED SWINGING WOOD GATE AT THE DRIVEWAY. GATE SHALL MATCH EXISTING WOOD FENCE AND PATHWAY GATE.

ALL EXISTING SITE CONDITIONS TO REMAIN. REMOVAL OF EXISTING BOULDERS IN FRONT RIGHT OF WAY.

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
CARMEL-by-the-SEA, CA 93923

LOT SIZE: 4,006.8 S.F.

ZONING: R-1, BR DISTRICT

BLOCK: C-2

LOTS: 10 & 11

A.P.N.: 010-312-026-000

SITE & BUILDING STANDARDS

	ALLOWED	EXISTING
FRONT SETBACK	15.0' MIN.	15.0'
SIDE SETBACKS	25% OF SITE WIDTH (MIN. 3 FT.)	3.0' MIN., 13.25' TOTAL
NORTH SIDE	7.25' MIN.	7.25'
SOUTH SIDE	6.0' MIN.	6.0'
REAR SETBACK	3.0'	21.4'

UTILITIES

1. ELECTRICAL : PACIFIC GAS & ELECTRIC

TREE REMOVAL

1. NO TREES ARE TO BE REMOVED.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED
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3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PROJECT INFORMATION

OWNER: ART AND FARAH CHADWICK
THE CHADWICK LIVING TRUST
P.O. BOX 3410
SARATOGA, CA 95070

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
BLOCK C2, LOTS 10 & 11

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

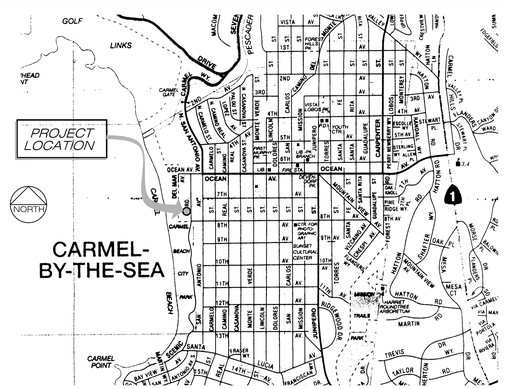
SHEET INDEX

ARCHITECTURAL

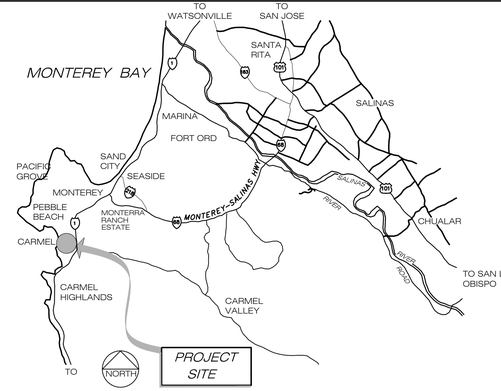
A-1 TITLE SHEET

A-2 SITE PLAN
A-7 PROPOSED GATE DETAILS

LOCATION MAP



VICINITY MAP



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

TITLE SHEET

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 5/30/2023

SCALE: N.T.S.

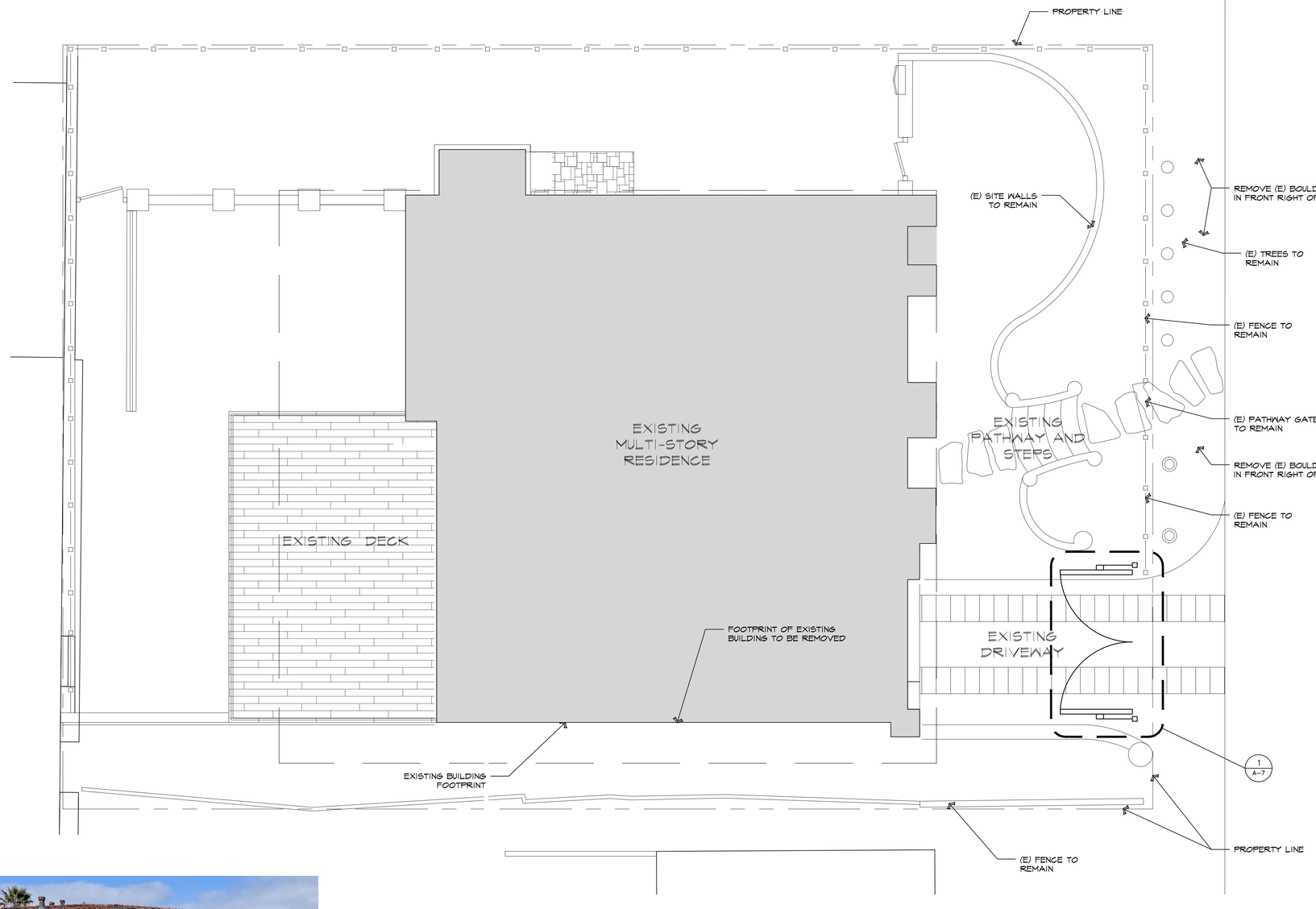
DRAWN: CJH

JOB NUMBER: 14.34

A-1

SHEET OF

Attachment 4





EXISTING STREET ELEVATION

N

SITE PLAN

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

0 4' 8'

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

SITE PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

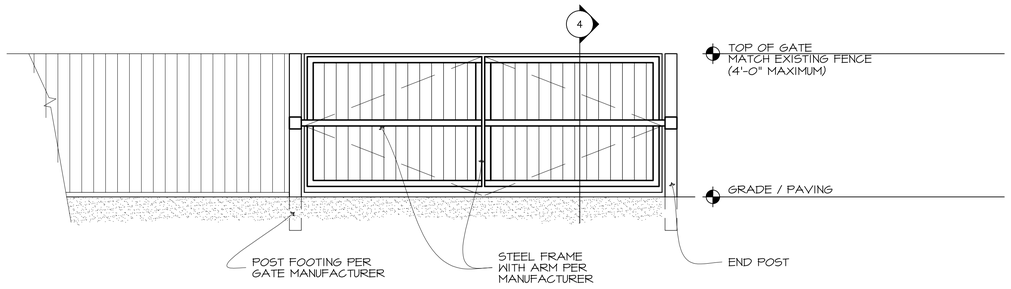
DATE:	5/30/2023
SCALE:	1/4" = 1'-0"
DRAWN:	CJH
JOB NUMBER:	1434

A-2

SHEET OF

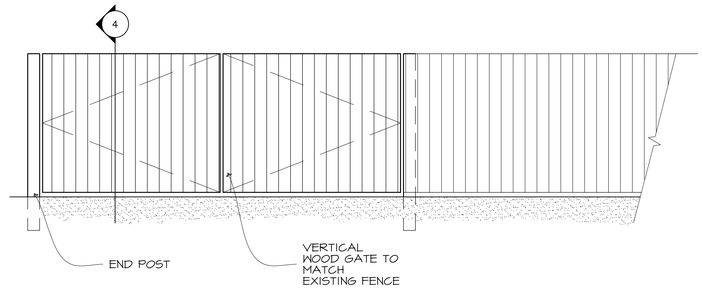
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CD



3 GATE FRAME ELEVATION

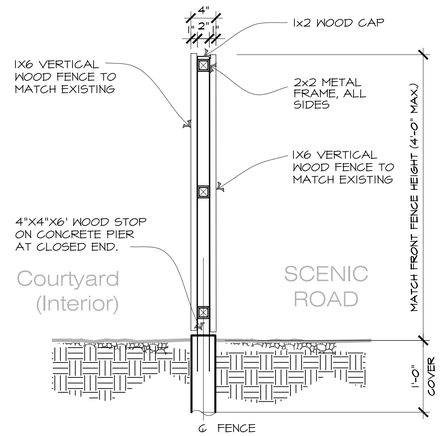
SCALE: 1/2"= 1'-0"



2 GATE STREET ELEVATION

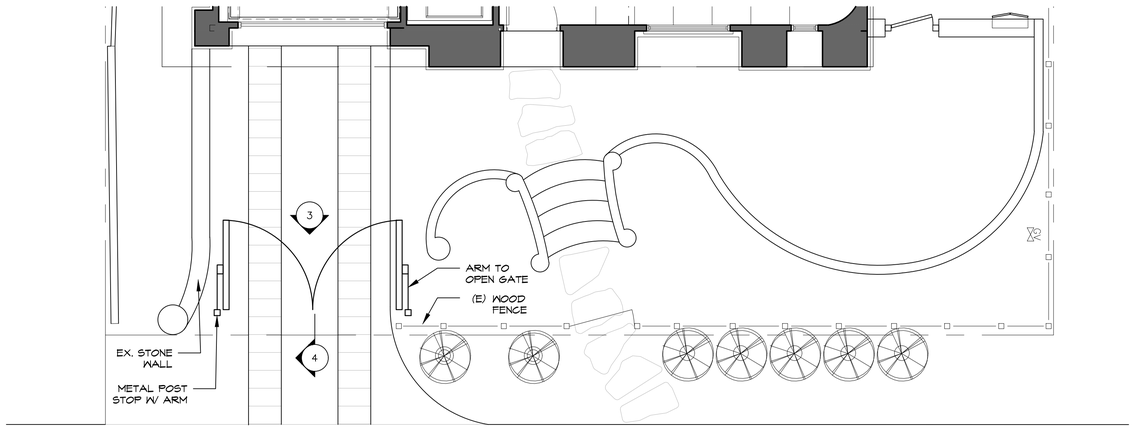
SCALE: 1/2"= 1'-0"

Attachment 4



4 GATE DETAIL

SCALE: 1"= 1'-0"



2

1 PROPOSED GATE PLAN

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

0 4' 8'

N

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

PROPOSED DRIVE GATE

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 5/30/2023
SCALE: VARIES
DRAWN: CJH
JOB NUMBER: 14.34

A-7
SHEET OF

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CD

CHADWICK GATE

SCENIC 2 NW OF 8th AVENUE
CARMEL-BY-THE-SEA, CA 93921

PROJECT DATA

SCOPE OF WORK / PROJECT DESCRIPTION:

ADDITION OF 10 FOOT WIDE MOTORIZED SWINGING WOOD GATE AT THE DRIVEWAY. GATE SHALL MATCH EXISTING WOOD FENCE AND PATHWAY GATE.

ALL EXISTING SITE CONDITIONS TO REMAIN. REMOVAL OF EXISTING BOULDERS IN FRONT RIGHT OF WAY.

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
CARMEL-by-the-SEA, CA 93923

LOT SIZE: 4,006.8 S.F.

ZONING: R-1, BR DISTRICT

BLOCK: C-2

LOTS: 10 & 11

A.P.N.: 010-312-026-000

SITE & BUILDING STANDARDS

	ALLOWED	EXISTING
FRONT SETBACK	15.0' MIN.	15.0'
SIDE SETBACKS	25% OF SITE WIDTH (MIN. 3 FT.)	3.0' MIN., 13.25' TOTAL
NORTH SIDE	7.25' MIN.	7.25'
SOUTH SIDE	6.0' MIN.	6.0'
REAR SETBACK	3.0'	21.4'

UTILITIES

1. ELECTRICAL : PACIFIC GAS & ELECTRIC

TREE REMOVAL

1. NO TREES ARE TO BE REMOVED.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE.VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

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PROJECT INFORMATION

OWNER: ART AND FARAH CHADWICK
THE CHADWICK LIVING TRUST
P.O. BOX 3410
SARATOGA, CA 95070

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
BLOCK C2, LOTS 10 & 11

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

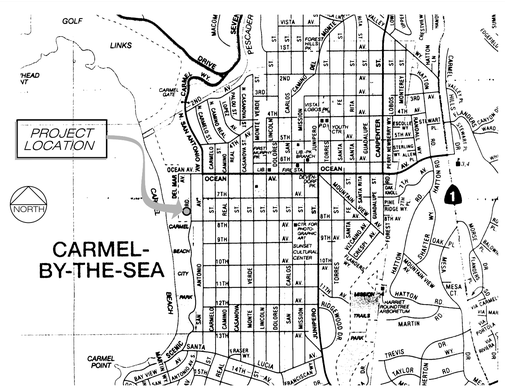
SHEET INDEX

ARCHITECTURAL

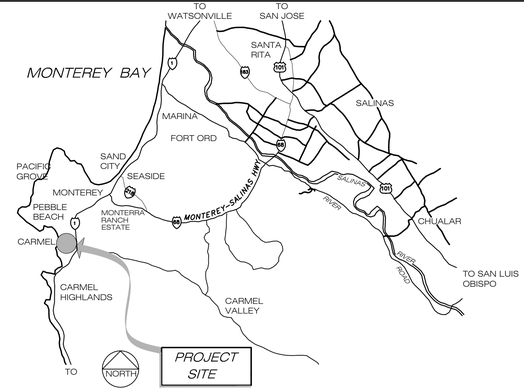
A-1 TITLE SHEET

A-2 SITE PLAN
A-7 PROPOSED GATE DETAILS

LOCATION MAP



VICINITY MAP



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Attachment 4

REVISION	No.

CONSULTANT:

ARCHITECT
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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

TITLE SHEET

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 11/8/2023

SCALE: N.T.S.

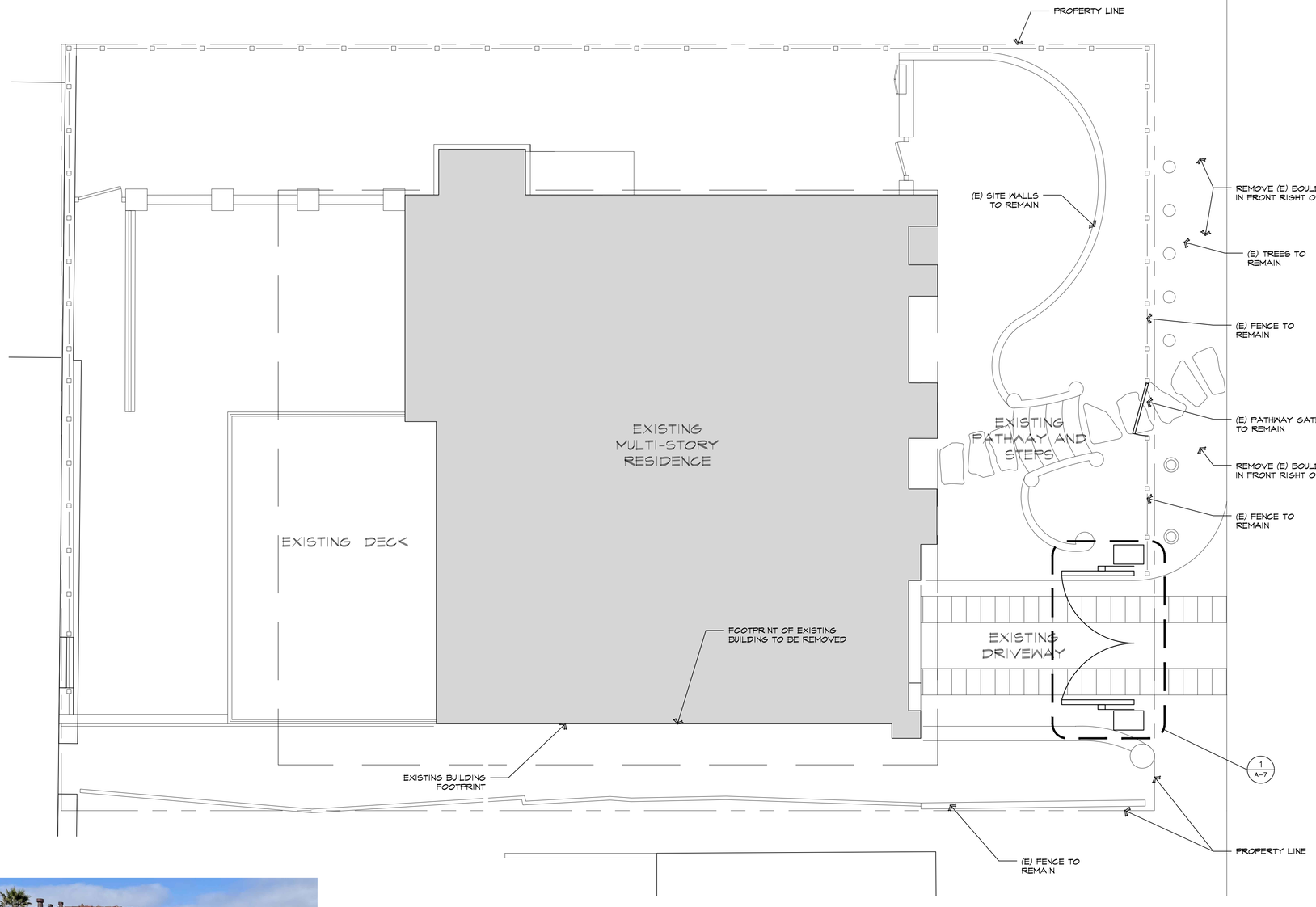
DRAWN: CJH

JOB NUMBER: 14.34

A-1

SHEET OF

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EXISTING STREET ELEVATION

N

SITE PLAN

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

0 4' 8'

REVISION	No.

CONSULTANT:

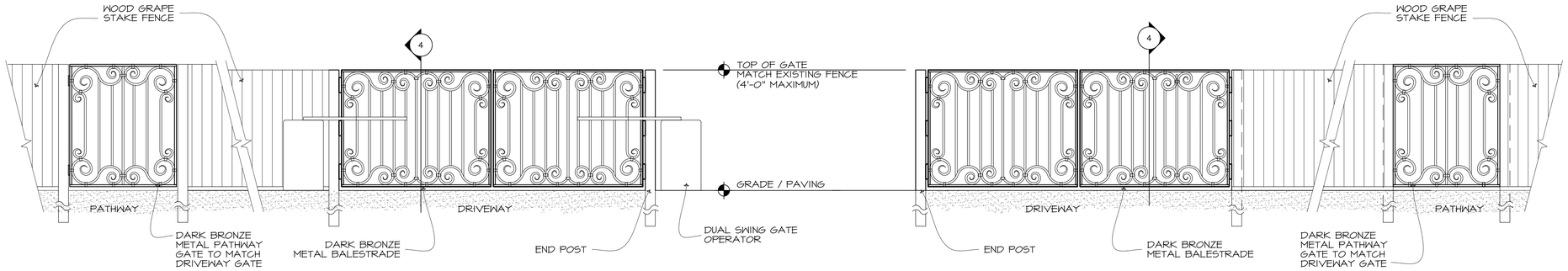
ARCHITECT
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SITE PLAN

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE: 11/8/2023
SCALE: 1/4" = 1'-0"
DRAWN: CJH
JOB NUMBER: 1434

A-2
SHEET OF



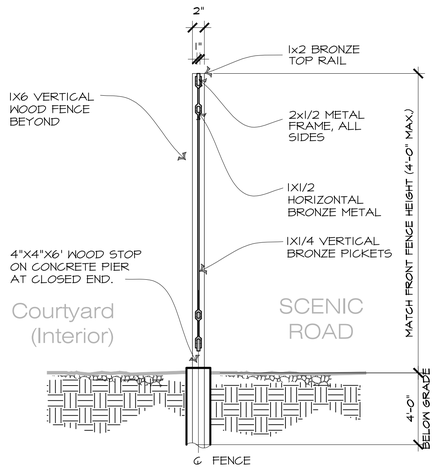
3 GATE INTERIOR ELEVATION

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

2 GATE STREET ELEVATION

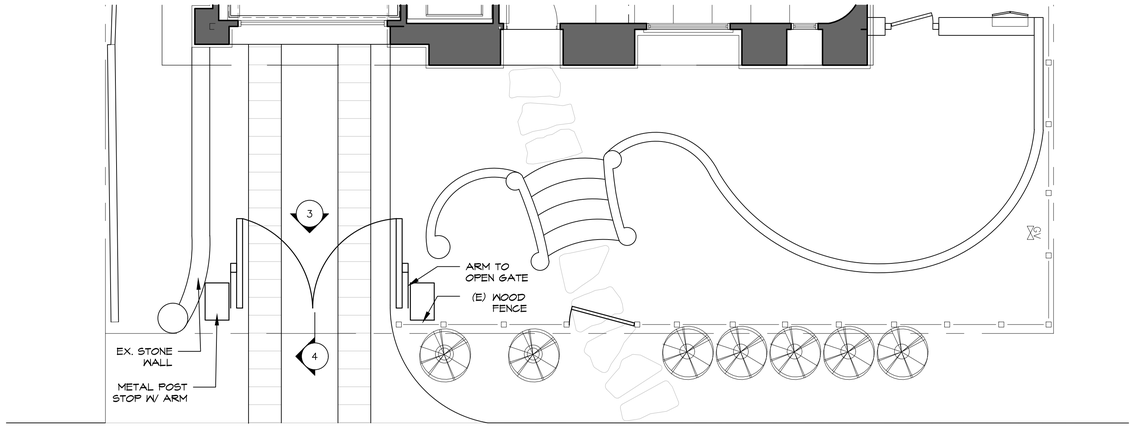
SCALE: 1/2"= 1'-0"

Attachment 4



4 GATE DETAIL

SCALE: 1"= 1'-0"



1 PROPOSED GATE PLAN

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

0 4' 8'

N

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REVISION	No.

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED DRIVE GATE

JOB NAME: Chadwick Residence
Scenic, 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE:	11/8/2023
SCALE:	VARIES
DRAWN:	CJH
JOB NUMBER:	14.34

A-7

SHEET OF

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

January 24, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 23-313 (Rainey):** Consideration of a Track 1 Design Study referral for a request to amend a previously approved Track 2 Design Study Application, DS 20-205 (Rainey), for the installation of a driveway gate located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) District. APN: 010-082-004-000.

Application: DS 23-313 (Rainey) **APN:** 010-082-004
Block: 114 **Lot:** 9, 11, 13
Location: Lincoln Street 5 southwest of 10th Avenue
Applicant: Cynthia Spellacy, Agent **Property Owner:** John & Kelly Rainey

Executive Summary:

On May 12, 2021, the planning commission approved a project for the demolition of an existing 1,752 square foot one-story single-family residence with detached garage and construction of a 2,868 square foot two-story single-family residence inclusive of a basement and attached garage. The project is currently under construction.

As part of the initial proposal, the applicant had included a driveway gate and the final project was approved with the Condition of Approval that the driveway gate be omitted from the project. The driveway gate was eliminated from the construction drawings, however, as construction is nearing completion, the applicant is requesting the Condition of Approval be amended to allow for the installation of the driveway gate.

Recommendation:

Adopt a resolution (attachment 1) denying a Track 1 Design Study Referral for a request to amend a previously approved Track 2 Design Study Application (DS 20-205, Rainey) for the installation of a driveway gate located on Lincoln Street 5 southwest of 10th Avenue in the Single-Family (R-1) Zoning District; APN 010-082-004.

Background and Project Description:

The project site is a 7,000 square foot lot located on Lincoln, 5 southwest of 10th Ave. On May 12, 2021, the Planning Commission approved the demolition of an existing 1,752 square foot one-story single-family residence with detached garage and construction of a 2,868 square foot two-story single-family residence inclusive of a basement and attached garage, as well as a lot merger application and associated Coastal Development Permit for the project site.

The new residence was approved to be finished with a combination of vertical wood siding and vertical board form concrete with a standing seam metal roof as well as roof areas comprised of a green roof and steel windows throughout. A building permit was issued for the project on December 3, 2021.

A driveway gate was proposed as part of the initial review of the project and was discussed at both the Concept and Final Details hearing by the Planning Commission. A condition of the Concept Review was for the driveway gate to be removed (refer to Attachment 2), however, the applicant maintained the gate in the plans through the final details hearing. The project was ultimately approved with a condition of approval that the driveway gate shall be omitted from the scope of work (refer to Attachment 3 – Condition of Approval #33), which ultimately it was.

On September 14, 2022, the Planning Commission approved a Design Study (DS 22-244; Reso. 2022-033-PC) for modifications to the exterior windows and doors throughout, including window additions and omissions; alterations to the exterior building form; site coverage modifications including a new spa, and an after-the-fact request for approval for changes made to the rear (western most) building form. This proposal did not include a request for a driveway gate installation.

As the project is currently under construction with the building nearing completion, the applicant has requested the Planning Commission reconsider the adopted Conditions of Approval of the project (Attachment 3). The project plans (Attachment 4) also include a proposal for minor site coverage modifications and landscape alterations, however, these modifications are still under review by the Forester and staff. It is staff's intent with this referral to received direction regarding the driveway gate only not the landscape/site coverage changes, which can be considered at the staff level, as appropriate.

Staff Analysis:

The Planning Commission previously considered a request for a driveway gate at both the Concept and Final Details hearing for the associated Track 2 Design Study project. At both hearings, a driveway gate that is substantially similar to the gate in this proposal was reviewed, and the Commission directed the applicant to omit the driveway gate from the plans. The project received final approval with the condition that the driveway gate be removed from the scope of work.

- Concept Hearing – April 14, 2021
  - **Click Here** for Staff Report
  - **Click Here** for Video of Hearing
  - Adopted Concept Resolution – Attachment 2

- Final Details Hearing – May 12, 2021
  - **Click Here** for Staff Report
  - **Click Here** for Video of Hearing
  - Adopted Final Resolution – Attachment 3

Following approval of this project, there has been no change in direction from the Commission regarding driveway gates on subsequent projects that would otherwise overturn the findings made for the decision at the previous hearings, and as such, staff recommends the Commission deny the request.

Should the Commission be inclined to grant the request, the Commission should provide findings for their decision to staff and staff can either return with a revised resolution for adoption at a later hearing, or motion to approve the project with direction to staff to prepare a resolution for approval.

Other Project Components:

According to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves. If the Commission directs staff to return with a resolution approving a driveway gate or provides alternative direction, the appropriate CEQA analysis will be completed for the proposed project.

Attachment 1 - Resolution
Attachment 2 - Concept Hearing Resolution (DS 20-205, Rainey)
Attachment 3 - Final Hearing Resolution (DS 20-205, Rainey)
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA DENYING A TRACK 1 DESIGN STUDY REFERRAL FOR A REQUEST TO AMEND A PREVIOUSLY APPROVED TRACK 2 DESIGN STUDY APPLICATION (DS 20-205, RAINEY) FOR THE INSTALLATION OF A DRIVEWAY GATE LOCATED ON LINCOLN STREET 5 SOUTHWEST OF 10TH AVENUE IN THE SINGLE-FAMILY (R-1) ZONING DISTRICT; APN 010-082-004.

WHEREAS, on November 15, 2023, Cynthia Spellacy, ("Applicant") submitted an application on behalf of John and Kelly Rainey ("Owner") requesting approval of Track 1 Design Study application DS 23-313 (Rainey) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on Lincoln 5 southwest of 10th Avenue in the Single-Family Residential (R-1) District; and

WHEREAS, on May 12, 2021, the planning commission approved a Track 2 Design Study (the project is currently under construction); and

WHEREAS, as part of the initial proposal, the applicant had included a driveway gate and the final project was approved with the Condition of Approval that the driveway gate be omitted from the project; and

WHEREAS, the driveway gate was eliminated from the construction drawings, however, as construction is nearing completion, the applicant is requesting the Condition of Approval be amended to allow for the installation of the driveway gate; and

WHEREAS, the Applicant is proposing to construct a four-foot-tall driveway gate across the driveway; and

WHEREAS, the scope of work constitutes a Track 1 Minor Design Study project and was referred to the Planning Commission in accordance with Carmel Municipal Code Section 17.58.040.A.3.b which states that projects that comply with zoning regulations but do not comply with the design objectives or residential design guidelines will be referred to the Planning Commission, and

WHEREAS, this project is also being referred to the Planning Commission for considerations for amendments to the previously adopted Conditions of Approval as found in Resolution 2021-27-PC; and

WHEREAS, consideration of a Coastal Development Permit is not required in accordance

with Carmel Municipal Code Section 17.52.100.B (Limits on Exemptions for Single-Family Residences and other Improvements); and

WHEREAS, on January 12, 2024, a notice of the public hearing scheduled for January 24, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 14, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on January 24, 2023, the Planning Commission held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

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

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

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

WHEREAS, according to Section 15270 of the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves.; and

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding Design Study Application DS 23-313 (Rainey):

1) The project does not contribute to neighborhood character, including the type of forest resources present, the character of the street, and the treatment of open space

resources as driveway gates are not a consistent part of the neighborhood character and the proposed solid gate disrupts the pattern of open space resources.

2) The project is not consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources because the proposed driveway gate would be located at the front property line and would diminish the open space resources at the front of the property.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **DENY** a Track 1 Minor Design Study referral (DS 23-313, Rainey) for a request to amend a previously approved Track 2 Design Study Application (DS 20-205, Rainey) for the installation of a driveway gate located on Lincoln Street 5 southeast of 10th Avenue in the Single-Family (R-1) Zoning District; APN 010-082-004.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 24th day of January, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2021-18-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING THE CONCEPT DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING 1,752 SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE AND CONSTRUCTION OF A 2,868 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND ATTACHED GARAGE LOCATED AT LINCOLN 5 SOUTHWEST 10TH, APN: 010-082-004

WHEREAS, David Stocker ("Applicant") submitted an application requesting the approval of a Design Study "DS 20-205" described herein ("Application"); and

WHEREAS, project site is a 7,000 square-foot parcel comprised of lot 11 and parts of lots 9 and 13 Lincoln 5 southwest 10th; and

WHEREAS, the site is currently developed with an existing 1,752 square foot single family residence that includes a 452 square foot detached garage; and

WHEREAS, the applicant is seeking approval of a Design Study application for demolition of the residence and garage and construction of a 2,868 square foot., 2-story, single-family residence with a 284 square foot attached garage and a 176 square foot basement; 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, 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, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of all public hearings for the Application; and

WHEREAS, on April 14, 2021, 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 April 14, 2021 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 and testimony herein above set forth and used their independent judgement to evaluate the project; and

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

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

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

6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-by-the-Sea does hereby accept a concept Design Study (DS 20-205, Rainey) for the demolition of an existing 1,752 square foot one-story single-family residence with detached garage and construction of a new 2,868 square foot two-story single-family residence with a basement located and attached garage at Lincoln 5 southwest 10th, (APN: 010-082-004) subject to the draft conditions/recommendations listed below:

Recommendations/Draft Conditions		
No.		
1.	**Limb Removal.** The applicant shall submit a tree removal permit (for limb removal/pruning) for any limbs over 4" in diameter required to be cut or removed prior to being scheduled for final details review. Any limbs proposed to be removed shall be clearly identified as described in the City's Story Pole Policy.	✓
2.	**Tree Marking.** Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.	✓
3.	**Excavation.** Excavation within 6 feet of a tree trunk is not permitted.	✓
4.	**Attachments.** No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.	✓
5.	**Material Storage.** 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.	✓
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. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.	✓
7.	**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.	
8.	**Tree Roots (a).** 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.	**Tree Roots (b).** 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.	✓
10.	**Roof Material.** The applicant shall select an alternative metal roof finish that is matte and has a non-reflective finish. A physical material sample shall be provided to the Community Planning and Building Department prior to being scheduled for final details review.	✓
11.	**Garage Door Material.** The garage door shall be revised to an alternate finish material that is consistent with the Residential Design Guidelines.	✓
12.	**Fence Material.** The fence along the front property line be changed to an alternative material consistent with the Residential Design Guidelines and established neighborhood pattern of exiting fences in the immediate vicinity.	✓
13.	**Driveway Gate.** The driveway gate be removed from the scope of work.	✓

*Acknowledgement and acceptance of conditions of approval.

John D Rainey — Property Owner Signature

JOHN DAVID RAINEY — Printed Name

5/5/21 — Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of April, 2021, by the following vote:

AYES: Commission Members: Bolton, Delves, Lehman, Locke, LePage

NOES: Commission Members: None

ABSENT: Commission Members: None

ABSTAIN: Commission Members: None

APPROVED:

Michael LePage
Chair

ATTEST:

Margi Perotti
Planning Commission Secretary

Amended May 12, 2021

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2021-27-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY, LOT MERGER, AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING 1,752 SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE WITH DETACHED GARAGE AND CONSTRUCTION OF A 2,868 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND ATTACHED GARAGE LOCATED AT LINCOLN 5 SOUTHWEST 10TH, APN: 010-082-004

WHEREAS, David Stocker ("Applicant") submitted an application requesting the approval of a Design Study "DS 20-205" and Lot Merger "LM 20-290" described herein ("Application"); and

WHEREAS, the site is currently developed with an existing 1,752 square foot single family residence that includes a 452 square foot detached garage; and

WHEREAS, the applicant is seeking approval of a Design Study application for demolition of the residence and garage and construction of a 2,868 square foot., 2-story, single-family residence with a 284 square foot attached garage and a 176 square foot basement; and,

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); 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 project includes the demolition of an existing single-family residence and the construction of a new single-family residence in a residential zone. Therefore, pursuant to CEQA regulations, the project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures); and

WHERAS, pursuant to Section 15300.2 of the CEQA Guidelines, the proposed residence 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, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on April 14, 2021, the Planning Commission held a 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, the Planning Commission adopted Resolution 2021-18-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, on May 12, 2021, the Planning Commission held a public hearing to receive public testimony regarding the Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

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

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

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

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

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:

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 Design Study (DS 20-205, Rainey), Lot Merger (LM 20-290) and associated Coastal Development Permit for the demolition of an existing 1,752 square foot one-story single-family residence with detached garage and construction of a new 2,868 square foot two-story single-family residence with a basement located and attached garage at Lincoln 5 southwest 10th, (APN: 010-082-004), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** This approval of Design Study (DS 20-205), Lot Merger (LM 20-290) and associated Coastal Development Permit authorizes the demolition of an existing 1,752 square foot one-story single-family residence with detached garage and construction of a new 2,868 square foot two-story single-family residence with a basement located and attached garage as depicted in the plans prepared by Jobe Corral Architects as presented to the Planning Commission on May 12, 2021, 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.	**Landscape Plan.** All new landscaping shall be shown on a landscape plan and shall be included in the construction plans submitted to the Building Division. The landscape plan shall be reviewed and approved by the Monterey Peninsula Water Management District, City Forester and Planning Division prior to the issuance of a building permit. The landscape plan shall include both on-site landscaping and any landscaping proposed in the public right-of-way. The landscape plan shall comply 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. The landscape plan shall show where new trees will be planted when required by the Forest and Beach Commission or the Planning Commission.	
5.	**Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	**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.	✓
7.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
8.	**Modifications.** ~~The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes. . If the applicant substantively changes the project beyond general conformance with the approved plans prior to obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.~~ The applicant shall submit in writing to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to either: a) submit the change in writing and cease all work on the project until either the Planning Commission or staff has approved the change; or b) eliminate the change and submit the proposed	✓

	change in writing for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	
9.	**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 for conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed and signed by the surveyor shall be provided to the building inspector at the time of the specified inspections.	✓
10.	**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).	✓
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.	**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.	✓
13.	**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.	
14.	**Volume Study.** This project is subject to a volume study.	✓
15.	**Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit.	✓
16.	**Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning and Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
17.	**Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
18.	**USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
19.	**Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
	ENVIRONMENTAL COMPLIANCE CONDITIONS	
20.	**Drainage Plan.** Provide a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall	✓

	include information on drainage from new impervious areas and semi-pervious areas.	
21.	**BMP Tracking Form.** A completed BMP Tracking form will need to be submitted with the Building Permit Application.	✓
22.	**Semi-Permeable Surfaces.** Provide cross-section details for semi-permeable surfaces.	✓
23.	**Erosion and Sediment Control Plan.** 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 with Building Permit application.	✓
	SPECIAL CONDITIONS	
24.	**Limb Removal.** The applicant shall submit a tree removal permit (for limb removal/pruning) for any limbs over 4" in diameter required to be cut or removed prior to being scheduled for final details review. Any limbs proposed to be removed shall be clearly identified as described in the City's Story Pole Policy.	✓
25.	**Tree Marking.** Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.	✓
26.	**Excavation.** Excavation within 6 feet of a tree trunk is not permitted.	✓
27.	**Attachments.** No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.	✓
28.	**Material Storage.** 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.	✓
29.	**Tree Protection Zone.** The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.	✓
30.	**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.	✓
31.	**Tree Roots (a).** If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall	✓

Amended May 12, 2021

Chair

Planning Commission Secretary

	be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.	
32.	**Tree Roots (b).** 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.	✓
33.	**Driveway Gate.** The driveway gate be removed from the scope of work.	✓
34.	**Lot Merger.** Prior to the issuance of a Building Permit, a determination of merger shall be recorded with the Monterey County Recorder	✓
35.	**Right-of-Way Encroachments.** All unpermitted encroachments shall be removed from the right-of-way prior to final inspection.	✓

*Acknowledgement and acceptance of conditions of approval.

John D Rainey
Property Owner Signature

JOHN DAVID RAINEY
Printed Name

6-9-21
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 12th day of May, 2021, by the following vote:

AYES: Commission Members: Bolton, Delves, Lehman, Locke, LePage

NOES: Commission Members: None

ABSENT: Commission Members: None

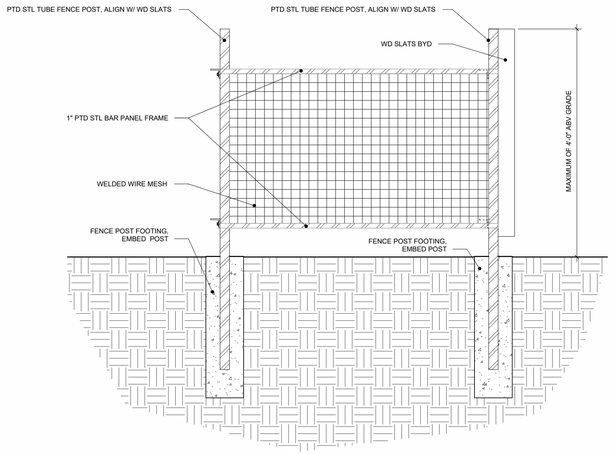
ABSTAIN: Commission Members: None

APPROVED:

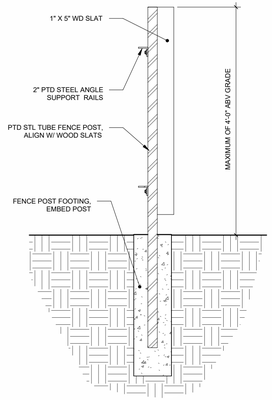
Michael LePage

ATTEST:

Margi Perotti



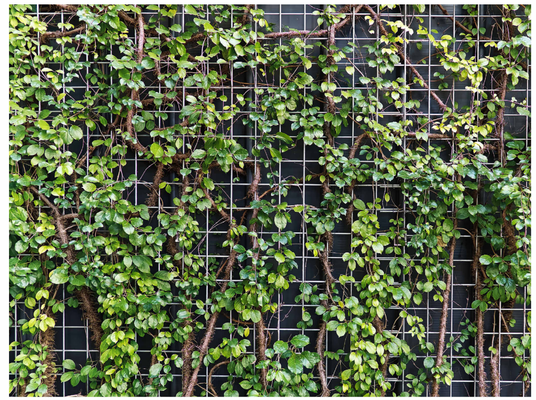
3 FENCE PERPENDICULAR SEGMENT
3/4" = 1'-0"



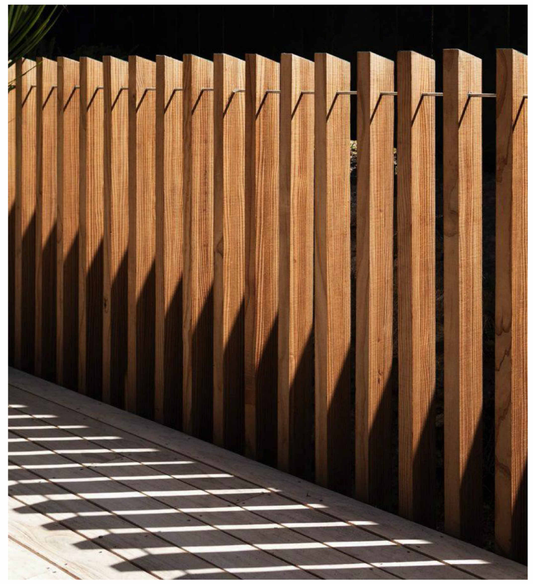
2 FRONT FENCE SECTION
3/4" = 1'-0"



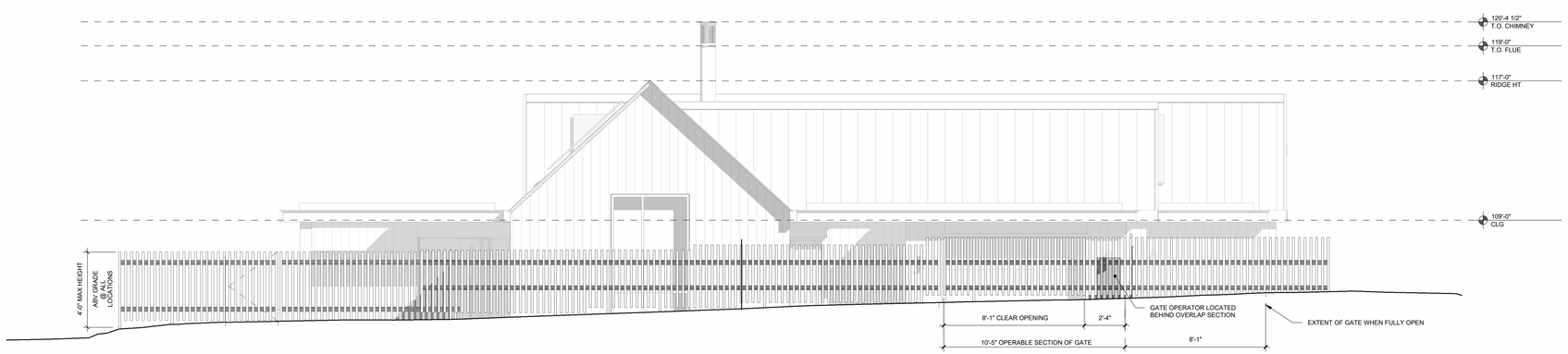
RENDERING OF PROPOSED FENCE



REFERENCE IMAGE FOR PAINTED WELDED WIRE MESH INFILL PERPENDICULAR PANEL
WILL BE CONCEALED BY PLANTINGS AND DOES NOT FACE STREET



REFERENCE IMAGE FOR DECORATIVE WOOD SLAT FRONT FENCE 4' TALL MAX



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

Jobe Corral Architects



RAINEY RESIDENCE

DESIGNER:
JOBE CORRAL ARCHITECTS
ADA CORRAL, AIA
505 W. 38TH STREET, STE B
AUSTIN, TX 78705
512.499.1591

STRUCTURAL ENGINEER:
STRANDBERG ENGINEERING
DAVID STRANDBERG
1511 15TH STREET
SAN FRANCISCO, CA 94103
415.778.8726x101

CONTRACTOR:
STOCKER & ALLAIRE
DAVE ALLAIRE
21 MANDEVILLE COURT
MONTEREY, CA 93940
831.375.1890

LIGHTING DESIGNER:
STUDIO LUMINA
CHRISTINE BROWN
9411 CHAPEL DOWN STREET
AUSTIN, TX 78729
512.382.1656

CIVIL ENGINEER:
BENJAMINI, INC
AVI BENJAMINI
720 YORK ST #114
SAN FRANCISCO, CA 94110
415.550.2600

ENERGY CONSULTANT:
MONTEREY ENERGY GROUP, INC.
ABE STALLCUP
26465 CARMEL RANCHO BLVD. ST #8
CARMEL, CA 93928
831.372.8328

NOTES:

LEGEND:

ISSUE:
09.04.2023 PLANNING REVIEW

PROJECT:
RAINEY RESIDENCE
LINCOLN S SW OF 10TH
CARMEL-BY-THE-SEA, CA 93923

PROJECT NUMBER:
1914

11.21.2022

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NORTH:

SCALE:
As indicated

FRONT FENCE ELEVATIONS

A8.00

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

January 24, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	**DS 23-196 (Three Hounds Enterprises, LLC):** Consideration of a Final Design Study for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay. APN: 010-303-007-000.

Application: DS 23-196 (Three Hounds Enterprises, LLC) **APN:** 010-303-007

Block: A3 **Lot:** 8, 9, 10

Location: San Antonio Avenue 2 northwest of 11th Avenue

Applicant: Carol Brock, Agent **Property Owner:** Three Hounds Enterprises, LLC

Executive Summary:

The applicant is requesting approval of a Track 2 Design Study for a substantial alteration to an existing single family residence that is currently non-conforming to floor area and height. While the there is no increase in height or floor area (floor area will be reduced by 23 square feet through the elimination of a number of bay windows), and the overall mass and volume of the structure is proposed to be decreasing as a result of a change in a roof form, the exterior appearance of the residence is substantially changing, and therefore the project qualifies as a Track 2 Design Study.

The project received concept acceptance at the November 8, 2023 Planning Commission hearing. The commission was generally supportive of the project as presented/proposed, however direction was given revise the project to reduce the size of the proposed decks (upper and lower) to address privacy and view concerns of nearby neighbors, and to revise the chimney on the lower deck to be consistent with the zoning standards for chimneys and fireplaces.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay. APN: 010-303-007-000.

Background and Project Description:

The project site is a 7,600 square-foot building site developed with a 3,836 square-foot single-family residence,

inclusive of a 418 square foot attached garage.

The site is non-conforming in respect to floor area as it exceeds the maximum allowable for the building site and height as the existing building exceeds the height limit for the zone district. The site coverage for the site is also not in compliance but is proposed to be reduced and re-organized to a compliant state as part of the project. Lastly, the site contains non-conforming parking which is proposed to be addressed and corrected. In the Beach and Riparian (BR) overlay, sites greater than 6,000 square feet are required to maintain two on-site parking spaces (CMC 17.20.160.B.8). While the existing garage appears to be a two car garage, the interior dimension for a two car garage was not met due to an interior staircase so the interior floor plan has been proposed to be modified to address the non-conforming parking situation.

Table 1: Summary of Existing Non-Conformities

	Zoning Limit	Existing	Proposed	Proposed Status
Floor Area	2,872 sf	3,836 sf	3,813 sf*	Non-Conforming
Site Coverage	936 sf	1,006 sf	936 sf	Conforming
Height	18' – BR Overlay Limit	25'	25'	Non-Conforming
Parking	2 parking spaces required	1 conforming space	2 spaces	Conforming

**Reduction is square footage is a result of the removal of bay windows. No change to exterior structural walls.*

The existing structure is finished primarily with stucco and slate roofing primarily comprised of gabled roof forms. The applicant is proposing to substantially alter the residence by replacing the existing stucco siding with a combination of beveled wood siding and painted brick veneer, replacing and modifying the windows and door throughout, removing half of a gable on the second floor to create a second floor roof deck, creation of a lower level deck at the rear of the residence off the main floor of the residence, and landscape and site coverage improvements throughout the site. The roof tiles of the existing residence are proposed to be removed and replaced with new slate roofing.

While the scope of work does not propose any increase in floor area or height, as is typical with a Track 2 project that usually reviewed by the Planning Commission, the project is considered a substantial alteration which qualifies for Track 2 processing in accordance with CMC 17.58.040.B.1. The associated Coastal Development Permit is also required to be considered at a public hearing as the project is located within the Beach and Riparian (BR) overlay.

A substantial alteration is defined as '*any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review."* As the project consists of a significant visual change to the exterior design that results in a change in architectural style, the project is considered to be a substantial alteration.

The project was initially reviewed at the November 8, 2023 and the concept Design Study was accepted (Resolution 2023-057-PC) with conditions of Approval to be addressed prior to scheduling for final details review.

Staff Analysis:

Previous Hearing: The following items were discussed at the June 8, 2022 Planning Commission hearing and listed as draft conditions of approval to address the concerns.

1. ***Tree Density/Landscape Plan.*** *Prior to scheduling for final details review, the applicant shall work with the City Planning and Forestry Department staff to determine the appropriate number, location, and species of trees to be planted on the site. The recommendations provided by staff shall be incorporated into the site plan and landscape plan and resubmitted to the Community Planning and Building Department for approval prior to scheduling for final details.*

Staff Analysis: Generally for a 7,600 square foot lot the recommended tree density The forester has determined based on site conditions and the recommended tree density would be 5 upper canopy trees and 4 lower canopy trees (9-total). However the number of trees should be determined based on the characteristics of the surrounding neighborhood and protection of significant public views, scenic routes and corridors. In some areas fewer trees or only lower canopy trees may be most appropriate (CMC 17.14.080.A.2).

The forester has visited and evaluated the site and has recommended the site maintain 9 lower canopy trees total based on site conditions, context, and as a means to protect views. Condition of Approval #37 has been included stating, prior to building permit issuance, the applicant shall revise the landscape and site plan to maintain nine (9) lower canopy trees on site (i.e. there shall be 9 lower canopy trees between new and existing, as determined by the forester). The sizes, species, and locations shall be approved by the city forester.

2. **Finish Details.** Prior to scheduling for Final Details Review, the applicant shall include in the building plan set, material cut sheets and specifications for all proposed exterior materials, including but not limited to: including driveway pavers, building stonework, exterior wall siding, roof materials, etc.

   Staff Analysis: The subject requested materials have been provided and have been included on Sheet A10 –refer to Attachment 3.

3. **Color Rending.** A minimum of one (1) color 3-D rendering accurately representing the project shall be provided to the Community Planning and Building Department prior to scheduling for final details review. Any conditions or directions provided by the commission that may affect the appearance of the building shall be incorporated into the rendering.

   Staff Analysis: The applicant has provided the subject rendering. The rendering has been included as Attachment 6.

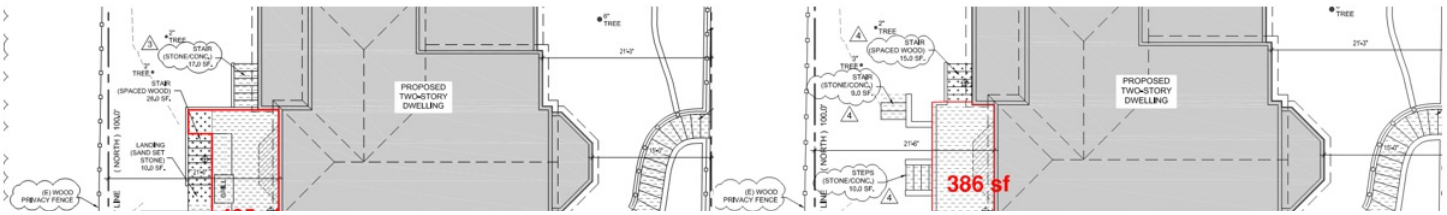
4. ***Chimney.*** *Prior to scheduling for final details review, the chimney on the lower deck shall be revised to comply with the standards outlined in CMC 17.10.030.B.1.*

   Staff Analysis: The subject chimney that was located on the south elevation on the lower has been eliminated from the plans. This condition is no longer applicable.

5. ***Deck Sizes.*** *Prior to scheduling for final details review, the project plans shall be revised so that both the upper and lower floor decks are reduced in size to address the privacy and view impacts discussed at the Concept Hearing.*

   Staff Analysis: At the concept hearing, neighbors surrounding the property had expressed concerns regarding the project in respect to privacy and view concerns. While the Commission was generally supportive of the project, the Commission gave direction to the applicant to revise the project in response to the neighbors' concerns. In summary, the primary concerns raised were privacy and noise impacts from the lower deck, and view and privacy impacts from the upper deck (neighbor corresponded from the Concept Hearing has been included as Attachment 4).

   Lower Deck: The lower deck has been reduced in size from approximately 435 square feet to 385 square feet (12%). The deck has also been stepped away from the rear property line by one foot (13'1" setback in Concept proposal; 14'1" setback in revised proposal). The stairway leading from the lower deck to grade has also been re-located from the west side of the deck to the north side of the deck, as suggested by the western neighbor, and chimney, television, and barbeque have all been eliminated from the deck.



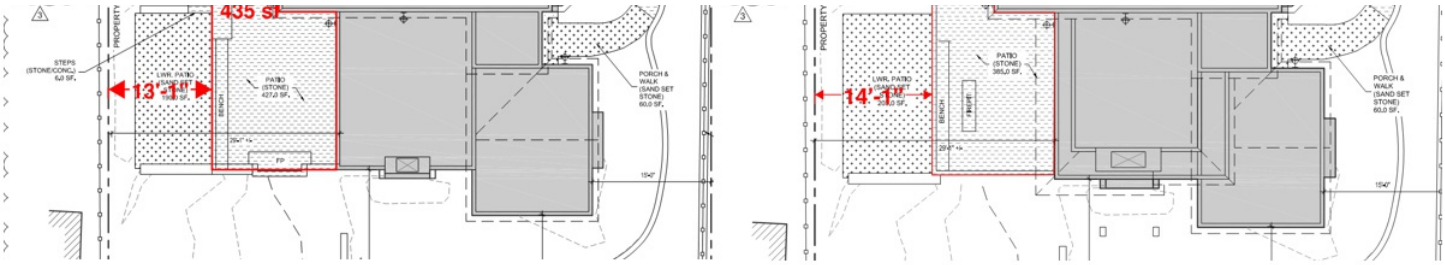


Figure 1a and 1b. Partial site plans. Concept Hearing Upper Deck (left) and Revised Proposed Lower Deck (right).

Upper Deck: The upper deck has been reduced in size from approximately 317 square feet to 237 square feet (25%). Additionally, the deck has also been moved away from the exterior building walls of the floor below to further increase the setbacks from the adjacent properties. Where the deck was effectively in-line with the building element below, the deck now appears to be integrated into a hipped roof form and is setback approximately 3'9" from the southern building wall and approximately 2'5" from the western building wall. A new roof element has been added to the east elevation of the roof deck to maintain a consistent appearance of the residence from the street. The result of the new roof element is the appearance of the residence from San Antonio maintains a consistent roof without the appearance of a roof deck protruding above the roofline (which was a concern of one of the neighbors).

To address the privacy concerns of the southern neighbor, the applicant has maintained a 5'3" solid wall height above the finished floor at the south elevation, in addition to one foot of louvered panel screening located above the solid wall (6'4" total combined height above the finished floor of the deck). The proposed chimney also provides substantial screening to the south.

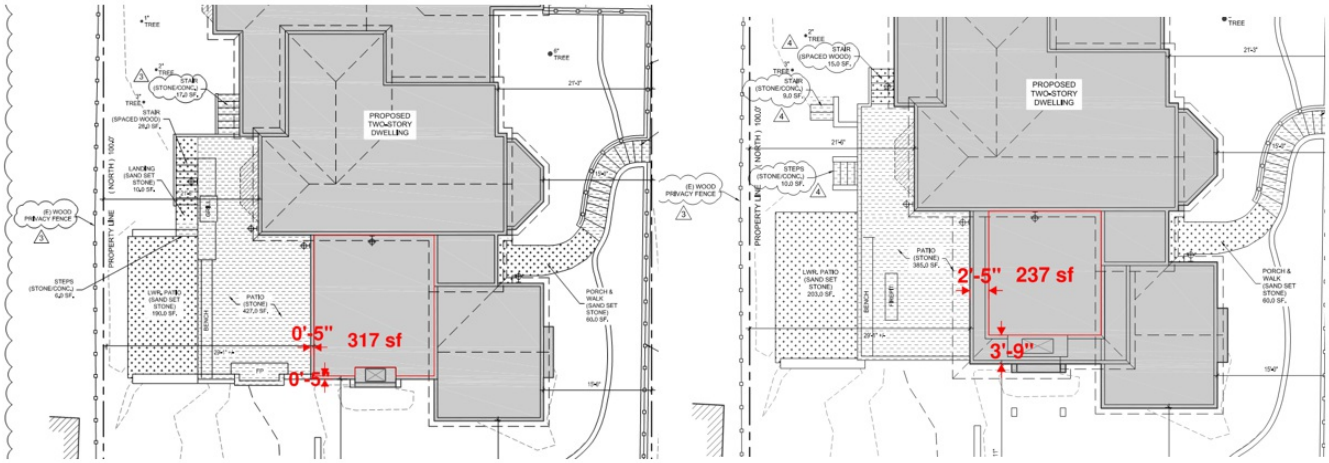


Figure 2a and 2b. Partial site plans. Concept Hearing Upper Deck (left) and Revised Proposed Upper Deck (right).

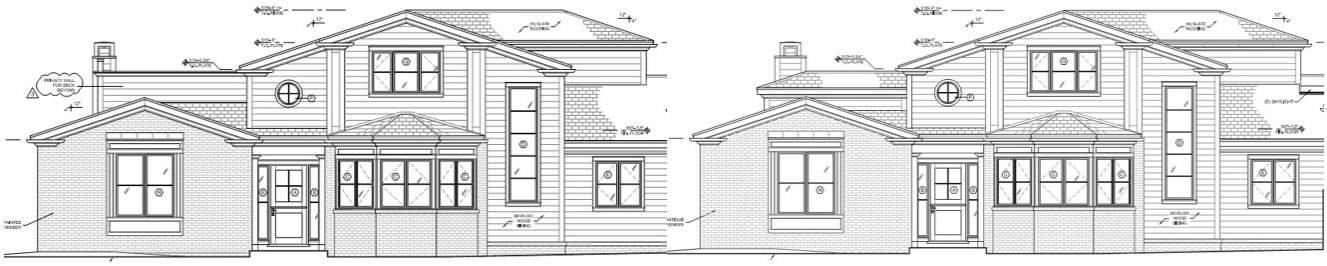


Figure 3a and 3b. Partial Front (East) Elevation. Concept Hearing Elevation (left) and Revised Proposed Elevation (right).

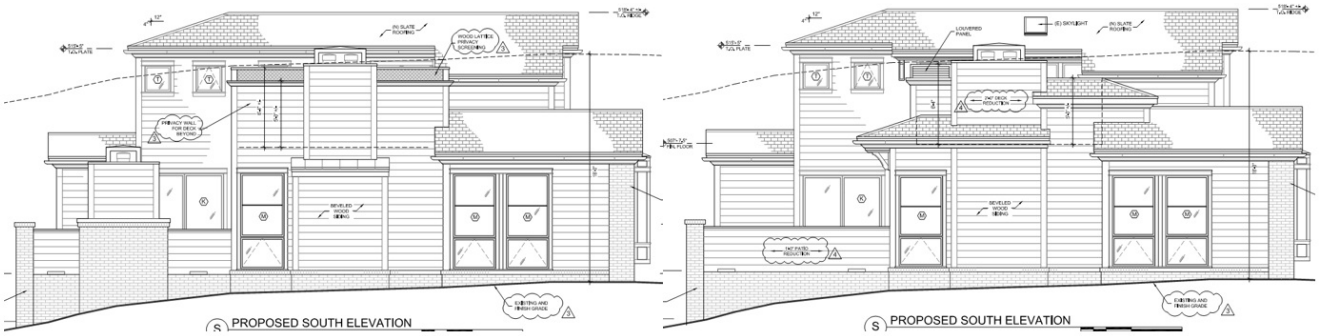


Figure 4a and 4b. Partial South Elevation. Concept Hearing Elevation (left) and Revised Proposed Elevation (right).

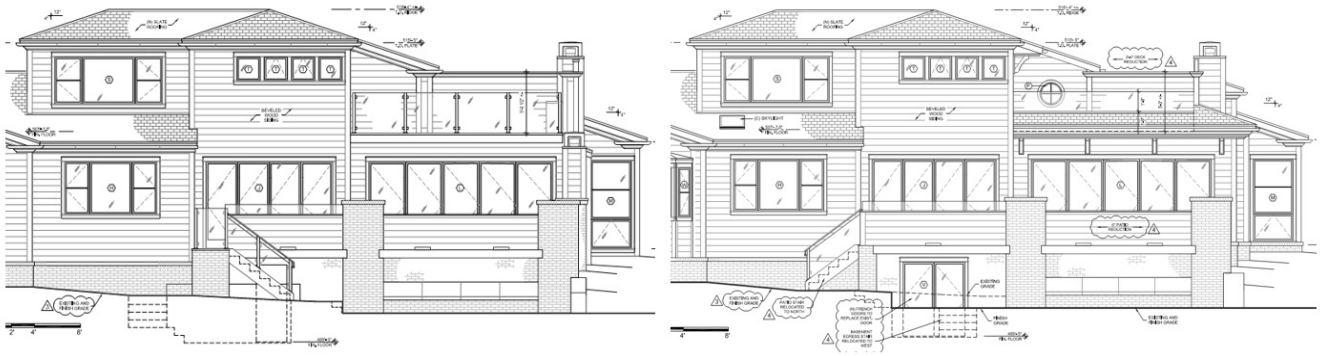


Figure 5a and 5b. Partial Rear (West) Elevation. Concept Hearing Elevation (left) and Revised Proposed Elevation (right).

Finish Details: The existing structure is finished primarily with stucco and slate roofing primarily comprised of gabled roof forms. The applicant is proposing to substantially alter the residence by replacing the existing stucco siding with a combination of beveled wood siding painted "Fossil" by Kelly Moore. The proposed color was discussed at the Concept hearing and the Commission was generally supportive of the Fossil color. The trim and windows throughout are proposed to be a "Cloud White" finish and the new brick elements with be a dry-staked white antique brick. All windows and doors are proposed to be replaced throughout. The roof tiles of the existing residence are proposed to

be removed and replaced with new slate roofing.

Exterior Lighting: Condition of Approval #12 requires: *"Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing."*

The applicant has proposed 3 styles of landscape lights and one wall sconce. The landscape light details and locations are shown on Sheets L2.0-L2.1 and the wall sconce detail and location is shown on sheets A4.0-A4.1 (refer to Attachment 3).

The proposed lighting complies with the allowable lumen output, however, staff is seeking the Commission's feedback and direction regarding the design of a proposed light fixture at the end of the driveway near the right-of-way. The Design Guidelines and the Standard Conditions of Approval for lighting state that landscape lighting shall be shielded and down lit. The subject light fixture (refer to Figure 6) is only inches off the ground, has a covering, but directs light outward. Staff is requesting the Commission's feedback as to whether this style of fixture meets the intent of the Design Guidelines and the Conditions of Approval or if an alternate fixture should be selected (or if the fixture should be omitted from this location).

CMC 15.36.070.B.3 and B.4 state:

> *Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent) 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,* and
>
> *No exterior lighting is permitted on City property and may not be directed toward City property.*

The Residential Design Guidelines encourage lighting to be shielded and downlit.

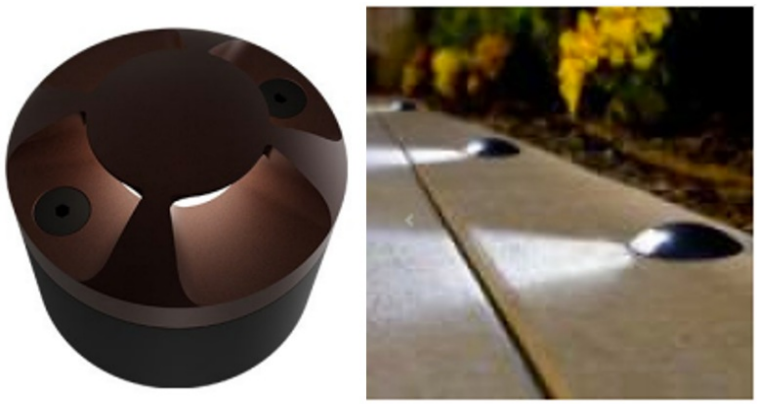


Figure 6a and 6b. Left image: Four opening fixture. Right Image: One opening fixture. The project plans do not specify which style of fixture is proposed.

Landscaping/Site Coverage: A landscape plan has been included on Sheet L1.1-L1.4 of the project plans. The forester has reviewed the landscape plan and is generally supportive of the proposed plan. Condition of Approval #23 has been maintained stating forester review and approval prior to Building Permit issuance should any changes or modifications be made to the landscape plan.

The site is also proposed to be brought into compliance in respect to site coverage. Currently the site does not comply with the site coverage limits for the R-1 Zoning District, however, the site coverage will be re-organized and

reduced throughout to a compliant amount. The proposed modifications include: reorganization of the front entry stairway and walkway, installation of a new paver driveway and width reduction, and expansion of the aforementioned lower deck in addition to an at grade paver patio.

Public Correspondence: Following the Concept Hearing, staff received additional communication from a neighbor who did not participate in the Concept Hearing who expressed view concerns regarding the proposed project. Their correspondence has been included as Attachment 5. This correspondence includes photos of the story poles as presented at the Concept Hearing and does not reflect the current iteration of the project.

At the time of writing this report, staff has not received applicable communication on the project specific to the revised design. Staff will forward any comments to the Commission as they are received.

Other Project Components:

Environmental Review: Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 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. Examples of this exemption include but are not limited to: Additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project consists of substantial alteration to an existing single family residence where the floor area is proposed to slightly decrease. The primary changes are alterations to the architectural style of the residence and modifications to the building form. The project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plans
Attachment 4 - Neighbor Correspondence from Concept Hearing
Attachment 5 - Neighbor Correspondence received following Concept Hearing
Attachment 6 - Project Rendering

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR SUBSTANTIAL ALTERATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT SAN ANTONIO AVENUE 2 NORTHWEST OF 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT AND BEACH/RIPARIAN (BR) OVERLAY. APN: 010-303-007-000.

WHEREAS, on July 3, 2023, Carol Brock ("Applicant") submitted an application on behalf of THREE HOUNDS ENTERPRISES LLC ("Owner") requesting approval of Track 2 Design Study application DS 23-196 (THREE HOUNDS ENTERPRISES LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 7,600-square-foot lot located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) Zoning District and Beach and Riparian (BR) Overlay; and

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

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

WHEREAS, at the November 8, 2023 and the concept Design Study was accepted (Resolution 2023-057-PC) with conditions of Approval; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC 17.52.100.D.2; and

WHEREAS, on January 12, 2024, a notice of the public hearing scheduled for January 24, 2024, was published in the Carmel Pine Cone in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before January 14, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before January 14, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on January 24, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the final design study and associated Coastal Development Permit, including, without limitation, the information provided to the Planning Commission by City staff and

through public testimony on the project; and

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

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

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

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

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

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

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

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

FINDINGS REQUIRED FOR FINAL DETAIL APPROVAL

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

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

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does

hereby make the following findings and determinations regarding the **Coastal Development Permit**:

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study (DS 23-196) and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay, APN: 010-303-007-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Study (DS 22-042) substantial alterations to an existing single-family residence located at San Antonio Avenue 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District and Beach/Riparian (BR) Overlay, APN: 010-303-007-000 as depicted in the plans prepared by Masterwork Buildings as approved by City of Carmel-by-the-Sea Planning Commission on January 24, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing:

	• The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.

	When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
15.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
16.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this

	condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
21.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
22.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
23.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and

	3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. The landscape plan shall identify the location where new trees will be planted when new trees are required to be planted by the City code, the Forest and Beach Commission, or the Planning Commission.
24.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
25.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
26.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the

	approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
27.	**Foundation Work Near Significant Trees.** All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
28.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
29.	**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.
30.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
31.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
	Special Conditions
32.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
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.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
35.	**Privacy Screening.** The "Louvered Panel" privacy screen shown on the south elevation of sheet A-6 on the approved project plans shall be maintained for the life of the structure.

	Removal of the screen/panel shall only be authorized by the Planning Commission.
36.	Construction Management Plan. Prior to building permit issuance, the applicant shall submit a construction management plan for review and approval by the Community Planning and Building, and Public Works Department.
37.	Tree Planting. Prior to building permit issuance, the applicant shall revise the landscape and site plan to maintain nine (9) lower canopy trees on site (i.e. there shall be 9 lower canopy trees between new trees required to be planted and existing already on site to remain, as determined by the forester). The sizes, species, and locations shall be approved by the city forester.
38.	Landscape Installation. A landscape inspection from the City Forester following installation of landscaping. All landscaping and tree planting shall be appropriately installed on-site prior to issuance of a certificate of occupancy.

Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Property Owner Signature	Printed Name	Date
_____	_____	_____
Applicant Signature	Printed Name	Date

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

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

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

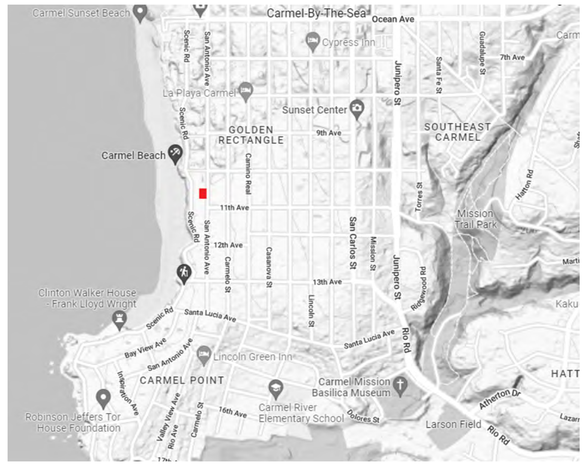
_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

PROJECT DATA FOR AN 7,600 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,872 SF (45%)	3,836 SF	3,813 SF
Site Coverage	632 SF/936 SF	1,006 sf	936 SF
Trees (Upper/Lower)	5/4	Undermined	TBD
Ridge Height ($1^{st}/2^{nd}$)	18’/18’ (BR Overlay)	25’	25’
Plate Height ($1^{st}/2^{nd}$)	18’/18’(Overlay)	22’5”	22’5”
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	15’	15’
Composite Side Yard	10’ (25%)	25’	22’7”
Side Yard	3’	4’	4’
Street Side Yard	5’	N/A	N/A
Rear	15’/3’*	15’3”	15’3”

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

BOSSINAKIS RESIDENCE REMODEL

SAN ANTONIO 2 NW OF 11TH, CARMEL, CALIFORNIA



V VICINITY MAP
Scale: None

Attachment 3

PROJECT DESCRIPTION

- FULL INTERIOR REMODEL. REMOVAL AND CONSTRUCTION OF INTERIOR PARTITION WALLS AS NOTED. NEW INTERIOR FINISHES INCLUDING PLUMBING FIXTURES, MILLWORK, TILE, AND COUNTERTOPS.
- PARTIAL EXTERIOR REMODEL. REMOVAL AND CONSTRUCTION OF EXTERIOR WALLS AS NOTED. NEW EXTERIOR FINISHES INCLUDE BRICK VENEER, WOOD SIDING, WINDOWS, AND DOORS. DECK ADDED. MINOR REVISIONS TO BLDG. FOOTPRINT AND STRUCTURE. (2)

PROJECT DATA

- A.P.N. : 010 303 007
- PROJECT ADDRESS - SAN ANTONIO 2 NW OF 11TH, CARMEL, CA. 93921
- OWNER - LACY BOSSINAKIS
- LOT AREA : 7,600.0 S.F.
- FLOOR AREA :

EXISTING FLOOR AREA		PROPOSED FLOOR AREA	
GARAGE	418.0 S.F.	GARAGE	457.0 S.F.
MAIN FLOOR	2,342.0 S.F.	MAIN FLOOR	2,290.0 S.F.
UPPER FLOOR	716.0 S.F.	UPPER FLOOR	716.0 S.F.
BASEMENT	360.0 S.F.	BASEMENT	360.0 S.F.
TOTAL	3,836.0 S.F.	TOTAL	3,823.0 S.F. (4)

- BASE FLOOR AREA ALLOWED : 3,100.0 S.F.
- SITE COVERAGE :

ALLOWABLE :
SITE COVERAGE : 699.0 S.F.
SITE COVERAGE W/ > 50% PERMEABLE: 1003.0 S.F.

EXISTING SITE COVERAGE		PROPOSED SITE COVERAGE	
PERMEABLE	563.0 S.F.	PERMEABLE	500.0 S.F.
IMPERMEABLE	443.0 S.F.	IMPERMEABLE	452.0 S.F.
TOTAL	1,006.0 S.F.	TOTAL	952.0 S.F. (4)

- SETBACKS :

	EXISTING	PROPOSED
FRONT YARD :	15, 21'-3"	15, 21'-3"
(N) SIDE YARD :	4'	4' (2)
(S) SIDE YARD :	18'-7", 23'-11"	18'-7", 23'-11"
REAR YARD :	18'-11", 13'-8", 19'-0", 29'-1"	18'-11", 13'-8", 21'-6", 29'-1" (3)

- APPLICABLE CODES - 2022 CALIFORNIA BUILDING CODE
  2022 CALIFORNIA PLUMBING CODE
  2022 CALIFORNIA ELECTRICAL CODE
  2022 CALIFORNIA MECHANICAL CODE
  2022 CA. GREEN BLDG. STANDARDS CODE
  TITLE 17 CARMEL MUNICIPAL CODE
  TITLE 24
- TYPE OF CONSTRUCTION - TYPE VB CONSTRUCTION
- ZONING : RD1
- OCCUPANCY : R-3 AND U
- LAND USE : RESIDENTIAL
- PARKING : (2) REQUIRED, (2) PROVIDED (3)
- FIRE SPRINKLERS : REQUIRED (NO). THEY WILL BE INSTALLED AT THE REQUEST OF THE OWNER.
- ADDRESS IDENTIFICATION :
  Prior to construction, a legible address identification shall be placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be all Arabic numbers or alphabetic letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

DEFERRED SUBMITTALS

- MECHANICAL FORCED AIR HEATING SYSTEM PLAN & DETAILS
- PLUMBING PLAN
- FIRE SPRINKLER SCHEMATIC LAYOUTS AND DETAILS
- TITLE 24 ENEGY COMPLIANCE
- STRUCTURAL PLANS, DETAILS, AND CALCULATIONS (2)

SHEET INDEX

A-1.0 COVER SHEET / PROJECT DATA
A-1.1 TOPOGRAPHIC SURVEY
A-1.2 EXISTING & PROPOSED SITE PLANS, EXT. LIGHTING (2)
A-1.3 PRELIMINARY DRAINAGE PLAN
A-2.0 PROPOSED FLOOR PLANS
A-3.0 EXISTING FLOOR PLANS
A-3.1 DEMOLITION FLOOR PLANS
A-4.0 MAIN FLOOR ELEC. / REFLECTED CEILING PLAN
A-4.1 UPPER FLOOR / BASEMENT ELEC. / RCP'S
A-5.0 FRAMING AND SHOWER PAN DETAILS (1)
A-6.0 EXISTING & PROPOSED EAST & SOUTH ELEVATIONS
A-7.0 EXISTING & PROPOSED WEST & NORTH ELEVATIONS
A-8.0 EXISTING & PROPOSED STREETSCAPE ELEVATIONS
A-9.0 ROOF PLANS / WDW. & EXT. DOOR SCHEDULE
A-9.1 SECTIONS AT DECK / STEP DETAIL (3)
A-10.0 MATERIAL PALETTE (2)
B-1.1 CONSTRUCTION BEST MANAGEMENT PRACTICES
B-1.2 2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 1 (1)
B-1.3 2022 CA. GREEN BUILDING STANDARDS CODE, SHT. 2
L-1.0 LANDSCAPE - PLANTING PLAN
L-1.1 LANDSCAPE - PLANT IMAGES
L-2.0 LANDSCAPE - LIGHTING PLAN
L-2.1 LANDSCAPE - LIGHTING SPECS (3)

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
Harlan Bradley
831-229-8628
harlan@masterworkbuilders.com

BOSSINAKIS RESIDENCE
SAN ANTONIO # 2 NW OF 11TH
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII WEST
1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

GARY KERR

FINAL REVISION DATE

REVISION 8:	NOVEMBER 17, 2023
REVISION 7:	NOVEMBER 08, 2023
REVISION 6:	OCTOBER 27, 2023
REVISION 5:	OCTOBER 04, 2023 (3)
REVISION 4:	SEPTEMBER 13, 2023
REVISION 3:	JUNE 27, 2023 (2)
REVISION 2:	APRIL 21, 2023 (1)
REVISION 1:	MARCH 06, 2023
PROJECT No. :	
DATE :	DECEMBER 06, 2023 (4)

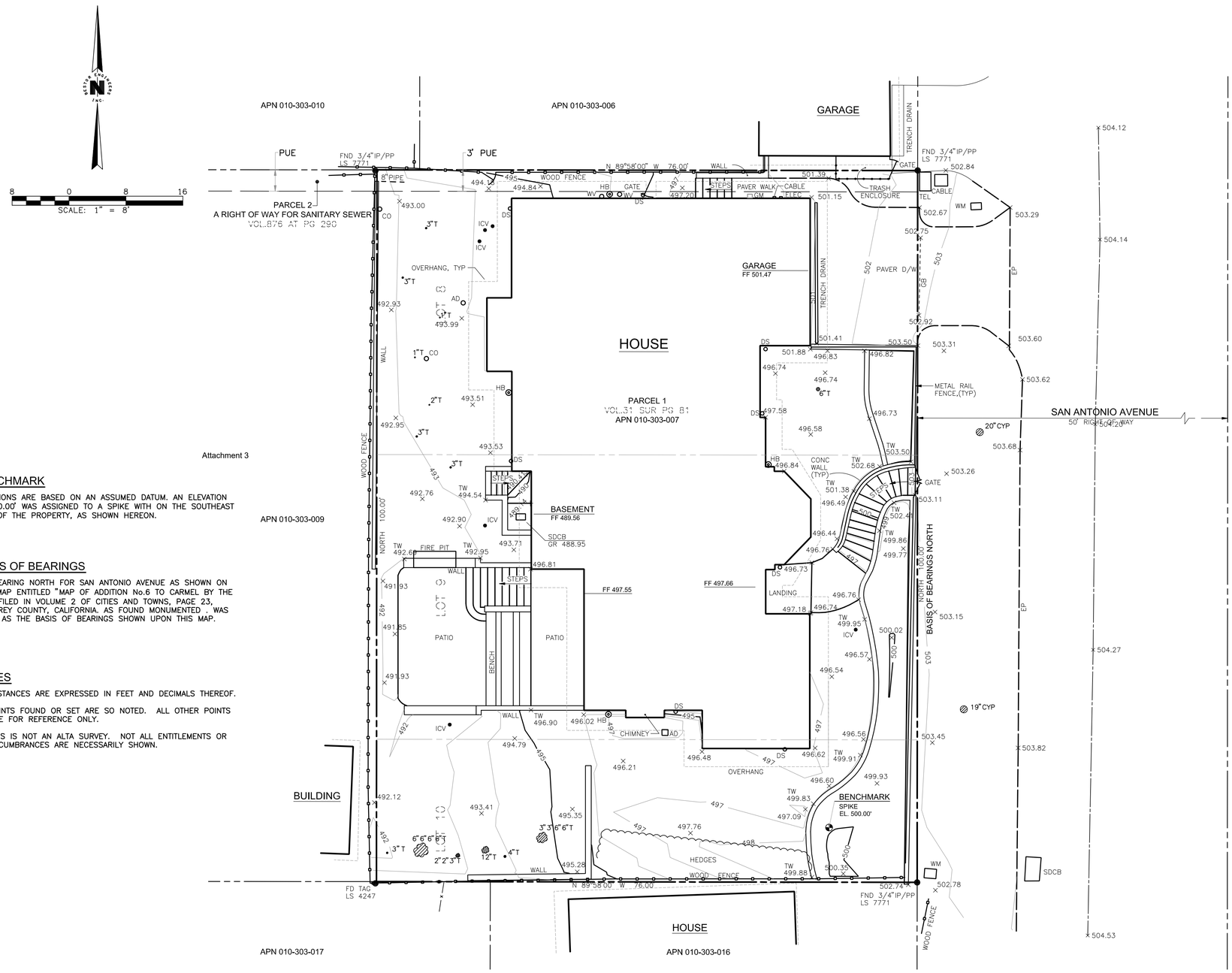
OWNER :

PHASE :
PERMIT SET

A-1.0

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Masterwork Builders Inc.
2023

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS



Attachment 3

BENCHMARK

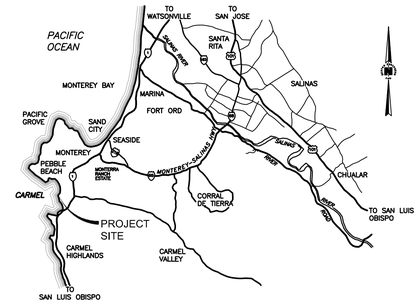
ELEVATIONS ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 500.00' WAS ASSIGNED TO A SPIKE WITH ON THE SOUTHEAST AREA OF THE PROPERTY, AS SHOWN HEREON.

BASIS OF BEARINGS

THE BEARING NORTH FOR SAN ANTONIO AVENUE AS SHOWN ON THAT MAP ENTITLED "MAP OF ADDITION No.6 TO CARMEL BY THE SEA", FILED IN VOLUME 2 OF CITIES AND TOWNS, PAGE 23, MONTEREY COUNTY, CALIFORNIA. AS FOUND MONUMENTED . WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
3. THIS IS NOT AN ALTA SURVEY. NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.



VICINITY MAP
NTS

LEGEND

AD	AREA DRAIN
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
D/W	DRIVEWAY
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
GM	GAS METER
GR	GRATE
HB	HOSE BIB
ICV	IRRIGATION CONTROL VALVE
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
TEL	TELEPHONE
TW	TOP OF WALL
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE

x496.0	EXISTING SPOT ELEVATION
	FOUND MONUMENT
	EXISTING PROPERTY LINE
	WOOD FENCE
	METAL RAILS
500	EXISTING CONTOURS

TREE LEGEND

17"P	EXISTING TREE & TYPE
CYP	CYPRESS

REVISIONS

DESIGNED BY
DRAWN BY
DATE:
ENGINEER
RCE: 29811
EXP:

REGISTERED PROFESSIONAL ENGINEER
H. PATRICK WARD
No. 29811
CIVIL
STATE OF CALIFORNIA

BESTOR ENGINEERS, INC.
CIVIL ENGINEERING – SURVEYING – LAND PLANNING
9701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PREPARED FOR: ERIC MILLER ARCHITECTS

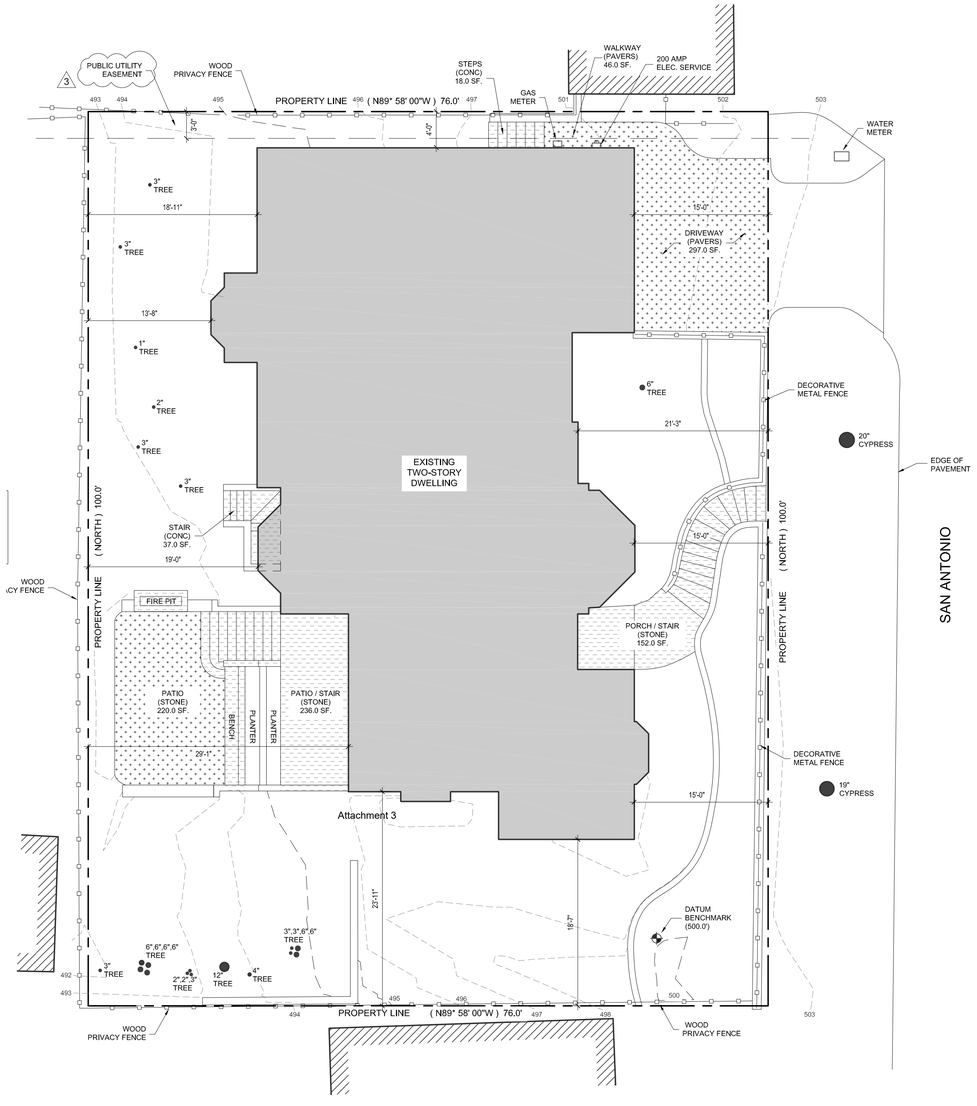
TOPOGRAPHIC MAP

SAN ANTONIO 2NW OF 11TH
APN 010-303-007

COUNTY OF MONTEREY, CALIFORNIA

SCALE: 1" = 8'
DATE: 7/28/22
SHEET: T-01
WO: 6983.02

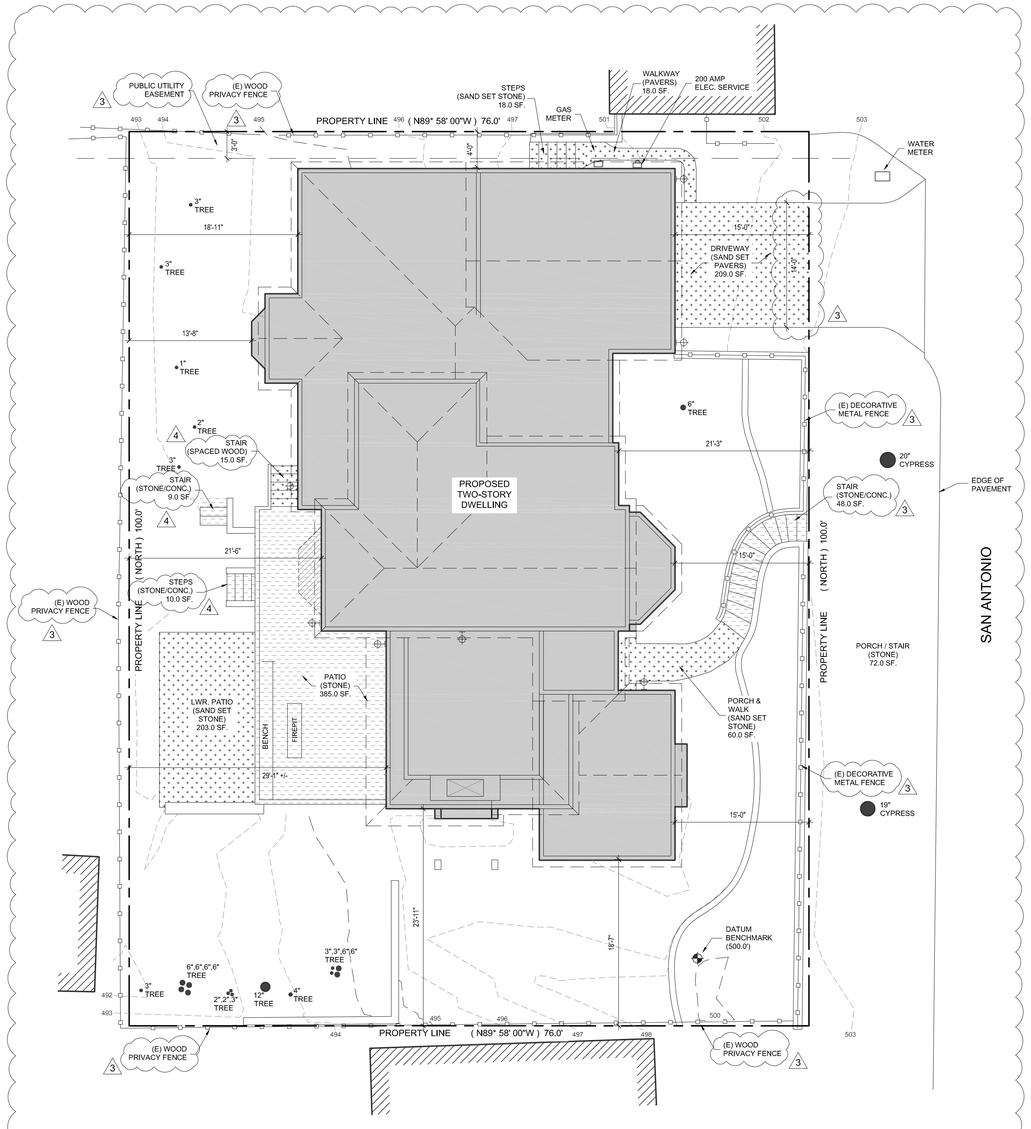
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E EXISTING SITE PLAN

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

2 4' 8' 16'



P PROPOSED SITE PLAN

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

2 4' 8' 16'

PERMEABLE COVERAGE	PROPOSED		EXISTING	
PATIO - WEST	0 sf		220 sf	
LOWER PATIO - WEST	203 sf		0 sf	
LANDING - WEST	10 sf		0 sf	
WALK / PORCH - EAST	60 sf		0 sf	
DRIVEWAY - EAST	209 sf		297 sf	
WALKWAY - NORTH	18 sf		46 sf	
STEPS - NORTH	18 sf		0 sf	
TOTAL PERMEABLE	500 sf	52%	563 sf	56%
IMPERMEABLE COVERAGE				
PATIO - WEST	385 sf		236 sf	
STEPS - WEST	9 sf		0 sf	
STAIR TO BASEMENT - WEST	10 sf		37 sf	
STAIR - EAST	48 sf		60 sf	
WALK / PORCH - EAST	0 sf		92 sf	
STEPS - NORTH	0 sf		18 sf	
TOTAL IMPERMEABLE	452 sf	48%	443 sf	44%
TOTAL SITE COVERAGE	952 sf		1006 sf	

WALL MOUNTED EXTERIOR LIGHT 3

PERMEABLE SITE COVERAGE

IMPERMEABLE SITE COVERAGE

EXISTING S.F.

ADDITION S.F.

REMOVED S.F. 2 3 4

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BUILDING AND DEVELOPMENT

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DESIGN BY :

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1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

GARY KERR

FINAL REVISION DATE	
REVISION 8:	NOVEMBER 17, 2023
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REVISION 6:	OCTOBER 27, 2023
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REVISION 1:	MARCH 06, 2023
PROJECT No. :	
DATE :	DECEMBER 06, 2023 4

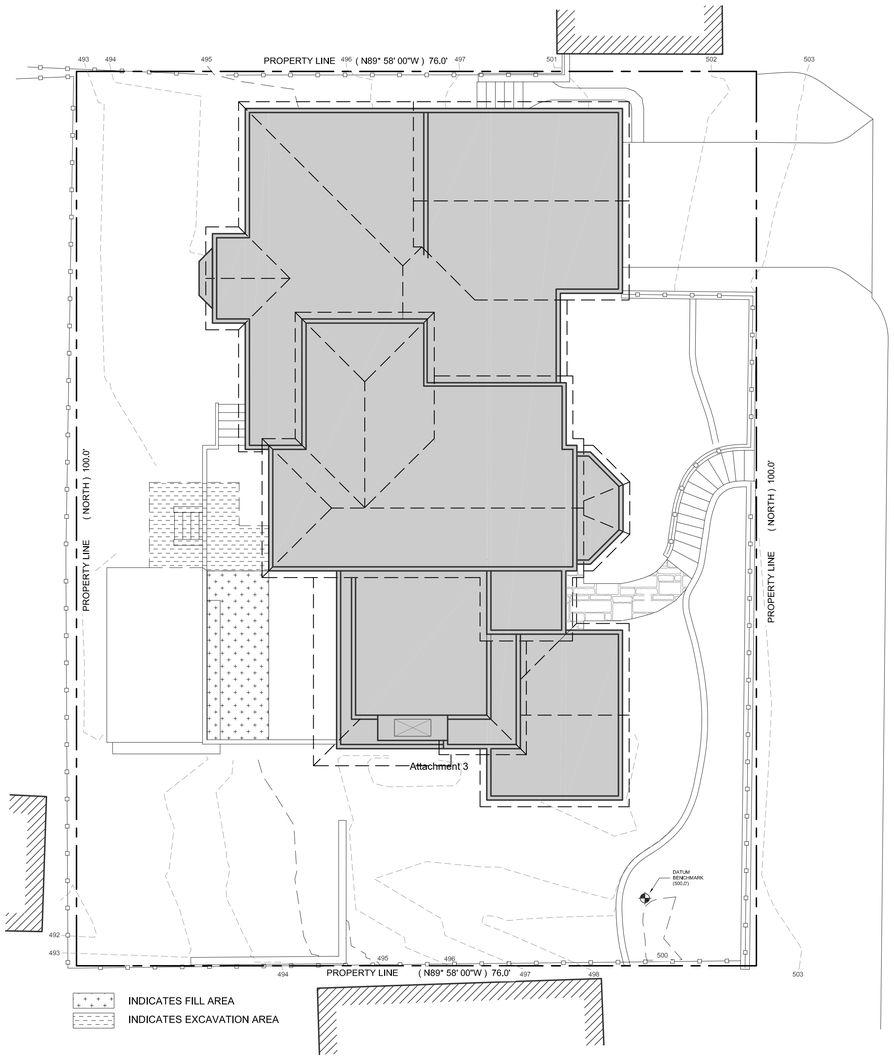
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PHASE :

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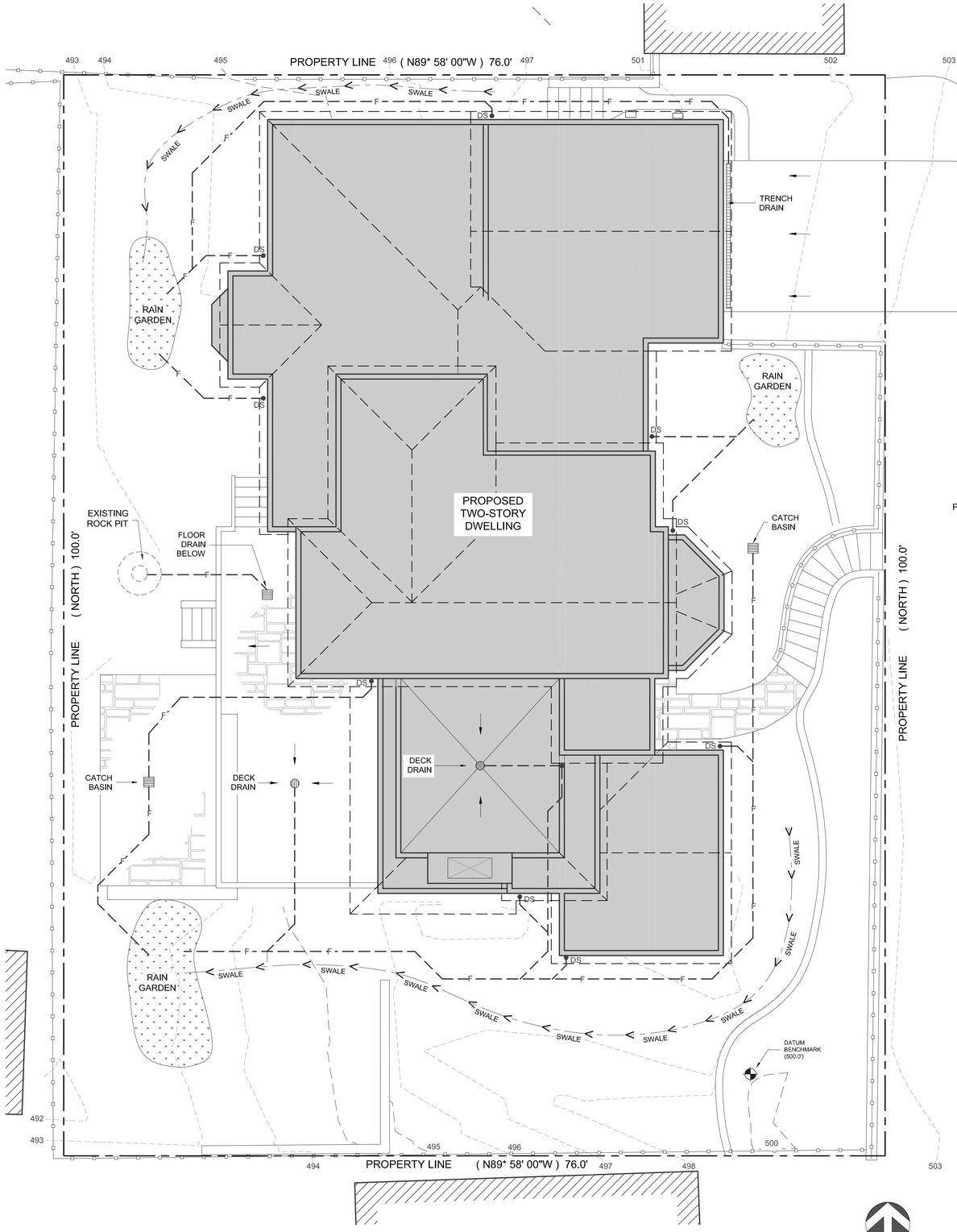
E EXCAVATION PLAN

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

2 4' 8' 16'

CUT AND FILL TABLE				
MATERIAL	VOLUME OF CUT	VOLUME OF FILL	EXPORT FROM SITE	IMPORT TO SITE
NATIVE SOIL	4.2 CU. YDS.		3.0 CU YDS.	
ENGINEERED FILL		10,5 CU. YDS.		10,5 CU. YDS.

3 4



D PRELIMINARY DRAINAGE PLAN

Scale: 3/16" = 1'-0"

1 2 4' 8'

SAN ANTONIO

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
Harlan Bradley
831-229-8628
harlan@masterworkbuilders.com

BOSSINAKIS RESIDENCE

SAN ANTONIO # 2 NW OF 11TH
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

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1241 ADAMS ST.
ST. HELENA, CA 94574
720.519.3363

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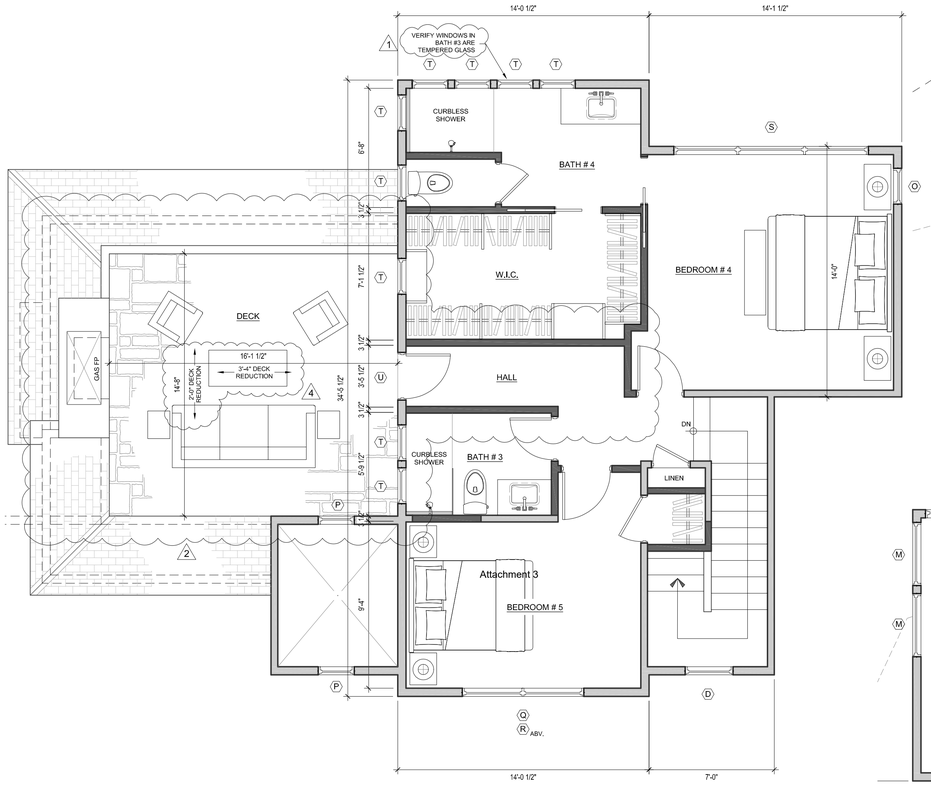
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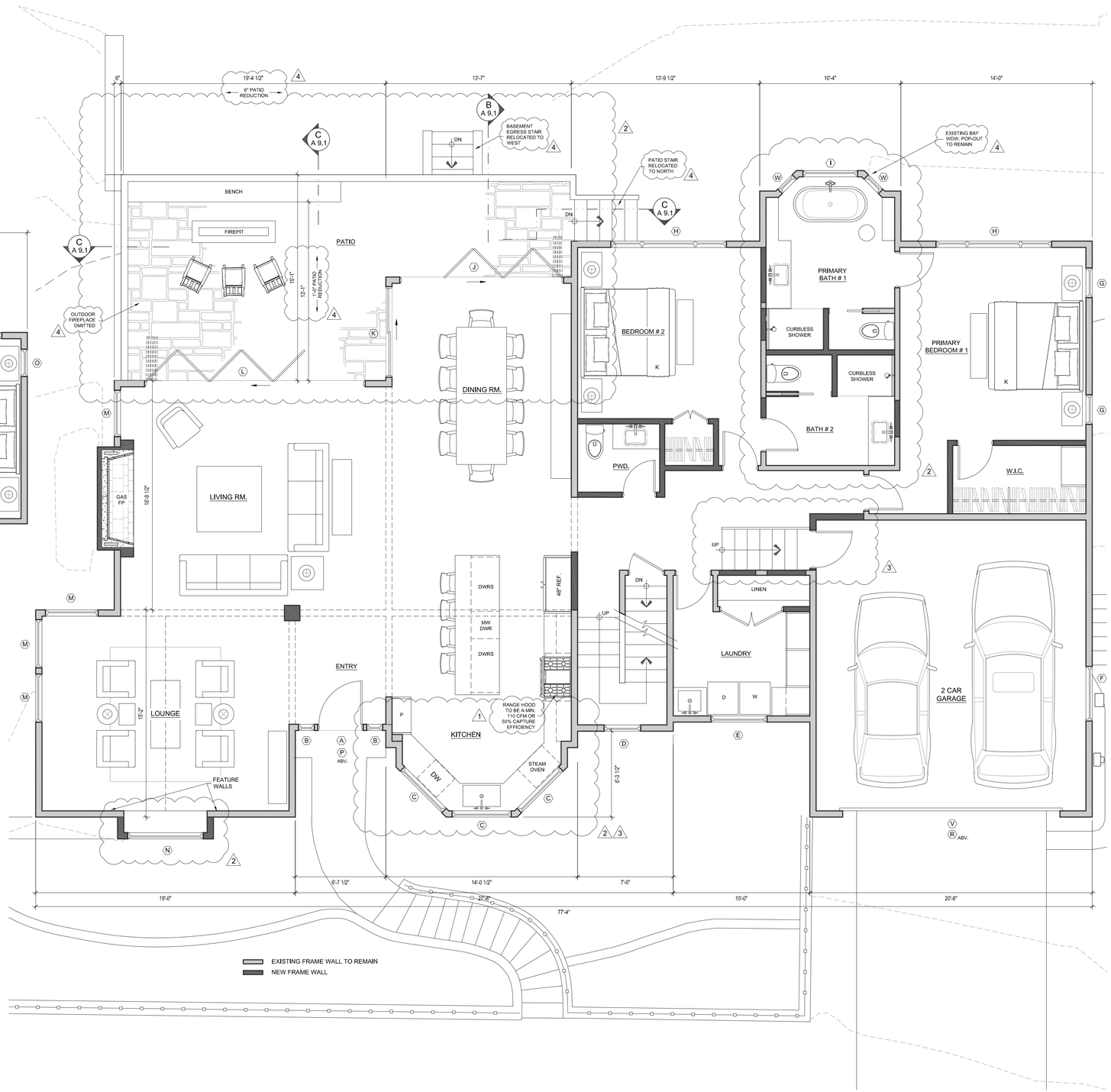
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U PROPOSED UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



M PROPOSED MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

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BUILDING AND DEVELOPMENT

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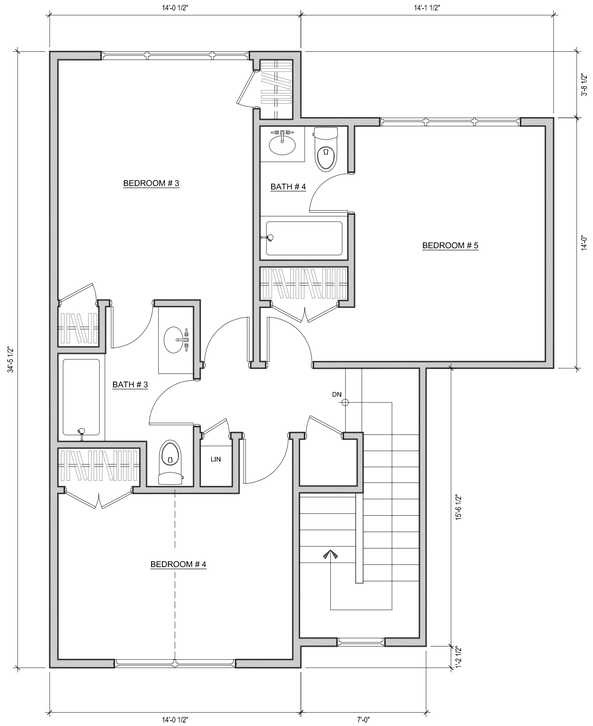
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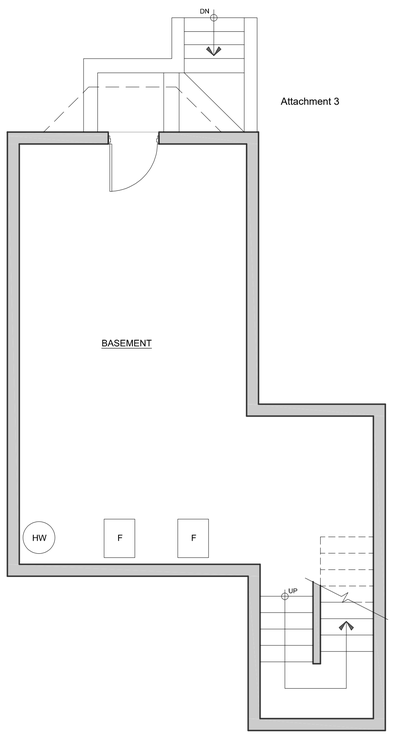
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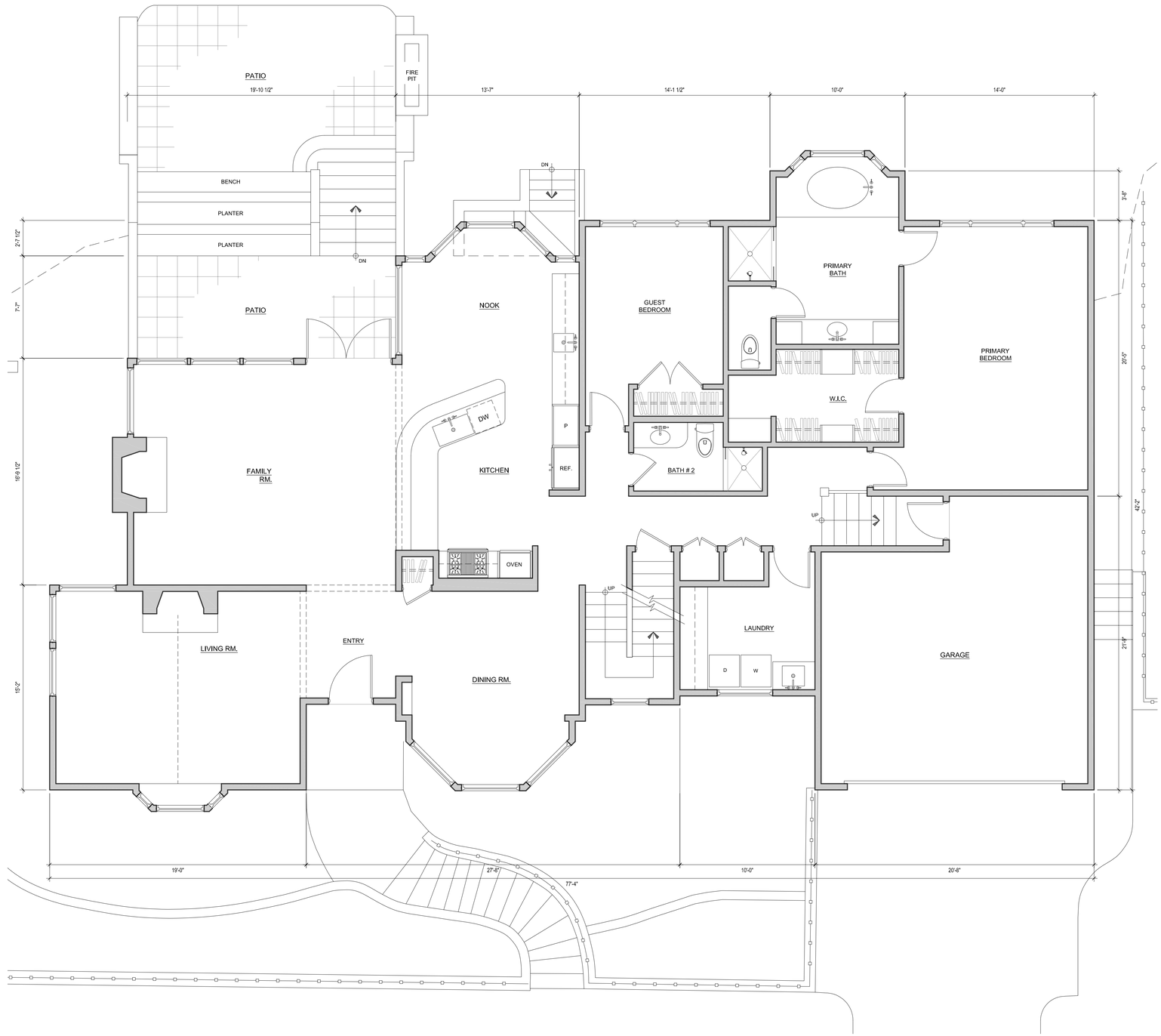
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U EXISTING UPPER LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"



B EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



M EXISTING MAIN LEVEL FLOOR PLAN
Scale: 1/4" = 1'-0"

1' 2' 4' 8'

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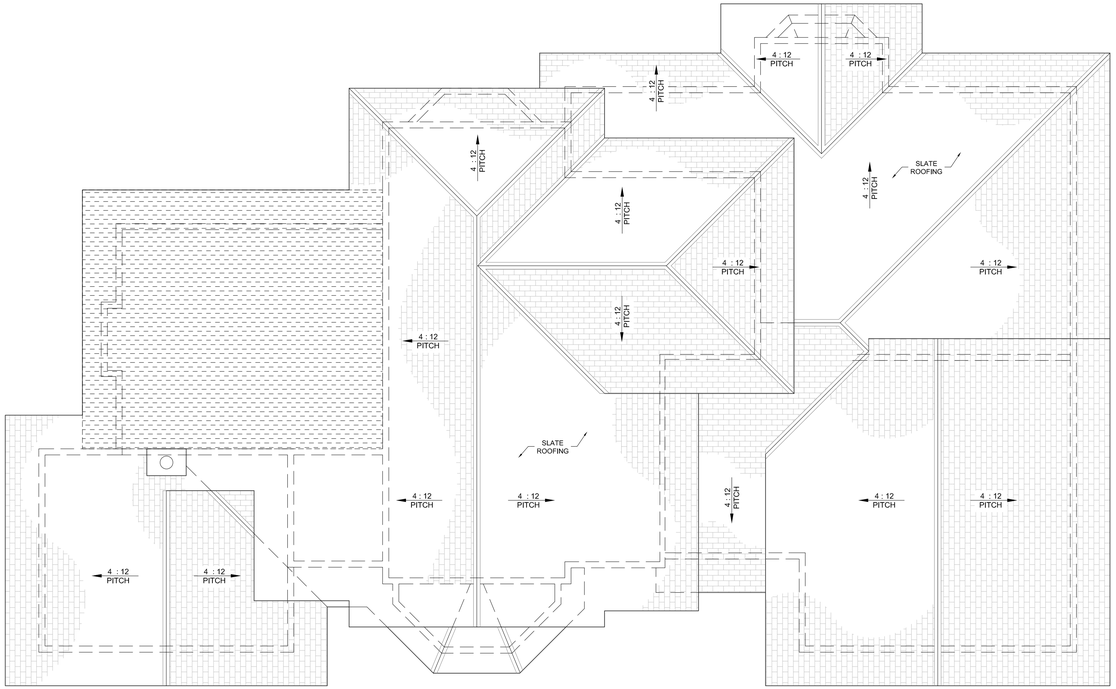
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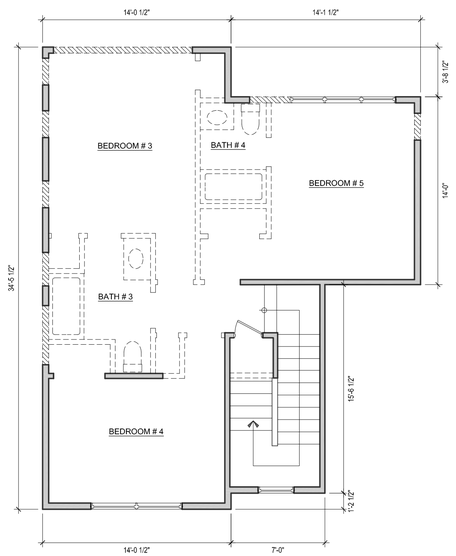


R ROOF DEMOLITION PLAN

Scale: 3/16" = 1'-0"

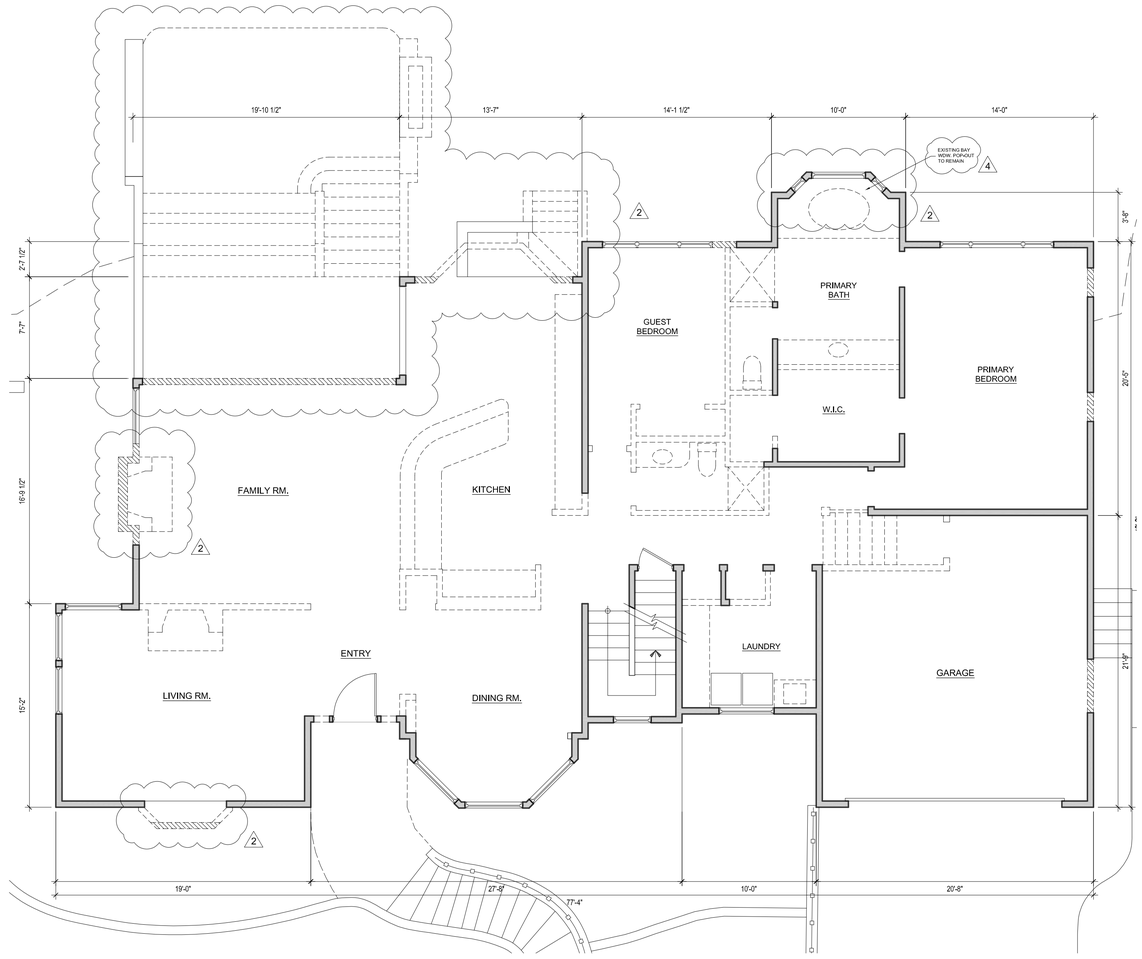
EXISTING ROOF AREA TO BE REMOVED

3



U UPPER LEVEL DEMOLITION PLAN

Scale: 3/16" = 1'-0"



M MAIN LEVEL DEMOLITION PLAN

Scale: 3/16" = 1'-0"

1' 2' 4' 8'

TOTAL L.F. OF EXISTING EXTERIOR WALL =	401,0	EXISTING FRAME WALL TO REMAIN
TOTAL L.F. OF EXISTING EXT. WALL REMOVED =	13,0 3,3%	EXISTING FRAME WALL TO BE REMOVED
TOTAL L.F. OF EXISTING EXT. WALL REBUILT =	74,0 18,5%	EXISTING FRAME WALL TO BE RE-BUILT

3 4

DEMOLITION NOTES :

1. CAP OFF ALL PLUMBING, PLUMBING WASTE LINES, GAS LINES, AND OTHER UTILITIES AT RESPECTIVE METERS AS REQUIRED,
2. DISCONNECT ALL ELECTRICAL CIRCUITS BACK TO MAIN PANEL AS REQUIRED, PROVIDE TEMPORARY POWER.
3. INSTALL CONSTRUCTION FENCING AND TREE PROTECTION PRIOR TO ANY DEMOLITION WORK.
4. MITIGATE FOR EROSION CONTROL AS REQUIRED.

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Attachment 3

ELECTRICAL NOTES

- **Bathroom exhaust fans to be occupant activated as required. Unless serving as part of a whole-house ventilation system, bathroom exhaust fans serving rooms with tubs, shower, or combinations, shall be provided with humidity controls in accordance with the** CGBSC.

- **All installed luminaires shall be high efficacy in accordance with Table 150.0-A; either listed by source type or by being JA8-2016 certified labeled.**
- **Screw based luminaires shall meet all the following:**
  Shall not be recessed downlight luminaires in ceilings; and
  Shall contain lamps that comply with CEC Reference Joint Appendix JA8; and
  The installed lamps shall be marked with JA8-2016 or JA8-2016-E.
- **Luminaires recessed into ceilings must meet all the requirements for: insulation contact (IC) labeling; sealed with a gasket or caulked between housing and ceiling, and shall be certified to comply with Section 110.9 and allow ballast maintenance and replacement to be readily accessible to building occupants from below. JA8-2016-E certified and marked light source, rated for elevated temperature, must be installed by final inspection.**
- **Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8 (including ceiling recessed downlight luminaires and GU-24 sockets containing LED light sources) and they shall comply with section 119(d) and not turn on automatically or have an always on option. Exceptions: Luminaires in closets less than 70 square feet; Luminaires in hallways.**
- **At least one light in bathrooms, garages, laundry and utility rooms shall be controlled by a vacancy sensor certified to comply with section 119(d) that does not turn on automatically or have an always on option. (150(k)3)**
- **Residential outdoor lighting permanently mounted to the dwelling or to other buildings on the same lot shall be controlled by a manual ON and OFF switch and controlled by a photocell and motion sensor or by photocontrol and automatic time switch control or by astronomical time clock control that automatically turns the outdoor lighting off during daylight hours or by energy management control system.**

- **Luminaires installed in wet or damp locations must be marked 'suitable for wet / damp locations'.**
- **No parts of cord-connected, chain, cable, cord-suspended luminaries, lighting track, pendants, or ceiling-suspended fans shall be located with 3' horizontally and 8' vertically from the top of a bathtub rim or shower stall threshold and includes the space directly over the tub or shower stall. Luminaries located within the actual outside dimensioin of the bathtub or shower to a height of 8' vertically from the top of the bathtub rim or shower threshold shall be marked for damp/wet location.**

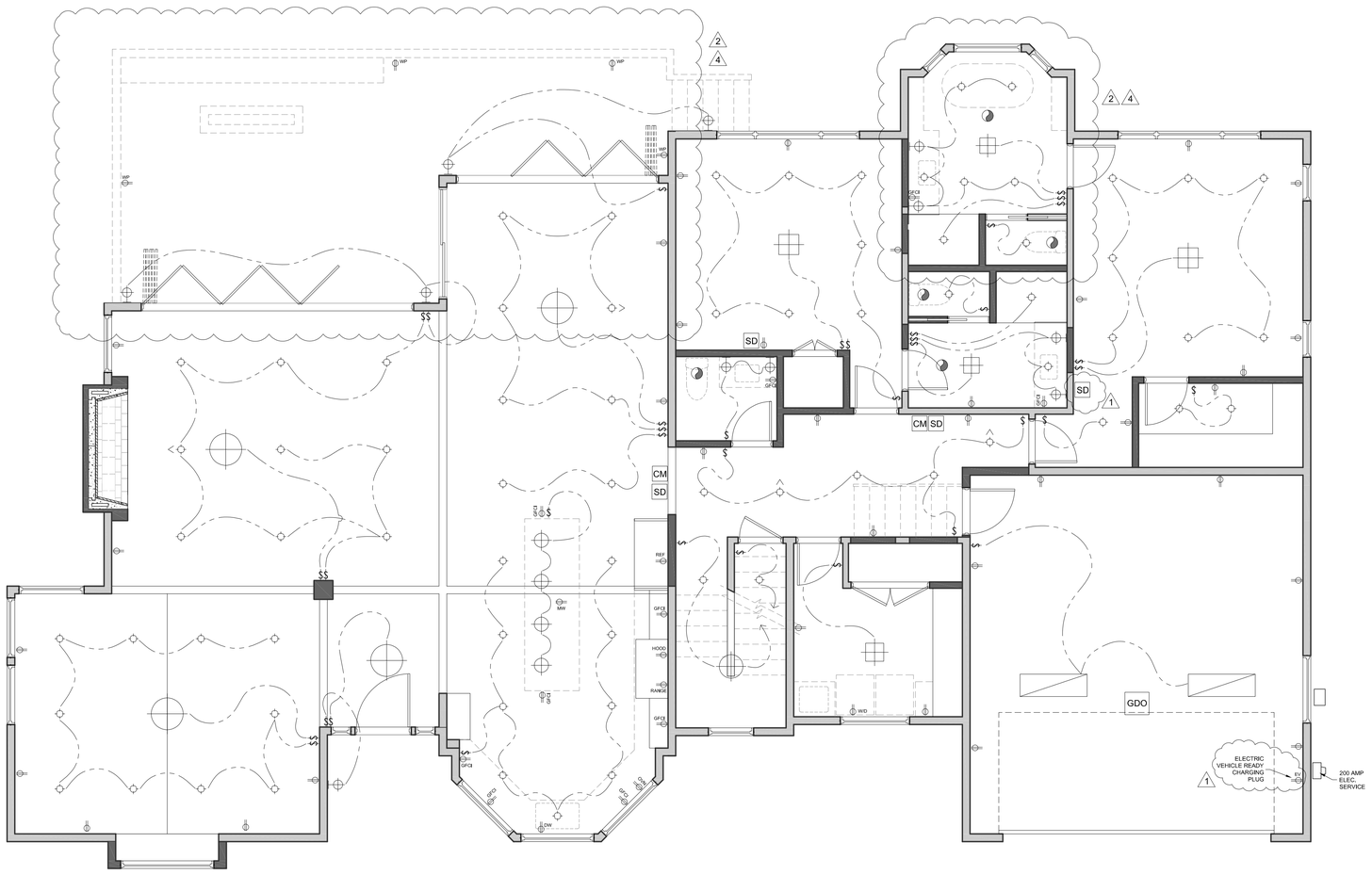
- **Where one or more lighting outlet[s] are installed for interior stairways, provide a wall switch at each floor level, and landing level that includes an entryway, to control the lighting outlet[s] where the stairway between floor levels has six risers or more.**
- **Provide at least one 20-amp circuit at bathroom; circuit shall have no other outlets.**
- **Laundry: At least one 20-amp branch circuit shall be provided to supply laundry receptacle outlets. Such circuits shall have no other outlets.**
- **Two small appliance outlet circuits, 20-amp each, are required in kitchen; circuits shall be balanced and have no other outlets.**
- **Provide separate 20-amp branch circuits for fixed appliances such as food waste grinders, dishwashers washing machines, dryers, built-in refrigerators or freezers, furnaces, AC units, or any other fixed appliance with a motor of 1/4 h.p. or larger.**

- **Clarify receptacle outlet locations:**
  Receptacles shall be installed so that no point measured horizontally along the floor in any wall space is over 6 feet from the receptacle (allowing 12 feet max. between receptacles on the same wall).
  Receptacles shall be located along any wall that is 2 feet or more in length.
  Outlet receptacles in or on floors shall not be counted as part of the required number of receptacle outlets unless located within 18-inches of the wall.
- **Kitchen receptacle outlets serving countertops shall:**
- **Have GFCI and AFCI protection.**
- **Be installed in each counter wall 12 inches or wider so no point along the wall is more than 24 inches.**
- **Shall be installed in each wall space separated by range tops, refrigerators or sinks.**
- **Shall be installed not more than 20 inches above the countertop.**
- **At least one receptacle outlet shall be installed at each island and each peninsula counter space with a long dimension of 24 inches minimum and a short dimension of 12 inches or greater; peninsula counter tops are measured from the connecting edge.**
- **General 120-volt, 15 and 20-amp receptacle notes:**

- **AFCI protection is required for all circuits identified in CEC 210.12.**

- **All receptacles are required to be tamper resistant in all locations including outlets located more than 5 1/2 feet above the floor, outlets that are a part of a luminaire, outlets dedicated to appliances that cannot be easily moved and at outlets located in attics.**
- **GFCI protection required for receptacles located outdoors, in bathrooms, laundry room, unfinished basements, crawl spaces, kitchen and wet bar counter top surfaces, garages, accessory buildings not intended as habitable rooms.**
- **Receptacles located in damp or wet locations shall have an enclosure that is weatherproof and shall be listed weather resistant type.**
- **A 15 or 20-amp receptacle shall be installed within 25' at an accessable location for the servicing of heating, air-conditioning and refrigeration equipment.**
- **Prior to receiving a building final, a completed copy of the WS-5R form shall be given to the owner and to the building inspector.**
- **Indicate on plan the installation of *smoke alarms* in all the following areas:**
  a) On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
  b) In each room used for sleeping purposes.
  c) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent lower levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
  d) When more than one smoke alarm is required to be installed in an individual dwelling unit, the devices shall be interconnected in such a way that all alarms will sound when one is activated.
- **Indicate on plan the location of a *carbon monoxide device* on the ceiling or wall outside sleeping areas and on every level including basements in existing dwelling units having a fossil burning heater or appliance, fireplace or an attached garage. Carbon monoxide alarms are to be interconnected.**

- **Exterior light fixtures to be mounted no higher than 10 feet from ground below.**



M MAIN LEVEL ELEC / REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"
1' 2' 4' 8'

SYMBOL KEY

- OUTLET
- GFCI OUTLET
- ELECTRICAL OUTLET FLOOR DUPLEX
- $ SWITCH
- $3 3 - WAY SWITCH
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- SP SPEAKER
- FAN ONLY
- RECESSED DOWN LIGHT
- RECESSED STEP LIGHT
- WALL SCONCE PLAN
- SURFACE MOUNTED DECORATIVE LIGHT FIXTURE
- CHANDELIER OR PENDANT LIGHT FIXTURE
- LED STRIP LIGHTING
- SURFACE MOUNT UTILITY LIGHT FIXTURE

MASTERWORK
BUILDING AND DEVELOPMENT

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831.229.8002

DESIGN BY :

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WhisperGreen® Select™ Fan, 50-80-110 CFM

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FV-0511VK2

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PRODUCT DETAILS

Reintroducing WhisperGreen® Select™, our whole house IAQ solution with enhancements that will provide greater value to our customers. First, our improved single-hinged Flex-Z Fast™ bracket for more flexible, fast and easy installation. Other enhancements include a new elegant grille design, an environmentally friendly 26 gauge Zinc-Aluminum-Magnesium (ZAM) housing design and dual access junction box that helps simplify wiring in tight spaces.

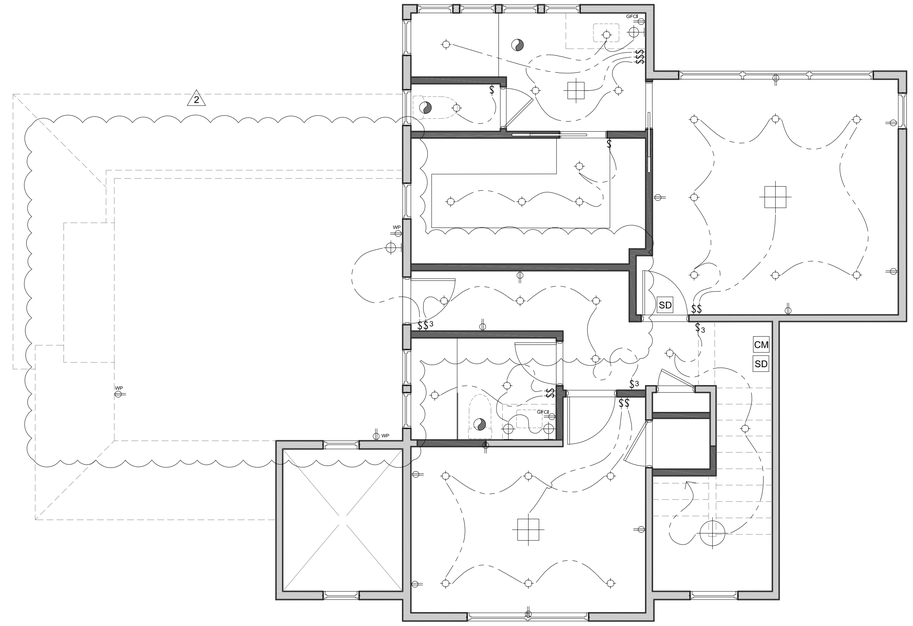
KEY FEATURES

- Customizable, all-in-one whole house precision ventilation solution ideal for use in the bathroom, laundry room, sun room, basement or garage

EXHAUST FAN SPEC.

SYMBOL KEY

OUTLET	FAN ONLY
GFCI OUTLET	RECESSED DOWN LIGHT
ELECTRICAL OUTLET FLOOR DUPLEX	RECESSED STEP LIGHT
$ SWITCH	WALL SCONCE PLAN
$3 3 - WAY SWITCH	SURFACE MOUNTED DECORATIVE LIGHT FIXTURE
SD SMOKE DETECTOR	CHANDELIER OR PENDANT LIGHT FIXTURE
CM CARBON MONOXIDE DETECTOR	LED STRIP LIGHTING
SP SPEAKER	SURFACE MOUNT UTILITY LIGHT FIXTURE



U UPPER LEVEL ELEC / REFLECTED CEILING PLAN

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

1' 2' 4' 8'

Attachment 3

Toldbod 6.1 Outdoor Wall Sconce

By Louis Poulsen

LUMENS LIGHT AND LIVING

Call Us 877.445.4486

Product Options

Finish: Black, Natural Painted Aluminum

Details

- Injection-molded clear polycarbonate bottom shield diffuser
- 100% down light
- Designed in 2014
- Interior Color: Matte White
- Material: Die-cast Aluminum shade and wall plate
- UL Listed Wet
- Made In Denmark



Dimensions

Fixture: Depth 10.5", Weight 3.5 Lbs.
Shade: Height 6.2", Diameter 6.1"
Wall Plate: Diameter 4.5"

Lighting

- One 40 Watt (348 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)

Additional Details

Product URL: https://www.lumens.com/toldbod-6.1-outdoor-wall-sconce-by-louis-poulsen-LPLP90104.html
Rating: UL Listed Wet

Notes:

Product ID: LPLP90104

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

2

EXTERIOR LIGHT FIXTURE SPEC.

Oculux 3.5" LED New Construction IC Rated Housing

By WAC Lighting

LUMENS LIGHT AND LIVING

Call Us 877.445.4486

Product Options

Voltage: 120 Volt, 120 Volt/277 Volt

Details

- Shallow housing under 4" depth
- Airtight
- Cutout 4 1/4"
- Ceiling thickness: 1/2" - 1"
- Single spot light source
- Allows adjustment in any direction when used with adjustable trims
- Dimmable with TRIAC, ELV, 0-10V
- Dims from 100% - 5%
- Designed in 2017
- Finish: Aluminum
- Material: Aluminum
- Title 24 compliant
- Energy Star Qualified
- ETL Listed Wet
- Warranty: 5 Year Functional, 2 Years Finish
- Made In China



Dimensions

120 Volt Option Fixture: Length 13.66", Width 6.42", Height 3.78", Weight 2.91Lbs
120 Volt/277 Volt Option Fixture: Length 13.66", Width 6.42", Height 3.78", Weight 2.95Lbs

Additional Details

Product URL: https://www.lumens.com/oculux-3.5-inch-led-new-construction-ic-rated-housing-by-wac-lighting-WACP160332.html
Rating: ETL Listed Wet

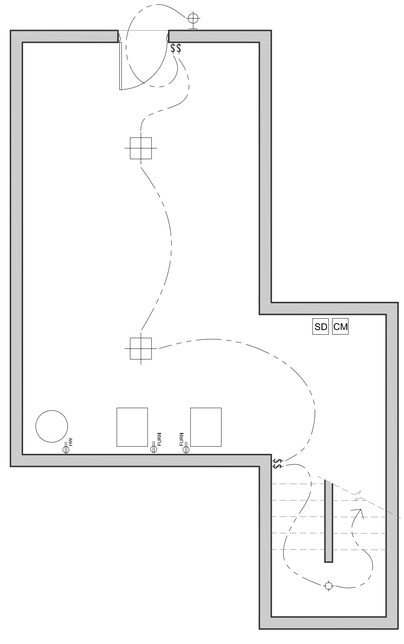
Notes:

Product ID: WACP160332

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

RECESSED LIGHT FIXTURE SPEC.



B BASEMENT ELEC / REFLECTED CEILING PLAN

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

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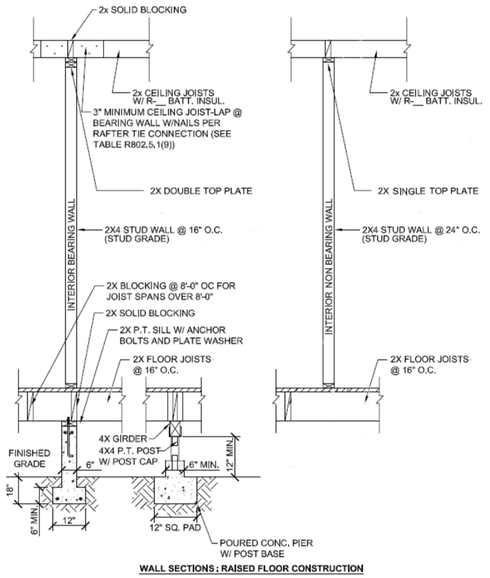
TABLE 2304.10.1—continued
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Wall		
8. Stud to stud (not at braced wall panels)	16d common ($3^1/_2$" × 0.162");	24" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common ($3^1/_2$" × 0.162"); or	16" o.c. face nail
	16d box ($3^1/_2$" × 0.135"); or	12" o.c. face nail
	3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common ($3^1/_2$" × 0.162"); or	16" o.c. each edge, face nail
	16d box ($3^1/_2$" × 0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common ($2^1/_2$" × 0.131"); or 4-10d box (3" × 0.128")	Toenail
12. Top plate to top plate	16d common ($3^1/_2$" × 0.162"); or	16" o.c. face nail
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, $^7/_{16}$" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common ($3^1/_2$" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, $^7/_{16}$" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common ($3^1/_2$" × 0.162"); or	16" o.c. face nail
	16d box ($3^1/_2$" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, $^7/_{16}$" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common ($3^1/_2$" × 0.162"); or 3-16d box ($3^1/_2$" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown	16" o.c. face nail
16. Stud to top or bottom plate	4-8d common ($2^1/_2$" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, $^7/_{16}$" crown; or	Toenail
	2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	End nail
17. Top or bottom plate to stud	2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	End nail
18. Top plates, laps at corners and intersections	2-16d common ($3^1/_2$" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, $^7/_{16}$" crown	Face nail

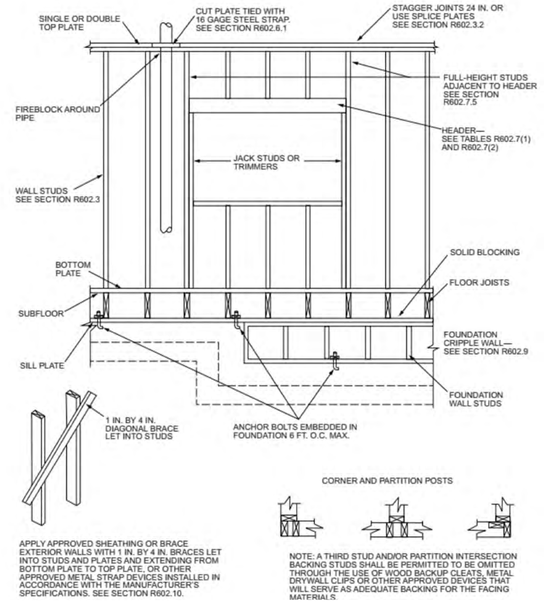
TABLE 2308.9.5
HEADER AND GIRDER SPANS[a] FOR INTERIOR BEARING WALLS
(Maximum Spans for Douglas Fir-Larch, Hem-Fir, Southern Pine and Spruce-Pine-Fir[a] and Required Number of Jack Studs)

HEADERS AND GIRDERS SUPPORTING	SIZE	BUILDING WIDTH[b] (feet)					
		20		28		36	
		Span	NJ[d]	Span	NJ[d]	Span	NJ[d]
One Floor Only	2-2 × 4	3-1	1	2-8	1	2-5	1
	2-2 × 6	4-6	1	3-11	1	3-6	1
	2-2 × 8	5-9	1	5-0	2	4-5	2
	2-2 ×10	7-0	2	6-1	2	5-5	2
	2-2 ×12	8-1	2	7-0	2	6-3	2
	3-2 × 8	7-2	1	6-3	1	5-7	2
	3-2 ×10	8-9	1	7-7	2	6-9	2
	3-2 ×12	10-2	2	8-10	2	7-10	2
	4-2 × 8	9-0	1	7-8	1	6-9	1
	4-2 ×10	10-1	1	8-9	1	7-10	2
	4-2 ×12	11-9	1	10-2	2	9-1	2
Two Floors	2-2 × 4	2-2	1	1-10	1	1-7	1
	2-2 × 6	3-2	2	2-9	2	2-5	2
	2-2 × 8	4-1	2	3-6	2	3-2	2
	2-2 ×10	4-11	2	4-3	2	3-10	3
	2-2 ×12	5-9	2	5-0	3	4-5	3
	3-2 × 8	5-1	2	4-5	2	3-11	2
	3-2 ×10	6-2	2	5-4	2	4-10	2
	3-2 ×12	7-2	2	6-3	2	5-7	3
	4-2 × 8	6-1	1	5-3	2	4-8	2
	4-2 ×10	7-2	2	6-2	2	5-6	2
	4-2 ×12	8-4	2	7-2	2	6-5	2

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
a. Spans are given in feet and inches (ft-in).
b. Tabulated values are for No. 2 grade lumber.
c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.
d. NJ - Number of jack studs required to support each end. Where the number of required jack studs equals one, the headers are permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.



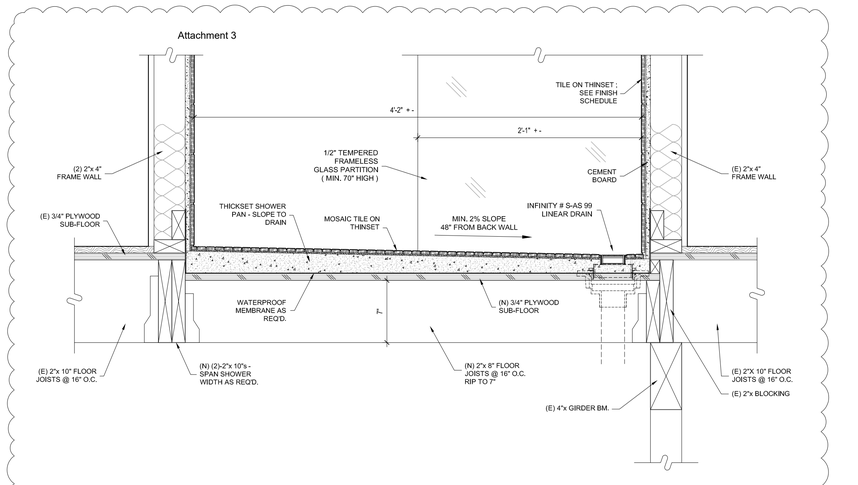
WALL SECTIONS : RAISED FLOOR CONSTRUCTION



APPLY APPROVED SHEATHING OR BRACE EXTERIOR WALLS WITH 1 IN. BY 4 IN. BRACES LET INTO STUDS AND PLATES AND EXTENDING FROM BOTTOM PLATE TO TOP PLATE, OR OTHER APPROVED METAL STRAP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SEE SECTION R602.10.

NOTE: A THIRD STUD AND/OR PARTITION INTERSECTION BACKING STUDS SHALL BE PERMITTED TO BE OMITTED THROUGH THE USE OF WOOD BACKUP CLEATS, METAL DRYWALL CLIPS OR OTHER APPROVED DEVICES THAT WILL SERVE AS ADEQUATE BACKING FOR THE FACING MATERIALS

F TYPICAL FRAMING DETAILS
Scale: None



1 TYPICAL SHOWER PAN DETAIL
Scale: 1 1/2" = 1'-0"

FRAMING NOTES

All non-engineered projects must meet the minimum California Building Code [CBC] Section 2308 Conventional Light-Frame Construction requirements. Structures of conventional light-framed construction shall not exceed two stories in height and are subjected to limitations of Sections 2308.2, 2308.11, and 2308.12.

Openings in Exterior Walls: A header shall be provided over each opening in exterior-bearing walls, and shall be of two pieces of normal 2-inch framing lumber set on edge and nailed together with 16d nails at 16" o. c., or of solid lumber of equivalent size. See CBC Table 2308.9.5 (attached) for minimum header sizes. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.

Openings in Interior Load-Bearing Partitions: A header shall be provided over each opening in interior bearing partitions, and shall be of two pieces of nominal 2-inch framing lumber set on edge and nailed together with 16d nails at 16" o. c., or of solid .lumber of equivalent size. See CBC Table 2308.9.6 (attached) for minimum header sizes. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.

Openings in Interior Non-Load Bearing Partitions: Openings in nonbearing partitions are permitted to be framed with single studs and headers. Each end of a header shall have a length of bearing of not less than 1-1/2" for the full width of the header.

Pipes in Walls: Where plumbing, hearing or other pipes are places in or partly in a partition, necessitating the cutting of the soles or plates, a metal tie not less than 16 gage and 1-1/2" wide shall be fastened to each plate across and to each side of the opening with not less than six (6) 16d nails.

Cutting and Notching: In exterior walls and bearing partitions, and wood stud is permitted to be cut or notched to a depth not exceeding 25% of its width. Cutting or notching of studs to a depth not greater than 40% of the width of the stud is permitted in nonbearing partitions supporting no loads other than the weight of the partition.

Boring Holes: A hole not greater in diameter than 40% of the stud width is permitted to be bored in any wood stud. Bored holes not greater than 60% of the width of the stud are permitted in nonbearing partitions or in any wall where each bored stud is doubled, provided not more than two such successive doubled studs are so bored. In no case shall the edge of the bored hole be nearer than 5/8" to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.

1

MASTERWORK
BUILDING AND DEVELOPMENT
LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :
HARLAN BRADLEY
831-229-8628
harlan@masterworkbuilders.com

BOSSINAKIS RESIDENCE

SAN ANTONIO # 2 NW OF 11TH
CARMEL, CALIFORNIA 93921

DRAWINGS BY :
STUDIO VII WEST
P.O. BOX 4255
CARMEL, CA 93921
720.519.3363
GARY KERR

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REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: MARCH 06, 2023

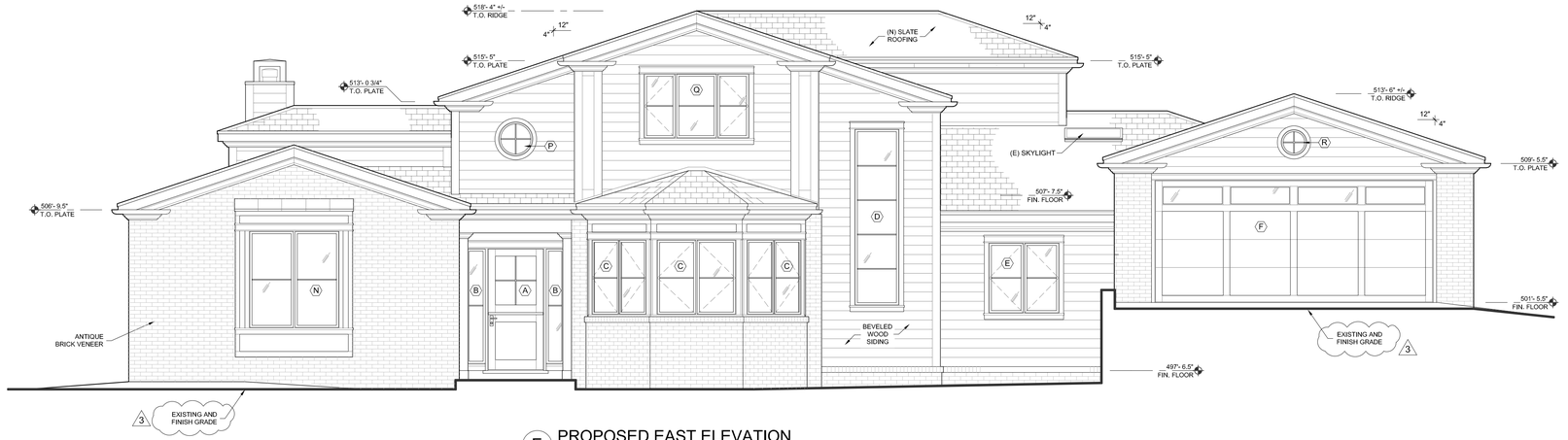
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E PROPOSED EAST ELEVATION

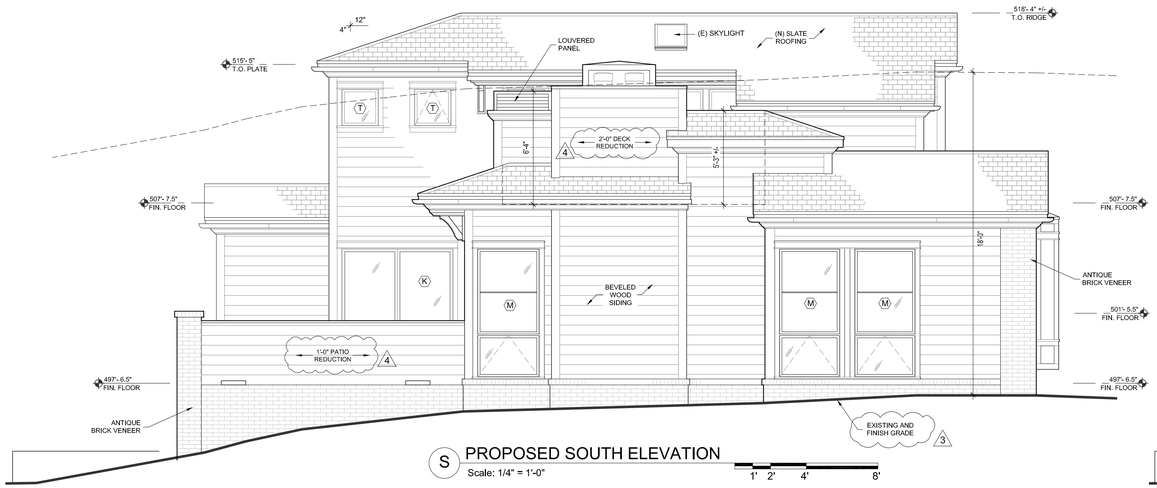
Scale: 1/4" = 1'-0"

1' 2' 4' 8'



E EXISTING EAST ELEVATION

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



S PROPOSED SOUTH ELEVATION

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

1' 2' 4' 8'



S EXISTING SOUTH ELEVATION

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

MASTERWORK
BUILDING AND DEVELOPMENT

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GARY KERR

FINAL REVISION DATE

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REVISION 5:	OCTOBER 04, 2023 (3)
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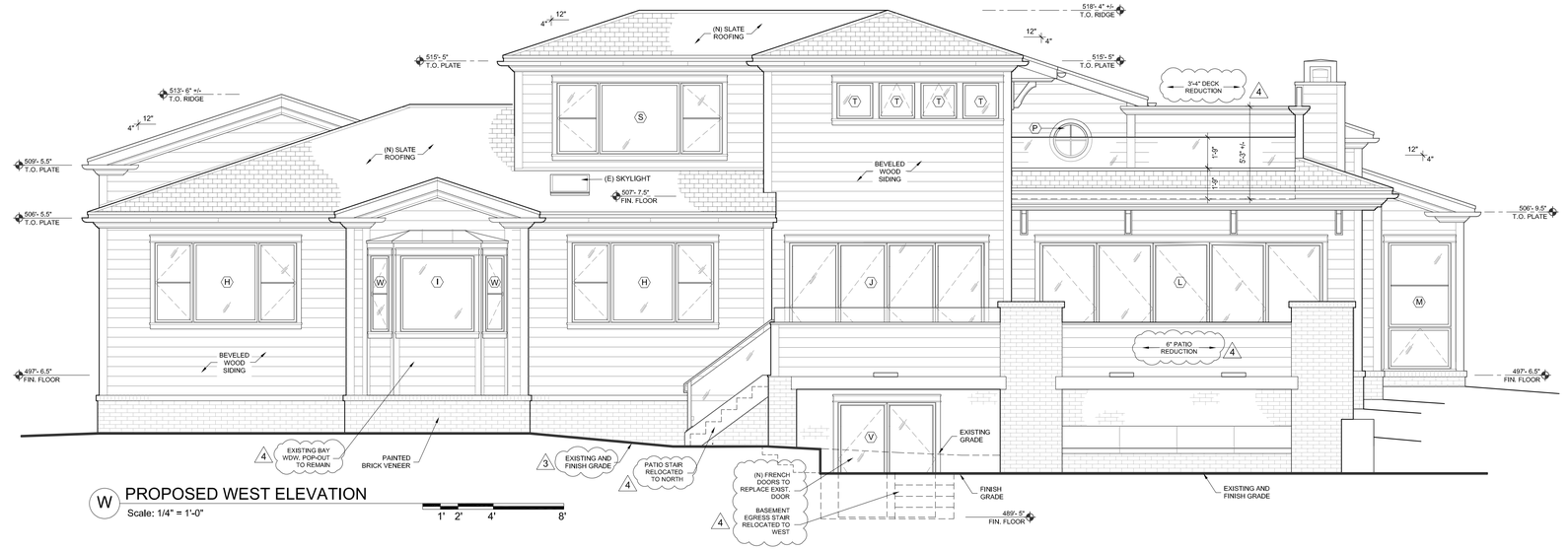
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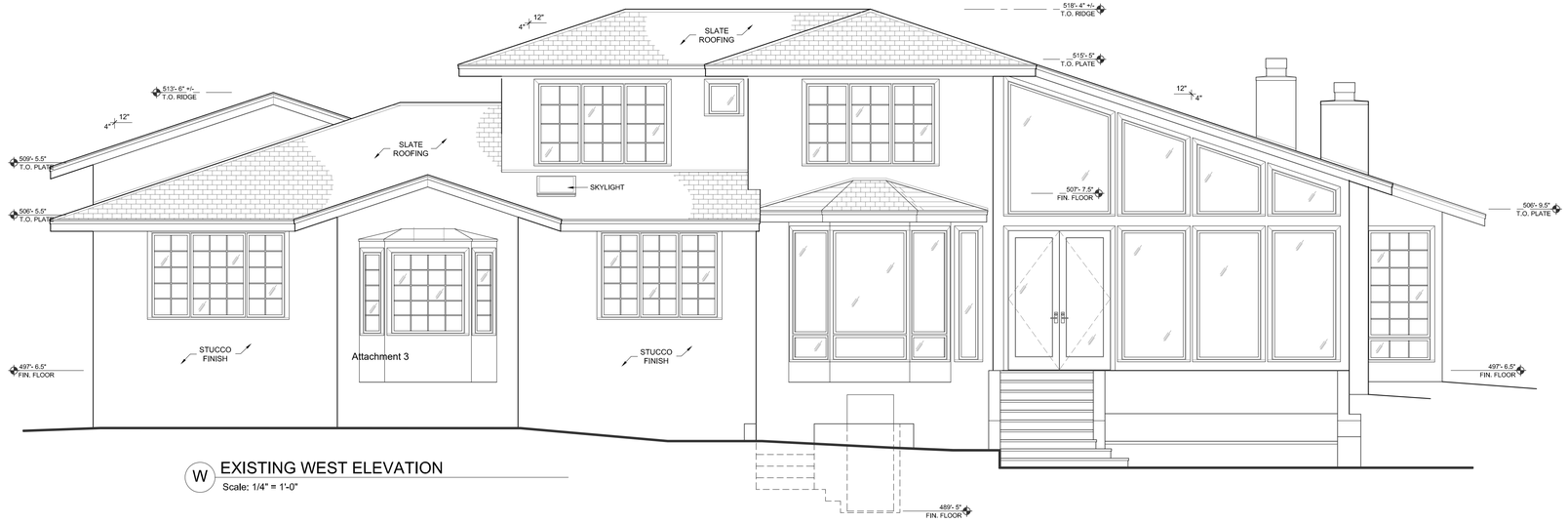
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W PROPOSED WEST ELEVATION

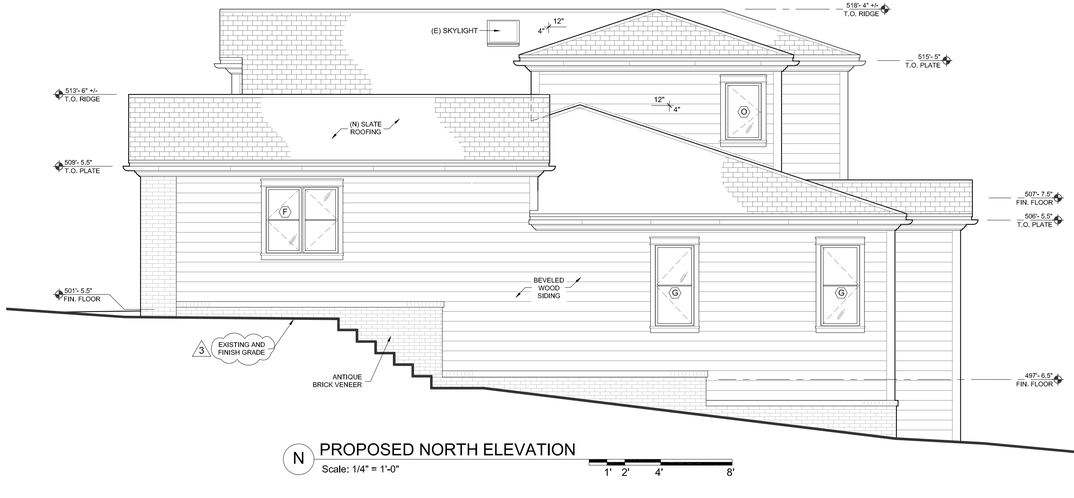
Scale: 1/4" = 1'-0"

1' 2' 4' 8'



W EXISTING WEST ELEVATION

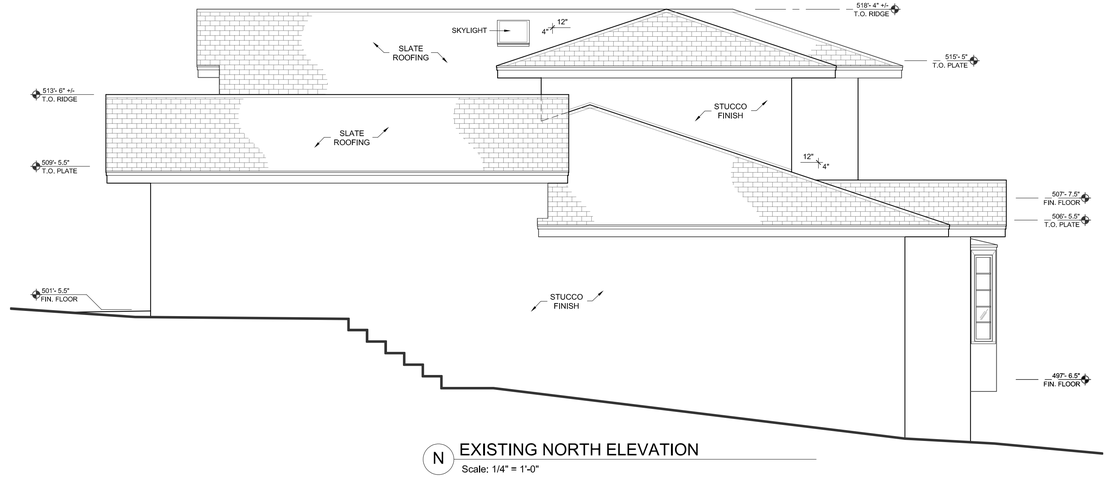
Scale: 1/4" = 1'-0"



N PROPOSED NORTH ELEVATION

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

1' 2' 4' 8'



N EXISTING NORTH ELEVATION

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

MASTERWORK
BUILDING AND DEVELOPMENT

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E EXISTING STREETSCAPE VIEW
Scale: 1"= 6'-0"
1' 3' 6' 12'

Attachment 3



P PROPOSED STREETSCAPE VIEW
Scale: 1"= 6'-0"
1' 3' 6' 12'

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
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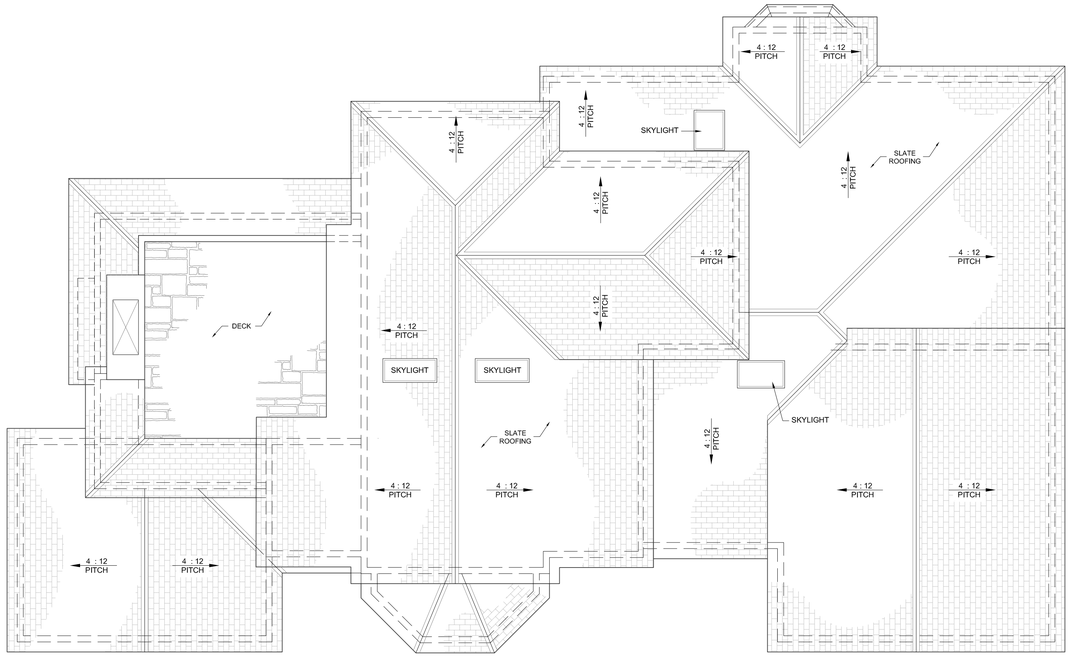
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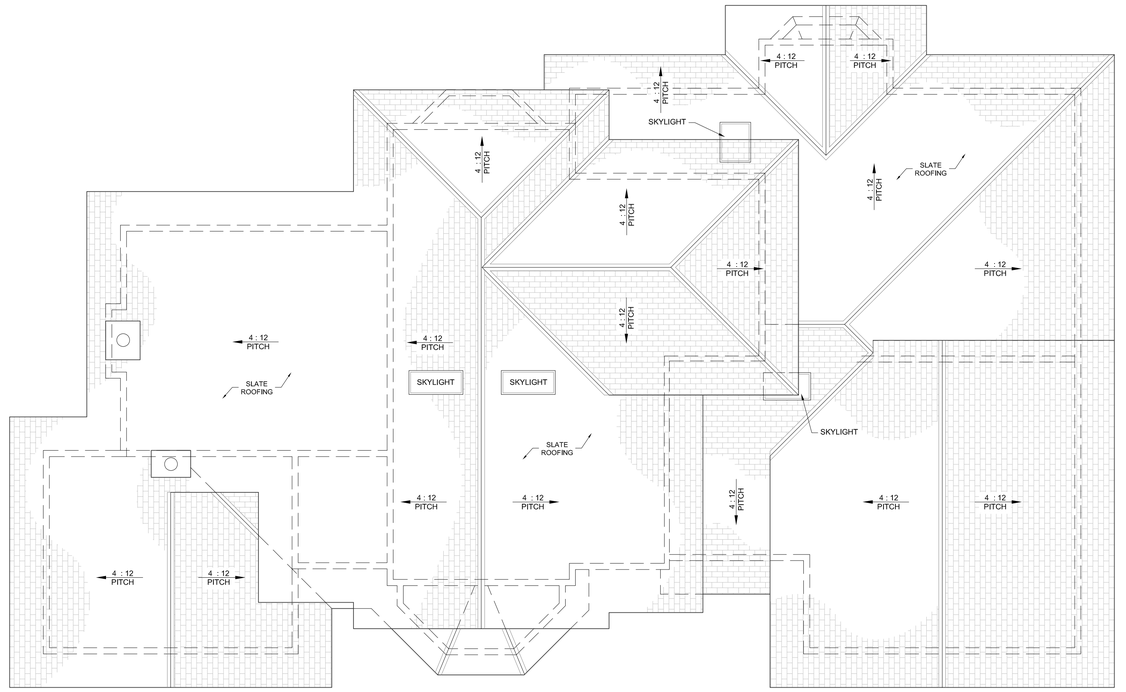
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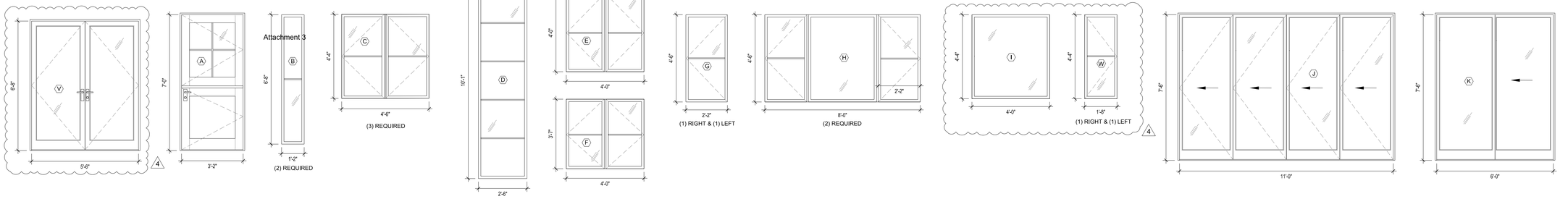
2 4

R PROPOSED ROOF PLAN
Scale: 3/16" = 1'-0"
1' 2' 4' 8'



2

E EXISTING ROOF PLAN
Scale: 3/16" = 1'-0"

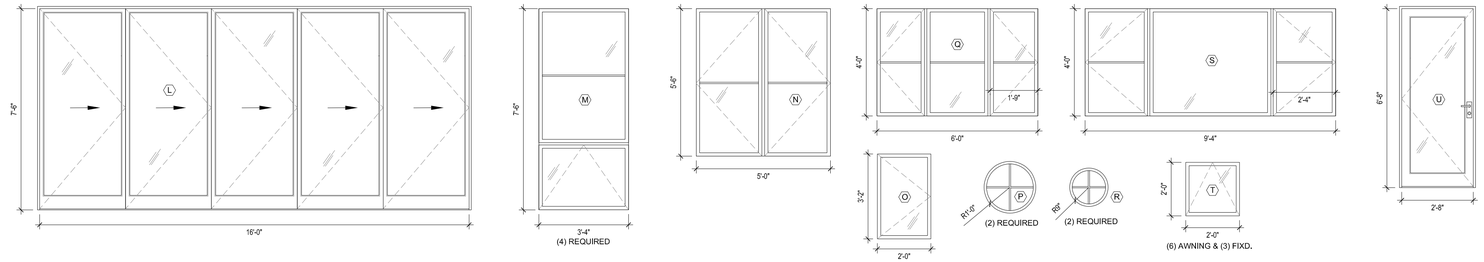


WINDOW AND DOOR GLAZING NOTES :

All exterior windows and doors to meet the requirements set forth in CBC chapter 7A. They shall be constructed of multipane glazing with a minimum of one tempered pane meeting the requirements of Section 2406 safety glass.

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 more than 36 inches above the floor; and
   4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight of the glazing.
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 and within 60 inches measured horizontally and within a straight line of the waters edge, including shower doors and surrounds.
f) Glazing adjacent to stairs and ramps



W PROPOSED WDW. & EXT. DOOR SCHEDULE
Scale: 3/16" = 1'-0"
1' 2' 4'

NOTES:
WINDOWS TO BE KOLBE & KOLBE VISTA-LUX SERIES, ALUMINUM CLAD.
COLOR - CLOUD.

2

MASTERWORK
BUILDING AND DEVELOPMENT

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P.O. BOX 23
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831.229.8002

DESIGN BY :

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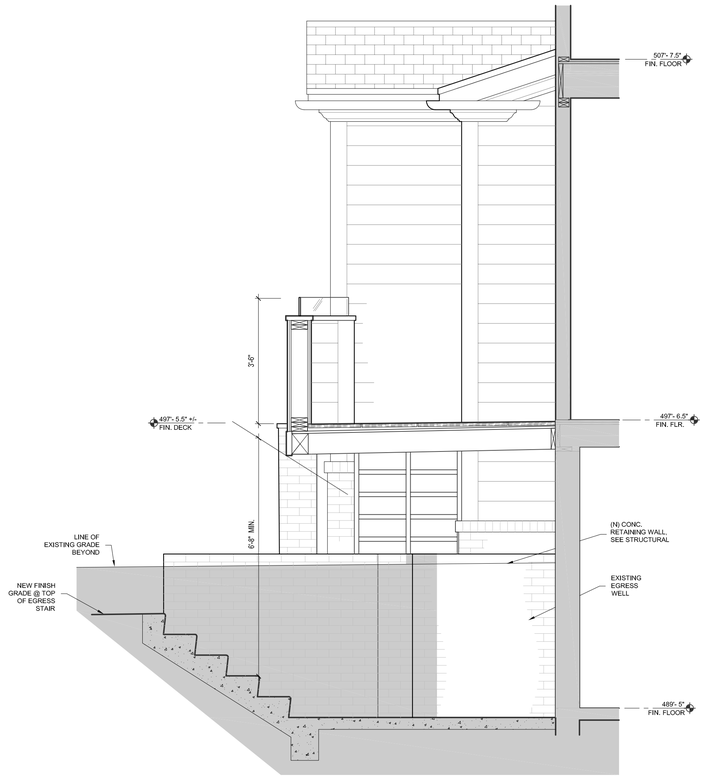
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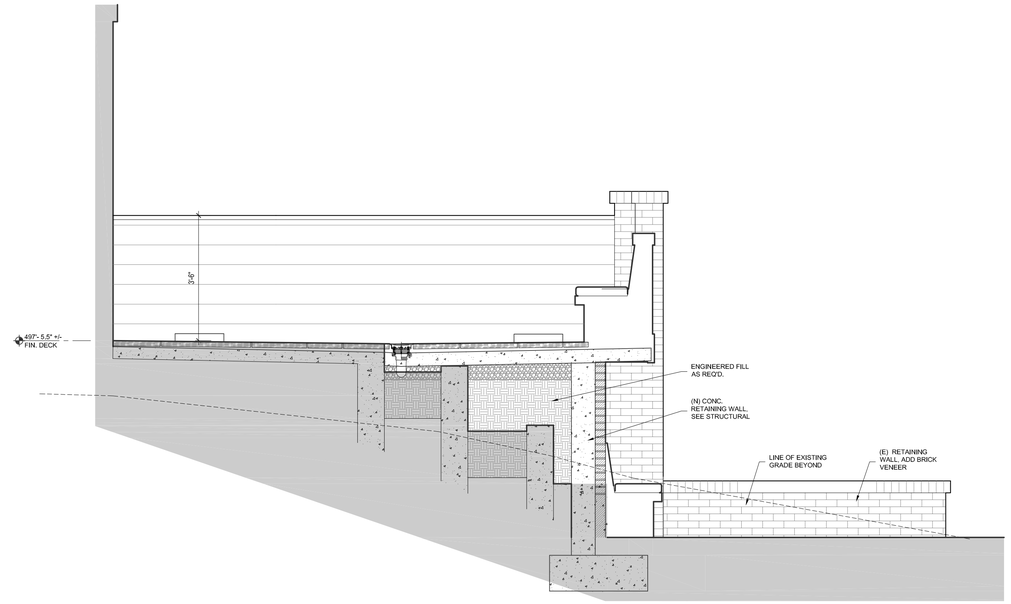
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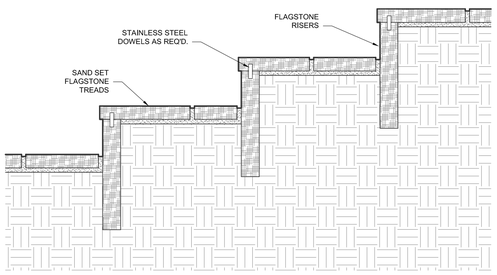


A DECK SECTION
Scale: 1/2" = 1'-0"

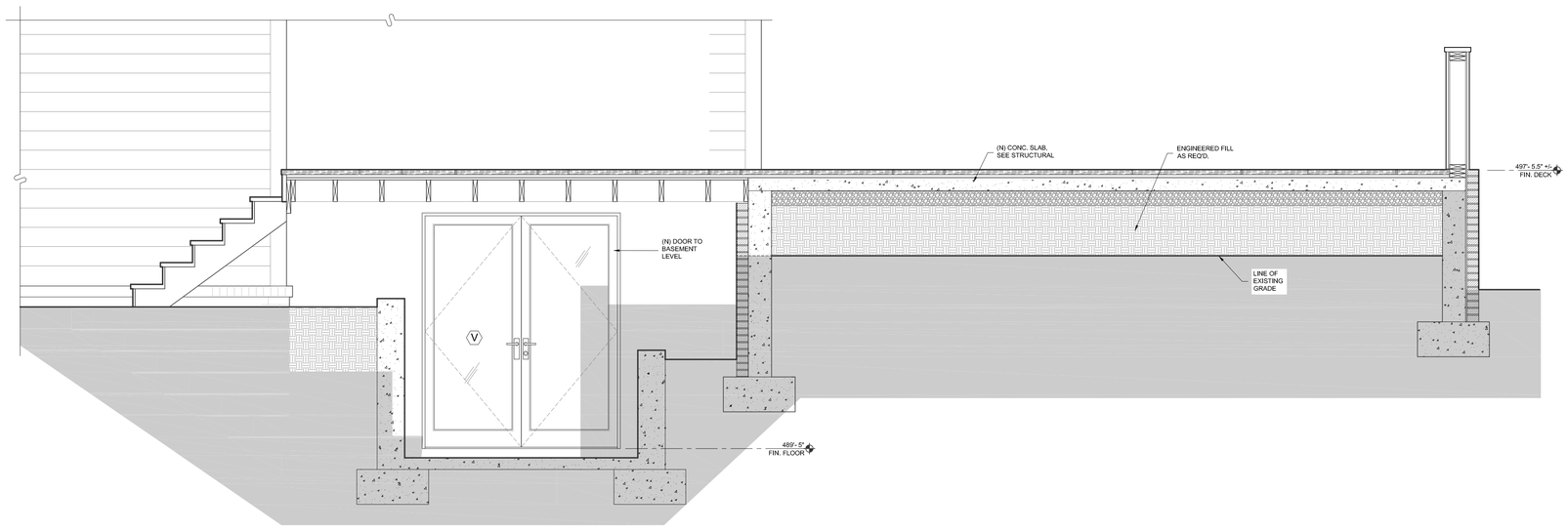


B DECK SECTION
Scale: 1/2" = 1'-0"

INDICATES
EXISTING GRADE



1 DETAIL - PERMEABLE LANDSCAPE STEPS
Scale: 1-1/2" = 1'-0"



C DECK SECTION
Scale: 1/2" = 1'-0"

MASTERWORK
BUILDING AND DEVELOPMENT

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831.229.8002

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BOSSINAKIS RESIDENCE

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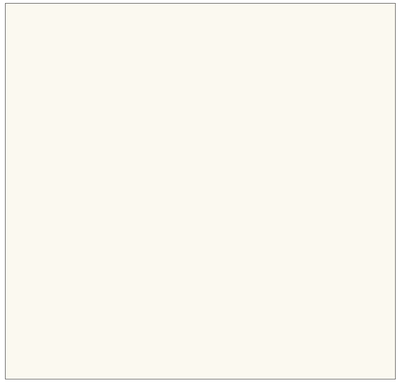
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2023



R ROOFING - SLATE, CHARCOAL



S EXT. PAINT COLOR - SIDING , K.M. FOSSIL



P WINDOWS, EXTERIOR TRIM, CROWN
KOLBE & KOLBE WHITE CLOUD



B ANTIQUE BRICK - EXT.WALLS



P PATIO / DECK / WALKWAY STONE PAVING



D DRIVEWAY PAVER - CALSTONE (SIERRA GRANITE)



F FENCE @ STREET - WALPOLE VINYL (4' HEIGHT)



R DECK RAILING - FRAMELESS GLASS (PARTIAL HEIGHT)

Attachment 3

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

HARLAN BRADLEY
831-229-8628
harlan@masterworkbuilders.com

BOSSINAKIS RESIDENCE
SAN ANTONIO # 2 NW OF 11TH
CARMEL, CALIFORNIA 93921

DRAWINGS BY :

STUDIO VII
WEST
1241 ADAMS ST.
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GARY KERR

FINAL REVISION DATE

REVISION 8:	NOVEMBER 17, 2023
REVISION 7:	NOVEMBER 08, 2023
REVISION 6:	OCTOBER 27, 2023
REVISION 5:	OCTOBER 04, 2023 (3)
REVISION 4:	SEPTEMBER 13, 2023
REVISION 3:	JUNE 27, 2023 (2)
REVISION 2:	APRIL 21, 2023 (1)
REVISION 1:	MARCH 06, 2023

PROJECT No. :

DATE : DECEMBER 06, 2023 (4)

OWNER :

PHASE :
PERMIT SET

A-10.0

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2023

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

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

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

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



EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

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

Sediment Control

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



PAVING/ASPHALT WORK

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

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

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



LANDSCAPE MATERIALS

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



PAINTING & PAINT REMOVAL

Painting cleanup

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

Paint Removal

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



DEWATERING

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

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- ❑ Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no van a ser usados activamente en los próximos 14 días.
- ❑ Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos

- ❑ Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales.
- ❑ Ponga los materiales y residuos peligrosos en contenedores que no puedan, póngalos luego en contenedores secundarios apropiados y cúbralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- ❑ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
- ❑ Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

Manejo de residuos

- ❑ Cubra bien con lonas impermeables los contenedores con residuos peligrosos al terminar cada día de trabajo, y durante la temporada de lluvias.
- ❑ Chequee los contenedores de residuos. Nunca use una manguera para lavar un contenedor de basura en el sitio de construcción.
- ❑ Limpie o reemplace los excusados portátiles e inspecciónelos con frecuencia para controlar pérdidas o derrames.
- ❑ Deshágase correctamente de todos los residuos y de la basura. Recicle los materiales y residuos que puedan ser reciclados (como asfalto, concreto, materiales agregados de base como grava y arena, madera, tablones de yeso, caños, etc.).
- ❑ Deshágase de los residuos líquidos como pinturas, diluyentes, solventes, colas y líquidos de limpieza considerándolos como residuos peligrosos.

Entradas y perímetros de los sitios de construcción

- ❑ Establezca y mantenga control efectivo de los perímetros y establilice todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
- ❑ Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.



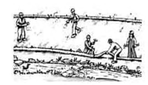
MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

- ❑ Designe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.
- ❑ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
- ❑ Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen.
- ❑ Si es necesario lavar los vehículos o equipos en el sitio de construcción, limpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.).
- ❑ No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desgrasadores, equipo de limpieza en seco, etc.

Prevención y control de derrames

- ❑ Mantenga a mano en el sitio de construcción, y en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
- ❑ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recoger el líquido que pierda hasta que pueda hacer las reparaciones.
- ❑ Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza.
- ❑ No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos o trapos).
- ❑ Barra inmediatamente los materiales secos que se hayan desparramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- ❑ Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella.
- ❑ Comunique inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: 1) Marque el 9-1-1 o su número local de emergencias; 2) llame al Centro de Emergencias y Servicios de Prevención de la Oficina del Gobernador, (800) 852-7550, las 24 horas del día.



TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- ❑ Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
- ❑ Estabilice todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
- ❑ Plante semillas o plantas para control de erosión en superficies en declive o donde no se planee la construcción inmediata.

Control de sedimento

- ❑ Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.
- ❑ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.
- ❑ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
- ❑ Transfiera a los camiones, en el sitio mismo de construcción y no en la calle, los materiales excavados, para transportarlos.
- ❑ Suelos contaminados
- ❑ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua
  - Condiciones inusuales en la tierra, descoloramiento u olor.
  - Tanques enterrados abandonados
  - Pozos de agua abandonados.
  - Barriles, basuras o residuos enterrados.



TRABAJO CON PAVIMENTO/ASFALTO

- ❑ Evite pavimentar o recubrir pavimento en tiempo de lluvias, o cuando se haya pronosticado lluvia antes que el nuevo pavimento haya tenido tiempo de secarse.
- ❑ Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (slurry seal), capa final fluida, etc.
- ❑ Junte y recicle o deshágase apropiadamente del exceso de grava y arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.
- ❑ No use agua para lavar pavimento de concreto y asfalto fresco.

Cortando con sierra y removiendo asfalto/concreto

- ❑ Cubra completamente o erija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.
- ❑ Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (¡lo que sea antes!).
- ❑ Si la lechada producida por la sierra entra en un sumidero, límpielo inmediatamente.



APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y MORTERO

- ❑ Guarde el concreto, la lechada de cemento y el mortero cubiertos, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.
- ❑ Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no desarguen en la tierra subyacente o en las áreas alrededor. Deje secar el concreto y deshágase de él como basura.
- ❑ Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



MATERIALES DE JARDINERÍA

- ❑ Contenga los materiales de jardinería ya apilados manteniéndolos cubiertos con lonas impermeable cuando no estén en uso activo.
- ❑ Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde estos materiales cuando no sean activamente usados o aplicados.
- ❑ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.



REMOVIENDO PINTURA

Limpieza después de pintar

- ❑ Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- ❑ Usando pinturas a base de agua, al terminar, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
- ❑ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

Removiendo pintura

- ❑ Los residuos de productos químicos para remover pintura y los trozos y polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.
- ❑ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura..



EXTRACCIÓN DEL AGUA

- ❑ Controle efectivamente toda el agua que corra a, o dentro del sitio y la que corra hacia afuera originada en el sitio. Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de cumplir con las ordenanzas.
- ❑ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrampe de sedimento.
- ❑ En las áreas que se sabeu contaminadas, se requiére análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero para determinar si es necesario el análisis y como interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adoptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA $10.000 POR DÍA!

Attachment 3

MASTERWORK
BUILDING AND DEVELOPMENT

LICENSE NO. 972132
P.O. BOX 23
CARMEL, CA 93921
831.229.8002

DESIGN BY :

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BOSSINAKIS RESIDENCE

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CARMEL, CALIFORNIA 93921

DRAWINGS BY :

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GARY KERR

FINAL REVISION DATE	
REVISION 6:	
REVISION 5:	
REVISION 4:	SEPTEMBER 13, 2023
REVISION 3:	JUNE 27, 2023 /2
REVISION 2:	APRIL 21, 2023 /1
REVISION 1:	MARCH 06, 2023
PROJECT No. :	
DATE :	OCTOBER 04, 2023 /3
OWNER :	
PHASE :	PERMIT SET

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2023

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie; ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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

X ☐ GC **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 indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

X ☐ GC **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.

X ☐ GC **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 tridoroethylene), 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.

X ☐ GC **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.

X ☐ GC **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.

X ☐ GC **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.

Attachment 3

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	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.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	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	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[4]	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.

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)

X ☐ GC **4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

X ☐ GC **4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

X ☐ GC **4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

X ☐ GC **4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

X ☐ GC **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

X ☐ GC **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*.

☐ X **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.

☐ X **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.

X ☐ GC **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

X ☐ GC **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

X ☐ GC **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 acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

X ☐ GC **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.

X ☐ GC **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

X ☐ GC **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.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*



TREE REQUIREMENT

LOT SIZE 7,600 SF

	REQUIRED	EXISTING	PROPOSED	TOTAL
UPPER CANOPY TREES	5	0	5	5
LOWER CANOPY TREES	4	11	0	11

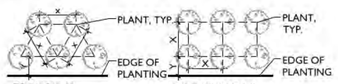
REFERENCE NOTES

1. EXISTING TREE: TO REMAIN
2. EXISTING FERNS ALONG WALL: TO REMAIN
3. INSTALL STAINLESS WIRE ROPE TO WALL TO SUPPORT BOUGAINVILLEA.

[a] WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
[a] FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SIGNED | SIMON PHILLIPS | 4532 | 09-25-2023
NAME | CLA# | DATE

PLANT LEGEND

[a]WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
		TREES			
L	Cm	CUPRESSUS MACROCARPA	MONTEREY CYPRESS	15 GAL.	
		SHRUBS			
L	Am	ACHILLEA M. 'TERRACOTTA'	TERRACOTTA YARROW	1 GAL.	
M	Ah	ANEMONE 'PINK SPLENDOR'	PINK SPLENDOR ANEMONE	1 GAL.	
L	Ap	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	
L	Cs	CALANDRINIA SPECTABILIS	ROCK PURSLANE	1 GAL.	
L	Cd	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	
L	Cc	CEANOTHUS 'CENTENNIAL'	CENTENNIAL CEANOTHUS	5 GAL.	
M	Df	DRYOPTERIS FILIX-MAS	MALE FERN	1 GAL.	
L	Ec	ECHIUM CANDICANS	PRIDE OF MADEIRA	15 GAL.	
L	Em	EUPHORBIA X MARTINII	MARTIN'S SPURGE	1 GAL.	
L	Fr	FRANCOA RAMOSA	BRIDAL WREATH	1 GAL.	
L	Jp	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL.	
L	Ls	LEUCADENDRON 'GOLD STRIKE'	YELLOW CONEBUSH	5 GAL.	
L	Ll	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE LOMANDRA	1 GAL.	
L	Lp	LOMANDRA 'PLATINUM BEAUTY'	PLATINUM BEAUTY LOMANDRA	1 GAL.	
L	Om	OLEA 'MONTRA'	LITTLE OLLIE	15 GAL.	
M	Pl	PRUNUS LAUROCERASUS	ENGLISH LAUREL	15 GAL.	
L	Vb	VERBENA BONARIENSIS	PURPLETOP VERVAIN	1 GAL.	
		GROUNDCOVERS			
L		DYMONDIA MARGARETAE	SILVER CARPET	4" POT @ 6" O.C.	
L	Tp	THYMUS 'PINK RIPPLE'	PINK RIPPLE THYME	4" POT	
M		VIOLA HEDERACEA	AUSTRALIAN VIOLET	4" POT @ 12" O.C.	
		VINES			
L	Bs	BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	5 GAL.	
M	Rc	ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GAL.	
M	Tj	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.	
		MISCELLANEOUS			
		MULCH			
		CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE.			
	MTL	METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT; GROUNDCOVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON-NITROGEN RATIO: BELOW 25
   5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
6. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
7. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT; TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
8. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
9. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
10. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
11. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
12. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
13. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
14. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
15. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
16. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
17. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT.
18. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
19. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL SHRUB AREAS TO BE DRIP IRRIGATED.

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name: Bossinakis Residence
Project Number: 23-23
Reference Evapotranspiration (ETo): 32.00

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1 Entry Drive	0.3	drip	0.81	0.37	540	200.00	3968.00
2 Entry Garden	0.5	drip	0.81	0.62	625	385.80	7654.32
3 Back Garden	0.3	drip	0.81	0.37	825	305.56	6062.22
4 Back Garden	0.3	drip	0.81	0.37	560	207.41	0.00
5 Mulch	0	drip	0.81	0.00	635	0.00	0.00
				Totals	(A) 3185	(B) 1098.77	17684.54
Special Landscape Areas							
6 Bio-basin				1.00	210	210.00	4166.40
				Totals	(C) 210	(D) 210.00	4166.40
					ETWU Total (Gallons)		21850.94
					Maximum Allowed Water Allowance (MAWA)[e] (Gallons)		36629.60
					ETWU (Acre Feet)		0.07
					MAWA (Acre Feet)		0.11

[a] *Hydrozone #/Planting Description* E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b] *Irrigation Method* overhead spray or drip

[c] *Irrigation Efficiency* 0.75 for spray head 0.81 for drip

[d] *ETWU* (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA (Annual Gallons Allowed)* = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1098.77
Total Area	(A)	3185.00
Average ETAF	**B ÷ A**	0.34

All Landscape Areas

Total ETAF x Area	(B+D)	1308.77
Total Area	(A+C)	3395.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.39

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

SCALE: 3/16"= 1'-0"
0 4 8 16
N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS
NO. 4532
Signature
11-30-23
Renewal Date
09-25-23
Date
STATE OF CALIFORNIA

PROJECT NAME:
BOSSINAKIS RESIDENCE

PROJECT ADDRESS:
SAN ANTONIO #2 NW OF 11TH
CARMEL, CA 93921

APN: 010-303-007-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2023-23
DATE: 09/25/2023

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
PLANTING PLAN

SHEET NO:
L-1.0

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Cupressus macrocarpa
Monterey Cypress



Achillea millefolium 'Terracotta'
Terracotta Yarrow



Anemone 'Pink Splendor'
Pink Splendor Japanese Anemone



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Calandrinia spectabilis
Rock Purslane



Carex divulsa
Berkeley Sedge



Ceanothus 'Centennial'
Centennial Ceanothus



Dryopteris filix-mas
Male Fern



Echium candicans
Pride of Madeira



Euphorbia x martinii
Martin's Spurge



Francoa ramosa
Bridal Wreath



Juncus patens
California Grey Rush



Leucadendron 'Gold Strike'
Yellow Conebush



Lomandra longifolia 'Breeze'
Breeze Lomandra



Lomandra 'Platinum Beauty'
Platinum Beauty Lomandra



Olea 'Montra'
Little Ollie Olive



Prunus laurocerasus
English Laurel



Verbena bonariensis
Purpletop Vervain



Dymondia margaretae
Silver Carpet



Thymus 'Pink Ripple'
Pink Ripple Thyme



Viola hederacea
Australian Violet



Bougainvillea 'San Diego Red'
San Diego Red Bougainvillea



Rosa 'Cecile Brunner'
Cecile Brunner Rose



Trachelospermum jasminoides
Star Jasmine

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS
NO. 6525
Signature
11-30-23
Renewal Date
09-22-23
Date
STATE OF CALIFORNIA

PROJECT NAME:

BOSSINAKIS RESIDENCE

PROJECT ADDRESS:

SAN ANTONIO #2 NW OF 11TH
CARMEL, CA 93921

APN: 010-303-007-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2023-23
DATE: 09/25/2023

REVISIONS:
DATE DESCRIPTION

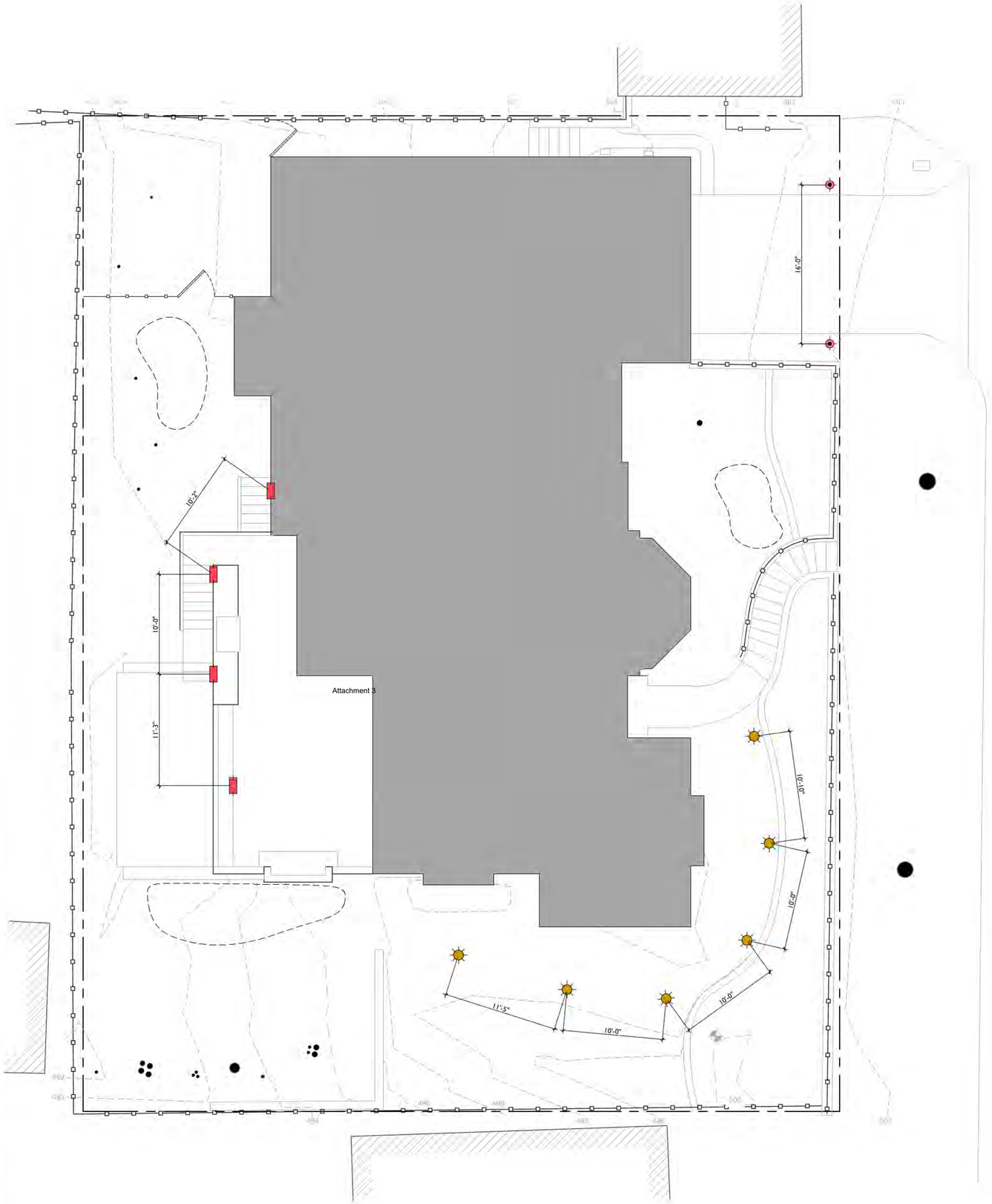
SHEET NAME:

PLANT IMAGES

SHEET NO:

L-1.1

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Attachment 3

FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
	WALL LIGHT	SPJ-FB-275-3-MBR-2W	2W LED 2700K	SEE 1/L-2.1
	DRIVE LIGHT	MINI DRIVE STAR	3W LED 2700K	SEE 2/L-2.1
	PATH LIGHT	SPJ-SK18-PETITE-3W-200-2700K	3W LED 2700K	SEE 3/L-2.1

GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

SCALE: 3/16"= 1'-0"

0 4 8 16

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
Signature
11-30-23
Renewal Date
09.25.23
Date
STATE OF CALIFORNIA

PROJECT NAME:

BOSSINAKIS RESIDENCE

PROJECT ADDRESS:

SAN ANTONIO #2 NW OF 11TH
CARMEL, CA 93921

APN: 010-303-007-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2023-23
DATE: 09/25/2023

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

LIGHTING PLAN

SHEET NO:

L-2.0

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Attachment 3

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MINI DRIVESTAR FLUSH (REMOTE TRANSFORMER) — IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*Use with remote 12VAC Magnetic Transformer.

CATALOG NUMBER LOGIC	
Example: MD - LED - e71 - F - SAP - 1 - A	
MATERIAL	
(Blank) - Aluminum	B - Brass S - Stainless Steel
SERIES	
MD - Mini-Micro DriveStar	
SOURCE	
LED - Solid State System with Integral Non-Dimming Driver*	
LED TYPE	
e70 - 5W LED/2700K	e85 - 3W LED/2700K 90 CRI
e71 - 3W LED/3000K	e86 - 3W LED/3000K 90 CRI
e72 - 3W LED/4000K	e87 - 3W LED/3500K 80 CRI
e73 - 3W LED/Amber	
INSTALLATION	
F - Flush	
FINISH (See page 2 for full-color swatches)	
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)	
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMQ, SDS, SMG, TXF, WCP, WIR)	
Also available in RAL Finishes	
Brass Finishes (MAC, POL, MIT)	
Stainless Steel Finishes (MAC, POL)	
OPTICAL OPENINGS	
1 - Single	
2 - 2 @ 180°	
4 - 4 @ 90°	
FACEPLATE STYLE	
A - Solid	
B - Round Accent	
MOD OPTION	
25 - 25 Ft Leads	

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/05/2022 SMU-F30
SUB001068

SPJ LIGHTING Inc. — ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET | Path / Area Light | SPJ-SK18



MODEL: **SPJ-SK18**
MATERIAL: **Solid Brass**
FINISH: **Matte Bronze**
ELECTRICAL: **8-15V**
ENGINE: **FB-3W-Cone-TA18**
LUMENS: **200**
MOUNTING: **1/2" NPT. Dual Fin Spike Included**
LED: **Nichia**



FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL)

WATTAGE	LUMENS
☐ 3W	200

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2200K
- ☐ 2700K
- ☐ 3000K
- ☐ 3500K
- ☐ 5000K
- ☐ 6000K
- ☐ Amber (TF)
- ☐ RGBW

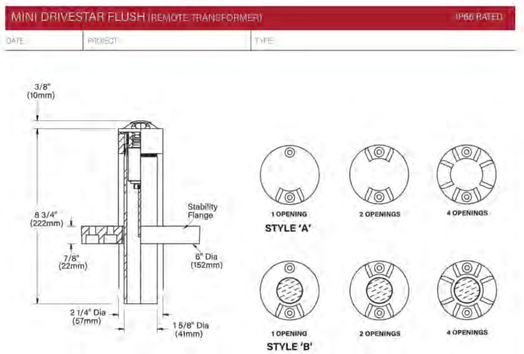
Custom options are available.

ELECTRICAL
- ☐ 8-15V

C UL US LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-SK18-MBR-3W-27K-8-15V		

2 PATH LIGHT
NTS



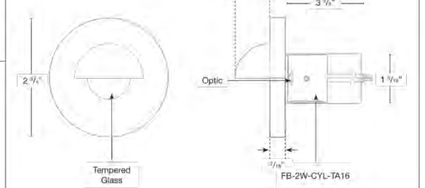
3 DRIVE LIGHT
NTS

SPJ LIGHTING Inc. — ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET | The Versatile GDG Series | SPJ-FB-275-3



MODEL: **SPJ-FB-275-3**
MATERIAL: **Cast Brass**
FINISH SHOWN: **Matte Bronze**
ELECTRICAL: **8-15V, 120V**
WATTAGE: **2W**
ENGINE: **FB-2W-CYL-TA16**
LUMENS: **150**
OPTIC: **Wide Angle Flood**
MOUNTING: **Recessed**



FINISHES
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

PVD PREMIUM
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL)

WATTAGE	LUMENS
☐ 1W	80
☐ 2W	150
☐ 3W	200
☐ 6W	300

Custom lumen packages are available upon request

COLOR TEMPERATURE
- ☐ 2700K
- ☐ 3000K
- ☐ 3500K
- ☐ 4000K
- ☐ 5000K
- ☐ RGBW

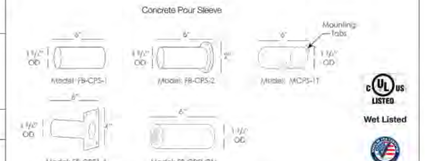
Custom options are available.

ELECTRICAL
- ☐ 8-15V
- ☐ 120V

OPTICS

☐ SPOT	15d
☐ FLOOD	38d
☐ WIDE FLOOD	54d
☐ WIDE ANGLE FLOOD	120d

Concrete Pour Sleeve



C UL US LISTED
Wet Listed

Ordering Example	Customer Approval	Date
SPJ-FB-275-3-MBR-2W-27K-8-15V		

1 WALL LIGHT
NTS

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SARAH PHILLIPS — NO. 6532 — STATE OF CALIFORNIA

PROJECT NAME:

BOSSINAKIS RESIDENCE

PROJECT ADDRESS:

SAN ANTONIO #2 NW OF 11TH
CARMEL, CA 93921

APN: 010-303-007-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2023-23
DATE: 09/25/2023

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
LIGHTING SPECS

SHEET NO:
L-2.1

Carmel-
by-the-Sea

Attachment 4

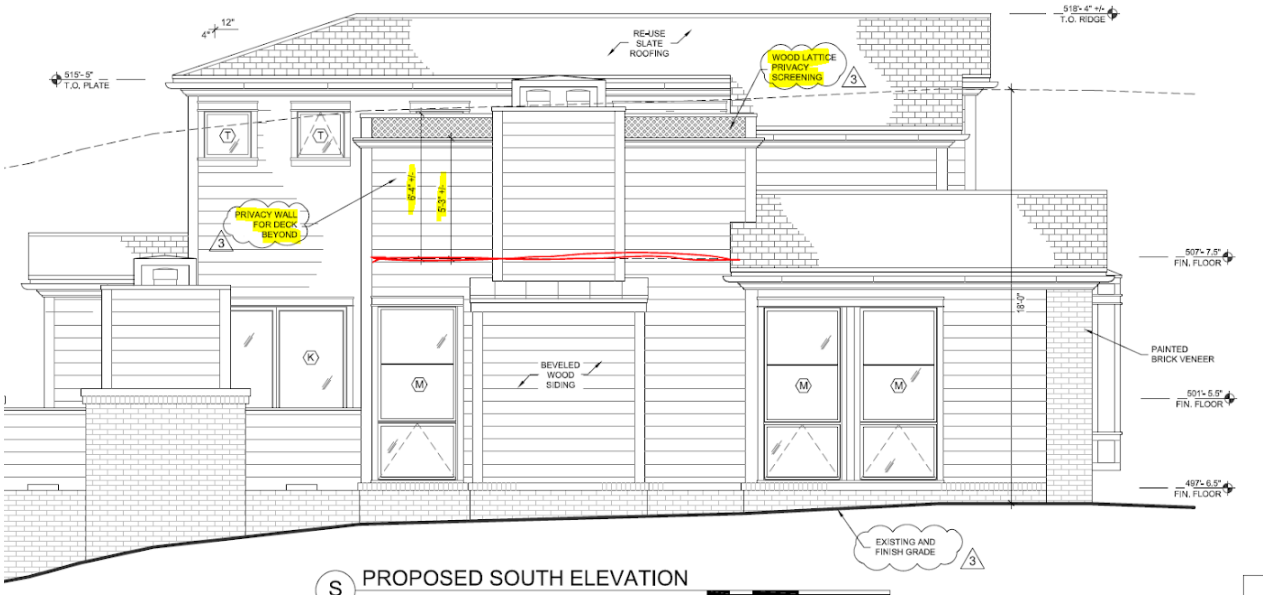
Evan Kort <ekort@ci.carmel.ca.us>

San Antonio 2 NW of 11th

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 9:05 AM
Draft

On Thu, Sep 28, 2023 at 11:22 AM Mike McCarver <REDACTED> wrote:

> Thank you, again, Evan! This would seem to fix our concern if I understand the drawing. The privacy lattice would extend to 6'3" above their deck floor, which is within the 18ft height limit, and seems to solve our privacy issue even for an NBA basketball player! We have no other known issues with the plan, but will stay informed.
>
> Mike McCarver
>
> On Thu, Sep 28, 2023 at 10:50 AM Evan Kort <ekort@ci.carmel.ca.us> wrote:
>
> > Thanks, Mike.
> > I encourage you to continue to participate through the process if you continue to have concerns.
> >
> > I am not sure if you have seen this drawing but this is the latest plan I have that shows a lattice added to the top of the deck which would add some privacy. It would not completely screen the deck but would certainly add some height if someone were seated on the deck. There is an 18' height limit for new construction so they are restricted to that limit so likely could not go any higher. I highlighted some key dimensions for your convenience and also outlined the walkwalking surface of the deck in red.



Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

> On Thu, Sep 28, 2023 at 10:26 AM Mike McCarver <REDACTED> wrote:
>
> > Thank you, Evan. The photo was from our upstairs deck. I've attached one from our MBR shower. Our MBR bath looks out over that upstairs deck. We bought our home in 1999, first owners. We were so happy to have that large window in the bath, with great views and no need for curtains. We are now in our late 70's and hate to think about needing privacy curtains there, or being a few feet away from neighbors when outside on our deck.
> > I just had a proposal from Harlan with a plan modification. But don't understand it yet. It's adding a trellis or living wall of some type on top of their deck wall.
> > I appreciate the offer to have the planning commission tour our home. Let's see how things progress.

I expect that other neighbors on Scenic will complain about adding that upstairs deck. When our home was built in 1998, neighbors on Scenic behind the subject home complained about the upstairs deck, causing it to be modified.
Please keep us posted.

Mike McCarver


IMG_0579

Sent from my iPhone

On Sep 28, 2023, at 9:59 AM, Evan Kort <ekort@ci.carmel.ca.us> wrote:

Hi Mike,

Thank you for your email.
Just a few questions.

- Is the photo taken from your deck or from your backroom (it isn't clear from the email)?
- The project will eventually be considered by the Planning Commission. When the application is agendized, would you like the Commission to tour your home as part of their tour of inspection so they can see the impacts you are describing from your vantage point when they consider the project?

Best,

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

On Mon, Sep 25, 2023 at 4:56 PM Mike McCarver <REDACTED> wrote:

> Hi Evan, I live next door to South of the home requesting a permit for a major remodel. We are concerned about privacy from the proposed upstairs deck. The orig plans had a 43" high glass wall. People on that deck could look into our upstairs MBR bath, and eye to eye onto our upstairs deck.
> I've met with Harlan, the contractor who is very nice and seems accommodating. He suggest changing to a 53" high wall around their upstairs deck. There will need to be either a 6' high wall or some kind of privacy screening such as perhaps a living wall.
> We've lived in our house for 24 years and are distressed to consider we could lose privacy.
> I wanted to make you aware of our concern, and want to be sure any agreements we have with the contractor are included in the building permit.
> I can be reached at my cell REDACTED or email.
>
> Thank you!
>
> Mike McCarver
>
> Sent from my iPhone

--
Mike McCarver
REDACTED CELL
REDACTED Carmel

Carmel-
by-the-Sea

Attachment 4

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

San Antonio 2 NW of 11th

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 12:11 PM
Draft

> On Thu, Nov 2, 2023 at 11:43 AM Mike McCarver <REDACTED> wrote:
> Evan, ourselves and our neighbors are discovering several other concerns about the project. Like extension and raising the back patio. A big screen TV and fireplace on that patio. A new set of stairs down to the back yard. Some neighbors are just now seeing the plans, so there may be other objections.
> Question: does the city govern these items that could constitute disturbance and/or privacy issues to neighbors or is the process totally dependent on public review?
> We've owned our home next door for 24 years, value the quiet and respectful Carmel neighbor hood, at our age we go to bed early. It won't work to have parties and a big screen tv a few feet from our bedroom!
>
> Mike & Jo McCarver
>
> Sent from my iPhone

Carmel-by-the-Sea

Attachment 4

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

San Antonio 2 NW of 11th

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 12:13 PM
Draft

On Fri, Nov 3, 2023 at 8:58 AM Mike McCarver <REDACTED> wrote:

> Great! We'd like to show them the privacy issue from our upstairs balcony, and other concerns about the project. We are totally flexible on the time. San Antonio NW corner of 11th.
> Thanks, Evan.
> Mike McCarver
> Cell REDACTED
>
> Sent from my iPhone
>
> > On Nov 3, 2023, at 8:28 AM, Evan Kort <ekort@ci.carmel.ca.us> wrote:
> >
> > Hi Mike,
> >
> > I can request the commission come by your property as part of the tour.
> >
> > The tour of inspection typically begins between 2:30-3:30 on the day of the hearing (Nov. 8). The tour start time will be confirmed once the agenda is published but an exact time is unknown as it depends on the order of the tour and how long any previous site visits take.

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

Carmel-
by-the-Sea

Attachment 4

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

San Antonio 2 NW of 11th

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 12:15 PM
Draft

> On Fri, Nov 3, 2023 at 9:13 AM Shirley Moon <REDACTED> wrote:
>
> Evan,
>
> We would also like to request that the commission come by our property as well. We are east of the project, and we would like consideration for the impact this project has on our property.
>
> BLK W LOT 20
> 11th Ave at San Antonio NE Corner
>
> Thank you,
> Shirley and Wayne Moon
> REDACTED (phone number)

Carmel-by-the-Sea

Attachment 4

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

Bossinakis - Permit Rev. Set 091323

Evan Kort <ekort@ci.carmel.ca.us> Fri, Nov 3, 2023 at 12:29 PM
Draft

On Fri, Nov 3, 2023 at 11:29 AM Jeanne McWalters <REDACTED> wrote:

Evan,

Please include this drawing of Teresa's that is linked below depicting our privacy concerns from all three levels to the Commissioners. Our property will be the **most impacted by this project** and the Commissioners need to come to our house on the tour!

How can there be a concept design hearing when the story poles do not comport with the plans?

https://drive.google.com/file/d/1n56DNwS5b3ZYMvcyQtRg_p3i8n0cs3KM/view?usp=sharing

Sincerely,
Jeanne McWalters

On Nov 3, 2023, at 10:50 AM, Evan Kort <ekort@ci.carmel.ca.us> wrote:

Thank you, Jeanne. This was very helpful.
The staff report is already completed so unfortunately there won't be any analysis this within the body of the report but I will be sure to provide your comments to the commission for their review and consideration.

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

On Fri, Nov 3, 2023 at 10:10 AM Jeanne McWalters <REDACTED> wrote:

Dear Evan,

I apologize, I thought I was supposed to wait until the hearing.

Our main concern is the privacy of our bedroom, bathroom and patio from the north end of the elevated patio and stairway that jets westward towards our fence. We think that the elevated patio is coming too far north and the stairway should be relocated to the south end of the patio behind our garage and the patio shortened so our privacy is protected.

We're very concerned about the noise and light disturbance from the elevated entertainment center which faces into our bedrooms and patio. The elevated wall, will create an amphitheater effect which will bounce against our building and amplify the sound from people talking and television. We think that concept should be reevaluated. If the entertainment "wall" were at the bottom patio, the amphitheater effect would probably be lessened. There are essentially three "patios", the lower one with a fire pit,

the elevated middle patio and the roof deck. Three large outdoor spaces creates a cruise ship effect for the neighborhood. The entertainment center "wall" would be visible from Scenic where people walking by at night would see a television screen. See photo below showing how it would be visible.

I'm also concerned about the color white for the siding. It would be blinding in the afternoon, especially if it is semi-gloss finish.

A personal opinion is that the second floor bathroom seems like a wasted opportunity for a panoramic view of the water and Pebble Beach. In our view, it would have made more sense for the kitchen and living room to be on the second floor, and bedrooms on main level.

The story poles are incomplete in that the entertainment "wall" isn't depicted, and a large chunk of the northern elevated patio and stairway is not depicted or shown, and the roof deck is not clearly depicted from our property.

Here is the floor plan of our house to help the Commissioners visualize the impact. The Bossinakis' elevated patio goes as far north as Bedroom #2 with a view into all areas of our backyard and office, and sitting room. Following the floor plan, please see a photo from the outside of Bedroom #2 through the magnolia tree to where the north end of the elevated patio and stairway would be.

Thank you for helping me with this. I hope that I have articulated my concerns. I may have others as Teresa and I are working together on it.

Sincerely,

Jeanne McWalters
REDACTED (phone number)

On Nov 3, 2023, at 8:26 AM, Evan Kort <ekort@ci.carmel.ca.us> wrote:

Hi Jeanne,

Can you please let me know what you are concerned about?
This is the first I have been informed of any concerns from you so it would be helpful to let the commissions know the reason for the visit before the site visit.

The tour of inspection typically begins between 2:30-3:30 on the day of the hearing (Nov. 8). The tour start time will be confirmed once the agenda is published but an exact time is unknown as it depends on the order of the tour and how long any previous site visits take.

Evan Kort
Associate Planner
Community Planning and Building
City of Carmel-by-the-Sea
(831) 620-2023

Please take our **Customer Satisfaction Survey**.

On Thu, Nov 2, 2023 at 5:35 PM Jeanne McWalters <REDACTED> wrote:

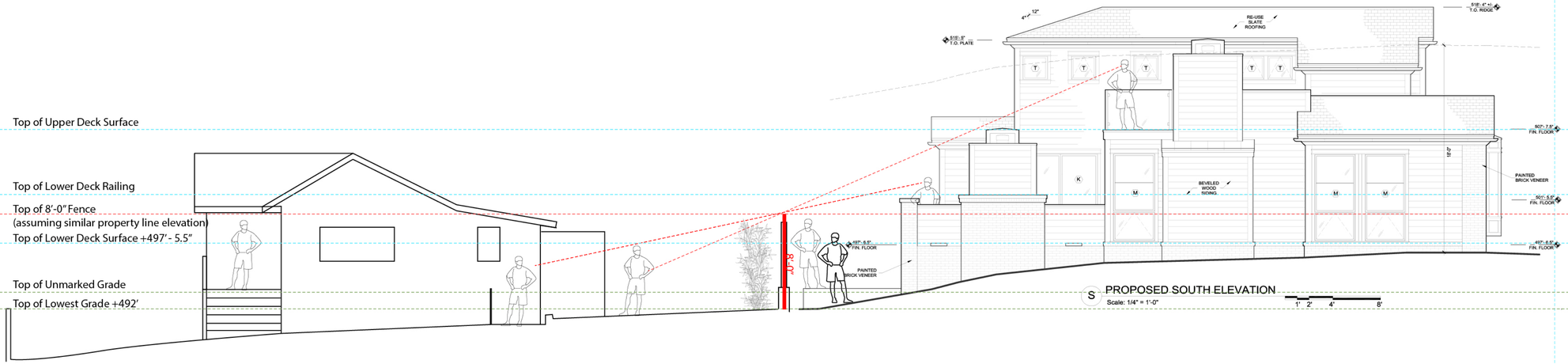
> Dear Evan,

As you know, Teresa has been helping me understand the Bossinakis plans, and I'd like to request that you add our property to the agenda for the Commissioners to tour on 11/8/23. As you know from your photos, they'd need to come down to Scenic to see what areas we're concerned about.

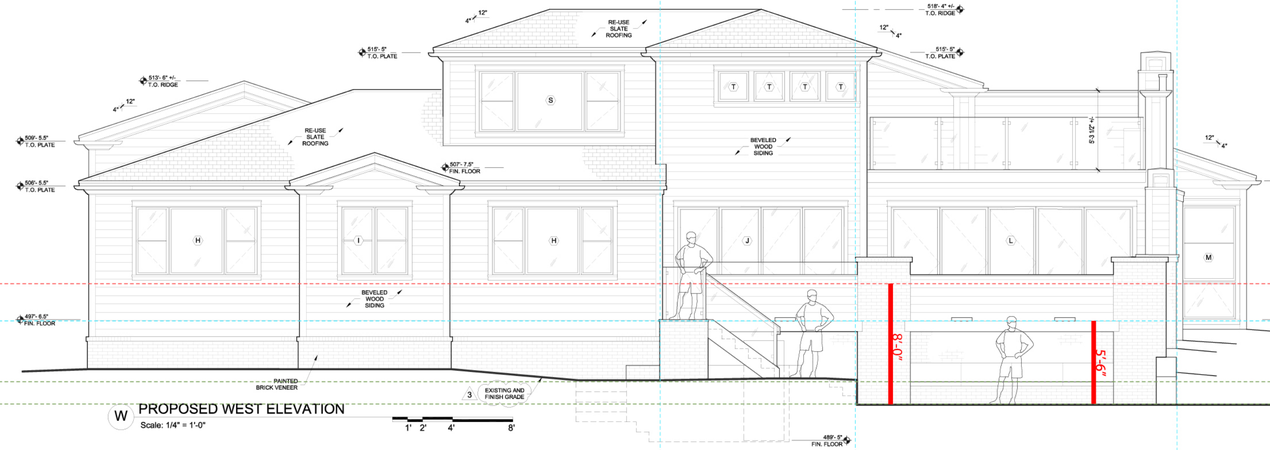
I plan on being on site at the property on Tuesday, 11/7/23 and hopefully attend the meeting on 11/8. What time would the Commissioners come on Wednesday?

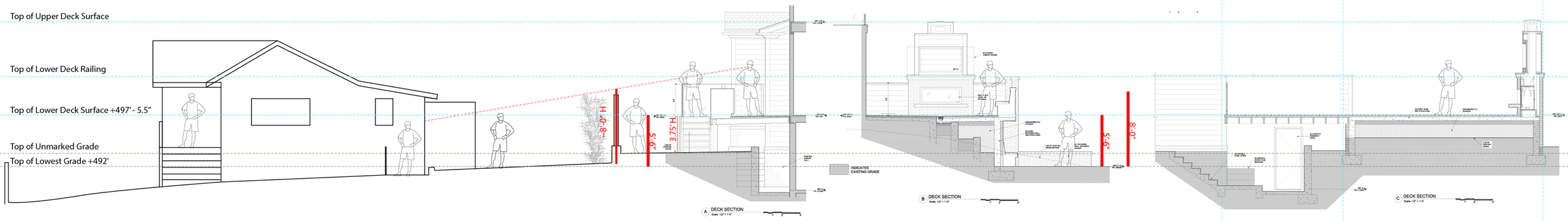
Thank you,

Jeanne H. McWalters
Scenic Road, 2N of Eleventh
REDACTED (phone number)



Attachment 4





DRAINAGE SWALE

PROPERTY LINE (N89° 58' 00"W) 76.0'

493 494 495 496 497 501 502 503

SWALE

F

DS

TRENCH DRAIN

RAIN GARDEN

PROPOSED TWO-STORY DWELLING

CATCH BASIN

FLOOR DRAIN BELOW

SCUPPER

ROOF DRAIN

PROPERTY LINE (NORTH) 100.0'

Lowest Grade +492' Unmarked Grade

EXISTING ROCK PIT

PATIO

PLANTS

DRIVEWAY

GARAGE

STORAGE

DINING ROOM

KITCHEN

LIVING ROOM

OFFICE

BATH #2

BEDROOM #2

ENTRY DECK

BEDROOM #1

BATH #1

LAUNDRY

SITTING ROOM

Attachment 4

DATUM BENCHMARK (500.0')

492 493 494 495 496 497 498 500 503

PROPERTY LINE (N89° 58' 00"W) 76.0'

D PRELIMINARY DRAINAGE PLAN

Scale: 3/16" = 1'-0"

1 2 4' 8'

NING RESIDENCE

ROAD NEAR 11th

, CA

JOHN WHEATMAN DESIGN
SAN FRANCISCO, CA

415-487

DRAWN BY:
DOUGLAS LESLIE
418 EUREKA ST
SAN FRANCISCO
CA: 94114
415-550-0221

Carmel-by-the-Sea

Attachment 5

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

Re: proposed roof deck addition to San Antonio 2 SW 11th

Evan Kort <ekort@ci.carmel.ca.us> Fri, Jan 19, 2024 at 1:55 PM
Draft

From: < REDACTED >
Date: Tue, Nov 14, 2023 at 12:06 PM
Subject: Re: proposed roof deck addition to San Antonio 2 SW 11th
To: <ekort@ci.carmel.ca.us>
Cc: Moon Shirley <REDACTED>, Moon Wayne <REDACTED>, McCarver Mike < REDACTED>, Karen Kronenberger < REDACTED >

Mr. Kort,

I am Michael Kronenberger at SE Corner San Antonio & 11th Ave. My wife, Karen, and I have lived here since 2013.

After seeing the story poles go up (and the various modifications) for the proposed roof deck addition at San Antonio 2 NW of 11th, I am shocked and alarmed at the thought of this atrocity potentially being brought to fruition.

We ourselves went through the process of remodeling our home at Southeast corner San Antonio and 11th from 2015 through 2018. It was a lengthy, painstaking, and expensive process of working with all of our neighbors, the ultimate outcome of which did indeed adversely affect the final enjoyment and value of our home. But that's the tradition and that's what we do in Carmel to keep the peace, preserve common views, and enjoy our urban forest.

I have watched the planning commission shoot down countless rooftop decks in our 10 years here, most of them less offensive than the one proposed here. This large, $10 million house on the west side of San Antonio already has breathtaking ocean views. The rooftop deck disrupts the existing roofline, is incongruous with its surroundings, blocks views for us and from the Moon's home to the east, and perhaps others from whom you may have also been contacted.

Please see the attached photos of how the deck disrupts and blocks the view of Stillwater Cove and The Lodge at Pebble Beach from my living room window. It is also a terrible invasion of the McCarver's privacy; they showed me what they are up against. Being in their house recently for the first time in 10 years I was crestfallen for them while looking at those story poles next door from their bathroom and deck.

Any addition in height of the railing to the deck to enhance McCarver's privacy makes the project even more obstructing and ugly to the homeowners across the street.

I respectfully request that the design and building guidelines that we all know and respect in Carmel be honored in this instance, and that this rooftop deck be completely disallowed.

Sincerely,

Michael and Karen Kronenberger

2 attachments



image0.jpeg
161K

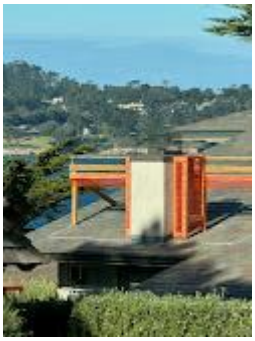
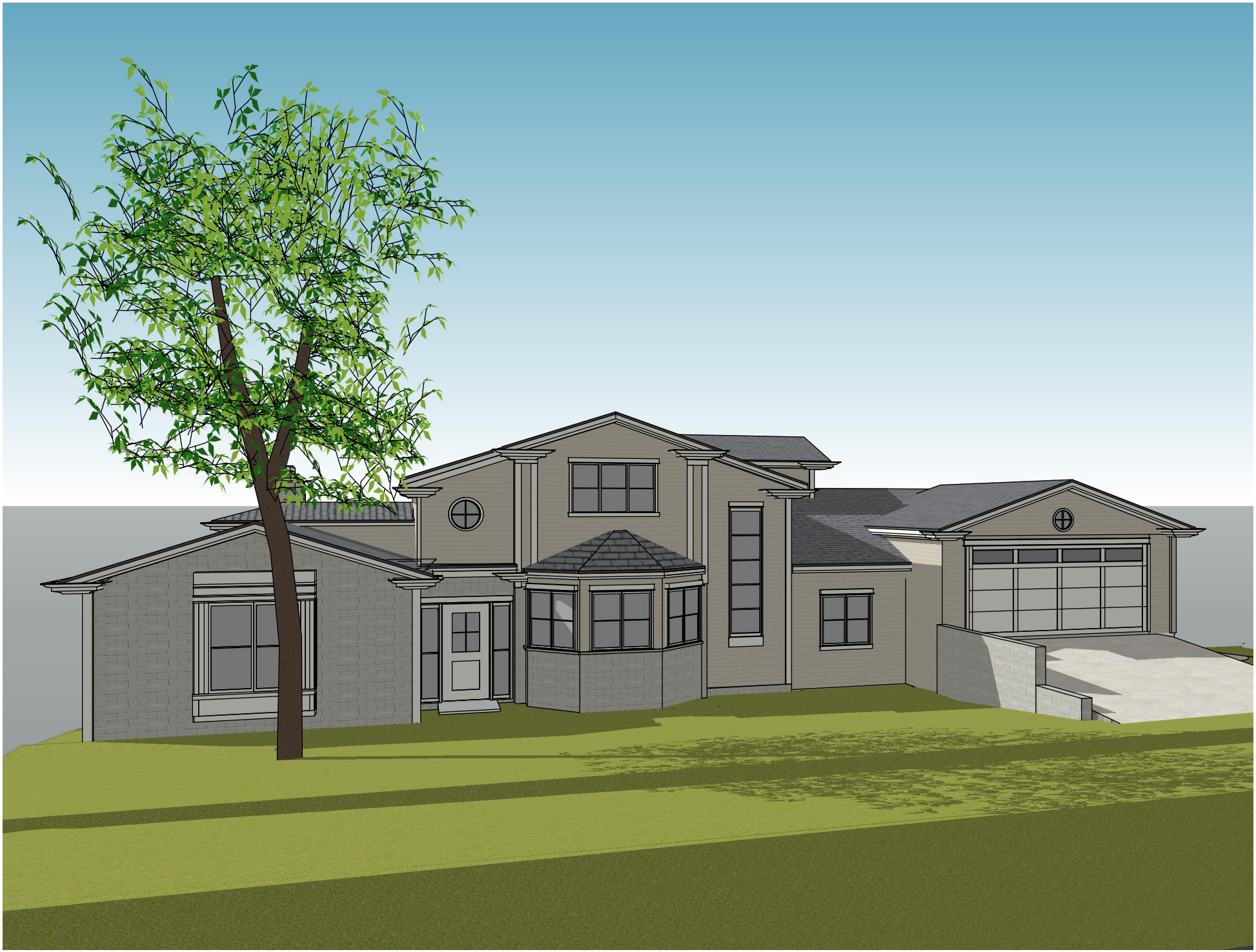


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STOP









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

January 24, 2024
PUBLIC HEARINGS

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

Application: DS 23-290 (The Golden Mean, LLC) **APN:** 010-085-021
Block:87 **Lot:**11
Location: Santa Fe 3 Northeast Mountain View
Applicant: Alan Lehman, Agent/Designer **Property Owner:** The Golden Mean LLC

Executive Summary:

The applicant is requesting approval of a Track 2 Design Study for the construction of a two-story single family residence on a vacant lot. The project consists of the removal of 10 trees (8 on-site; 2 in the right-of-way), the construction of a detached garage in the front setback, and the construction of an Accessory Dwelling Unit to be approved under a separate permit following an approval of the Design Study Application.

Staff has not prepared a resolution for concept acceptance, continuance, or denial, because they are seeking the Commission's direction and feedback on the project. The direction staff is seeking is primarily related to the Building and Roof Form and the consistency with the Residential Design Guidelines, and/or appropriate design alternatives. Based on the direction and feedback given by the Commission, staff can prepare a resolution based on the motion for review and signature by the chair following the hearing, or bring it back at a later date for review and adoption by the Commission.

Recommendation:

Consider a Concept Design Study for the construction of a 1,600-square-foot, two-story single-family

residence with a 200-square-foot detached garage in the front setback on a vacant lot located at Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family Residential (R-1) District. APN: 010-082-021-000.

Background and Project Description:

The project site is a vacant 4,000 square foot building site. The applicant is proposing to construct a 1,600 square foot residence, a 200 square foot detached garage in the front setback, and a 433 square foot detached Accessory Dwelling Unit (ADU) at the rear of the property. The ADU is not part of the scope of this discretionary application in accordance with Government Code Section 65852.2, but is mentioned here as reference as it is described on the project plans.

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

Staff Analysis:

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

The Concept Design Study Required Findings #2 and #7 state:

> *2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.*
> *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.*

The applicant is proposing to remove a total of 10-trees, 8 on the project site and 2 in the right-of-way (some trees are multi-trunk and appear as multi-trees (13 total) on site plan). Two previous tree removal proposals have been reviewed by the Forest and Beach Commission (FBC) on October 13, 2022 and October 12, 2023.

The first tree removal permit (2022) was approved for a project that was never considered by the Planning Commission; the latter for a proposal that was scheduled for consideration at the December 13, 2023 hearing but was continued at the applicant's request. Both tree removal permits (2022 and 2023) were granted a tentative approval by the Forest and Beach Commission contingent on approval of an associated Design Study and the issuance of a Building Permit, however, this tree removal plan has yet to be considered by the Forest and Beach Commission.

In discussion with the City Forester, it is staff's intent for the Planning Commission to review this subject Concept Design Study, and if accepted, take the revised proposal forward to the Forest and Beach Commission for an amendment for the tree removal permit prior to the Final Details Hearing.

All of the trees proposed for removal on the subject tree removal plan that are located on the subject property were rated as either non-significant or moderately significant. The forester is also supportive of the proposed tree removal on the northern side of the right-of-way that would provided access to the site. The forester, however, is not supportive of the removal of one 7" tree located on the property (Tree #4, refer to Attachment 1, Sheet A2). It is opinion of the forester that the tree does not need to be removed for construction and with appropriate excavation and tree protection measures, the tree could survive construction.

If the Commission is inclined to adopt a Resolution for Concept acceptance, staff recommends inclusion of the following Draft Conditions: 1) *"Prior to scheduling for Final Details Review, the applicant shall submit an amended tree removal permit for consideration by the Forest and Beach Commission. Any conditions of the Forest and Beach Commission, including but not limited to special tree protection measures or additional tree protection measures, shall be incorporated into the revised plans submitted to the Community Planning and building department ahead of the Final Details Review."* As conditioned, the project would meet the Residential Design Guidelines pertaining to Forest Character and Concept Findings #2 and #7.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features.

Staff has not identified any adverse view impacts associated with the project. Additionally, at the time of writing this report, staff has not been contacted by any neighbors regarding view impacts.

Throughout the review of the project, staff has been in regular communication with one neighbor, the neighbor to the south, who has expressed concerns regarding privacy. The applicant has also met with this neighbor to discuss the project in an effort to address their concerns. The southern neighbor has expressed interest in having the Commission tour their residence as part of the tour of inspection to assess the privacy impacts prior to the start of the public hearing. At the time of writing this report staff has not been contacted by any additional neighbors.

Staff's assessment of the privacy impact is based on Concept Findings for approval, and guidance within the Residential Design Guidelines for providing reasonable privacy, in addition to past direction from the Commission, is that the project meets the findings and design guidelines pertaining to privacy.

None of the proposed south facing windows provide a direct line of sight into the adjacent residence, and the nearest windows to the adjacent property are located 6' above the finished floor (refer to Figure 2). The applicant is also proposing to construct a solid 6' tall grape stake fence along the southern property line that would screen the majority of the lower floor. The neighbor has continued to express privacy concerns and has requested the Commission consider whether approval of a taller fence could be granted to better relieve their privacy concerns. The Commission has the authority to grant taller side and rear yard fences than what is allowed by-right in the zoning code and should consider if a taller fence is appropriate based on the concerns of the southern neighbor.

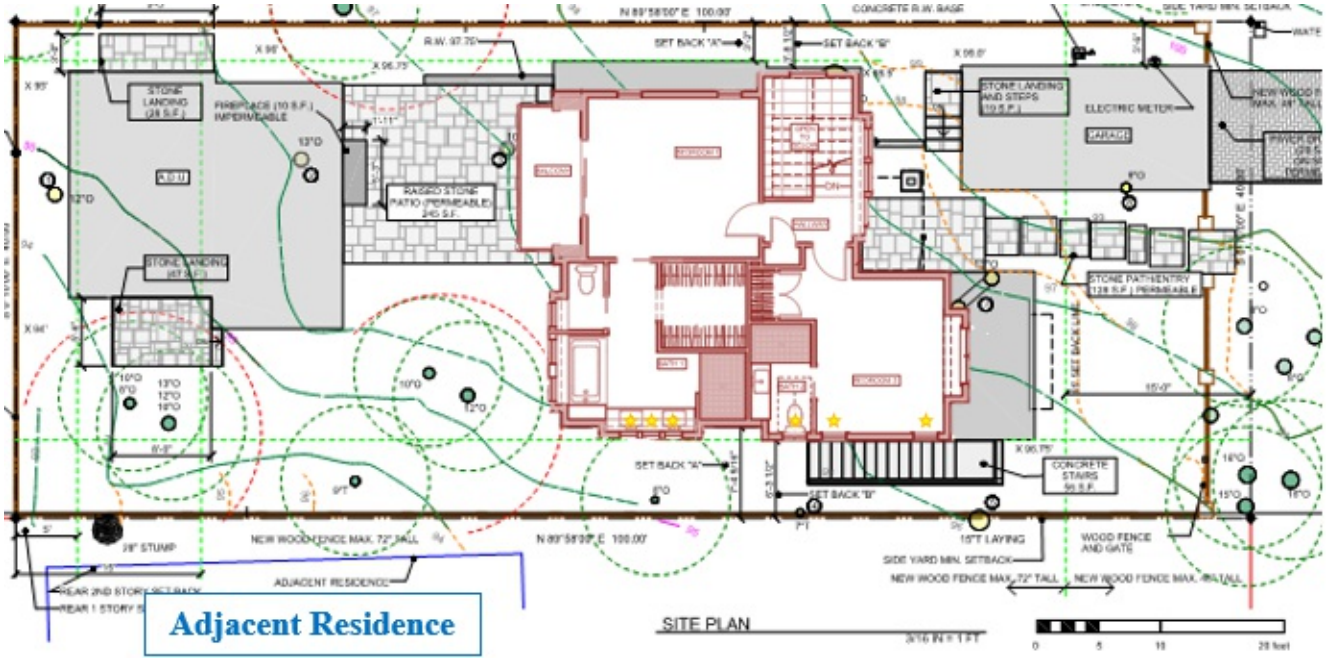


Figure 1. Proposed site plan with proposed second floor (**red**) overlay. Adjacent neighbor to south residence shown in blue. Stars show locations of south facing windows.

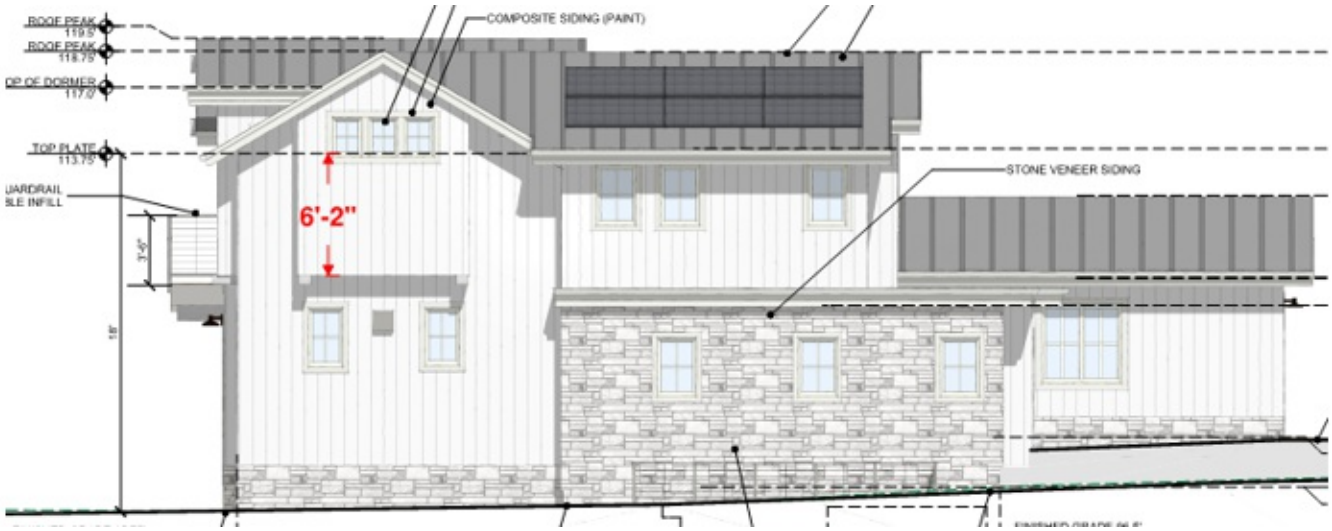


Figure 2. South Elevation. Refer to Figure 1, above, for window placement and locations.

Staff has not been contacted by any other neighbor's regarding privacy impacts, nor has staff identified privacy impacts related to the project.

In staff's opinion, as proposed, the project complies with the Residential Design Guidelines pertaining to privacy and view and meets the associated Concept Design Study Findings; however, the Commission should consider any additional public testimony and may modification the resolution accordingly.

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

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

In plan, the residence is primarily an L-shaped form as encouraged by the Residential Design Guidelines. The roof is generally comprised two forms –a gabled form pitched at 7:17 and a flat roof element (gently sloped at ¼:12). The 7:12 elements are primarily located on the second story element and the detached garage, with the flat roof elements being located on the first and second stories.

All proposed being elements comply with the height limits for the zoning district with the maximum height of the building 23.75' tall (24' allowed) and the flat roof elements sitting below the peaks as their heights are limited by the 18' height limit (for two story elements).

The Residential Design Guidelines do state, however, that *"Use Simple roof forms…. Basic gable and hips roofs are tradition and their use is encouraged… Flat roofs may be used to a limited extent on smaller, one-story structures. They should not be used on large buildings or two-story elements"* (RDG 8.3).



Figure 3. Front Elevation

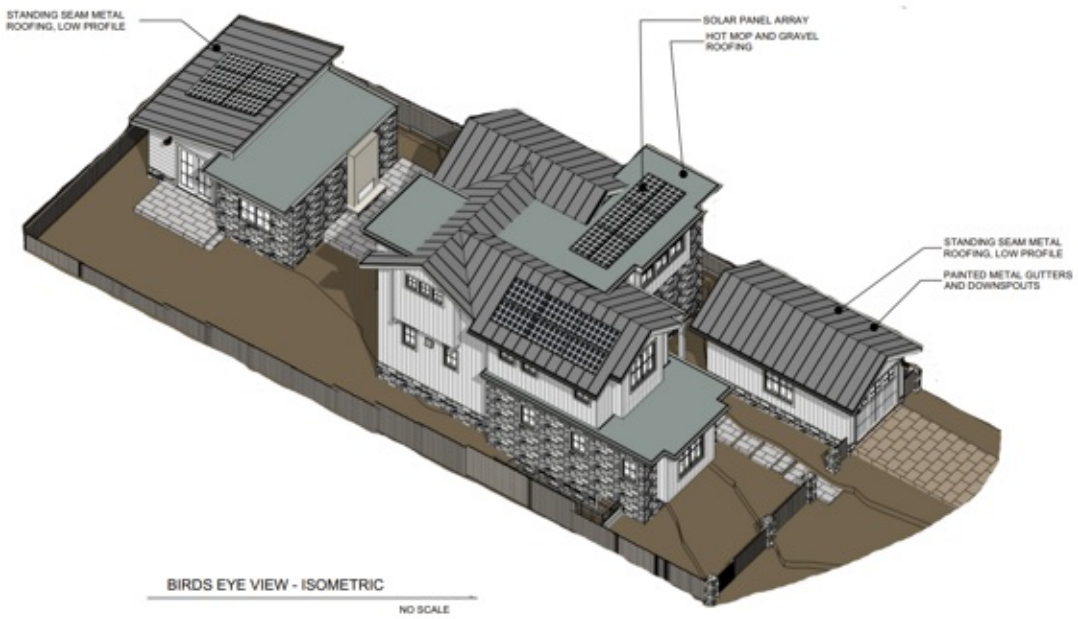


Figure 4. Isometric Rendering.

In discussion with the applicant regarding this Design Guideline, the applicant has informed staff that an alternative roof form would limit the amount of usable floor space that could be developed on the site. The applicant contends that a more traditional roof form would reduce the amount of floor area within the inside of the residence due to the various constraints of the site (trees, access, slope). The applicant has proposed a 1,600 square foot residence with a 200 square foot garage (the maximum allowable per the zoning code) in addition to an approximately 400 square foot ADU that is not part maximum square footage of the site. A 100 square foot mechanical room basement is also proposed which is also excluded from floor area pursuant to CMC 17.10.030.D.2.d.iv, however, the exterior stairway that leads to the basement does not comply with the 3' minimum setback requirement (2'9" proposed).

The Commission does not have discretion of the ADU but does have full review authority of the primary dwelling and garage. In other words, the total floor area of the main residence is under the discretionary authority of the Planning Commission. A permit application has not yet been submitted for the ADU and an ADU has not been approved for the project site and will not be acted upon until the primary dwelling has been approved (Government Code Section 65852.2(a)(3)(A)).

(Staff notes the applicant has already revised the project substantially once at staff's request to address previous comment regarding the building's roof form as well as issues related to grading of the site.)

As outlined in CMC 17.10.030.D.2, "*The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The actual floor area that will be permitted on each site is dependent on site constraints and compliance with the design objectives* (CMC 17.10.010) *for the R-1 district. The maximum floor area will not be achievable on sites with constraints such as slopes, significant trees, unusual shape or difficult access.*" That is, the maximum allowable floor area may not be achievable based on-site constraints and it would be within the authority of the commission to direct the applicant to revise the project to be consistent with the Residential Design Guidelines which may result that a building that does not reach the maximum allowable floor area.

On the other hand, the Commission also may grant deviations from the Residential Design Guidelines pursuant to CMC 17.56.060.D when the Commission adopts specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design

objectives of CMC 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

The Commission has adopted similar findings in the past when a two-story flat roof element has been proposed despite the Design Guideline stating flat roofs on second story elements should not be used. As an example, that finding was based on a project that would have blocked an ocean view of a neighbor if the roof were to have been a peaked roof (as encouraged by the Design Guidelines). However, it was adequately demonstrated that the flat second story roof form maintained the view for the neighbor and therefore the deviation from the Design Guidelines was permitted as the deviation better achieved the objective with the Design Review process (see example below).

> Example - Finding #4 states: *Promote residential design that respects the privacy, solar, access, and private views of neighboring properties.* In the aforementioned example, the Commission found the Design Guideline deviation better achieved the Design Objective (specifically #4) than adherence to the Design Guidelines because it maintained a significant ocean view. A peaked roof would have blocked a significant ocean view whereas the flat roof was able to maintain the view.

In rendering a decision, the Commission should consider the following (refer to Table 1):

Table 1. Planning Commission Action and Motion Considerations

PC Action	Floor Area	Consistent with Design Guidelines?	Recommended Motion
Consider Project as Proposed	1,800 sf (max allowed)	No, conflicts with RDG 8.3. *"[Flat roofs] should not be used on large buildings or two-story elements"* (RDG 8.3)	1. Deny the concept with findings for denial.
Accept Project as Proposed with additional Findings	1,800 sf (max allowed)	Maybe – Deviations can be considered pursuant to CMC 17.56.060.D. Direction/findings should be provided to staff for adoption at the final details review. Requires findings to show how the proposed deviation from the design guidelines (flat roof on large/two-story building) achieves all of the applicable design objectives of CMC 17.58.010, as well as, or better than, would be achieved by adherence to the adopted design guidelines.	1. Accept the Concept and provide direction/findings to staff in the motion for consideration at the Final Details review pursuant to CMC 17.56.060.D that would allow for deviations from the Design Guidelines, **or** 2. Continue the Concept Hearing and provide direction/findings to staff in the motion for consideration at the next Concept Review pursuant to CMC 17.56.060.D that would allow for deviations from the Design Guidelines.
Direction to Revise project or design	TBD - The maximum allowable floor area may not be	TBD – Project would need to be evaluated for consistency with Design Guidelines based on	1. Continue with direction to the applicant to make changes to for consistency with the applicable Design

(As conditioned or continued review)	achievable based on-site constraints (CMC 17.10.030.D.2). The applicant may be able to achieve 1,800 with a revised plan, or may be required to build less due to the constrains of the site.	changes made.	Guidelines with an acknowledgement to the applicant that achieving the maximum allowable floor area may not be achievable based on site constraints/limitations, **or** 2. Accept the Concept with Conditions of Approval as appropriate to address design related issues.

Note: the analysis on "floor area" and "Design Guideline Consistency" is only related to the discussion in respect to the impacts of the roof form on the proposed development provided above, however, the Action and Recommended Motion would be applicable for any action taken on the project.

Recommended Action: Staff has not prepared a resolution for concept acceptance, continuance, or denial, but instead is seeking the Commission's direction and feedback on the project. Based on the direction and feedback given by the Commission, there are a few options:

1. Staff can prepare a resolution based on the motion for review and adoption by the chair following the hearing, or review and adoption by the board at a following hearing.
    1. Should the Commission direct staff to prepare a resolution, the resolution would contain the standard recitals, as well as standard Concept Hearing conditions to be completed prior to the Final Details hearing (Volume Study, provide outstanding materials, tree planting, conditions to address zoning compliance, etc.) as well as any additional conditions provided in the motion.
    2. The motion should include any additional findings for granting deviations from the Design Guidelines, if applicable.
2. The Commission can continue the hearing with direction to the applicant to revise the project. A resolution would not be required for continuance.

Other Project Components:

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

Attachment 1 - Project Plans
Attachment 2 - Residential Design Guidelines (Concept)
Attachment 3 - Residential Design Guideline (Final(
Attachment 4 - Municipal Code Excerpts

All drawings and written materials appearing herein constitute original and unpublished work and are the property of Lehman Design Studio LLC. The drawings and written materials are developed for this project only and shall not be duplicated or disclosed without the written permission of Lehman Design Studio LLC.

GENERAL NOTES

1.DO NOT SCALE DRAWINGS. SERIOUSLY, DON'T DO IT.

2.CONTRACT DOCUMENTS WHICH DESCRIBE EXISTING CONSTRUCTION HAVE BEEN BASED ON FIELD INSPECTION, BUT ARE NOT BASED ON EXTENSIVE FIELD MEASUREMENTS, OPENING OF CONCEALED CONDITIONS OR EXCAVATION OF BURIED ITEMS. NO RELIABLE CONSTRUCTION DOCUMENTS FOR THE EXISTING STRUCTURE WERE AVAILABLE. THESE DRAWINGS ARE INTENDED AS A GUIDE TO THE CONTRACTOR WHO SHALL VERITY DIMENSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE DESIGNER BEFORE PROCEEDING WITH WORK REGARDING CHANGES, DISCREPANCIES OR ALTERATIONS THAT ARE INCONSISTENT WITH THESE DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF PRE-EXISTING CONDITIONS WHICH PROHIBIT EXECUTION OF WORK AS DESCRIBED HEREIN.

3..NEW CONSTRUCTION TO MATCH EXISTING DETAILS AND FINISHES. WHERE NEW CONSTRUCTION MEETS EXISTING CONSTRUCTION, PATCH AND MATCH SURFACES AND FINISHES TO ALIGN CONSISTENTLY SO NO VISUAL EVIDENCE OF CORRECTED WORK REMAINS UPON COMPLETION.

4.FLOOR ELEVATIONS = TOP OF PLYWOOD SUB-FLOOR OR TOP OF SLAB.

5.ALL WALLS DIMENSIONED TO FACE OF STUD (UNLESS OTHERWISE NOTED).

REVISION NOTES

Attachment 1

CAL GREEN NOTES

A. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. NOTE THIS REQUIREMENT ON THE PLANS.

B. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED (4.304.1).

C. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)

D. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)

E. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)

F. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)

CODE COMPLIANCE NOTES

1. THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ANY OTHER APPLICABLE CODES.

2.IF REQUIRED, A STATE LICENSED SURVEYOR SHALL CERTIFY IN WRITING THAT THE FOOTINGS/FOUNDATION ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE FOOTING/ FOUNDATION INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ROOF SHEATHING INSPECTION. CERTIFICATION SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF THE REFERENCED INSPECTIONS.

3. CONTRACTOR SHALL OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGHOUT THE PROJECT. TICKET SHALL BE KEPT ON SITE FOR INSPECTOR REFERENCE.

4. TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

5. STRUCTURAL WELDING FOR GUARDRAILS OR ANY OTHER WELDED STEEL STRUCTURAL ELEMENTS SHALL BE DONE IN A LISTED APPROVED SHOP OR IF WELDED IN THE FIELD, UNDER SPECIAL INSPECTION.



PROJECT INFORMATION

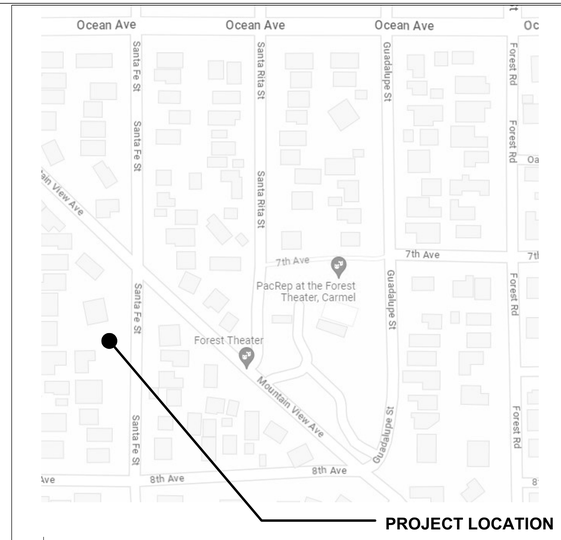
OWNER	The Golden Mean LLC
SITE ADRESS	Santa FE 3 SW of Mountain View, Carmel CA 93921
A P N	010-082-021
LEGAL	Carmel By The Sea Add 5 Blk 87 Lot 11 4000 Sf Approx
LOT/BLOCK	LOT 11 / BLOCK 87
YEAR BUILT	THE FUTURE
ZONING	R-1
CONST. TYPE	V-B
OCCUPANCY	R-3
FIRE SPRINKLERS	YES
HISTORIC	NO

PROPOSED BUILDING AREA	
LOT SIZE	4000 S.F.
MAIN HOUSE LIVING AREA	1600S.F.
FIRST FLOOR – 922 S.F.	
SECOND FLOOR – 678 S.F.	
GARAGE	200 S.F.
MECHANICAL ROOM (SUB TERR.)	100 S.F.
SUB TOTAL NEW BUILDINGS	**1900 S.F.**
NEW ADU	422 S.F.
TOTAL NEW BUILDINGS	**2322 S.F.**
PROPOSED SITE COVERAGE	
DRIVEWAY ON SITE	29 S.F.
STONE ENTRY PATH (PERMEABLE)	128 S.F.
STONE PATIO, REAR (PERMEABLE)	245 S.F.
STONE LANDING (ADU)	47 S.F.
STONE LANDING (ADU)	28 S.F.
GARAGE LANDING	19 S.F.
STAIRS TO MECHANICAL	56 S.F.
PROPOSED TOTAL COVERAGE	**552 S.F.**
ALLOWABLE COVERAGE	556 S.F.

NOTE:
MECHANICAL SPACE QUALIFIES FOR BONUS BASEMENT AREA PER CMC 17.10.030.D.2.D.IV

SET BACKS	**CODE (R-1)**	**PROPOSED**
FRONT YARD SET BACK	15'	GARAGE – 3'-4" SFR - 17'-7"
REAR YARD 1ST STORY	3'	ADU - 4'-5"
REAR YARD 2ND STORY	15'	SFR -43'-6"
SIDE YARD MIN.	3'	SFR- 3'-3"
SIDE YARD COMPOSITE	25%= 10'	10'-0" MIN. SFR 19'-6" ADU
SIDE/REAR YARD ADU	4'	4'-2" MIN.
PLATE HEIGHT 1ST STORY	12'	10'-6" MAX.
PLATE HEIGHT 2ND STORY	18'	18' MAX.
RIDGE HEIGHT 1ST STORY	18'	12'-8" MAX SFR 13'-6" MAX (ADU)
RIDGE HEIGHT 2ND STORY	24'	23'-9"
TREES TO BE REMOVED	CONDITIONAL APPROVAL FOR (7) OAKS AND (1) TEA TREE ON PROPERTY PLUS (2) OAK TREES IN THE PUBLIC RIGHT OF WAY CURRENT PROPOSAL FOR REMOVAL OF (7) TREES ON SITE AND (3) OAK TREES IN THE PUBLIC RIGHT OF WAY	

NOTE:
PREVIOUS TREE REMOVAL APPROVAL WAS FOR AN EARLIER DESIGN SCHEME. AMENDED TREE REMOVAL APPROVAL WILL BE REQUIRED.



VICINITY MAP

NO SCALE

SCOPE OF WORK

NEW 1600 S.F. 2 STORY 3 BEDROOM 3 BATH SINGLE FAMILY HOUSE. 100 S.F. BONUS BASEMENT AREA (MECHANICAL ROOM), 200 S.F. DETACHED GARAGE. 422 S.F. DETACHED ADU.

DRAWING INDEX

SHEET #	CONTENTS
P1	PROJECT OVERVIEW
A1	SURVEY
T-1	TREE REMOVAL PLAN
A2	SITE PLAN, SITE PLAN DIMENSIONS
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN, MECHANICAL ROOM PLAN, FLOOR OVERLAY PLAN
A5	ROOF PLAN, ROOF ISOMETRIC
A6	ELEVATIONS
A7	ELEVATIONS
A8	MATERIALS, COLORS, FENCE DESIGN
A9	LANDSCAPE PLAN, EXTERIOR LIGHTING
A10	GRADING PLAN, DRAINAGE PLAN

CONTACT INFORMATION

Owner- The Golden Mean LLC	
Designer – Alan Lehman	831-747-4718

REVISIONS

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carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

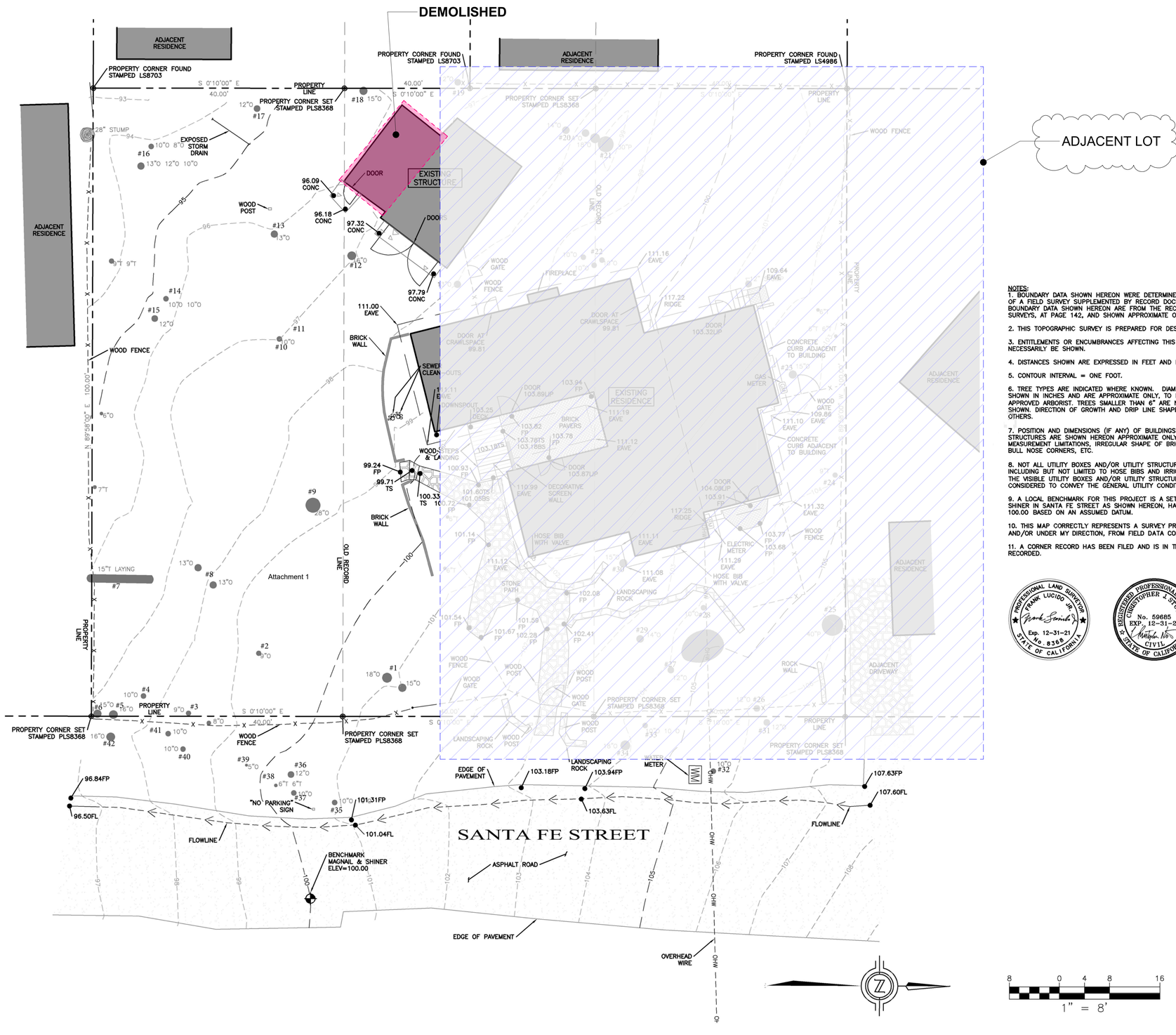
PROJECT OVERVIEW

PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

1/9/24

SHEET
P1



NOTES:

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER VOLUME 27 SURVEYS, AT PAGE 142, 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 SET MAG NAIL AND SHINER IN SANTA FE STREET AS SHOWN HEREON, HAVING AN ELEVATION OF 100.00 BASED ON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN JULY 2021.

11. A CORNER RECORD HAS BEEN FILED AND IS IN THE PROCESS OF BEING RECORDED.

PROFESSIONAL LAND SURVEYOR FRANK LUCIDO JR. Exp. 12-31-21 No. 8368 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER I. STOCK No. 59685 EXP. 12-31-21 CIVIL STATE OF CALIFORNIA

LEGEND

- PROPERTY LINE
- FLOW LINE
- WOOD FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- BUILDING OVERHANG

80.00 → SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
C	CYPRESS TREE
CONC	CONCRETE
DS	DOWNSPOUT
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
O	OAK TREE
P	PINE TREE
RL	RIDGE LINE
T	TREE
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL

8 0 4 8 16
1" = 8'

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

DRAWN BY: BM
DESIGNED BY:
DATE: 8-5-2021
SCALE: 1" = 8'
JOB NUMBER: 21-65
LAST REVISED: 8-26-2021
REVISED BY: BM

TOPOGRAPHIC SURVEY

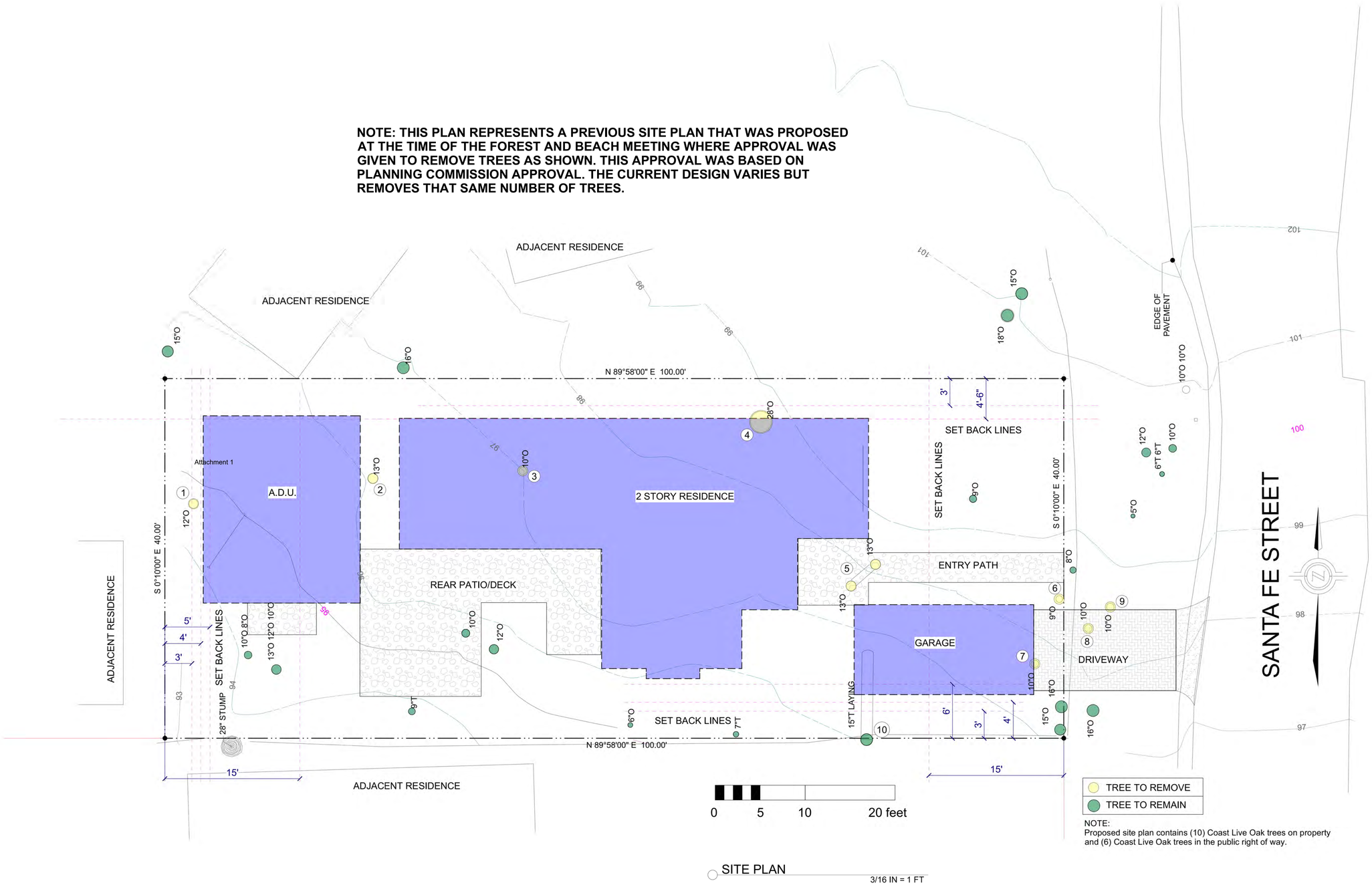
PLANNING REVIEW SET- CONCEPT

JEFF BRITTON
SANTA FE STREET
2SW OF MOUNTAIN VIEW AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA
APN: 010-082-002

SHEET
A1

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NOTE: THIS PLAN REPRESENTS A PREVIOUS SITE PLAN THAT WAS PROPOSED AT THE TIME OF THE FOREST AND BEACH MEETING WHERE APPROVAL WAS GIVEN TO REMOVE TREES AS SHOWN. THIS APPROVAL WAS BASED ON PLANNING COMMISSION APPROVAL. THE CURRENT DESIGN VARIES BUT REMOVES THAT SAME NUMBER OF TREES.



NOTE:
Proposed site plan contains (10) Coast Live Oak trees on property and (6) Coast Live Oak trees in the public right of way.

SITE PLAN
3/16 IN = 1 FT

REVISIONS

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lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

TREE ADJUSTMENT SITE PLAN

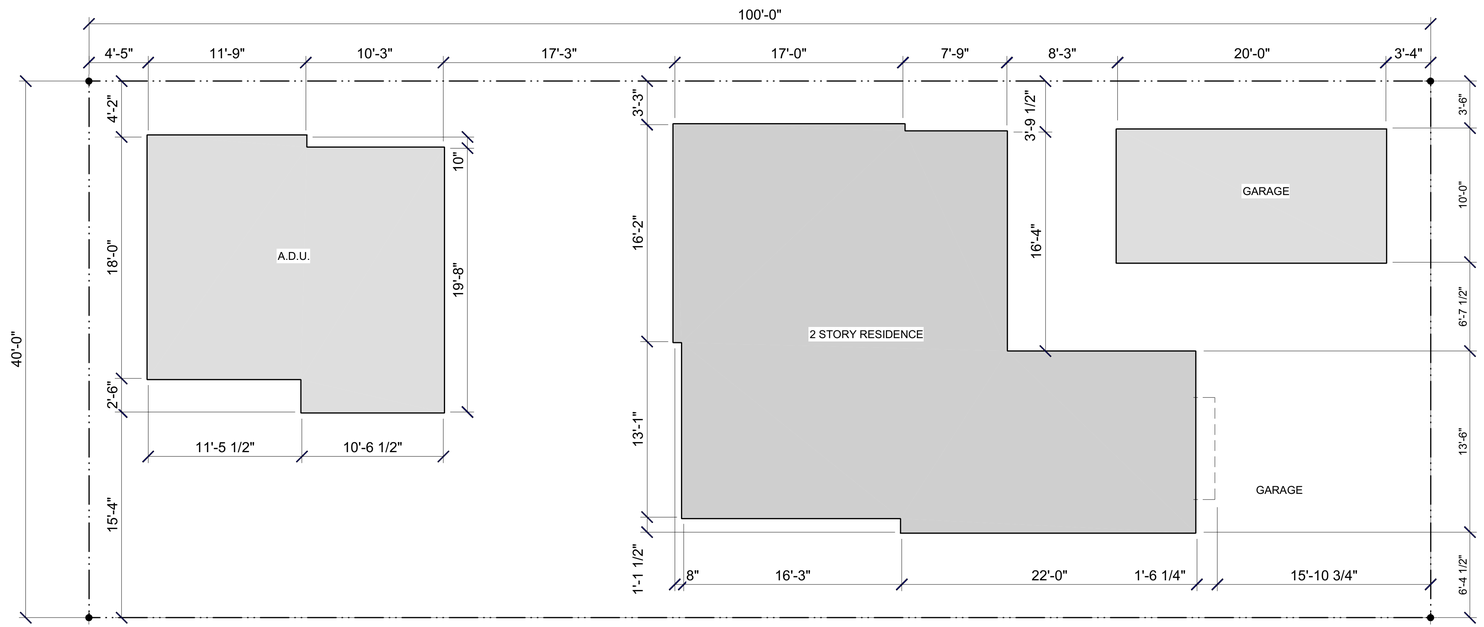
PLANNING REVIEW SET- CONCEPT

Golden Mean Remodel
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-122-014

8/7/23

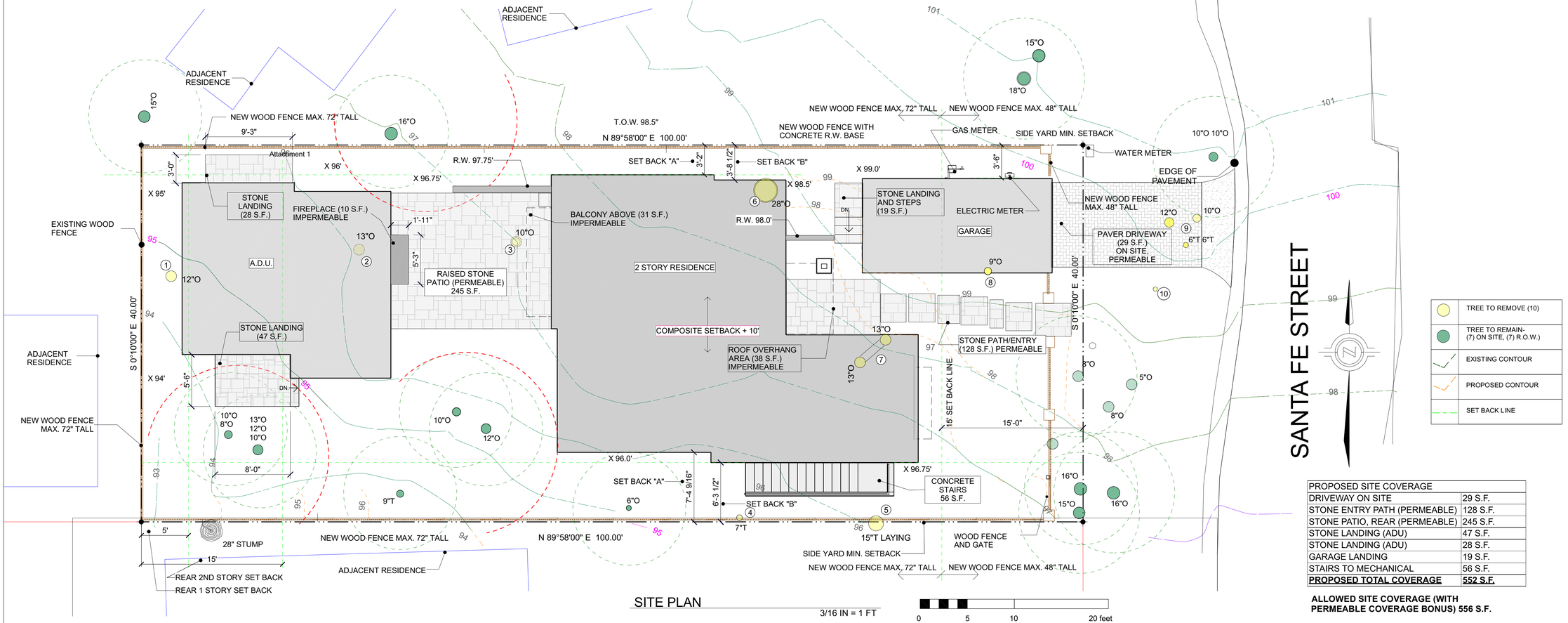
SHEET
T1

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SITE PLAN DIMENSIONS

3/16 IN = 1 FT



SITE PLAN

3/16 IN = 1 FT

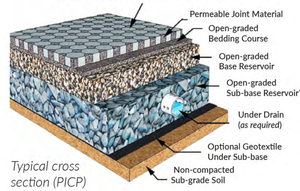
0 5 10 20 feet

PROPOSED SITE COVERAGE	
DRIVEWAY ON SITE	29 S.F.
STONE ENTRY PATH (PERMEABLE)	128 S.F.
STONE PATIO, REAR (PERMEABLE)	245 S.F.
STONE LANDING (ADU)	47 S.F.
STONE LANDING (ADU)	28 S.F.
GARAGE LANDING	19 S.F.
STAIRS TO MECHANICAL	56 S.F.
PROPOSED TOTAL COVERAGE	**552 S.F.**

ALLOWED SITE COVERAGE (WITH PERMEABLE COVERAGE BONUS) 556 S.F.

Permeable interlocking concrete pavement (PICP) with open-graded base and sub-base for infiltration and storage.

Calstone Concrete Permeable Pavers



Typical cross section (PICP)

For proper installation procedures ***visit: icpi.org/Calstone***
Choose Tech Spec #18 (Construction of Permeable Interlocking Concrete Pavement Systems)



CALSTONE

Narrow Joint Permeable Quarry Stone

DRIVEWAY PAVERS

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SITE PLAN, SITE PLAN DIMENSIONS

PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

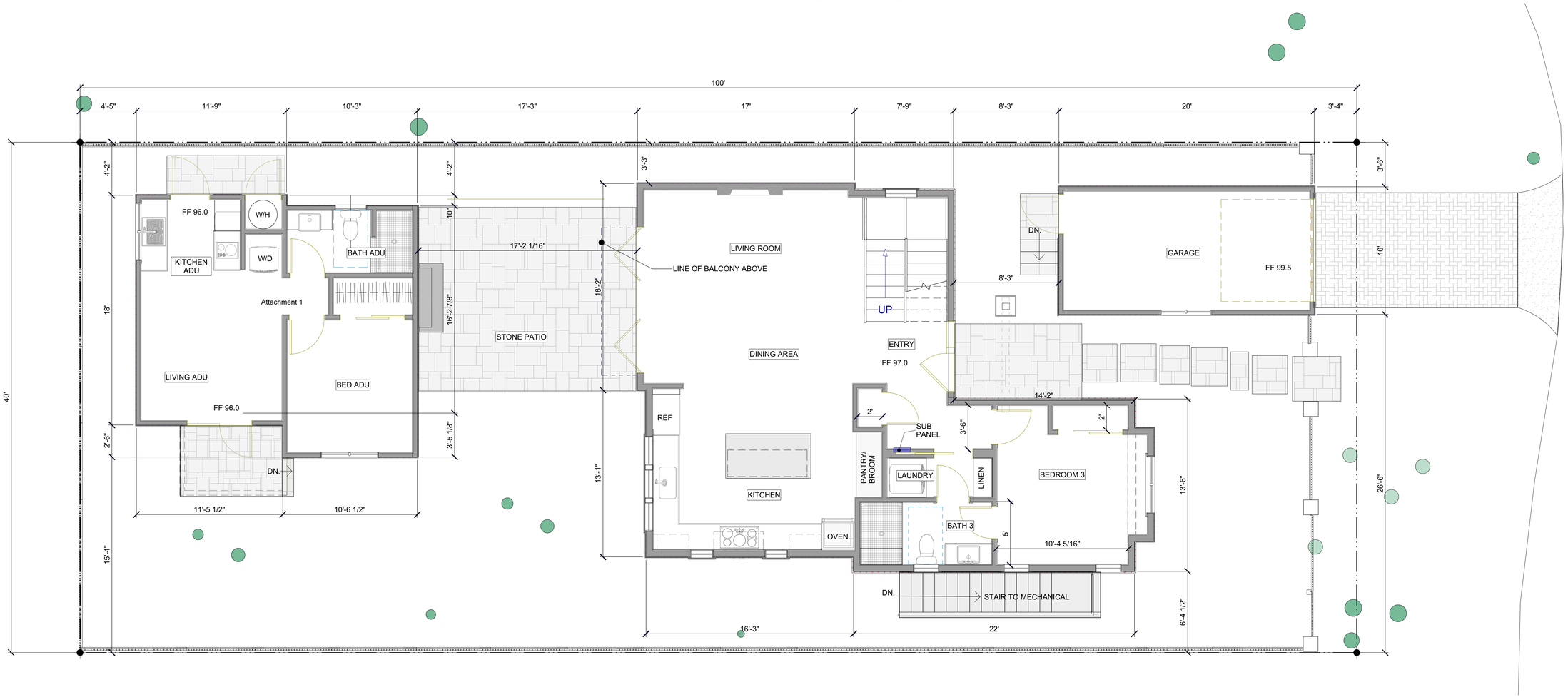
1/9/24

SHEET
A2

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	THICKNESS	DESCRIPTION	COMMENTS
D01	1	1	65 5/16"	96"		MULLED UNIT	
D02	1	1	33 5/16"	80"	1 3/4"	EXT. HINGED-DOOR S02	
D03	3	1	32"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D04	1	1	36"	96"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D05	1	1	135 13/16"	96"	1 3/8"	EXT. 4 DR. BIFOLD-GLASS PANEL	
D06	1	2	24"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D07	1	2	72"	96"	1 3/4"	EXT. SLIDER-GLASS PANEL	
D08	1	2	42"	80"	1 3/8"	DOUBLE HINGED-DOOR- CHAMBERS 3 FLUSH	
D09	2	2	32"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D10	1	2	32"	80"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D11	3	1	30"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D12	2	1	36"	80"	1 3/4"	EXT. HINGED-GLASS PANEL	
D13	2	1	60"	80"	1 3/8"	SLIDER-DOOR- CHAMBERS 3 FLUSH	
D14	1	1	96"	84"	1 3/4"	GARAGE-GARAGE DOOR-9X8-PANEL LITES	
D15	1	1	60"	80"	1 3/4"	EXT. DOUBLE HINGED-GLASS PANEL	
D17	1	0	36"	80"	1 3/4"	EXT. HINGED-DOOR E21	
D19	1	2	30"	80"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D21	1	2	30"	96"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	1	54"	36"			DOUBLE CASEMENT-LHL/RHR	
W02	1	1	30"	30"			SINGLE CASEMENT-HR	
W03	1	2	95 1/8"	43 1/4"			MULLED UNIT	
W04	3	1	27"	60"			SINGLE CASEMENT-HL	
W05	3	2	24"	54"			SINGLE CASEMENT-HL	
W06	1	1	21"	35 1/8"			FIXED GLASS	
W07	1	1	54"	54"	YES		DOUBLE CASEMENT-LHL/RHR	
W08	2	1	0"	36"			DOUBLE HUNG	
W09	1	1	30"	30"			FIXED GLASS	
W10	2	2	0"	36"			DOUBLE HUNG	
W11	1	1	54"	42"	YES		DOUBLE CASEMENT-LHL/RHR	
W12	1	1	21"	36"			FIXED GLASS	
W13	1	2	36"	63"			FIXED GLASS	
W14	2	2	24"	24"			SINGLE CASEMENT-HR	
W15	1	2	54"	54"	YES		DOUBLE CASEMENT-LHL/RHR	
W16	3	2	18"	24"			FIXED GLASS	
W17	1	1	48"	48"			DOUBLE CASEMENT-LHL/RHR	
W18	3	1	24"	36"			SINGLE CASEMENT-HR	
W19	3	2	24"	36"			SINGLE CASEMENT-HR	

EXTERIOR DOORS AND WINDOWS BY SIERRA PACIFIC (ASPEN SERIES). CLAD EXTERIOR WITH WOOD CORE AND INTERIOR. ALL GLAZING SHALL BE TEMPERED TO EXTERIOR FOR WUI REGULATIONS.



FIRST FLOOR PLAN

1/4 IN = 1 FT

0 5 10 20 feet

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

FIRST FLOOR PLAN

PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

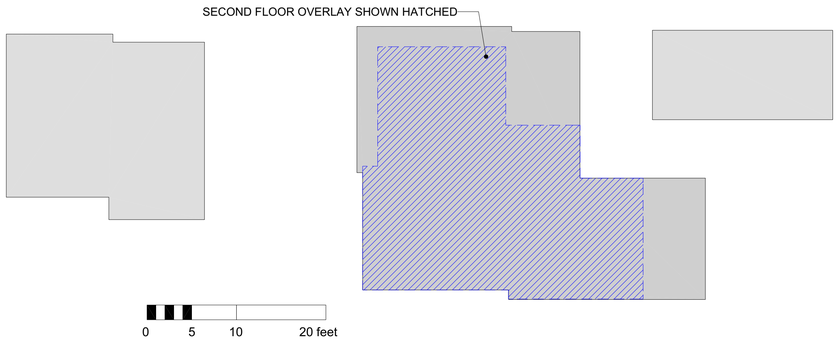
1/9/24

SHEET
A3

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	THICKNESS	DESCRIPTION	COMMENTS
D01	1	1	65 5/16"	96"		MULLED UNIT	
D02	1	1	33 5/16"	80"	1 3/4"	EXT. HINGED-DOOR S02	
D03	3	1	32"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D04	1	1	36"	96"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D05	1	1	135 13/16"	96"	1 3/8"	EXT. 4 DR. BIFOLD-GLASS PANEL	
D06	1	2	24"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D07	1	2	72"	96"	1 3/4"	EXT. SLIDER-GLASS PANEL	
D08	1	2	42"	80"	1 3/8"	DOUBLE HINGED-DOOR- CHAMBERS 3 FLUSH	
D09	2	2	32"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D10	1	2	32"	80"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D11	3	1	30"	80"	1 3/8"	HINGED-DOOR- CHAMBERS 3 FLUSH	
D12	2	1	36"	80"	1 3/4"	EXT. HINGED-GLASS PANEL	
D13	2	1	60"	80"	1 3/8"	SLIDER-DOOR- CHAMBERS 3 FLUSH	
D14	1	1	96"	84"	1 3/4"	GARAGE-GARAGE DOOR-9X8-PANEL LITES	
D15	1	1	60"	80"	1 3/4"	EXT. DOUBLE HINGED-GLASS PANEL	
D17	1	0	36"	80"	1 3/4"	EXT. HINGED-DOOR E21	
D19	1	2	30"	80"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	
D21	1	2	30"	96"	1 3/8"	POCKET-DOOR- CHAMBERS 3 FLUSH	

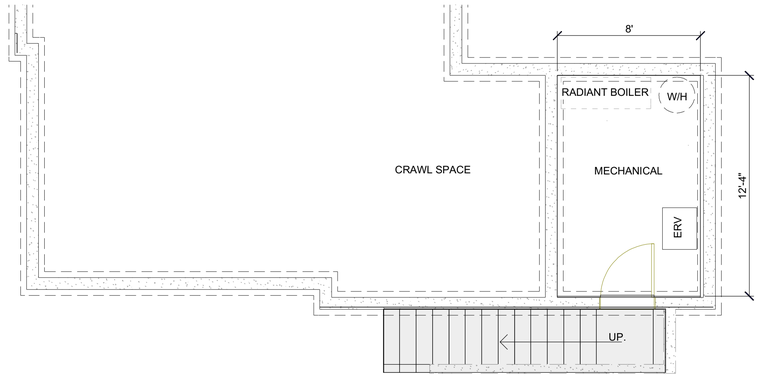
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NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
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W02	1	1	30"	30"			SINGLE CASEMENT-HR	
W03	1	2	95 1/8"	43 1/4"			MULLED UNIT	
W04	3	1	27"	60"			SINGLE CASEMENT-HL	
W05	3	2	24"	54"			SINGLE CASEMENT-HL	
W06	1	1	21"	35 1/8"			FIXED GLASS	
W07	1	1	54"	54"	YES		DOUBLE CASEMENT-LHL/RHR	
W08	2	1	0"	36"			DOUBLE HUNG	
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W12	1	1	21"	36"			FIXED GLASS	
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W14	2	2	24"	24"			SINGLE CASEMENT-HR	
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W16	3	2	18"	24"			FIXED GLASS	
W17	1	1	48"	48"			DOUBLE CASEMENT-LHL/RHR	
W18	3	1	24"	36"			SINGLE CASEMENT-HR	
W19	3	2	24"	36"			SINGLE CASEMENT-HR	

EXTERIOR DOORS AND WINDOWS BY SIERRA PACIFIC (ASPEN SERIES). CLAD EXTERIOR WITH WOOD CORE AND INTERIOR. ALL GLAZING SHALL BE TEMPERED TO EXTERIOR FOR WUI REGULATIONS.



FLOOR OVERLAY PLAN

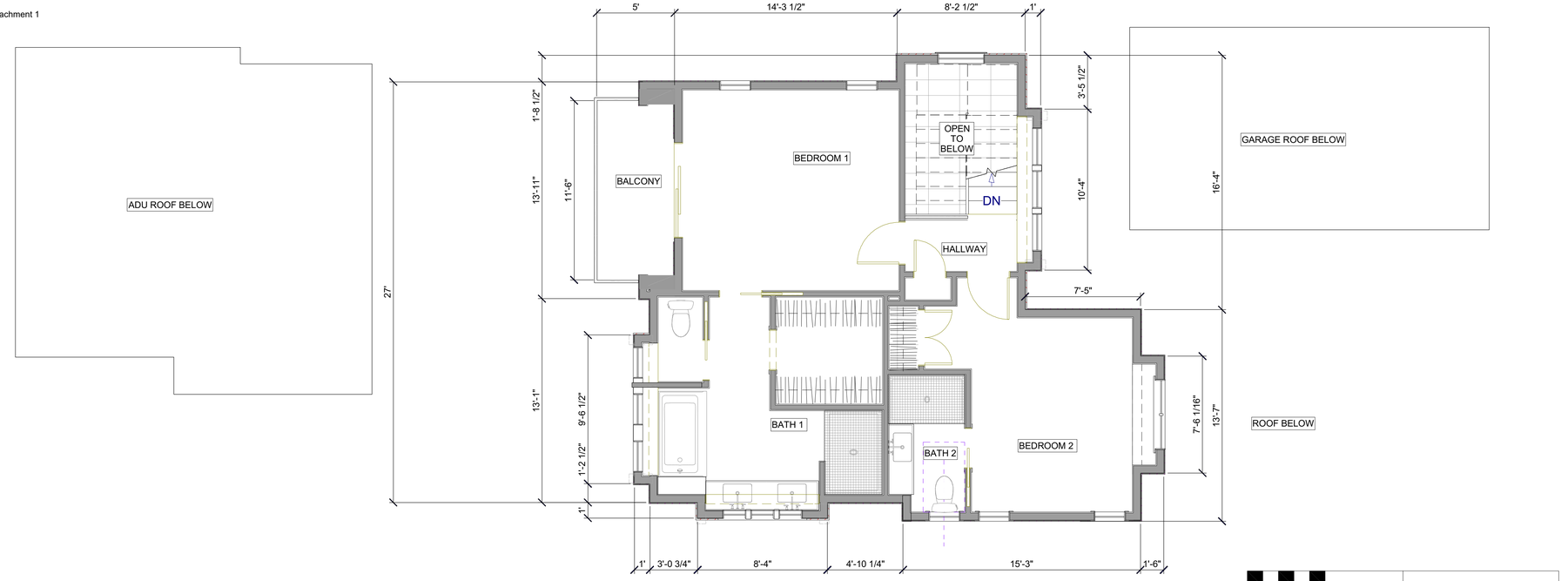
1/8 IN = 1 FT



MECHANICAL ROOM PLAN

1/4 IN = 1 FT

Attachment 1



SECOND FLOOR PLAN

1/4 IN = 1 FT

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REVISIONS

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carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SECOND FLOOR PLAN,
MECHANICAL ROOM PLAN,
FLOOR OVERLAY PLAN

PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

1/9/24

SHEET
A4

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DARK CHARCOAL

McELROY METAL

Architectural Colors

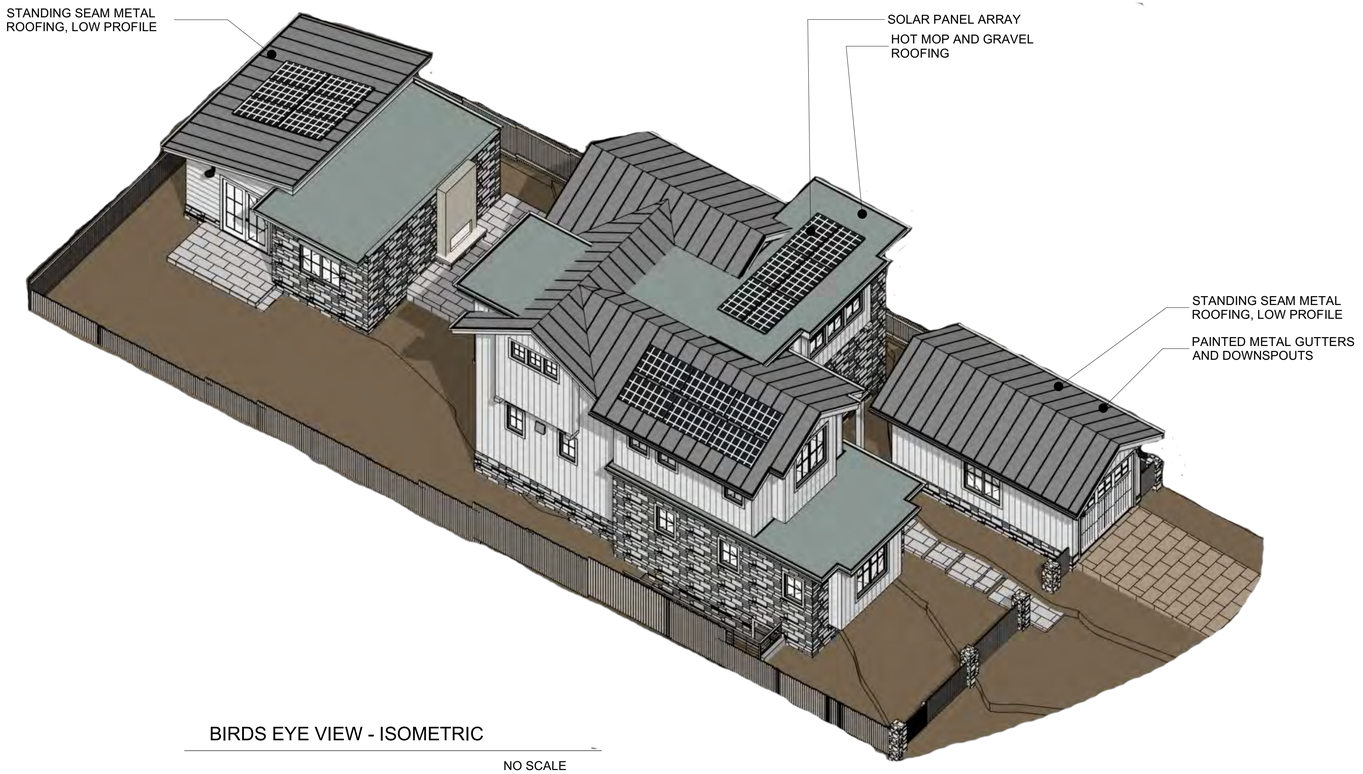
Paint Specifications

COLOR	REFLECTANCE	EMISSIVITY	SRI	LRV
ALMOND	0.54	0.84	62	58.96
ASH GRAY	0.32	0.84	32	35.92
BONE WHITE	0.69	0.85	83	76.39
BRANDYWINE	0.27	0.86	26	04.18
BRITE RED	0.44	0.84	48	08.55
BUCKSKIN	0.37	0.86	39	16.60
CHAMPAGNE METALLIC	0.37	0.81	37	26.05
CHARCOAL	0.32	0.85	32	11.04
COLONIAL RED	0.33	0.85	34	05.71
COPPER PENNY METALLIC	0.40	0.85	44	18.02
DARK BRONZE	0.27	0.84	25	04.08
DARK CHARCOAL	0.08	0.88	3	06.72

METAL ROOFING COLOR



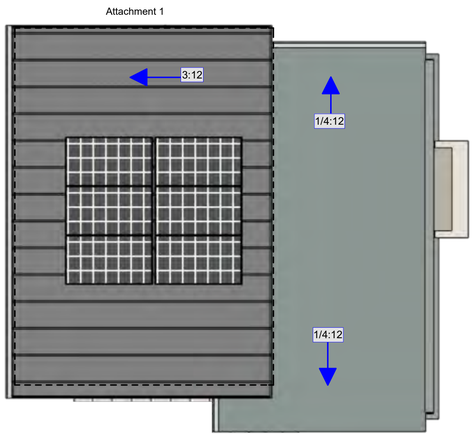
TAR AND GRAVEL ROOFING COLOR TONES

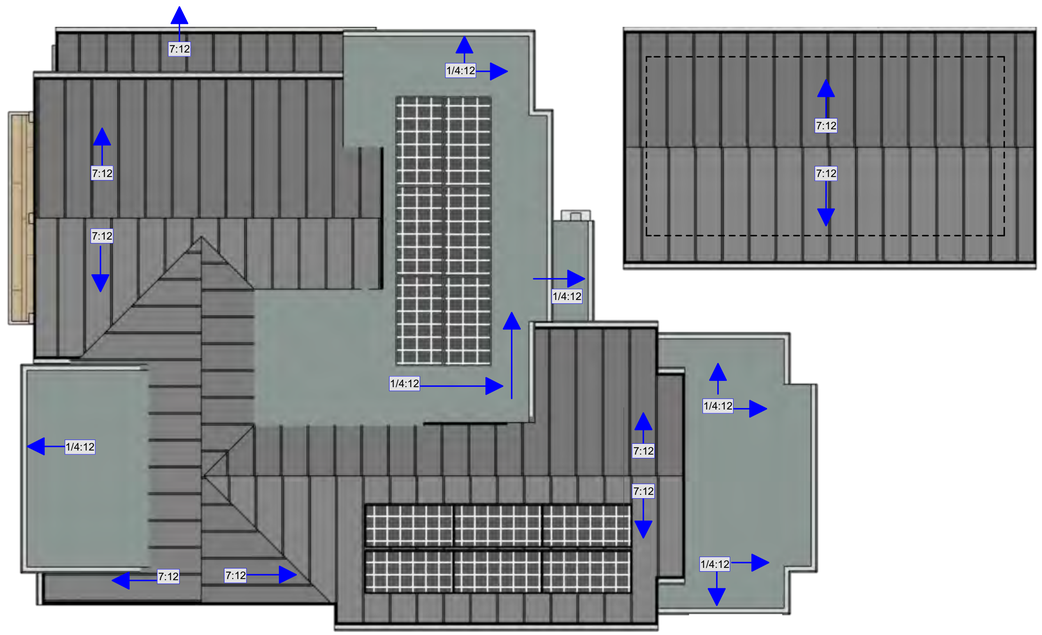


BIRDS EYE VIEW - ISOMETRIC

NO SCALE

Attachment 1





ROOF PLAN

1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ROOF PLAN, ROOF ISOMETRIC

PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

1/9/24

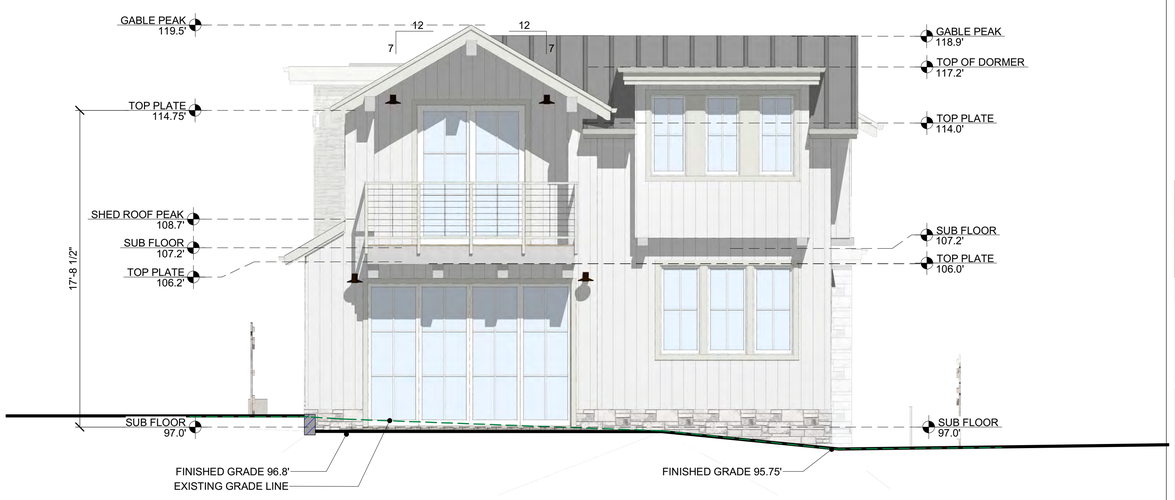
SHEET
A5

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EAST

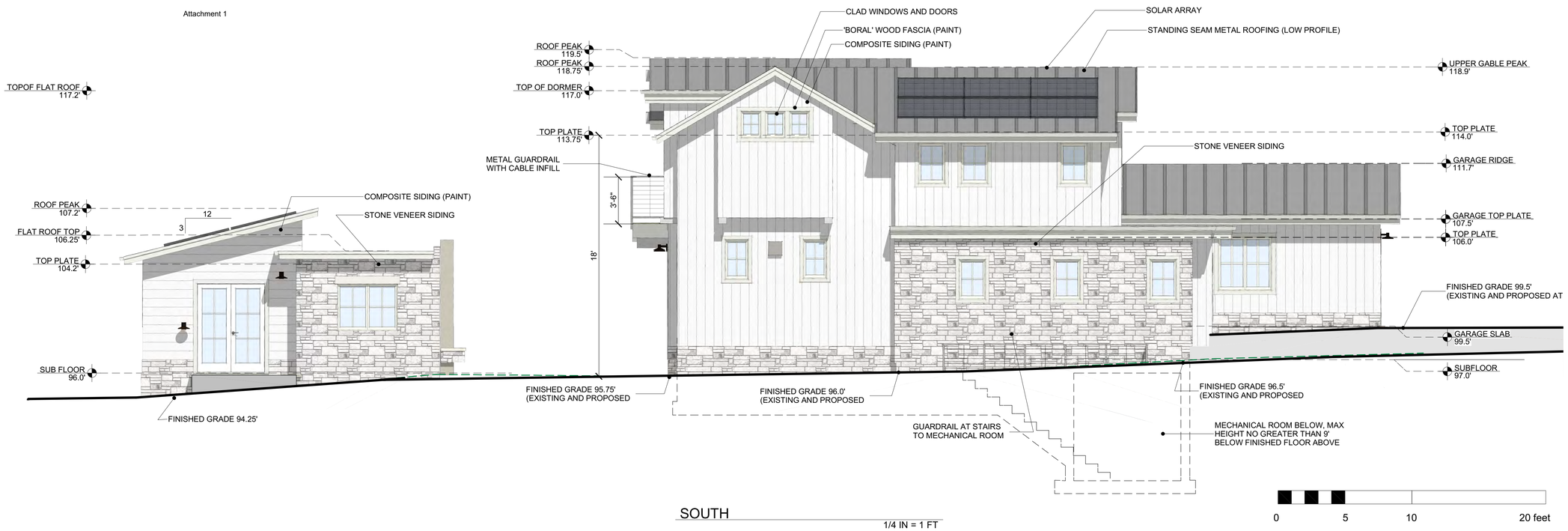
1/4 IN = 1 FT



WEST

1/4 IN = 1 FT

Attachment 1



SOUTH

1/4 IN = 1 FT

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ALAN LEHMAN

ELEVATIONS

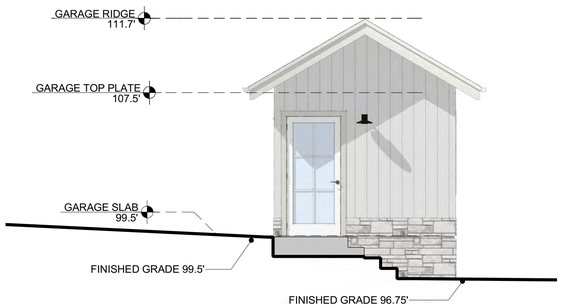
PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

1/9/24

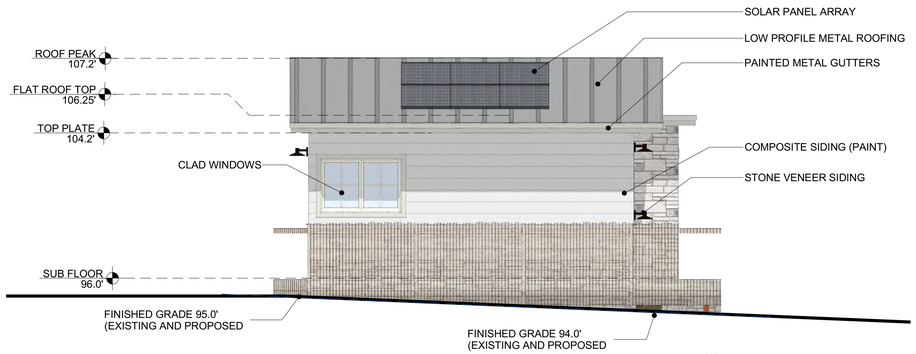
SHEET
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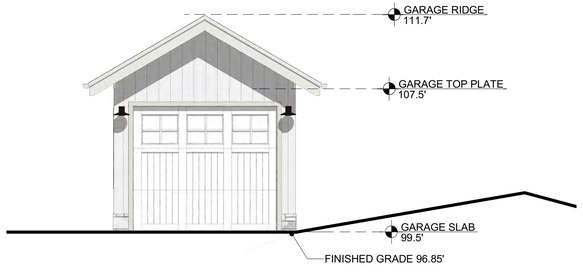
WEST - GARAGE

1/4 IN = 1 FT



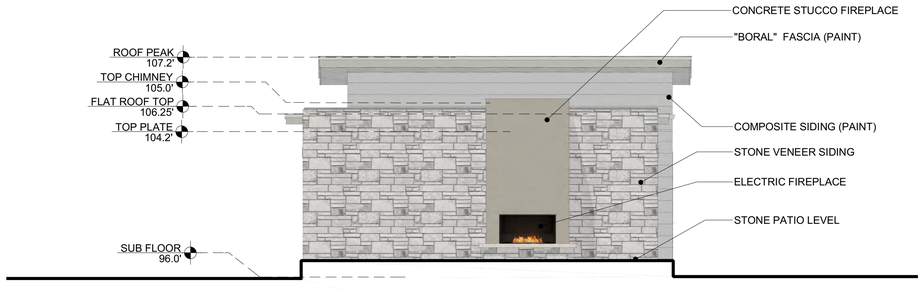
WEST - ADU

1/4 IN = 1 FT



EAST - GARAGE

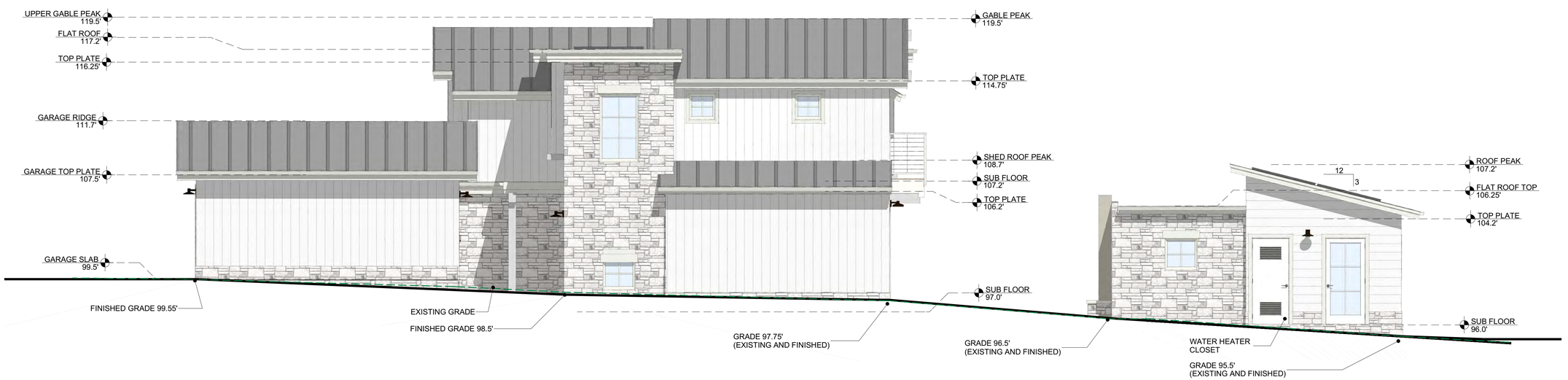
1/4 IN = 1 FT



EAST - ADU

1/4 IN = 1 FT

Attachment 1



NORTH

1/4 IN = 1 FT

0 5 10 20 feet

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

ELEVATIONS

PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

1/9/24

SHEET
A7

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STREET ELEVATION

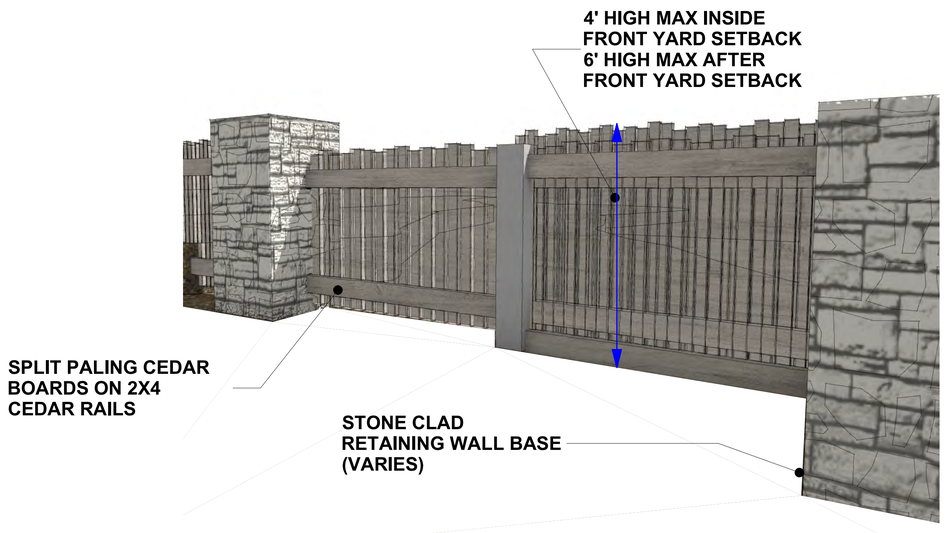
1/8 IN = 1 FT

0 5 10 20 feet



PAINT COLORS / MATERIALS





FENCE DESIGN

REVISIONS

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lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

MATERIALS, COLORS, FENCE DESIGN

PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel
CA 93921
010-082-021

1/9/24

SHEET
A8

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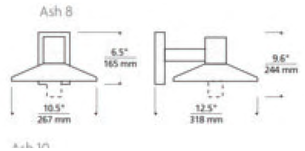
Lightology

Ash Outdoor Wall Light w/Clear Lens

ITEM NUMBER TLG604330

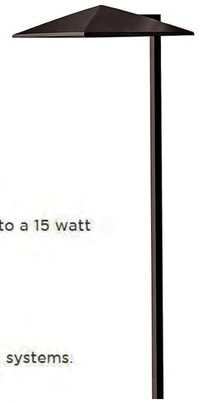


SHADE COLOR	Clear
BODY FINISH	Bronze
WATTAGE	8W
DIMMER	Low Voltage Electronic
DIMENSIONS	8"W x 6.5"H x 9.9"D
LAMP	1 x LED/8W/120V LED
Technical Information	
LUMINOUS FLUX	298 lumens
LUMENS/WATT	37.25
LAMP COLOR	2700 K
COLOR RENDERING	90 CRI



EXTERIOR SCONCE

- Sleek modern outdoor path light.
- Satin black finish.
- Cast aluminum construction.
- Etched glass diffuser.
- From the Hinkley Lighting collection.
- Includes one 2.3 watt LED module.
- Light output is 110 lumens, comparable to a 15 watt incandescent light.
- Color temperature is 3000K.
- CRI 80.
- Non-dimmable.
- Includes stake and wiring kit.
- Works with existing low-voltage lighting systems.
- Measures 21" high, 7 1/2" wide.



EXTERIOR PATH LIGHT

HINKLEY

TAPER STEP 12V

1562BZ

TAPER STEP 12V VERTICAL



DETAILS	
FINISH:	Bronze
MATERIAL:	Cast Aluminum
GLASS:	Etched

DIMENSIONS	
WIDTH:	3"
HEIGHT:	5"
DEPTH:	1.5
WEIGHT:	0.4
TOP TO OUTLET:	0

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	ETP10
WATTAGE:	1.20w LED *Included
VOLTAGE:	12v
COLOR TEMP:	2700
LUMENS:	90
CRI:	90
INCANDESCENT EQUIVALENCY:	1 x 10w
DIMMABLE:	Yes - MLV On Transformer Primary
TRANSFORMER REQUIRED:	Yes

STEP LIGHT

PLANTING LEGEND

		QTY	SIZE	WUCOLS
	BUXUS SEMPERVIRENS / BOXWOOD HEDGE	11	5 GAL.	LOW
	THYMUS SERPYLLUM / THYME GROUND COVER	10	1 GAL	LOW
	LAVANDULA HETEROPHYLLA / LAVENDER	19	1 GAL	LOW
	IRIS DOUGLASIANA / IRIS FLOWERS	6	1 GAL	LOW
	FESTUCA MAIREI / FESCUE GRASS PLANT	4	5 GAL	LOW
	HEUCHERA SANGUINEA / CORAL BELLS PLANT	9	5 GAL	MODERATE

LANDSCAPE NOTES

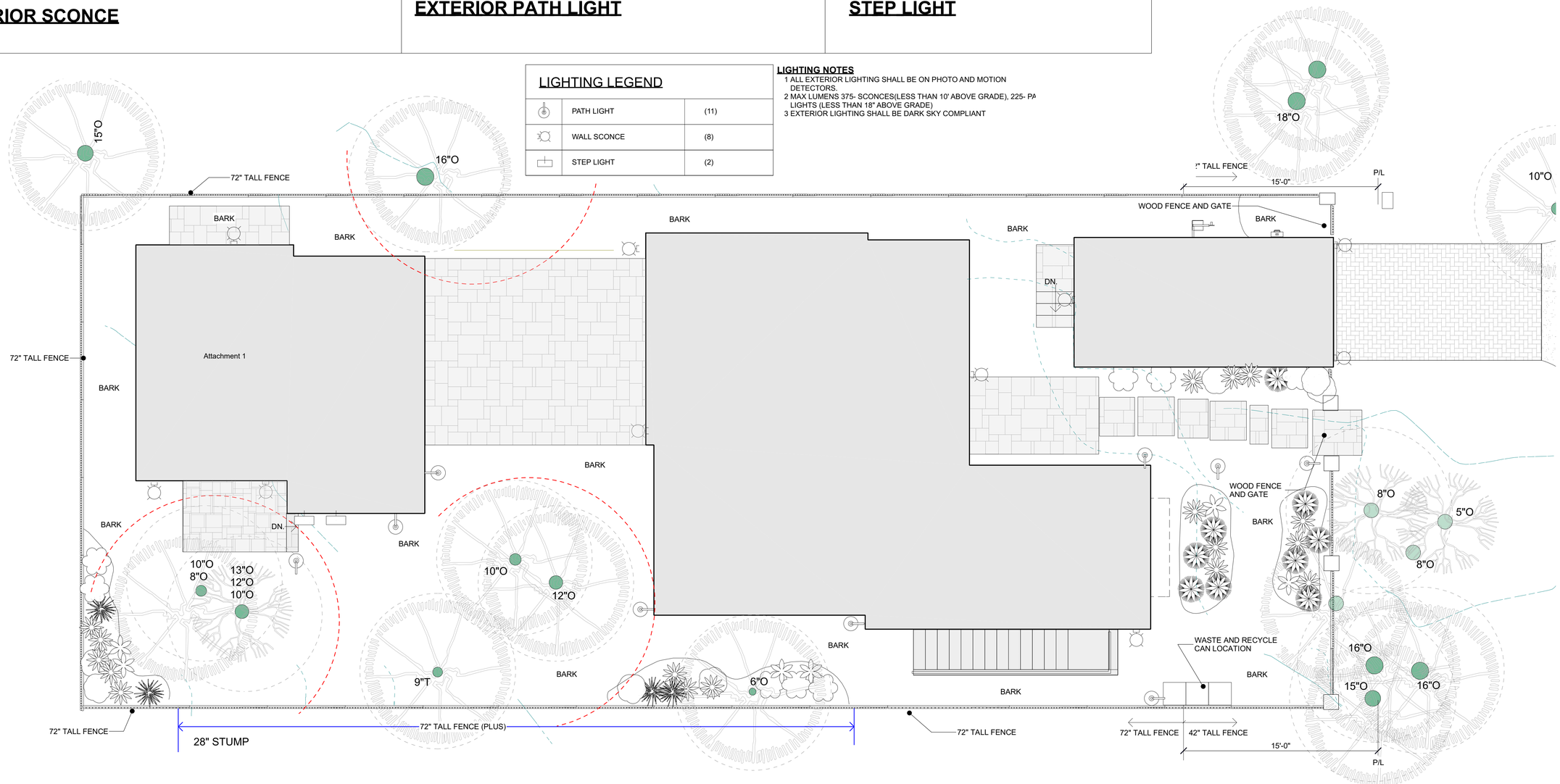
1. REMOVE ALL IVY FROM SITE
2. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
3. TYPICAL GROUND COVER SHALL BE WOOD CHIP TYPE BARK, NATURAL COLOR EXCEPT ADJACENT TO HOUSE FOR FIRST 18"

LIGHTING LEGEND

	PATH LIGHT	(11)
	WALL SCONCE	(8)
	STEP LIGHT	(2)

LIGHTING NOTES

1 ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2 MAX LUMENS 375- SCONCES(LESS THAN 10' ABOVE GRADE), 225- PA LIGHTS (LESS THAN 18" ABOVE GRADE)
3 EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT



LANDSCAPE PLAN

1/4 IN = 1 FT

0 5 10 20 feet

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

LANDSCAPE PLAN, EXTERIOR LIGHTING

PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel CA 93921
010-082-021

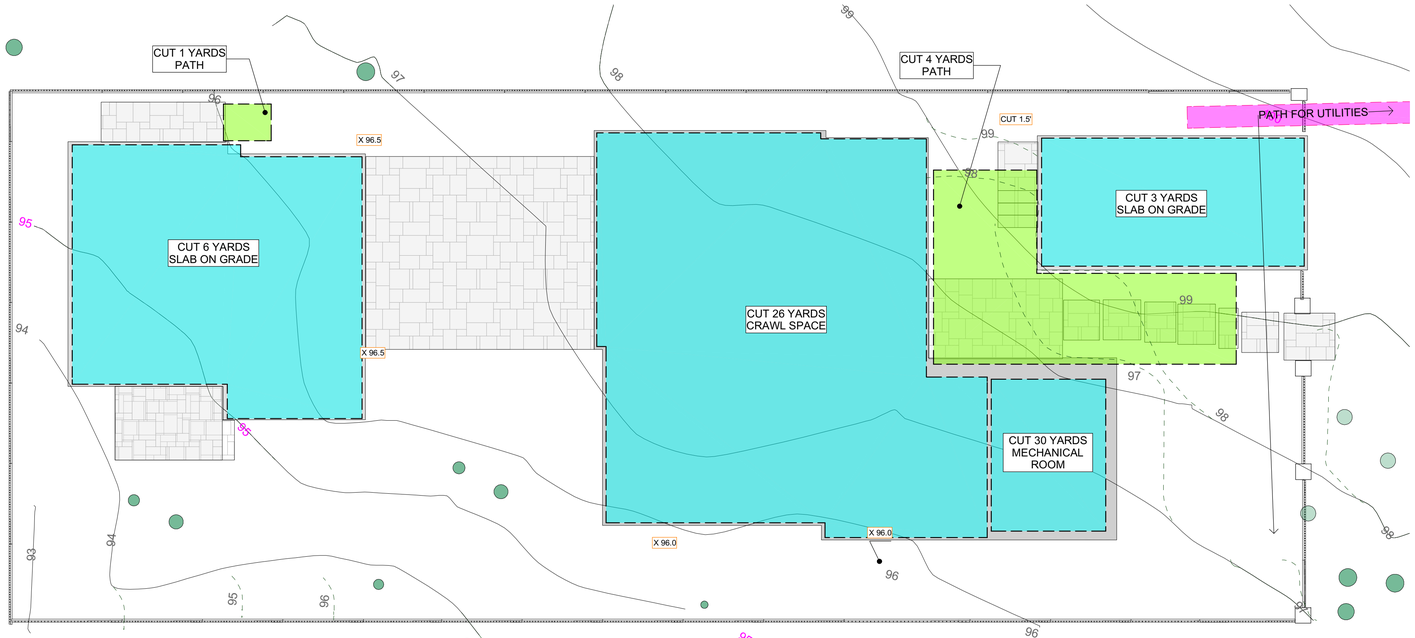
1/9/24

SHEET
A9

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GRADING PLAN NOTES

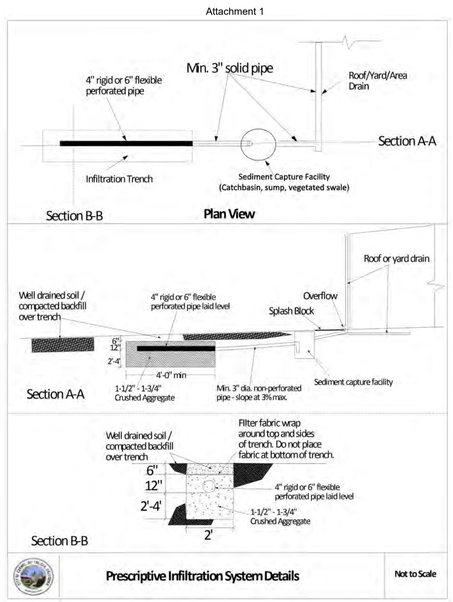
1. GRADING CUT 65 YARDS
2. GRADING FILL 0 YARDS
3. MINIMAL OVER-EXCAVATION AT FOUNDATION WALLS FOR WATER PROOFING OF FOUNDATION
4. MINIMAL EXCAVATION AT GARAGE SLAB TO PROTECT TREE ROOTS FROM ADJACENT PROPERTY

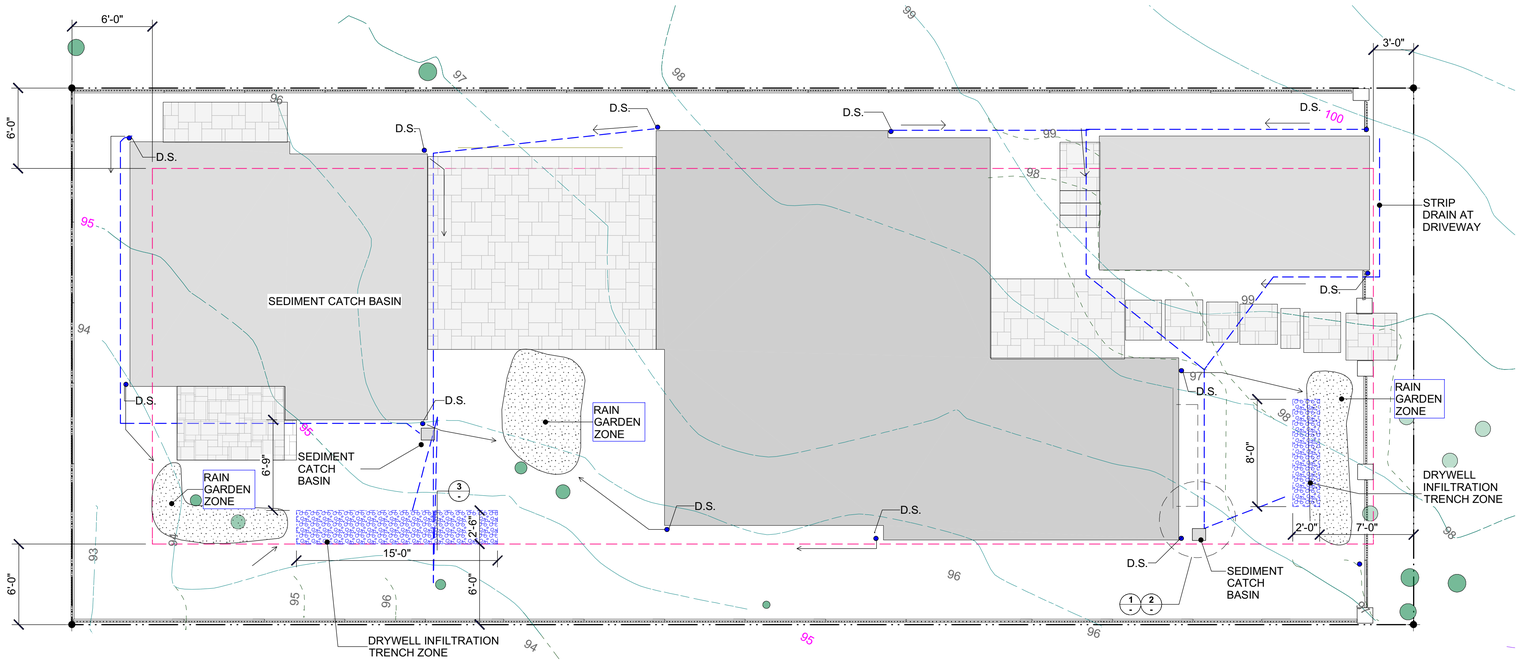


GRADING PLAN

3/16 IN = 1 FT

Attachment 1





DRAINAGE PLAN

3/16 IN = 1 FT

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

GRADING PLAN, DRAINAGE PLAN

PLANNING REVIEW SET- CONCEPT

The Golden Mean LLC PROJECT
Santa FE 3 SW of Mountain View, Carmel CA 93921
010-082-021

1/9/24

SHEET
A10

The Design Traditions of Carmel

RESIDENTIAL DESIGN GUIDELINES INTRODUCTION AND DESIGN CONCEPT REVIEW









Adopted by City Council May 1, 2001

Table of Contents

I. Introduction to the Design Review Process 1

II. Design Concept Guidelines

Neighborhood-wide Guidelines

The Preliminary Site Assessment 13

1.0 Preserving the Forest Character 14

2.0 Neighborhood Street Character Guidelines 19

Site Planning Guidelines

3.0 Topography 23

4.0 Open Space, Site Coverage and Setbacks 26

5.0 Privacy Views, Light and Air 29

6.0 Parking and Access 32

Building Mass & Scale

7.0 Building Mass & Scale 35

8.0 Building Form 38

III. Resources

Definitions of Key Terms 43

Appendices

A. Trees of the Urban Forest and City Policy Paper C91-05
B. Tree Rules of Thumb
C. Measures for Tree Protection
D. Compatible Plants Under and Around Oaks and other Native Trees

Introduction to the Design Review Process

This booklet is an introduction to the City's Residential Design Review Process and Guidelines that are used in development review. The guidelines are presented in two booklets:

- Guidelines for Design Concept Review are presented in this booklet.
- Guidelines for Final Details Review are published in a separate booklet.

What are Design Guidelines?

Design guidelines convey community consensus about neighborhood design. As such, they provide a common basis for making decisions about work that may affect the appearance of individual properties or the overall character of Carmel. While guidelines provide direction, they are not intended to be inflexible nor used like ordinances. Instead, they are to be used to promote communication about how design changes can blend into and enhance community character. While the guidelines may suggest methods to achieve design objectives, the City recognizes that there may be other methods.

Why have Design Guidelines?

These guidelines inform the designers, architects and property owners about design objectives the citizens hold for their residential areas. They indicate an approach to design that property owners may use to make decisions about their buildings and to maintain the city's traditional character. The guidelines also provide the city, through the Design Review Board, Planning Commission, Staff, the Forest and Beach Commission and the Preservation Committee, a basis for making informed, consistent decisions about design.

The Scope of the Guidelines

The guidelines address all projects in the R-1 zoned areas of Carmel. Please note that the City of Carmel-by-the-Sea will not issue a construction permit for exterior additions, remodeling or new buildings without design review approval from the Design Review Board, the Planning Commission or Staff. These guidelines also will aid property owners and their architects in developing appropriate designs strategies. The guidelines focus on maintaining the traditional character of Carmel.

Note that other regulations also may affect design in Carmel, including the following:

- The Land Use Code of the City of Carmel-by-the-Sea
- California Environmental Quality Act (CEQA)

A Quick Guide to the Design Guidelines

The purpose of the Design Review System is to assure that alterations and new construction in Carmel will respect the design traditions of the community, while accommodating reasonable development and change. This Quick Guide provides a summary of the fundamental design principles upheld in the guidelines and introduces the basic sequence of issues that one should consider when developing a design concept.

Key Principles of the Design Guidelines

These key principles form the foundation of the guidelines:

1. Respect Carmel's design traditions.
This includes consideration of community-wide features, the character of the neighborhood and of the immediate block.

2. Respond to the context.
The built environment should be in balance with the forest character.

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

4. Develop a design in phases.
Develop broad concepts of site design and basic massing first. Then refine the design with the more detailed guidelines.

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

Planning a Project

When planning a project in Carmel, one should define a basic design approach that will meet the owner's needs and at the same time be compatible with the neighborhood. Follow these steps in planning such an approach.

Consider the context of the project.

1. Consider the character of the city at large:
   - General character of the community
   - General approach to design
   - Sense of open space
2. Consider the character of the neighborhood:
   - Street character & orientation
   - Vegetation
   - Building scale
3. Consider the character of the block:
   - Building setback variations
   - Dominant tree species
   - Public and private views
   - Street edge character
   - Building design, height and size

In considering the context, the design guidelines encourage a continuity of landscape design, especially as seen from the street, while they also promote a diversity in architectural character. Therefore, an objective is to strike a balance between relating to the forest context by using similar landscape elements while also maintaining the tradition of variety in building design.

Consider the resources of the site.

1. Assess the topographic features:
   - Design with the topography and use slopes to create second levels above or below ground.
2. Trees and vegetation
   - Identify trees and vegetation that are important to the urban forest or that add character to the site or neighborhood.
3. If you have a historic building or a building of traditional character, consider an addition rather than a demolition/rebuild.

Consider your program requirements.

1. Define basic functional needs.
2. Balance these with Carmel traditions.
3. Adjust your program to fit the parcel size and site constraints.

Summarize the basic project approach.

1. This should balance considerations of context, site resources and program requirements.

How the Guidelines are Organized

These design guidelines are presented in a sequence that follows the City's design review process. When proposing a project, applicants first should become familiar with the City's design traditions and its goals for preservation of character. Next, applicants should consult with the City's planning staff and the City Forester to develop a preliminary site assessment map. This will aid in understanding the resources of the site and issues that will need to be addressed in the design. Based on these preliminary steps, applicants should then develop concept plans and complete a Design Concept review. After this, a Final Details review is scheduled. Only after this final review can a project proceed to construction.

This first Design Guidelines booklet focuses on broad-scale design issues which should be used during the Design Concept review stage. This includes design principles which apply neighborhood-wide as well as design guidelines for site planning and for the mass and scale of a building.

The second Design Guidelines booklet focuses on specific building and site design issues which should be used during the Design Details review stage. These include design guidelines for architectural character, details and materials. Other general design guidelines, such as solar access, views, energy conservation and utilities are also included.

The City uses the design guidelines to determine the appropriateness of a proposed project. In doing so, it evaluates each application on a case-by-case basis to determine that the proposed design meets the intent of the guidelines. This often requires careful judgement and a balancing of competing design objectives.

The Format for a Guideline

Each design guideline in this document typically has four components:

1. **Design Objective** - describes a desired state or condition of the design element being discussed.
2. **Design Guideline Statement** - typically performance-oriented, describes a desired design treatment.
3. **Supplementary Information** - may include suggestions on how to meet the objective, additional requirements, or may provide an expanded explanation. This information is listed in bullet format.
4. **Illustrations** - may be provided to clarify the intent of the guideline.

(These components are illustrated below.)

It is important to note that all components of a design guideline constitute the material upon which the City will make its determination of the appropriateness of a proposed project.

Section Heading

(1) ***Roof Form***

Varied roof forms are typical in a block and this tradition should be continued.

(2) #. **Simple primary roofs, with subordinate attachments such as dormers, are appropriate.**

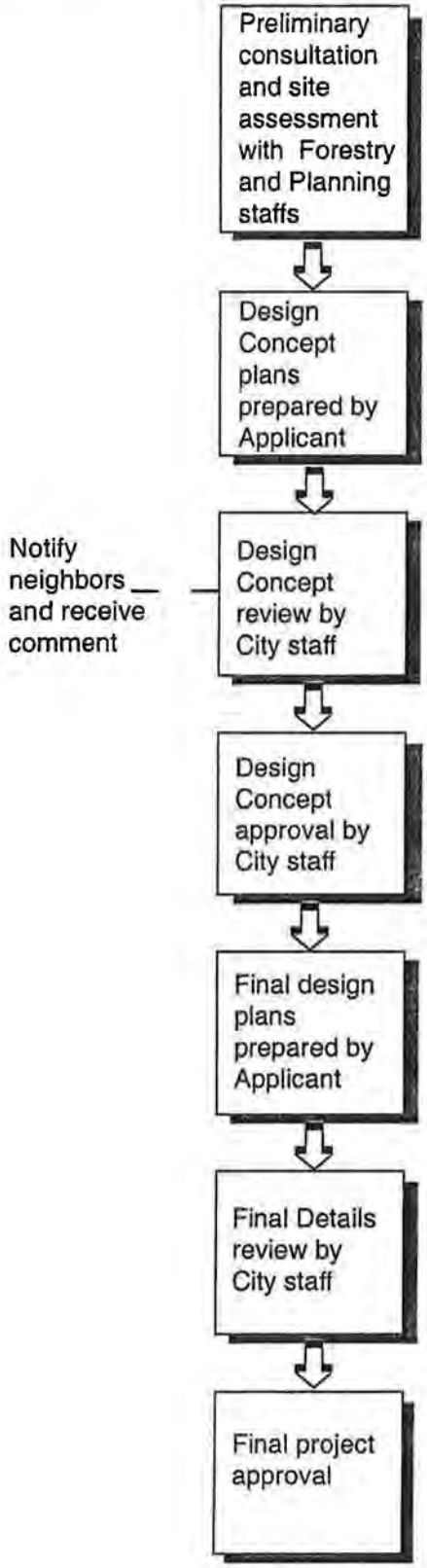
(3)
- For example, basic gable and hip roofs are traditional and their use is encouraged.
- Flat roofs may be used to a limited extent on smaller, one-story structures. They should not be used on large buildings or two-story elements.
- Avoid complex roof forms that call attention to the design or add unnecessary detail.
- Mansard roofs typically add more mass than other forms and are discouraged. A sloping roof "skirt" that conceals a flat roof is particularly out of character. Similarly, a gable roof that is "clipped" at the top adds unnecessary complexity to a design and should be avoided.

(4)



Simple primary roofs with subordinate attachments, such as dormers, are appropriate.

Sample of the guideline format used in this document



Track 1 Review Process

The Three Design Review Tracks

The Design Review System is organized into three separate tracks, which correspond to the complexity of review or to the degree of flexibility that is sought for an individual project.

Review Track 1:
Final Review decision by staff

The Track 1 review track is available for additions and alterations that do not involve substantial increases in the size of buildings. Reviews are conducted by staff, and typically involve site visits, plan review and design consultations. For staff approval, all of the relevant Land Use Code provisions and Design Guidelines must be met. Flexibility is available only where clearly defined in municipal code standards that can be measured.

Referrals:
At any time that staff or the applicant is concerned about the nature of the project or the interpretation of the standards and guidelines, the project may be scheduled before the Design Review Board or the Planning Commission for discussion.

This is the most expeditious but least flexible track of review. It is provided for owners with simple projects and for small additions in order to proceed through the process quickly and with a high degree of predictability.

All design review tracks are subject to the California Permit Streamlining Act. This law requires the City to determine an application is complete within 30-days of application submittal. Once complete, the City then has 60-days to take final action. The only exceptions are (1) when environmental review is required or (2) when the applicant specifically requests a continuance.

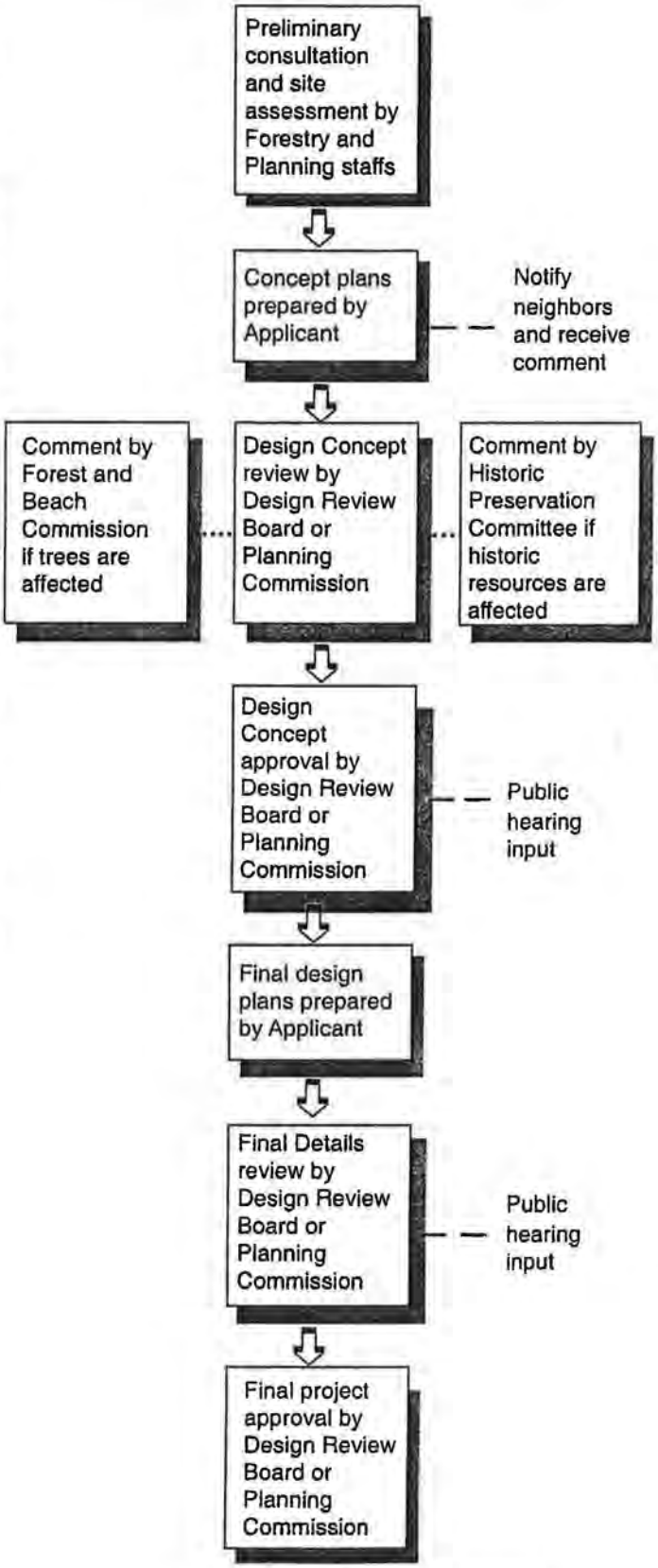
Review Track 2:
Final Review decision by Design Review Board or Planning Commission

This level of review is designed for projects where (1) it is not clear that the design meets all design guidelines or that (2) could have a significant impact on the neighborhood context or (3) in which the applicant seeks to make use of incentives that are available under conditions that require interpretation of compatibility with the context. This review track also applies to all new homes and to alterations that increase floor area by more than 25%.

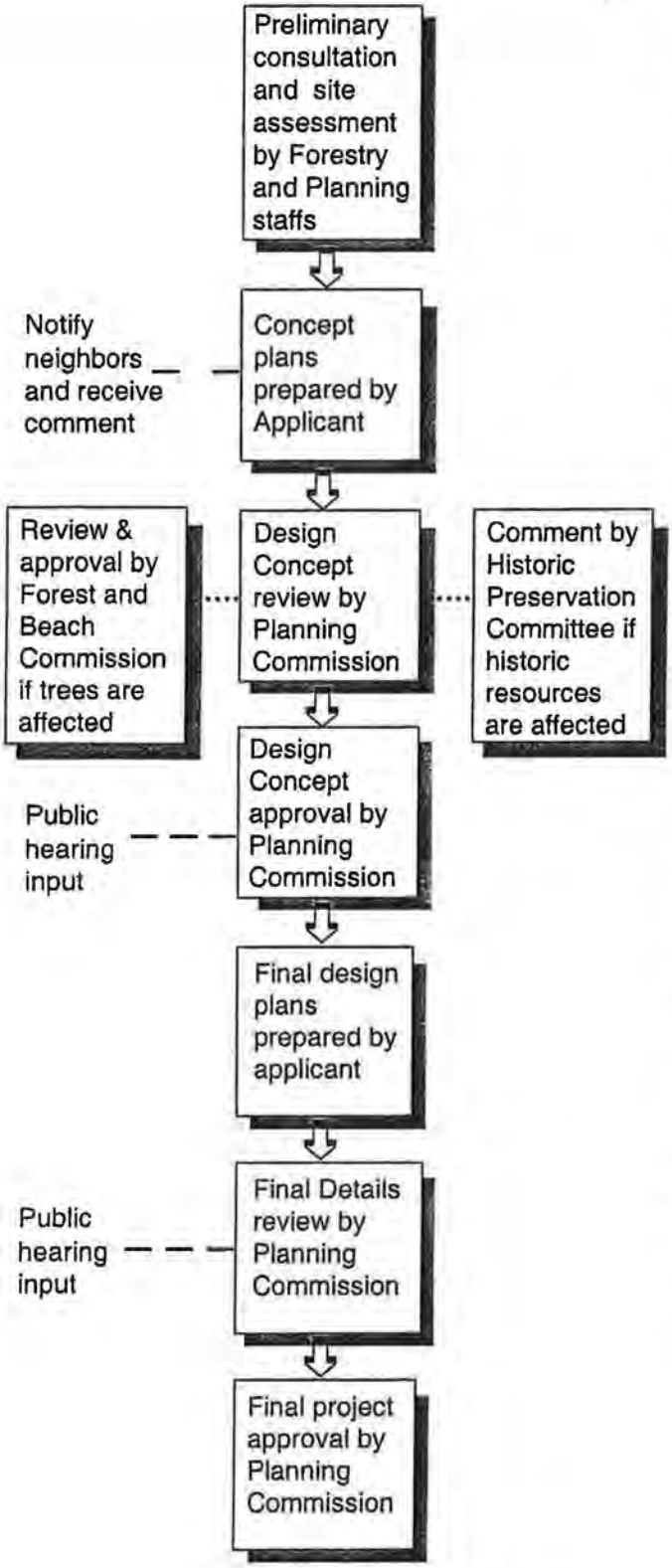
Projects that require a land use permit or environmental review will receive design review by the Planning Commission. All other projects in Track 2 receive design review by the Design Review Board.

Preliminary reviews are conducted by staff and then are referred to the Design Review Board or the Planning Commission for Design Concept review. Final Details review is conducted by the Design Review Board or Planning Commission after concept approval.

Greater flexibility in interpretation of the guidelines and in the application of incentives is available in this track, as compared with Track One. While it may take some additional time, the outcome, at least in terms of minimum standards, is relatively predictable.



Track 2 Review Process



Track 3 Review Process

Review Track 3:
Final Review decision by Planning Commission

This review track is the most flexible process and is included to accommodate innovation and diversity while still respecting the City's design traditions. This track is designed for complex projects and for those in which the applicant seeks special exceptions from certain standards and guidelines because of unique circumstances of the site or in which they believe the overall design will be compatible with the context even though it does not directly meet some of the standards and guidelines. This is a "Planned Development" process.

The objectives in the ordinance and design guidelines and the background text in the guidelines serve as the basic principles or performance standards for determining appropriateness of any proposed work. Except for floor area and volume standards, most dimensional standards such as heights, setbacks, coverage and number of stories could be relaxed by the Commission.

Planned Development Requirements:

Since the Track 3 review potentially allows for significant deviations from design standards, it is important to provide enough information to the public and to decision-makers. Depending on project scope, the following may be required:

- Model of site and project
- Neighborhood-block plan
- Special notice to neighbors explaining the project
- Narrative explaining how City objectives are met
- Higher fees to offset longer processing costs

Design Concept Guidelines

This section contains guidelines for the design and review of concept plans. The guidelines focus on broad design considerations that relate to the basic organization of uses on a site, treatment of the urban forest and the massing of buildings. A primary consideration is that a design be compatible with the design traditions of Carmel, including maintaining the urban forest character and promoting buildings that are in scale with the context while encouraging diversity in individual houses. An accompanying booklet addresses Residential Design Guidelines Final Details Review.

Neighborhood-wide Guidelines

The Preliminary Site Assessment

Each site is considered part of a larger neighborhood and should contribute to neighborhood character. Important elements of neighborhood character include the local forest and open space resources, the character of the street edge, the massing, arrangement, and materials used in other homes nearby and the local patterns of topography, access and views.



The first step in developing a plan for a project is to assess the context of the neighborhood as well as the resources and constraints of the site.

However, each site is also unique and will present its own design challenges and opportunities. Therefore, the first step in developing a plan for a project is to assess the context of the neighborhood and the resources and constraints of the site. A plan showing existing conditions on the site and in the immediate vicinity should be prepared by a licensed surveyor or engineer. This site plan will show topography, drainage features, existing trees and structures, the edge of the street and other features useful in developing a design concept for the project.

This plan must be reviewed in the field by the City Forester and a planner. During this field review, qualitative assessments will be made regarding the health and importance of each tree, whether above-or below-ground areas should be avoided and whether specific existing structures may qualify for incentives offered to preserve traditional or historic buildings. Observations about the neighborhood design context, street and right-of-way character, views or other conditions will be noted as well.

A copy of the site assessment will accompany the project through the design review process to aid in the evaluation of the project by decision-makers. This site assessment should be used by the architect or designer to develop both the design concept for the project and a forest enhancement/maintenance plan for the site. The forest enhancement/maintenance plan will be required during the concept phase of design review and should address the following issues:

- Which trees will be retained, removed or pruned due to the project?
- Will new trees be added (where, how many, what species)?
- Which trees are considered most significant to the site and why?
- How does the proposed project relate to these significant trees (setbacks, pruning, screening)?
- How will the remaining and proposed trees on the site relate to the composition of the forest in the immediate neighborhood?
- Are there any significant belts of native or planted vegetation that are important to the character of the site? Will they remain or be removed?
- What is the character of the adjacent right-of-way? How will it be preserved or enhanced by the project?
- Are any special protective measures planned that go beyond the minimum City requirements for tree protection?



Prior to submittal of design plans for projects that will alter the building footprint, add a second story or involve excavation, the City requires preparation of a preliminary site assessment.



Each site should contribute to the urban forest by saving significant trees and planting new ones that are consistent with the context.

Note:
See the City Forester to determine the condition and significance of existing trees.

The Forest and Beach Commission will comment on the effects any proposed work will have on significant trees during project review.

See also the City's Policy Paper C91-05, "Tree density per lot," in the Appendix which establishes recommended tree replacement ratios and suggests trees species. Note that these ratios may be adjusted by the City Forester based on individual site conditions.

1.0 Preserving the Forest Character

The urban forest is one of the most significant and remarkable characteristics of the community. In most neighborhoods, the forest has a combination of upper canopy trees and a lower story of smaller trees. In most areas, the upper canopy traditionally was Monterey Pine, while the lower canopy trees included a mix of multi-stem varieties, often coast live oak. Other neighborhoods have a different forest character established of Monterey cypress or redwoods. Protection of existing healthy trees should be among the highest priorities in any project. Trees that are especially significant due to their size, character, location or species should be identified through consultations with the City Forester at the beginning of a project. This applies to trees on site and abutting properties as well as in the right-of-way. Each site should preserve or add trees to perpetuate and enhance the urban forest context of the neighborhood.

Understory trees are those that establish a lower scale than the upper canopy trees. These often have multiple trunks that are useful for screening, and softening building mass. Established, healthy understory trees should be preserved when feasible. In sites lacking sufficient trees, new ones should be planted to supplement the urban forest.

Buildings and other site structures should be located to minimize the removal, pruning, or damage to existing significant trees, on and adjacent to the site. The "Preliminary Site Assessment" map should be consulted when designing and locating new structures and additions to determine which trees are significant and should be protected. When new trees are planted they should be selected to enhance the forest character of the neighborhood.



The forest landscape is prevalent along the road edge in most neighborhoods and overhangs most streets to create the appearance of a forested lane .

Objectives:

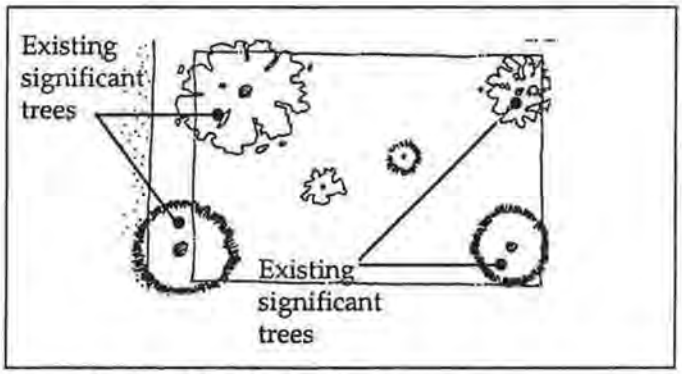
- To maintain and enhance the urban forest as a distinctive feature of Carmel
- To establish continuity of landscape elements throughout each neighborhood
- To maintain the forest character of each neighborhood, which typically includes a mix of upper canopy and lower canopy trees
- To filter views of houses with lower story trees and reduce perceived building scale or prominence from the street
- To promote preservation of established trees that contribute to the forest character of the neighborhood
- To promote planting of new trees that will contribute to the urban forest character



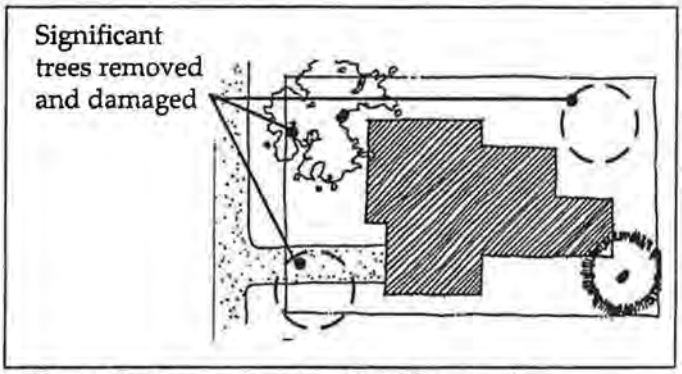
Existing significant upper canopy trees should be preserved as neighborhood assets.

Key principles:

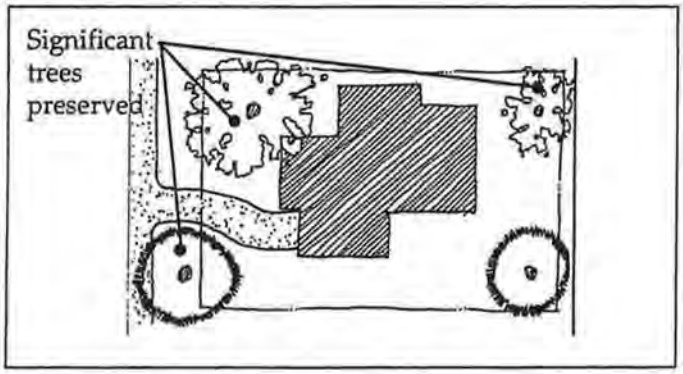
- Identify the forest character of the neighborhood before considering site design.
- Preserve established significant trees.
- Plant new trees to supplement the urban forest.
- Provide a compatible landscape setting to reinforce the forest character.



Site evaluation: Identify significant trees.



Undesirable: Trees removed and heavily pruned



Preferred: Significant trees preserved



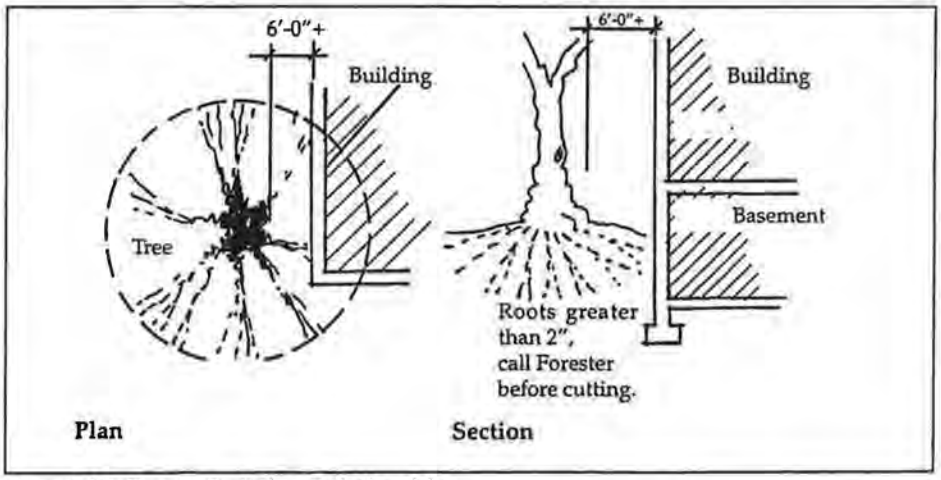
Excavation work should be planned to avoid significant impacts to root systems. As shown here, cutting into major roots systems without City approval will weaken or even kill a tree and is unlawful.



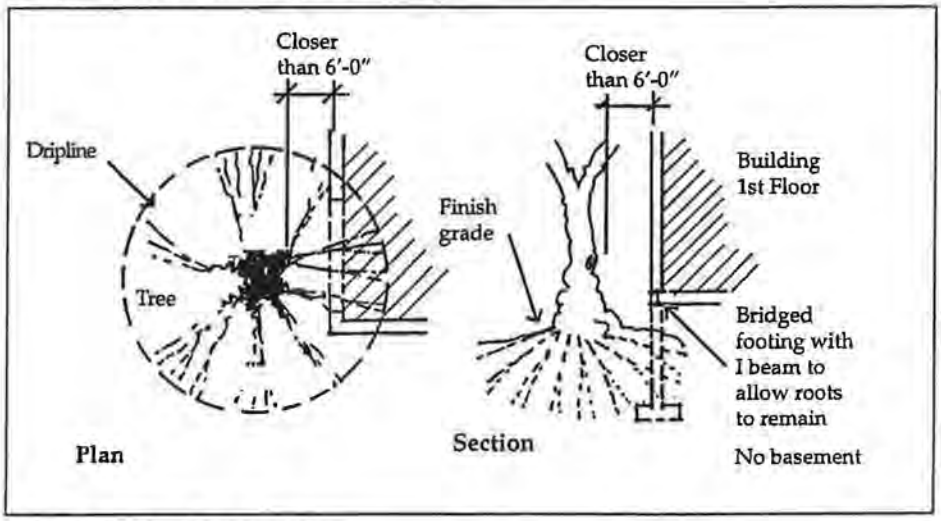
Trees in the right-of-way should not be removed.

1.1 Existing significant upper canopy and understory trees should be preserved.

- First, consult with the City Forester to evaluate existing trees in the right-of-way and on site for their significance and condition.
- Plan to protect trees during construction as provided in the Land Use Code and by planning access and site development around trees.
- Trees in the right-of-way should not be removed to provide parking spaces.
- Position building masses and roof forms to avoid cutting into the canopy of established trees. (See also the following section on site design.)



Acceptable Tree to Building Relationships



Bridged Footing for Close Trees

1.2 Locate new construction to minimize impacts on established trees.

- Structures with foundations, such as buildings, walls and excavations, should be set back a minimum of six feet from the base of any tree to be preserved in order to adequately protect tree roots. In some cases, a greater distance may be required. In other situations, it may be acceptable to build closer than 6 feet, when other design objectives are met and a bridged footing is used. (See illustration, page 4.)
- Avoid a building design or roof design that would require extensive pruning to tree limbs and canopies.
- Adequate open space should be provided on each building site to retain, and plant anew when necessary, upper and lower canopy trees.
- Plan building masses and excavation in areas that will minimize the impact on trees and their root structures.



Maintain established understory trees that provide character and screening.

1.3 Protect root systems of all trees to be preserved.

- Plan excavation work to avoid root systems of all trees on site and of trees on abutting properties.
- Avoid excavations or foundations that would cut into more than one-third of the root zone or drip-line around any significant tree.
- Plan curb cuts, paving and drainage systems to maintain air transport and water percolation to root systems.
- Grades should not be raised or lowered around tree roots.



Maintain a forested image on a site.

1.4 Maintain a forested image on the site where it is consistent with the neighborhood context.

- Plant new trees to reinforce the existing urban forest character on sites in each neighborhood where this character exists.
- A tree removed for construction should be replaced unless there are numerous trees on the lot. A mix of upper and lower canopy trees should be used, as determined by the City Forester.
- Appropriate tree species and a table of recommended replacement requirements are listed in the City's Policy Paper C91-05, which is attached as an appendix.
- Select trees that are characteristic of the neighborhood context.

Protect significant trees from damage during construction. See Appendix B and the Land Use Code requirements for fencing and other protection mechanisms.

Also note that new trees that are planted as a condition of design approval must be maintained in place. If one of these trees is removed, it must be replaced.



The informal, vegetated, character of open space in the right-of-way should be maintained.

Right-of-way character

In most neighborhoods, the edges of the public right-of-way are unpaved. In early years, it also was unplanted, resulting in an informal character of volunteer plantings, packed earth and pine needles. In other areas, however, this "unimproved public right-of-way" was planted in indigenous species that conveyed a forest appearance. Both approaches contributed to the urban forest. This forest character of the right-of-way is an important feature that varies with each neighborhood and should be perpetuated.

Carmel's streets are designed for walking. On most streets, pedestrians share the lanes with motorists. This contributes to the informal character of the street and should be continued.



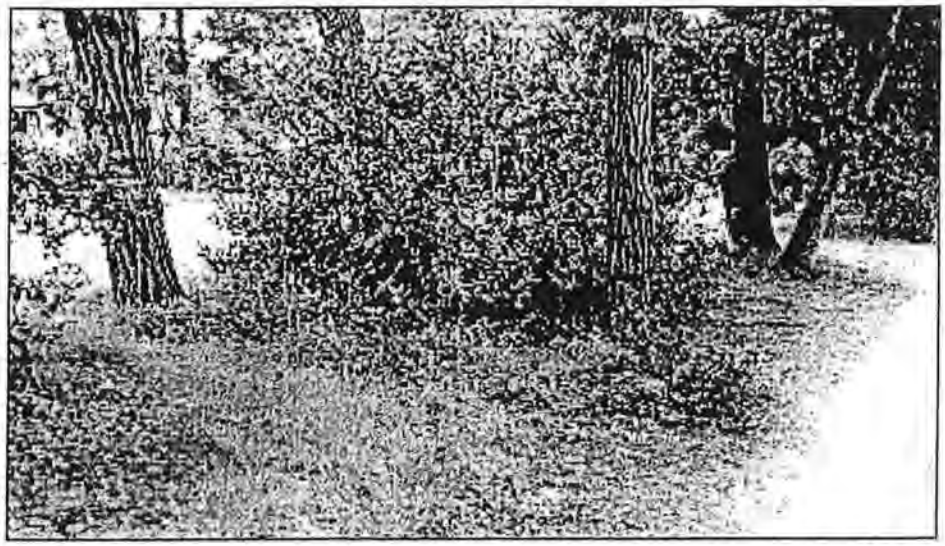
On most streets, pedestrians share the lanes with motorists. This contributes to the quiet, informal character of the street and should be continued.

1.5 Maintain and enhance the informal, vegetated, open space character of the right-of-way.

- Use simple planting plans when right-of-way landscaping is proposed.
- Emphasize native plants.
- Do not add paving or boulders to the right-of-way.

1.6 Maintain trees and naturalized vegetation in the public right-of-way and around the periphery of the site.

- Exceptions may be necessary to provide safe access to the site.
- Preserving existing belts of vegetation around a site can contribute to the forest character of the street and help screen buildings.
- Trees with canopies that arch over the street are particularly important to community character.



Trees that abound in the public right-of-way and the periphery of the site should be maintained.

Parking in the Right-of-way

Parking has become an increased use in the right-of-way. This threatens the character of the street while at the same time, it meets a functional need. Therefore, street parking must be balanced with the objective of maintaining a forest edge. In general, parking in the right-of-way should only occur in a manner that maintains the informal, open space character.

With the exception of driveways, new paving in the right-of-way is prohibited. When paving already exists in the adjacent right-of-way, this should be removed unless required for drainage/runoff control. The right-of-way may still be used for parking but should not present a hard-surface appearance or impermeable barrier to water. (Some of these parking guidelines apply when a property is altered, at which time parking must come into compliance.)



Where a parking area in the right-of-way is to be defined, use an informal unpaved design that will reinforce the forest image.

1.7 Where a parking area in the right-of-way is to be defined, use a design that will reinforce the forest image.

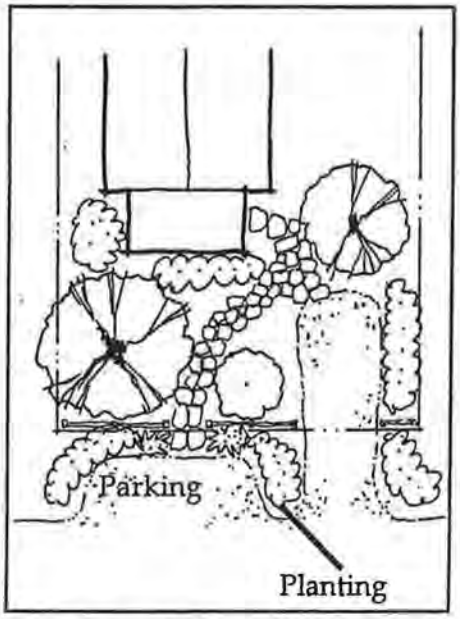
- Natural soil, shredded bark and wood chips are preferred surface materials. Gravel is prohibited.
- Separate an existing parking space in the right-of-way from any driveway with plantings.
- Only the city is authorized to add paving or boulders in the public right-of-way, except in the cases of driveways and authorized encroachments.

Note that no new paving for parking may be created in the right-of-way and, when development occurs on a site, any existing paving in the right-of-way must be removed unless specifically authorized through an encroachment permit.

2.0 Neighborhood Street Character Guidelines

The informal image of residential streets in Carmel is one of the most distinctive features of its design traditions. This character should be maintained. Designers for both private and public projects should respect the established street character along a block face and blend any proposed right-of-way changes into this context.

Note that any paving in the Right-of-Way must be executed by the City and that in doing so, it will apply the City's adopted Policy and Standards paper, "Public Way Design."



Separate an existing parking space in the right-of-way from any driveway with plantings.



The informal image of the residential streets in Carmel is one of the most distinctive features of its design traditions.

Objectives:

- To maintain the informal, meandering character of residential streets
- To retain the existing width of paving in the street
- To maintain a rustic character to street drainage systems

Street layout/grid

Streets are laid out in a rectilinear grid for most of the town. Exceptions, however, occur in steep canyons, where roads meander along the contours of the steep slopes. However, even where the grid exists, it does not appear formal, due to the meandering edges of the streets, the rolled curbs and vegetated edges. This traditional layout contributes to the character of the community and should be maintained. The *traditional narrow width* of the paved travel lanes also should be maintained. They should not be expanded.

2.1 Maintain the traditional street layout.

- Where it exists, the grid system should be maintained.
- Those streets that are laid out to follow contours and avoid significant trees or land forms also should be maintained.



Maintain the informal edge of street paving.

Street edges, curbs and gutters

While the street grid is well-established, in most neighborhoods it appears more like a series of meandering forest roads. This is a result of the informal edge of paving, in combination with the informal plantings, trees and rustic character of the unpaved portions of the right-of-way flanking the travel lanes. In neighborhoods where it exists, the ragged, meandering character of the street is an important feature that should be preserved.

The design of a street edge should be sensitive to the neighborhood-context. Although most street edges are informal, this varies from place to place throughout Carmel. These guidelines require that during the preliminary site assessment for each project, the characteristics of the street edge be identified. This established character should then be perpetuated, or enhanced, in the proposed design. Projects should "fit in" and not introduce new elements that are foreign to an established pattern.

2.2 Maintain existing patterns of street edge design and street paving.

- Avoid adding new pavement at the edge that would widen the street or create a parking space.
- Maintain an informal unpaved and/or landscaped edge where it exists.

In most neighborhoods, drainage follows street grades and then is collected in a limited number of open gutters. These are typically lined with local rock. This detail contributes to the forest road character and should be continued.

2.3 Maintain the existing character of street gutters in each neighborhood.

- A rolled gutter made of asphalt is typical of most neighborhoods.
- Where more formal gutters are used, they should be faced with rock.
- A plain concrete curb is usually inappropriate in all neighborhoods.



Maintain the existing character of street gutters in each neighborhood.

Site Planning Guidelines

These guidelines address the placement of buildings on an individual site and they also cover the organization of open space and landscaped areas.

Site plan designs should relate to and take advantage of the site's topography and slope, as well as significant, trees and vegetation. Designs should recognize the constraints of the land and work within these limitations, rather than ignore them or override them.

Objectives of the Site Planning Guidelines are:

- To promote building placement that will protect trees
- To promote variety in the way buildings are set back along each street
- To encourage the positioning of buildings to frame open space
- To protect privacy and views for neighbors

Note that some variations in site planning principles exist between uphill and downhill sites. In general, secondary structures are located uphill, away from down hill views. Similarly, a driveway appears to "fall away" from the street edge on downhill sites, which reduces its visual impact.

3.0 Topography

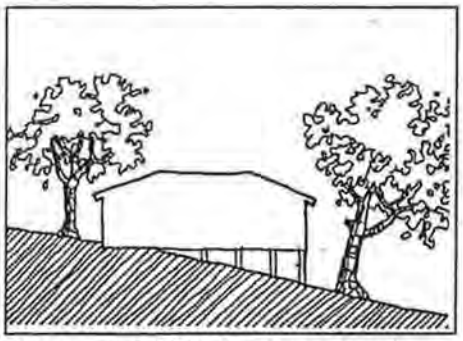
The natural slopes of each residential neighborhood are some of the most important features in the community. They contribute to the distinctive character of development here and should be maintained. The manner in which a site is excavated for a building foundation and the way in which grades are treated are therefore important considerations.

Objectives for this section are:

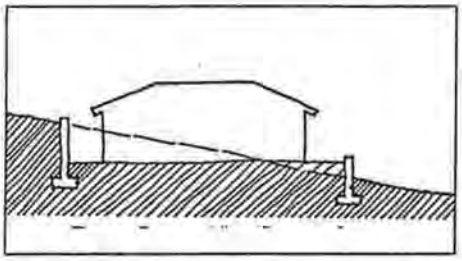
- To maintain the natural topographic character of Carmel
- To encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees
- To promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties
- To promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.



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



Discouraged: This structure rises above the slope, which increases its mass.



Discouraged: Extensive excavation and exposed cuts impact tree roots and disturb natural contours.

While a key principle is to maintain the sense of natural topography, this must be balanced with the objective of minimizing the mass and scale of a building. This can be achieved by locating some floor area partially below grade or fully below grade in a basement. In such a situation, more extensive excavation may be necessary.

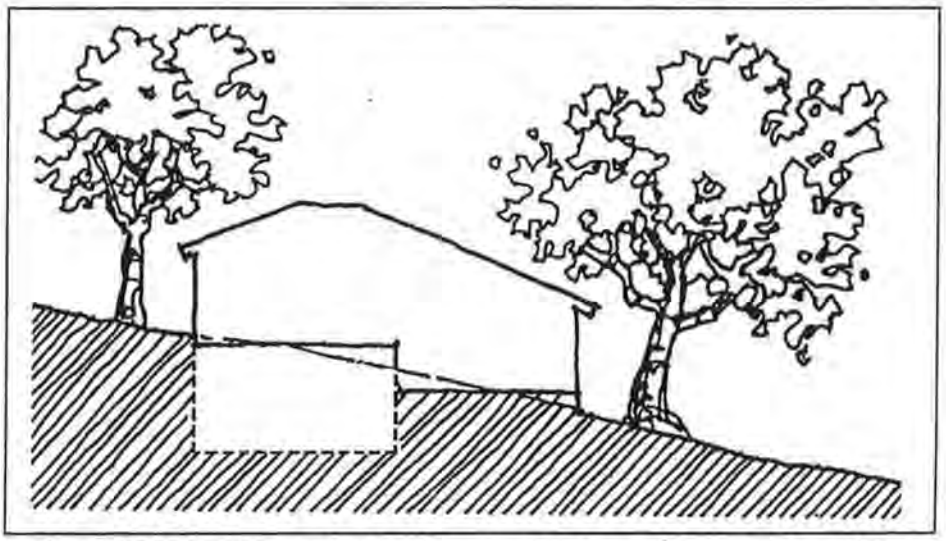
Another consideration is the objective to preserve significant trees. Minimizing a building footprint can provide more room on site for trees, but if excavation is included, it can impact existing root systems. Conversely, if a basement and/or two-story design is not used, floor area is distributed over a larger footprint. Excavation may be shallower but more widespread and root systems may still be affected.

These objectives to preserve topography and trees therefore must be balanced and considered on a case-by-case basis. The preliminary site assessment should guide the basic form of the building. The location of trees and root systems on and near the site will determine whether it is most appropriate to use a compact building footprint and excavated living spaces or a broader footprint with minimal excavation. Overall, the ideal design will be one that accomplishes all of the City's design objectives, to respect natural contours, to reduce building mass and to protect trees.

Topography and slopes

3.1 Minimize construction on steep slopes.

- Construction on large contiguous areas of slopes that exceed 30% should be avoided when alternatives exist.
- Minimize the footprint of a building on steep slopes.



Preferred: This structure works with the natural contours of the site and avoids tree roots.

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

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

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

- Use a stepped building foundation that follows site contours.
- Avoid extensive areas of "cantilevered" floors especially above a cut area.
- Avoid the creation of tall, unused underfloor areas that add to building mass. The level of the finished floor above unused, underfloor spaces should not be higher than five feet above the ground at any point around the full perimeter of the building.



Minimize the visual impacts of retaining walls and other foundation structures as seen from the public way.

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

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

Site Drainage

3.5 Engineer the drainage pattern to retain water on site when feasible.

- Avoid directing new runoff onto adjacent properties, per Carmel Municipal Code Section 15.08.230.
- Maintain existing patterns of drainage between properties.
- Note that the City's engineering standards prohibit directing new drainage onto an adjacent property.
- Preserve natural open water courses.
- Design drainage systems to avoid erosion of hillsides.
- Consult early with Public Works Director and Building Official for sites with unusual drainage conditions.

The preliminary site assessment can be used to identify important open space features of the site and neighborhood that should be retained or enhanced.

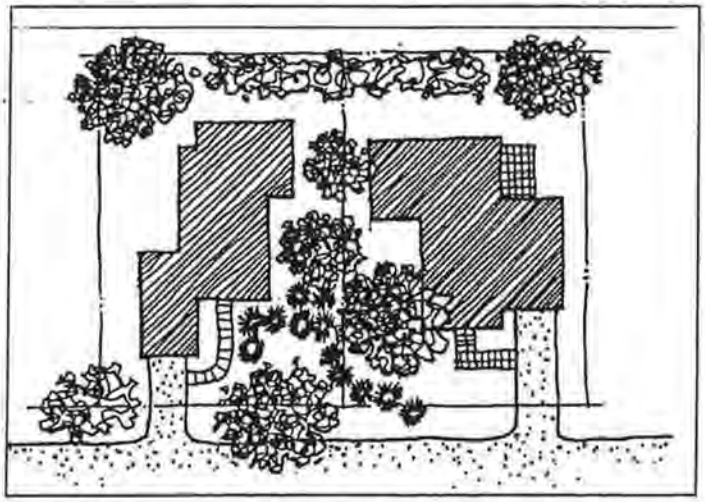
4.0 Open Space, Site Coverage and Setbacks

Open space should be coordinated with the design of structures on site and also with adjacent sites to enhance the parklike environment of the city. Open space should be distributed around a building to provide a visual separation from adjacent structures on abutting sites and avoid the appearance of crowding.

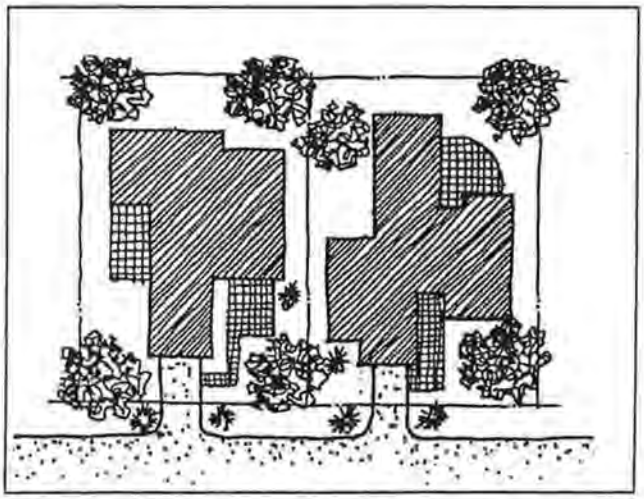
Landscaped open space can help enhance the urban forest, especially when coordinated with neighboring yards and roadside landscaping. Open space is a community resource and some front yard open space on each site should remain visible from the street to enhance the open character of the neighborhood at large.

Objectives:

- To promote preservation of open space as an amenity on individual properties
- To establish an open space setting for each building that is consistent with the neighborhood context
- To encourage coordinating open space with adjoining properties
- To encourage a visual flow of open space from each site into the right of way
- To maintain the "forest foreground" image along the front of a property
- To maintain a sense of discovery along the street by maintaining an informal roadway edge and diversity in front setbacks



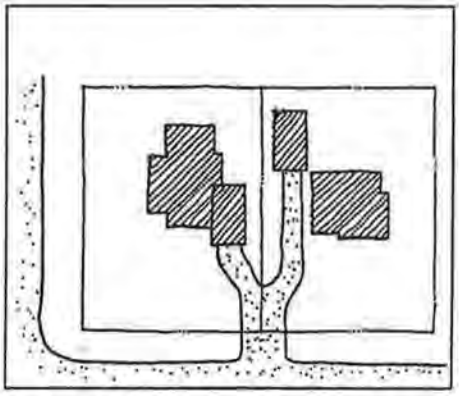
Preferred: Open space is organized to have a positive effect.



Discouraged: Open space is simply "left over" ground within required setbacks with limited positive effect.

4.1 A significant portion of each site should remain as landscaped open space.

- Minimize the amount of hard surfaces in order to maintain a sense of open space and provide space for planting.
- See the Land Use Code for a table which establishes maximum limits for site coverage.



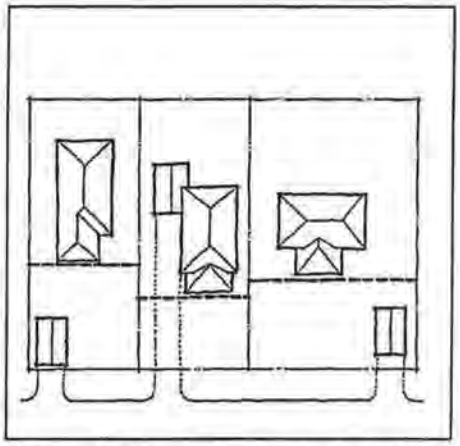
Preferred: Combining driveways may help reduce site coverage.

Side Yards

More open space should be provided along side yards when buildings on adjacent properties are located close to the joint property line. This is particularly important when two-story structures are involved. A design should avoid creating a "tunnel" or narrow corridor between buildings on adjacent sites.

4.2 Consider locating open space such that it visually links with that of adjacent properties.

- This will increase the apparent size of open space resources.
- Use linked open spaces to preserve or enhance forest resources.
- Minimize barriers such as fences, walls and accessory structures that split adjacent open spaces into smaller units as seen from the street.



Preferred: Stagger front setbacks to frame outdoor spaces and provide variety in the arrangement of open spaces along the street.

4.3 Stagger front setbacks to frame outdoor spaces and provide variety in the arrangement of buildings and open spaces along the street.

- Stagger setbacks to protect significant trees.
- Avoid aligning a building front with those of adjacent properties, unless doing so would result in a visual aggregation of open space and save significant trees.

4.4 Variety in side yard setbacks is encouraged.

- Stagger setbacks with respect to adjacent properties to avoid a "canyon effect."
- Consider how the side yard space may relate to that of the adjoining property to maximize the perception of open space.
- See the Land Use Code for minimum setbacks and related provisions for flexibility.



In some neighborhoods, the progression of spaces is layered and may include a right-of-way with informal plantings of native trees and undergrowth, a low fence or stone wall at the property line and a narrow walkway leading from the street through a front garden to a porch or stoop at a front or side entry.

Progression of Spaces

A progression of spaces exists from the street edge to the front of a building on many sites. This progression helps define the character of each neighborhood and should be reinforced in new projects. In some neighborhoods, this progression is quite simple, such as: street edge to open front yard to building entry. In other neighborhoods, the progression of spaces in layered and more complex and may include a right-of-way with informal plantings of native trees and undergrowth, a low fence or stone wall at the property line and a narrow walkway leading from the street through a front garden to a porch or stoop at a front or side entry.

4.5 Use a progression of spaces from the street edge to a building in the design of open space to reinforce neighborhood patterns.

- Provide an informal, planted edge in the right-of-way to help a site blend in with neighboring properties.
- Consider using a fence, wall or hedge to define the front property line when this is characteristic of the neighborhood.
- A walkway from the property line to the house should be informal in appearance and if feasible, should be separate from any driveway paving.
- Preserve existing open space features (access, vegetation, etc.) if they provide an attractive character consistent with neighborhood patterns.



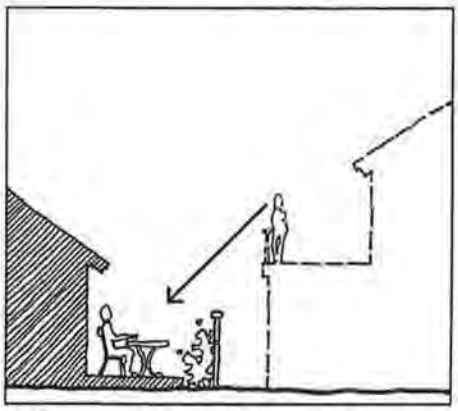
Preferred: Provide a progression of spaces, from informal right-of-way plantings to a front garden, to the building entry.

5.0 Privacy, Views, Light and Air

Neighborhoods originally developed at relatively low densities and the amount of planted open space was extensive. Most blocks evolved with a reasonable degree of privacy for individual houses. Retaining this sense of privacy, in spite of higher densities, remains an objective.

Objectives:

- To maintain privacy of indoor and outdoor spaces in a neighborhood
- To balance and share view opportunities to natural features and landmarks



Discouraged: Overlooking active outdoor areas on adjacent properties.

5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.

- Position a building to screen active areas of adjacent properties when feasible.
- Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
- Preserve significant trees that will help to screen views into adjacent properties.
- Screen patios, terraces and service areas.

Policy P1-65
Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating the design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.

All applicants are strongly encouraged to consult with neighbors early in the design process to learn their concerns and explain proposed projects.

Views, Light and Air

Views to natural features and landmarks are key features of Carmel's design traditions. Important views occur to the ocean, canyons, and along streets. Protecting views is an important community concern. This includes views from public ways as well as those through properties. Also note that the desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.

Designs also should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided.

Remember that trees are part of the view and that views are often filtered or transitory because of the urban forest. City policy prohibits trimming trees for views.

5.2 Maintain view opportunities to natural features that lie outside the property.

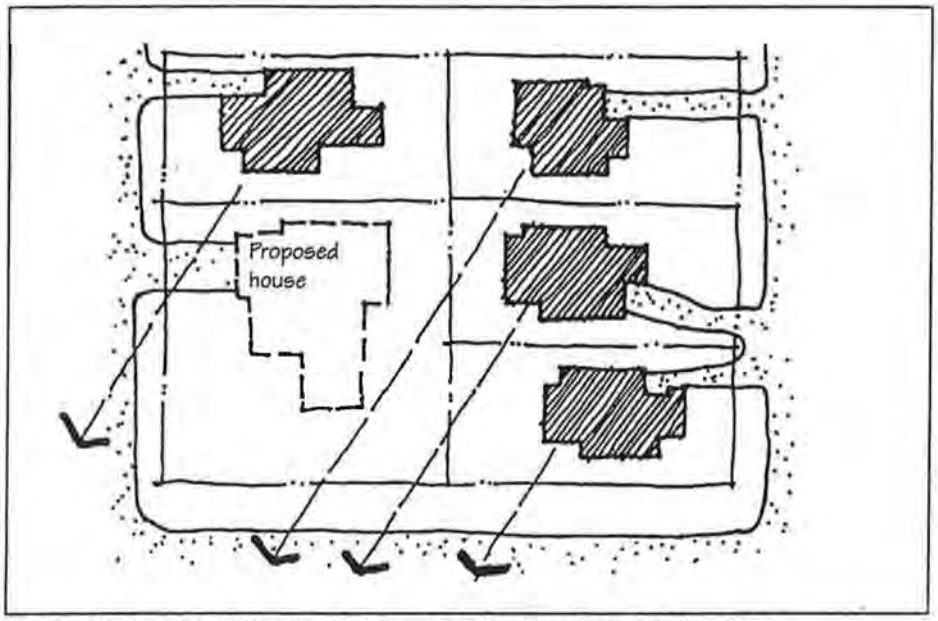
- Consider locating key building functions to make use of views.
- Also locate buildings so they will not substantially block views enjoyed by others.



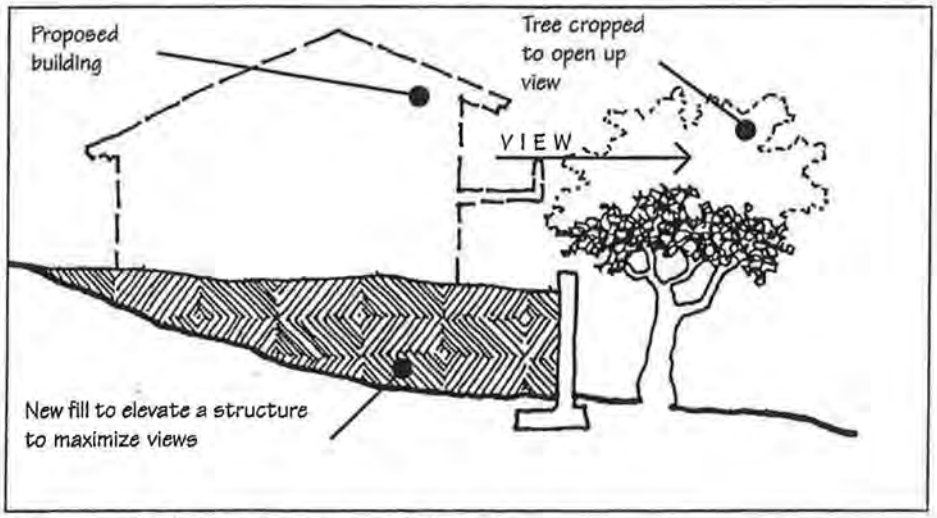
Maintain view opportunities from a site to natural features outside the property.

5.3 Maintain views through a property to natural features when feasible.

- Locate major building masses to maintain some views through the site from other properties.
- Consider keeping the mass of a building low in order to maintain views over the structure.
- Also consider using a compact building footprint to maintain views along the sides of a structure.



Preferred: A new building is sited to maintain views from existing houses.



Discouraged: Elevating a site to maximize views.



Facilities for parking should not dominate the design of the house or site as shown here.

6.0 Parking and Access

Traditionally, parking was a subordinate element in Carmel's residential neighborhoods, both on an individual parcel and along the street in general. Today, providing access for an automobile on a site is often a necessity, and doing so is encouraged, as a means of reducing on-street parking pressures. Nonetheless, it should remain subordinate to the overall character of the site.

Usually a garage was a subordinate element in a site plan and often was detached from the house. The wide variety of garage positions contributed to the diversity of the street scene: Many were located at the front property line, while others were sited in the rear. In later years, the garage was often attached, but remained subordinate to the main mass of the house. These traditions of diversity and subordinate character should be continued.



In limited circumstances a garage may be located under a structure when the visual impacts will be minimized. This garage is clearly subordinate to the main building mass.

In some cases, it appears that owners positioned their garages away from prominent views. In particular, they located them uphill, away from downhill views to the ocean. When locating a garage, consider view impacts, the relationship to open space on the lot, and the relationship to that of neighboring properties.

Objectives for this section:

- To minimize the visual impacts of cars on a site
- To minimize the extent of hard, impervious surfaces
- To avoid garage structures that dominate the site and building design



Consider using a carport for variety.

6.1 Facilities for parking should not dominate the design of the house or site.

- Garages that are subordinate design elements are encouraged.
- Garages that are not visible from the street are encouraged.
- Garages integrated into the building design are encouraged.
- Keep the mass of a garage subordinate to that of the house.
- On smaller lots, with a garage visible from the street, provide a single, one-car garage door.
- Avoid moving established driveways if trees or significant vegetation would be harmed.

6.2 Parking facilities that maintain or enhance variety along the street edge are encouraged.

- Consider using a detached garage or carport.
- In some cases, parking facilities may be located in setbacks if this helps to achieve other design objectives.

Driveway paving

6.3 Minimize the amount of paved surface area of a driveway.

- In general, the width of a driveway should not exceed 9 feet.
- Also consider using paving strips, or "tire tracks," for a driveway. This is especially appropriate for a long drive that runs to the rear of a property.
- Except for corner sites with a "through driveway," only one curb cut and one driveway should be provided for a site. Sharing a driveway with an adjacent property is an alternative that also should be considered.
- Avoid large expanses of paving for vehicles visible from the street.



Consider using a shared driveway to minimize the amount of paving area.

6.4 Separate a driveway from a front walkway to reduce the visual impacts of paved surfaces.

- Install plant materials to separate a walk from a driveway.

Garage location

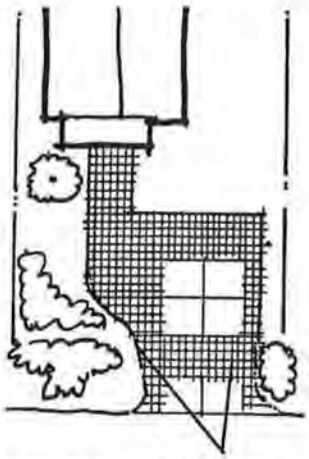
6.5 Position a garage to maximize opportunities for open space, views and privacy.

- Locate a garage to maintain larger contiguous areas of open space on a site.
- Locate a garage to screen activity areas on adjacent properties to enhance privacy.
- Locate a garage to maintain views through the property.



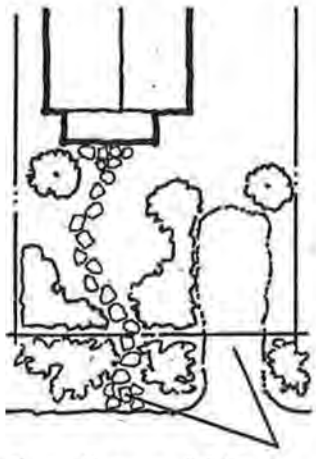
Position a garage (or carport) to maximize opportunities for open space, views and privacy.

Discouraged



A walkway and drive are combined, increasing the apparent size of paved area.

Preferred



The walkway and drive are separated, reducing the apparent amount of paved area.



Preferred: Locating a detached garage at the rear of the lot



Preferred: Orienting the garage door away from the street.

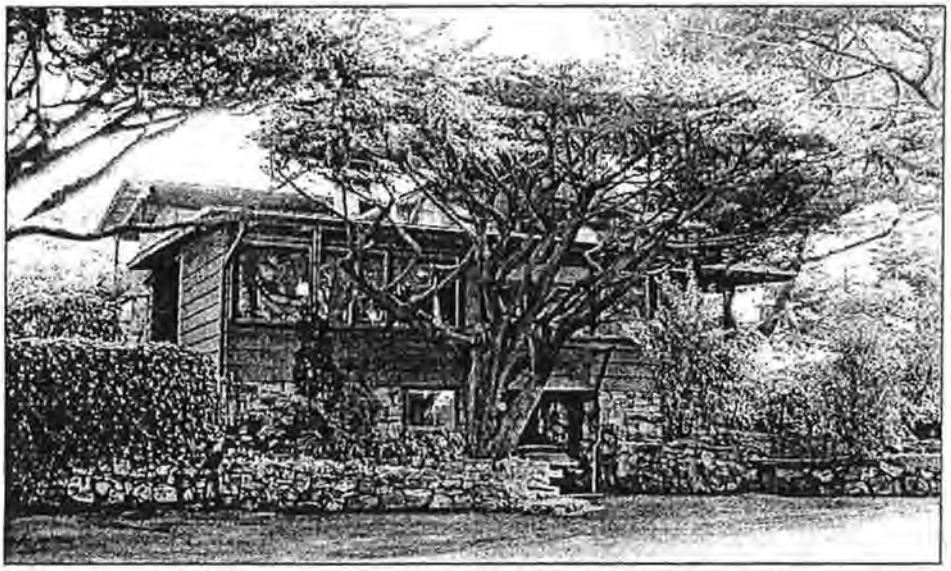
6.6 Locate a garage to minimize its visual impacts.

Three options should be considered:

1. Detached, at the rear of the lot.
2. Detached, in front, within the front setback is acceptable, when other design traditions objectives are met. This option should not be repeated to excess within a block.
3. Under the house, when other design tradition objectives are met. (See below.)

6.7 In limited circumstances a garage may be located under a structure when the visual impacts will be minimized.

- The garage door should not dominate the front of the house. A door perpendicular to the street is best in this condition, and...
- The driveway may not dominate the front garden and may not create a "ramp" effect or introduce tall or massive retaining walls. A sense of a front yard must be maintained.



When a garage is located under the house, the driveway should not create a ramp effect. The garage door also should not dominate the front.

Building Mass, Scale and Form

Most buildings in Carmel had simple forms and were relatively small in scale, particularly in relation to the size of their lots. A new building should appear similar in scale to those seen traditionally. Large complex structures and those with continuous, blank surfaces can appear massive and should be avoided.

Policy P1-63
Adopt design regulations that establish maximum limits on site coverage and floor area in order to preserve open space and avoid excessive mass and bulk. Establish provisions for less allowable coverage and floor area on sites constrained by environmental factors to preserve open space, vegetation, natural landforms and the character of surrounding neighborhoods.

7.0 Building Mass and Scale

A building should contribute to the character of the neighborhood and should not dominate the street or neighboring properties. Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged. A large building mass can block views, interfere with the enjoyment of open space and restrict free passage of light and air. Therefore, a large, expansive building mass should be avoided.



Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged.

Keeping the actual building mass in scale with those seen traditionally is the best approach. This can be achieved by building less than the allowed floor area, constructing some floor area below grade, avoiding excessive roof volume and keeping above-ground floor levels close to grade. Where a large building mass does occur, some relief should be provided by introducing just a few varied roof lines, offsets or smaller building elements. However, the result should remain simple in character and the overall composition should appear to be a set of discreet rectangular building masses, rather than a complex assemblage of varying planes around a single building mass.

Objectives:

- To maintain the massing and scale of building characteristic of Carmel
- To keep building scale in proportion to the area of the site
- To encourage diversity in housing design reflecting the eclectic mix of styles that is characteristic of Carmel

Building Mass

7.1 A building's mass should relate to the context of other homes nearby.

- Larger building masses should be divided into forms that are similar in scale to houses seen in the immediate neighborhood.
- Using a detached secondary structure (garage, guest house, etc.) is encouraged to reduce the overall mass of the primary building on a site.

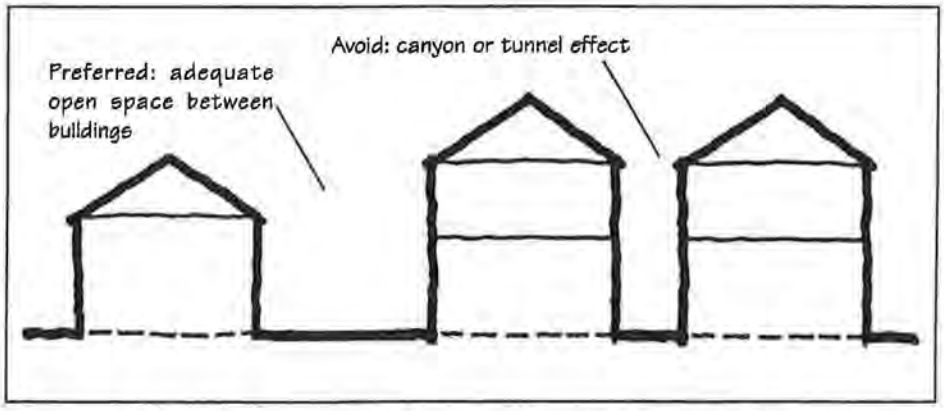
7.2 Minimize the mass of a building as seen from the public way or adjacent properties.

Consider these options:

- Build to less than the maximum floor area.
- Locate some floor area either fully or partially below grade.
- Avoid using tall volume spaces (e.g. high ceilings or steep pitches across wide spans) that increase the visual bulk of a building above grade.
- Avoid long, uninterrupted wall planes.

7.3 Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.

- Preserve open spaces and access to light between properties.
- Avoid the appearance of a narrow corridor or tunnel between buildings as seen from the street.



Discouraged: Avoid the appearance of a narrow corridor between buildings as seen from the street.

7.4 Avoid the creation of large, unused underfloor areas that increase building mass.

- On sloping lots, floor levels should be stepped to follow site grade.
- If floor levels cannot be stepped, larger underfloor spaces should be counted and used as part of the allowed floor area.

7.5 When locating floor area in a below grade or partially below grade space, minimize the visual impacts as seen from the public right of way and site disturbances.

- Locate any walkout area or terrace to the side or rear to reduce the building height as it will be perceived from the street. When this is not feasible provide screening with other building elements or landscaping.
- The use of exposed retaining walls should be minimized when developing a below-grade space.
- Impacts on tree roots also should be minimized.
- The visual impacts of window wells should be minimized.



A building should relate to a human scale in its forms, elements and in the detailing of doors, windows and walkways.

Building Scale

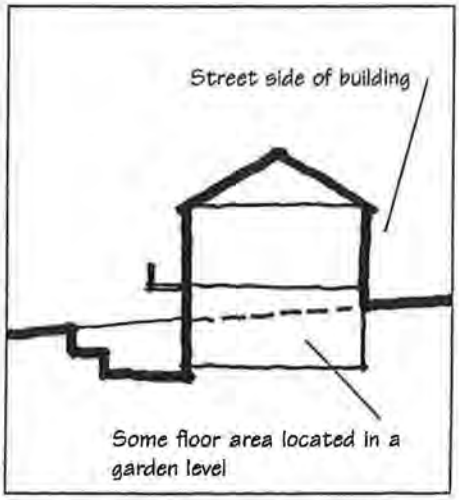
7.6 A building should relate to a human scale in its basic forms.

- Oversized elements make structures appear massive and should be avoided. Avoid a "grand entry" design, for example.
- Avoid design treatments that produce a top-heavy appearance such as large cantilevered building elements, roof forms that dominate the body of the building and wide chimney structures.
- Low, horizontal building forms that appear to hug the ground are encouraged.

Building Height

7.7 A building should appear to be no more than two stories in height, as viewed from the public right-of-way.

- Presenting a one-story height to the street is encouraged.
- Locate two story elements downhill, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home.
- Using a low building plate height also is encouraged. The maximum plate height for the first floor of a building is 12 feet. (See the Land Use Code for details.) However, this maximum is established to accommodate sloping building sites. In cases where a building site is relatively flat, a lower plate height is appropriate. Interior wall heights should generally not exceed 8 feet.
- Locating some floor area below grade or reducing roof pitch are appropriate ways to reduce building height and mass.



Locating some floor area in a garden level is also encouraged as a means of reducing building height.



Traditional building forms were simple. This should be continued.



Preferred: A composition of simple building forms

8.0 Building Form

Traditional building forms were simple. Although variety exists in the composition of forms, they read as collections of simple solids. This should be continued.

Objectives:

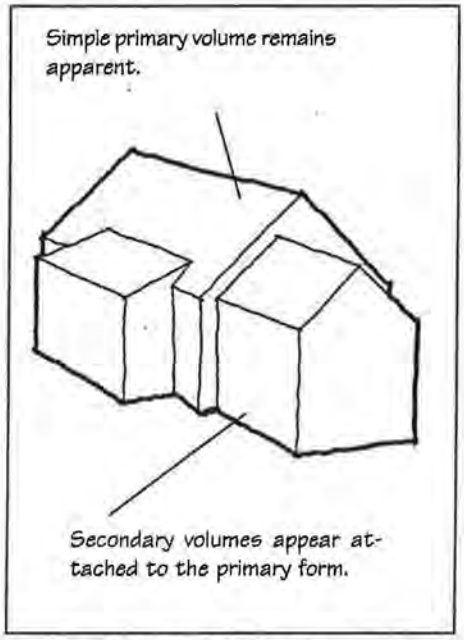
- To maintain the range of traditional building forms
- To promote simple building forms that fit with neighborhood context

Detail of Building Form

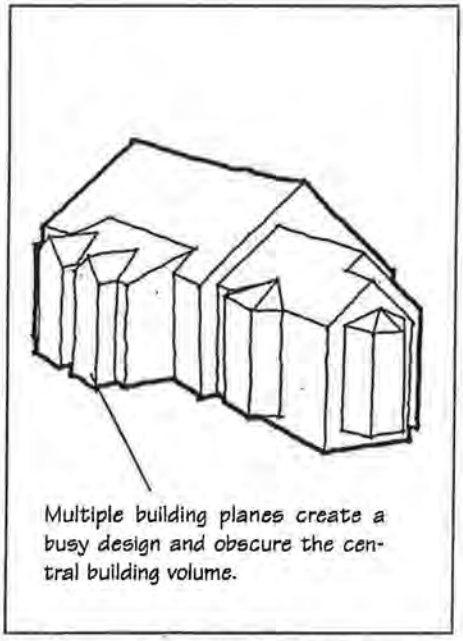
One may tend to think that providing extensive variety in building planes, roof planes and in architectural details will reduce the perceived scale of a building or help it to blend with the neighborhood. In fact, this can result in a facade that is overly "busy" and can attract attention, making the mass of the building more noticeable. This treatment is out of character and should be avoided.

8.1 A building form should appear similar to those seen traditionally.

- Building forms should be simple. Basic rectangles, L or U-shapes are typical. Avoid "busy" building forms.
- A form with a horizontal emphasis is preferred.
- Roof forms should be composed of just a few simple planes.



Preferred: Simple building form and a simple roof



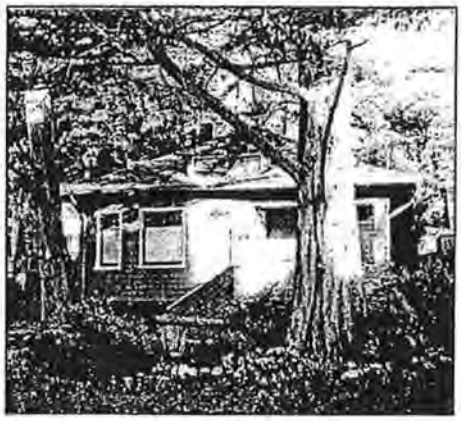
Discouraged: Complex building form and multiple planes

8.2 Use restraint when introducing variation in building planes.

- Keep building walls simple in the extent of variation in wall and roof planes.
- Use building offsets to achieve specific purposes such as avoiding tree limbs or breaking the mass of a large building element.
- Avoid building forms that are complex, monumental, formal or out of scale with the neighborhood context.

Roof Form

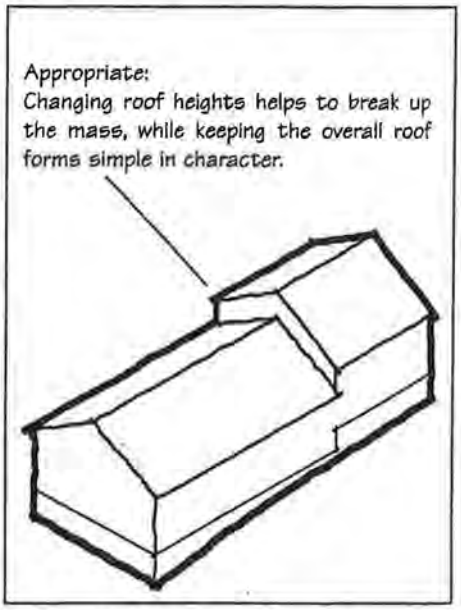
Varied roof forms are typical in a block and this tradition should be continued.



Simple primary roofs with subordinate attachments, such as dormers, are appropriate.

8.3 Use simple roof forms. Limit the number of subordinate attachments, such as dormers, to avoid a cluttered design.

- For example, basic gable and hip roofs are traditional and their use is encouraged.
- Flat roofs may be used to a limited extent on smaller, one-story structures. They should not be used on large buildings or two-story elements.
- Avoid complex roof forms that call attention to the design or add unnecessary detail.
- Mansard roofs typically add more mass than other forms and are discouraged. A sloping roof "skirt" that conceals a flat roof is particularly out of character. Similarly, a gable roof that is "clipped" at the top adds unnecessary complexity to a design and should be avoided.



Preferred: A simple roof form is appropriate.

8.4 A roof form should be in proportion to the scale of the building.

- In general, moderately pitched roofs (4:12 to 6:12) are preferred.
- Shallow to moderately pitched roofs are appropriate on one story buildings. More steeply pitched roofs with low plate lines can be used on two story buildings.
- The wider the area a roof must span, the shallower the pitch should be to avoid excess height or flat roofed elements.

8.5 Roof eave lines should appear low in scale.

- Low plate heights that reduce the height of exposed walls are encouraged.
- Consider tucking second story rooms under the sloping sides of a roof form and keeping low eave heights. Light can be brought to such rooms using dormers or clerestories.



Roof eave lines should appear low in scale.

Special Thanks

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Resources

Definitions of Key Terms

These definitions apply to the material presented throughout the City's Residential Design Ordinance and Design Guidelines.

Average grade is a horizontal line approximating the ground elevation through each building on a site, used solely for calculating the *exterior volume* of buildings. Average grade is calculated in four steps: (1) Plot the ground level perimeter of the building on a topographic map of the site using 1-foot contour intervals. Assign an elevation of zero for the lowest contour line that passes through the building. (2) Find each point where a contour line intersects an exterior building wall. Using a straight line through the building, connect each point to where the same contour line emerges from the building footprint, (3) for each line drawn in step #2 multiply its length by its elevation and then sum all results, (4) divide the sum from step #3 by the sum of all line lengths. The resulting elevation is extended as a horizontal line through the building. Average grade is calculated separately for each building.

A **basement** is an underground room or excavated space with at least 5-feet but not more than 9-feet of interior height, finished or unfinished, the exterior walls of which are exposed no more than 1 foot above *final exterior grade* and *existing grade* at any point. The finished floor of the story above a basement shall not be more than one foot above either grade. (Note: In calculating the floor area of a basement space it may be necessary to count part of a room or space as *basement* and part of a room or space as above-ground space. Room walls do not have to follow the lines formed by grades and these definitions.) Basement spaces may be used for any residential occupancy allowed by the Uniform Building Codes such as bathrooms, family rooms, hobby rooms, offices, mechanical equipment, storage, and, if equipped with window wells, for bedrooms.

Community Character is a sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Context is the area surrounding a project site that helps define the community character which that site or building is a part of. In general, a building should visually relate to its surrounding context.

Design Guidelines are a community's policy about design. Design guidelines provide guidance to users contemplating a project in Carmel, by providing ideas and solutions to various design issues facing residential development.

Detached Garage is a completely freestanding structure, which is not attached to the house by any roof or wall element.

Design Review is the process of receiving comments on a project's design from an officially designated, and trained, review body. In Carmel, this review is conducted by the Design Review, the Planning Commission or the Planning Staff.

Existing Grade is the set of elevations representing the surface of the ground prior to commencing grading, filling or other site alterations for a project. On developed sites, as each topographic line passes beneath a building it shall be assumed to be a straight and level line for purposes of defining existing grade. *Existing grade* may also be referred to as *Natural Grade*. It is intended by this definition not to measure this grade from the floor of any excavated space within a building.

On developed sites previously excavated to create basements or other spaces partially below grade, an approximation of preexisting conditions may be substituted using grades on adjacent sites, retaining wall and prior survey maps for reference as long as the resulting project complies with all Design Guidelines and avoids the appearance of large exposed cuts and unnatural topography.

Exterior Volume is the total space occupied by all structures located above *average grade.* Exterior Volume is expressed in cubic feet and is measured from the exterior wall and roof surfaces of each building. Where the *average grade* line lies below a building the exterior walls of the building are projected down to average grade to calculate its volume. Portions of a building located below average grade are excluded from exterior volume. Exterior Volume includes all dwellings, guesthouses, subordinate units, garages, carports, gazebos, chimney structures, storage sheds, projecting windows and covered porches.

For that portion of any balcony or deck located more than 18" but less than five feet above existing or final grade, the space measured from the top of any rail or enclosing walls down to either grade shall count as exterior volume. For balconies and decks serving the second floor or located five feet or more above grade, the space measured from the floor or underside surface of the balcony or deck to the top of any rail or enclosing walls, counts as exterior volume.

Exterior Volume excludes the volumes in and under arbors, trellises and roof eaves. That portion of any deck or balcony located within 18" of grade is excluded from exterior volume. For building elements not addressed by this definition the Planning Commission shall determine whether an element counts as volume based on its perceived contribution to mass and bulk as seen from any neighboring site or from the street.

Final Exterior Grade is the elevations representing the surface of the ground at all parts of a site not occupied by a building upon project completion. This grade follows the actual soil surface around the buildings including all excavations and fills. Where final exterior grade intersects a building wall this term may also be called perimeter grade. Excluded from this definition are one or more window wells serving basement rooms, the combined area of which do not exceed 10% of the floor space in the total basement area.

Floor Area is the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses and studios. All required parking shall be counted as floor area whether supplied by garage, carport or other means.

1. Base Floor Area is the calculated floor area allowed on a site prior to consideration of *bonus floor area* and adjustments to floor area based on site constraints.

2. Bonus Floor Area is floor area located in a basement, in addition to the *base floor area*, granted to a site as an incentive to reduce above-ground mass and bulk.

Height is the vertical (plumb) distance from the appropriate grade to the design feature being measured. The appropriate grade to use depends on the design feature; some features are measured from *existing grade* while others are measured from *final exterior grade.*

Land Use Code is the official code of ordinances adopted by the Carmel City Council that regulates all matters relating to the design and construction of land improvements within city limits.

Mass, Building is the physical size and bulk of a structure—roughly the volume of space which a building occupies, above ground, on a site. Typically, the larger the building the greater its perceived mass is.

Open Space is any portion of a lot that is free of structures, paving or improvements other than landscaping.

Preservation is the act or process of applying measures to sustain the existing form, integrity and materials of a historic building or structure, and the existing form and vegetative cover of a site.

Scale, Building is the size and proportions of the structure and its design elements as they appear to the pedestrian.

Setbacks, Building are imaginary vertical planes applied to each building site beyond which building improvements may not encroach. These areas must remain as open space on a lot. The front yard setback in Carmel, for example, is fifteen feet on most lots.

Site Coverage is the total ground area of a site occupied by materials or improvements that cover the natural soil but which are outside the perimeter of structures that count as floor area. Site coverage includes:

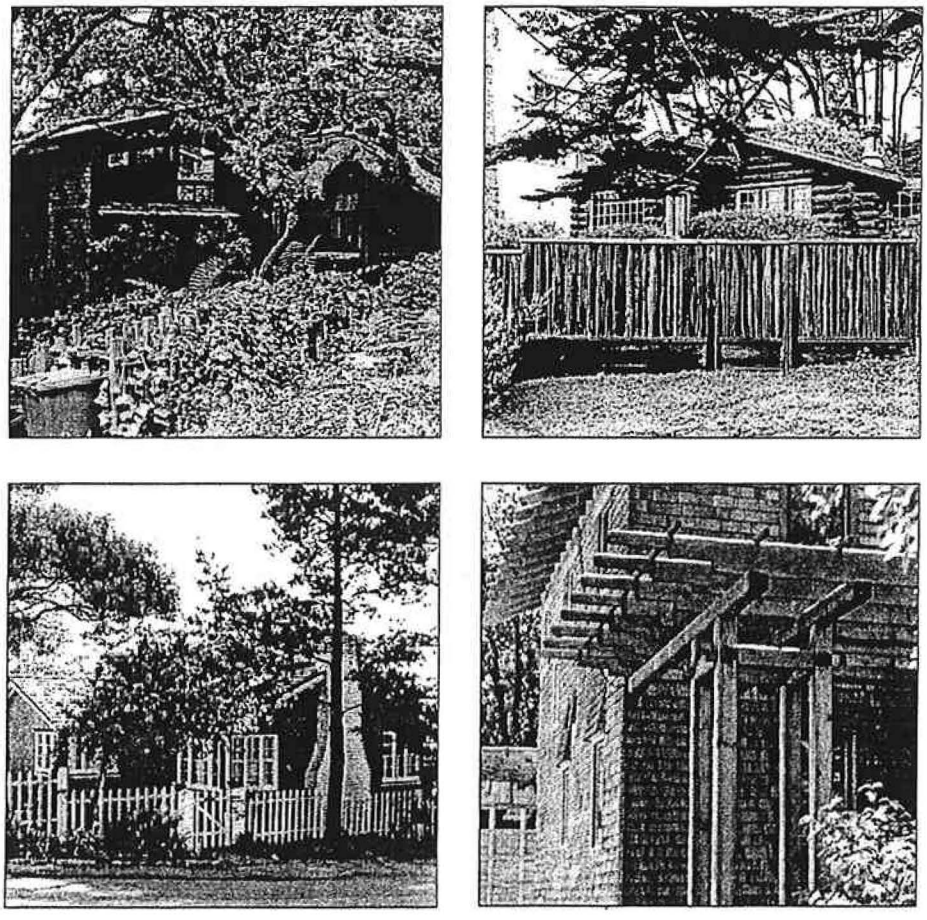
1. Fully permeable materials including gravel, decomposed granite, spaced decking and exterior stairs. However, shredded bark, wood chips and similar materials used as mulch within fully landscaped areas shall not be counted as site coverage.

2. Semi-permeable materials including sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

3. Impermeable materials including asphalt, concrete, mortared brick and stone, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, and swimming pools.

The Design Traditions of Carmel

RESIDENTIAL DESIGN GUIDELINES FINAL DETAILS REVIEW



Adopted by City Council May 1, 2001

Table of Contents

Building Design

Introduction to Building Design 1

9.0 Guidelines for Building Design 3

Landscape Design

Introduction to Landscape Design 11

10.0 Landscape Guidelines 13

11.0 Fences, Walls and Lighting 16

Appendix

A. Stonework Patterns

Guidelines for Final Details

This document contains guidelines for the review of final design details. They are to be used when a proposed project has achieved concept approval. These guidelines focus on more specific exterior details of design than are considered in the concept phase. By using appropriate architectural materials, details and finishes, the basic building masses approved at the concept phase are expressed and given character. The execution of design details can substantially affect the perceived character of a project, including its mass and scale and its design diversity and compatibility within the neighborhood context. Therefore, compliance with these guidelines is important.

The Design Detail guidelines seek to promote building that will be compatible with the design traditions of the community. At the same time, some variety in the details of construction is encouraged as a means of promoting diversity.

Guidelines for Final Details Review
This document contains:

Guidelines for Building Design
- Architectural style
- Restrained character
- Building scale
- Building additions
- Architectural details
- Building materials
- Windows & doors
- Skylights
- Chimneys
- Doors and entries
- Garages

Introduction to Landscape Design

Landscape Guidelines
- Plant selection
- Paving materials and design

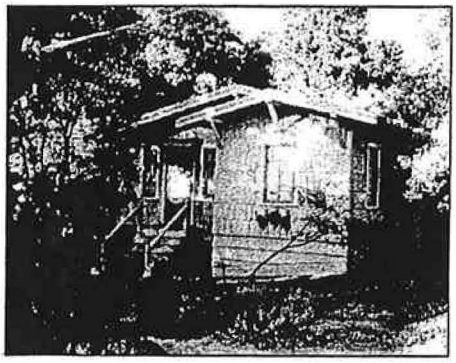
Fences, Walls and Lighting
- Fences & walls along street frontages
- Garden walls
- Gates & arbors
- Lighting

Building Design - Final Details

Introduction to Building Design

This section addresses the details of building design, including selection of materials, and treatment of windows and doors.

The community has experienced a series of design trends during its development. These have included a few early Victorian cottages, many craftsman bungalows and a broad mix of other styles popular nationally. In addition, some building styles evolved here that are unique to the community, particularly the "story book" houses of Comstock. Underlying all these variations was a conscious intent of creating a village in a forest setting.



A craftsman cottage with shingle siding and low-pitch gable roof



The community has experienced a series of design trends during its development. Underlying all these variations was a conscious intent of creating a village in a forest setting.

Early Building Types

Carmel's early residences varied in size, style, siting and the subordination of buildings to nature. Historically, homes were small, often no larger than one- or one and one half-stories. The construction method most often used was wood frame, although there were many homes constructed of rough cut stone. Occasionally, wood homes were set on high stone foundations. Wood siding treatments were either shingle, vertical board and batten or horizontal clapboards. Roofs were most often gabled and covered with wood-shingles. Many of these early structures would be considered vernacular rustic cabins, while others exhibited stylistic influences of turn-of-the-century houses around San Francisco.

The Arts and Crafts Movement

After 1905, the strongest influence on residential architecture in Carmel was the influx of artists and writers, especially those philosophically aligned with the Arts and Crafts Movement. As an expression of the philosophy of the movement, the Craftsman style became popular in Carmel from 1905 through the early 1920s. It was favored over other styles among the artistic, literary and academic residents because it encouraged individualism and creativity, while respecting the natural setting.

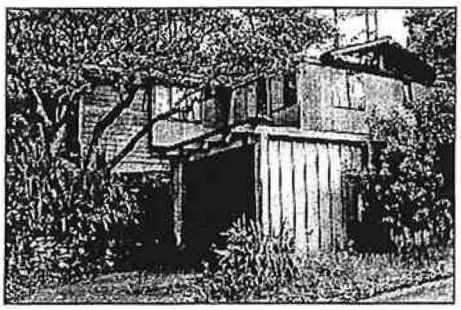
The architectural styles that followed were perhaps less influential than the Craftsman, although contributing to the city's character. Styles of the 1920s and 1930s included Tudor Revival, English Revival, French Revival, Spanish and Italian Revival, American Colonial Revival, Monterey Revival and the Pueblo Revival. Among the most



Historically, homes were small, often no larger than one- or one and one half-stories.



The construction method most often used was wood frame, although there were many homes constructed of rough cut stone.



Wood siding treatments were either shingle, vertical board and batten or horizontal clapboards.

noteworthy to Carmel in this period, however, was the design of "Storybook" cottages that drew upon references to "Cotswold houses."

By the end of the 1930s, much of the character known as "old Carmel" was established, both in terms of the landscape and the building stock. Infilling of parcels continued, however, with a number of "modern" houses appearing through the 1950s. These reflected themes along the coast—basic wood clad structures with picture windows and low-pitched roofs. Wood decks often extended living areas out into the forest.

During these decades of early development, individual expression was tempered with careful consideration for the setting and of the character of the community. The town that emerged therefore is a unique expression of a commitment to a special physical character as well as a distinct cultural pattern.

Some neighborhoods also exhibited distinct variations in architectural design. In the Old Mission Tract, for example, the Ranch and North Coastal styles are typical. Along Scenic, North Coastal houses blend with a variety of Modernist interpretations, along with other more traditional types.

Key principles of architectural design

At the Final Phase level of design consideration, three key principles underlie the guidelines:

1. Keep the design simple.
While variety in details is encouraged and visual interest is desired, this should be accomplished in a restrained manner, such that each building remains subordinate to the forest character.

2. Promote diversity of styles.
Within the basic framework of the design traditions, a range of architectural designs can occur. In fact, repetition of a single style in a block should be avoided.

3. Be consistent within an individual building.
While diversity is encouraged throughout the community as a whole, consistency in design throughout an individual building is very important. This is an essential ingredient of the design traditions of Carmel.

These three principles are fundamental to the Final Details Guidelines for Building Designs that follow and compliance with these key principles is a primary concern.

9.0 Guidelines for Building Design: Final Details

Architectural style

Diversity in building designs and architectural styles are key features of the design traditions in Carmel. Some of the earliest buildings reflected the regional influences of the San Francisco area, while others emerged with uniquely local flavor. Still others are examples of international trends in architecture. Nonetheless, most contributed to the character of the community by responding to the forest context and using craftsmanship in construction and detail. These traditions should be continued.

Policy P1-65
"...Avoid designs that are insensitive to the designs of neighboring buildings."

Many people think of the Comstock "story book" houses when they think of building traditions in the community. While these designs and English Tudor Revival styles were certainly contributors to the character of Carmel, they were not an official style of the city and were used on a relatively limited number of buildings. Excessive repetition of these styles (or any one style) would undermine the diversity of Carmel's neighborhoods. A more prevalent style was the Craftsman Cottage or Bungalow. Building in this tradition is still appropriate. Other common themes include Mission Revival, Monterey Colonial and a variety of other revival styles. However, architects and designers should not feel constrained to these styles. Adapting more contemporary design approaches to the size, massing, scale, materials and site relationships found in earlier designs is encouraged as a means of achieving compatibility with diversity.



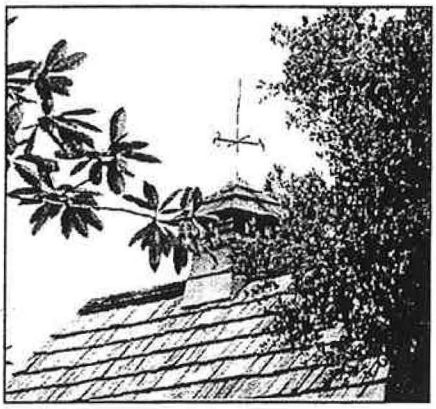
Carmel's early residences varied in size, style, siting and the subordination of buildings to nature.

Objectives:

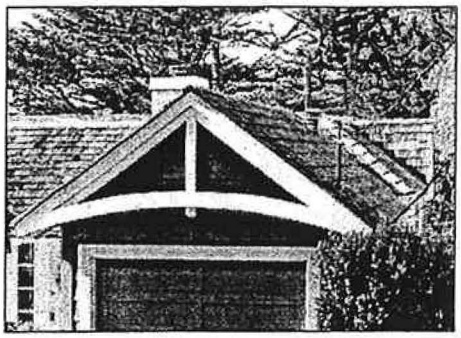
- To promote a diversity of architectural styles that are also compatible with the village-in-a-forest context
- To promote simplicity in building design
- To promote buildings that are in scale
- To continue the use of "natural" building materials

9.1 Diversity of architectural styles is encouraged.

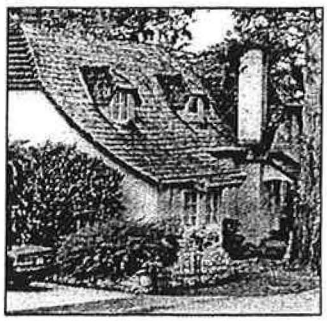
- A new building should be different in style from buildings on nearby and abutting properties.
- A design that creates individual character while also maintaining compatibility with the character of the neighborhood, is encouraged.
- A design that incorporates innovation and the use of skilled workmanship is encouraged.



Architectural details contribute to character of the building and their use is encouraged.



The use of simple wood details that appear to be true structural elements is appropriate.



Appropriately sized dormers can be used to reduce scale and achieve a well-integrated design.

Simple and restrained character

9.2 Keep building forms, materials and details simple and visually restrained.

- Building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged.
- Design features that increase the visual prominence of the building should be avoided.
- Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.
- Avoid overly ornate details.

Building scale and design integrity

9.3 Building details should be used to provide interest and not exaggerate the scale of a building.

- Add details to relieve blank surfaces and achieve a scale compatible with the building's forms and its architecture.
- Appropriately sized chimneys, overhangs, windows, doors, dormers, porches, entries and decks can be used to reduce scale and achieve a well-integrated design. Making any of these elements oversized can exaggerate the building's scale and should be avoided.
- Avoid grand entryways, windows and doors that are out of proportion with the human form. Avoid ostentatious design treatments.

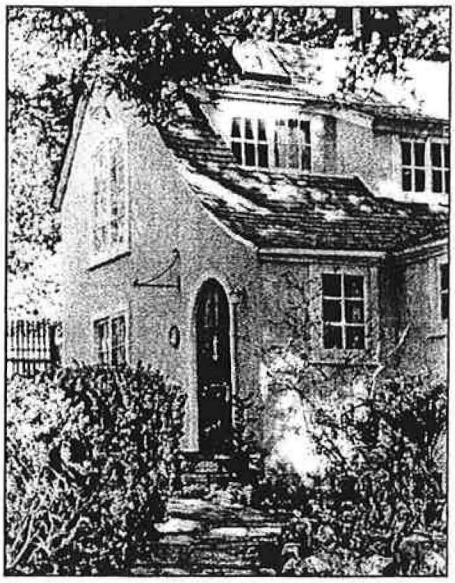
Architectural details

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.

Building materials

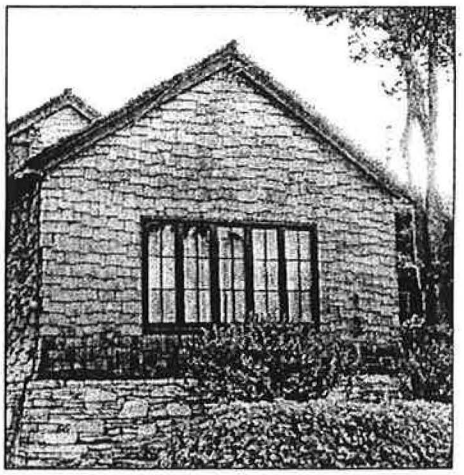
Traditionally, "natural" materials were used when building in Carmel. The earliest structures were painted clapboard. Soon after, wood shingles and board and batten siding also appeared, in the spirit of the "craftsman" character that became popular in the area. While most wood siding had a painted finish, some buildings were stained. Other houses were built of stone and still later, a few were finished in stucco. Nonetheless, wood continued to be the dominant material, certainly for house siding and also for ornamentation and trim elements. This tradition of using natural materials like wood and stone should be continued.



Stucco may be considered as a building material.

9.5 Use "natural" building materials.

- Painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls.
- Using native Carmel stone is also encouraged.
- Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block.
- Where a material is painted, a plain, uniform finish is preferred. Antique and faux finishes should be avoided.



Wood shingles are among the preferred building materials.

9.6 Avoid the use of synthetic materials.

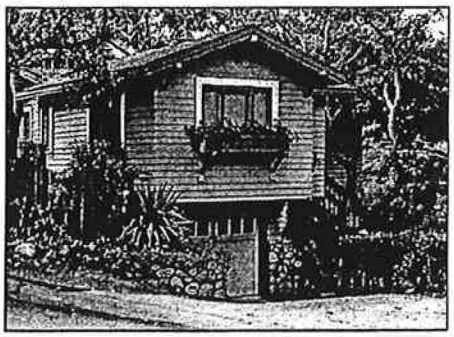
- The use of vinyl or aluminum siding, for example is discouraged. Products that simulate a wood grain on synthetic siding also are inappropriate.
- Some new materials may be considered only if they convey a scale and texture similar to that of traditional materials.
- Avoid mixing synthetic materials with natural materials in the same design.

9.7 Provide variety in building materials along a block.

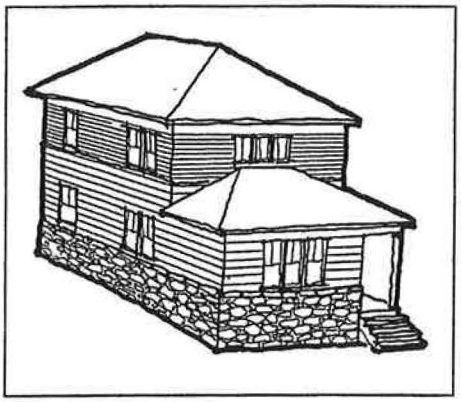
- When the houses to either side of a site are constructed of similar materials, use a different material, consistent with Carmel's design traditions, in order to achieve diversity in appearance.



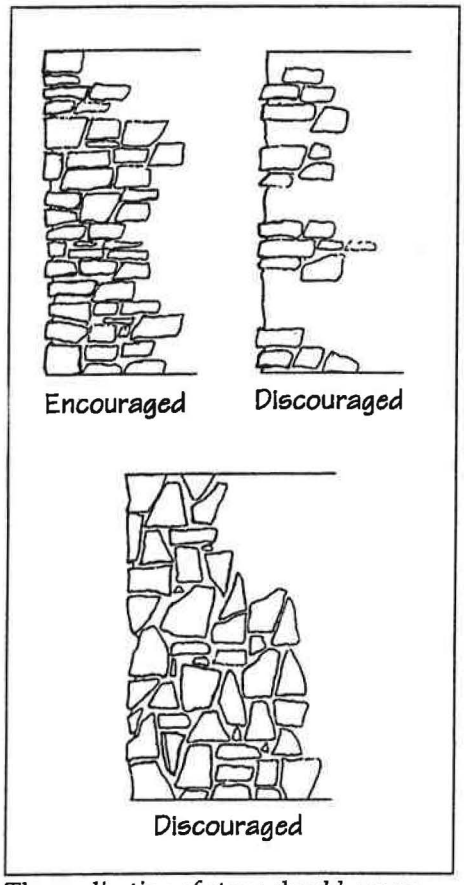
The use of Carmel stone is encouraged.



The use of wood siding is encouraged.



Preferred: Establishing a stone foundation and then wrapping the remainder of the building with wood lap siding are appropriate applications of native stone and wood.



The application of stone should appear structural and authentic.

9.8 Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

- Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).
- Clay tile, slate and concrete tile may be considered appropriate on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.).
- Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.
- Metal, plastic and glass roofs are inappropriate in all neighborhoods.

Stonework

Stone is a traditional building material used throughout the City. When used carefully it can add interesting contrasts, texture and solidity to a design. Applicants intending to use stonework must provide a proposed lay-up pattern and specify the type of stone proposed. For examples and additional information on stonework, refer to Appendix A . The following guidelines apply to stonework:

9.9 Keep stonework designs simple and traditional in character.

- The use of a single type of stone is encouraged to maintain simplicity and authenticity. Using multiple types of stone, or combinations of stone and other masonry within a single project is discouraged.
- Use natural stone. Imitation stone is strongly discouraged.

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.
- The application of stone around only windows or doors as ornamentation is discouraged.
- The random placement of individual stones or clusters of stones on building elements such as foundations or chimneys is discouraged.

Windows & Doors

A variety of window types appears throughout the community. Rectangular, vertically proportioned, double-hung windows appear on many buildings and predominate. However, examples of horizontally proportioned windows exist. For example, larger picture windows often look onto important views. Sometimes, a larger window area is created by pairing smaller windows.

By far, wood frame windows are the most typical, but metal windows also are found, especially on some styles that reflect Modernist influences.

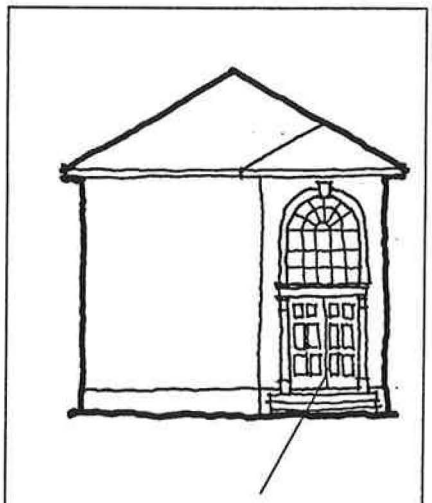
Specialty windows

Over the years, bay and oriel windows have been used to provide visual interest on facades and to reduce the apparent mass of structures. They particularly became popular with the introduction of the Comstock "story book" buildings. However, they were used with restraint on any single structure.

The use of bay, oriel and other projecting windows should be considered when the building style would have traditionally included such features. They are encouraged when they would break up the line of an otherwise long, unrelieved wall. They are discouraged when overused (along the street or within a single design) or when they would create added mass, bulk or complexity on an otherwise interesting and attractive facade.

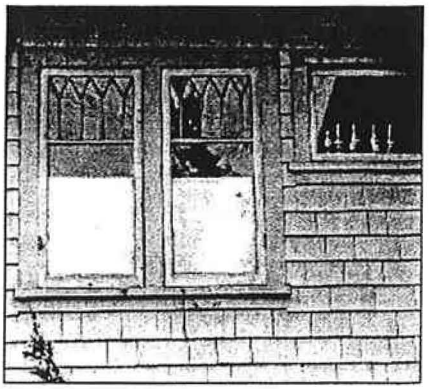
Doors

When it is oriented to the street, the front door helps to establish a sense of connection with the neighborhood. Traditionally, doorways were of a standard dimension that fit the human form and scale. This tradition should be continued.



These large double-doors and arched entry light are out of scale with traditional designs.

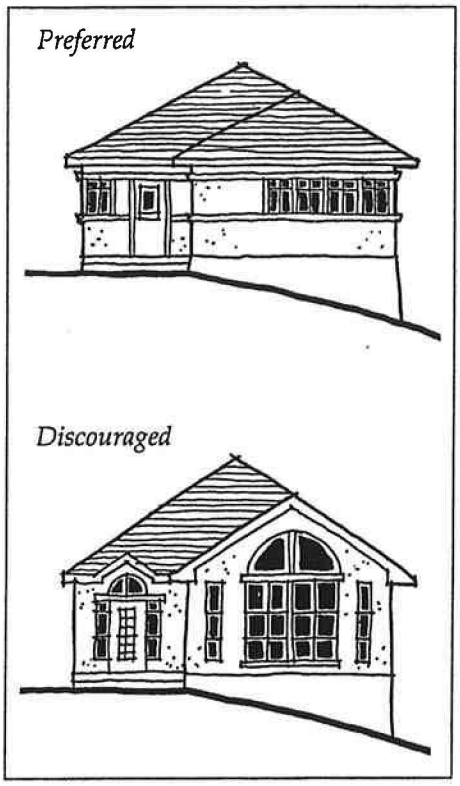
The use of a grand doorway and picture windows on street-facing elevations is discouraged.



Vertically proportioned, double-hung windows appear on many buildings.

9.11 Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building.

- Divided light windows are encouraged. Divided light windows should appear to be true divided light, including use of internal and external mullion and muntin bars on insulated windows. Removable or "snap-in", or internal-only mullion and muntin bars, are unacceptable.
- Materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture.
- High gloss finishes should be avoided.
- Fenestration on historic buildings should retain the historic integrity of the resource. When feasible, original windows should be restored rather than replaced.



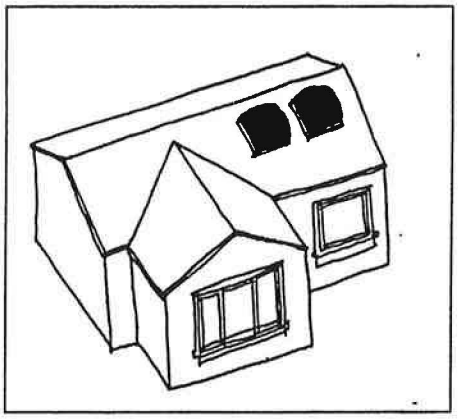
Fenestration should not overwhelm the architecture. Where views are desired, architectural styles which accommodate wider window configurations should be considered.

9.12 Locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts.

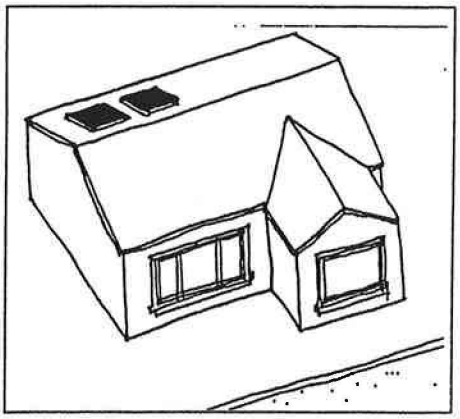
- The use of a grand entry, oversized entry door or large picture window facing the street is discouraged. These convey a scale inappropriate to Carmel.
- Avoid positioning a large window (greater than 12 sq. ft.) along a side wall that would impact the privacy of an adjacent neighbor.
- Provide windows on walls facing the street to help convey a human scale, add visual interest and avoid unrelieved building mass.
- Limit the use of specialty windows that add to building bulk. Generally, only one bay or oriel window should be visible from the street. Bay and oriel windows facing the street should be avoided if their use would create a repeating pattern within the context of adjacent structures to both sides of the site.

Skylights

Skylights have appeared over the years in Carmel as a relatively modern design element. Since they are not part of the City's design traditions and they often conflict with the authenticity of popular architectural styles, they can appear out of place. When used, they should be subordinate to the overall roof form and character. A skylight can have significant impacts on the appearance of a property as seen from the street and also can create privacy or glare impacts.



Discouraged: The location of skylights on the front of the roof is discouraged.



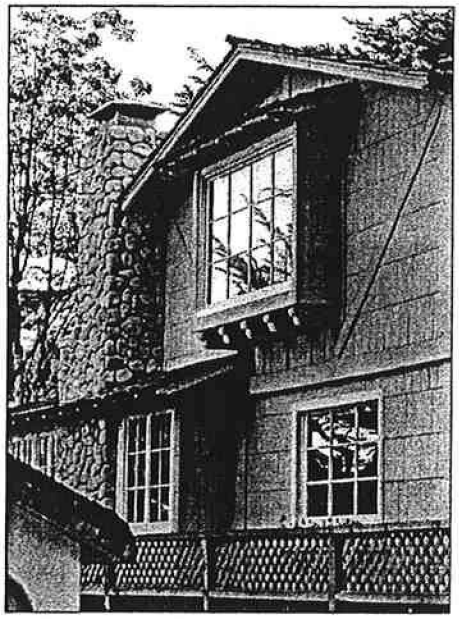
Preferred: Minimize the visual impacts of a skylight by locating the skylights on the back of the roof.

9.13 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 such windows have limited access to light
- windows would cause greater impacts to adjoining homes
- the skylight design is compatible with the architecture
- the size of the skylight is appropriate to the lighting task

9.14 Skylights should not be visually prominent from the street or from neighboring windows.

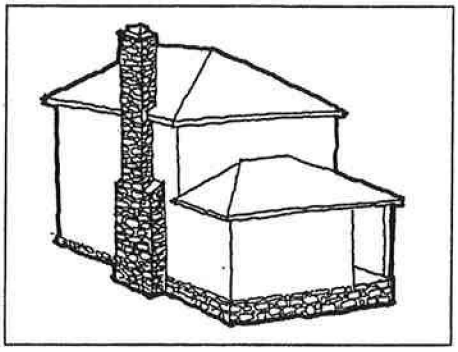
- The size, placement, number and design of skylights should be an integral part of the building design. Skylight placement or size that appears random from the exterior and that detracts from architectural integrity should be avoided.
- Skylights should be framed in colors that match adjoining roof surfaces. High profile, domed or pyramidal covers are inappropriate.
- Skylights that will produce glare or light pollution visible to neighbors or the public should be mitigated.



Preferred: This chimney appears integrated into the overall building design.

Chimneys

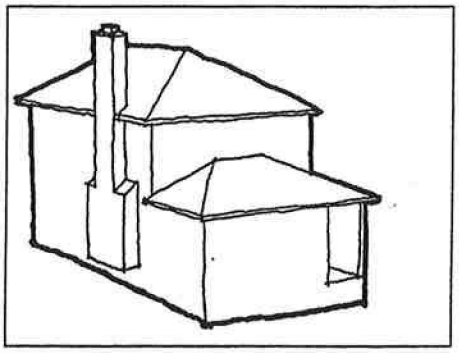
Chimneys are a part of the design traditions of the community and they appear in a variety of styles, shapes and materials. While they are not used as extensively in new buildings as in the past, a chimney can add visual interest to a building and help to reduce the perceived scale of a roof line. When one is included, it is important that the form and materials be integrated into the overall building composition. In general, a building should have no more than two chimneys, especially on a small lot.



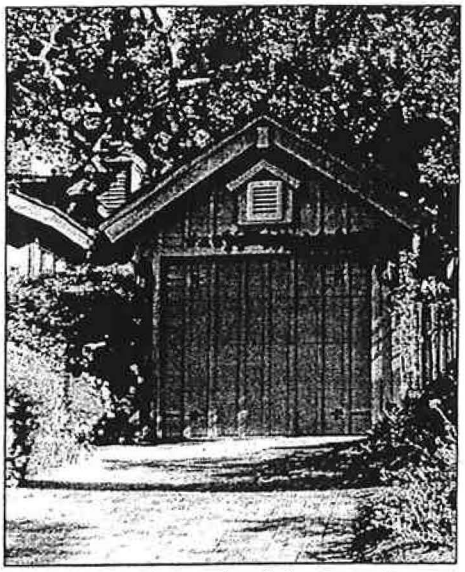
Preferred: A chimney should be integrated into the overall building design. This masonry chimney appears to rise from the foundation.

9.15 A chimney should be integrated into the overall building design.

- A chimney that penetrates through a roof is preferred.
- A chimney that is attached to the side of a building should appear to have a direct means of support. A chimney that appears to "float" above the building foundation is atypical and is discouraged.
- Avoid projecting a tall, freestanding chimney at the lower point of a roof. Doing so emphasizes the mass of the chimney and can appear awkward.
- Avoid placing a chimney directly opposite a neighboring window without also providing a greater setback to reduce mass and scale impacts.
- Avoid blocking views with chimneys by using narrow profiles, appropriate placement or minimalist flues.



Discouraged: This chimney appears to "float" above the foundation.



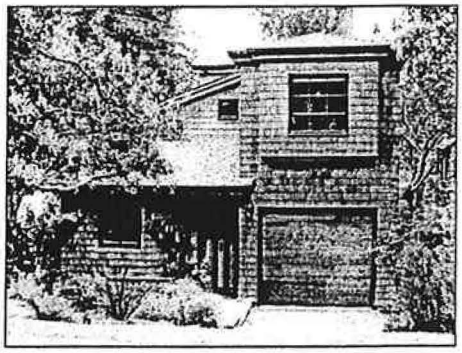
Preferred: This overhead door matches the board and batten siding of the garage itself.

Garages

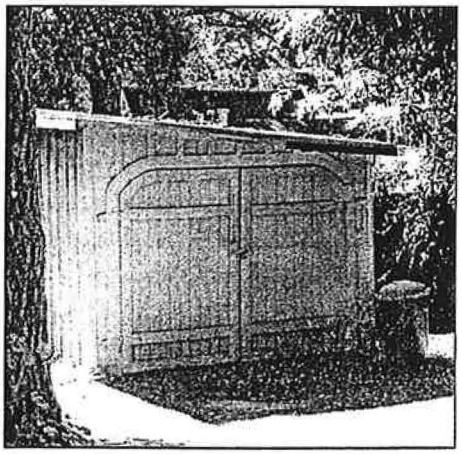
A garage should be detailed such that it will appear as a subordinate element on the site.

9.16 A garage door should be designed either to provide visual interest or to blend with the background materials of the building.

- Design the garage door to blend with the building wall or orient the door so as not to face the street.
- A standard overhead garage door, with contrasting color and materials, should be avoided.



Preferred: This garage door blends with the house siding.



Design the garage door to blend with the building wall or orient the door so as not to face the street.

A note about colors:
Traditionally, builders used muted colors in Carmel. In many cases, the natural earth tones of stone and the dark tans of stained siding dominated a site. Even when buildings were painted, muted earth tones were used to help blend with the forest. This tradition should be continued.

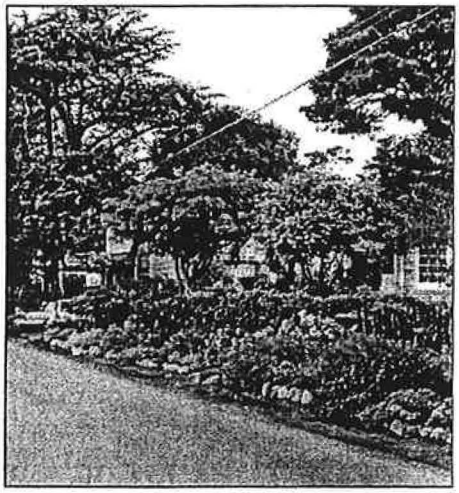
Occasionally, a brighter color scheme appeared, particularly on some Mission Revival styles. However, these typically were located on large lots where extensive planting filtered the view and muted the overall impact. When bright colors are now used in more densely developed conditions, the impacts can be much greater than in the past. Therefore, muted color schemes are preferred.

Muted earth tones should be dominant elements of a building's color palette. Limit the use of bright colors. If they are to be used, reserve their application to key accent features, such as an entry door. Pastel colors may be appropriate for some building styles, such as Mission Revival. Even in these cases, however, a subdued color scheme is preferred.

Landscape Design - Final Details Phase

Introduction to Landscape Design

The traditional forest landscape is one of the most important features of the community. While each individual site has unique features, residents have consistently relied upon a simple palette of materials that have contributed to the City's forest character. The basic framework of the landscape consists of the plentiful stands of cypress, pine and oaks. Lower scale plants, including smaller trees, shrubs and flowers as well as steps, walls, and fences complete the landscape and are addressed in this section.



Fences, gates and low scale plantings combine with upper canopy trees to create the traditional landscape character of Carmel.

The dominant materials of the traditional planting palette are simple and limited. Leafy, low-growing species that are easy to maintain and relatively drought-tolerant should predominate.

High maintenance plants should be limited to active areas, such as courtyards and patios. These places are relatively private, either in the rear, to the side, screened by a garage, or if in the front, set well back from the street. This approach will reinforce the natural forest character of the City and knit the site design into the neighborhood context.

Within this overall landscape, individual details can serve as accents that provide interest while remaining subordinate to the neighborhood character. In fact, personal landscape designs are one of the most successful means of expressing creativity and individuality while remaining consistent with the basic forest image. Creative details on fence posts, in walkways and plant beds for example, appear throughout the community, giving unique identities to individual properties. This tradition should continue.



Details on fence posts contribute to the unique character of Carmel and using them is encouraged.

Policy P1-64
Establish landscaping standards to preserve the urban forest, and encourage gardens using native vegetation to maintain the natural character of open spaces in the residential areas.

Filtered views of homes from the street through trees and shrubs into a property are also a part of Carmel's landscape tradition. This is achieved by a combination of landscape elements, including multi-stem trees such as live oaks planted in the foreground, as well as open fences and leafy shrubbery.

Exceptions to this strongly forested and filtered landscape do exist in some neighborhoods. For example, in some annexed neighborhoods the front yards are more formal and fewer trees exist. Larger plant massings often occur on properties here and evergreen shrubbery predominates.

To some extent , the landscape tradition also is different along portions of Scenic Road where small yards sometimes limit landscape arrangements, especially in front yards. In many cases, these sites have more lush landscaping right up to the street edge and, because views to the ocean are so important, there is less of a "filtering" through layers of plant materials.

These variations in the context of neighborhood landscape features should be documented on the preliminary site assessment and should be respected when preparing new designs.

Landscaping that creates a simple and natural design, blending with the urban forest and the public right-of-way is encouraged. Often, a site may already have well established plants and trees that achieve this result. Protecting these existing landscape resources during construction can give a project a settled, mature look immediately upon completion and is encouraged. This is most useful for parts of a site that are visible from the street.

Houses should appear nestled in the trees. Overall, the landscape should have an informal character, emphasizing foliage over flowers. Front yards should be informal gardens, rather than the traditional grass lawns seen in many other communities. These design traditions should be continued.



Open leafy shrubs provide filtered views of homes from the street.

10.0 Landscape Guidelines

Views of buildings that are filtered from the street because of the mix of shrubs and lower story trees are encouraged. This contributes to the "sense of discovery" that is a part of the Carmel design traditions and should be continued. In addition, other landscape elements should contribute to the urban forest image.

Objectives:

- To renew the urban forest
- To maintain the traditional foreground of simple, indigenous plantings
- To maintain a sense of informality and discovery along the street
- To maintain the traditional palette of plant materials
- To conserve water
- To reinforce a sense of visual continuity along the street

10.1 Provide for upper and lower canopy trees when designing the landscape.

- Provide adequate space around all trees required to be planted or preserved through the Design Concept Phase approvals.
- Add trees, consistent with the neighborhood context, to the site and public right-of-way when additional filtering or screening is desired.
- Trees that arch over the street contribute strongly to the character of some neighborhoods and should be preserved and supplemented where this character exists.
- Recognize and plan for the special needs of each tree when designing the landscape. For example, high water use plants are appropriate near redwoods but inappropriate near oaks. Grades around established trees should not be raised or lowered.



Ground covers are preferred in the right-of-way. Multi-stem trees also help filter views.

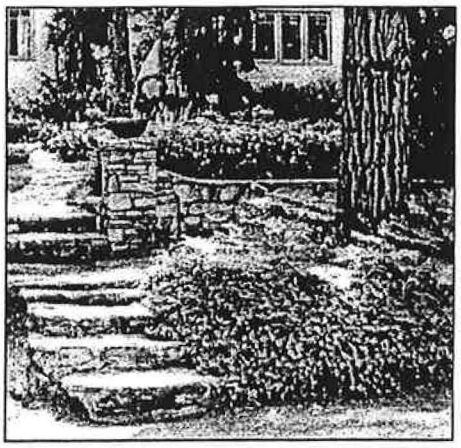
Plant Selection

10.2 Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged.

- Use plants that are similar in character to those established along the block and adjoining properties in order to reinforce a sense of visual continuity along the street, but avoid "copying" nearby landscape plans.
- In general, at least 75% of plant materials on a site should be drought-tolerant. (See section 17.24.180.D&E of the Municipal code.)



Green leafy ground covers are appropriate in the public right-of-way.



Flowering plants may be used to highlight a walkway.

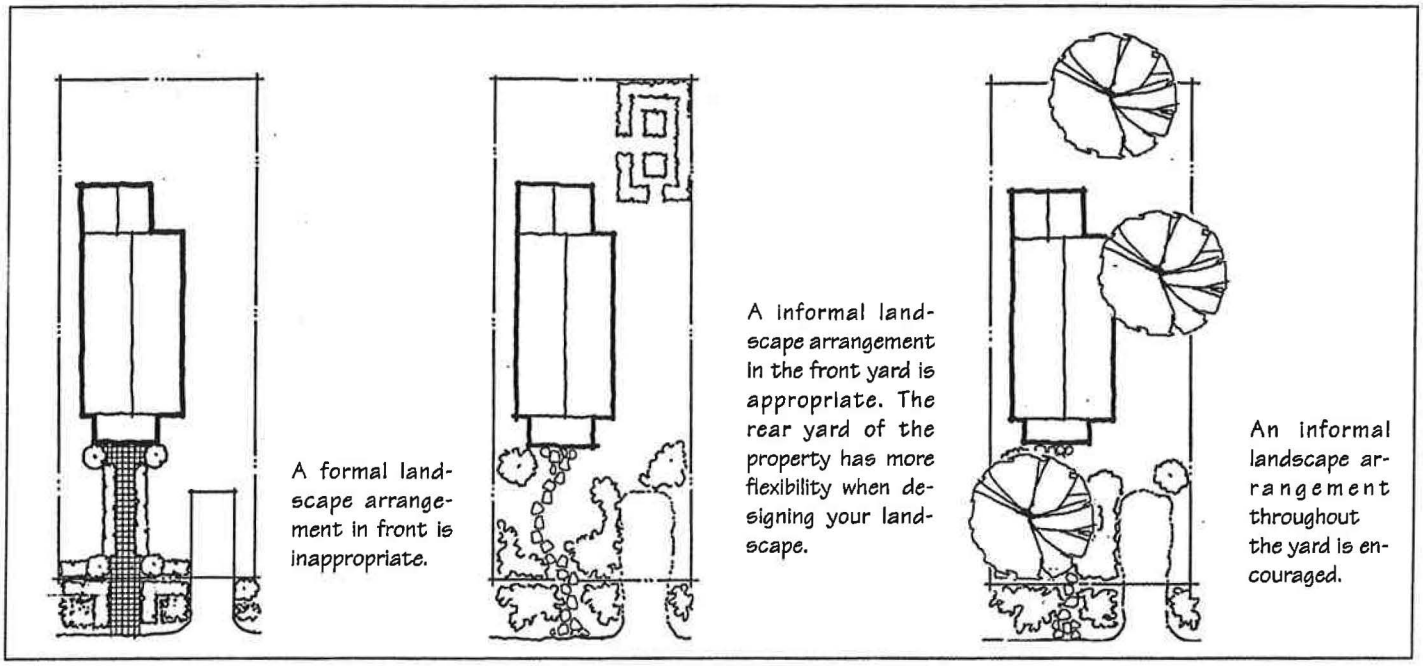
10.3 Planting in areas visible from the street or other public places should continue the forest character.

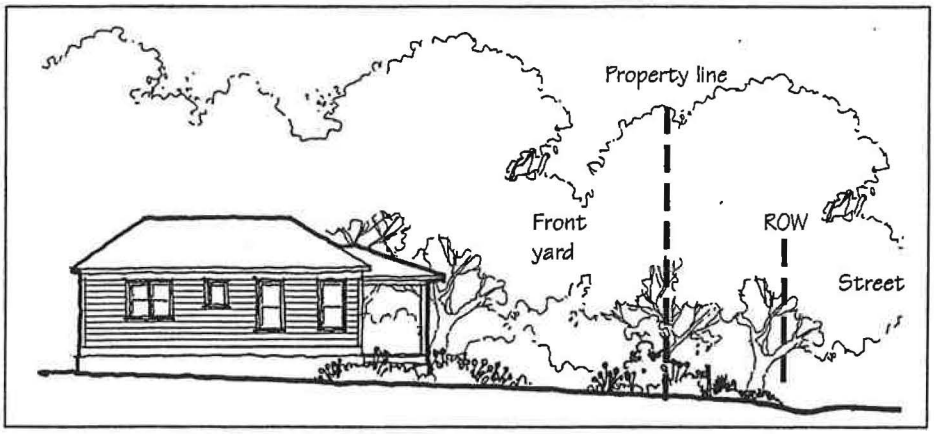
- Locate plants in relaxed, informal arrangements that are consistent with the urban forest character.
- Avoid formal, unnatural arrangements of plants and paving except in areas out of public view.
- Reserve the use of bedding plants and exotic flowering plants to small accents at walkways, entries or near special site features.
- Lawns visible from the street are inappropriate to the forest setting and should be avoided.

Landscaping in the public right-of-way

10.4 Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel.

- Leaving the right-of-way natural is encouraged.
- Naturalized landscaping consistent with the City's forest character may be added to the right-of-way and be designed to blend into landscaping on site to enhance the sense of open space.
- If planted, the use of native trees, ground covers and low shrubs is preferred.
- Avoid the use of bedding plants and exotic species in the public right-of-way.





Plantings in the front yard should continue the forest image.

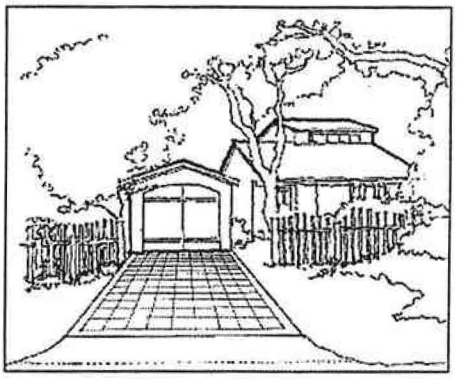


Porous materials such as gravel, packed earth and sand-set pavers are preferred for driveways. However, the use of gravel or other "displaceable materials' between the property line and the paved street edge is prohibited.

Paving Materials and Design

10.5 For driveways, patios and walkways, select paving materials that convey the colors and textures of native materials and that will reduce runoff.

- The use of Carmel stone, brick, decomposed granite and earth-toned pavers, for example, are appropriate.
- Using a "sand-set" instead of "mortar-set" for paving materials allows for percolation of rain into the soil and is encouraged.
- Avoid using "turf block" and grey concrete.
- Paving designs and materials uncharacteristic of a village in a forest are discouraged.
- Gravel and other easily-displaced materials are inappropriate in the public right-of-way but may be used on private property (M.C. 12.24.020.B).



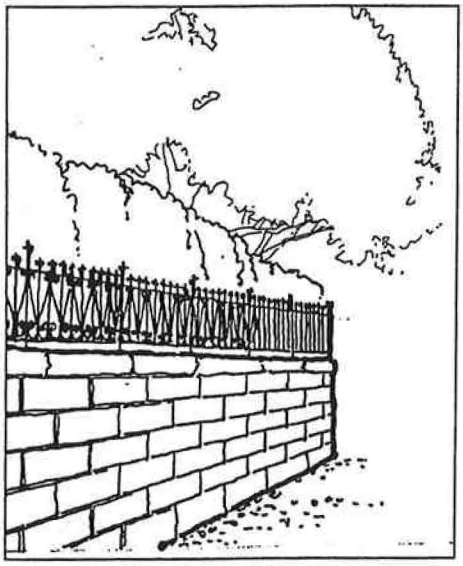
Scored concrete and turf block are inappropriate as driveway surface materials and should be avoided.

10.6 Design paved areas to be small, informal and intimate.

- Avoid large, continuous areas of paving that are uncharacteristic of the forest and landscaped setting.
- Separating the walkway from the driveway can keep the paved area from appearing wide and expansive.
- Add landscaping at grade or in containers to soften the appearance of paved areas.
- Avoid formal or urban paving treatments such as grass-crete or wide areas of asphalt or concrete.

10.7 Use paving materials that will minimize impacts on tree root systems.

- Using porous paving materials that permit percolation of water and aeration in soils is encouraged.



In general, locating a site wall along a public way is discouraged. Ornate fences on top of masonry walls, such as this one, are also discouraged.

11.0 Fences, Walls and Lighting

Fences and walls visible from the street may be appropriate when used as landscape design elements that help define property edges, gardens and entrances. Fences and walls that exhibit craftsmanship and interesting design are preferred. Not every site needs a fence or wall along the street. Fences and walls should be low and should not block views of front yard open space from the public way nor contribute to a "walled-off" appearance along the street edge.

Objectives:

- To promote landscape designs that blend with the forest setting
- To accommodate compatible designs for fences and walls
- To minimize the visual impacts of lighting in the nighttime sky

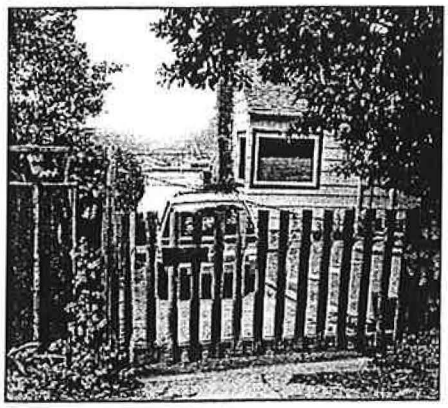
Fences and Walls along Street Frontages

11.1 Designing without a fence or wall along the street frontage(s) should be considered first.

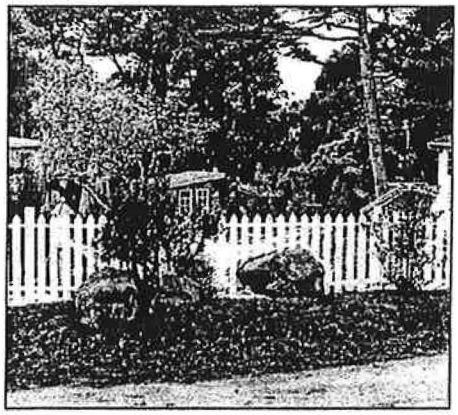
- Blending on-site landscaping with landscaping in the right-of-way can make open spaces appear larger and improve the site's contribution to the urban forest.
- Where a sense of enclosure or privacy is desired shrubs, hedges or other vegetation are encouraged instead of fence or wall structures.

11.2 Respect the neighborhood context when designing a fence or wall.

- Fences and walls should convey a simple, hand-crafted design.
- The use of grapestakes or wood pickets for fences is traditional in most neighborhoods.
- The use of river rock, Carmel stone, brick or plastered masonry for short walls is traditional in most neighborhoods.
- Ornate, "Victorian" wrought iron and chain link fences are inappropriate.







Appropriate hand crafted fences

11.3 When designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

- Continue the pattern of fences, walls and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site).
- Keep a sense of openness into the site as seen from the street. Fences and walls along street frontages should be kept low and should not impede visibility for motorists at street intersections.
- Fences and gates should have open, transparent qualities, such as open pickets, that permit filtered views into the front garden.

Garden Walls

Within the interior of a property, walls may be used to define garden areas and patios. When used as retaining walls they also are a common way to terrace a slope. Garden walls should complement the architecture and open space design by using consistent materials and remaining low in height.



Each individual wall should not exceed four feet in height. Terrace or step walls on steeper slopes and locate plantings in front of each terrace when feasible.

11.4 A garden wall should be low in scale.

- Terrace or step a taller wall to avoid mass and scale impacts. The wall for each terrace may not exceed four feet from grade.
- A person should be able to see over any wall that faces the street.

11.5 A garden wall should have a matte, masonry finish.

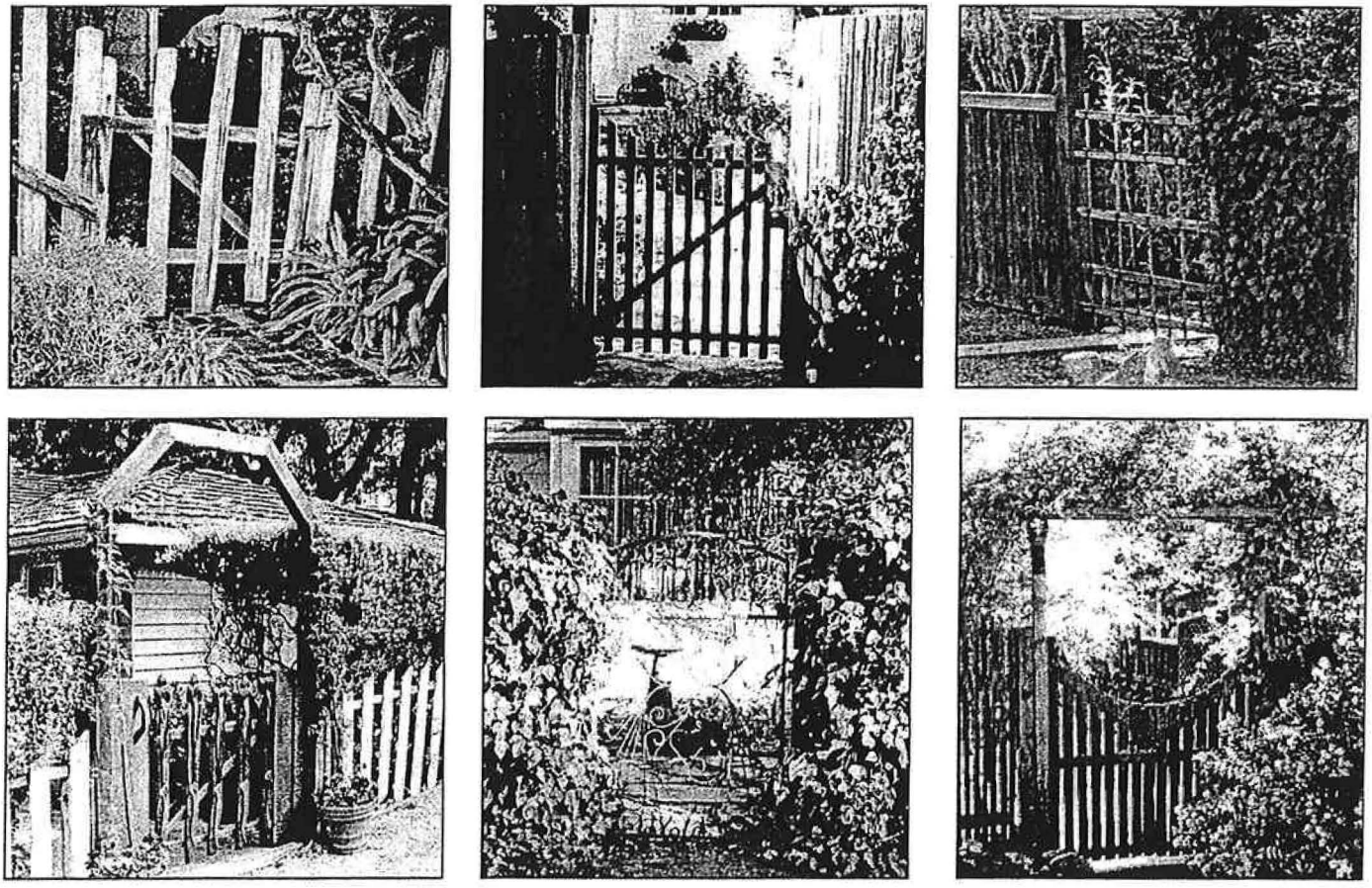
- Native stone is the preferred material to blend with the forest setting.
- A plain-textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture.
- Unfinished grey concrete and concrete block are inappropriate.

Gates and Arbors

When a fence or low wall is used at the street frontage, the entry is often marked by a gate or arbor. These features should be small and intimate in their proportions and should be an integral part of the overall landscape design. Gates should reflect a hand-crafted design. Fences, gates and arbors provide an opportunity to include unique details that provide interest along the street. Creative design approaches are encouraged if they are subtle and well integrated with the site.

11.6 A gate should help create a sense of entry and therefore should be distinguishable from the adjoining fence or wall.

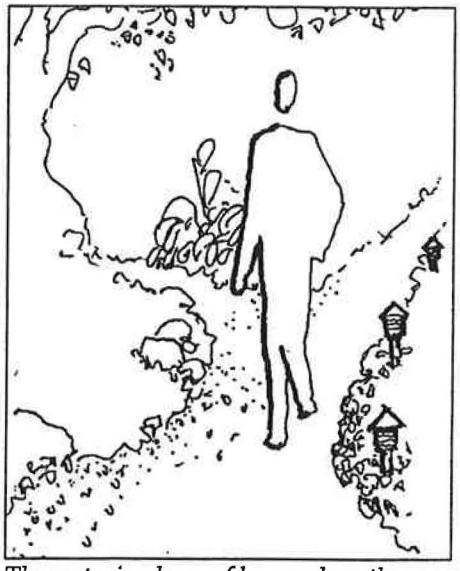
- The use of distinctive design details is encouraged. This provides an opportunity for individuality and craftsmanship.
- Gates should have open or transparent qualities that allow filtered views into the property.



Appropriate gates

11.7 An arbor should be integral to the fence or wall design and should not dominate the street.

- Maintain a narrow, low and "light" scale. Avoid the use of tall or wide entryways and avoid massive timbers or other heavy building elements when creating an arbor.
- Incorporate vines or other landscaping to blend the arbor into the adjoining fence or wall and garden.



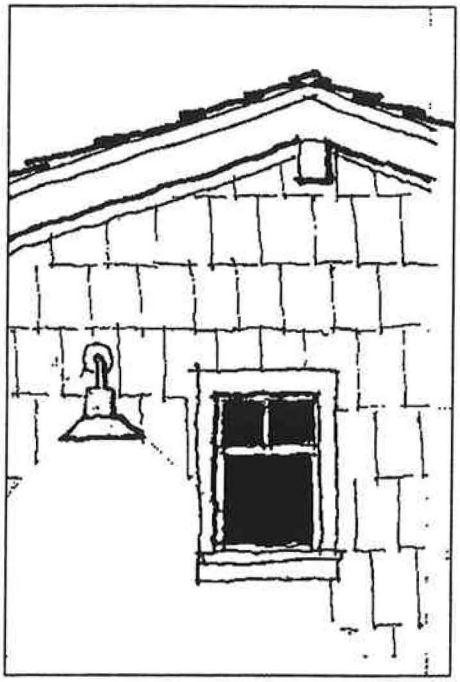
The restrained use of low scale path lighting for safety is appropriate.

Lighting

The use of exterior lights is a special area of concern throughout the community. A key feature of the "forest" concept was to minimize the amount of outdoor lighting, such that the nighttime sky could be glimpsed through the trees. From the outset, public street lighting was avoided on residential streets. Within an individual property, site lighting typically was limited to a light at a building entry, and perhaps at a yard gate or over a garage door. Occasionally, a patio was lit as well, but this would be limited to a small, shielded lamp. This is a neighborhood-wide concern and the tradition of minimizing lighting should be continued.

11.8 Preserve the low nighttime lighting character of the residential neighborhoods.

- Use lights only where needed for safety and at outdoor activity areas. Appropriate locations may include building entries, gates, terraces, walkways and patios. Lights should not be used to accent buildings or vegetation.
- Use low lumen output bulbs. Floodlights and spotlights are inappropriate. Point lights downward to reduce glare and avoid "night pollution."
- Locate and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street.



Focus a light downward to minimize glare. Avoid placing fixtures where glare would be visible to neighbors or the street.

Special Thanks

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Planning Commission:
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A very special thanks to all of those who participated in the series of public workshops which the city sponsored!

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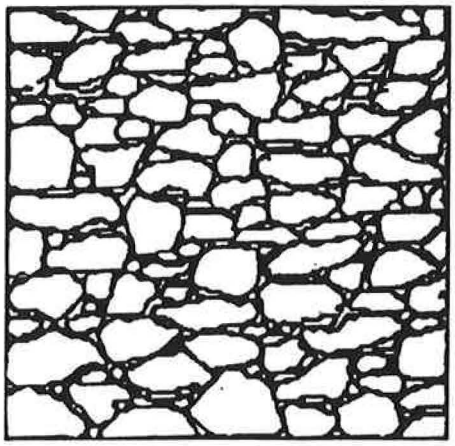
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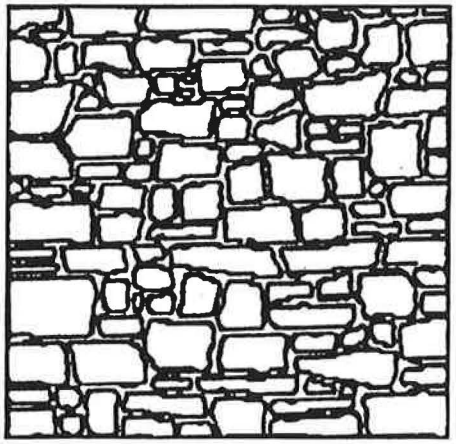
Donovan Rypkema

Appendix A: Stonework Examples

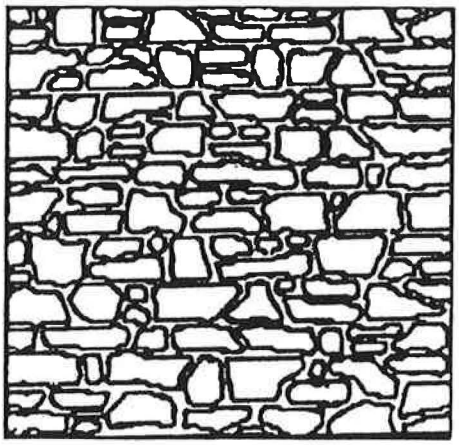
Rubble and Roughly Squared Stone Masonry



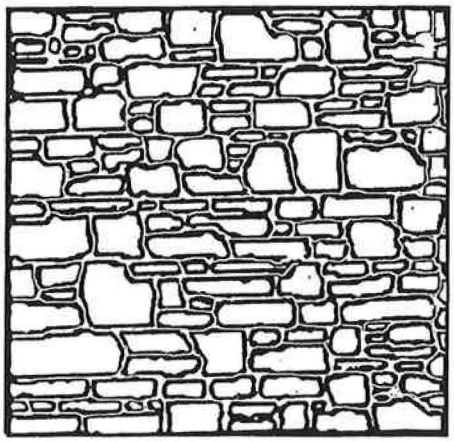
Appropriate: Uncoursed field stone and rough or common rubble.



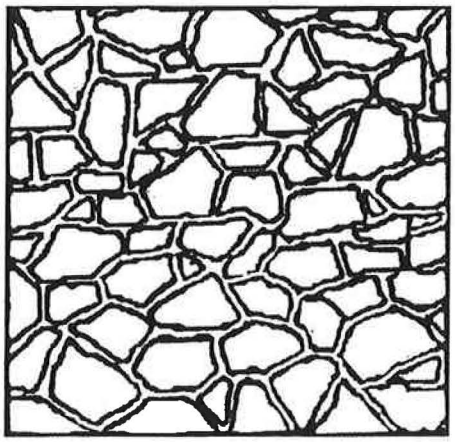
Appropriate: Uncoursed and roughly squared



Appropriate: Coursed field stone and rough or common rubble

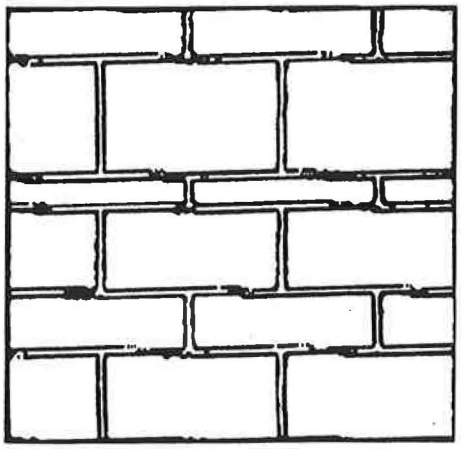


Appropriate: Coursed and roughly squared

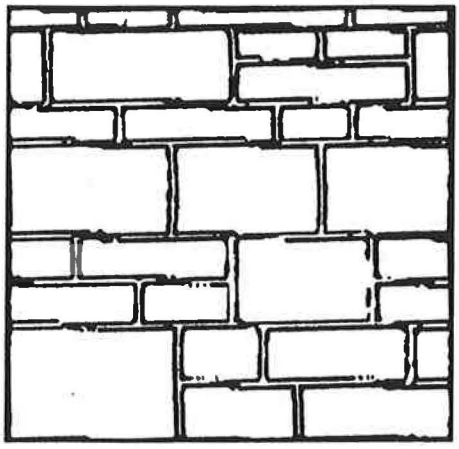


Inappropriate: Uncoursed cobweb or polygonal rubble

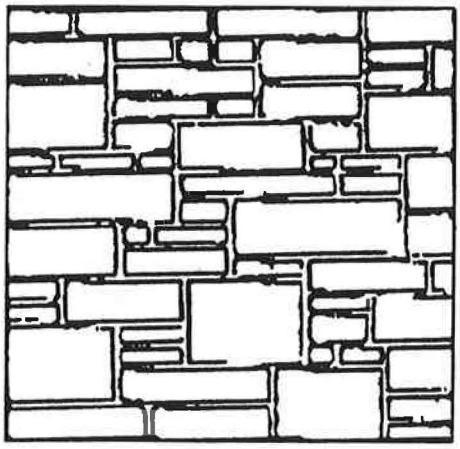
Dimensioned or Ashlar Stone Masonry



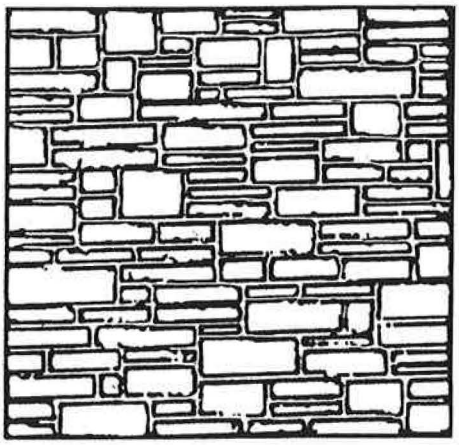
Appropriate: Coursed broken bond, ranged



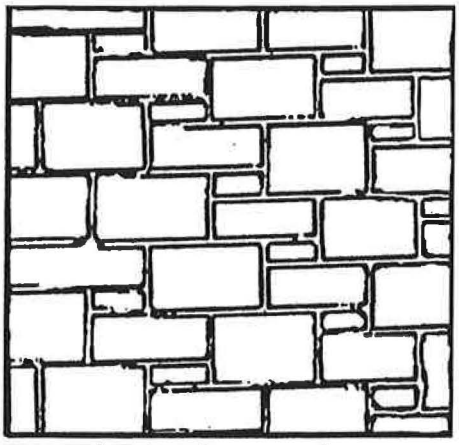
Appropriate: Coursed broken bond, broken range



Appropriate: Random, broken course and range

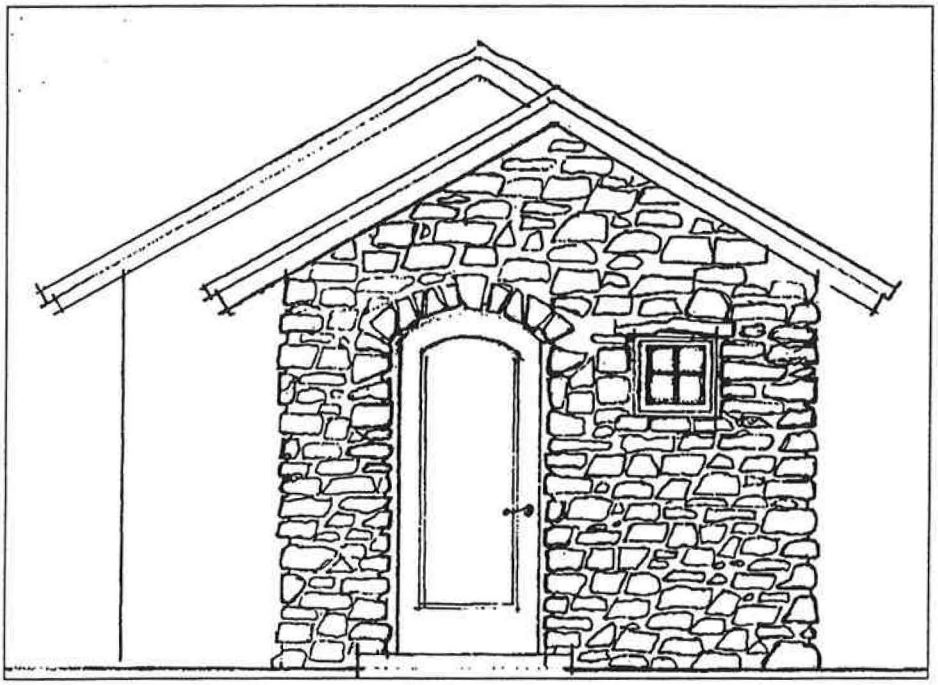


Appropriate: Random, broken course and range, longstones

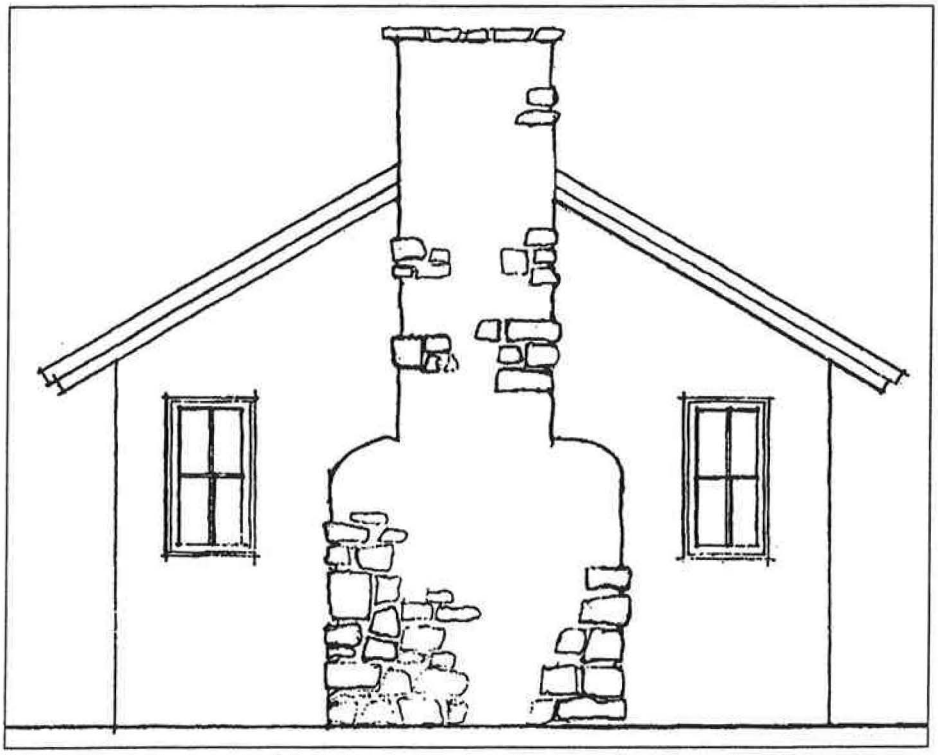


Appropriate: Random coursed pattern bond

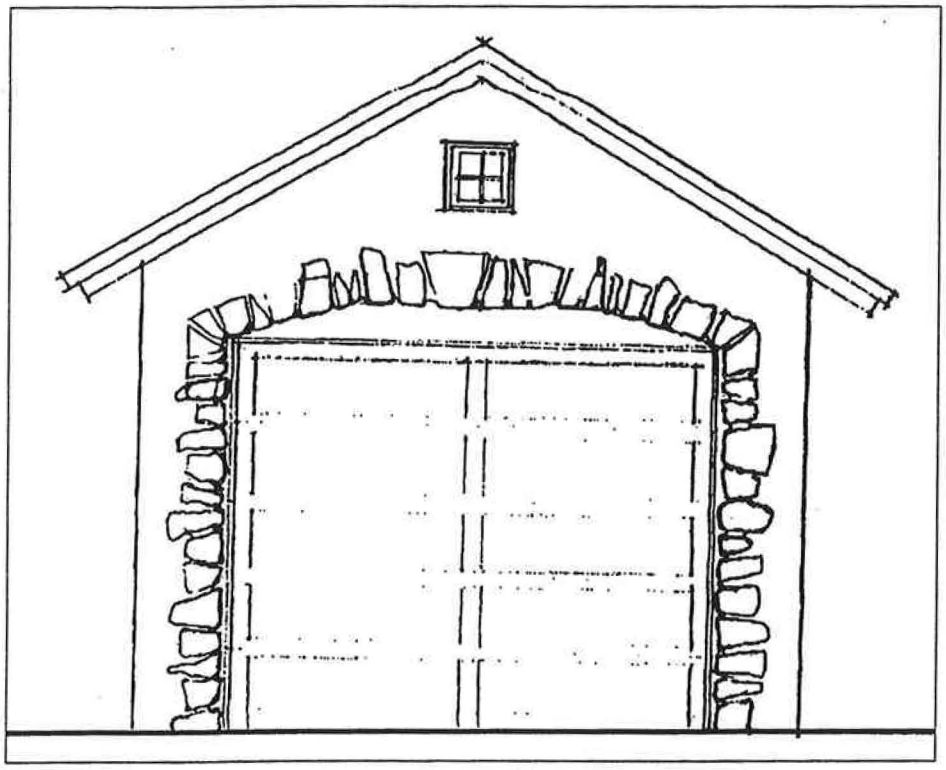
The Use of Stone on Building Elements

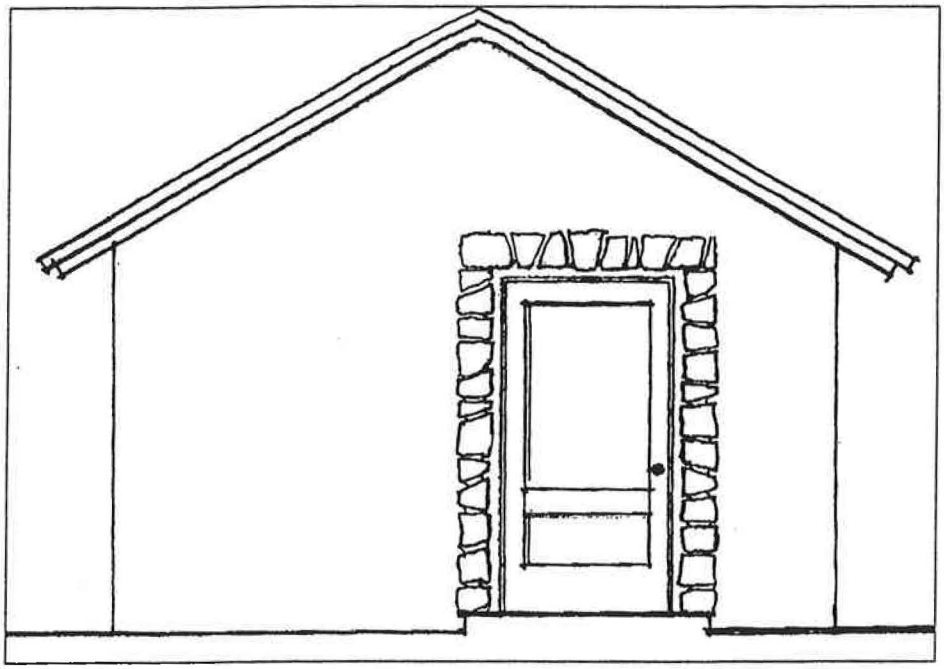


The use of stone on the full exterior of building elements is encouraged. The use of stone only on one elevation, the street facade for example, is discouraged.



The random placement of individual stones or clusters of stones on building elements, such as foundations or chimneys, is discouraged.





The application of stone around only windows or doors as ornamentation is discouraged.

CMC 17.10.030.D.2. Maximum Floor Area.

The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The actual floor area that will be permitted on each site is dependent on site constraints and compliance with the design objectives for the R-1 district. The maximum floor area will not be achievable on sites with constraints such as slopes, significant trees, unusual shape or difficult access. For sites with an average slope greater than 30 percent, the maximum allowed base floor area and exterior volume shall be reduced by two percent for each one percent increase in average slope above 30 percent up to a maximum reduction of 50 percent (See CMC 17.06.020(D), Determining Buildable Area).

CMC 17.58.060.D. Findings Required for Approval of Deviations from Design Guidelines.

In addition to any other findings required by this code, before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

CMC 17.58.010. Purpose and Applicability

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

1. Promote design that maintains the City's intimate and human scale and complements, rather than overrides, natural constraints;

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

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

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

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

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

B. Applicability. Design review is required for (1) specified physical improvements as established throughout this title, (2) new site development as defined in Chapter 17.70 CMC, and any substantial alterations, rebuilding, rehabilitation, new construction, exterior alterations, additions, signs, exterior lighting and landscaping associated with such construction, alterations or additions set forth in this title.

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

January 24, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

January 24, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items on the agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: