



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

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

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

REGULAR MEETING Wednesday, January 11, 2023

TOUR 2:30 PM

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

MEETING 4:00 PM

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

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

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 1/6/2023 is **MEDIUM**. Per Urgency Ordinance 2022-006, wearing a face mask to attend a meeting of a legislative body inside a City facility is **REQUIRED**, regardless of vaccination status, when the Community Level is **MEDIUM** or **HIGH**. Seating will be limited and available on a first-come, first-served basis.

TOUR OF INSPECTION

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

- A. 1. **DS 22-135 (Mei)**: Santa Rita Street 2 Southwest of 5th Avenue
- 2. **DS 22-150 (CRI on Carpenter, Inc. - Lot 2)**: Southeast Corner of Guadalupe Street and 1st Avenue

3. **DS 22-151 (CRI on Carpenter, Inc. - Lot 4):** Guadalupe Street 2 Southeast of 1st Avenue
4. **DS 22-077 (Junipero Investors, LLC):** Junipero Avenue 6 Northeast of 8th Avenue
5. **DS 22-315 (Dearborn):** Dolores Street 4 Southwest of 10th Avenue

CALL TO ORDER AND ROLL CALL

PUBLIC APPEARANCES

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. Monthly Activity Report: December 2022

ORDERS OF BUSINESS

2. Consider amending the Planning Commission Rules of Procedure to establish an earlier start time for regular meetings for the remainder of the 2023 calendar year.

PUBLIC HEARINGS

3. **UP 22-320 (Forge in the Forest):** Consideration of a Use Permit Amendment, UP 22-320 (Forge in the Forest), to increase the hours of operation of an existing restaurant, "Forge in the Forest," located at the southwest corner of Junipero Avenue and 5th Avenue in the Service Commercial (SC) Zoning District. APN 010-431-001. **CONTINUE TO A DATE UNCERTAIN.**
4. **DS 22-077 (Junipero Investors, LLC):** Consideration of a Final Design Study, DS 22-077 (Junipero Investors, LLC), and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new 1,755-square-foot, one-story single-family residence inclusive of an attached garage located on Junipero Avenue 6 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN 010-084-018
5. **DS 22-315 (Dearborn):** Consideration of a Concept Design Study, DS 22-315 (Dearborn), for the full exterior renovation and addition of a 310-square-foot, second-story addition and 200-square-foot garage to an existing 1,336-square-foot, single-story single-family residence with a carport located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN 010-158-005
6. **DS 22-135 (Mei):** Consideration of a Track 1 Design Study application, DS 22-135 (Mei), referred back to the Planning Commission from the City Council to amend Design Study approval, DS 19-128 (Mei), for modifications including a change in roof material, site coverage, and a rear deck modification for a single-family residence

under construction on Santa Rita Street 2 southwest of 5th Avenue in the Single-Family Residential (R-1) District. APN 010-038-002

7. **DS 22-150 (CRI on Carpenter, Inc. - Lot 2):** Consideration of a Concept Design Study, DS 22-150 (CRI on Carpenter, Inc. - Lot 2), for the demolition of four hotel rooms at the Carmel Resort Inn and construction of a 1,965-square-foot, two-story residence with a basement located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-014
8. **DS 22-151 (CRI on Carpenter, Inc. - Lot 4):** Consideration of a Concept Design Study, DS 22-151 (CRI on Carpenter, Inc. - Lot 4), for the construction of a 1,995-square-foot, two-story residence inclusive of a basement and detached garage located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-014

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

9. Next Regular Meeting: February 8, 2023

ADJOURNMENT

10. **PUBLIC CORRESPONDENCE:** Regarding Public Hearings on Agenda
11. **PUBLIC CORRESPONDENCE:** Additional items not associated with Public Hearings

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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



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

January 11, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

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

SUBJECT: Monthly Activity Report: December 2022

Application: N/A

APN: N/A

Block: N/A

Lot: N/A

Location: N/A

Applicant: N/A

Property Owner: N/A

Executive Summary:

Monthly Activity Report: December 2022

Recommendation:

Accept the Monthly Activity Report for December 2022.

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report - December 2022



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 11, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

DECEMBER 2022 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In December 2022, **23** planning permit applications were received.

II. BUILDING PERMIT APPLICATIONS:

In December 2022, **41** building permit applications were received.

III. CODE COMPLIANCE CASES:

In December 2022, **6** new code compliance cases were created.

IV. TRANSIENT RENTAL COMPLIANCE CASES:

In December 2022, **0** new transient rental compliance cases were created.

V. ENCROACHMENT PERMIT APPLICATIONS:

In December 2022, **14** encroachment permit applications were received.

VI. YEAR-TO-DATE TRENDS

Table 1 includes the following December 2022 totals: planning and building permit applications, code compliance and transient rental compliance cases, and encroachments. December 2022 totals are provided alongside December 2021 totals for comparison.

Compared to the same time period in the year 2021, Table 1 denotes the following percentage changes in the year 2022:

- Planning Permit Applications – **increase of 5.91%**
- Building Permit Applications – **increase of 1.21%**
- Code Compliance Cases – **increase of 130.77%**
- Transient Rental Compliance Cases – **increase of 1400.00%**
- Encroachment Permit Applications – **decrease of 8.78%**

Table 1. Permit Application Totals

	PLANNING	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACHMENTS
2021 YTD Totals	355	493	104	3	296
2022 YTD Totals	376	499	240	45	270
YTD % Difference	+5.91%	+1.21%	+130.77%	+1400.00%	-8.78%



Planning Permit Report

12/01/2022 - 12/31/2022

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
22401	Design Study	Remodel interior of (E) 3464 s.f. house and 310 s.f. garage, replace all windows and exterior doors, replace or re-finish exterior stucco on house and garage, replace mechanical & plumbing system, install (1) skylight. Note: Existing ADU is not part of this application.	Scenic 6 SE of Ocean Ave	12/30/2022		Pending Assignment
22400		VOID AND CLOSED				Closed
22399	Use Permit	Temporary use permit for New Years Eve party, 12/31/22. Conditions: Extended hours until 1:00am, Restaurant is closed, empty and dark by 1:15am, No live music past 10:00pm, Stereo/speakers will not be audible outside of the building past 10:00pm, Max occupancy is 47 people.	SW Corner of San Carlos & 6th	12/22/2022	12/22/2022	Approved
22398	Design Study	Installation of new walkway and sitting area of permeable pavers, addition totals 180sf	NW Corner of Santa Fe & 3rd	12/22/2022		Pending Assignment
22397	Design Study	Proposed modifications to a 2 story, single family home currently under construction (BP 21-087 / DS 20-323). The proposed changes to the approved design requiring a design study are as follows. 1. Addition of (5) downward pointing exterior sconces, (3) below the deck on the west facade and (2) on the east facade. 2. The addition of a built in BBQ Grill and storage counter on the east side next to patio. 3. Switching the material on the underside of the roof eaves (soffits) from the originally approved wood planks to a light, neutral colored stucco.	NEC Ocean & San Antonio	12/22/2022		In Review

22396	Design Study	Addition and remodel to (E) SFD, addition of (N) detached garage	NE corner of 12th and San Antonio	12/22/2022		Pending Assignment
22395	Design Study	Revision to approved building permit including increased in floor area, windows and door changes in size and location, change to wood siding color, change of roof material from metal to composite slate shingles.	Casanova 9 NW of Ocean	12/20/2022		Pending Assignment
22394	Design Study	Removal of the existing wood shake roof and installation of a matte metal roof (Western States Matte Dark Bronze) for the main residence and garage.	Forest 2 SE of 8th	12/20/2022	12/24/2022	In Review
22393	Sign	Installation of new blade sign in the front of the building	SE Corner of San Carlos & Ocean	12/20/2022		Pending Assignment
22392	Banners	Change in default banners when no other organization is utilizing space.	Ocean from Junipero to Monte Verde	12/19/2022	12/19/2022	Approved
22391	Preliminary Site Assessment	Preliminary site assessment for 300 sf addition.	Santa Fe 3 SW of 2nd	12/15/2022		In Review
22390	Design Study	Replace in-kind damaged wood stairs at three locations around property. Replace damaged wood stairs next to driveway with new concrete stairs with stone wall finish, replace damaged existing wood retaining wall with new CMU retaining wall in front setback, and replace in-kind damaged 4x4 wood posts for fence.	Monterey 2 NE of 1st	12/21/2022		Pending Assignment

22389	Authorized Work	This approval allows for the south edge of a shared asphalt driveway to be modified/repaired. The limits of the repair shall be limited to the area shown on the annotated plan, prepared by Terry Latasa dated received by the Community Planning & Building Department on August 14, 2015 and stamped approved by the City. The area of work is generally from the front property line to the east face of the first stoop and between the south edge of the shared driveway and an imaginary line between the NEC corner of the garage and the front property line. All work in the right-of-way is subject to approval of the Public Works Dept.	Lobos 5 NW 2nd Ave	12/12/2022	12/12/2022	Approved
22388	Design Study	Planting Landscape Plan	Vizcaino 12 SW of Mountain View	12/9/2022		In Review
22387	Notice of Exempt Work	In-kind replacement of a 5-foot high solid wood fence with 1-foot of framed lattice on top at the front of the property. The nonconforming fence is being reconstructed in accordance with CMC Section 17.10.030.E.2 (Reconstruction of Nonconforming Fences and Walls). Existing fences and walls may be rebuilt if damaged or deteriorated without conforming to current height limits upon submittal of plans and photographs documenting existing heights and materials prior to demolition. The director may approve the rebuilding as long as heights are not increased. No change in the location, height, or design of the fence is proposed.	Santa Fe 4 NE First	12/9/2022	12/9/2022	Approved
22386	Mills Act Request	Application for a mills act contract. Home is a 1928 Spanish bungalow originally owned by the police/fire chief - Robert Norton.	Monte Verde 5 NW of 4th	12/8/2022		In Review

22385	Design Study	Installation of generator enclosure, remove stone paving at driveway, install new generator and gravel. Installation of perimeter planting and fencing, remove and replace perimeter fences, remove and replace existing streetscape planing with native and climate adaptive species, replace existing redwood trees with height-appropriate species.	NE Corner of Casanova & 12th	12/5/2022		In Review
22384	Preliminary Site Assessment	Preliminary site assessment for design/build remodel and addition to (e) SFR	NE Corner of Camino Real & 4th	12/2/2022		In Review
22383	Historic Evaluation	Repair roof eave and reroofing, replace existing siding, fencing, decking and trellis	Mission 4 SW of 10th Ave	12/2/2022		Closed
22382	Design Study	Installation of a new rear garden landscape	2002 Monterey Street (2 SW of 2nd)	12/1/2022		In Review
22381	Sign	Installation of new exterior hanging sign in Serena Court.	NW Corner of San Carlos & 6th	12/1/2022		In Review

Total Records: 21

1/5/2023



Building Permit Report

12/01/2022 - 12/31/2022

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
220499			THIS PROJECT REQUIRES FULL DEMOLITION OF THE EXISTING HOME. A NEW SINGLE FAMILY RESIDENCE WITH GARAGE WILL BE CONSTRUCTED ON THE SITE. NEW DRIVEWAY, WALKWAYS, DECK, OUTDOOR FIRE PIT, AND OTHER SITE IMPROVEMENTS NOTED ON THE PLANS. THE NEW STRUCTURE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CA. BUILDING STANDARDS AS ADOPTED BY THE CITY OF CARMEL.	1,000,000	Building	Carmelo 2 SW of 11th
220498			Installation of a 12'x28' storage shed	80,000	Building	5 Crespi Ave, Carmel-By-The-Sea, CA 93923
220497	1/3/2023		2 New Tesla Powerwalls 10 kW (Add on to PV).	37,700	Electrical	SW Corner of Casanova Street & 10th Avenue, Carmel-By-The-Sea, CA 93923, USA
220496	1/3/2023		New roof mount PV 16 mods 5.76 kW, 2 New Tesla Powerwalls 10 kW, New 200A Gateway	67,245	Electrical	NE Corner of 7th and Carmelo
220495	1/3/2023		In existing bathroom, replace faulty shower valve, wall and floor tile, toilet, tub, vanity fixtures; upgrade electrical to current code.	12,000	Building	Casanova 5 NE of 13th
220494	12/22/2022	12/22/2022	Replace gutter on the south side of garage and repair approx 2 sf of asphalt shingles on garage roof from tree damage. Contact: Joseph Murphy (310) 508-7226	0	Exempt Work	Camino Real 3 SE of Ocean
220493	12/22/2022		New Detached ADU	400,000	Building	SE Corner of Dolores & 12th

220492	12/22/2022		Reinforce portion of sagging garage roof.	5,000	Building	Perry Newberry 3 SW of 4th
220491	12/22/2022		Tenant improvement for a new Retail store in an existing leased space	772,850	Building	Carmel Plaza
220490			VOID	0	Building	
220489	12/21/2022	12/21/2022	Remodel of bathroom. No location changes to existing plumbing and electrical. Vanity cabinet, counter top, sink, and faucet replacement. Floor and showerhead to be replaced with fixtures in existing locations. Toilet to be replaced with 1.28 gal toilet in existing location. Contact: Dennis Schuh (831) 595-1870	0	Exempt Work	2996 Franciscan Way
220488	12/21/2022	1/4/2023	Run a dedicated circuit from sub panel to outlet, 20 amps, installed led track fixtures.	1,000	Electrical	SE Corner of Mission & 5th
220487	12/21/2022		Replace slide windows and french doors in kind.	0	Exempt Work	Monte Verde 3 SE of 3rd
220486	12/21/2022		Rectifying code compliance case - installation of new hot tub on second story deck.	0	Building	Carmelo 3 NE of 11th
220485	12/20/2022		Clear stop work citation - trench drain, deck repair, bathroom remodel, paint house body & trim.	35,000	Building	Guadalupe 2 NW of 6th
220484	12/20/2022		Clear stop work citation - deck rot repair, siding replacement, installation of garage slab, paint house body & trim.	25,000	Building	NW Corner of Guadalupe & 6th
220483	12/20/2022		CREATE A NEW ADU @ AN EXISTING 1600 SQ/FT RESIDENCE WITH A 200 SQ/FT ATTACHED GARAGE. CONVERTING 337.5 SQ/FT AT THE LOWER LEVEL AND ADDING 231.5 SQ/FT UNDER AN EXISTING WATERPROOF DECK (AT SAME LOWER LEVEL) TO CREATE A : 1 BR 1 ½ BATH 1262.5 SQ/FT RESIDENCE WITH A 200 SQ/FT ATTACHED GARAGE, AND A 2 BR 1 BATH 569 SQ/FT ADU.	125,000	Building	Lincoln 2 SW of 8th

220482	12/19/2022		In-kind replacement of balcony due to rot. Raise hand/guard rail to 42". Contact: Cassandra August (831) 236-3182	2,000	Building	Guadalupe 3 NW of 3rd
220481	12/16/2022		Replace 3 6x6 posts and 3 8x8 beams at the carport due to termite damage.	4,800	Building	2nd 2 SE of Dolores
220480	12/16/2022		Carmel stone veneered CMU block retaining Walls.	20,000	Building	Forest 2 SE of 8th
220479	12/16/2022		BUILDING "A" 2ND FLOOR INTERIOR REMODEL TO EXISTING 942 s.f. ONE BEDROOM APARTMENT AND A 479 s.f. STUDIO UNIT.	300,000	Building	San Carlos 3 NE of 5th
220478	12/14/2022		Residential	1,000	Electrical	SEC Mission and 5th
220477	12/16/2022		ADDITION OF NEW 323 S.F. TO AN EXISTING 2,064 S.F. SINGLE-STOREY RESIDENTIAL W/ ATTACHED GARAGE. REMODEL SHALL COMPRISE OF ENLARGING (E) BEDROOM AND ADDING A BATHROOM/CLOSET; SCOPE OF WORK IS LESS THAN 50% OF (E) STRUCTURE & ENTAILS 622 SF. NO INCREASE IN WATER FIXTURE COUNT. NO TREE SHALL BE REMOVED & NO CHANGES TO EXISTING LANDSCAPE. COMPLIANT WITH 2019 CAL BLDG. CODE.	131,309	Building	3009 LASUEN DRIVE
220476	12/16/2022	12/21/2022	Drywall Removal Due to Roof Leak. Contact: CPR (831) 208-0354	10,000	Demolition	NW Corner of Mission & 7th
220475	12/16/2022		Remodel of kitchenette and bathroom in 1st floor guest room (includes installation of fireplace insert & remodel of bathroom (and adjacent closet) in 2nd floor guest room)	60,000	Building	SE Corner of 4th Ave & Dolores St.
220474	12/16/2022		Full remodel of an existing house. Addition of 60 sq/ft entry foyer and 175 sq/ft. bedroom. New 160 sq/ft. deck. Includes a new kitchen 2 new baths and new HVAC, plumbing and electrical	360,750	Building	Lobos 2 NW of 2nd
220473				0		

220472				0	Building	
220471	12/8/2022		Interior remodel of (e) 1097sf first floor, 645sf second floor and 169sf basement. Re-structure second floor bedroom floor. New sheetrock and insulation throughout structure. New furnace and water heater. New aluminum clad windows to replace existing aluminum windows throughout.	300,000	Building	N Casanova 2 SW of 2nd
220470	12/7/2022	12/7/2022	Installation of 220V power for electric dryer, install power for overhead garage door outlet. Contact: Lori Electric (831) 521-2841	800	Electrical	Monte Verde 2 NW of 8th
220469	12/8/2022		EXISTING STRUCTURES INCLUDE: (1) ONE-STORY 1,360 SQFT SHINGLE-STYLE HOME AND (1) 240 SQFT DETACHED GARAGE. PROPOSED WORK INCLUDES: REMODEL OF (1) EXISTING BATHROOM, ENTRY, & ADDITION OF NEW BEDROOM AND ENTRYWAY AT INNER COURTYARD (158 SQFT OF NEW CONDITIONED SPACE TOTAL). (4) NEW WINDOWS, (1) NEW SKYLIGHTS, (2) NEW EXTERIOR DOORS AND (4) INTERIOR DOORS . ALL NEW EXTERIOR BUILDING ELEMENTS AND MATERIALS TO MATCH EXISTING. WORK TO INCLUDE ELECTRICAL, PLUMBING, & MECHANICAL. NO INCREASE IN OVERALL HEIGHT.	47,400	Building	Santa Fe 3 NE of 2nd
220468	12/7/2022	12/21/2022	Surface remodel of kitchen counters, guest bathroom, switch location of toilet and shower in primary and guest bath, new tile, shower, and sheetrock.	50,000	Building	Scenic 6 SE of 8th
220467	12/6/2022	12/6/2022	Current gutters will be cleaned out and gutter screens will be installed; new gutters will be installed where they are missing. Contact: MELGOZA GUTTERS AND SHEET METAL INC (831) 578-5176	1,200	Exempt Work	Carpenter 2 SE 4th

220466	12/6/2022	12/6/2022	Residential. New 745sf accessory dwelling unit with one bedroom, one bathroom, and kitchen. Existing house to receive minor non-structural remodel to make two bedrooms into one for egress requirements. Rv01 - Submitted 8/23/22 - THE EAST/WEST WALL ALONG THE SOUTH SIDE OF THE ADU BEDROOM HAS BEEN SHIFTED SOUTH BY 1' - 10" TO UTILIZE SPACE CREATED BY THE PROPOSED DEMOLITION AND NEW CONSTRUCTION OF THE MAIN HOUSE ON SITE PER PROPOSAL UNDER SEPARATE PERMIT. APPROVED DESIGN STUDY DS 21-362. ONLY BEDROOM AND BATHROOM FOOTPRINTS HAVE BEEN IMPACTED. REVISED ADU SQUARE FOOTAGE: 785 SF. OTHER MINOR MODIFICATIONS HAVE BEEN MADE INCLUDING UPDATES TO DOORS/WINDOWS, INTERIOR LIGHTING, AND INTERIOR APPLIANCE LAYOUTS. EXTERIOR SIDING HAS BEEN UPDATED TO MATCH THE SIDING OF (N) HOUSE UNDER SEPARATE PERMIT. DETAILS HAVE BEEN UPDATED AS NEEDED. STRUCTURAL DESIGN HAS BEEN UPDATED TO ACCOUNT FOR THE ADU AND PROPOSED HOUSE UNDER SEPARATE PERMIT TO SHARE FOOTINGS. THE FINISHED FLOOR HEIGHT OF THE ADU HAS BEEN REDUCED BY 1' TO 39' TO COORDINATE WITH PROPOSED HOUSE UNDER SEPARATE PERMIT. CIVIL SHEETS HAVE BEEN UPDATED ACCORDINGLY. Contact: Emily Yang Bauer (831)917-7353	290,000	Building	San Carlos 2 SW of 1st
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220465	12/5/2022		Replace (e) back yard fence with block fence to duplicate current height and space. Not visible to any side streets. Contact: 6th Gen Masonry (831) 359-3849	0	Exempt Work	NE Corner of Carmelo & 13th
220464	12/6/2022	12/6/2022	Replace existing furnace. Contact: Christopher Dinner heating, Inc (831) 23-5274	9,200	Mechanical	6th 2 SW of Carpenter
220463			Residential	0	Building	
220462	12/2/2022		Remodel entry, kitchen, powder room, owners suite including bathroom and closets, replace exterior windows, doors, associated siding, trim to match (e) material and color, replace roofing with Certainteed Landmark TL in Country Grey. Contact: Steven Brown (612) 554-3523	100,000	Building	Scenic 3 SE of 12th
220461	12/1/2022	12/2/2022	Replace section of leaking shower drain. Contact: A&R Plumbing (831) 394-7221	1,000	Plumbing	San Carlos 4 SW of 7th
220460	12/1/2022		Remove (e) balcony deck from second story and install temporary safety rail. New railing installation to be submitted under subsequent permit. CONDITIONS: REQUIREMENT FOR DESIGN STUDY APPLICATION TO BE SUBMITTED WITHIN 60 DAYS OF THIS PERMIT APPROVAL. Contact: Nadir Agha (831) 594-7170	500	Demolition	Mission 2 SW of Ocean
220459	12/1/2022		Interior tennant improvement. Make bathroom ada compliant, update electrical, update plumbing install benches and cabinetry	40,000	Building	Mission 3 NW of 6th

Total Records: 41

1/5/2023



Code Compliance Report

12/01/2022 - 12/31/2022

Case #	Case Type:	Status	Location	Problem Description	Date Received	Date Closed
22240	Building Violation	Open	NWC Forest & 7th	x2 Bathroom remodels requiring permit	12/14/2022	
22239	Building Violation	Open	NWC Forest & 7th	x2 Bathroom remodels without permit	12/14/2022	
22238	Building Violation	Open	NWC Forest & 7th	x2 Bathroom Remodeling without permit	12/14/2022	
22237	Right of way Violation	Open	Dolores 2 NW of Santa Lucia	Fence construction in right-of-way	12/8/2022	
22236	Planning Violation	Open	Monterey 2 NE Valley Way	Landscaping/Retaining Wall w/o permit	12/2/2022	
22235	Gas Leaf Blower Violation	Closed	San Carlos 5 SW 2nd	Gas Leaf Blower	12/6/2022	

Total Records: 6

1/5/2023



Transient Rental Report

01/01/2022 - 12/31/2022

Case #	Street	Status	Date Received	Last Status Date	Date Closed
22234	Mountain View	1st NOV sent	11/23/2022	11/23/2022	
22230	Carmelo	2nd NOV sent	11/14/2022	12/20/2022	
22220	Junipero	1st NOV sent	10/21/2022	11/1/2022	
22219	Carpenter	1st NOV sent	10/21/2022	11/1/2022	
22218	Perry Newberry	1st NOV sent	10/21/2022	12/1/2022	12/1/2022
22217	5th Ave	1st NOV sent	10/21/2022	11/1/2022	
22216	Junipero	1st NOV sent	10/21/2022	10/22/2022	10/22/2022
22213	Junipero	Closed	10/20/2022	11/25/2022	11/25/2022
22211	Mission	1st NOV sent	10/20/2022	12/1/2022	12/1/2022
22206	Alta	STR verified	10/17/2022	11/1/2022	11/1/2022
22198	Carmelo	Closed	10/14/2022	10/14/2022	12/2/2022
22195	Valley Way	Closed	10/9/2022	10/11/2022	10/11/2022
22194	Casanova	Closed	10/11/2022	10/11/2022	10/11/2022
22193	Santa Fe	Closed	10/9/2022	10/10/2022	10/11/2022
22184	Santa Fe	Closed	9/25/2022	9/25/2022	9/26/2022
22183	San Antonio	Closed	9/25/2022	11/4/2022	10/28/2022
22177	Santa Fe	1st NOV sent	9/10/2022	9/11/2022	
22176	Lobos	Closed	9/10/2022	9/10/2022	11/22/2022
22175	Junipero	Closed	9/10/2022	9/30/2022	9/30/2022
22167	Mountain View	Closed	8/30/2022	8/30/2022	10/26/2022
22164	San Carlos	Closed	8/25/2022	9/29/2022	10/27/2022
22163	Monte Verde	Closed	8/17/2022	9/6/2022	9/6/2022
22151	Forest	Closed	7/21/2022	8/30/2022	8/30/2022

22146	Carmelo	Closed	7/20/2022	9/14/2022	9/14/2022
22138	Casanova	Closed	7/5/2022	7/5/2022	9/2/2022
22134	Junipero	Closed	6/28/2022	8/3/2022	8/3/2022
22133	Junipero	Closed	6/27/2022	7/1/2022	8/3/2022
22132	Valley Way	Closed	6/24/2022	7/5/2022	7/5/2022
22103	Dolores	Closed	5/24/2022	5/26/2022	5/26/2022
22098	Santa Rita	Closed	5/25/2022	7/20/2022	7/20/2022
22097	Carmelo	Closed	5/22/2022	6/21/2022	6/21/2022
22096	Mission	Closed	5/22/2022	7/5/2022	7/5/2022
22091	Junipero	Closed	5/15/2022	6/21/2022	6/21/2022
22090	Dolores	Closed	5/15/2022	7/6/2022	7/6/2022
22070	Junipero	Closed	4/12/2022	6/24/2022	6/24/2022
22068	N Carmelo	Closed	4/6/2022	5/3/2022	5/3/2022
22067	N San Antonio	Closed	4/5/2022	5/10/2022	5/10/2022
22063	Carmelo	Closed	3/22/2022	5/15/2022	5/15/2022
22062	Casanova	Closed	3/17/2022	3/17/2022	4/20/2022
22042	San Carlos	Closed	2/22/2022	4/5/2022	4/5/2022
22039	Ocean	Closed	2/15/2022	4/4/2022	4/4/2022
22033	Dolores	Closed	2/10/2022	2/10/2022	2/10/2022
22024	Dolores	Closed	2/3/2022	2/10/2022	2/11/2022
22013	Junipero	Closed	2/1/2022	4/11/2022	4/11/2022
22007	Lopez	Closed	1/11/2022	3/15/2022	3/15/2022

Total Records: 45

1/4/2023



Encroachment Permit Report

12/01/2022 - 12/31/2022

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
220272	Temp Ench	12/21/2022	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Vizcaino 10 SW of Mountain View	1/3/2023	Approved
220271	Perm Ench	12/20/2022	Extend drainage overflow to edge of pavement at Lincoln, SE corner of lot.	SE Corner of Lincoln & 3rd		In Review
220270	Temp Ench	12/20/2022	Applicant to trench, backfill, and install electric substructures. PG&E to install underground electric services. PG&E to install padmount transformer. PG&E to remove (e) pole and set new joint owned pole. PG&E to install new riser and fused cutouts.	Carmelo 2 SE of 8th		In Review
220269	Temp Ench	12/19/2022	Comcast is proposing to access (1)(e) doghouse to missile (n) conduits under the (e) brick sidewalk 10lf to convey FO service to NE Corner of San Carlos & 5th.	NE Corner of San Carlos & 5th		In Review
220268	Temp Ench	12/15/2022	Abandon (e) sewer lateral & installing 5 water services. Contact: Coastal Paving & Excavating (831) 262-1425	NE Corner of San Antonio & 13th	12/16/2022	Issued
220267	Temp Ench	12/15/2022	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	San Antonio 2 NE of 11th	12/15/2022	Issued
220266	Temp Ench	12/15/2022	Cut curb approx 4', flatten and resurface area. CONDITION: CURB TO BE COLORED WITH SEQUOIA SAND TO MATCH EXISTING. Contact: Isac Vasquez (831) 869-8960	Ocean 3 NE of Guadalupe	12/15/2022	Issued
220265	Temp Ench	12/15/2022	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Mission 4 SW of 12th	12/15/2022	Issued

220264	Temp Ench	12/15/2022	PG&E to trench and back fill 5'x5' bellhole, abandon existing gas service. Contact: PG&E (408) 478-1894	Camino Del Monte 4 NW of San Carlos	12/15/2022	Issued
220263	Temp Ench	12/15/2022	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Junipero 4 NW of 3rd	12/15/2022	In Review
220262	Temp Ench	12/15/2022	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	3rd 2 NW of Santa Fe	12/15/2022	In Review
220261	Temp Ench	12/6/2022	7'x7' asphalt patch for CalAm job #1120. Contact: Coastal Paving & Excavating (831) 262-1425	Camino Real 3 SE of 11th	12/6/2022	Issued
220260	Temp Ench	12/5/2022	Temporary closure of sidewalk to install new gutters at the side of 2 story building. The sidewalk will be reopened at the end of the working day, approx 4:30. Contact: Scudder Roofing (831) 901-3306	Mission between Ocean & 7th	12/5/2022	Issued
220259	Driveway	12/2/2022	Replace concrete driveway with new pavers, leaving drain in place. Will use sand-set pavers to existing garage threshold with functioning drain insert with new P/L curb on northside.	NW Corner of Camino Real & 7th		In Review

Total Records: 14

1/5/2023



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

January 11, 2023
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Brandon Swanson
APPROVED BY:	N/A
SUBJECT:	Consider amending the Planning Commission Rules of Procedure to establish an earlier start time for regular meetings for the remainder of the 2023 calendar year.

Application: N/A

APN: N/A

Block: N/A

Lot: N/A

Location: N/A

Applicant: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Consider amending the Planning Commission Rules of Procedure to establish an earlier start time for regular meetings in the 2023 calendar year.

Background and Project Description:

At their regular December meeting, some members of the Planning Commission expressed an interest in making the regular start time of meetings earlier than 4:00 p.m. in the interest of longer meetings not going later into the night. Since the item was not agendized, a formal action was not taken.

After consideration at this hearing, if the Commission wishes to change the start time of regular meeting, an amendment would need to be made to Section II(D) of the current Rules of Procedure document (Attachment 1). Section V(B) of the Rules states that: "*These Rules of Procedure may be amended or suspended at any meeting of the Planning Commission by a majority of the members*".

Staff is seeking direction from the Commission on whether or not the start time of 4:00 p.m. should be modified in the current Rules of Procedure. If the Commission chooses to modify the start time, the Rules can be changed and adopted at this hearing without needing to come back again, unless the Commission

so desired.

Staff Analysis:

Other Project Components:

Attachment 1 - Current Rules of Procedure

ADOPTED 10-8-21

CITY OF CARMEL-BY-THE-SEA

PLANNING COMMISSION RULES OF PROCEDURE

I. ORGANIZATION, OFFICERS, AND COMMITTEES

A. Organization

The Planning Commission shall consist of five members, residents of Carmel-by-the-Sea, and appointed by the City Council. The Planning Commission shall be organized and exercise such powers as prescribed by the City of Carmel-by-the-Sea Municipal Code.

B. Duties and Powers of the Planning Commission

The Planning Commission, as the designated planning agency of the City of Carmel-by-the-Sea, shall have the following power and responsibilities:

1. To develop and maintain a General Plan.
2. To develop specific plans, master plans and area plans as may be necessary or desirable.
3. To periodically, at least once each fiscal year, review the capital improvement program of the City.
4. To determine the consistency of capital improvements projects and programs with the General Plan and other applicable design standards.
5. To prepare an annual report to the City Council on the status of the General Plan and progress in its application.
6. To interpret the meaning and intent of the City's land use code (General Plan, Zoning Ordinance, Design Guidelines and other applicable planning documents).
7. To hear and render decisions on appeals of discretionary decisions made by administrative officials.
8. To review environmental impact reports and initial studies.

9. To conduct public hearings, review evidence and determine requests for use permits, variances, lot line adjustments, subdivisions, rezones and land use code amendments.
10. To act on design review and design study applications.
11. To act on projects subject to coastal permit requirements when such projects are within the categories listed above.
12. To review the water management plan annually.
13. To recommend amendments to the General Plan, Zoning Ordinance and Design Guidelines as determined appropriate.

C. Officers

1. Selection

- a. The Chair and Vice-Chair positions shall be elected annually from among the Commission's membership to serve at the pleasure of the Commission. The elections shall be for the following calendar year and shall take place at the December meeting, or as soon thereafter as practicable.
- b. The elections process commences with individual Commissioners nominating candidates until a motion is made, seconded, and approved to close nominations. At the conclusion of any discussion, the roll is called alphabetically, and each Commissioner votes for one of the nominated candidates until one is elected by simple majority. The newly elected or re-elected Chair takes the Chair's seat and repeats this process for the Vice-Chair.
- c. The Vice-Chair shall succeed the Chair if he/she vacated his/her office before the term of office is completed, and the Vice-Chair shall serve the unexpired term of the vacated office. A new Vice-Chair shall be elected at the next regular meeting.
- d. In the absence of the Chair and Vice-Chair, any other member shall call the Commission to order, whereupon a Chair shall be elected from the members present to preside.

2. Responsibilities

The responsibilities and powers of the officers of the Planning Commission shall be as follows:

- a. Chair

- i. Preside at all meetings of the Commission.
 - ii. Call special meetings of the Commission.
 - iii. Sign all documents of the Commission.
 - iv. See that all actions of the Commission are properly taken.
 - v. Assist staff in determining agenda items.
 - vi. Appoint members for all standing and Ad Hoc Committees.
 - vii. Act as parliamentarian, in consultation with the City Attorney.
- b. Vice-Chair
- During the absence, disability, or disqualification of the Chair the Vice-Chair shall exercise or perform all the duties and be subject to all responsibilities of the Chair.
- c. Ad Hoc Committees and Sub-Committees
- The Chair may appoint Ad Hoc Committees and Subcommittees to study matters coming before the Commission, provided such appointments and the purpose of such Committee are made a matter of record in the minutes of the Commission.
- i. Subcommittee appointments and a designated staff member are to be made by the Chair and Planning Director respectively and announced at a regular Planning Commission meeting so that the appointments will be documented in the minutes.
 - ii. Subcommittees established for a single, limited purpose and duration shall be considered Ad Hoc and therefore not subject to the Brown Act.
 - iii. Subcommittees are to work with assigned staff and prepare subcommittee work products or review the research and draft text prepared by staff.
 - iv. The first task of each subcommittee is to prepare a Scope of Work report for Commission approval that describes the issue to be addressed, the tasks and process to be used and the anticipated work products.

- v. All subcommittee meetings are to be conducted at City Hall unless a larger venue is required (for public workshops, etc.) or when field trips are required.
- vi. Subcommittees shall make monthly oral progress reports to the full Commission at regular meetings.

II. CONDUCT OF MEETINGS

A. Rules of Order

Except as otherwise stated in these Rules of Procedure or Municipal Code, Roberts Rules of Order, Newly Revised shall be used as a guide to the conduct of the meetings of the Planning Commission, provided, however, that the failure of the Commission to conform to said rules of order shall not, in any instance, be deemed to invalidate the action taken.

- B. Individual communications regarding pending requests that have been filed with the City between Commissioners and applicants or other persons outside the public meeting of the Planning Commission are discouraged. If communications do occur the Commissioner shall make it known during the next Planning Commission meeting involving the subject application. The Commissioner should also encourage the applicant/person to submit a written summary of the communication to staff prior to the next scheduled hearing on the matter.

C. Public Meetings

All meetings of the Planning Commission and committees of the Planning Commission shall be held in full compliance with the provisions of the Brown Act (California Government Code, Section 54954.2), the Municipal Code, and these Rules of Procedure.

D. Regular Meetings

1. Regular meetings shall be held on the second Wednesday of each month in the Council Chambers of City Hall unless otherwise determined by the Commission. Public Hearings shall commence at 4:00 P.M. or as soon as thereafter as possible unless otherwise determined by the Commission and conclude no later than 8:00 p.m. The Tour of Inspection shall be scheduled prior to the Public Hearings at a time determined to be necessary based on the length of the Tour.
2. Whenever a regular meeting falls on a public holiday, no regular meeting shall be held on that day. Such regular meeting may be rescheduled to another business day or canceled by motion adopted by the Planning Commission.

E. Adjourned Meetings

In the event it is the wish of the Planning Commission to adjourn its meeting to a certain hour on another day, a specific date, time and place must be set by the Commission prior to the regular motion to adjourn.

F. Special Meetings

Special meetings for the purposes of conducting study sessions or workshops may be held at any time upon the call of the Chair or by a majority of the voting members of the Commission or upon request of the City Council following at least twenty-four hours notice to each Commission member and to the press. The time and place of the special meeting shall be determined by the convening authority.

G. Annual Meeting

An annual meeting shall be held at the beginning of the first regular meeting of December, or as soon thereafter as is practicable each year for the purposes of electing a Chair and Vice-Chair and for transacting such other business pertaining to the organization and procedures of the Commission as may be appropriate.

H. Tours of Inspection

The Director of Community Planning and Building (Director) will set the Tour of Inspection (Tour) schedule for each meeting, and will include it as part of the published agenda. The Director may choose to exempt certain agenda items from the Tour if it is determined that a site visit is not necessary because there would be no additional project information gained by Commissioners from physically visiting the site. Examples of reasons why items may be exempted from the Tour include, but are not limited to: Sites previously visited by the Commission where no substantive changes have been made to plans since the prior visit, businesses and other items requiring only a Use Permit where no substantive exterior changes are proposed and no foreseeable impacts to neighboring properties exist, extensions of Coastal Development Permits for ongoing maintenance activities (e.g.: Mission Trails Nature Preserve, and North Dunes), and other similar items where the Planning Commission would not benefit from a site visit. Any of these types of exempted items shall be placed on the Tour schedule by the Director if unique circumstances related to things like traffic, safety, noise, nuisances, or surrounding uses warrant a site visit by the Planning Commission. If any Planning Commissioner wishes to include an agenda item that has been exempted from the Tour, they will contact the Director within 48-hours of the hearing to make the request.

All Planning Commission members shall participate in the Tour of Inspection in order to be fully informed of the application site conditions. The intent of the Tour of Inspection is to provide a visual sense of the topic matter. A brief verbal staff report will be

provided to the decision-making body highlighting particular relevant information. Discussion is limited to a question-answer format. Members of the public may attend the Tour and may respond to questions from the Commission or staff for clarification purposes related to the visual sense of the site. The merits of the project will not be discussed during the Tour. A thorough review and discussion of the topic matter, including public comment, will take place at City Hall.

I. Agenda

1. An agenda for each meeting of the Commission shall be prepared by the Director of Community Planning and Building. The Chair, Vice-Chair and Planning Director shall review the order of the agenda to ensure that those items of highest interest to the general public are placed at the front of the agenda. The number of applications to be considered on the agenda will be determined based on the nature and complexities of the projects, other priorities in the Planning Commission's work program and what can reasonably be considered in a two-and-one-one-half-hour meeting.
2. The agenda for all regularly scheduled meetings shall be posted seventy-two (72) hours in advance.
3. All agendas shall be posted at City Hall, in the Library, and at the Post Office and extra copies placed in the Planning Commission bin at the Post Office.
4. The agenda for a special meeting shall be posted twenty-four (24) hours in advance and at the same locations as for regularly scheduled meetings.
5. Each agenda shall contain a brief description of the item to be discussed.
6. Any item may be placed on a future agenda when requested by two Planning Commissioners.

J. Order of Meeting

1. The order of items shall be based on the complexity and importance of the items. Generally, the order of business shall be as follows:
 - a. The Chair shall take the chair at the hour appointed for the meeting and call the meeting to order.
 - b. Members present and absent shall be recorded.
 - c. The Commission shall conduct a Tour of Inspection.

- d. The Chair shall lead those present in the pledge of allegiance to the flag.
 - e. Announcements/Extraordinary Business. Any special presentations, awards, resolutions of Appreciation or other matters of community interest shall be conducted.
 - f. Public appearances. Comments from the audience will be received on any item not before the Planning Commission.
 - g. The Commission shall consider the Consent Calendar.
 - h. The Commission shall consider any items pulled from the Consent Calendars.
 - i. At the discretion of the Chair, the Commission may consider special projects under Advanced Planning and Policy at this time or later in the meeting.
 - j. The Commission shall then hear and act upon those proposals scheduled for consideration at a regular public hearing.
 - k. Between 6:00 and 6:30 p.m. the Commission may recess for fifteen minutes. No recess shall occur except between scheduled agenda items.
 - l. All other applications not requiring public hearing shall then be heard. No action can be taken on items unless they appear on the agenda. (California Government Code, Section 54954.2).
 - m. Any matters of administration of the Commission, monthly subcommittee reports, determinations and appeals of administrative determinations shall be brought forward.
 - n. Adjournment. The Planning Commission will adjourn no later than 8:00 p.m. unless by a majority vote the Commission elects to continue. All items not receiving action shall be continued to the next regular meeting or to a special meeting.
2. The following shall be the order of procedure for public hearings concerning planning and zoning matters:
- a. The Chair shall announce the subject of the public hearing as advertised.
 - b. If a request is made for continuance, a motion may be made and voted upon to continue the public hearing to a definite time and date.

- c. The staff shall be asked to present the substance of the application, staff or committee report and recommendation, and to answer questions of the Commission. Any letters received before the hearing are entered into the record.
- d. The Chair shall open the public hearing.
- e. Order of testimony. The order of testimony shall be as follows.

The Chair can establish shorter speaking times prior to each public hearing if the length of the Agenda or the number of speakers to be heard so warrants. The Chair may also allow more time if deemed appropriate.

- i. Applicant statement (5 minutes).
 - ii. Public input on the issue being heard (3 minutes per speaker).
 - iii. Applicant (3 minutes).
 - iv. Public hearing is closed.
- f. The Commission shall then deliberate and either determine the matter or continue to another date and time certain. The Commission may ask questions of the applicant without re-opening the hearing to all speakers. The public hearing must be reopened if a new issue is raised. If the public hearing is reopened, all interested parties shall be heard.
- g. If a motion is made and seconded that would alter a project or add new conditions not contained in the written staff report, the Chair shall allow the applicant to state for the record whether such change is accepted or opposed by the applicant prior to a vote being taken. The Commission may then approve or reject the motion.

3. Rules of Testimony

- a. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them in the minutes of the meeting.
- b. If there are numerous people in the audience who wish to participate on the issue, and it is known that all represent the same opinion, a spokesperson should be encouraged to speak for the entire group. The spokesperson will then have the opportunity of speaking for a reasonable length of time and of presenting a complete case.

- c. The Chair may limit the time of testimony to not more than three minutes on a particular issue by each individual.
 - d. No person or Commissioner shall address the Commission without first securing the permission of the Chair to do so.
 - e. All comments shall be addressed to the Commission as a whole. All questions shall be placed through the Chair.
 - f. The Chair may re-open the hearing for public testimony at any time for the purpose of obtaining new information. It is not necessary to reopen a public hearing to ask questions of the project applicant.
4. Items may be continued by the Planning Commission for the following reason:
- a. The application was incomplete.
 - b. The applicant could not appear at the meeting and has requested that the item be continued.
 - c. The application is revised by the applicant during the meeting.
 - d. The Planning Commission requires additional information during the meeting.
 - e. New information or issues come to light during the meeting that need further study.
 - f. The Planning Commission requests that the application be revised.

K. Voting

1. Voting Requirements

- a. A quorum shall consist of three (3) members of the Commission, except when the Commission is acting on a use permit or an appeal of an administrative decision when a quorum shall be four (4) members.
- b. The affirmative vote of a majority of the Commission present is necessary to take any action, except for use permits and appeals of administrative decisions and General Plan amendments which shall require an affirmative vote of four members.

- c. When a member disqualifies him/herself from voting because of a potential conflict of interest, the Commissioner shall be considered absent from the item.
- d. Should the number of Commissioners abstaining for a conflict of interest together with absences for other reasons disrupt the quorum, the issue shall be continued to the next regular meeting. When the number of Commissioners abstaining solely for a conflict of interest disrupts the quorum and there exists no alternative source for decision, participation by a member with conflict shall be allowed pursuant to California Government Section 87100 et seq.
- e. A tie vote results in a failed motion. In such an instance, any member of the Commission may offer a motion for further action. If there is no action by an affirmative vote, the result is no action and the application is considered denied due to the lack of the necessary votes for approval.

2. Disqualification from Voting

- a. A Commissioner shall disqualify him/herself from debate, discussion and voting on any matter before the Commission when there is an appearance of a conflict of interest. When a person disqualifies him/herself prior to the consideration of such matter by the Commission, the Commissioner shall state that he/she is disqualifying him/herself due to a conflict of interest, shall state the conflict, and then leave the voting area.
- b. If a Commissioner is in doubt as to whether or not a conflict of interest exists, the matter of conflict shall be referred to the City Attorney for his opinion.
- c. The Secretary of the Planning Commission shall record in the minutes the time when a Planning Commissioner steps down and when he/she returns to the podium.

3. Abstentions

A Commissioner may be permitted to abstain from voting because of unpreparedness on an issue before the Commission. All votes of a member who disqualifies him/herself shall be recorded as an abstention.

4. Voting Order

The order of voting shall be altered at each meeting, with the exception of the Chair, who shall vote last.

5. Recording of Votes

The minutes of the Commission's proceedings shall show the vote of each member including whether they were absent or failed to vote on a matter considered.

III. APPLICATION PROCESSING

- A. All applications shall be submitted to the office of Community Planning and Building in compliance with the submittal requirements for each specific application. All evidence shall be submitted before the application is determined complete. Applicants are encouraged to request a preliminary concept hearing with the Planning Commission, in which case, a completed application is not required.
- B. Only one (1) application at a time shall be officially received and processed for a specific location.
- C. All applications will be reviewed by staff and will not be further processed until the application has been determined by the staff to be complete. The staff will be responsible for informing the applicant of the deficiencies in the application within thirty (30) working days of receipt of the application.
- D. All staff reports and supporting information shall be reviewed and signed off by the originator of the report and the Director of Community Planning and Building.
- E. When an application is determined to be complete, the application will be scheduled for Commission review in the order that the application is received as complete.
- F. Any information received after the Planning Commission agenda packet has been distributed may be the basis for continuation of the application.
- G. Any application continued for a second time at the applicant's request shall not be continued again but will be renoticed and advertised for a future Planning Commission hearing.

IV. APPEALS AND RECONSIDERATION

- A. Any appeal to the City Council from a decision of the Planning Commission must be made by filing a notice of appeal within ten (10) working days with the City Clerk.
- B. Any Commission member who voted on the prevailing side of a decision may request

within five (5) working days of the decision that the matter be reconsidered. The question of whether the action should be considered will be placed on the next Planning Commission meeting.

- C. Any applicant may request that a Planning Commission decision be reconsidered by the Commission. Requests for reconsideration must be made in writing within five (5) working days of the Commission's action and state the specific error or omission committed by the Commission in the decision, or provide additional, relevant information not considered by the Commission.
- D. Appeals of decisions to approve or deny applications located in the Coastal Commission appeal jurisdiction shall comply with the standards found in CMC Section 17.54.040.

V. REVIEW AND AMENDMENTS PROCEDURE

- A. These Rules of Procedure shall be reviewed biennially.
- B. These Rules of Procedure may be amended or suspended at any meeting of the Planning Commission by a majority of the members.



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

January 11, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **UP 22-320 (Forge in the Forest):** Consideration of a Use Permit Amendment, UP 22-320 (Forge in the Forest), to increase the hours of operation of an existing restaurant, "Forge in the Forest," located at the southwest corner of Junipero Avenue and 5th Avenue in the Service Commercial (SC) Zoning District. APN 010-431-001. **CONTINUE TO A DATE UNCERTAIN.**

Application: UP 22-320 (Forge in the Forest)

APN: 010-431-001

Block: 58

Lot: 19

Location: Southwest corner of Junipero Avenue & 5th Avenue

Applicant: Greg Profeta

Property Owner: Junipero & 5th LLC

Executive Summary:

The applicant was unable to complete the required public notification prior to the legal deadline. Therefore, the project is being continued to a date uncertain.

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:



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

January 11, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

APPROVED BY: Brandon Swanson, Community Planning and Building Director

SUBJECT: **DS 22-077 (Junipero Investors, LLC):** Consideration of a Final Design Study, DS 22-077 (Junipero Investors, LLC), and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new 1,755-square-foot, one-story single-family residence inclusive of an attached garage located on Junipero Avenue 6 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN 010-084-018

Application: DS 22-077 (Junipero Investors, LLC) **APN:** 010-084-018

Block: 88

Lot: 24

Location: Junipero Avenue 6 northeast of 8th Avenue

Applicant: John Moore, Agent

Property Owner: Junipero Investors, LLC

Executive Summary:

The applicant is proposing the demolition and reconstruction of an existing single-family residence and attached garage. The applicant is also proposing site coverage and landscape improvements throughout the site.

The project was considered at the June 8, 2022 Planning Commission hearing and the applicant had responded to the direction given at the concept hearing.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study, and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a 1,755- square foot, one-story single family residence inclusive of an attached garage located on Junipero Avenue 6 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-084-018.

Background and Project Description:

The project site is a 4,000 square foot lot located on Junipero Avenue 6 northeast of 8th Avenue. The property contains an existing 1,019 square square-foot one-story residence. The off-street parking is currently provided via a parking pad. The applicant is proposing to demolish the residence and construct a new 1,755 square foot one-story single family residence inclusive of a 228 square foot attached garage.

The residence is proposed to have board and batten cladding throughout with aluminum clad wood windows. The residence is proposed to have a charcoal gray metal roof by "Custom Built Metals". The applicant is also proposing to demolish the existing site coverage improvements on site and incorporate a new driveway, walkway, and patio into the site. Landscape improvements are also proposed.

The project was initially reviewed at the June 8, 2022 hearing and the concept Design Study was approved (Resolution 2022-021-PC) with conditions of Approval to be addressed prior to scheduling for final details review. The item was previous scheduled for consideration at the December 14, 2022, Planning Commission hearing, however, was continued as the applicant was unable to complete the required public notification prior to the legal deadline.

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

Staff Analysis: The required volume study was completed. The development is allowed 21,600 cubic feet of volume and as design is proposed to be 22,223.08 cubic feet. Staff has worked with the applicant to bring the project into compliance with the volume standards and the applicant has agreed to drop the building by 4" which will result in a compliant volume total for the project. This change is reflected in Condition of Approval #32.

2. **Heights.** Prior to scheduling for Final Details Review, revised plans shall be submitted to the Community Planning and Building Department with revised a revised plate height throughout so the maximum plate height does not exceed 12'. The height of the plate shall be measured as the plumb vertical distance from the top of the plate to existing or finished grade, whichever is more restrictive.

Staff Analysis: The applicant has revised the plans so the maximum plate no longer exceeds 12'. Previously, the tallest plate height was 12'4", and the new plate, is proposed to be 11'10". Additionally, as required by Condition of Approval #32, the plate will be dropped by an additional 4" to 11'6" as the entire building will be dropped by 4" as outlined in item #1, above.

3. **Forestry Conditions/Review.** The following shall be addressed appropriately and reviewed by the City Forester for compliance prior to scheduling for Final Details Review.

Staff Analysis: Included in the Concept Hearing Staff Report was a memo provided by the city forester outlining a number of items to be addressed prior to final details review, including the submittal of a tree removal permit for limbs that were removed without permits and subsequent review by the Forest and Beach Commission.

The applicant submitted a tree removal permit application and the item was considered by the Forest and Beach Commission on October 13, 2022. The hearing included the consideration of the removal of the oak tree located at the rear of the property which is enclosed by the deck, as

well as the removal of one acacia. The removal of the oak tree was denied, and the acacia removal was approved.

The forester has also reviewed the revised plans and has included a number of comments and Conditions of Approval for the project (refer to Attachment 3). These Conditions of Approval have been included as conditions #33.

4. **Material Samples/Specifications.** A physical roof sample shall be provided to the Community Planning and Building Department prior to scheduling for Final Details Review.

Identify the location, fixture type, luminaire type (CFC, LED, etc.), wattage and lumen output of all exterior lights. Wall-mounted lighting is limited to no more than 25 watts (incandescent equivalent; i.e. approximately 375 lumens).

Staff Analysis: The project plans identify the proposed roof material being a standing seam metal roof in a charcoal grey finish by Custom Bilt Metals. The applicant has informed staff however that the owner would prefer a black finish by the same manufacturer. Staff retains a copy of the black sample in a library of roofing material samples as it had previously been approved on prior projects. Further analysis on the proposed color scheme is provided below.

The applicant has also provided lighting specifications on the site plan as well as the landscape plan and provided the manufacturer's specifications for the proposed light fixtures. A discussion of the proposed light fixtures is provided below.

5. **Additional Changes from Concept Hearing.** Following the concept hearing, the applicant also has made additional changes to the building elevations in an effort to avoid the oak tree branch at the rear of the lot that was identified to cut through the roof form of the master bedroom. The applicant has lowered the rear portion of the building and has lowered the master bedroom wing by 2' to avoid the oak tree branch (refer to Figures 1a and 1b, below). Staff has reviewed the proposed changes and finds the proposed modifications consistent with the zoning code and applicable findings for concept acceptance if this proposal were to have been considered at the previous hearing.



Figure 1a. Partial North and South Elevations. Elevations approved at Concept Hearing.



Figure 1b. Partial North and South Elevations. Revised Final Details Review elevations.

Finish Details: The exterior wall cladding of both the residence is proposed to be board and batten painted “Muslin” by Benjamin Moore (refer to Attachment 4, Sheet A3.1). Muslin is noted by the manufacturer as being part of the “off-white collection,” and is described as being “A warm, welcoming neutral that captures the effortless charm of organic materials.” The color is also described as being a “warm beige.” The trim throughout is proposed to be “White Dove” by Benjamin Moore, which is also part of the off-white collection, and is described by the manufacturer as a “clean and classic white.” The windows throughout are proposed to be aluminum clad wood by Kolbe, and will be finished with an anodized black color. The roof is proposed to be a standing seam metal roof by Custom Bilt Metals and is proposed to be finished in a black color.

Staff is concerned that the proposed color scheme contrast too much between the black roof and windows and lighter color of the body of the house and trim. Both the Planning Commission, and City Council (for projects on appeal) have expressed concerns regarding both bright white color schemes, as well as color scheme that contrast. While the main body color of the residence is not a bright white and is more of a beige, the black windows and roof of the residence do contrast with the lighter body color which the Commission and Council have not been in support of for recent projects. As such, Special Condition of Approval #36 has been included stating, prior to building permit issuance, the applicant shall work with staff to select an alternative color palette for the project that is less contrasting and complies with the Residential Design Guidelines.

Two skylights are proposed to be located on the southern facing primary roof form. The skylights are located approximately at the mid-point of the lot and are not anticipated to be visible from the right-of-way or impact neighboring properties. Nevertheless, standard condition #12 for skylights has been included that requires the use of solar shades to reduce the amount of light pollution at night, non-reflective glass, and flashing to match the roof color. Lastly, the residence is proposed to have aluminum half-round gutters, grey charcoal calstone pavers, and a redwood.

Exterior Lighting: 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 provided specifications for the proposed light fixtures on sheet A1.2 and L1.1 (refer to Attachment 4). Three styles of lighting are proposed: a wall sconce and two styles of landscape/pathway lights.

The proposed wall sconce (refer to Attachment 4, Sheet A1.2) does not meet the Residential Design Guidelines nor the requirements of Condition of Approval #11 as the fixture is not shielded or downlit. Special Condition of Approval #35 has been included stating the applicant shall work with staff to select an appropriate light fixture consistent with the Residential Design Guidelines and Condition of Approval #11 prior to building permit issuance. Special Condition of Approval #36 has also been included to require that

no more than a single wall sconce be located at any single building entry unless otherwise required by the Building Code to preserve low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.

The pathway/landscape lights are located along the driveway which also acts as the pedestrian access for the property, and also located on the exterior staircase for the deck. The lights as proposed and conditioned comply with the requirements for landscape lighting, and Condition of Approval #11.

Landscaping/Site Coverage: A landscape plan has been included on Sheet L1.0 of the project plans. As noted in Forestry Conditions/Review section, above, the forester has reviewed the revised plans, including the landscape plan and has included a number of comments and Conditions of Approval for the project (refer to Attachment 3). These Conditions of Approval have been included as conditions #33.

In addition to the proposed landscaping, site coverage improvements are proposed throughout. The applicant is proposing to remove all site coverage improvements throughout the site. The coverage improvements will be replaced with a new 9' wide paver driveway that will double as the pedestrian access for the site. The site will also have a redwood deck that is constructed around the oak tree at the rear of the lot. The deck is proposed to be in a horseshoe shape that will enclose the tree in a circle between the residence and the deck. The remaining site that is not landscaped with plant material, or site coverage improvements is proposed to be mulched throughout.

Other Project Components:

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

Attachment 1 - Resolution

Attachment 2 - Data Table

Attachment 3 - Forester's Memo

Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A 1,755- SQUARE FOOT, ONE-STORY SINGLE FAMILY RESIDENCE INCLUSIVE OF AN ATTACHED GARAGE LOCATED ON JUNIPERO AVENUE 6 NORTHEAST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-084-018

WHEREAS, the property owner (“Owner”) is Junipero Investors, LLC; and

WHEREAS, John Moore, (“Applicant”) submitted an application on behalf of the Owner requesting the approval of a Design Study “DS 22-077” described herein (“Application”); and

WHEREAS, project site is a comprised of a 4,000 square-foot lot of record located on Junipero Avenue 6 northeast of 8th Avenue; and

WHEREAS, the site is currently developed with an existing 1,019 square foot single family residence; and

WHEREAS, the applicant is seeking approval of a Design Study application to demolish the existing single-family residence and construct a 1,755-square-foot, one-story single-family residence inclusive of an attached garage and in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), requires approval of a Design Study by the Planning Commission; and

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

WHEREAS, on June 8, 2022, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on June 8, 2022, the Planning Commission adopted Resolution 2022-021-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, notice of a January 11, 2023 public hearing was published on December 30, 2022 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 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent 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 found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New construction or conversion of small structures and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, 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.	✓	

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, 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 22-077, Junipero Investors, LLC) and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new 1,755- square foot, one-story single family residence inclusive of an attached garage located on Junipero Avenue 6 northeast of 8th Avenue in the Single-Family Residential (R-1) District, APN: 010-084-018, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study (DS 22-042) authorizes the demolition of an existing single-family residence and construction of a new 1,755- square foot, one-story single family residence inclusive of an attached garage located on Junipero Avenue 6 northeast of 8th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by John Moore as approved by City of	✓

	Carmel-by-the-Sea Planning Commission on December 14, 2022 unless modified by the conditions of approval contained herein.	
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof height and plate height are in conformance with the approved plans prior to roof sheathing inspection. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.	✓
6.	Service Laterals. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require 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 2 weeks of the City being	✓

	notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	
9.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings that is not listed on this form, shall not be deemed approved upon issuance of a building permit.	✓
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by Planning Staff, the Planning Commission, or the City Council on appeal, and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern, unless otherwise approved in writing by the Community Planning & Building Director, or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project that are incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.	✓
11.	Exterior Lighting. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
12.	Skylights & Skylight Shades. The Applicant shall submit product information for the skylights and skylight shades prior to the issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be	✓

	installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.	
13.	Aluminum-Clad Wood Frame Windows and Doors. The Applicant shall submit product information for the aluminum-clad wood windows and doors prior to the issuance of a building permit. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light including the use of internal and external mullions and muntins on insulated windows. The painted finish shall be matte or low gloss. Removable, snap-in, or internal only mullions and muntins are prohibited.	✓
14.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
15.	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.	✓
16.	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.	✓
17.	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.	
18.	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.	✓
19.	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)	✓
20.	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		
21.	Landscape Plan. All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to the issuance of a building permit</u> . The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 1) all new landscaping shall be 75% drought-tolerant; 2) landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) the project shall meet the City's recommended tree density standards unless otherwise approved by the City based on-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
22.	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.	✓
23.	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.	✓

24.	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.	✓
25.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows the location, size, and species of required tree plantings. All new trees shall be installed prior to final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester and/or Forest & Beach Commission.	✓
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. ● 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		
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 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.	✓
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 semi-permeable surfaces.	✓
30.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
SPECIAL CONDITIONS		
31.	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.	✓
32.	Building Height. Prior to building permit issuance, plans will be revised to the satisfaction of the Community Planning and Building Department showing the height dropped by 4 inches (i.e. elevation height callout –finished floor, plate, and ridge heights) throughout to meet the city's volumetric requirements.	✓
33.	Forestry Department Special Conditions. • Footings may not trench through more than 25% of the Structural Root Zone (SRZ). Piers and cantilevers are acceptable.	✓

	• Prior any permits being issued, trees 5, 8, and 9 shall be treated with pacloburazol by a licensed tree care professional. • Tree protection fenced areas are too small. Make them as large as possible while providing space for work to take place. • Significant trees in the public right of way must be protected. • The location of the cedar in the north east corner of the lot in the rear is too close to the pine grow to maturity. Find a location at least 35' away from existing trees. • Tree Protection Detail. Include the tree protection detail from http://www.jamesurban.net/specifications • Planting Detail. Include the tree planting detail from http://www.jamesurban.net/specifications. The tree planting detail shall be "Tree with berm (unmodified soil)" and the tree staking detail shall be any of the four listed as "3 Lodge poles", "2 Lodge poles", "Single metal stake", or "Wooden below ground system". • Section 17.34.060.B.1 of the Municipal Code states: "Plant material located in areas visible from the street or other public places shall be arranged in a relaxed, informal pattern consistent with the character of the Carmel forest. Formal, unnatural arrangements shall be avoided except for focal points"; Arrange plants to not be in strait lines. • The soil outside of the driplines of significant tree shall be amended by tilling in 2 inches of clean compost. • No fertilizer may be applied in the driplines of any oak.	
34.	Wall Sconce. Prior to building permit issuance, the applicant shall work with staff to select an appropriate light fixture consistent with the Residential Design Guidelines and Condition of Approval #11	✓
35.	Lighting Locations. No more than a single wall sconce be located at any single building entry unless otherwise required by the Building Code to preserve the low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.	✓
36.	Color Palette. Prior to building permit issuance, the applicant shall work with staff to select an alternative color palette for the project that is less contrasting and complies with the Residential Design Guidelines.	✓

Acknowledgement and acceptance of conditions of approval.

Property Owner 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 11th day of January, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations*	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,019 SF	1,755 SF
Site Coverage	396 SF/556 SF	776 SF	504 SF
Trees (Upper/Lower)	3/1	1/4	3/4
Ridge Height	18'	14'7"	17'5"
Plate Height	12'	11'7"	11'10"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	17'11"	20'
Composite Side Yard	10' (25%)	6'	10'6"
Minimum Side Yard	3'	3'5"	4'3"
Rear	15'/3'*	37'10"	4'11"

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



City of Carmel-by-the-Sea

PUBLIC WORKS DEPARTMENT

Forestry Division Plan Check Corrections

Date: 12/2/2022
To: Junipero Investors LLC
CC: Evan Kort
From: Sara Davis, City Forester
Subject: Junipero 6 NE of 8th Avenue

The following represent the Forestry Division's comments on the subject plan check:

- Condition of Approval: Footings may not trench through more than 25% of the SRZ. Piers and cantilevers are acceptable.
- Condition of Approval: Prior any permits being issued, trees 5, 8, and 9 shall be treated with pacloburazol by a licensed tree care professional.
- Tree protection fenced areas are too small. Make them as large as possible while providing space for work to take place.
- Significant trees in the public right of way must be protected.
- The location of the cedar in the north east corner of the lot in the rear is too close to the pine grow to maturity. Find a location at least 35' away from existing trees.
- Tree Protection Detail. Include the tree protection detail from <http://www.jamesurban.net/specifications>
- Planting Detail. Include the tree planting detail from <http://www.jamesurban.net/specifications>. The tree planting detail shall be "Tree with berm (unmodified soil)" and the tree staking detail shall be any of the four listed as "3 Lodge poles", "2 Lodge poles", "Single metal stake", or "Wooden below ground system".
- Section 17.34.060 B 1 of the Municipal Code states: "Plant material located in areas visible from the street or other public places shall be arranged in a relaxed, informal pattern consistent with the character of the Carmel forest. Formal, unnatural arrangements shall be avoided except for focal points." Arrange plants to not be in strait lines.
- The soil outside of the driplines of significant tree shall be amended by tilling in 2 inches of clean compost.
- No fertilizer may be applied in the driplines of any oak.

Thank you,

Sara Davis
City Forester

McLeod – Lot 3 (BP 20-209)
Plan Check Corrections
September 8, 2020
Page 2 of 2

Attachment 3

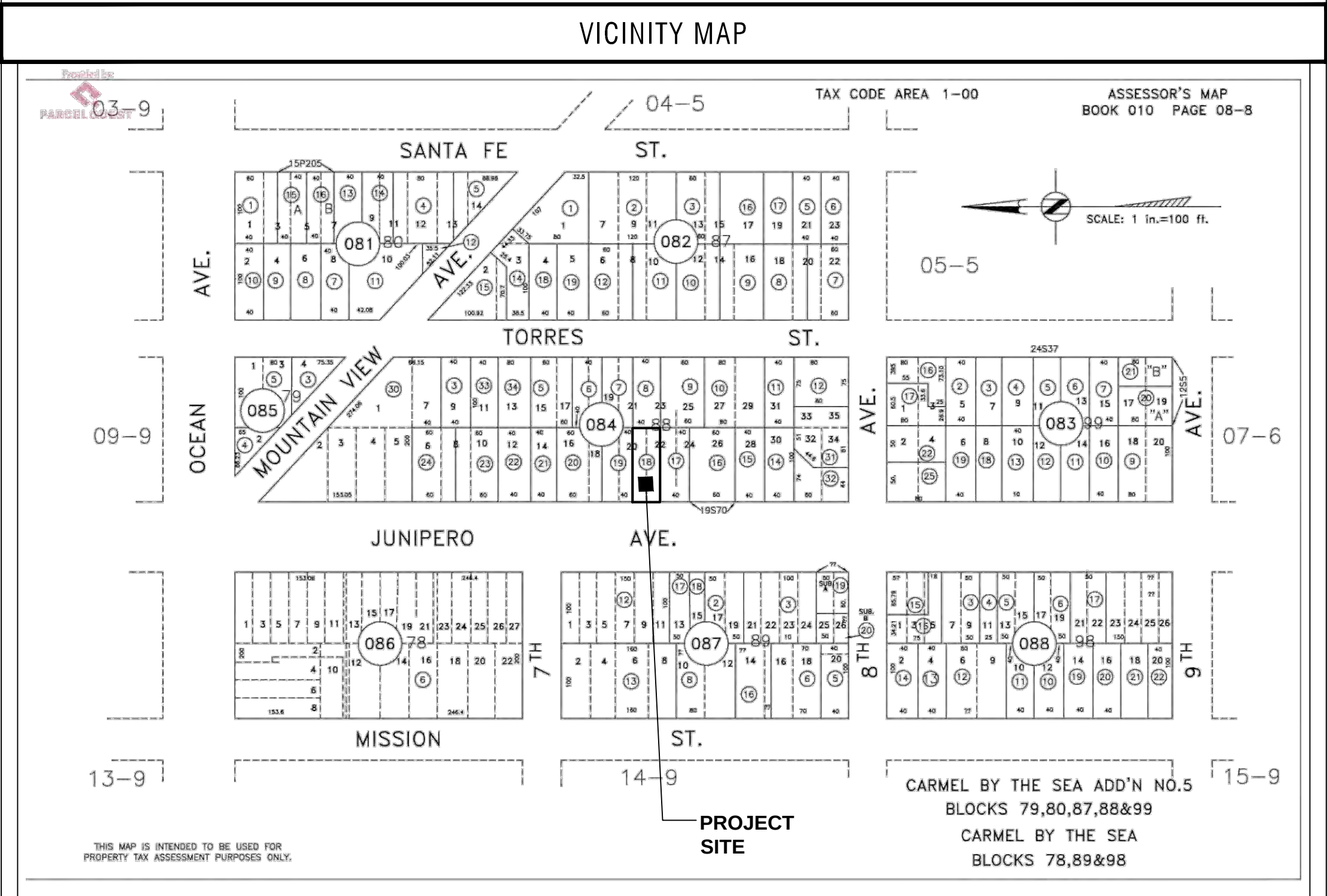
(831) 620-2073

GENERAL CONDITIONS

- Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
- Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
- Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
- Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
- Materials that are specified by their brand names establish standards of quality and performance. any request for substitution shall be submitted to Moore Design llc and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
- All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
- All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
- All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
- All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
- All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
- The use of the word 'provide' in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
- The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
- The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
- The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
- The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
- All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshal, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
- Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
- All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
- Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
- Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgmt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

ABBREVIATIONS AND SYMBOLS

APPROX.	APPROXIMATE	O.C.	ON CENTER		WALL LINE
BLK.	BLOCK	O.D.	OUTSIDE DIAMETER		SECTION
CLO.	CLOSET	PLYWD	PLYWOOD		ELEVATION
CONC.	CONCRETE	REF	REFRIGERATOR		REVISIONS-NUMBERS
CONT.	CONTINUOUS	R.O.	ROUGH OPENING		DETAIL
DS	DOWNSPOUT	SHWR	SHOWER		SHEET NOTE
DW	DISHWASHER	SM	SIMILAR		
(E)	EXISTING	SK	SKYLIGHT		
F.O.C.	FACE OF CONCRETE	T&G	TONGUE AND GROOVE		
F.O.S.	FACE OF STUD	T.O.P.	TOP OF PLATE		
GALV.	GALVANIZED	TYP.	TYPICAL		
GYP.	GYPSUM	U.O.N.	UNLESS OTHERWISE		
G.W.B.	GYPSUM WALLBOARD	NOTED			
FLR	FLOOR	WP	WATERPROOF		
HWID	HARDWOOD	W/	WITH		
N.J.C.	NOT IN CONTRACT	W/O	WITHOUT		
N.T.S.	NOT TO SCALE	W.I.C.	WALK IN CLOSET		



NEW RESIDENCE AT JUNIPERO 6 NE OF 8TH CARMEL, CA



SHEET INDEX PROJECT DIRECTORY PROJECT INFORMATION

ARCHITECTURAL	
A0.1	COVER SHEET
A1.0	SURVEY
A1.1	TREE SURVEY REPORT
C1	GRADING, DRAINAGE & EROSION PLAN
C2	GRADING, DRAINAGE & EROSION PLAN
A1.2	SITE PLAN & DEMO PLAN
A2.1	PROPOSED FLOOR PLAN & ROOF PLAN
A3.1	SCHEDULES
A4.0	EXISTING EXTERIOR ELEVATIONS & STREETScape
A4.1	PROPOSED EXTERIOR ELEVATIONS
A5.1	BUILDING SECTIONS & PROPOSED STREETScape
L-1.0	PLANTING PLAN
L-1.1	LIGHTING PLAN

OWNER:	JUNIPERO INVESTORS, LLC SAN CARLOS ST. BETWEEN OCEAN AVE. AND 7TH CARMEL, CA 93923 831-626-7100
DESIGNER:	MOORE DESIGN, LLC CONTACT: JOHN MOORE 550 FIGUEROA STREET, SUITE B MONTEREY, CA 93940 OFFICE (831) 642-9732 CELL (831) 239-6868 EMAIL: john@mooredesign.org
GENERAL CONTRACTOR:	T.B.D.
STRUCTURAL ENGINEER:	T.B.D.
SURVEYOR:	LANDSET ENGINEERS, INC. CONTACT: GUY GIRAUDO 520 CRAZY HORSE RD. SALINAS, CA 93907 TEL (831) 443-6970 FAX (831) 443-3801 EMAIL: GGIRAUDO@LANDSETENG.COM
TITLE 24 CONSULTANT:	MONTEREY ENERGY GROUP CONTACT: DAVID KNIGHT 227 FOREST AVE., SUITE 5 PACIFIC GROVE, CA, 93950 TEL (831) 372-8328 FAX (831) 372-4613 EMAIL: cnd@meg4.com

PROJECT ADDRESS:	JUNIPERO 6 NE OF 8TH CARMEL, CA 93923
A.P.N.	010-084-018
PROJECT SCOPE:	DEMO ENTIRE HOUSE AND FOUNDATION, NEW 3 BED 2 BATH RESIDENCE (1,553 SF) WITH ATTACHED GARAGE (208 SF), NEW PAVER DRIVEWAY (333 SF), NEW REAR DECK (204 SF)
PROJECT VALUATION:	\$710,000
RELATED PERMIT	NONE
PROJECT CODE COMPLIANCE:	2019 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEnc), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments
ZONE:	R-1
YEAR CONSTRUCTED:	1944
MAX BLDG. HT:	17'-11" (18'-0" ALLOWED)
CONSTR. TYPE:	TYPE V-B
OCCUPANCY:	R-3 (RESIDENTIAL), U
FIRE SPRINKLERS	REQUIRED NFPA-13D
WATER SYSTEM:	CAL AM
SEWER SYSTEM:	PUBLIC
TREE REMOVAL:	NO TREES TO BE REMOVED, TRIMMING WILL NEED TO BE DONE ON TREE #8 < 25%
TOPOGRAPHY:	GENTLY SLOPING DOWN TOWARD REAR OF LOT
GRADING:	FOOTINGS ONLY
LOT SIZE:	4,000 SF

FLOOR AREA CALCS:	ALLOWED (45%) = 1,800 SF		PROPOSED (43.8%) 1,755 SF	
	EXISTING	DEMO	NEW	TOTAL
RESIDENCE	1,019	-1,019	1,527	1,527
GARAGE	0	0	228	228
TOTAL	1,019 SF	-1,019 SF	1,755 SF	1,755 SF

BUILDING SITE COVERAGE	EXISTING	DEMO	NEW	PROPOSED
PAVER WALKWAY	133	-133	48	48 SF
BRICK PORCH	20	-20	0	0 SF
CONCRETE PATIO	400	-400	0	0 SF
PAVER DRIVEWAY (9' WIDE)	0	0	252	252 SF
DECK	223	-223	204	204 SF
SUB-TOTAL	776 SF	-776 SF	504 SF	504 SF
ADDITIONAL ALLOWED = 160 SF				
ALLOWED = 556 SF PROPOSED = 504 SF				
EXISTING RESIDENCE HEIGHT	= 14'-7"			
PROPOSED RESIDENCE HEIGHT	= 17'-11" - 18'-0" ALLOWED			
FRONT SETBACK	15'-0"			
SIDE SETBACK	4'-0" ON THE SOUTH SIDE, 6'-0" ON THE NORTH SIDE - 25% LOT WIDTH, MIN. 3'			
REAR SETBACK	3'-0"			

CAL GREEN NOTES

- Irrigation Controllers- Automatic irrigation controllers installed at the time of final inspection shall be weathered-based. CGBC 4.304.1
- Rodent Proofing- Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC 4.406.1
- Construction Waste Management- Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with the CGBC Sec. 4.400.1
- Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related air distribution component openings during storage, construction and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1
- Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC 4.504.2.1
- Paint and Coatings- Paint, stains and other coatings used on the project shall be compliant with VOC limits. CGBC 4.504.2.2
- Aerosol paints and coatings- Aerosol paints and coatings used on the project shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance shall be provided.
- Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3
- Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4
- Composite Wood Products- Particleboard, Medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. CGBC 4.504.5
- Foundation: Capillary Break- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct contact with concrete. CGBC 4.505.2.1
- 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% moisture content. CGBC 4.505.3
- Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidstat capable of adjustment between a relative humidity range of < 50% to a maximum of 80%. CGBC 4.506.1
- Heating and Air-Conditioning System Design- HVAC systems shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer must be trained and certified and special inspectors employed by the enforcing agency must be qualified.

PROJECT NAME:

NEW RESIDENCE AT JUNIPERO 6 NE OF 8TH

JUNIPERO 6 NE OF 8TH CARMEL, CA 93923

APN: 010-084-018

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

225 CANNERY ROW, SUITE 1
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
TRACK 2 SUBMITTAL	3-4-2022
TRACK 2 RE-SUBMITTAL	5-9-2022
VOLUME STUDY	7-11-2022
TRACK 2 RE-SUBMITTAL	11-1-2022

PRINT DATE: 11/1/2022

MEMBER

A I B D

AMERICAN INSTITUTE OF BUILDING DESIGN

All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of MOORE DESIGN Inc. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with MOORE DESIGN Inc., and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

A0.1

Significant Tree Evaluation Worksheet

APN: 01008401800
Street Location: Junipero 6 NE of 8th Avenue
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Junipero Investors LLC
Recommended Tree Density: 3 upper and 1 lower canopy tree

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

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

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

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR--coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple OT -- other
(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES		X	42		16	X	X	25	19						
NO															

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

Part Two: Assessment For Tree Significance
For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

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

0 points: The tree is heavily infested with pests or has advanced signs of disease that indicates the tree is declining and has very limited life expectancy.
1 point: The tree shows some pests or disease that impair its condition, but which does not immediately threaten the health of the tree. The tree may recover on its own, or with appropriate intervention.
2 points: The tree appears healthy and in good condition.
3 points: The tree shows excellent health, is free of pests and disease and is in very strong condition.

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

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

0 points: Prior pruning, disease or growth habit have left the tree deformed or unsound to an extent that it cannot recover or will never be a visual asset to the neighborhood or will likely deteriorate into a structural hazard.
1 point: The tree has poor form or structure but (a) can recover with proper maintenance or (b) it provides visual interest in its current form, and does not have structural defects that are likely to develop into a safety hazard.
2 points: The tree has average form and structure for the species but does not exhibit all the qualities of excellent form and structure.
3 points: The tree exhibits excellent form and structure. For all species there will be a good distribution of foliage on multiple branches with no defects. For conifers, the tree will have a single straight leader with balanced branching and with good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

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

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

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

Attachment 4

G. Are environmental conditions favorable to the tree?

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

0 points: The tree is crowded or has no room for growth to maturity. The tree has poor access to light, air or has poor soil for the species.
1 point: The tree has average environmental conditions including room for growth to maturity, access to light, air and soils suitable for the species.
2 points: The tree has room for growth to maturity with no crowding from other significant trees or existing buildings nearby. The tree also has excellent access to light, air and excellent soils for root development.

Part Three: Final Assessment
Record the total points scored on D - G for each tree.

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

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

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

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

Yes _____

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

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

Items to note:
Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	0		21		8		15	12.5	9.5						

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	0		63		24		45	37.5	28.5						

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

• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

• Excavation within 6 feet of a tree trunk is not permitted.

• No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

• Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

• Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

• The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

• If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

• If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

PROJECT NAME:

NEW RESIDENCE
AT JUNIPERO 6
NE OF 8TH

JUNIPERO 6 NE OF 8TH
CARMEL, CA 93923

APN: 010-084-018


MOORE DESIGN Inc.
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DRAWING RECORD

DESCRIPTION	ISSUED
TRACK 2 SUBMITTAL	3-4-2022
TRACK 2 RE-SUBMITTAL	5-9-2022
PRINT DATE:	5/9/2022

MEMBER
A | I
B | D
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BUILDING DESIGN

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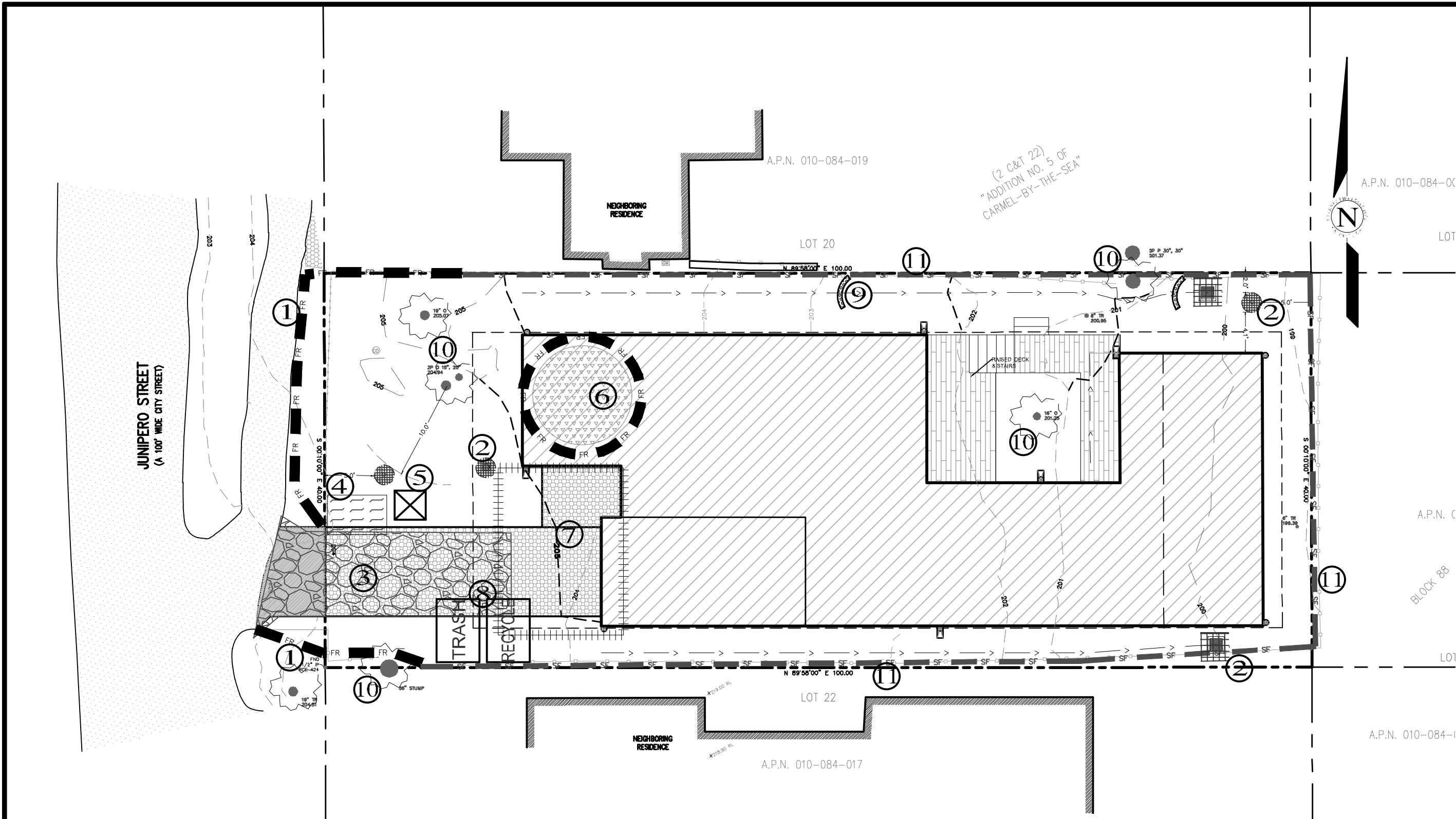
Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

TREE SURVEY
REPORT

SHEET NUMBER:

A1.1



PLAN
SCALE: 1"=10'

LEGEND:

- FIBER ROLLS:** THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- DRAIN INLET PROTECTION:** PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- STABILIZED CONSTRUCTION ACCESS:** INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- CONCRETE WASHOUT:** WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- SANITARY/SEPTIC WASTE MANAGEMENT:** PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- STOCKPILE MANAGEMENT:** SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- CONTRACTOR'S STAGING AREA:** THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- WASTE MANAGEMENT:** SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- GRAVEL BAG CHECK DAM:** GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" - 1" CRUSHED ROCK. TIGHTLY ADJUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- TREE PROTECTION:** TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
- SILT FENCE:** SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRAN'OLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

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

- Store and securely cover stockpiles of sand, dirt, or other construction materials with tarp 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.

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 clean 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.
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, 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.
- 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, including when applying soil coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or use water to wash down fresh asphalt or concrete pavement.
- Saving & Asphalt/Concrete Removal**
- Completely cover or barricade storm drain inlets when saw cutting. Use fiber 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.
- 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.

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 soil coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or use water to wash down fresh asphalt or concrete pavement.
- Saving & Asphalt/Concrete Removal**
- Completely cover or barricade storm drain inlets when saw cutting. Use fiber 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.
- 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.

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.

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 storm drain. Filtration or diversion through a bush, 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 handled off-site for proper disposal.
- Paint Removal**
- 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 consumption.
- 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 bush, 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 handled off-site for proper disposal.

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.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

Solid Waste Management WM-5

Categories

- EC: Erosion Control
- SE: Sediment Control
- TC: Tracking Control
- WM: Waste Management
- WM: Waste Management and Materials Pollution Control

Legend

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Debris
- Oil and Grease
- Organics

Potential Alternatives

- None

Hazardous Waste Management WM-6

Categories

- EC: Erosion Control
- SE: Sediment Control
- TC: Tracking Control
- WM: Waste Management
- WM: Waste Management and Materials Pollution Control

Legend

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Debris
- Oil and Grease
- Organics

Potential Alternatives

- None

Sanitary/Septic Waste Management WM-9

Categories

- EC: Erosion Control
- SE: Sediment Control
- TC: Tracking Control
- WM: Waste Management
- WM: Waste Management and Materials Pollution Control

Legend

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Debris
- Oil and Grease
- Organics

Potential Alternatives

- None

Preservation Of Existing Vegetation EC-2

Categories

- EC: Erosion Control
- SE: Sediment Control
- TC: Tracking Control
- WM: Waste Management
- WM: Waste Management and Materials Pollution Control

Legend

- Primary Objective
- Secondary Objective

Targeted Constituents

- Sediment
- Nutrients
- Trash
- Metals
- Debris
- Oil and Grease
- Organics

Potential Alternatives

- None

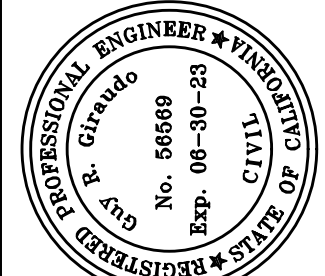
" EROSION & SEDIMENT CONTROL PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
JUNIPERO RESIDENCE
A.P.N.: 010-084-018
CITY OF CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR: JUNIPERO INVESTORS, LLC

SCALE: AS SHOWN
DATE: MAY 2022
JOB NO. 2247-02

SHEET **C2** OF 2 SHEETS

No.	DATE	BY	REVISION
05/05/22	AMS		RELEASED TO CLIENT



APPROVED BY:

GUY R. GIRARD



GENERAL BUILDING NOTES

- All dimensions are to the face of stud or c.m.u. unless otherwise noted.
- Contractor is to verify all dimensions and notify the designer of any discrepancies before proceeding.
- All projects with waterproof decks will require periodic maintenance. owner shall be responsible to seal, caulk, or otherwise maintain or replace sealant as recommended by manufacturer of waterproofing surface.

FIRE PROTECTION NOTES:

- Provide fireblocking at 10' intervals in the wall both horizontally and vertically per (CRC R302.11).
- The openings around gas vents, ducts, pipes, chimneys, and fireplaces at the ceiling and floor levels shall be fireblocked with noncombustible materials. (CRC R 302.11.4).
- Fireblocking is required at the opening between the attic space and the chimney chase for the factory-built chimneys. (CRC R1003.19).
- If a fire alarm system is integrated into a security system, the fire alarm system drawings must be submitted to the local fire jurisdiction for approval prior to installation.
- The State of California requires **smoke and carbon monoxide alarms** to be installed in all residential buildings. (california residential code) sections R314.3.2 and R314.3.3 require a 10-year lifespan for smoke alarms/detectors: units that are older than 10-years need to be replaced. battery type units must have a 10-year battery life. smoke, carbon monoxide or multiple-purpose alarms (carbon monoxide and smoke alarms) must be approved and listed by the state fire marshal. The devices must be installed per the manufacturer's instructions. **In new construction** each smoke detector shall be installed per manufacturer's instructions with house wiring as the primary power source with battery back-up.; **In remodels** each smoke detector may be powered by battery only. smoke detectors shall sound an audible alarm in all sleeping areas of the dwelling unit in which they are located.

ALARM LOCATION REQUIREMENTS

SMOKE ALARMS MUST BE INSTALLED:

- In each room used for sleeping purposes
- In each hallway outside of the sleeping room(s)
- On each level of the dwelling, including basements

CARBON MONOXIDE ALARMS MUST BE INSTALLED:

- Outside of each sleeping room in the immediate vicinity of the bedroom(s)
- On each level of the dwelling, including basements

PLUMBING & BATHROOM NOTES:

- Contractor is to verify that the project when completed shall comply with the water permit issued by the governing jurisdiction.
- Accessible under floor areas shall be provided with an 18"x24" min. access within 20' of all plumbing cleanouts (CBC 1209.1 & CPC 707.10)
- Shower heads with a flow rate shall not exceed 1.8 gallons per minute @ 80 p.s.i. Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. [CPC 408.9]
- (E) Toilets with a flow rate that exceeds 1.6 gpf need to be upgraded (or any new toilet) with a max. flow of 1.28 gpf.
- (E) Lavatory faucets with a flow rate that exceeds 2.2 gpm need to be upgraded (or any new faucet) with a max. flow rate at no more than 1.2 gallon-per-minute.
- (E) Kitchen faucets with a flow rate that exceeds 2.2 gpm need to be upgraded (or any new faucet) with a max. flow rate at no more than 1.8 gpm.
- Water pressure in the building shall be limited to 50 p.s.i. or less.
- Provide pressure absorbing devices, either an air chamber or approved mechanical devices that will absorb high pressure resulting from the quick closing of quick-acting valves. (CPC 609.10)
- All shower compartments, regardless of shape, shall have a minimum interior floor area of 1,024 sq. in., and also capable of encompassing 30" diameter circle (CPC 411.7)
- Provide 30" width clear in the toilet compartment and 24" clear in front of the bowl to the wall (CPC 407.5).
- Provide non-removable backflow prevention devices on all exterior hose bibs.
- Maximum hot water temperature discharging from bathtubs & showers shall be limited to 120°F.(CPC 414.5 & 418.0)
- SHOWER AND TUB-shower** combinations shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve controls type and installed in a 2x6 stud wall.(CPC 418.0)
- IN NEW CONSTRUCTION** - all hot water fixtures that have more than 10' of pipe from the fixture to the hot water heater serving the fixture shall be equipped with a hot water recirculating system.
- Plumbing lines utilized as grounds are prohibited.
- VENTING FOR ISLAND FIXTURES** shall be designed per CPC 909.0. Traps for island sinks and similar equipment shall be roughed in above the floor and may be vented by extending the vent as high as possible, but not less than the drain board height. The vent is then returned downward and connected to the horizontal sink drain immediately downstream from the vertical fixture drain. The return vent shall be connected to the horizontal drain through a y-branch fitting, and shall in addition be provided with a foot vent taken off the vertical fixture vent by means of a y-branch fitting immediately, below the floor. This foot vent extends to the nearest partition and thence through the roof to the open air, or may be connected to other vents at a point not less than (6) inches above the flood level rim of the fixture served.

JACUZZI/WHIRLPOOL TUBS:

- Provide min. 12"x12" removable access panel or utility space without obstruction so as to make concealed slip-joint connections accessible for inspection and repair (CPC 404.2).
- The circulation pump shall be located above the crown weir of the trap.
- The pump and circulation piping shall be self draining to minimize water retention in accordance with standards referenced in CPC TABLE 14-1.
- Suction fittings on the whirlpool baths shall comply with the listed standards (CPC 414.4).

MECHANICAL NOTES:

- FURNACE OR WATER HEATERS** located in the crawl space or attic shall have a min 30"x30" access opening located within 20' of the equipment and a min 24" wide continuous solid walkway from the access to the unit (CMC 904.11). Where an under-floor furnace is supported from above, a minimum 6" clearance shall be provided from finished grade (CMC 904.3.1.2)
- Minimum 30"x30" unobstructed level working space in front of F.A.U. (CMC 904.11)
- A permanent 120-volt receptacle outlet and a lighting fixture shall be installed near the appliance. the switch controlling the the lighting fixture shall be located at the entrance to the passageway (CMC 904.11.5 & NFPA 54:9.5.2)
- FURNACES LOCATED IN THE GARAGE**- all air ducts that penetrate the garage/residence fire separation wall shall be constructed of 26 gauge steel with no openings in the garage.
- WATER HEATERS** or cooling units located in the attic shall have a second watertight pan installed beneath the unit per (CMC 310.2)
- Appliances which generate a glow, spark, or flame (such as water heater and furnace) shall be located a minimum of 18 inches above garage floor.
- Where it is required to move under ducts for access to areas of the crawlspace, a minimum vertical clearance of 18" shall be provided (CMC 604.1).
- KITCHEN HOOD** - a ducted residential exhaust hood is required. a metal, smooth interior surface duct required on vent hood or down draft exhaust vent. aluminum flex duct not approved. provide back draft damper. CMC504.2 minimum 30" vertical clearance to combustibles from cook top surface. CMC504.2. Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRA 62.2. this includes a maximum sound rating of 3 sone @ 100cfm.

EXTERIOR FIXTUREⒶ



Suffork Small Scroll Arm Lantern in Natural Copper
Item # CHO 2061NC

Designer: E. F. Chapman

Height: 17.75"

Width: 6.75"

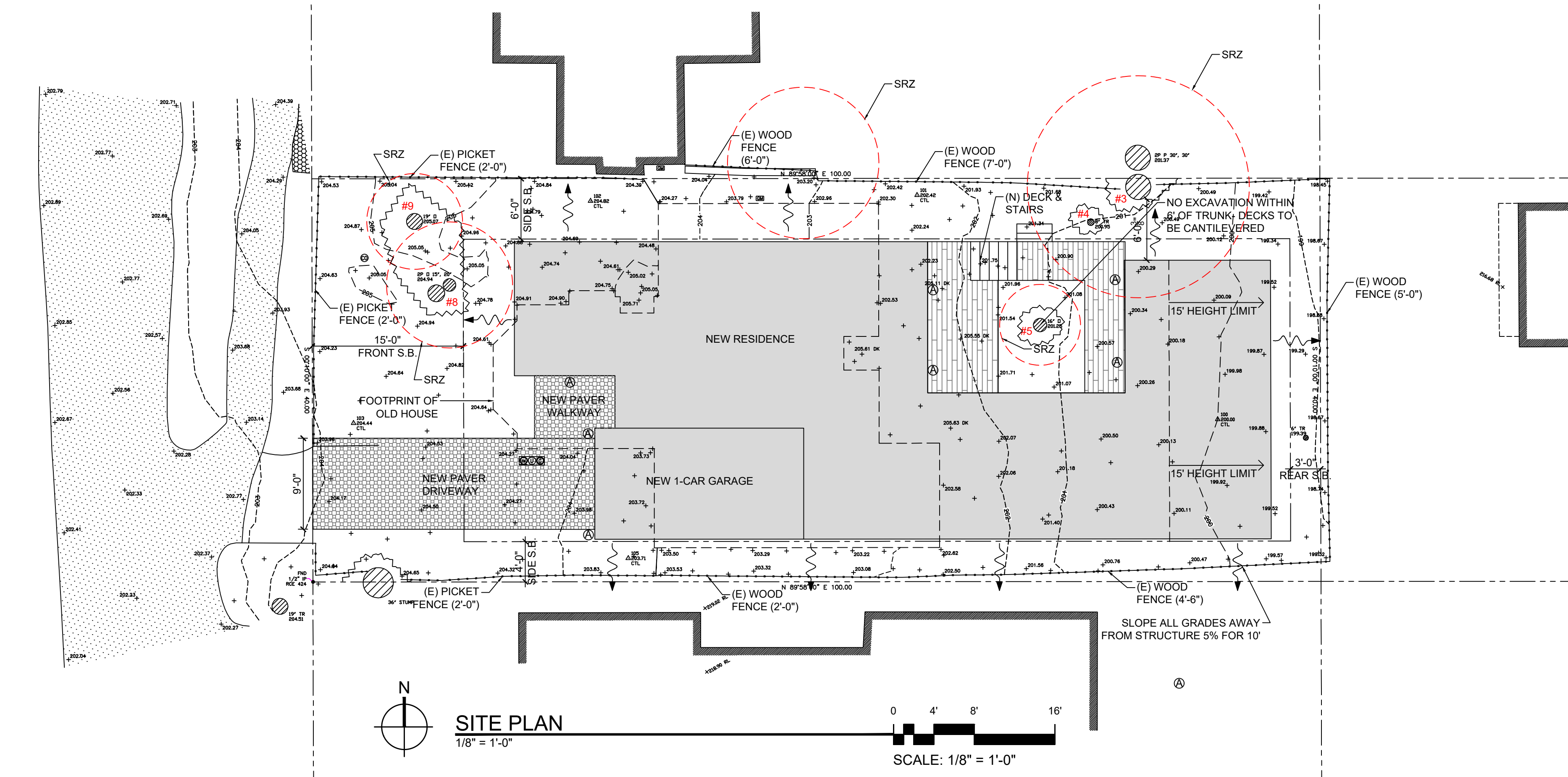
Extension: 7.5"

Backplate: 4.5" Square

Socket: 2 - E12 Candelabra

Voltage: 2 - 60 C11

Weight: 7 Pounds



SITE NOTES

- No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the mounterey county health department.
- All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
- No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
- The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
- Provide non-removable backflow devices at all hosebibs.
- Slope all grades away from the structure for a min 5% for 10'-0".
- Contractor is to verify the location and height of the nearest upstream manhole cover. If the flood level rims are less than 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

TREE PROTECTION NOTES

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

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

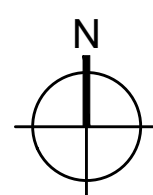
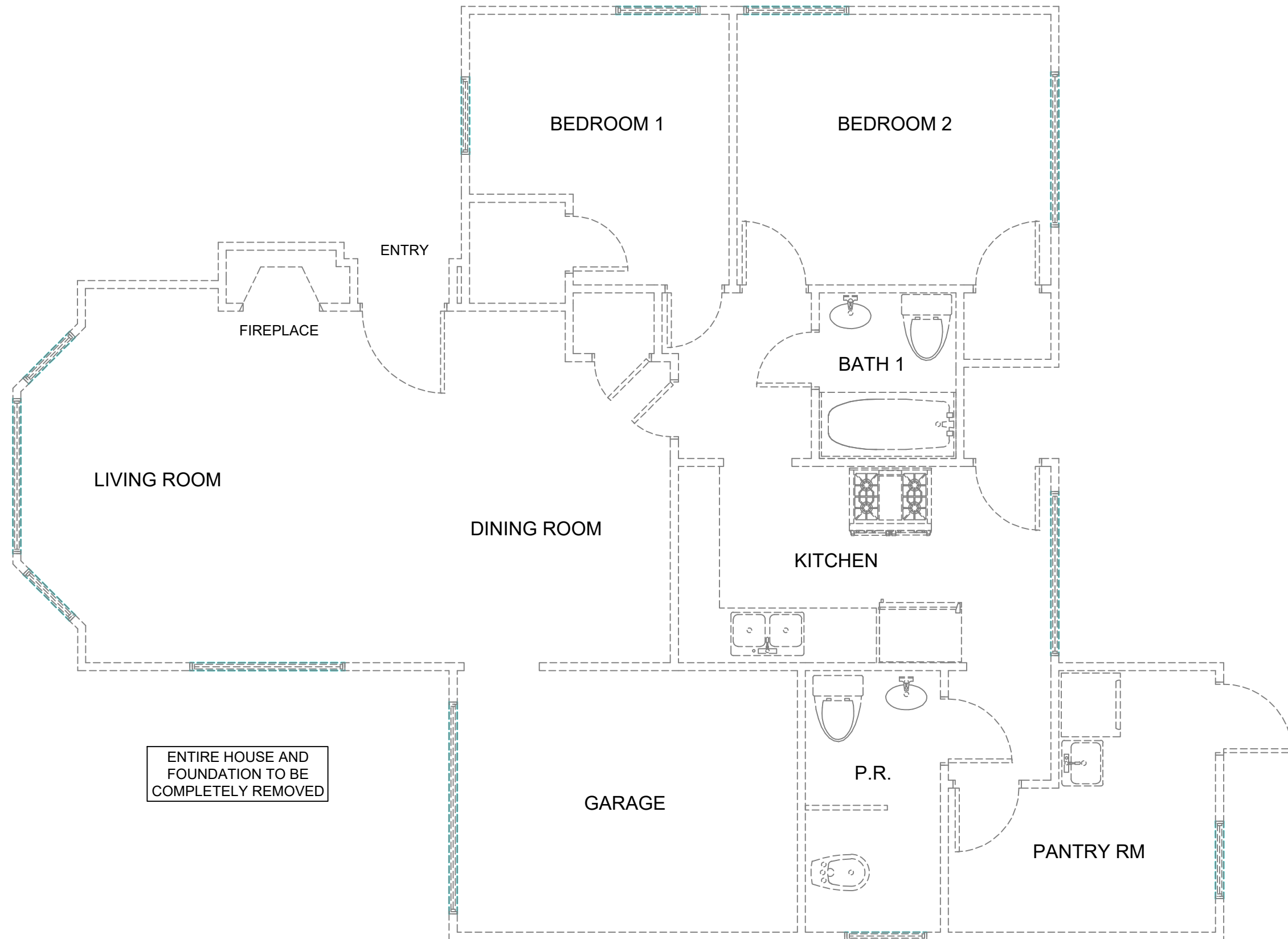
Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

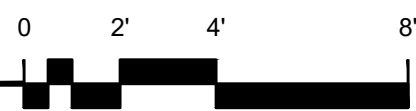
If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIPLINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.



DEMO PLAN

1/4" = 1'-0"



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

PROJECT NAME:

NEW RESIDENCE
AT JUNIPERO 6
NE OF 8TH

JUNIPERO 6 NE OF 8TH
CARMEL, CA 93923

APN: 010-084-018

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RESIDENTIAL PLANNING &
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DRAWING RECORD	
DESCRIPTION	ISSUED
TRACK 2 SUBMITTAL	3-4-2022
TRACK 2 RE-SUBMITTAL	5-9-2022
VOLUME STUDY	7-11-2022
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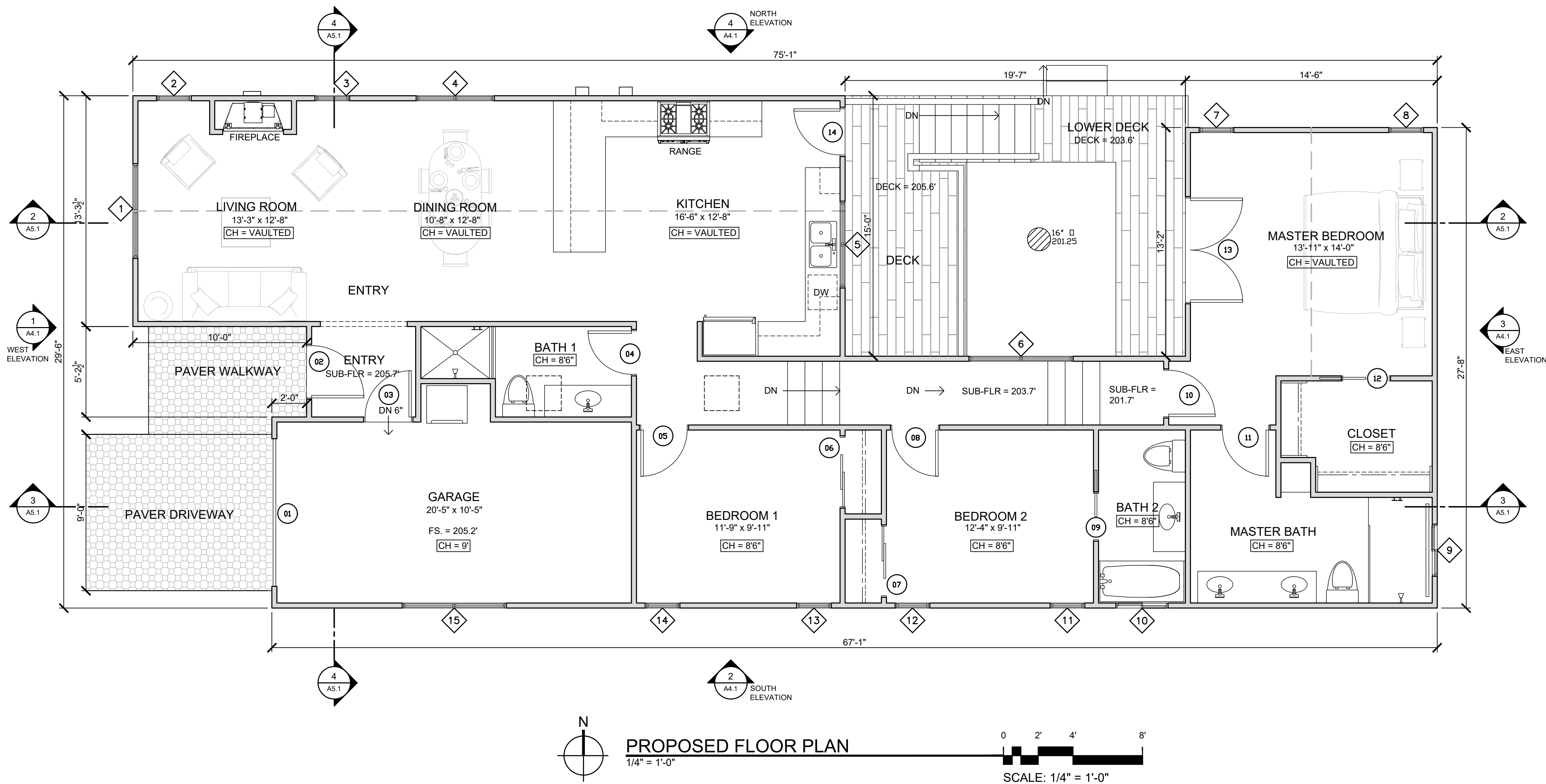
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SHEET TITLE:

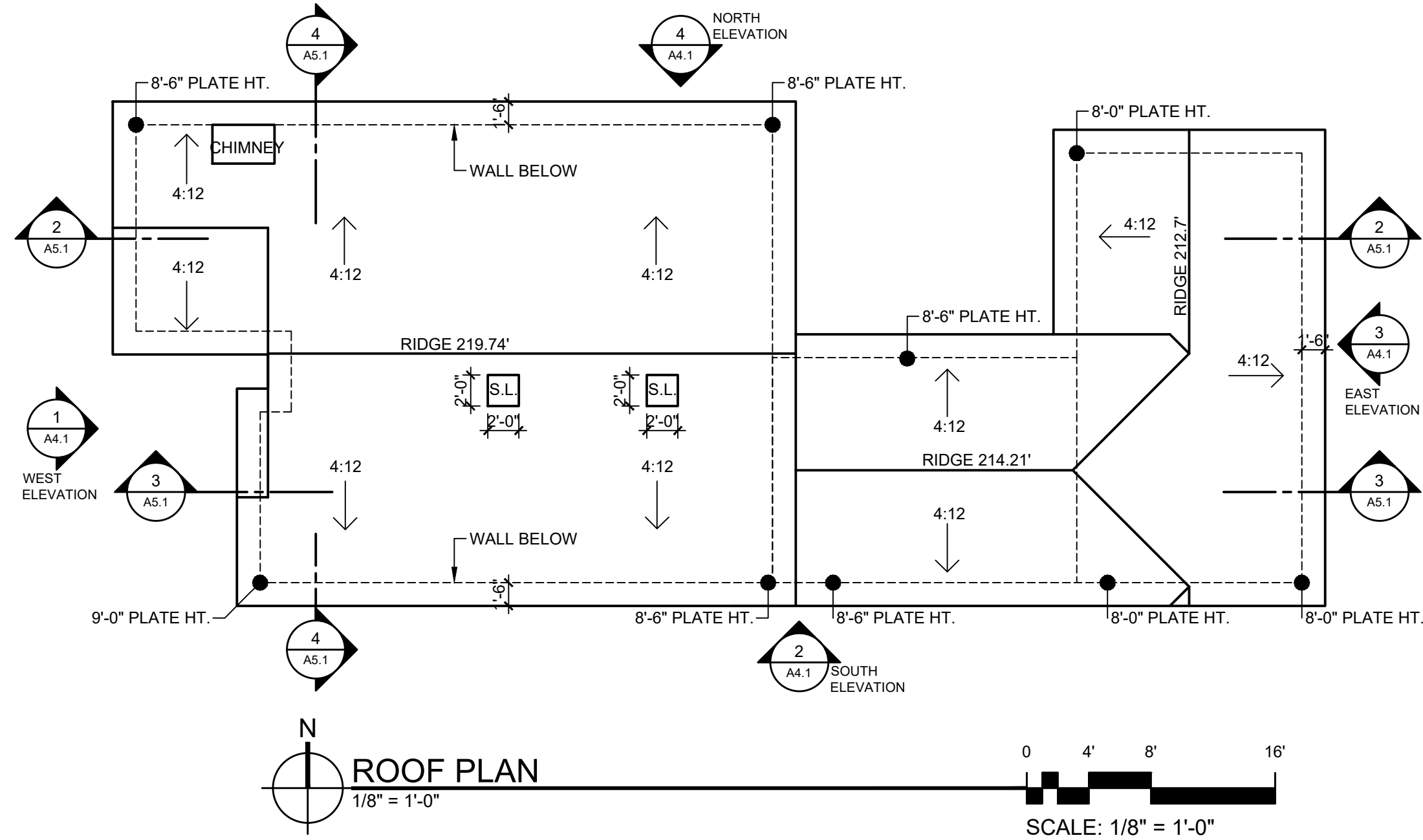
SITE PLAN

SHEET NUMBER:

A1.2



Attachment 4



WALL LEGEND

NEW 2x4 WALLS

- EXTERIOR WALLS- 2x4 STUDS @ 16" OC U.O.N. BOARD AND BATT ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
- INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
- SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (CBC 2512).
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
- SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
- PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

GENERAL ROOF & CHIMNEY NOTES

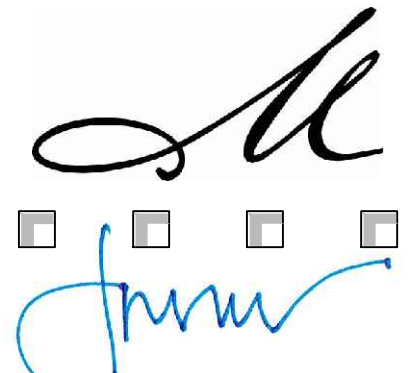
- Roof Material = Custom Built charcoal metal roof
- Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
- Roof Slope = 4/12 unless otherwise noted
- Overhang = 18" unless otherwise noted
- Aluminum half round gutters with round downspouts
- Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
- SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arrester screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
- CHIMNEY TERMINATION: Chimneys shall extend a least 2' higher than any portion of a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
- Masonry or concrete chimneys shall be anchored at each floor, ceiling or roof line more than 6' above grade with (2) 3/16" x 1" metal straps hooked around the outer bars and extend 6' beyond the bend. Each strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two 1/2-inch bolts per CRC R1001.4.1

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SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A2.1

New Residence at Junipero 6 NE of 8th
Junipero 6 NE of 8th, Carmel, CA
Exterior Materials

Roof
Custom Bilt Metals
Cool Standing Seam
Charcoal Gray



Paint Body Color
Benjamin Moore
Muslin OC-12



Paint Trim Color
Benjamin Moore
White Dove OC-17



Windows/Doors
Kolbe Ultra Series
Sterling Double Hung
Black Anodized



Gutters
Aluminum half round



Pavers
Calstone - Classic Cobble
Grey Charcoal



Attachment 4

Deck & Railing
Redwood



WINDOW SCHEDULE								
WDW #	LOCATION	WIDTH	HEIGHT	HEAD HT	JAMB	ACTION	TYPE	REMARKS
1	LIVING RM	5'-6"	5'-4"	7'-0"	3-1/2"	DBL. CASMENT		
2	LIVING RM	2'-0"	5'-4"	7'-0"	3-1/2"	CASEMENT		
3	LIVING RM	2'-0"	5'-4"	7'-0"	3-1/2"	CASEMENT		
4	DINING ROOM	4'-6"	4'-0"	7'-0"	3-1/2"	DBL. CASMENT		
5	KITCHEN	5'-0"	3'-0"	7'-0"	3-1/2"	DBL. CASMENT		
6	HALLWAY	6'-0"	3'-8"	7'-0"	3-1/2"	DBL. CASMENT		
7	MASTER BDRM	2'-0"	4'-0"	7'-0"	3-1/2"	CASEMENT		
8	MASTER BDRM	2'-0"	4'-0"	7'-0"	3-1/2"	CASEMENT		
9	MASTER BATH	3'-0"	2'-0"	7'-0"	3-1/2"	HORZ. SLIDER		TEMP
10	MASTER BATH	3'-0"	2'-0"	7'-0"	3-1/2"	HORZ. SLIDER		TEMP
11	BEDROOM #2	2'-0"	4'-0"	7'-0"	3-1/2"	CASEMENT		
12	BEDROOM #2	2'-0"	4'-0"	7'-0"	3-1/2"	CASEMENT		
13	BEDROOM #1	2'-0"	4'-0"	7'-0"	3-1/2"	CASEMENT		
14	BEDROOM #1	2'-0"	4'-0"	7'-0"	3-1/2"	CASEMENT		
15	GARAGE	6'-0"	3'-8"	7'-0"	3-1/2"	DBL. CASMENT		

WINDOW & SKYLIGHTS NOTES

- CONTRACTOR TO VERIFY ALL ASPECTS OF THE WINDOWS WITH OWNER AND HAVE THE OWNER SIGN OFF ON ALL SIZES, MATERIALS, JAMB THICKNESS AND COLORS PRIOR TO ORDERING.
- All casement windows used in bedrooms as emergency egress must be "break away" type to ensure complete openable area for access. Egress windows shall have a minimum net operable area of 5.7 square feet. the minimum net clear openable height dimension shall be 24". The minimum net clear openable width dimension shall be 20". When windows are provided as a means of escape or rescue, they shall have the bottom of the clear opening not greater than 44" measured from the floor (CBC 1026.2 & 1026.3)
- Window dimensions are proposed rough opening sizes. general contractor is to verify manufacturer's nearest stock sizes, all window sizes, shapes, colors, hardware, screens, glazing, etc. must be approved in writing by owner prior to ordering.
- Specialty windows shall be coordinated with the general contractor for site verification and installation.
- All windows are to be double glazed.
- Owners to specify which window are to be low "e".
- Tempered Glazing Required per R308.1
 - All glazing located in hazardous locations as defined in Section R308.4.1 through R308.4.7 shall be tempered glass or wire safety glass
 - R308.4.1 Glazing in fixed or operable panels of swinging, sliding and bi-fold door assemblies
 - R308.4.2 Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
 - Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
 - Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.
 - R308.4.3 Glazing in windows where the individual pane is 9 sf or larger, the bottom edge of glazing is less than 18" above the floor, the top edge of glazing is more than 36" above the floor, one or more walking surface are within 36" measured horizontally and in a straight line, of the glazing.
 - R308.4.4 Glazing in guards and railing
 - R308.4.5 Glazing and wet surfaces- Glazing in wet areas where the bottom edge is less than 60" measured vertically above any standing or walking surface.
 - R308.4.6 Glazing adjacent to stairs and ramps- where bottom exposed edge is less than 36" above the adjacent walking surface of stairways, landings between flights of stairs and ramps.
 - R308.4.7 Glazing adjacent to bottom of stair landing- Glazing adjacent to the bottom of a stairway where the glazing is less than 36" above the landing and within 60" horizontally of the bottom tread.
- Skylights R308.6.2- may have the following glazing:
 - Laminated glass with a minimum .015-inch ployvinyl butyral interlayer for glass panes 16 sf or less in area located such that the highest point of the glass is not more than 12 feet above the walking surface or other accessible area; for higher or larger sizes, the minimum interlayer thickness shall be .030 inch.
 - Fully tempered glass.
 - Heat-strengthened glass.
 - Wired glass.
 - Approved rigid plastics.

DOOR SCHEDULE								
DOOR #	LOCATION	WIDTH	HEIGHT	THICK	MATERIAL	ACTION	TYPE	REMARKS
1	GARAGE	8'-6"	7'-0"	1-3/8"	WD	OH		STAINED
2	ENTRY	3'-0"	7'-0"	1-3/8"	WD	SWING		STAINED
3	GARAGE	2'-8"	7'-0"	1-3/8"	WD	SWING		SEE DOOR NOTE 8
4	BATH 1	2'-6"	7'-0"	1-3/8"	WD	SWING		PAINTED
5	BEDROOM 1	2'-8"	7'-0"	1-3/8"	WD	SWING		PAINTED
6	BEDROOM 1	4'-0"	7'-0"	1-3/8"	WD	SLIDER		PAINTED
7	BEDROOM 2	4'-0"	7'-0"	1-3/8"	WD	SLIDER		PAINTED
8	BEDROOM 2	2'-8"	7'-0"	1-3/8"	WD	SWING		PAINTED
9	BATH 2	2'-8"	7'-0"	1-3/8"	WD	POCKET		PAINTED
10	MASTER BED	2'-8"	7'-0"	1-3/8"	WD	SWING		PAINTED
11	MASTER BATH	2'-8"	7'-0"	1-3/8"	WD	SWING		PAINTED
12	MASTER BED	2'-8"	7'-0"	1-3/8"	WD	POCKET		PAINTED
13	MASTER BED	6'-0"	7'-0"	1-3/8"	WD	SWING		FRENCH - STAINED
14	KITCHEN	2'-8"	7'-0"	1-3/8"	WD	SWING		STAINED
CONTRACTOR TO VERIFY ALL SIZES AND VERIFY WITH OWNER IF ANY DOORS CAN BE REUSED								
PROVIDE GALV PAN UNDER ALL EXTERIOR DOORS								

DOOR NOTES

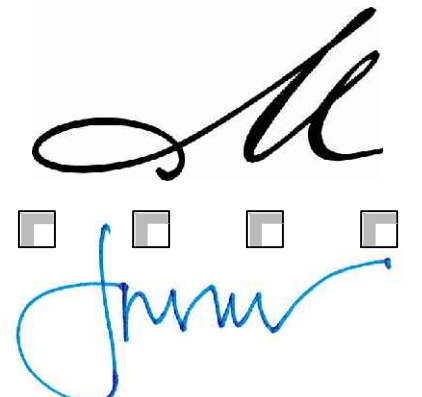
- CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER AND HAVE THE OWNER SIGN OFF ON ALL SIZES, MATERIALS, AND COLORS PRIOR TO ORDERING.
- All glazing in doors shall be temp. glass.
- Door sizes shown are proposed rough opening sizes, general contractor to verify manufacturer's nearest stock sizes for designer/owner to review and approve.
- Specialty doors shall be coordinated with general contractor for site verification and installation.
- All exterior doors shall have pan, & brass (weather resistant) hinges.
- All exposed edges to be sealed to prevent moisture fenestration and warping.
- All french doors are to have dead bolts.
- Any door in a 1-hour rated wall shall be 20 minute fire rated, 1-3/8", tight fitting, self closing and self latching per CRC R302.5

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NE OF 8TH

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DRAWING RECORD

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TRACK 2 RE-SUBMITTAL	5-9-2022
VOLUME STUDY	7-11-2022
TRACK 2 RE-SUBMITTAL	11-1-2022

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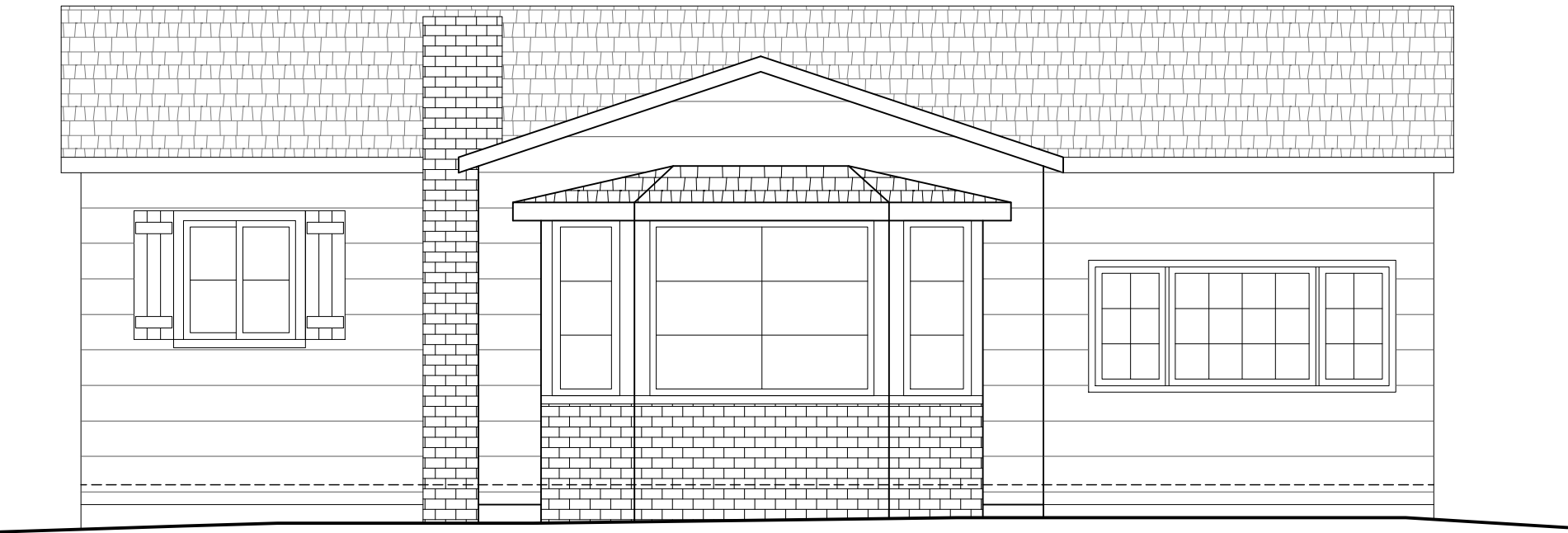
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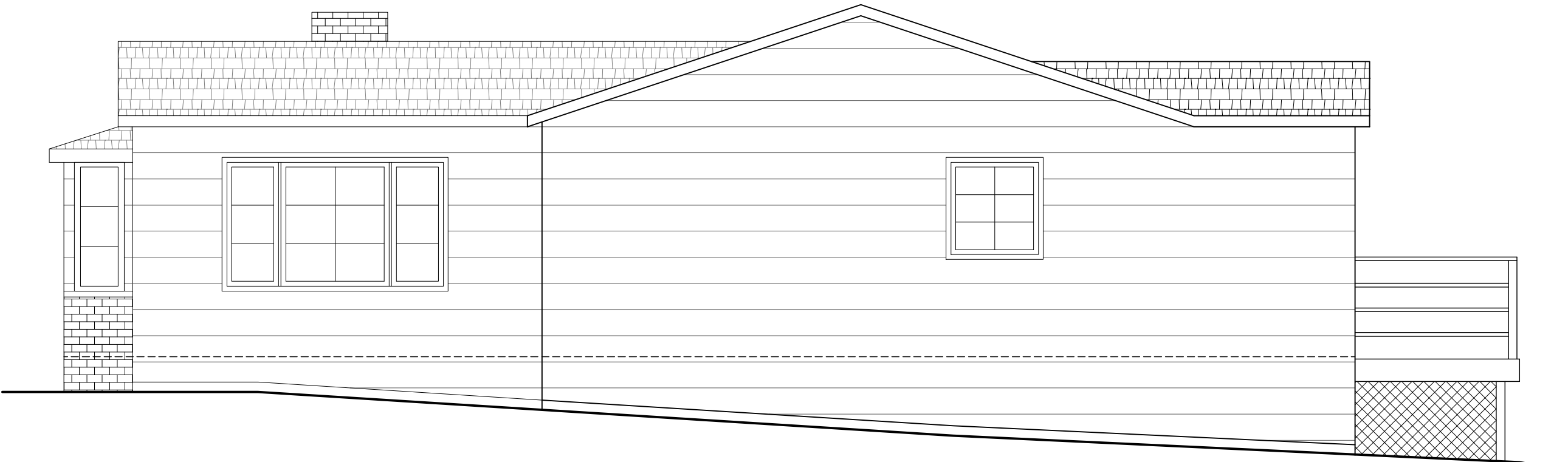
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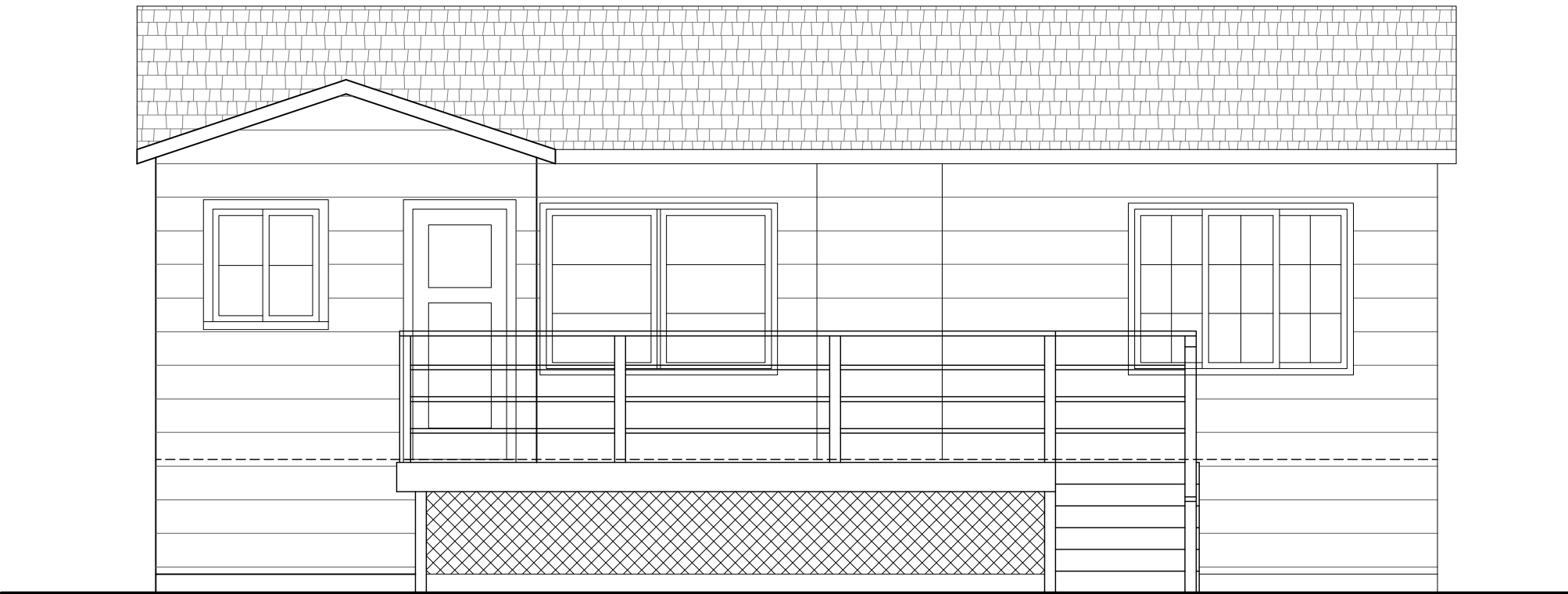
A3.1



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



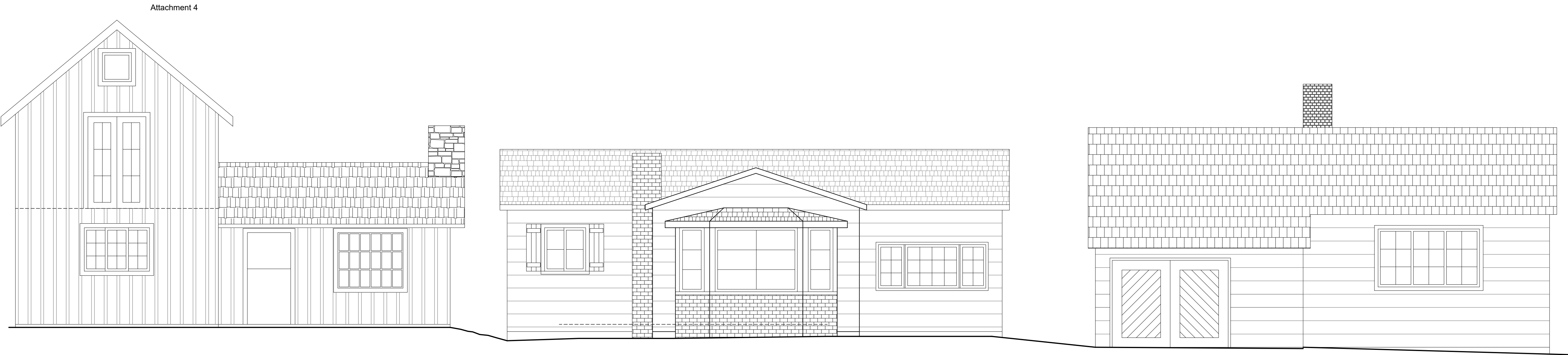
2 EXISTING SOUTH ELEVATION
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"



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



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



6 EXISTING STREETScape
1/4" = 1'-0"
SCALE: 1/4" = 1'-0"

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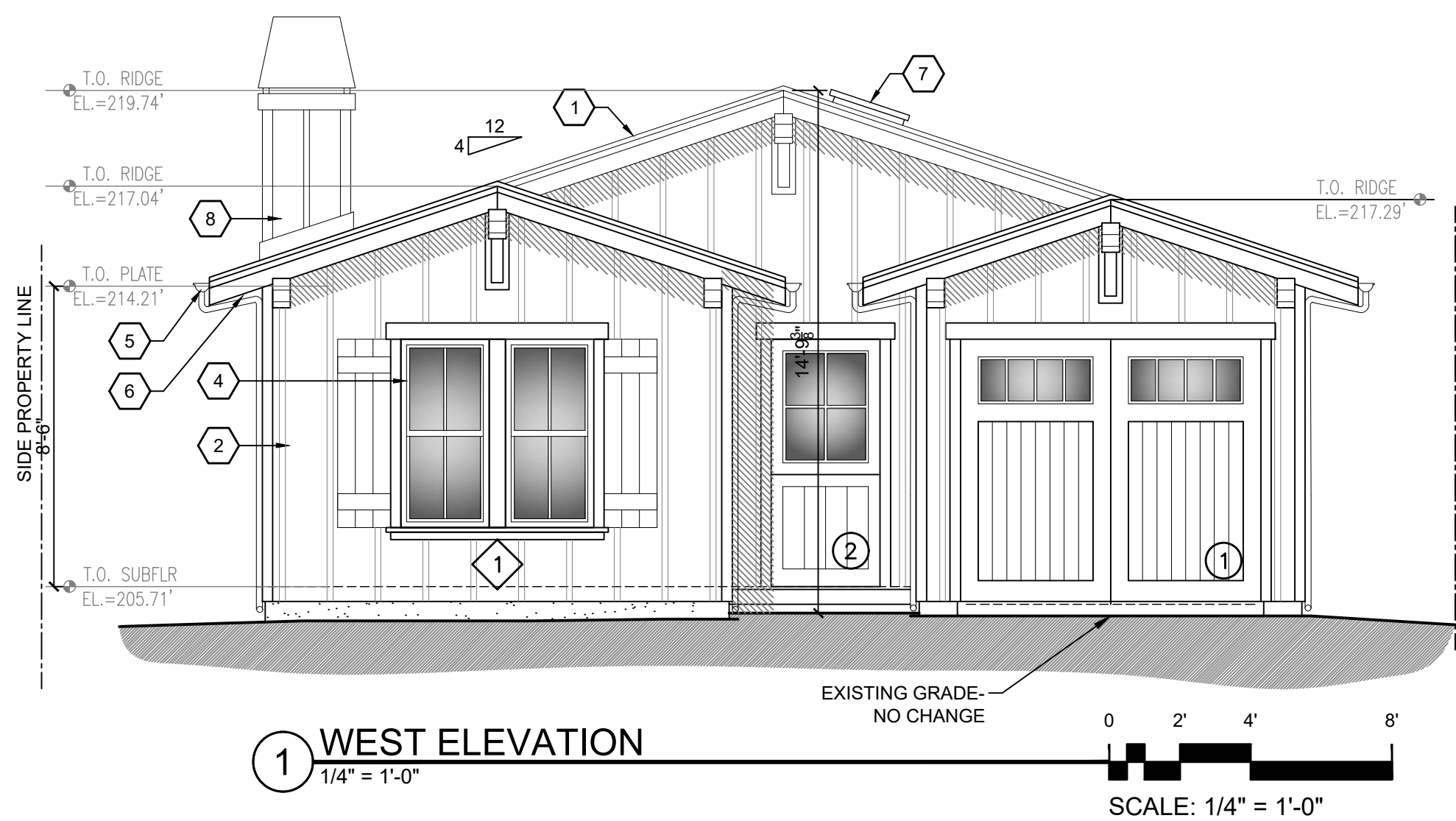
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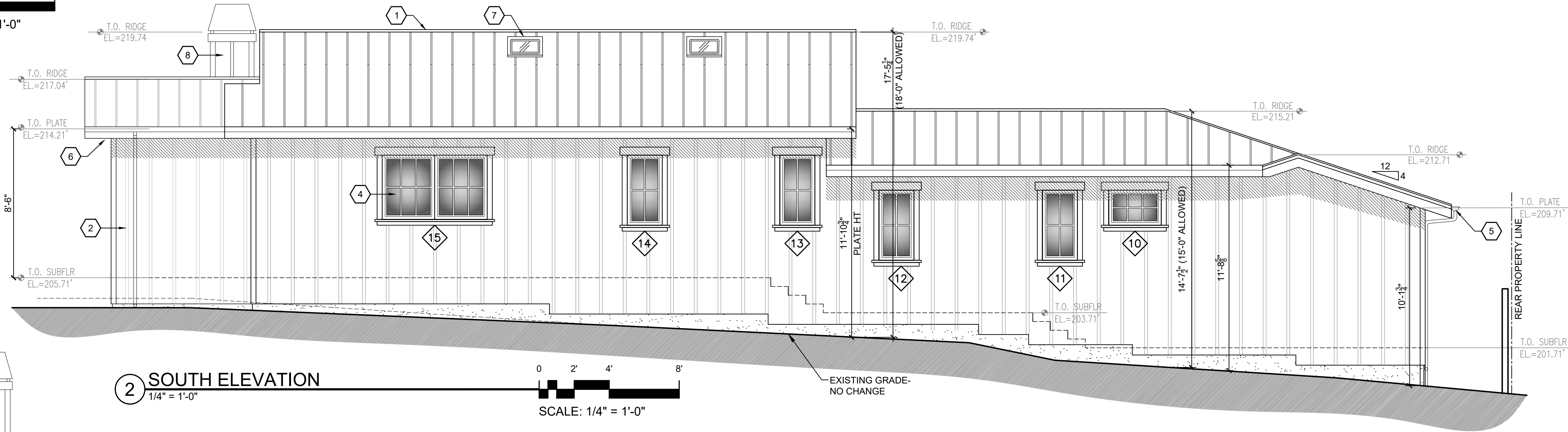
**EXISTING
ELEVATIONS**

SHEET NUMBER:

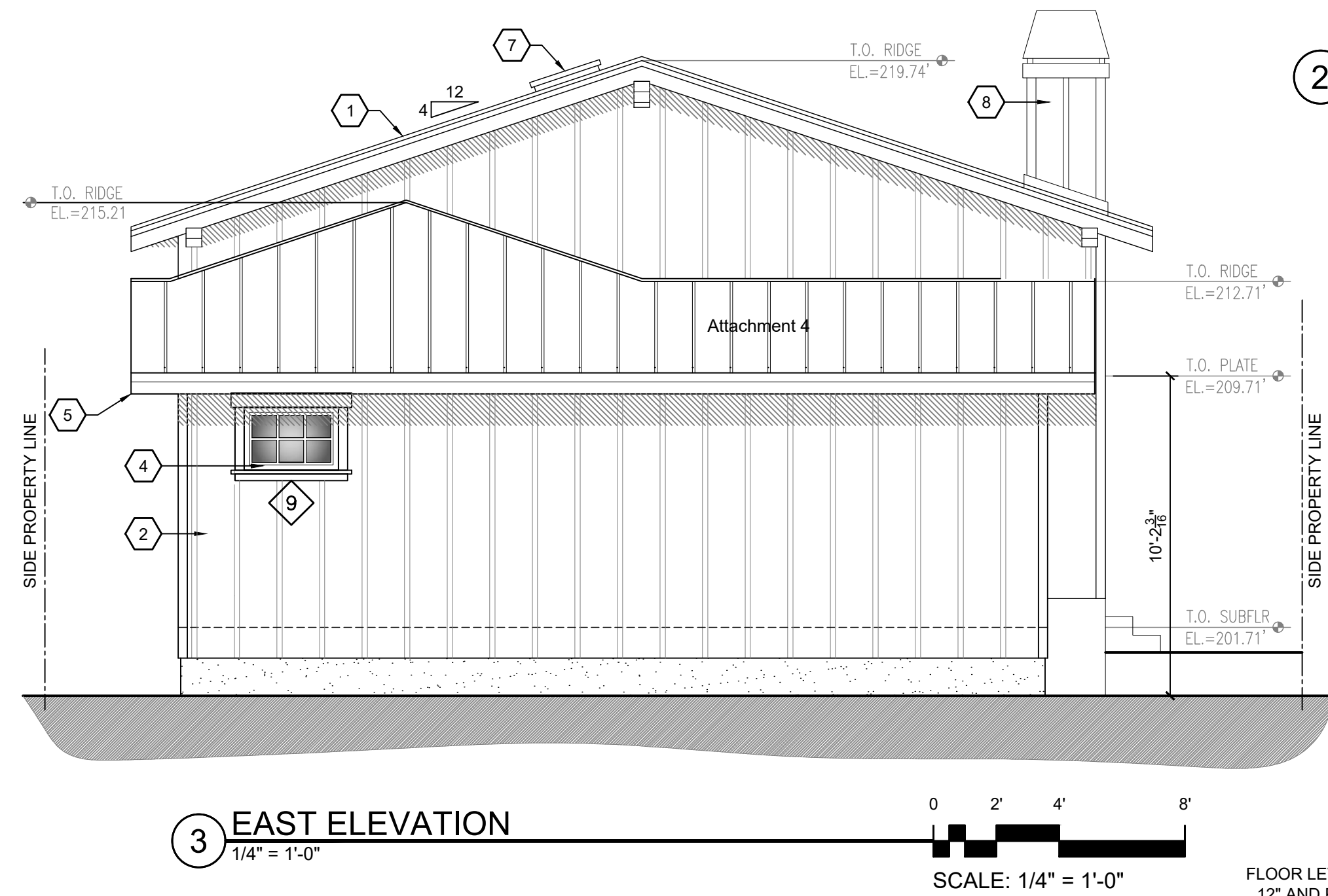
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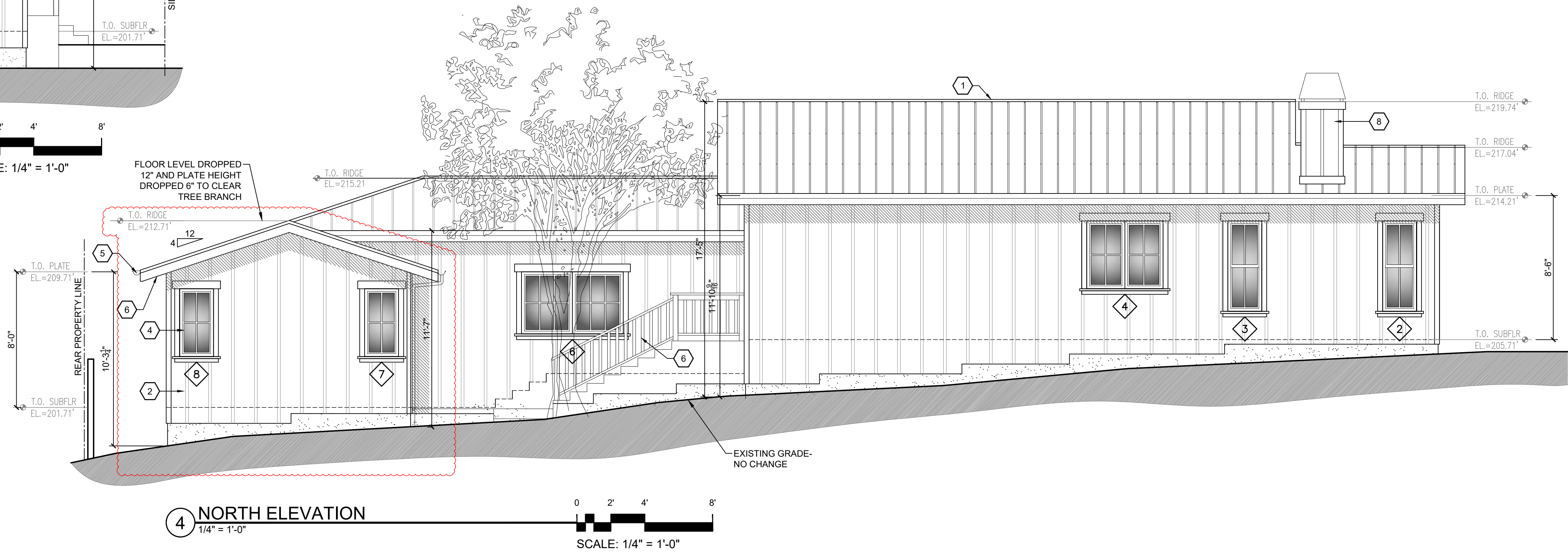
1 WEST ELEVATION
1/4" = 1'-0"



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



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



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

SHEET NOTES

1. ROOF - CUSTOM BUILTS METAL ROOF. COLOR CHARCOAL.
2. WALLS - BOARD & BATT, BODY PAINT COLOR BENJAMIN MOORE - MUSLIN OC-12, TRIM PAINT COLOR BENJAMIN MOORE WHITE DOVE - OC-17
3. EAVE DETAIL - PAINTED FASCI BOARD AND EXPOSED RAFTER TAILS. PAINTED 1x6 ON UNDERSIDE OF EAVE T&G.
4. WINDOWS - KOLBE WOOD CLAD DOUBLE PANE WINDOWS. COLOR STERLING BLACK ANODIZED. WOOD TRIM SURROUND. COLOR KMW44 PEARLY WHITE.
5. GUTTERS - ALUMINUM HALF ROUND GUTTERS WITH 3" ROUND DOWNSPOUTS.
6. REAR DECK AND RAILING- STAINED REDWOOD.
7. SKYLIGHTS - FLAT DARK ANODIZED ON LOW CURB.
8. CHIMNEY - PAINTED BOARD AND BATT WITH PAINTED METAL SHROUD.

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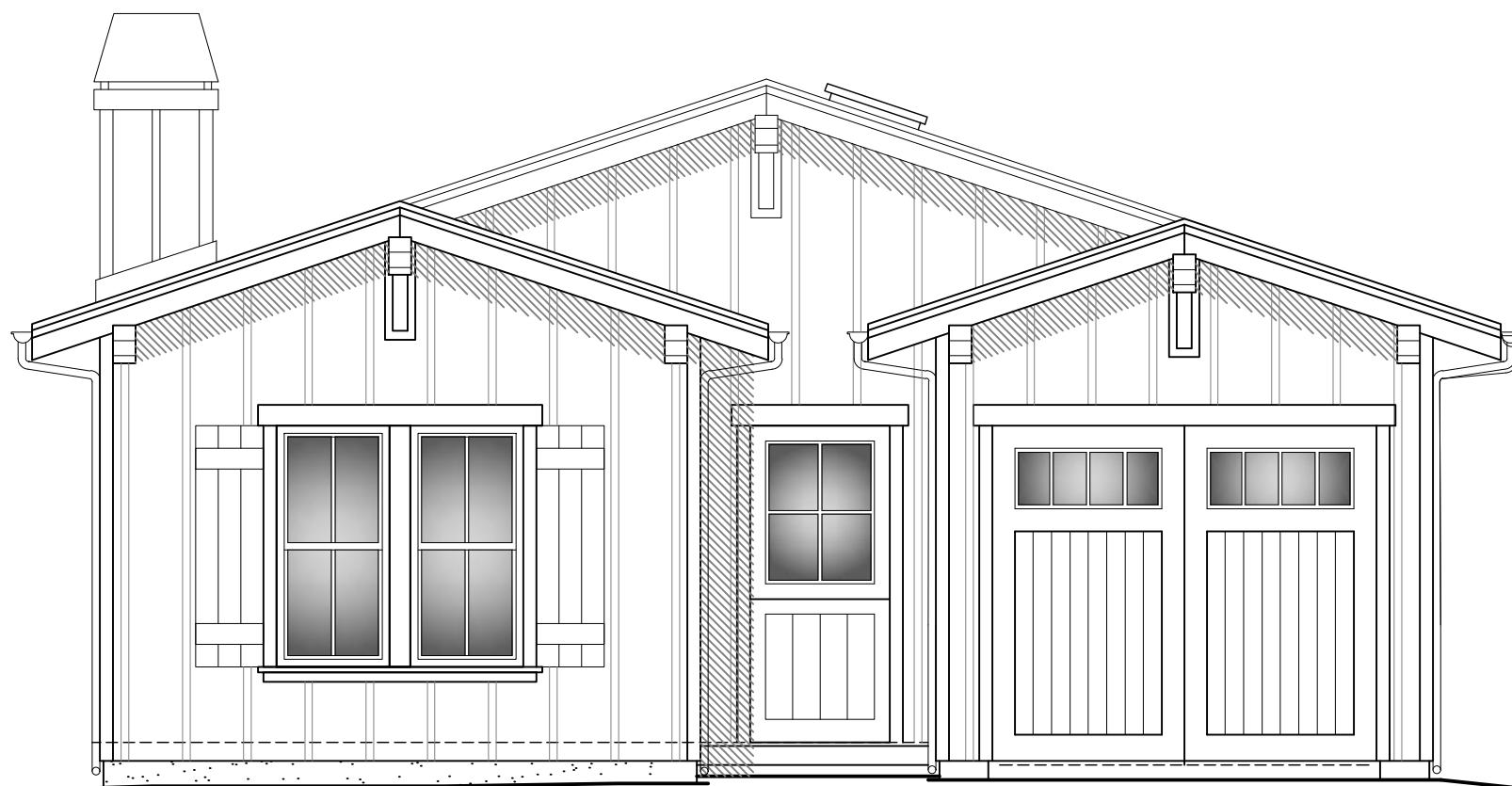
ELEVATIONS

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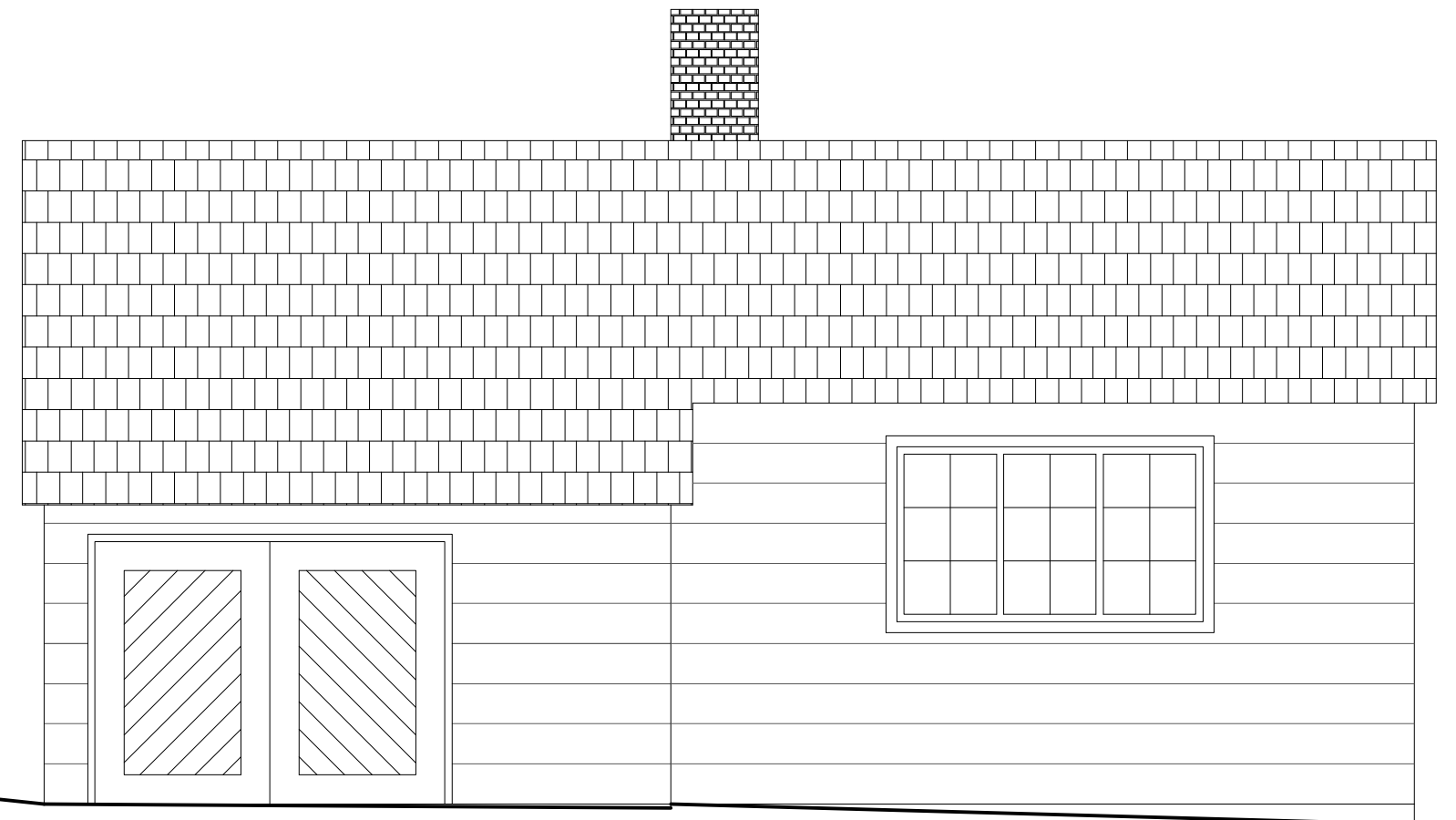
A4.1



ADJACENT RESIDENCE (NORTH)



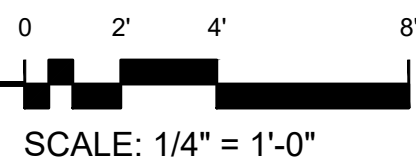
PROPOSED RESIDENCE



ADJACENT RESIDENCE (SOUTH)

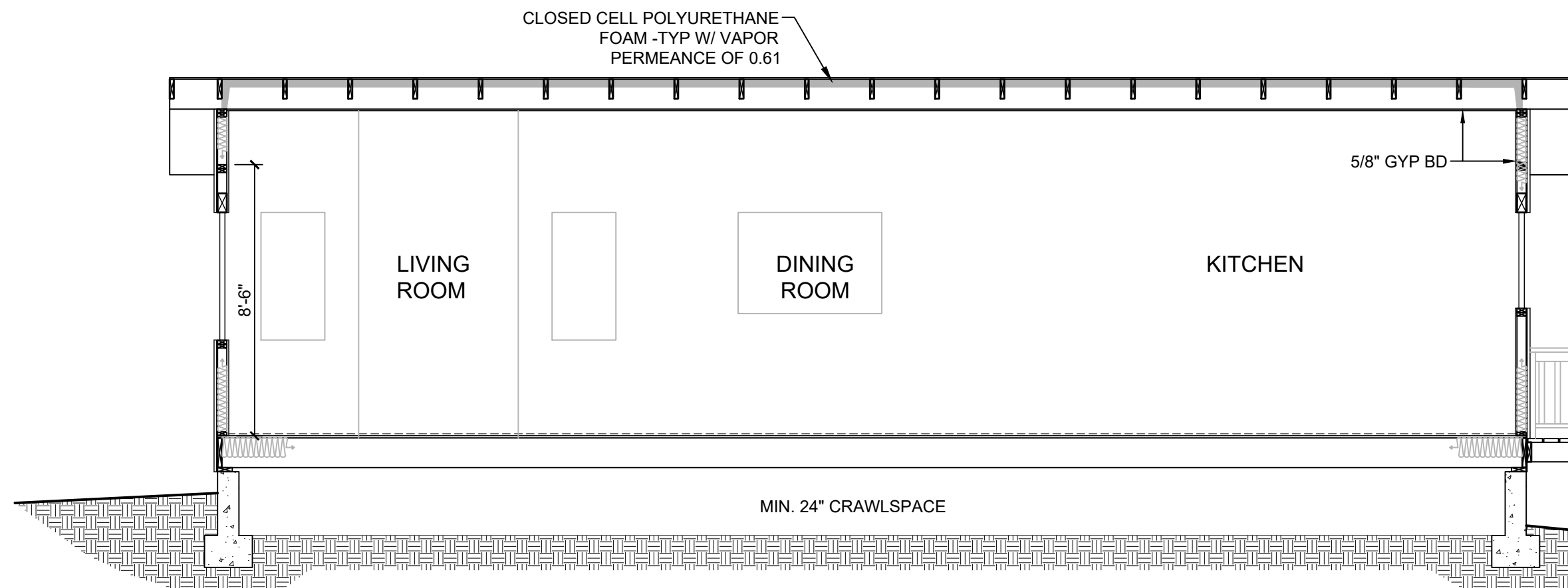
1 PROPOSED STREETScape

1/4" = 1'-0"



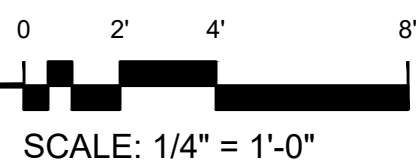
SCALE: 1/4" = 1'-0"

Attachment 4

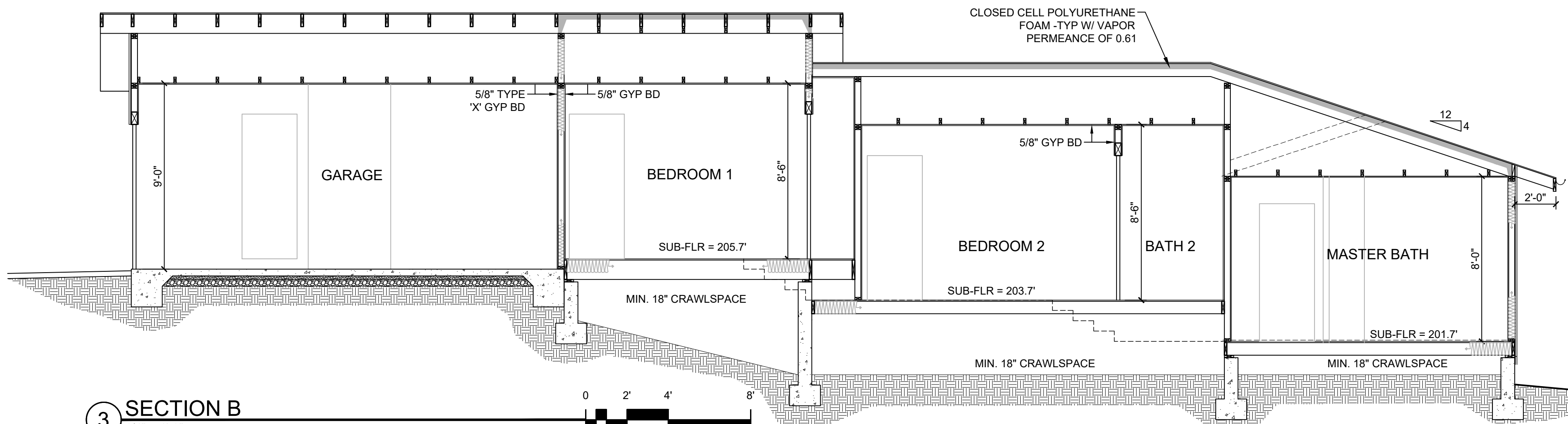
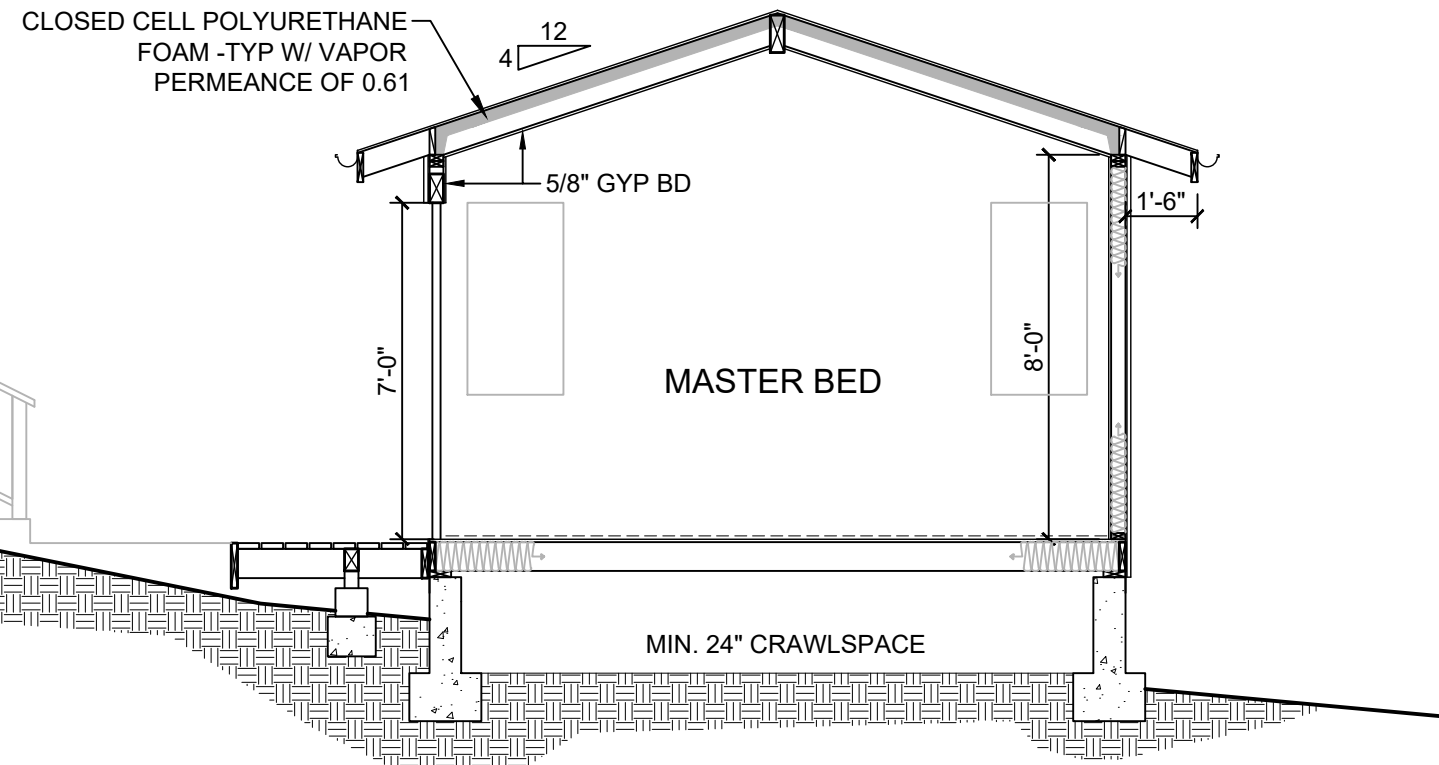


2 SECTION A

1/4" = 1'-0"

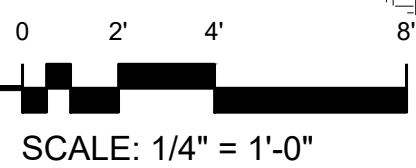


SCALE: 1/4" = 1'-0"

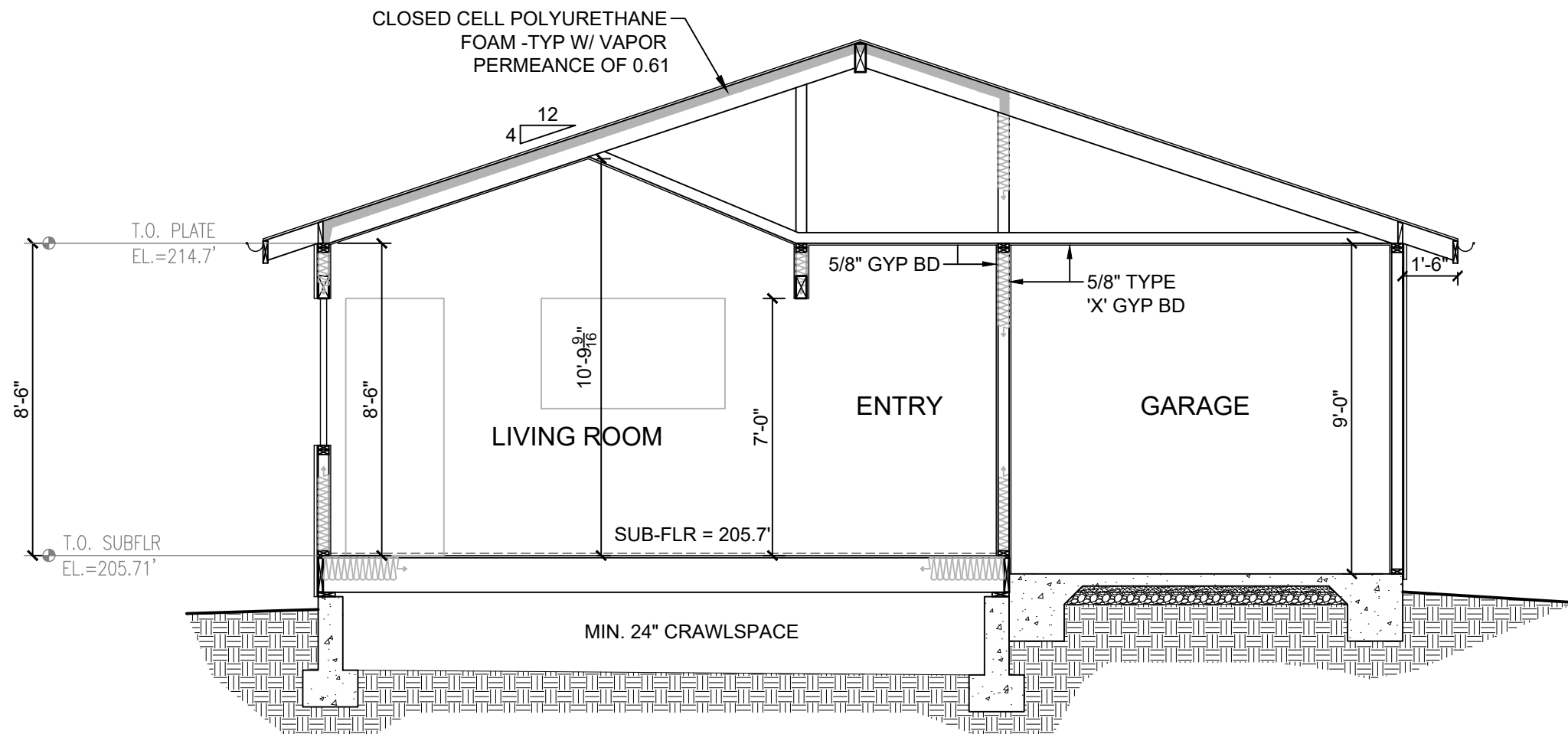


3 SECTION B

1/4" = 1'-0"

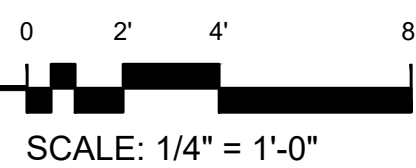


SCALE: 1/4" = 1'-0"



4 SECTION C

1/4" = 1'-0"



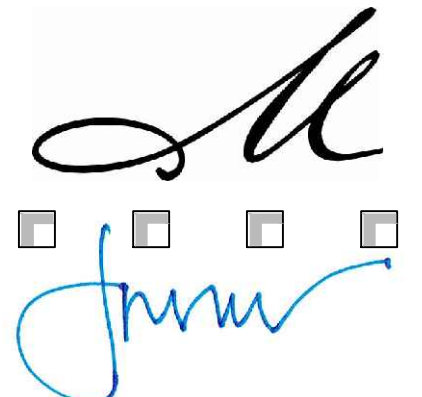
SCALE: 1/4" = 1'-0"

PROJECT NAME:

NEW RESIDENCE
AT JUNIPERO 6
NE OF 8TH

JUNIPERO 6 NE OF 8TH
CARMEL, CA 93923

APN: 010-084-018



MOORE DESIGN Inc.
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

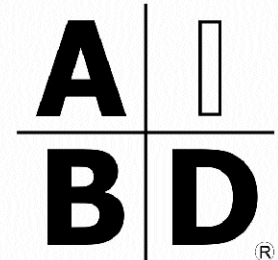
225 CANNERY ROW, SUITE 1
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
TRACK 2 SUBMITTAL	3-4-2022
TRACK 2 RE-SUBMITTAL	5-9-2022
VOLUME STUDY	7-11-2022
TRACK 2 RE-SUBMITTAL	11-1-2022

PRINT DATE: 11/1/2022

MEMBER



AMERICAN INSTITUTE of
BUILDING DESIGN

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Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

SHEET TITLE:

BUILDING
SECTIONS

SHEET NUMBER:

A5.1

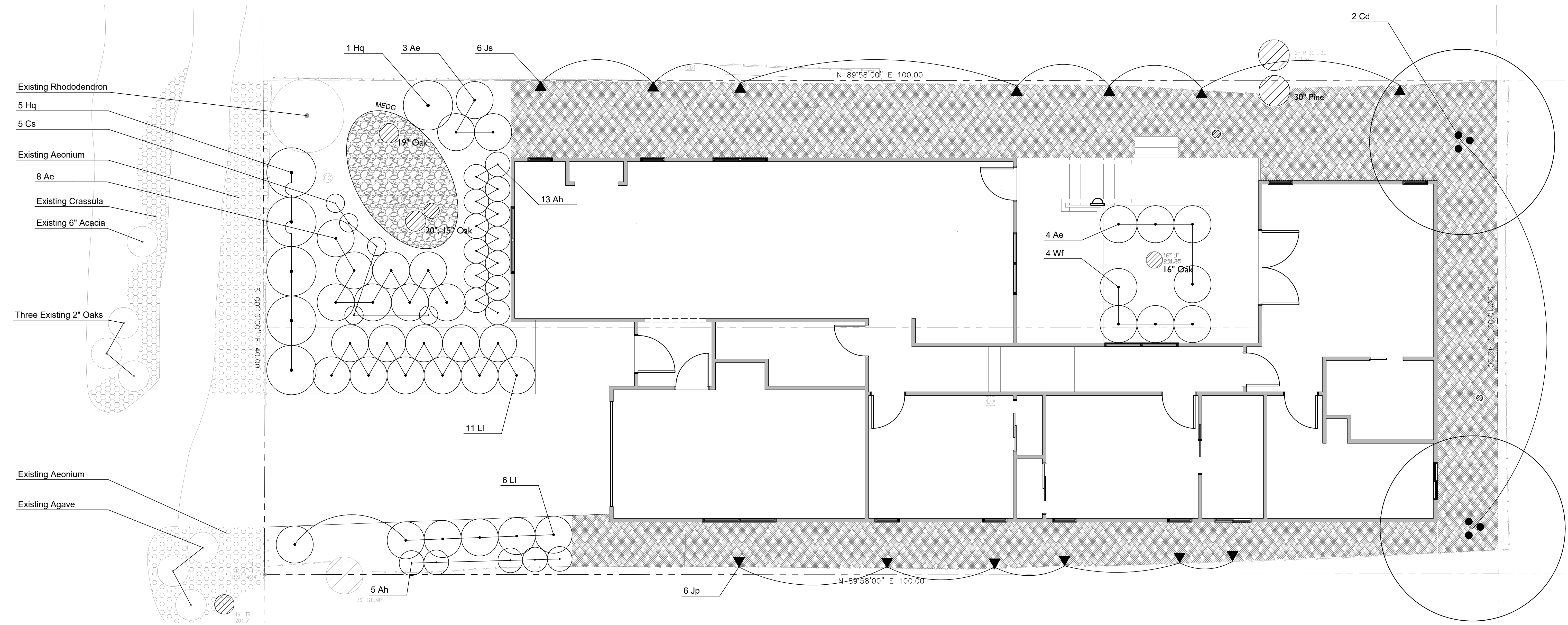
PROJECT NAME:

NEW RESIDENCE
AT JUNIPERO 6 NE
OF 8TH

PROJECT ADDRESS:

UNIPERO 6 NE OF 8TH
CARMEL, CA 93923

APN: 010-084-018



PLANT IMAGES



Cedrus deodara
Deodar Cedar



Anemone 'Honorine Jobert'
Japanese Anemone



Arctostaphylos 'Emerald Carpet'
Emerald Carpet Manzanita



Calandria spectabilis
Rock Purslane



***Hydrangea quercifolia* 'Pee Wee'**
Pee Wee Oak Leaf Hydrangea



Jasminum polyanthum
Pink Jasmine



***Lomandra longifolia* 'Breeze'**
Dwarf Mat Rush



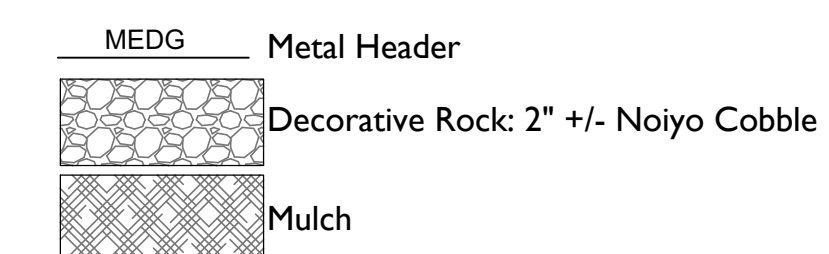
Woodwardia fimbriata
Giant Chain Fern

GENERAL NOTES

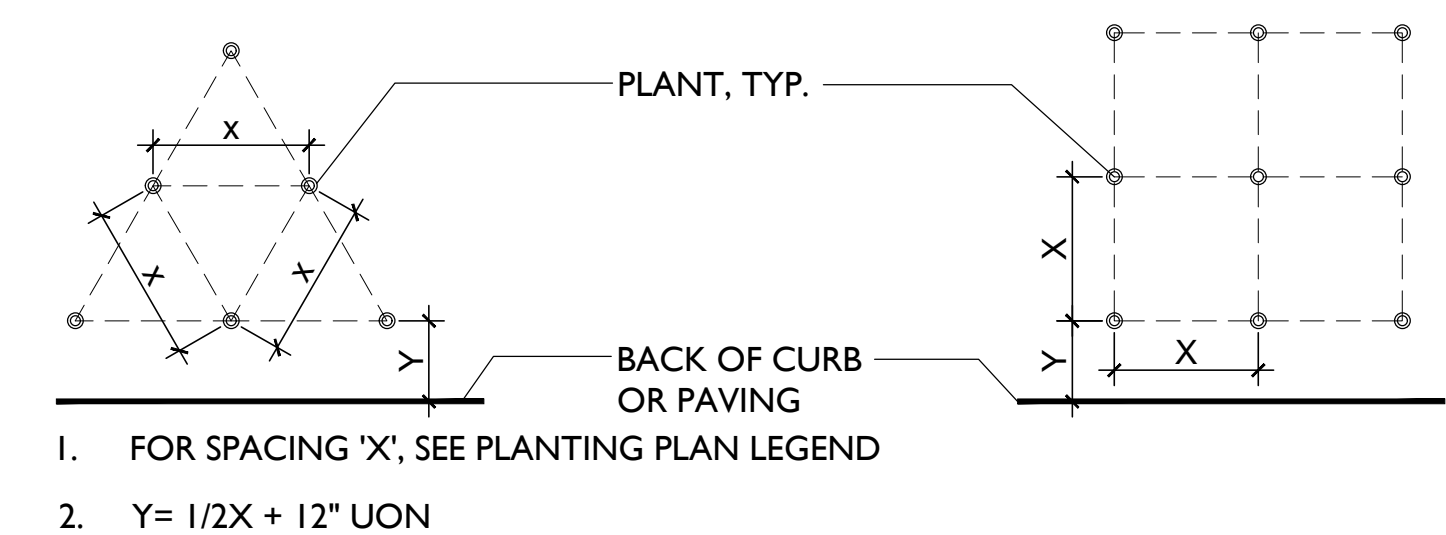
1. All planting areas to be treated with a pre-emergent herbicide prior to beginning planting.
2. Contractor to obtain soil analysis prior to beginning of planting and to prepare, amend and fertilize existing soil following recommendations in the soil analysis. Prepare, amend, and fertilize existing soil.
3. Pre-mix amendments to 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.
4. Stake all trees with minimum 6' tall lodgepole stakes, following standard nursery practices.
5. 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.
6. Compost: Compost minimum of 4 cubic yards per 1,000 sq. ft. of permeable area tilted to a depth of 6".
10. 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.
11. Irrigation system to have a dedicated backflow preventer and master shut off valve at the point of connection.
12. 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.
13. Manual-shut-off valve shall be installed as close as possible to the point of connection and at valve manifolds.
14. Irrigation valves to correspond to hydrozone limits.
15. Irrigation system to be a design build. All shrub areas to be drip irrigated.

PLANT LEGEND

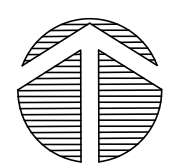
*WUCCODE	BOTANICAL NAME		COMMON NAME	SIZE
	<u>Trees</u>			
L	Cd	Cedrus deodara	Deodar Cedar	15 Gal.
	<u>Shrubs</u>			
M	Ah	Anemone 'Honorine Jobert'	Japanese Anemone	1 Gal.
L	Ae	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal.
L	Cs	Calandria spectabilis	Rock Purslane	1 Gal.
M	Hp	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oak Leaf Hydrangea	5 Gal.
M	Jj	Jasminum polyanthum	Pink Jasmine	1 Gal.
L	Ll	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 Gal.
M	Wf	Woodwardia fimbriata	Giant Chain Fern	1 Gal.



PLANT SPACING AND PLANTING SETBACK DIAGRAM



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



ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2022-13

DATE: 04/28/2022

REVISIONS:

DATE	DESCRIPTION
------	-------------

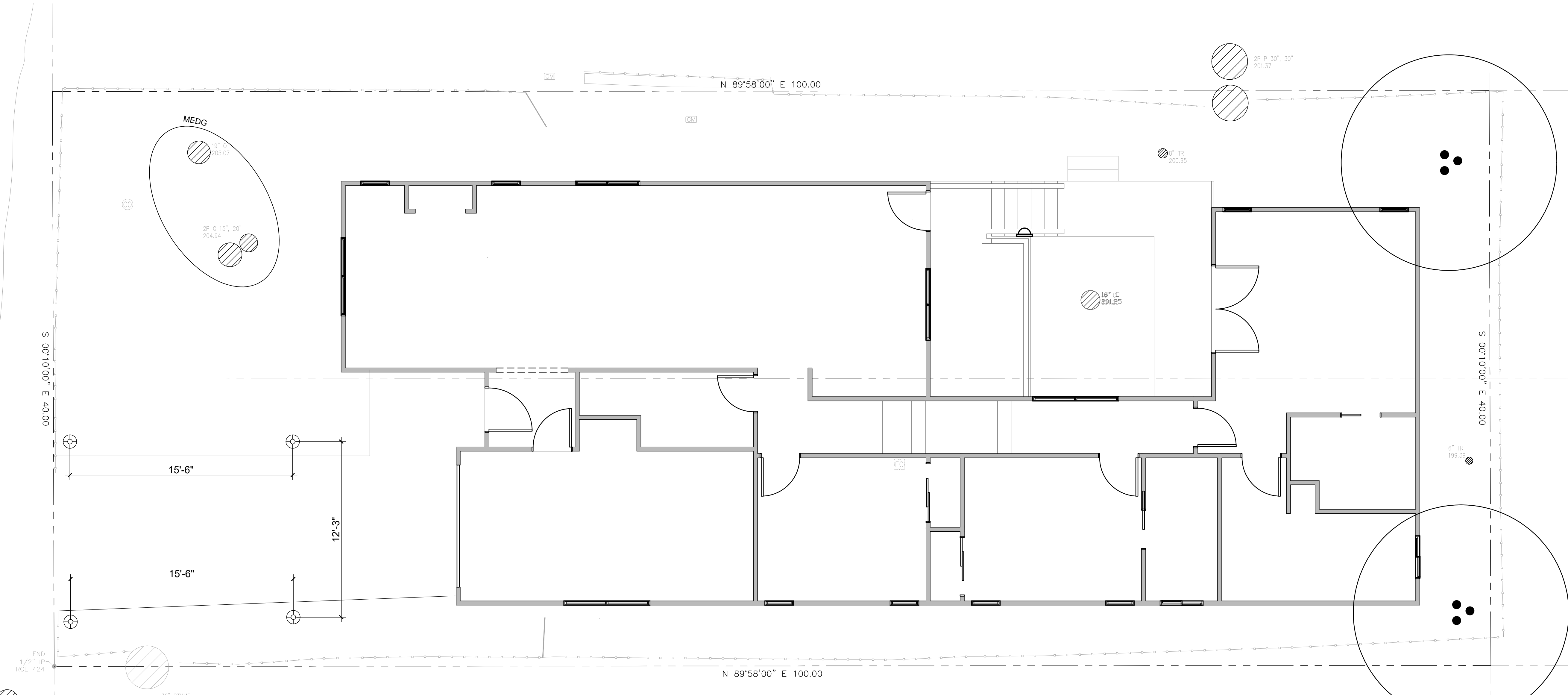
SHEET NAME:

Planting Plan

SHEET NO:

PROJECT NAME:
**NEW RESIDENCE
AT JUNIPERO 6 NE
OF 8TH**

PROJECT ADDRESS:
JUNIPERO 6 NE OF 8TH
CARMEL, CA 93923
APN: 010-084-018





Model: **SPI-SK18-PETITE**
Finish: Matte Bronze

Forever Bright
Attachment 4
SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

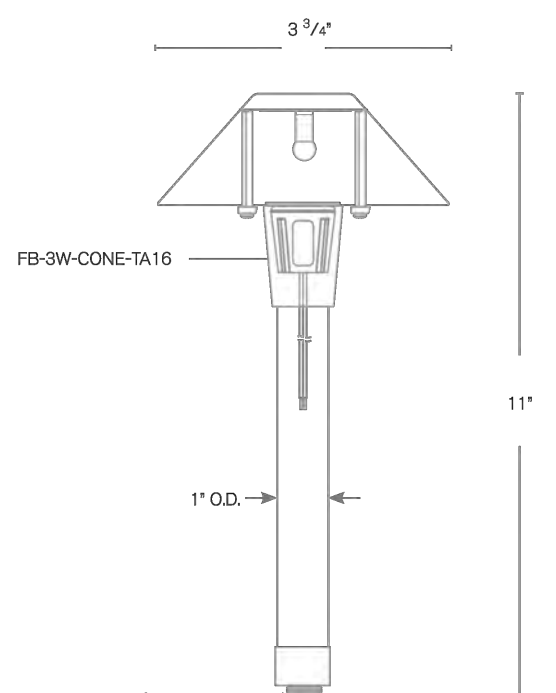
Electrical: Available in 8-15V

Labels: ETL Standard Wet Label C-ETL

Path / Area Light

DESCRIPTION

Model#: SPJ-SK18-PETITE
Material: Solid Brass
Electrical: 8-15V
Engine: FB-3W-Cone-TA16
Lumens: 200
Color Temp: 2700 K
Mounting: 1/2" NPT, Dual Fin Spike Incl.
LED: Nichia



FB-3W-CONE-TA16

ETL Wet Listed

MADE IN USA

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-SK18-PETITE	MBR	3W	200	2700K	8-15V

V = Verde GM = Gun Metal
M = Moss S = Black
AG = Aged Brass R = Rusty
MBR = Matte Bronze PVP = PVD Polished
RC = Raw Copper PVD = PVD Satin

WWW.SPJLIGHTING.COM



Model: **SPIJ18-03**

Forever Bright
SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

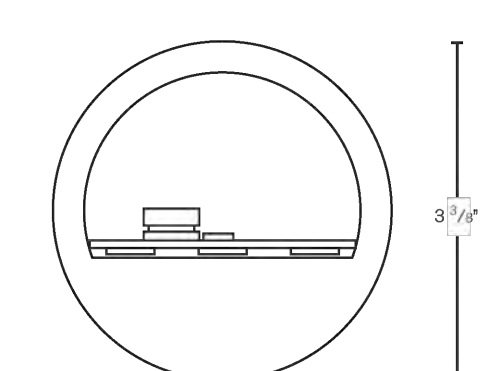
Electrical: Available in 9-15V

Labels: ETL Standard Wet Label C-ETL

Surface Mount

DESCRIPTION

Model#: SPJ18-03
Material: Solid Brass
Engine: FB-MM1-TA-1W-LED
Color Temp: 2700K
Electrical: 9-15V



FB-MM1-TA-1W-LED

ETL Wet Listed

MADE IN USA

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ18-03	PVDS	2W	125	2700K	9-15V

V = Verde GM = Gun Metal
M = Moss S = Black
AG = Aged Brass R = Rusty
MBR = Matte Bronze PVP = PVD Polished
SB = Satin Brass PVD = PVD Satin

WWW.SPJLIGHTING.COM

FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	LUMENS	COMMENTS
☉	Drive Light	SPJ-SK18-PETITE	3W	200 Lumens See	1/L-1.1
☾	Wall Light	SPJ18-03	2W LED	125 Lumens See	2/L-1.1

GENERAL NOTES

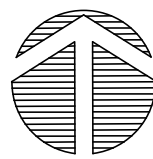
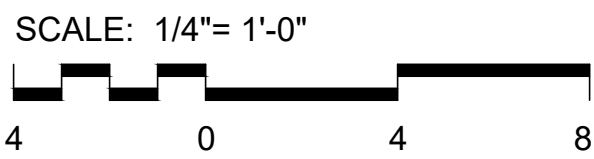
- All site lights to be spaced a minimum of 10' apart.
- Landscape lights to be mounted no higher than 18" above the ground.
- Site lights shall be less than 15 watts per fixture, approximately 225 lumens.

LAMP WATTAGE TO LUMEN OUTPUT

INCANDESCENT BULB	LED BULB	LUMENS
25 W	3 - 5W	250
40 W	6 - 9W	450
60 W	8 - 15W	800
75 W	12 - 17W	1100
100 W	15 - 19W	1600
125 W	20 - 25W	1850
150 W	Up to 30W	2600



FINISH



SHEET NAME:

Lighting Plan

SHEET NO:



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

January 11, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Suray Nathan, Assistant Planner

APPROVED BY: Brandon Swanson, Community Planning and Building Director

SUBJECT: **DS 22-315 (Dearborn):** Consideration of a Concept Design Study, DS 22-315 (Dearborn), for the full exterior renovation and addition of a 310-square-foot, second-story addition and 200-square-foot garage to an existing 1,336-square-foot, single-story single-family residence with a carport located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) District. APN 010-158-005

Application: DS 22-315 (Dearborn)

APN: 010-158-005-000

Block: 115

Lot: 9

Location: Dolores Street 4 southwest of 10th Avenue

Applicant: Claudio Ortiz, Architect

Property Owner: John & Danielle Dearborn

Executive Summary:

The applicant is proposing the addition of a second-story, detached garage, and the full renovation of the exterior materials for an existing single-story residence with a carport. The proposed project would also require the removal of one non-significant tree.

Recommendation:

Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) accepting the Concept Design Study with conditions for the full exterior renovation and addition of 310 square-foot second-story addition and 200 square foot garage to an existing 1,336-square-foot single-story single-family residence with a carport located on Dolores Street 4 southwest of 10th Avenue in the Single-Family Residential (R-1) Zoning District. APN: 010-158-005-000.

Background and Project Description:

The project site is a 4,000 square-foot lot located on Dolores Street 4 southwest of 10th Avenue and allowed a base floor area of up to 1,800 square-feet. The property contains an existing nonconforming

composite side-yard setback of 6' where 10' is required, a single-story 1,336 square-foot residence, and a 216 square-foot detached carport. The applicant proposes additions totaling 310 square-feet and constructing a 200 square-foot detached garage outside the front yard setback.

The applicant proposes replacing horizontal wood shingles with vertical cedar wood siding and integrating stone veneers at the front elevation. In addition, the existing wood shingle roof is proposed to be replaced with a new dark bronze metal roof, and the existing aluminum-clad divided light windows will be replaced with an aluminum-clad divided light window by Sierra Pacific. The project also proposes the addition of a new second-story 53-square-foot deck on the west elevation and site coverage modifications throughout to bring the property into compliance.

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

Staff Analysis:

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

Staff Response: The site contains 4 trees in total – according to the City Forester's Report, there are 3 significant trees, 2 of which are upper canopy Monterey Pine, one lower canopy Coast Live Oaks, and one unidentified non-significant tree. The unidentified non-significant tree is proposed to be removed as part of the project and will require approval of a tree removal permit. The applicant has applied for a tree removal permit (TR 22-176). However, the application is pending review. The second-story addition and the detached garage construction will not affect the structural root zone of the 3 significant trees on site.

The City Forester recommends planting one upper canopy tree, and the applicant has proposed planting two (2) Eastern White Pine trees. However, the applicant has not provided the botanical name to determine if the Eastern White Pine is an upper or lower-canopy tree. Draft Condition No. 1 requires that the applicant provide the botanical name of the Eastern White Pine to determine if it is an upper or lower canopy tree to comply with the City's Municipal Code's Recommended Tree Density standards. In addition, Forester's Standard Conditions of Approval regarding tree protection and excavation around trees will be included as part of the resolution for final approval at the Final Details Review.

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

Staff Response: Staff has not identified any significant privacy impacts associated with the project, nor has Staff received correspondence from the neighbors regarding view impacts.

As part of the project, a 53-square-foot second-story deck is proposed on the west elevation. However, there appear to be minimal potential privacy issues from the upper-level deck for the neighbor to the west and south due to the distance from the deck to the property line. The new deck is setback 19'-4" from the rear (west) property line, and it is 32'-7" from the rear wall of the west neighbor's house and 15'-6" from the southern property line. The deck is screened to the north by the stairway that leads to the second-floor addition. Additionally, the deck overlooks neighboring roofs to the west, and the first-floor roof ridge on the

south elevation might act as a natural screen for the neighbor to the south (Attachment 3, A1.3). Staff has not received correspondence from the neighbors regarding view impacts.

The proposed second-floor addition at the south elevation will have no windows; the north elevation will have one window for the primary bathroom; the east elevation will have one window and one divided light glass door: one-hallway window, one door from the second-floor primary bedroom that opens to a small balcony, and the west elevation will have two windows and one divided light glass doors: one bathroom window, one stairway window, one door from the second-floor primary bedroom that opens onto a 53 square foot deck (Attachment 3, Sheet A6.0).

The project is consistent with the Design Guidelines pertaining to privacy and views.

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

Staff Response: A 310-square-foot second-story addition to a 1,336-square-foot single-story residence will significantly add mass and bulk. However, the mass and bulk are in scale with adjacent homes and appropriate for the site. The second-story addition is also stepped back on the north and west elevation to meet the current composite side-yard setback standards. Therefore, the increase in mass is primarily located at the front elevation. The proposed addition would increase the floor area to the maximum allowable square footage of 1,800 square feet, including constructing a 200-square-foot detached garage.

The proposed residence is compliant in terms of ridge and plate height throughout. The two-story portion of the residence at its highest point is proposed to be 17'-9" tall (24' maximum allowed) and has a plate height of 16'-2" (18' maximum allowed). The single-story part of the house has a proposed ridge height of 14'-2" (18' maximum allowed) and a plate height of 11'-7" (12' maximum allowed). Therefore, the proposed residence is within the allowable plate and ridge height. The applicant also proposes a detached garage outside the front yard setback, located 15'-6" from the front property line. The Residential Design Guidelines 7.1 encourage the use of a detached garage to break up the mass of the primary residence.

As conditioned, the project meets the design guideline objectives for mass and bulk.

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

Staff Response: The roof is proposed to change from wood shingle to a bronze-colored metal roof and from a hip roof to a gable roof. The new roofing on the existing portion of the house will maintain the 4:12 pitch throughout, and the proposed second-story addition would be pitched at 4:12.

Residential Design Guideline 8.1 states, the building form should be simple, and the roof form should be composed of just a few planes. Residential Design Guideline 8.3 states using simple roof forms and limiting the number of subordinate attachments, such as dormers, to avoid a cluttered design. In addition, residential Design Guideline 8.1 states, roof eave lines should appear low in scale.

The first-story roof form comprises of two parallel gable roofs that run east to west, and the second-story gable roof form has four projecting dormers that run north to south, connecting the two single-story parts of the house. The four projecting gabled dormers on the second-story addition give the building an uneven and exaggerated scale. Furthermore, the gable roof sections on the first-story portion have a shed-form roof

due to the proposed second-story addition being built on top of the roof. In addition, the proposed eave of the dormers at the front elevation appears prominent and not to scale, making the roof line appear uneven and complex (Attachment 3, A6.0 & A7.0). Hence, the entire roof form appears cluttered from street level due to the various roof elements. Therefore, draft Recommendation/Condition No. 2 requires the applicant to evaluate and modify the number of subordinate roof elements by reducing the number of dormers and simplifying the eave lines on the east elevation.

The conditioned project meets the design guideline objectives for building and roof forms.

Skylights:

Residential Design Guideline 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*

Residential Design Guideline 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 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.*

Staff Response: The applicant proposes the removal of 5 of the 8 existing skylights - 3 at the north elevation (side) and 2 at the east elevation (side), and the addition of one skylight on the west elevation (side) measuring 24" by 24." The proposed 24' x 24' skylight faces the rear and is non-obtrusive, as depicted in the elevation and roof plan. Draft Condition of Approval No. 3 requires that the skylight shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. In addition, manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. As conditioned, the project would meet the design guideline objectives for skylights.

Site Coverage: CMC Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000-square-foot lot, the maximum allowed base floor area is 1,800 square feet, and the maximum amount of site coverage allowed is 396 square feet. If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to 4% of the site area (160 square feet) may be allowed for use in a single driveway of up to nine feet in width.

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

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

Staff Response: The project site is allowed 556 square feet of site coverage if 50% or more is permeable. To increase floor area, the applicant has reduced site coverage from 862 square feet to 550 square feet.

Therefore, the project will be consistent with CMC 17.48.080(A) and CMC 17.10. 030.C pertaining to site coverage.

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

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

Staff Response: The applicant proposes two exterior light fixtures, one by Hampton Bay and the other by World Imports. The Hampton Bay fixture is copper colored, and the one by World Imports is an antique copper, and both the fixtures are shielded and direct light downwards. In addition, the applicant proposes installing bulbs with a 150 lumens output for both. (Attachment 3, A9.0). Therefore, the project will be consistent with Carmel Municipal Code Section 15.36.070.B.1 and Residential Design Guidelines 11.8 pertaining to exterior lighting.

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

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

Considerations for Final Details: Prior to the final details review, Staff is requesting the Planning Commission consider the appropriateness of certain design elements:

Metal Roof: The application proposes a metal roof to replace the existing wood shingle. With respect to roof materials, the Residential Design Guidelines State:

Residential Design Guideline 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 color and texture similar to wood shingles may be considered on some architectural styles characteristic of more recent eras.*
- *Metal, plastic, and glass roofs are inappropriate in all neighborhoods.*

The submitted roof material does not fit with the neighboring properties, and the subject house will be the third metal roof within the neighborhood. However, the south, north, and east neighbors have wood shingle roofs. Furthermore, the proposed Taylor brand metal roof in dark bronze does not have a matte finish and is not non-reflective as the previous metal roofs approved by the Planning Commission.

Therefore, staff recommends the proposed metal roof for the project be changed to an alternative roof material. Draft Condition/recommendation No. 4 stipulates an alternative to the metal roof that is wood

shingles or a roofing material that mimics wood shingles and is in keeping with the Carmel Residential Design Guidelines.

If the Planning Commission wishes to support a metal roof for the project, Draft Condition No. 5 states that the applicant proposes a metal roof with a matte finish and is non-reflective.

Stone Veneer: The application is proposing veneer as a design treatment for the street façade. With respect to stonework, the Residential Design Guidelines State:

- *The use of stone on the full exterior of building elements is encouraged. However, using stone only on one elevation, the street facade, for example, is discouraged (RDG 9.10).*

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

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

Staff Response: The use of the stone veneer only on the street façade is discouraged, and Draft Condition/recommendation No. 6 requires that the application of the stone veneer be authentic and be used throughout the four sides of the building to maintain consistency and not a design treatment to just the street facade. As conditioned, the project would meet the design guideline objectives of authentic building material application.

Design: The City's Residential Design Guidelines encourage buildings to remain simple in their form and details. The applicable section is as follows:

Residential Design Guideline 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 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.*

The proposed project is an overly complex design when viewed either from the street or a neighboring site. It is inconsistent with the Residential Design Guidelines related to the building form.

The use of four (4) different materials (metal, wood, stone, & iron), the vertical lines of the cedar wood siding and the metal roof, the off-centered double dormers with prominent eave at the front elevation, wrought iron guardrail on the Juliette balcony, second-floor decorative flower box, and the stone veneer at the front elevation add to the visual complexity and excessive details that the Residential Guidelines speaks against. Therefore, draft Condition/recommendation No. 7 an alternative design that avoids overly ornate details and does not contrast strongly within a single building or neighboring buildings.

Other Project Components:

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

Attachment 1 - Resolution

Attachment 2 – Data Table

Attachment 3 - Project Plan (Dearborn)

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

PLANNING COMMISSION RESOLUTION NO. 2022-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA) ACCEPTING
THE CONCEPT DESIGN STUDY WITH CONDITIONS FOR THE FULL EXTERIOR RENOVATION AND
ADDITION OF 310 SQUARE-FOOT SECOND-STORY ADDITION AND 200 SQUARE FOOT GARAGE TO AN
EXISTING 1,336-SQUARE-FOOT SINGLE-STORY SINGLE-FAMILY RESIDENCE WITH A CARPORT LOCATED
ON DOLORES STREET 4 SOUTHWEST OF 10TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1)
ZONING DISTRICT. APN: 010-158-005**

WHEREAS, Claudio Ortiz (“Applicant”) submitted an application on behalf of John & Danielle Dearborn (“Owners”) requesting the approval of a Design Study “DS 22-315” described herein (“Application”); and

WHEREAS, project site is comprised of a 4,000 square-foot lot of record located at Dolores Street 4 southwest of 10th Avenue; and

WHEREAS, the site is currently developed with an existing 1,336 square foot single-family residence with a 216 square foot detached carport; and

WHEREAS, the applicant is seeking approval of a Design Study application for the full exterior renovation and addition of 310 square-foot second-story addition and 200 square foot garage to an existing 1,336-square-foot single-story single-family residence with a carport; and

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

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

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

WHEREAS, a notice of the public hearing was published on December 30, 2022, 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 January 11, 2023, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony on the conceptual design of the project in accordance with CMC 17.58.040.B; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its January 11, 2023 hearing, including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

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

WHEREAS, pursuant to CEQA regulations, the Application be found "not be a project" pursuant to section 15378 of the CEQA Guidelines; and

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE		
For each of the required design study findings listed below, staff has indicated whether the concept plans submitted, or as recommended to be conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan, and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development	✓	

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study (DS 22-315, Dearborn) for a 310 square-foot net addition to an existing residence located on Dolores Street 4 southwest of 10th Avenue (APN 010-158-005), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions		
No.		
1.	Tree Planting Required. Prior to the final details review, the applicant shall provide the botanical name of Eastern White Pine to determine if it is an upper or lower canopy tree to comply with the City's Municipal Code's Recommended Tree Density standards.	✓
2.	Roof form. Prior to the final details review, the applicant shall evaluate the number of subordinate roof elements as reducing the number of dormers and simplifying the eave lines on the east elevation.	✓
3.	Skylight. The skylight shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.	✓
4.	Roof Material. Prior to the final details review, the applicant shall provide an alternative to the metal roof.	✓
5.	Metal Roof. Prior to the final details review, the applicant shall provide a metal roof that is non-reflective and has a matte finish.	✓
6.	Stone Veneer. Prior to the final details review, the applicant shall show on the elevation plan that the stone veneer application is authentic and be used throughout the four sides of the building to maintain consistency and not a design treatment to just the street facade.	✓
7.	Design. Prior to the final details review, the applicant shall provide a design that avoids visual complexity and excessive details that does not contrast strongly within a single building or neighboring buildings.	✓

*Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

**PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA
this 11th day of January 2023, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR AN 4,000 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,552 SF (39%)	1,800 SF (45%)
Site Coverage	396 SF/556 SF	215 SF/647 SF 862 SF (total)	153 SF/397 SF 550 SF (total)
Trees (Upper/Lower)	3/1	2/1	2/3
Ridge Height (1 st /2 nd)	18'/24'	15'-5" / N/A	14'-2"/17'-9"
Plate Height (1 st /2 nd)	12'/18'	11'-7" / N/A	11'-7"/16'-2"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	15'	15'
Composite Side Yard	10' (25%)	6' (15%)	6' (15%)
Side Yard	3'	3'	3'
Rear	15'/3'*	3'	No Change

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

Dearborn Residence

Remodel
Carmel-By-The-Sea, California
APN: 010-158-005-000



EAST ELEVATION

SHEET INDEX

ARCHITECTRAL

- A1.0 COVER SHEET & GENERAL NOTES
- C1.0 DRAINAGE PLAN
- A1.1 TOPOGRAPHIC SITE SURVEY
- A1.2 SITE PLAN EXISTING
- A1.3 SITE PLAN PROPOSED
- A1.4 PRELIMINARY SITE ASSESSMENT
- A1.5 PRELIMINARY SITE ASSESSMENT
- A2.0 DEMO FLOOR PLAN
- A2.1 FLOOR PLAN (EXISTING)
- A3.0 ELEVATIONS (EXISTING)
- A4.0 ROOF PLAN (EXISTING)
- A5.0 MAIN LEVEL FLOOR PLAN (PROPOSED)
- A5.1 UPPER FLOOR PLAN (PROPOSED)
- A6.0 ELEVATIONS (EXISTING)
- A7.0 ROOF PLAN (PROPOSED)
- A8.0 WINDOW & DOOR SCHEDULE
- A9.0 MATERIALS
- A10.0 STREET SCAPE
- A11.0 VOLUME ANALYSIS
- L1.0 LANDSCAPE PLAN

HEIGHT LIMITS AND SETBACKS

HEIGHT		
MAIN DWELLING	EXISTING	PROPOSED
ONE STORY RIDGE HEIGHT	60.5'	58.8'
TWO STORY RIDGE HEIGHT	N/A	65.9'
LOWER LEVEL PLATES	11.6'	11.6'
UPPER LEVEL PLATES	N/A	18.0'
GARAGE/CARPORT		
ONE STORY RIDGE HEIGHT	58.2'	58.2'
LOWER LEVEL PLATES	8'-0"	8'-0"
SETBACKS		
MAIN DWELLING	EXISTING	PROPOSED
NORTH SIDE	3'-2"	3'-2"
SOUTH SIDE	3'-0"	3'-0"
WEST SIDE	3'-0"	3'-0"
EAST SIDE	38'-1"	38'-1"
GARAGE/CARPORT		
NORTH SIDE	25'-0"	26'-2"
SOUTH SIDE	3'-6"	3'-6"
WEST SIDE	65'-3"	64'-6"
EAST SIDE	15'-6"	15'-6"

PROJECT DATA

FLOOR AREA	1,800.0 SQ.FT.		45.0%
	EXISTING	PROPOSED	
MAIN HOUSE	1,336.0 SQ.FT.	1,290.0 SQ.FT.	
UPPER LEVEL	0.0 SQ.FT.	310.0 SQ.FT.	
DETACHED CARPORT	216.0 SQ.FT.	N/A	
DETACHED GARAGE	N/A	200.0 SQ.FT.	
TOTAL GROSS FLOOR AREA:	1,552.0 SQ.FT.	38.9% 1,800.0 SQ.FT.	45.0%

SITE COVERAGE (PATIOS, WALKWAYS & DRIVEWAY)	
LAND COVERAGE ALLOWED	396.0 SQ.FT. 22.0% of F.A.R.
BONUS SITE COVERAGE	160.0 SQ.FT. 4.0% of SITE
TOTAL COVERAGE ALLOWED	556.0 SQ.FT. 13.9 %

IMPERVIOUS COVERAGE:	EXISTING	PROPOSED
WEST UPPER DECK	N/A	0.0 SQ.FT.
BRICK STEP	55.0 SQ.FT.	0.0 SQ.FT.
EAST STONE WALKWAY	75.0 SQ.FT.	0.0 SQ.FT.
EAST BRICK ENTRY WALKWAY	85.0 SQ.FT.	153.0 SQ.FT.
TOTAL IMPERVIOUS COVERAGE	215.0 SQ.FT. 5.4%	153.0 SQ.FT. 3.8%

PERVIOUS COVERAGE:	EXISTING	PROPOSED
WEST WD STAIRS	9.0 SQ.FT.	9.0 SQ.FT.
WEST WD DECK	240.0 SQ.FT.	240.0 SQ.FT.
TRASH AREA	21.0 SQ.FT.	0.0 SQ.FT.
SOUTH PATIO	229.0 SQ.FT.	0.0 SQ.FT.
DRIVEWAY	148.0 SQ.FT.	148.0 SQ.FT.
TOTAL PERVIOUS COVERAGE	647.0 SQ.FT. 16.2%	397.0 SQ.FT. 9.9%

TOTAL SITE COVERAGE	862.0 SQ.FT. 21.6%	550.0 SQ.FT. 13.8%
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VOLUME ANALYSIS

MAIN DWELLING			
ONE STORY PITCHED ROOF	1,240.0 SQ.FT. X12	14,880.0 CU.FT.	
ONE STORY FLAT ROOF	50.0 SQ.FT. X11	550.0 CU.FT.	
TWO STORY PITCHED ROOF	310.0 SQ.FT. X11	3,410.0 CU.FT.	
TOTAL ALLOWED		18,840.0 CU.FT.	100.0%
VOLUME PROPOSED		18,529.1 CU.FT.	98.3%
GARAGE (DETACHED)			
ONE STORY PITCHED ROOF	200.0 SQ.FT. X12	2,400.0 CU.FT.	
TOTAL ALLOWED		2,400.0 CU.FT.	100.0%
VOLUME PROPOSED		1,872.9 CU.FT.	78.0%

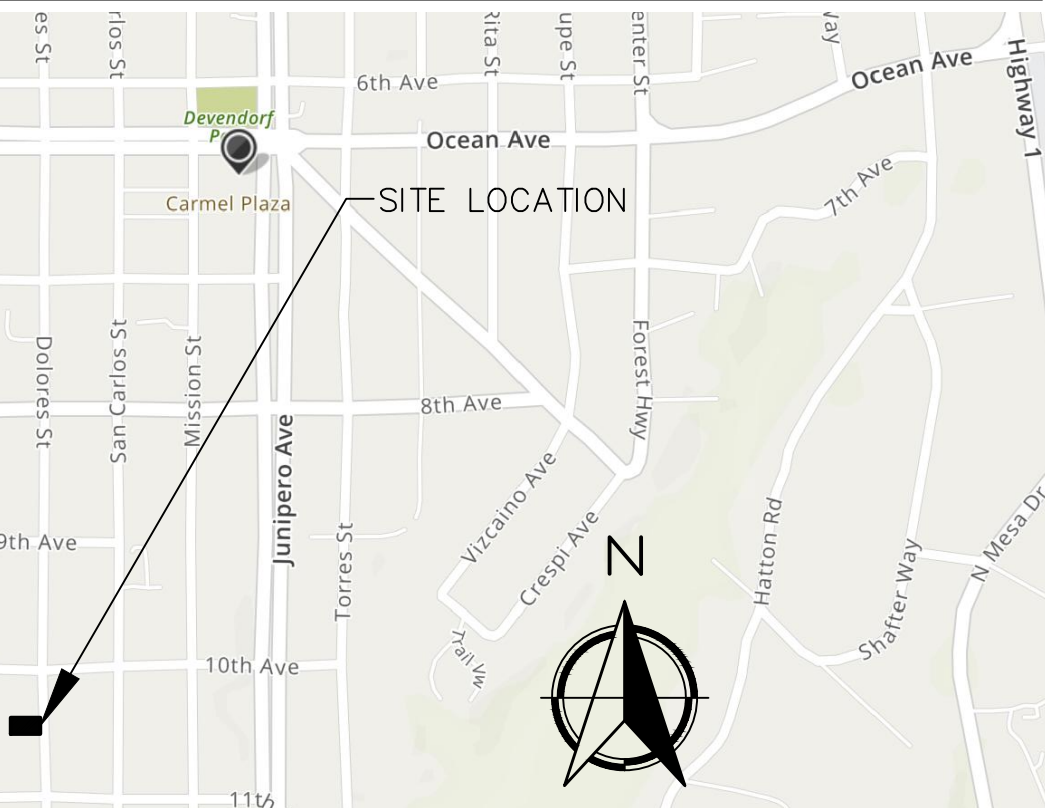
PROJECT INFORMATION

LOT SIZE	(0.92 Acres) 4,000.0 S.F.
A.P.N.	010-158-005-000
LEGAL DESCRIPTION	BLOCK: 158 LOT: 9
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT:15FT, SIDE 3FT. REAR 3FT
BLDNG. OCCUPANCY	R-3/U
CONST. TYPE	V-B
HEIGHT (MAX. ALLOWED)	24FT
STORIES: 2	

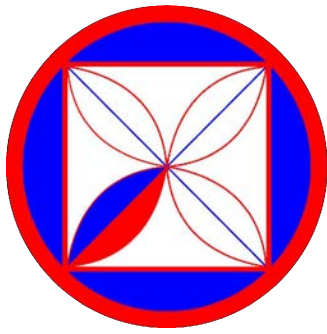
SCOPE OF WORK

1. TO REMODEL AN EXISTING ONE STORY SINGLE FAMILY DWELLING, MODIFY EXISTING DETACHED CARPORT AND ADDING A 310.0 SQ.FT. SECOND STORY ADDITION AND REDUCING THE MAIN LEVEL BY 46.0 SQ.FT.
2. PROJECT INCLUDES THE EXTERIOR AND INTERIOR MODIFICATIONS AS SHOWN ON THE PLANS, AND CONVERTING EXISTING CARPORT INTO A 200SQ.FT. DETACHED GARAGE.
3. THE PROJECT WILL CONSIST OF CHANGES TO THE REAR DECKS, AND FRONT PORCH ENTRANCE.
4. NEW WOOD-CLAD WINDOWS & EXTERIOR DOORS TO MATCH EXISTING.
5. NO EXCAVATION.
6. ONE TREE REMOVAL, UNKNOWN SPECIE.
7. REMOVE HEDGE AT NORTH SIDE OF PROPERTY LINE

VICINITY MAP



Attachment 3



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REVISIONS:

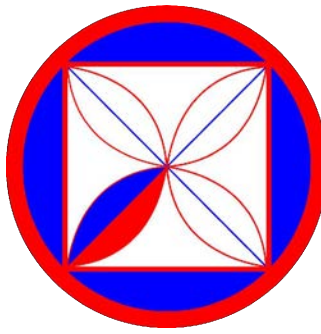
PROJECT: DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO: 21-06

ISSUE: 09-30-2022
DRAWN BY: D.Santana

COVER SHEET

SCALE: 1/4" = 1'

A1.0



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REVISIONS:

PROJECT: DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO. 21-06

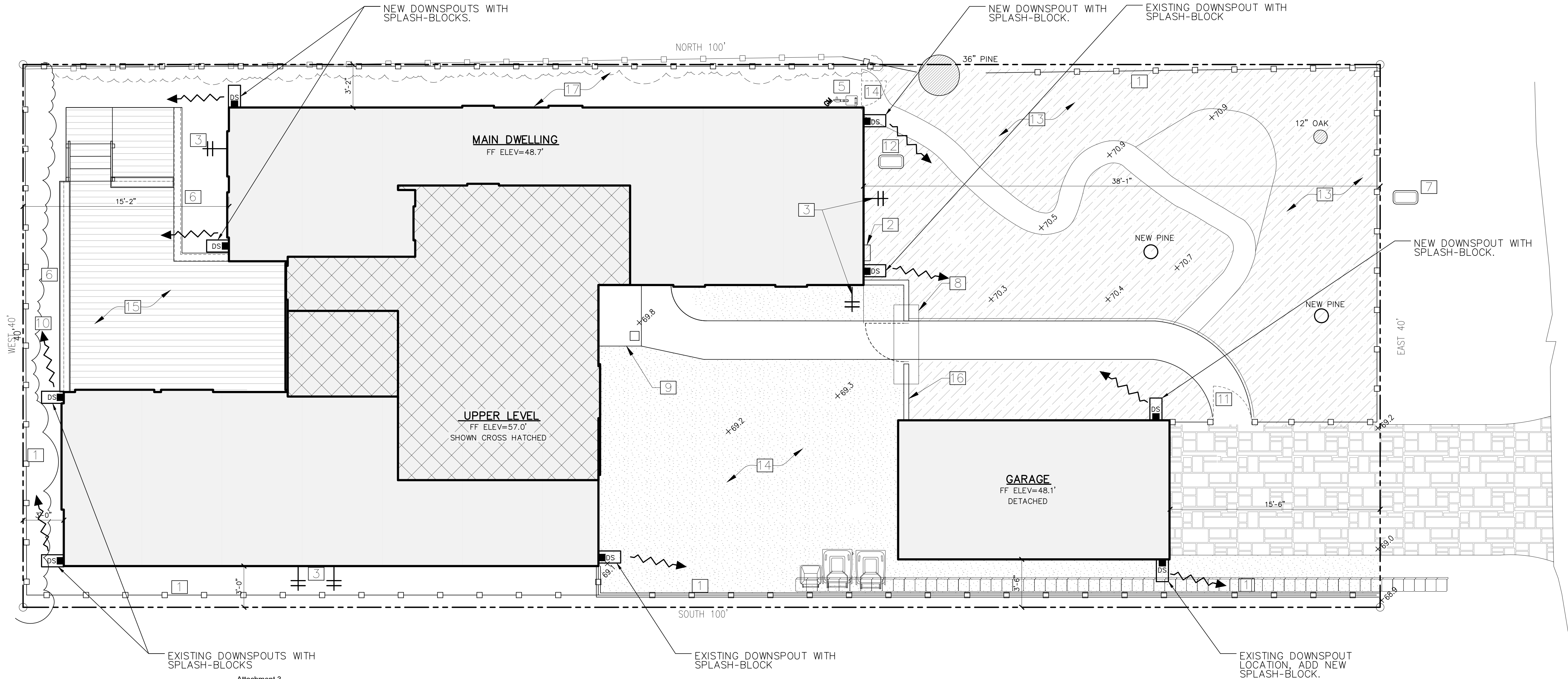
ISSUE: 11-30-2022

DRAWN BY: D. Santana

DRAINAGE PLAN

SCALE: 1/4" = 1'

C1.0



Attachment 3

LEGEND

- MAIN LEVEL
- (E) WD DECKING TO REMAIN
- UPPER LEVEL
- (E) LANDSCAPING TO REMAIN
- PROPERTY LINE
- HOSE BIB
- GAS VALVE
- EXISTING TREE
- NEW TREES

KEY NOTES

- (E) WD FENCE
- (E) 100 AMP ELEC. SERVICE ENTRANCE
- (E) WATER SPIGOT
- (E) SEWER CLEAN OUT
- (E) GAS METER
- (E) WD 38" H. GUARDRAIL
- (E) WATER METER
- (E) TRELLIS TO REMAIN
- (N) STEP
- (E) HEDGE TO REMAIN
- (E) GATE
- (E) IRRIGATION CONTROL VALVE
- (E) LANDSCAPING TO REMAIN
- (N) WD CHIPS
- (E) WD DECK TO REMAIN
- NEW STONE VENEER WALL, 4-FT TALL
- (E) GRAVEL

LEGEND

- PROPERTY LINE
- STORM DRAIN MAIN (APPROX. IN THIS AREA)
- SAND BAG BARRIER
- (E) DRAINAGE FLOWLINE
- ROOF DOWNSPOUT
- CLEAN-OUT
- SPLASH BLOCK
- ENERGY DISSIPATER

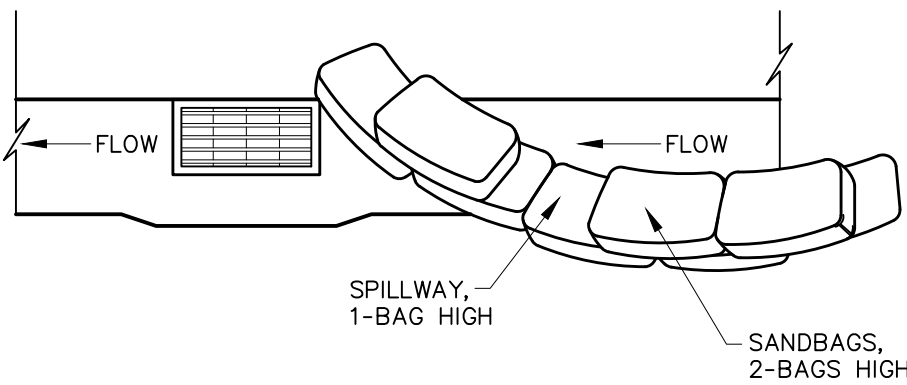
BEST MANAGEMENT PRACTICES

STORM WATER MANAGEMENT NOTE

- THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY COUNTY STORM WATER MANAGEMENT PROGRAM:
- PAINTING:
- MINIMAL USE OF OIL-BASED PAINTS
 - STORE SOLVENTS AND PAINT IN ORIGINAL CONTAINER OR OTHER FIRE MARSHAL APPROVED CONTAINER.
 - SPENT SOLVENT RE HAZARDOUS WASTE. STORE SPENT SOLVENTS IN APPROVED CONTAINER. REUSE SOLVENT AS MUCH AS POSSIBLE AND USE PAINT AS MUCH S POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINTS AS MUCH AS HAZARDOUS WASTE.
 - NEVER CLEAN PAINT EQUIPMENT WHERE, SOLVENTS, PAINT OR CONTAMINATED RISE WATER CAN ENTER HE STORM DRAIN SYSTEM.

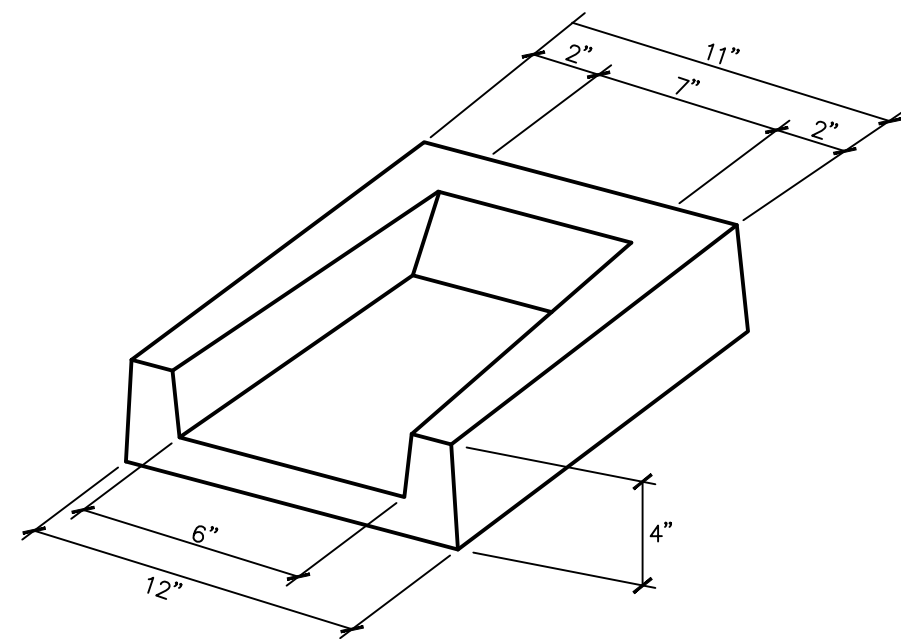
- PLASTERING/STUCCO/SITE-MIXED CONCRETE:
- STORE PLASTER ND CEMENT IN COVERED AREAS ND KEEP THEM OUT OF THE WIND.
 - CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
 - IF HERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET HE PRODUCT CURE AND DISPOSE OF AS REGULAR REUSE.
 - ALL RINSE WATER IS TO E PLACE IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE S WELL S ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

- NOTES:
- CONTRACTORS STAGING AREA DESIGNATED OR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
 - REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.



- NOTES:
- INTENDED FOR SHORT-TERM USE.
 - USE TO INHIBIT NON-STORM WATER FLOW.
 - ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
 - BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
 - NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

SAND BAG BARRIER NTS 1



CONCRETE SPLASH DETAIL NTS 2

GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS, THE LATEST REVISION CALIFORNIA BUILDING CODE (CBC), AND THE PROJECT GEOTECHNICAL INVESTIGATION.
- THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY AND OR FROM RECORD INFORMATION AS PROVIDED BY OTHERS. THE ENGINEER MAKES NO REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS. FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. PRIOR TO BEGINNING ANY EXCAVATION, A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY.
- ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP PUBLIC AND PRIVATE STREETS AND DRIVEWAYS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE DRIVEWAYS, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

Grading and Drainage Notes

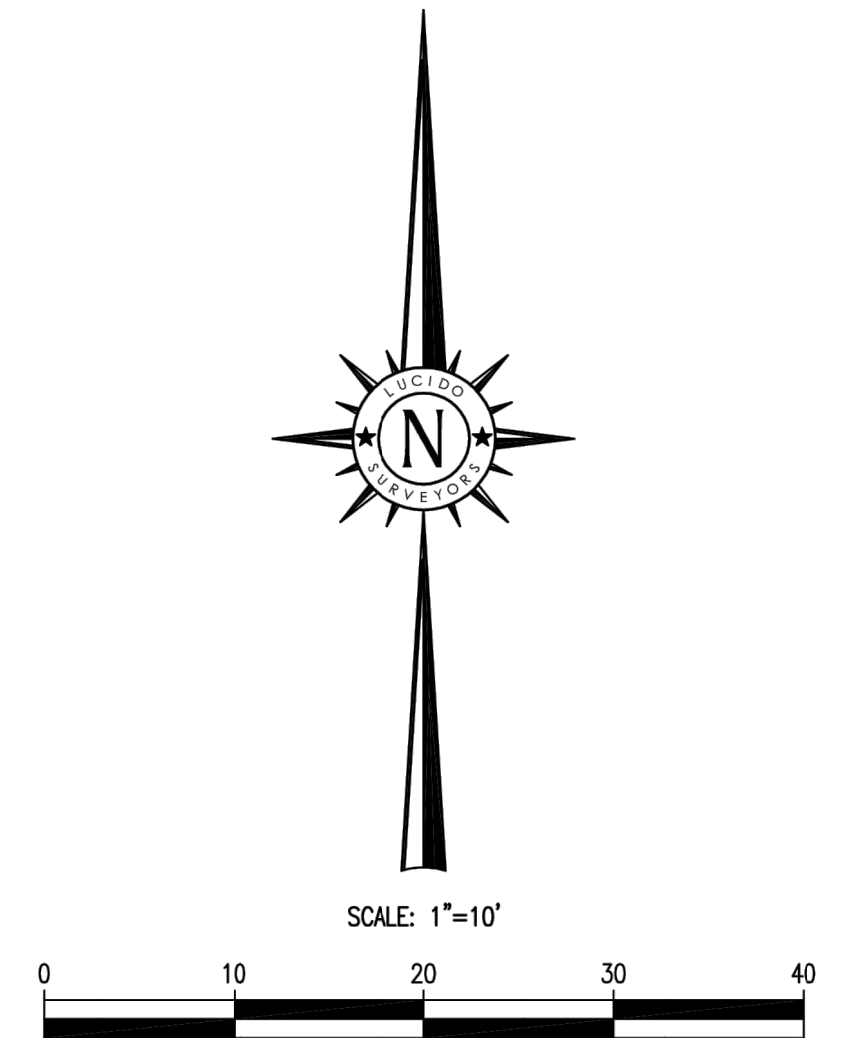
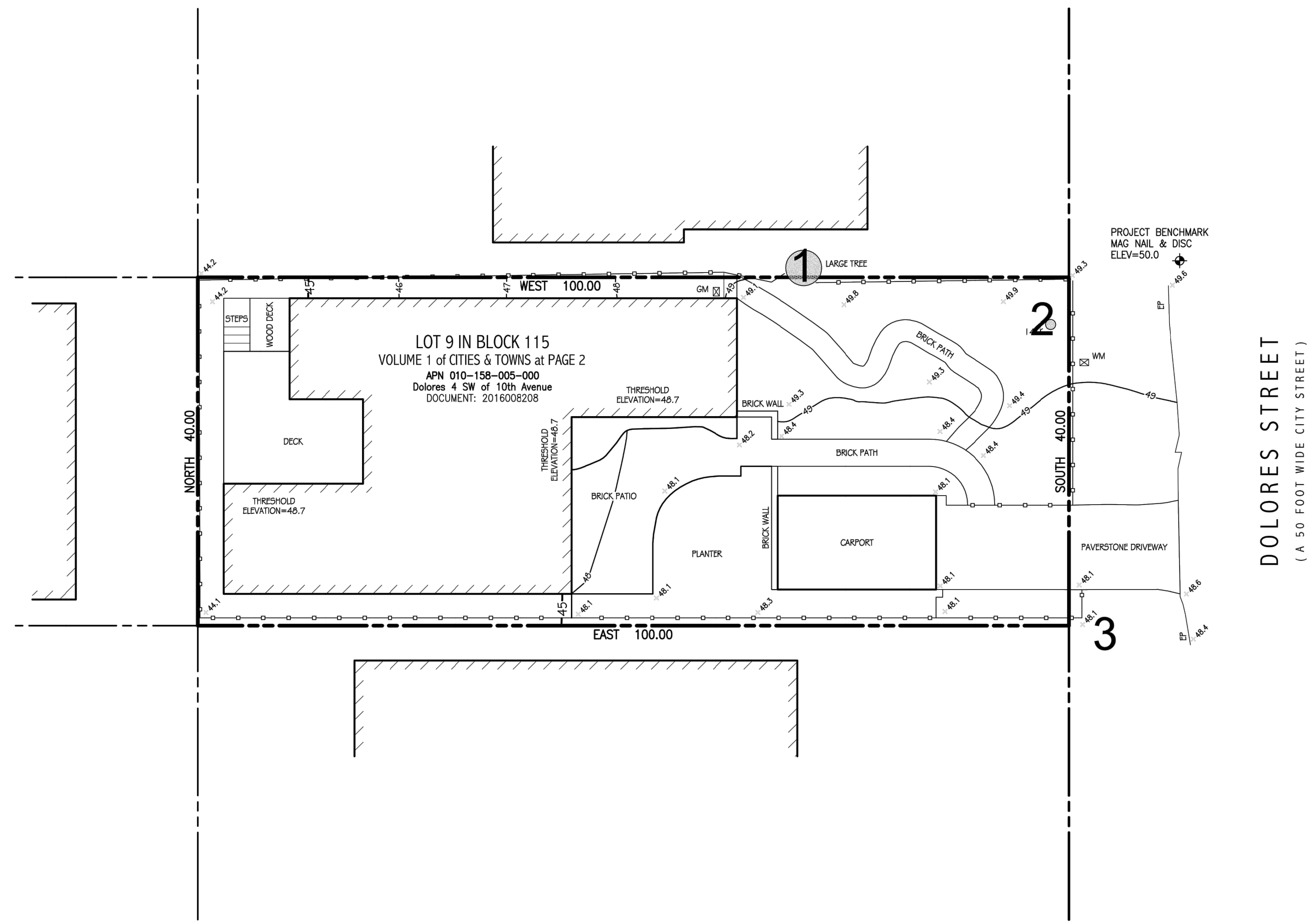
- ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
- ALL EXISTING STORM DRAIN LINES SHALL HAVE A MINIMUM OF 12" COVER.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
 - RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) SHALL NOT PROCEED SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIODS, EROSION AND SEDIMENT CONTROL MEASURE SHALL BE IN PLACE.
 - THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
 - THE ULTIMATE PURPOSE FOR GRADING OPERATIONS IS TO PREPARE THE GROUND TO ACCOMMODATE THE PROPOSED RESIDENCE.

Erosion Control Notes

- AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILTING BASINS, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES.
- GRAVEL BAG BARRIERS**
- GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
 - GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
 - GRAVEL BAGS SHALL BE INSTALLED ON ALL ONSITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.
- CONSTRUCTION ENTRANCE**
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
 - GRAVEL BAG BARRIERS SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
 - ALL VEHICLES LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
 - ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
 - THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED

	RECORD BOUNDARY
	RECORD RIGHT OF WAY
	RECORD LOT LINE
	RECORD CENTERLINE
	RECORD EASEMENT LINE
	RECORD SETBACK
	OLD RECORD LINE
	PROJECT BENCHMARK
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	GRADEBREAK
	EDGE OF PAVEMENT
	LIP OF GUTTER
	FACE OF CURB
	BACK OF CURB
	BACK OF SIDEWALK
	EDGE OF DRIVEWAY
	FLOWLINE
	APPROXIMATE BUILDING OUTLINE
	CHIMNEY
	APPROXIMATE FLOOR ELEVATION
	DECK
	CONCRETE PAD
	STEP
	PLANTER
	WATER LINE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	HOSE BIB
	IRRIGATION CONTROL VALVE
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEAN-OUT
	STORM DRAIN
	STORM DRAIN MANHOLE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	ELECTRIC LINE
	UTILITY POLE
	GUY WIRE
	ELECTRIC VAULT
	UTILITY VAULT
	ELECTRIC METER
	STREET LIGHT
	LAMP POST
	GAS LINE
	GAS METER
	TELEPHONE LINE
	TELEPHONE STANDARD
	CABLE TELEVISION LINE
	CABLE TELEVISION BOX

	WOOD FENCE
	WIRE FENCE
	CHAIN LINK FENCE
	STREET SIGN
	SIGN POST
	MAIL BOX
	BOLLARD
	PILLAR
	BLOCK RETAINING WALL
	ROCK RETAINING WALL
	STACKED BLOCK WALL
	BRICK WALKWAY/PATIO
	CARMEL STONE
	PCC WALKWAY/PATIO
AC	ASPHALT CONCRETE
CS	CARMEL STONE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
DG	DECOMPOSED GRANITE
EX AGG	EXPOSED AGGREGATE
HDPE	HIGH DENSITY POLY ETHYLENE
PGC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE
	EDGE OF FOLIAGE
	TREE WITH SIZE AND TYPE
A	ACACIA
C	CYPRESS
K	OAK
Attachment 3	PINE
R	REDWOOD
T	TREE
	SPOT ELEVATION



ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A DURA NAIL & DISC
SET IN THE PAVEMENT NEAR THE NORTHEASTERLY BOUNDARY CORNER
OF THE SUBJECT PROPERTY AS SHOWN HEREON.

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN FEBRUARY OF 2022.

OF
Dolores 4 SW of 10th Avenue
PER

Records of Monterey County

PREPARED FOR
Claudio Ortiz Design Group Inc.

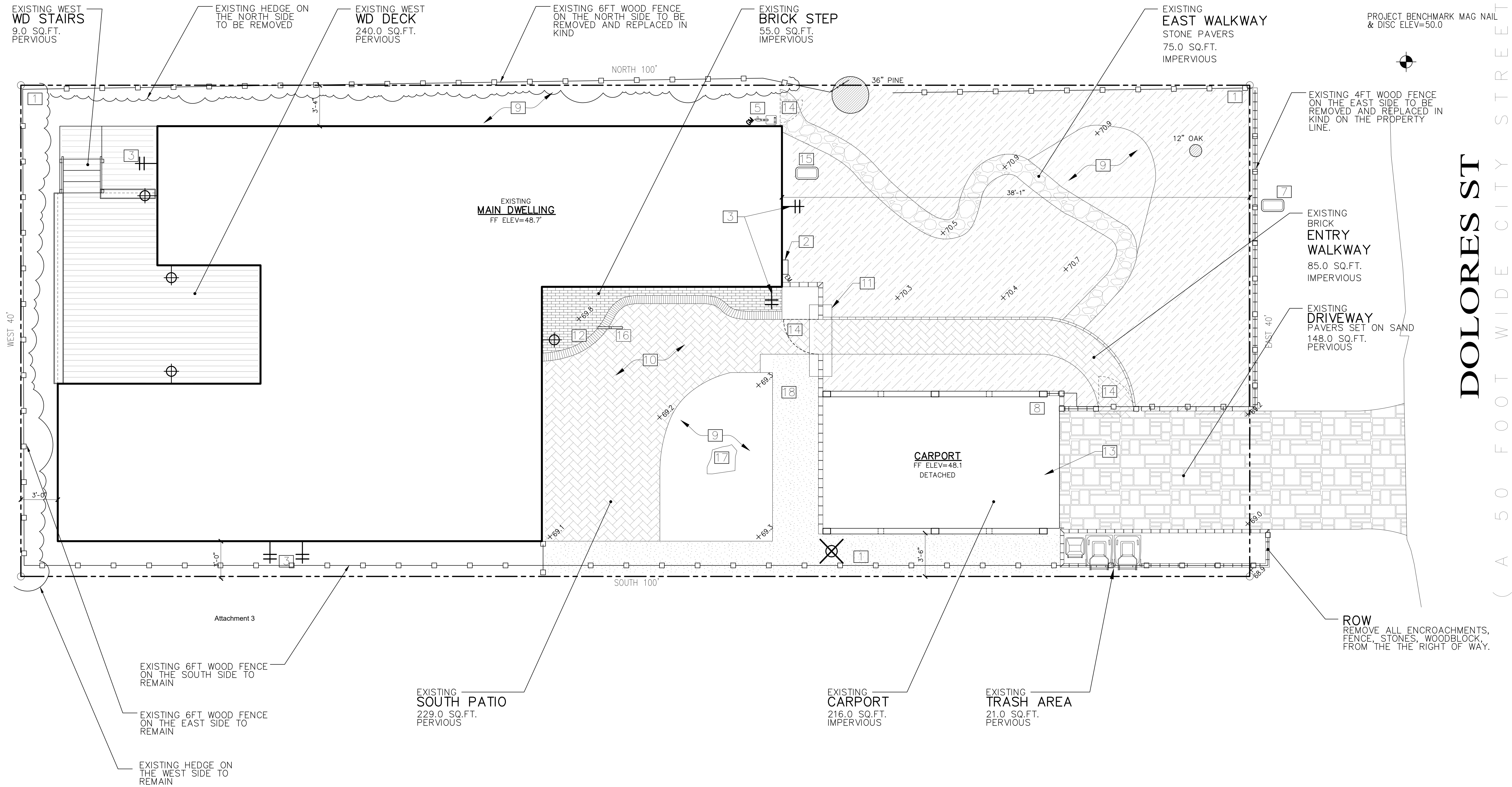
LUCIDO SURVEYORS

info@lucidosurveyors.com
(831) 620-5032

MARCH 2022

STATE OF CALIFORNIA



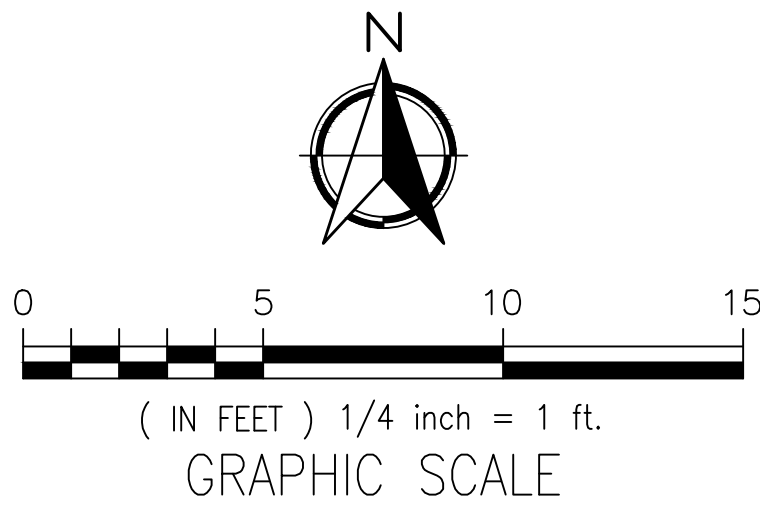


KEY NOTES

- 1 (E) WD FENCE
- 2 (E) 100 AMP ELEC.SERVICE ENTRANCE
- 3 (E) WATER SPIGOT
- 4 (E) SEWER CLEAN OUT
- 5 (E) GAS METER
- 6 (E) WD 38" H. GUARDRAIL
- 7 (E) WATER METER
- 8 (E) 6X8 POST
- 9 (E) GRAVEL
- 10 (E) BRICK PAVERS ON SAND
- 11 (E) TRELLIS
- 12 (E) BRICK STEP
- 13 (E) CARPORT
- 14 (E) GATE
- 15 (E) IRRIGATION CONTROL VALVE
- 16 (E) MTL 36" H. HANDRAIL TO BE REMOVED
- 17 (E) STONE PAVER
- 18 (E) WD CHIPS

LEGEND

- WD DECKING
- (E) LANDSCAPING TO REMAIN
- (E) WD CHIPS
- PROPERTY LINE
- MIN. SETBACKS
- LIGHT FIXTURE, SEE SHEET A9.0 FOR SPEC'S
- HOSE BIB
- GAS VALVE
- EXISTING TREE
- TREES TO BE REMOVED



SITE PLAN (EXISTING)

SCALE: 1" = 1/4"

ISSUE:
02-08-2021

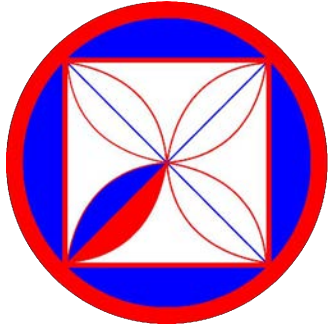
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D.Santana

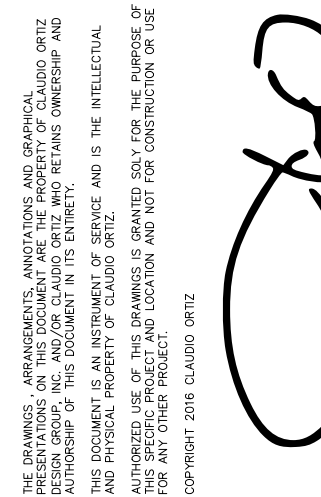
PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO:
21-06

REVISIONS:

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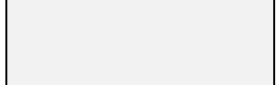
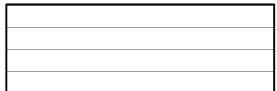
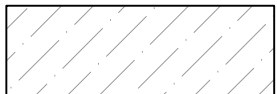


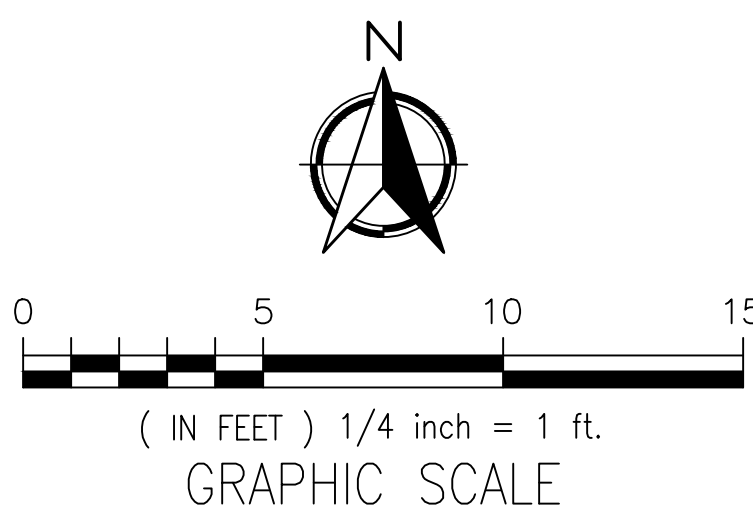


DRAWN BY:
D.Santana

SCALE: 1' = 1/4"

A1.3

	MAIN LEVEL
	(E) WD DECKING TO REMAIN
	UPPER LEVEL
	(E) LANDSCAPING TO REMAIN
----- PROPERTY LINE	
	LIGHT FIXTURE, SEE SHEET A9.0 FOR SPEC'S
	HOSE BIB
	GAS VALVE
	EXISTING TREE
	NEW TREES
	TREES TO BE REMOVED





City of Carmel-by-the-Sea
COMMUNITY PLANNING AND BUILDING DEPARTMENT
POST OFFICE DRAWER CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE

May 20, 2022

Claudio Ortiz Design Group Inc
26615 Carmel Center Place #102

Email: franshiscad@codginc.com

RE: Preliminary Site Assessment Letter
PSA 22-067 (Dearborn)
Dolores 4 SW of 10th
Block:115, Lot: 9, APN: 010-158-005

Dear Mr. Ortiz,

Enclosed is a copy of the Preliminary Site Assessment Report, Significant Tree Evaluation Worksheet and annotated tree survey from the site visit conducted on April 27, 2022. This information has been prepared to inform you of the site opportunities and constraints that should be addressed in your design.

Please review the enclosed information and contact me with any questions. Other reference materials such as Carmel's Residential Design Guidelines and Carmel Municipal Code Chapter 17.10 (R-1 District Design Regulations) are available on-line at www.ci.carmel.ca.us and at the Community Planning & Building Department.

I can be reached directly at (831) 620-2027, or snathan@ci.carmel.ca.us.

Sincerely,

Suray N. Nathan
Assistant Planner

CC: John and Danielle Dearborn, owner's email: thedearborns@comcast.net

PSA 22-067 (Dearborn)

Page 1 of 11

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: April 27, 2022
Planner: Suray Nathan
Forester: Sara Davis
Block/Lot: 115/ 9
APN: 010-158-005
Property Owner: John and Danielle Dearborn
Street Location: Dolores 4 SW of 10th

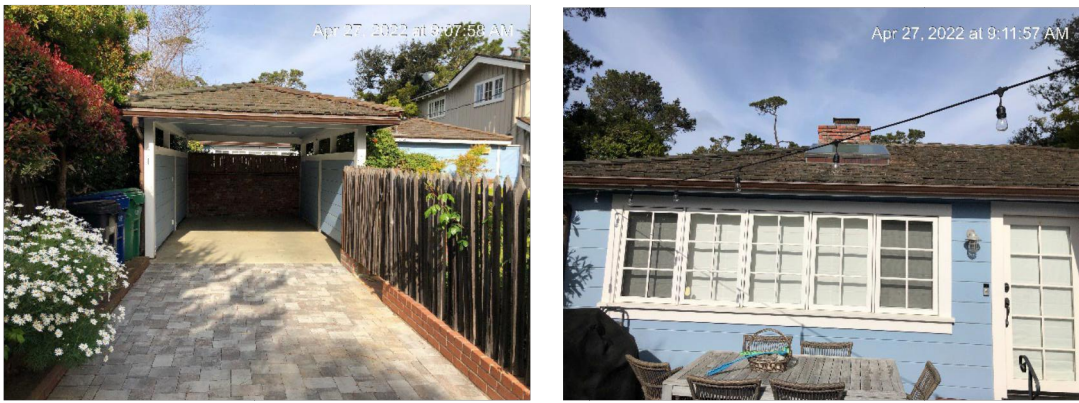
Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

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

Street and Neighborhood Character:

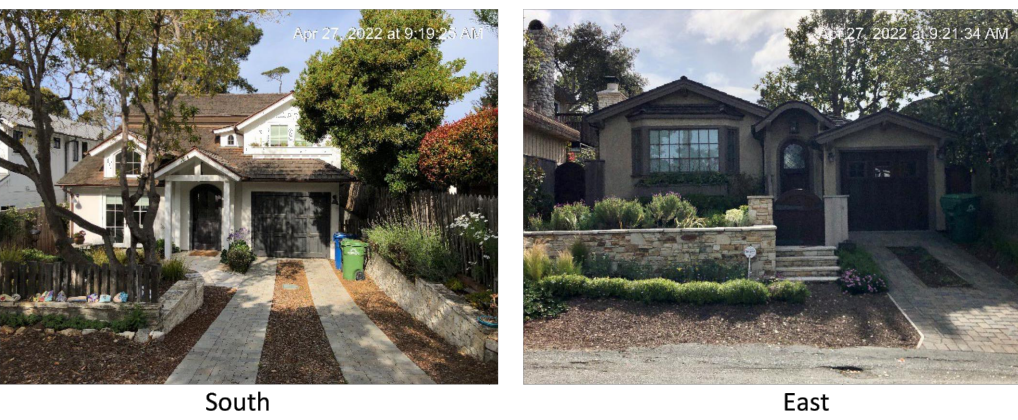
- Style and materials of the existing residence:



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

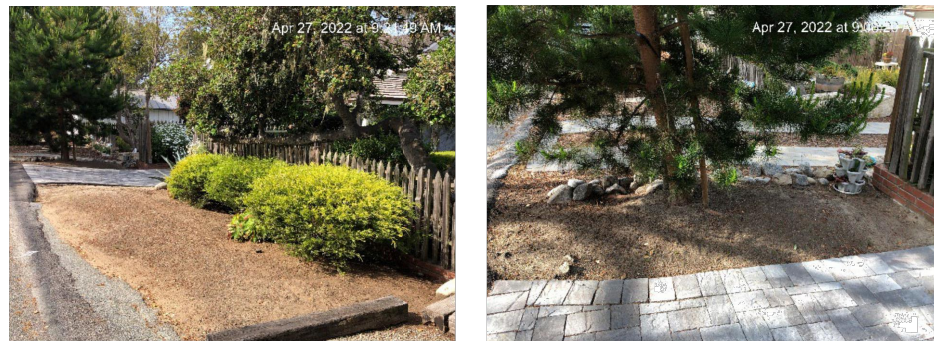


- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing an informal, vegetated, open space character of the right-of-way. Parking areas in the right-of-way shall be informal, unpaved and reinforce the forest image. Planting in the right-of-way should be predominately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

The submittal of any permit to the City triggers a review of any encroaching structures in the right-of-way in front of the property. A Condition of Approval of this project will include the removal of the stones and woodblock in the right-of-way.

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Site Conditions & Development Standards:

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

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

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

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Attachment 3

Attachment 3

Table 17.10-A: Setback Standards for R-1 District					
Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

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

** See CMC 17.30.020(A)(1) and 17.30.020. Rates of Measurement.

- Nonconforming Buildings: CMC Section 17.36.030.A & B states,

A lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter. Alterations and additions to buildings and structures subject to Chapter 17.32 CMC, Historic Preservation, shall conform to the requirements of that chapter.

Alterations, repairs or remodeling that enlarge, extend or increase a nonconforming feature of a building shall be prohibited, except as provided in CMC 17.32.100(D) for historic resources.

The main house encroaches into the 15 feet rear yard setback. Thus, a lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter. Alteration, repair, or remodeling that enlarges or increases a nonconforming feature of a building shall be prohibited.

CMC Sections 17.36.040.D & Estate, 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. And, 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.

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

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

- Variance: CMC Section 17.52.070 (Variances) allows maximum height regulations to be modified through the issuance of a variance. All variances require approval by the Planning Commission and only when all of the findings listed in CMC 17.64.210 can be supported (see below). When applying for a Variance, you are required to submit a written letter that addresses all six of the required findings and explain how the requested variance is consistent with each finding.

CMC Section 17.64.210 Variances: The following special findings are required for approval of a variance:

- That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance;
- That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;
- That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;
- That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;
- That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and
- That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

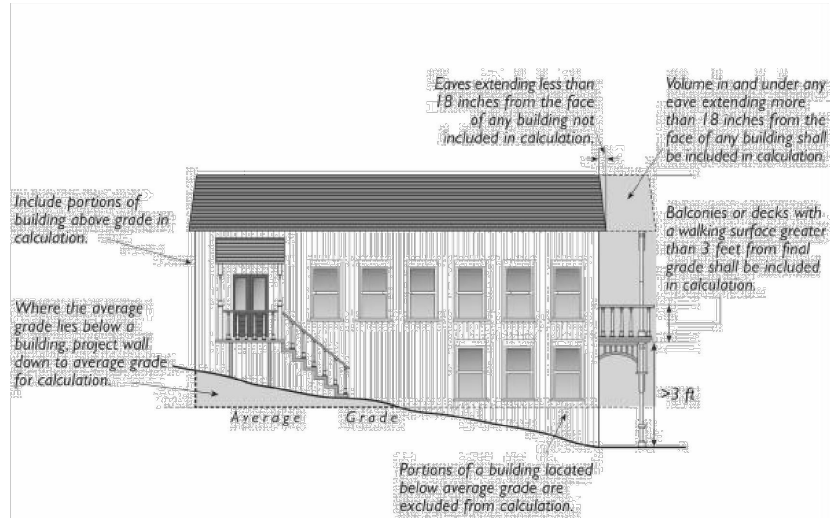
PSA 22-067 (Dearborn)

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

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

Figure 1-5: Determining Exterior Volume



- Parking: One parking space per primary dwelling is required on sites 4,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad

PSA 22-067 (Dearborn)

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measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

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

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

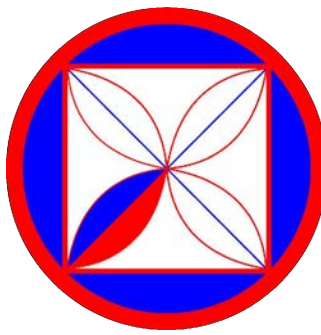
Studio: A studio is defined as, "An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have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

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

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

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

Following design approval, plans that are submitted for a building permit must include a storm water drainage plan. The drainage plan shall include applicable Best Management



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REVISIONS:

PROJECT: DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA: 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO. 21-06

ISSUE: 021-08-2021
DRAWN BY: D. Santana

PRELIMINARY SITE
ASSESSMENT

SCALE: 1/4" = 1'

A1.4

Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc.

- **Does the site contain "Steep Slope Areas"** (greater than 30% slope): Not applicable.
- **Basement Bonus:** Each site is allowed 100 square feet of floor area located in a basement that is exempt from the floor area limits. Additionally, as an incentive to reduce the above-ground floor area and exterior volume, bonus floor area is allowed if located in a basement. For each square foot of base floor area not constructed above-ground, one additional square foot of floor area may be constructed in a basement.

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

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

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

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

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

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

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

Table 17.10-G: Maximum Track One Fence and Wall Heights				
Setback Location				
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet**	6 feet	3 feet**	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

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

** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.090(E)(4).

Potential Neighbor Impacts:

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

Staff observed a potential privacy impact for the north neighbor's residence from adding a second floor to the main house. Possible mitigation might include the strategic placement of the windows and privacy landscaping.



North Neighbor

The addition of a second upper level can also pose a potential privacy impact on the south neighbor's residence. Possible mitigation might include the strategic placement of the windows and privacy landscaping.



South Neighbor

There might be potential privacy issues for the neighbors to the west from the second-floor addition overlooking the neighbor's rear yard to the west. However, there might not be any privacy issues for the neighbor to the east.



West Neighbor

East Neighbor

- **View Concerns:** The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, "Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."

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

Forest/Trees: The Significant Tree Evaluation Worksheet and annotated tree survey is attached to this report.

The Residential Design Guidelines state that significant upper canopy and understory trees should be preserved and that new construction should minimize impacts on established trees. The root systems of all trees to be preserved shall be protected and the forested image of a site shall be maintained.

Historic Status: On May 13, 2022, the Department of Community Planning and Building made a preliminary determination that the property does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources. This preliminary determination will be circulated for a 10-calendar day public review period beginning on Friday, May 13, 2022 and ending at 5:00 P.M. on Monday, May 23, 2022. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of five (5) years.

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

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

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

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

Items to note: The entire front setback to the north of the garage is to be protected. All Ivy is to be eradicated from the parcel.

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

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

- **Tree Protection Zone** – The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

- **The Structural Root Zone** – Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

Significant Tree Evaluation Worksheet

APN: 010-158-004-000
Street Location: Dolores 4 SW of 10th Avenue
Planner: Suray Nathan
City Forester: Sara Davis
Property Owner: Dearborn
Recommended Tree Density: 3 upper and 1 lower

Attachment 3

Part One: Initial Screening:

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

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

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

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

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

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

MP-Monterey pine MC-Monterey cypress BP-Bishop pine CR-coast redwood CO-coast live oak

CI-Catalina Ironwood CS-California sycamore BL-big leaf maple OT-other

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

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

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

Monterey pine, Monterey cypress, Bishop pine, Coast redwood: 6" DBH

Coast live oak – single trunk tree: 6" DBH

Coast live oak – multi-trunk tree measured per industry standard: 6" DBH

California sycamore, Big leaf maple, Catalina ironwood, other: 10" DBH

dbh = diameter at breast height or 4.5 feet above the adjacent ground surface

Part Two: Assessment For Tree Significance

For each of the criteria below assign points as shown to assess the tree. If any criteria score is zero the assessment may stop as the tree cannot qualify as significant or moderately significant.

D. What is the health and condition of the tree?

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

0 points:

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

1 point:

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

2 points:

The tree appears healthy and in good condition.

3 points:

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

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

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

0 points:

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

1 point:

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

2 points:

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

3 points:

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

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

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

0 points:

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

1 point:

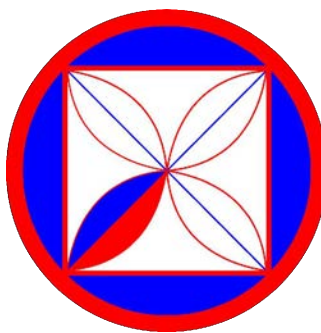
The tree is mature but retains normal vigor and is likely to continue as a forest asset for a substantial period into the future.

2 points:

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

3 points:

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



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PROJECT NO. 21-06

ISSUE: 021-08-2021

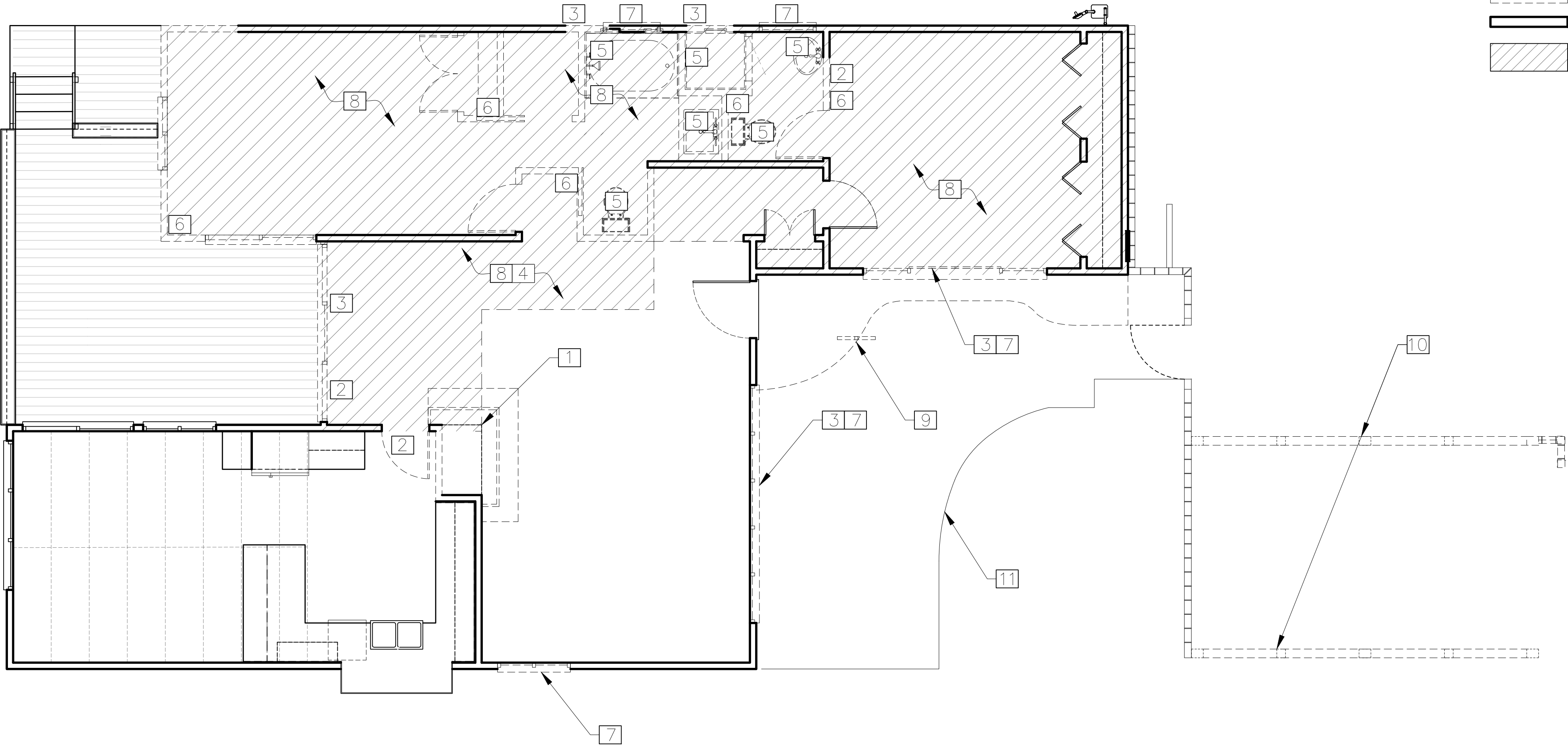
PRELIMINARY SITE ASSESSMENT

SCALE: 1/4" = 1'

A1.5

DRAWN BY: D.Santana

Attachment 3

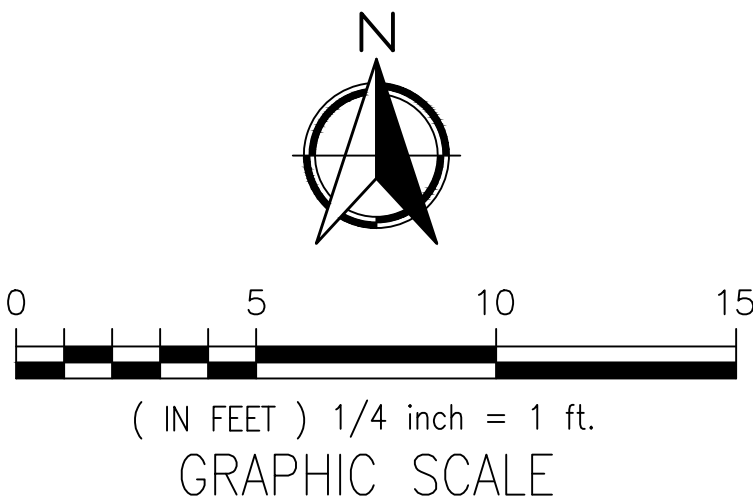


KEYNOTES

- 1 FIREPLACE & MANTEL TO BE REMOVED
- 2 PREPARE AREA FOR NEW DOORS
- 3 PREPARE AREA FOR NEW WINDOWS
- 4 PREPARE AREA FOR NEW STAIRS
- 5 EXISTING PLUMBING FIXTURES TO BE REMOVED
- 6 EXISTING WALLS TO BE REMOVED
- 7 EXISTING DOORS & WINDOWS TO BE REMOVED
- 8 REMOVE DRYWALL AT CEILING & CEILING JOIST-PREPARE CEILING TO VAULT WHERE APPLICABLE AND FOR NEW SECOND STORY
- 9 REMOVE EXISTING BRICK STEP & HAND RAIL
- 10 REMOVE PARTITIONS AND PREPARE (E) FRAMING FOR NEW WALLS
- 11 REMOVE EXISTING BRICK PATIO & PREPARE AREA FOR NEW PATIO

LEGEND

- WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN
- REMOVE CEILING JOIST & DRYWALL



DEMO FLOOR
PLAN

SCALE: 1" = 1/4"

A2.0

ISSUE:
021-08-2021

DRAWN BY:
D. Santana

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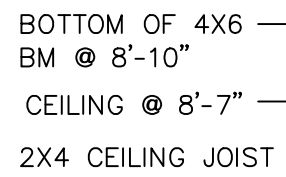
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2

- 1 OMITTED
- 2 (E) F.A.U. BELOW
- 3 (E) ELEC. MAIN
- 4 (E) GAS METER
- 5 (E) 36" H. GUARDRAIL WITH PLANTER BOX IN TOP
- 6 (E) SUB-PANEL
- 7 (E) HEAT REGISTER



(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

DEARBORN RESIDENCE
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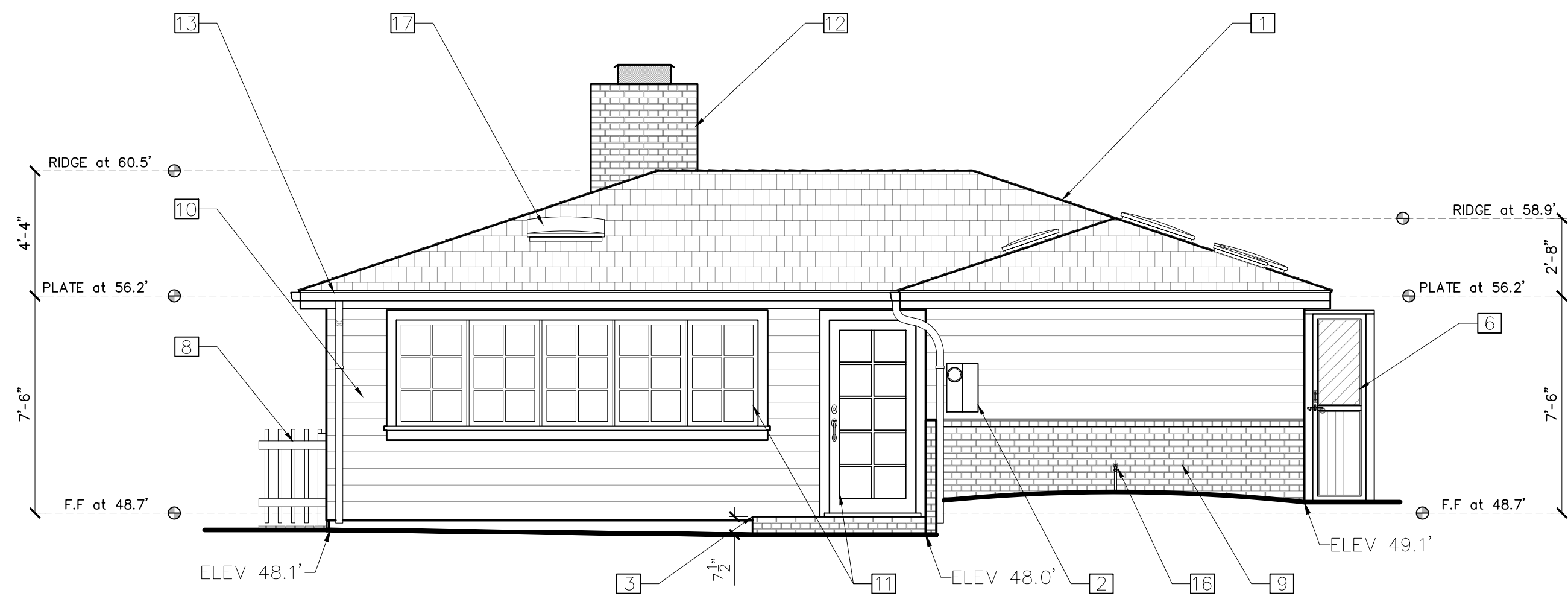
ISSUE:
02-08-2021

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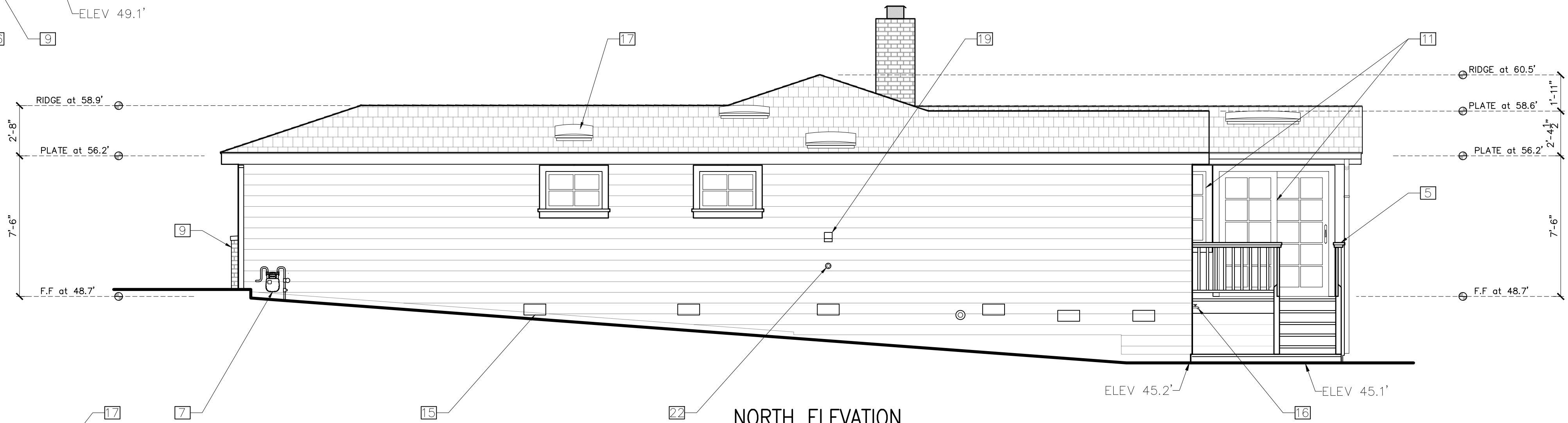
FLOOR PLAN
(EXISTING)

SCALE: 1' = 1/4"

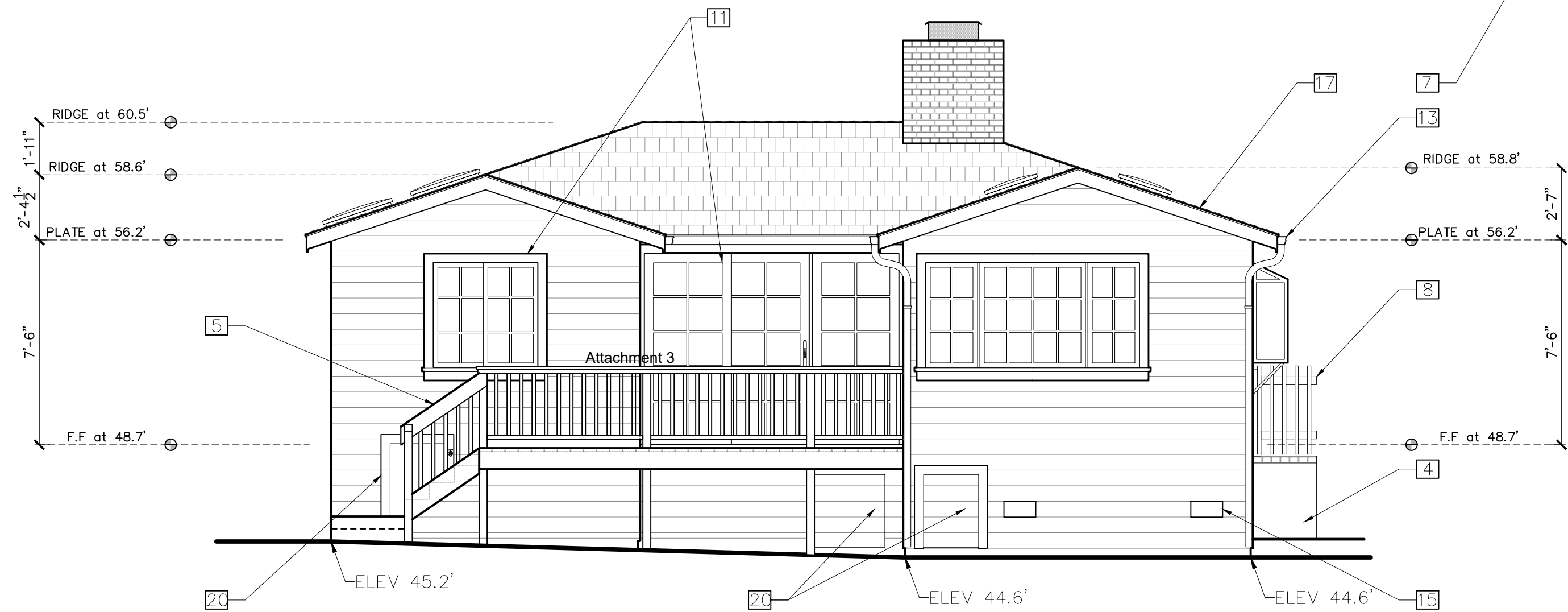
A2.1



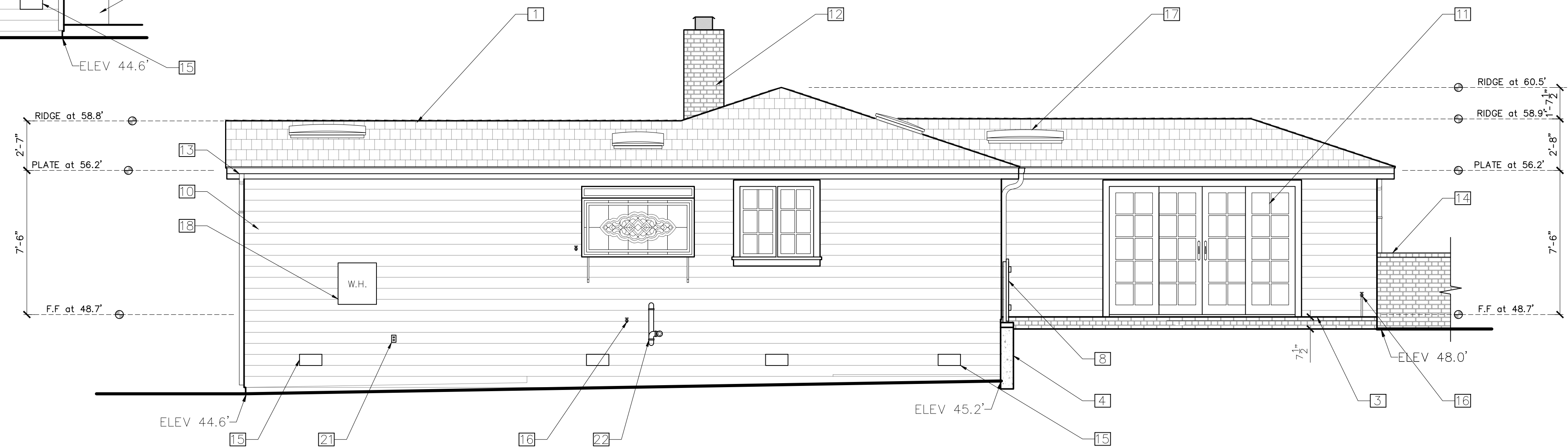
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

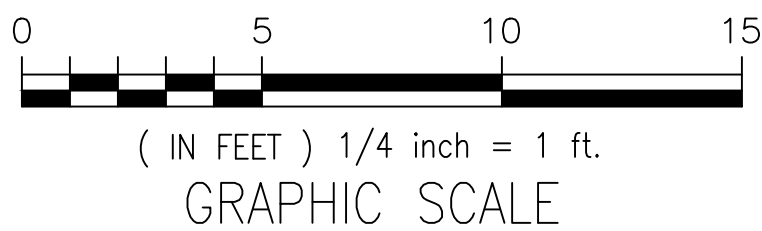


SOUTH ELEVATION

KEY NOTES

- | | |
|------------------------------|------------------------------|
| 1 (E) WD SHAKES/SHINGLES | 13 (E) GUTTERS & DOWN SPOUT |
| 2 (E) SUB-PANEL | 14 (E) BRICK WALL |
| 3 (E) BRICK STEP | 15 (E) CRAWL SPACE VENTS |
| 4 (E) RETAINING WALL | 16 (E) WATER SPICKET |
| 5 (E) HANDRAILS & WD DECKING | 17 (E) SKYLIGHT |
| 6 (E) WD GATE | 18 (E) TANKLESS WATER HEATER |
| 7 (E) GAS METER | 19 (E) DRYER VENT |
| 8 (E) WD FENCING | 20 (E) CRAWL SPACE ACCESS |
| 9 (E) BRICK VENEER | 21 (E) 125 VOLT RECEPTACLE |
| 10 (E) WD SIDING | 22 (E) CLEAN OUT |
| 11 (E) DOOR & WINDOWS | |
| 12 (E) BRICK CHIMNEY | |

- PROPERTY LINE
- MIN. SETBACKS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HOSE BIB
- GAS VALVE
- EXISTING TREE



ELEVATIONS
(EXISTING)

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SCALE: 1" = 1/4"

A3.0

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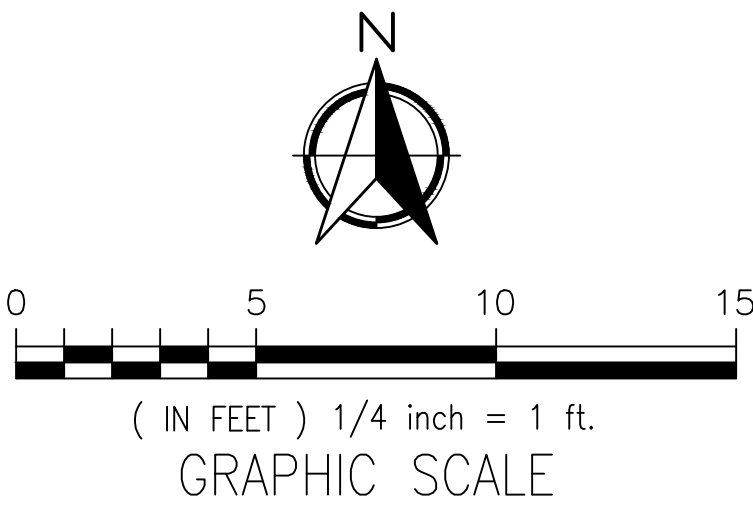
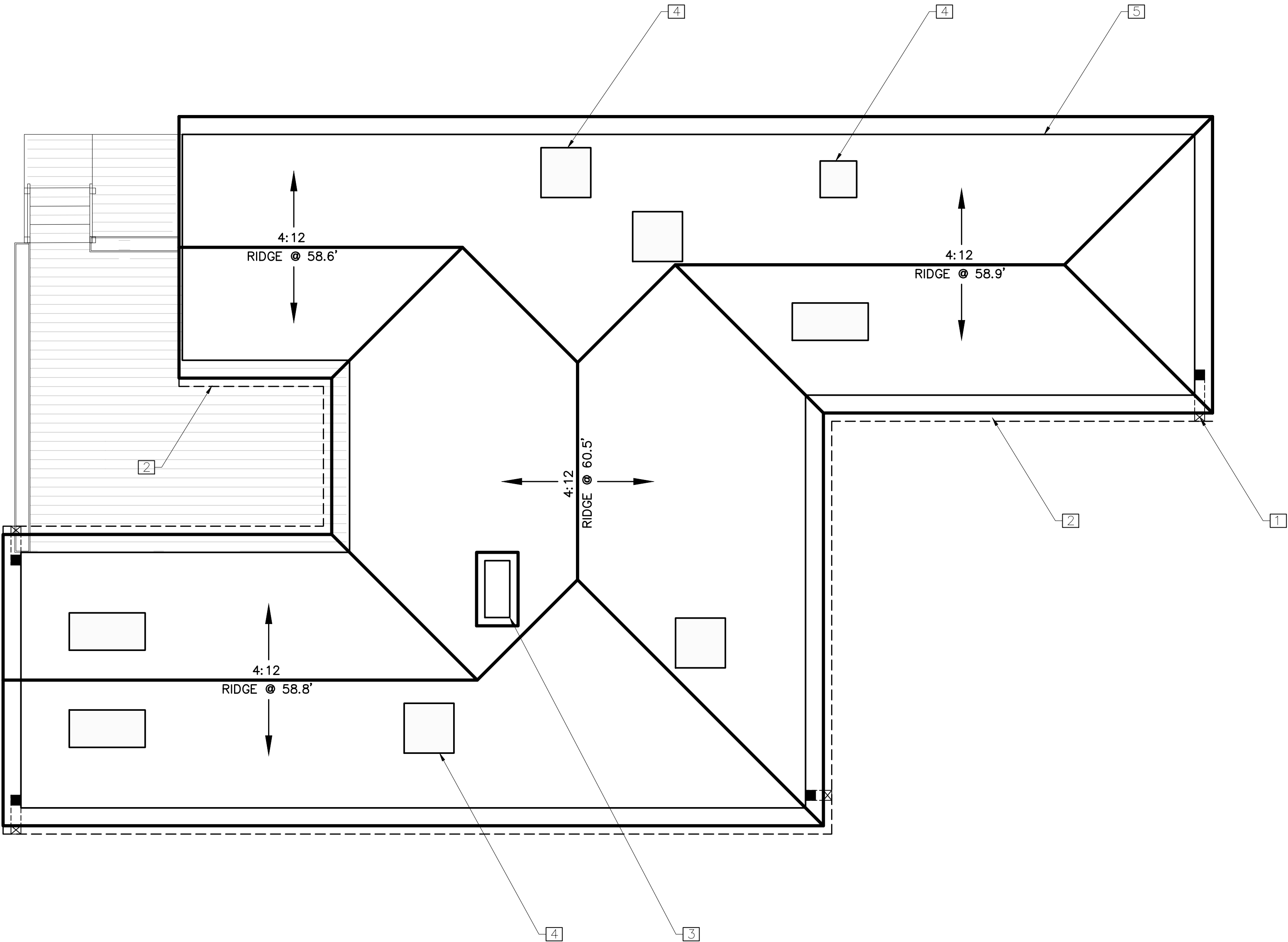
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Attachment 3



KEY NOTES

- 1 (E) DOWNSPOUTS
- 2 (E) GUTTERS W/ 2% SLOPE
- 3 (E) CHIMNEY
- 4 (E) SKY LIGHT
- 5 BUILDING FOOTPRINT

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- SKY LIGHT

ROOF PLAN
(EXISTING)

SCALE: 1" = 1/4"

A4.0

ISSUE:
021-08-2021

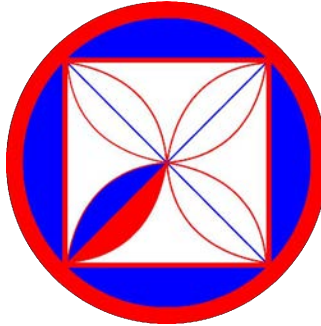
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D. Santana

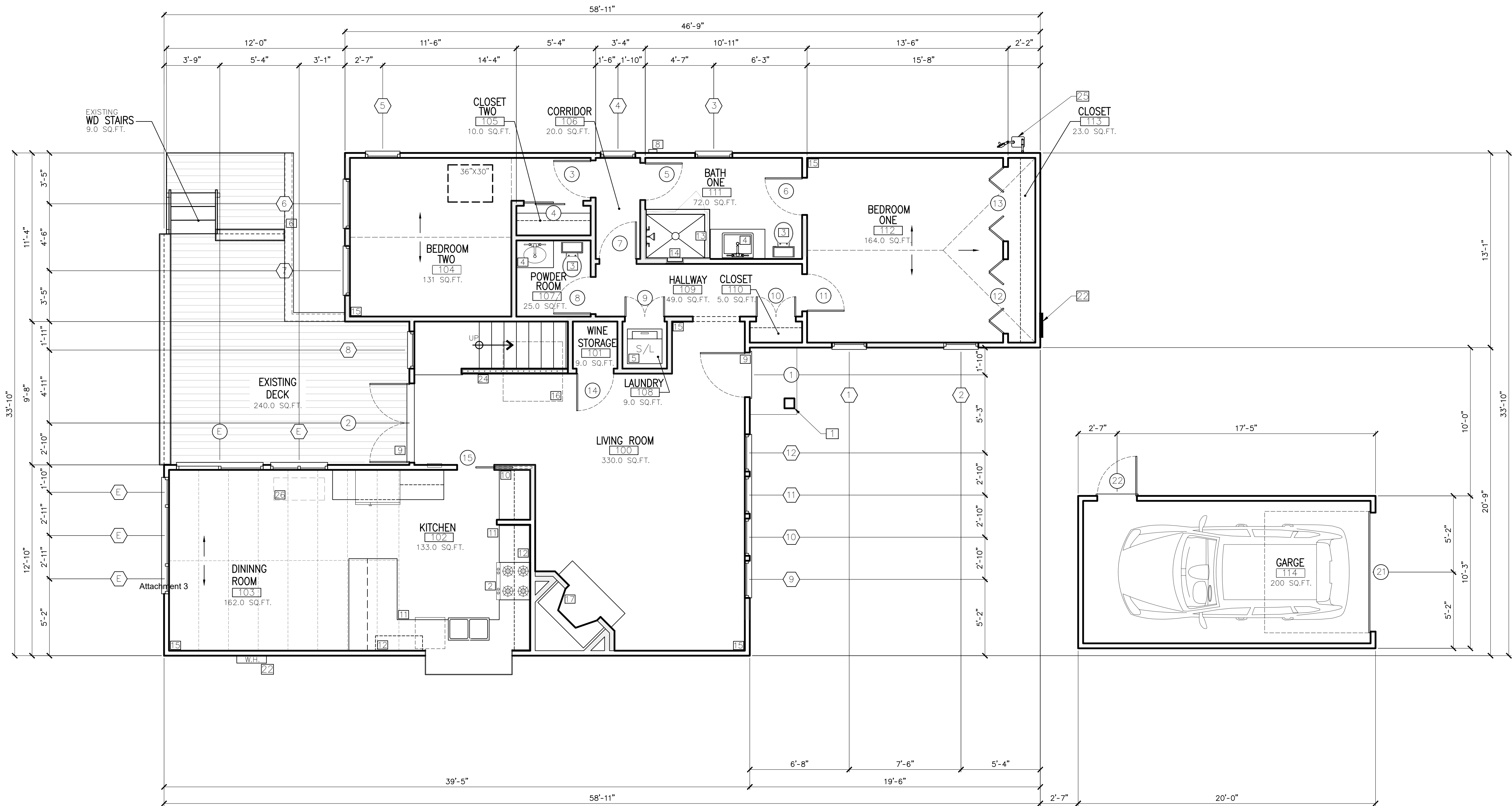
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KEY NOTES

- 1 NEW 8X8 COLUMN
- 2 EXISTING 30" RANGE W/30" MICROWAVE ABOVE
- 3 NEW WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.F.P. 402.3.
- 4 NEW BATHROOM SINK 36-INCH HIGH W/ OR W/O VANITY WITH STONE TOP AND BACKSPLASH.
- 5 NEW ELECTRIC STACKED WASHER AND DRYER SPACE: PROVIDE RECESSED WATER & DRAIN CONNECTIONS. PROVIDE VENT TO EXTERIOR. (SEE NOTE 8)
- 6 NEW GUARDRAILS: WOOD HANDRAIL OVER WOOD PICKETS 4-INCHES ON CENTER MAX.
 - 1. GUARDRAILS TO WITHSTAND 50 LB. LATERAL LOAD PER LINEAL FOOT WHEN APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL-200 LB. CONCENTRATED LOAD
 - 2. GUARDRAILS MINIMUM OF 42"-INCHES IN HEIGHT
 - 3. INTERMEDIATE RAILING SPACED SO THAT 4"-INCH IN DIAMETER CANNOT PASS THROUGH AT RIGHT ANGLES TO THE TOP RAIL.
- 7 OMITTED
- 8 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACKDRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14-FEET WITH TWO ELBOWS. THIS SHALL BE REDUCED 2-FEET FOR EVERY ELBOW IN EXCESS OF TWO. SHOW MINIMUM 4-INCHES DIAMETER, SMOOTH METAL DUCT, AND SHOW DUCT ROUTE ON PLAN. (CMC 504.3.2)
- 9 1/2" THRESHOLD AT ALL ENTRY DOORS
- 10 NEW BUILT IN CABINETS
- 11 EXISTING 36-INCH HIGH COUNTER TOP WITH BACKSPLASH TO REMAIN
- 12 EXISTING UPPER CABINETS TO REMAIN

- 13 NEW TILED SHOWER W/ 3/4" THK SAFETY GLASS INSTALL GLAZING TEMPERED PER MANF.SPECS.
- 14 NICHE
- 15 NEW BASE BOARD IS TO BE INSTALLED THROUGHOUT THE WHOLE HOUSE
- 16 STORAGE DRAWERS
- 17 NEW FIREPLACE
- 18 OMITTED
- 19 OMITTED
- 20 OMITTED
- 21 NEW DUCTWORK CHASE TO FEED 2ND FLOOR
- 22 (E) 100 AMP ELEC. METER TO REMAIN
- 23 (E) GAS METER TO REMAIN
- 24 NEW OPEN GUARDRAIL
- 25 EXISTING GAS METER
- 26 NEW F.A.U. BELOW

LEGEND

- (N) WALL
- EXISTING WALLS TO REMAIN
- (N) DECKING



(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

MAIN FLOOR PLAN
(PROPOSED)

SCALE: 1" = 1/4"

A5.0

ISSUE:
021-08-2021

DRAWN BY:
D.Santana

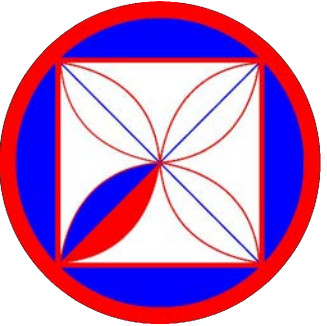
PROJECT:
DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO:
21-06

REVISIONS:

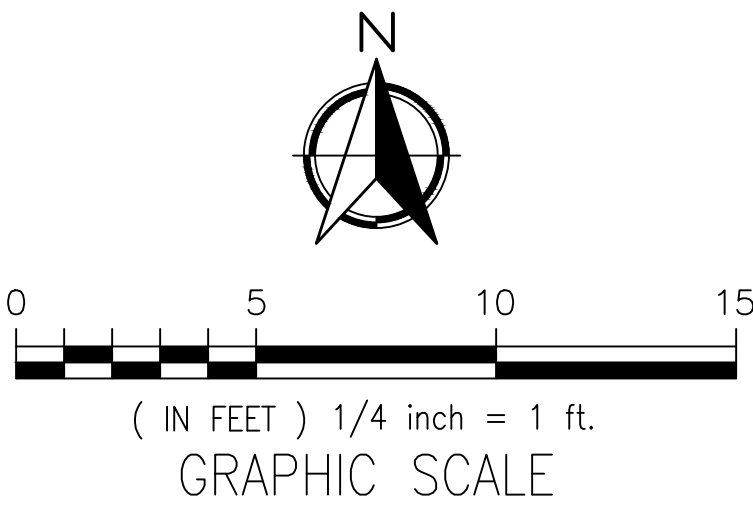
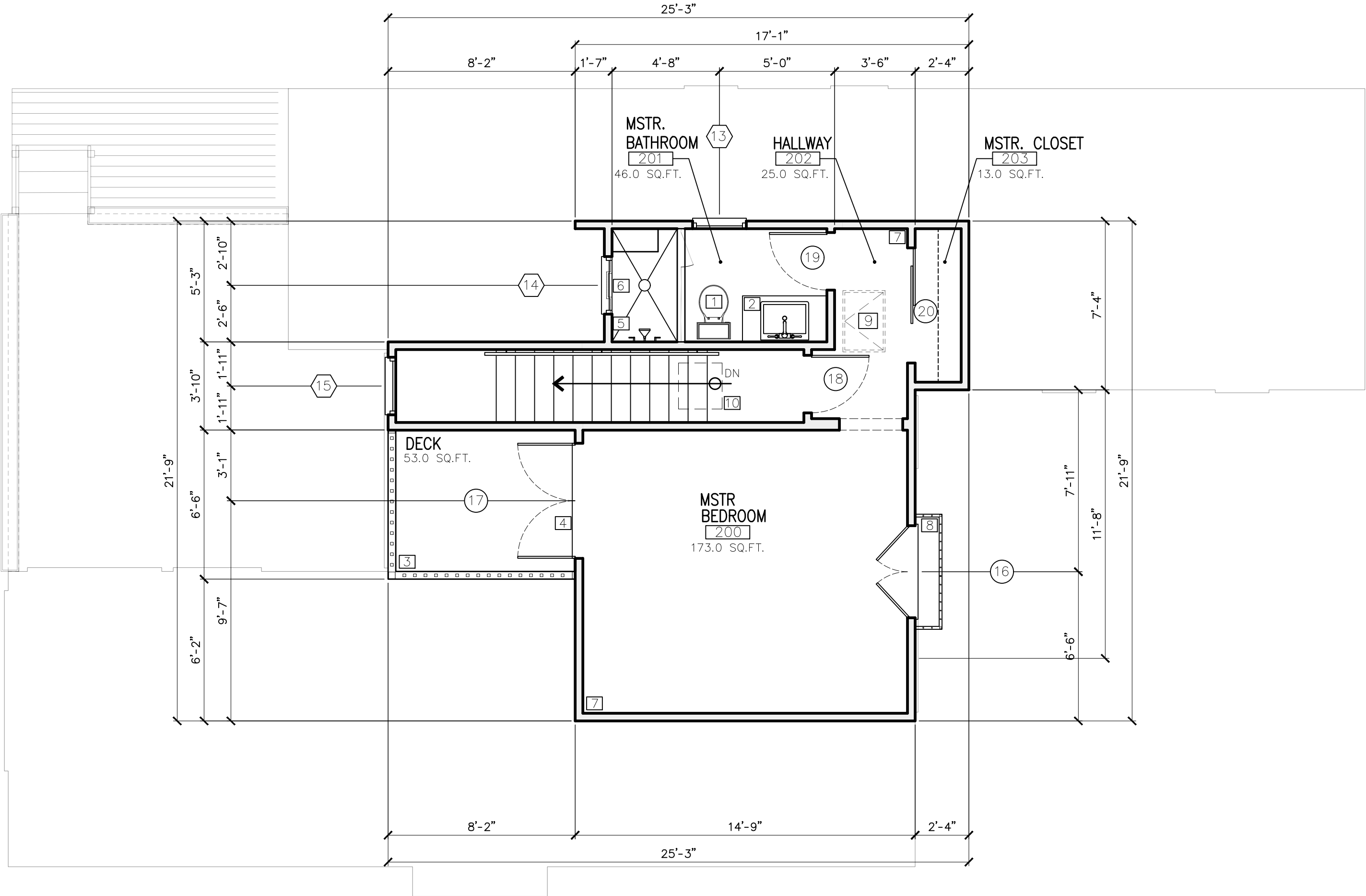
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Attachment 3

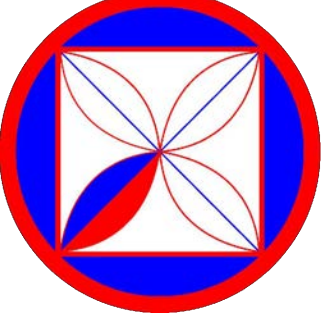


KEY NOTES

- 1 NEW WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.3.
- 2 NEW BATHROOM SINK 36-INCH HIGH W/ OR W/O VANITY WITH STONE TOP AND BACKSPLASH.
- 3 NEW GUARDRAILS: WOOD HANDRAIL OVER WOOD PICKETS @ 4-INCHES ON CENTER MAX.
 - 1. GUARDRAILS TO WITHSTAND 50 LB. LATERAL LOAD PER LINEAL FOOT WHEN APPLIED HORIZONTALLY AT RIGHT ANGLES TO THE TOP RAIL-200 LB. CONCENTRATED LOAD
 - 2. GUARDRAILS MINIMUM OF 42"-INCHES IN HEIGHT
 - 3. INTERMEDIATE RAILING SPACED SO THAT 4"-INCH IN DIAMETER CANNOT PASS THROUGH AT RIGHT ANGLES ANGLES TO THE TOP RAIL.
- 4 1/2" THRESHOLD AT ALL ENTRY DOORS
- 5 NEW TILED SHOWER W/ 3/8" THK SAFETY GLASS INSTALL GLAZING TEMPERED PER MANF.SPECS.
- 6 NICHE BELOW WINDOW
- 7 NEW BASE BOARD IS TO BE INSTALLED THROUGHOUT THE WHOLE HOUSE
- 8 NEW MTL GUARD RAIL
- 9 ATTIC ACCESS DOOR
- 10 SKYLIGHT 24X24, SHOWN DASHED LINE

LEGEND

- (N) WALL
- EXISTING WALLS TO REMAIN
- (N) DECKING



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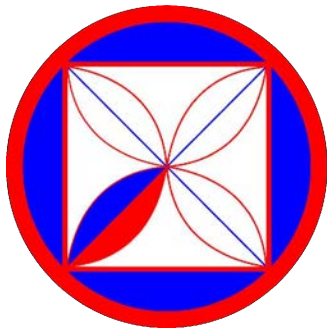
PROJECT: DEARBORN RESIDENCE
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BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO: 21-06

ISSUE: 02-08-2021
10-06-2022
DRAWN BY: D.Santana

UPPER
FLOOR PLAN
(PROPOSED)

SCALE: 1" = 1/4"

A5.1



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12-10-2022
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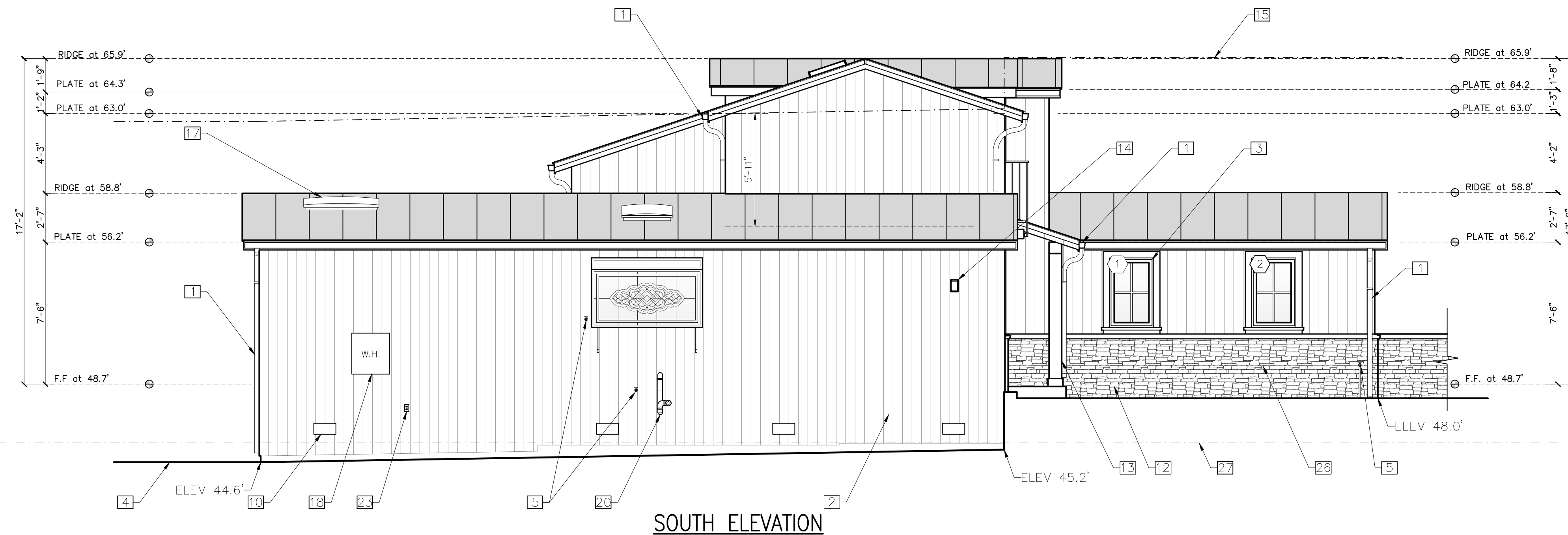
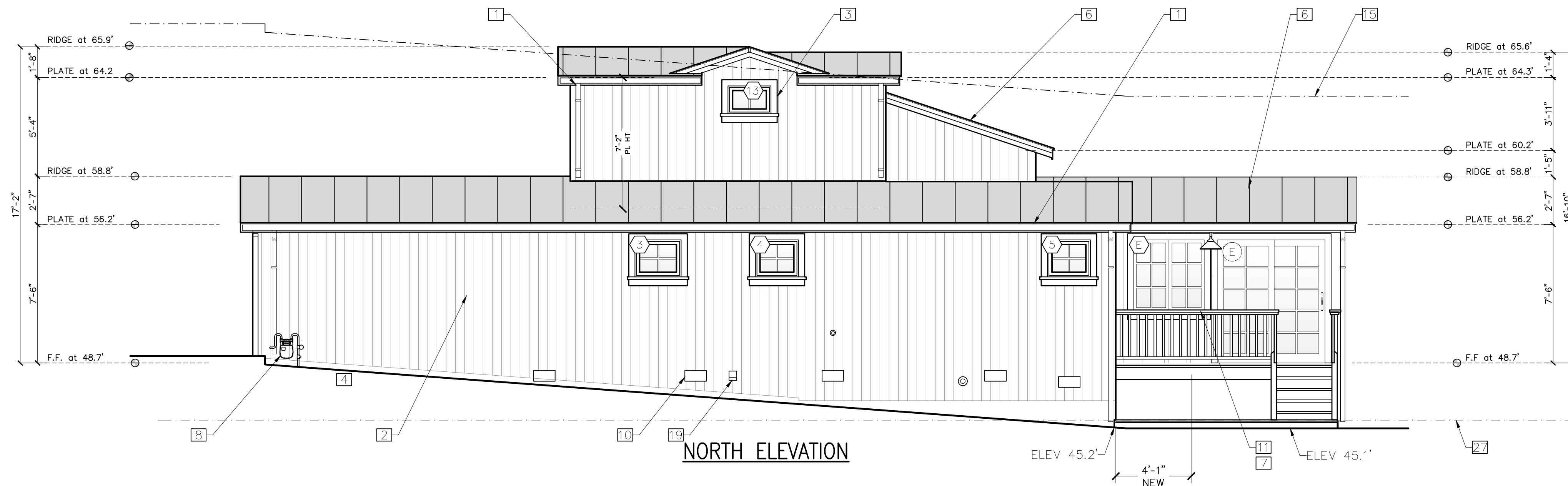
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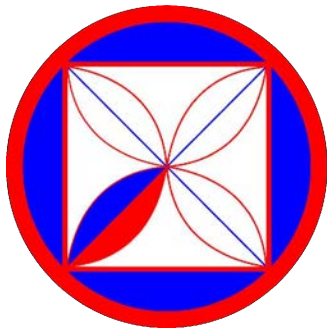
SCALE: 1" = 1/4"

A6.0

KEY NOTES

- 1 NEW ALUMINUM DOWNSPOUTS & GUTTERS
- 2 NEW VERTICAL CEDAR WOOD SIDING
- 3 NEW DOOR & WINDOWS (WOOD CLAD)
- 4 EXISTING GRADE WHERE OCCURS
- 5 EXISTING WATER SPIGOT
- 6 NEW STANDING SEAM METAL ROOF
- 7 NEW EXTENDED WOOD DECK TO MATCH EXISTING
- 8 EXISTING GAS METER
- 9 EXISTING MAIN ELEC. PANEL
- 10 EXISTING CRAWL SPACE VENTS
- 11 NEW WOOD GUARDRAIL
- 12 EXISTING BRICK STEP
- 13 NEW 8X8 WOOD COLUMN
- 14 NEW DIRECT VENT
- 15 18-FT HEIGHT LIMIT SHOWN DASH-DOT LINE
- 16 EXISTING CRAWL SPACE VENTS
- 17 EXISTING SKYLIGHT
- 18 EXISTING TANKLESS WATER HEATER
- 19 NEW DRYER VENT
- 20 EXISTING CLEAN OUT
- 21 EXISTING CRAWL SPACE ACCESS
- 22 NEW CRAWL SPACE ACCESS
- 23 EXISTING 125 VOLT RECEPTACLE
- 24 NEW DECORATIVE WOOD SHUTTER
- 25 NEW DECORATIVE FLOWER BOX
- 26 NEW STONE VENEER
- 27 AVERAGE NATURAL GRADE 45.6FT
- 28 NEW 24X24 SKYLIGHT
- 29 NEW WROUGHT IRON GUARDRAIL





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DRAWN BY: D. Santana

ROOF PLANS &
GARAGE ELEVATIONS
(PROPOSED)

SCALE: 1" = 1/4"

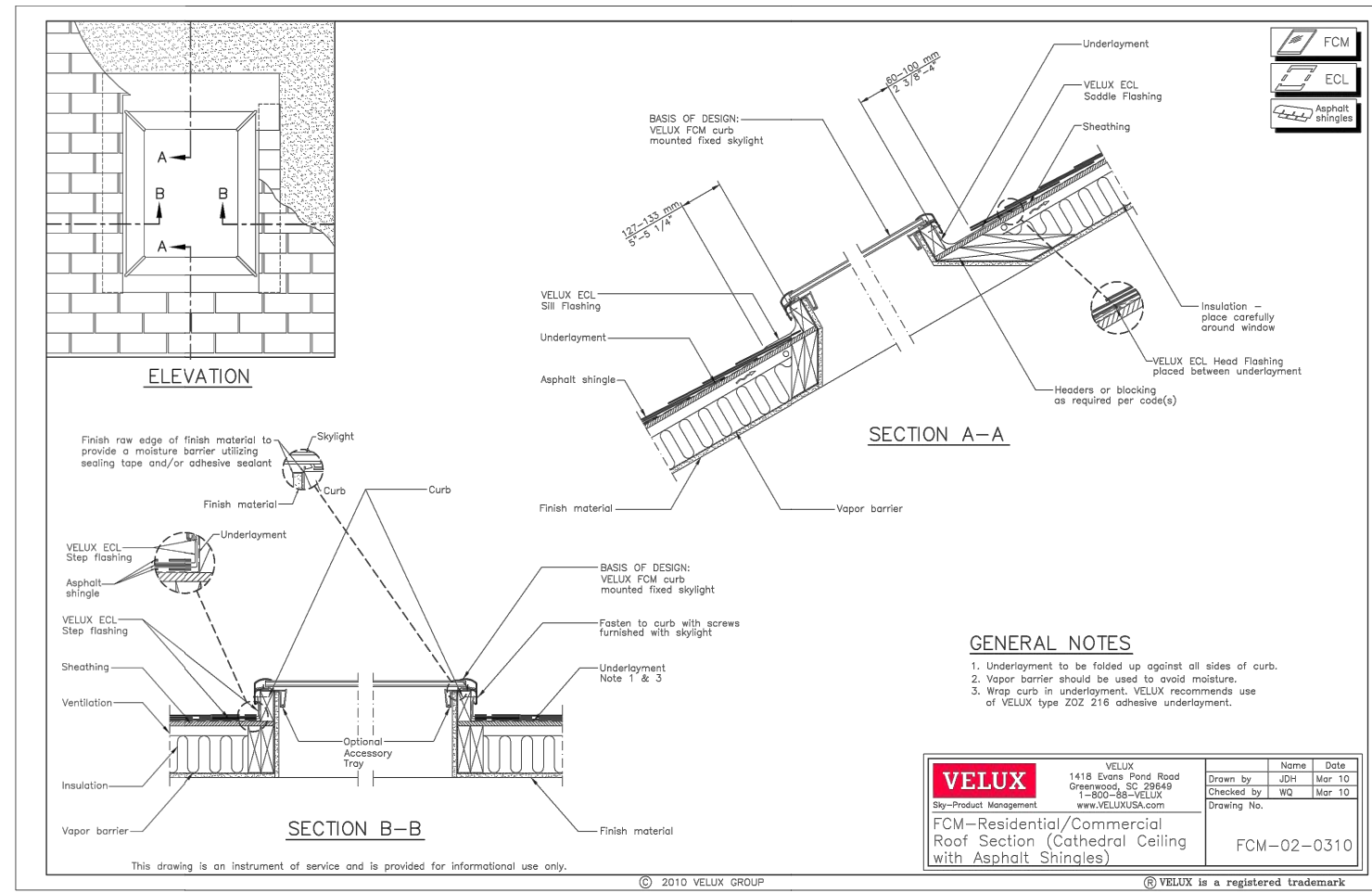
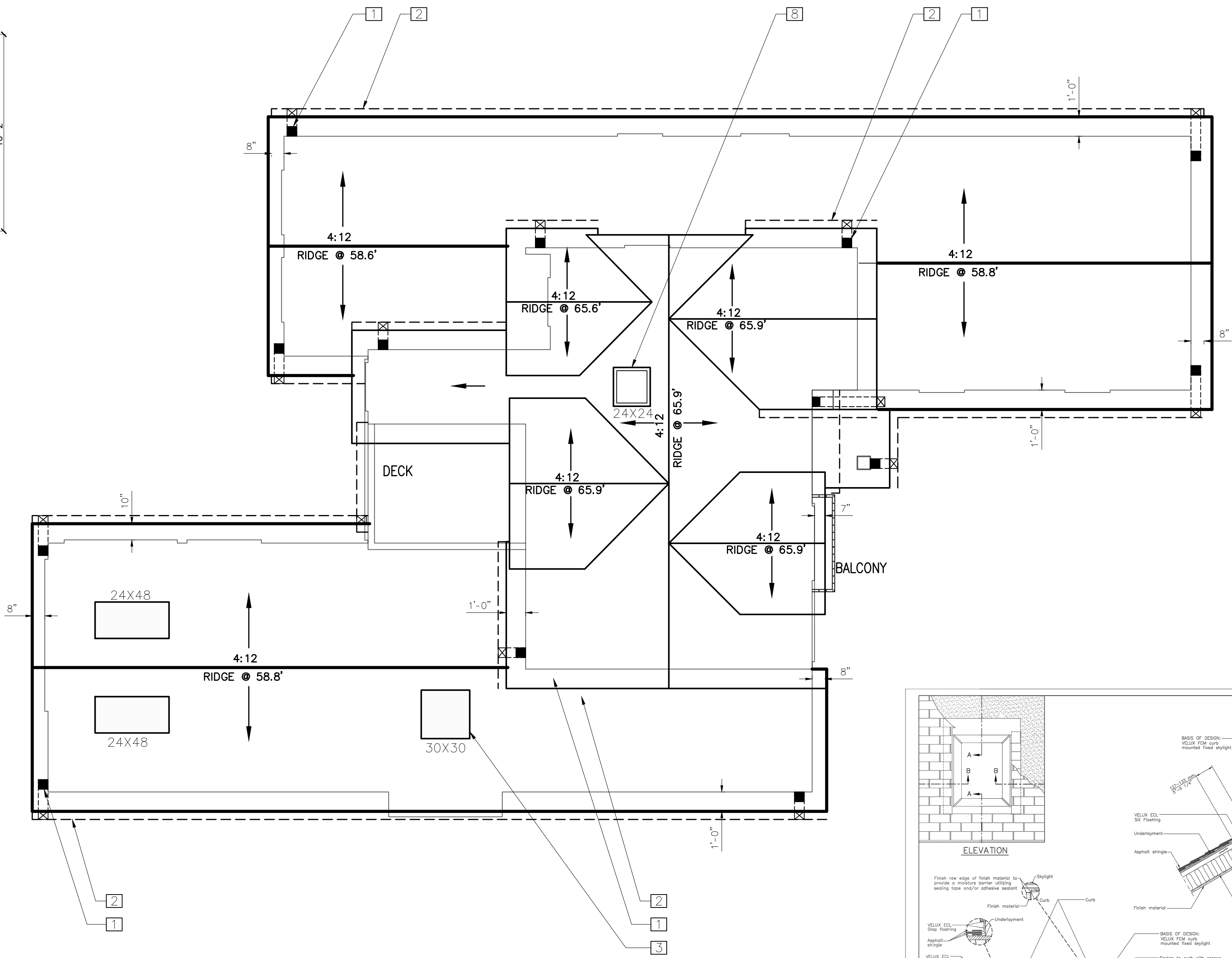
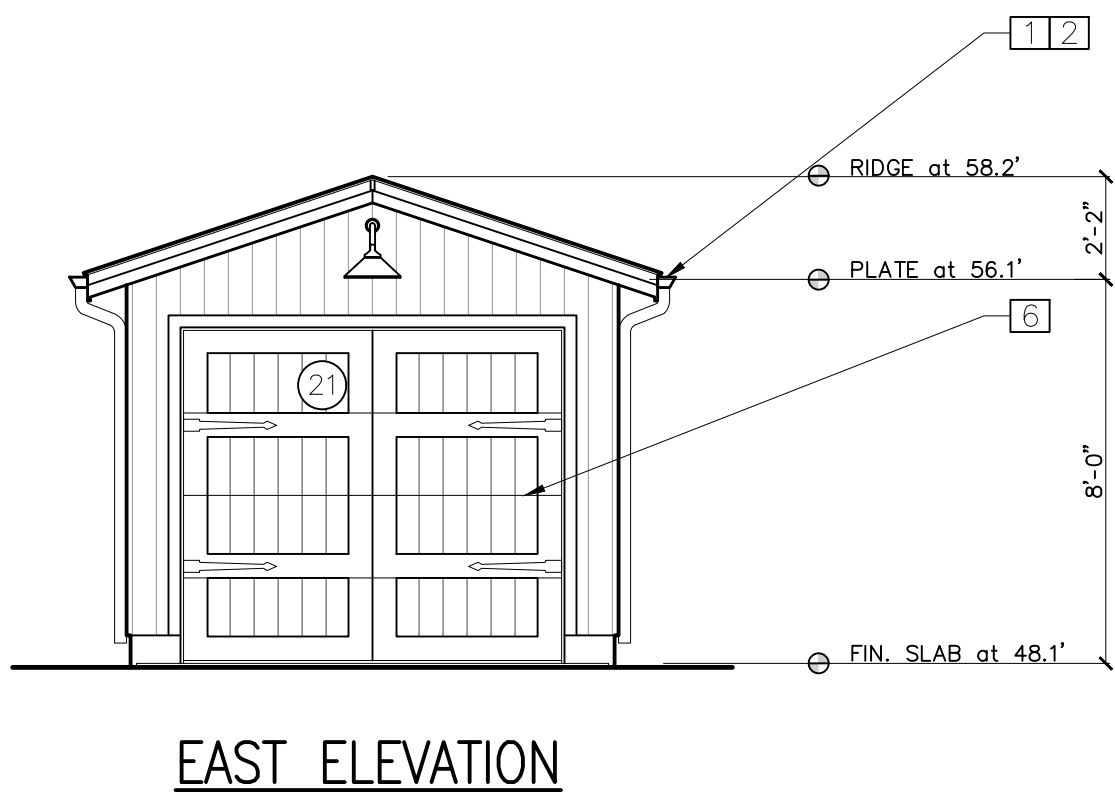
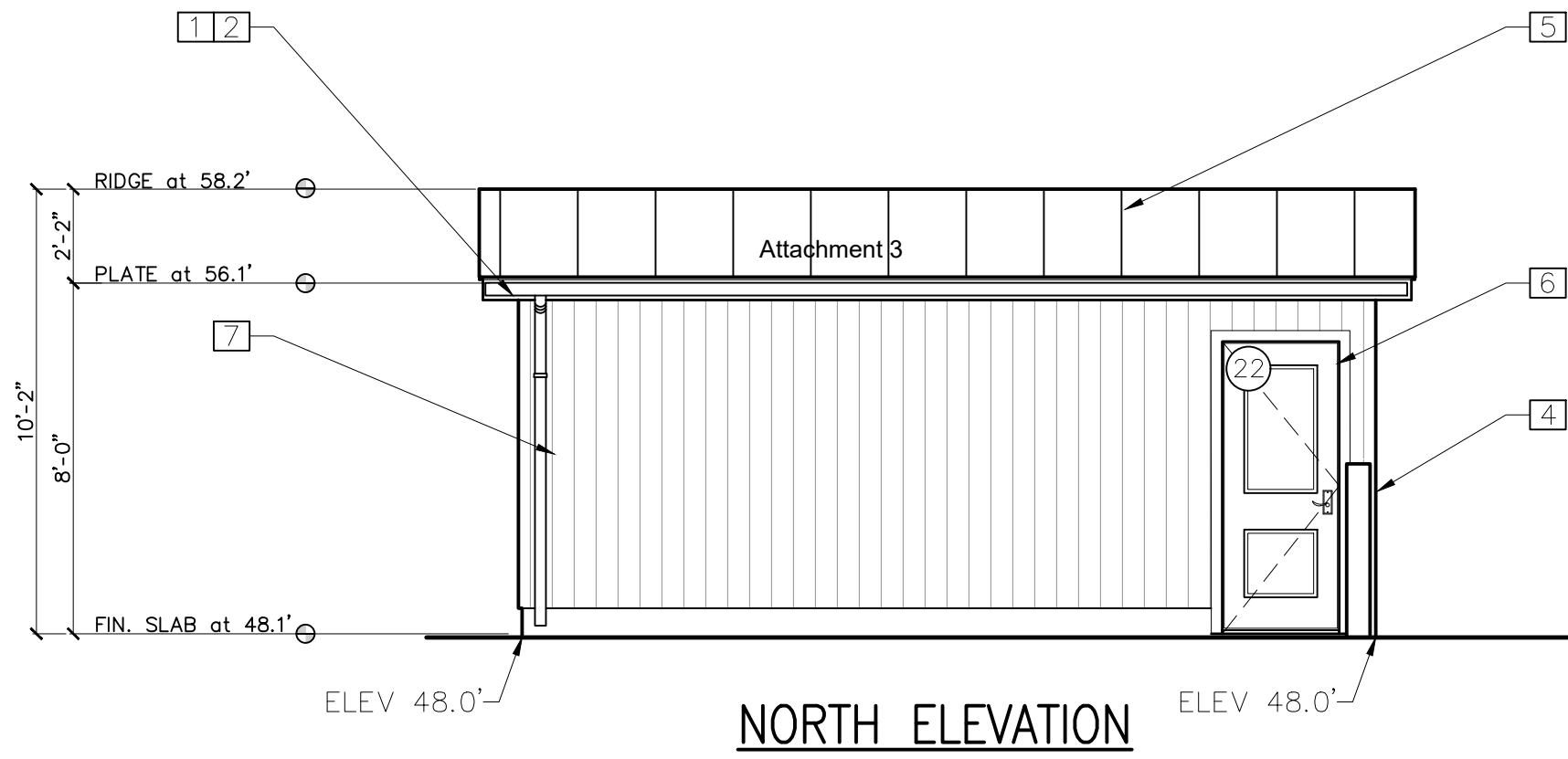
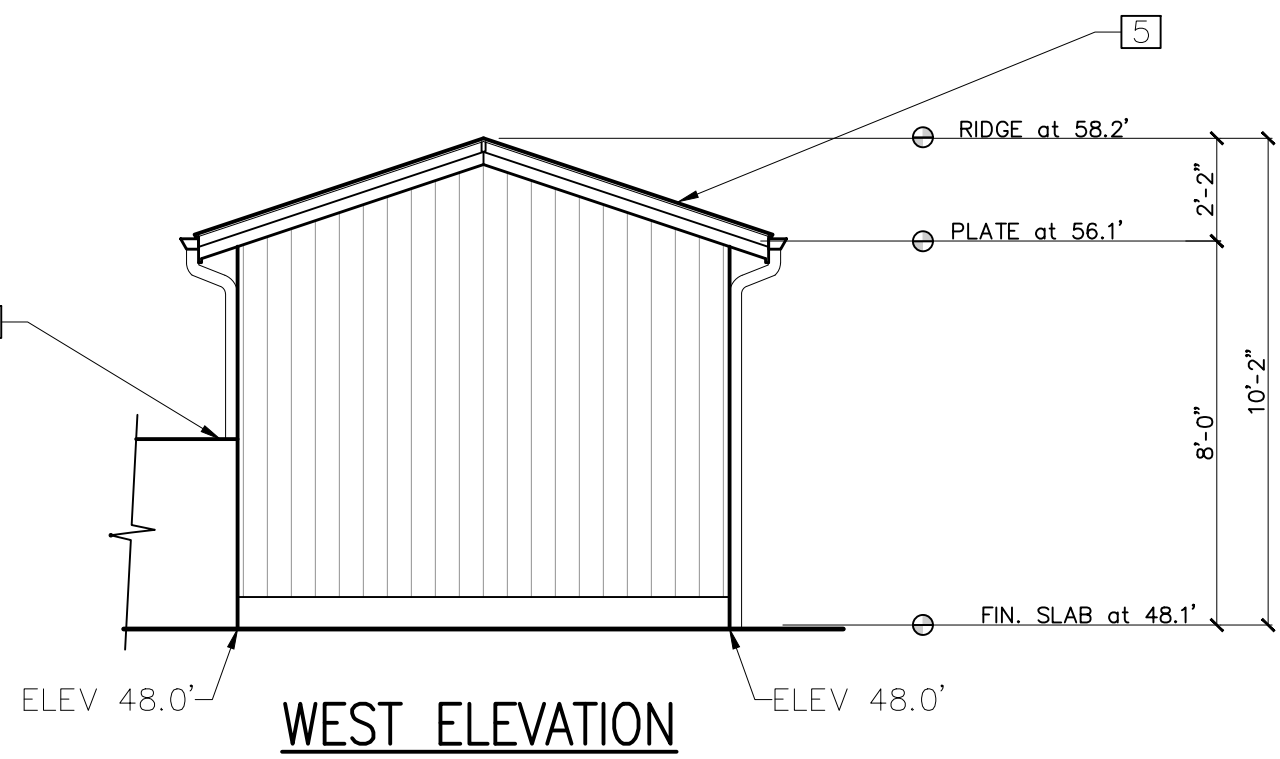
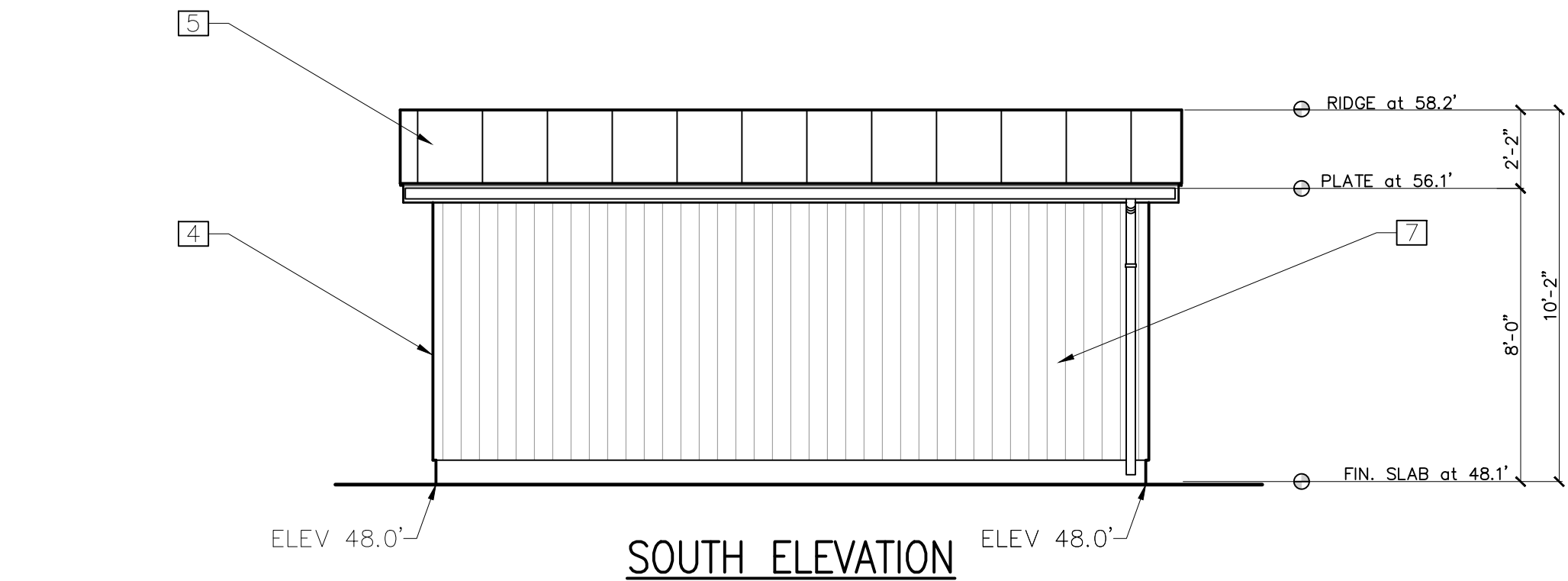
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KEY NOTES

- 1 NEW ALUMINUM DOWNSPOUTS
- 2 NEW ALUMINUM GUTTERS W/ 2% SLOPE
- 3 EXISTING SKYLIGHT
- 4 NEW STONE WALL
- 5 NEW STANDING SEAM METAL ROOF
- 6 NEW ROLL-UP WOOD CARRIAGE GARAGE DOOR
- 7 NEW WOOD SHINGLE SIDING
- 8 NEW 24X24 SKYLIGHT

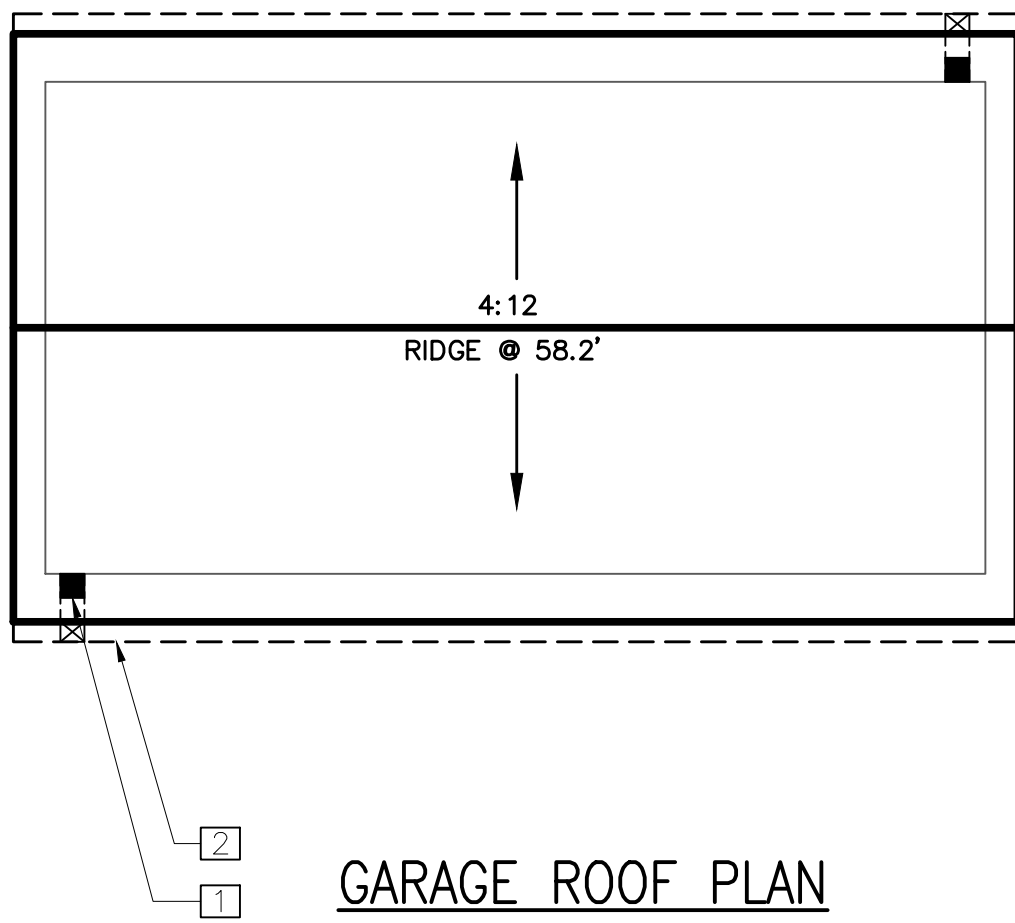
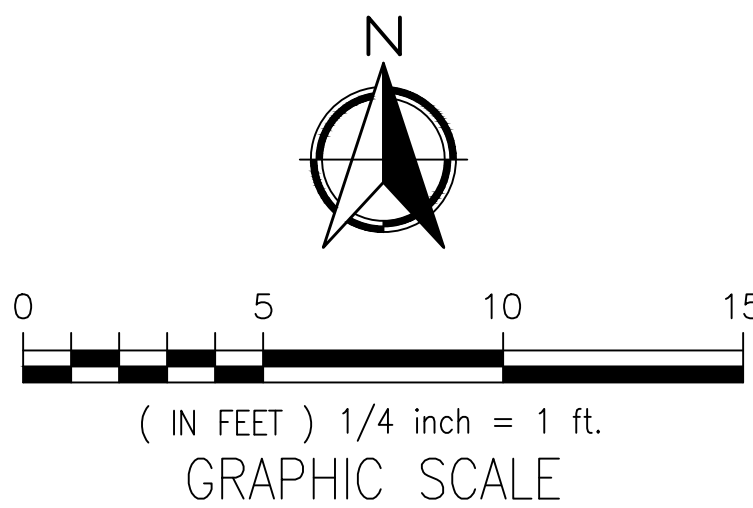
LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- - - BUILDING FOOTPRINT THIN DASHED LINE
- - - GUTTERS
- DOWNSPOUTS W/2% SLOPE
- SKY LIGHT

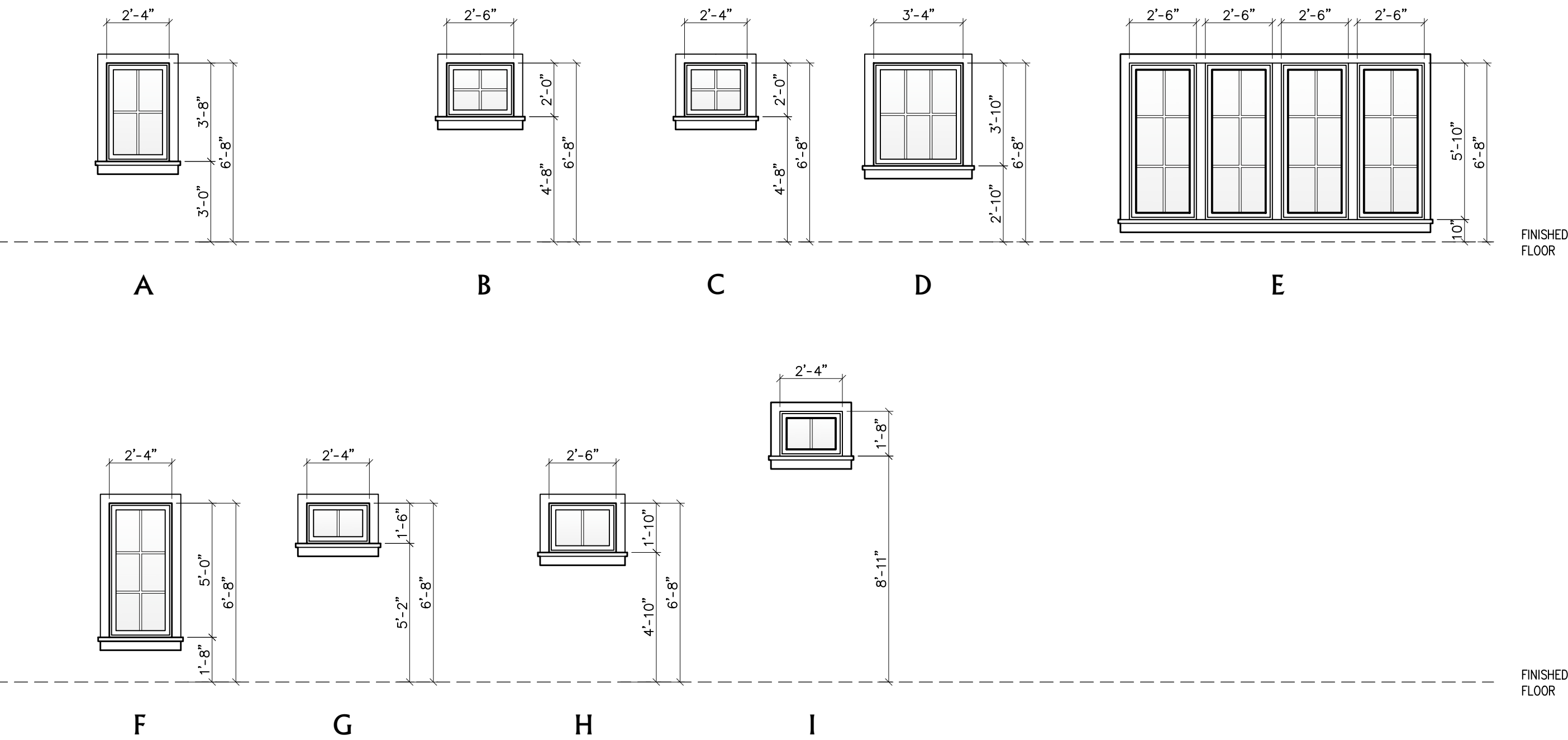


SKYLIGHT DETAIL

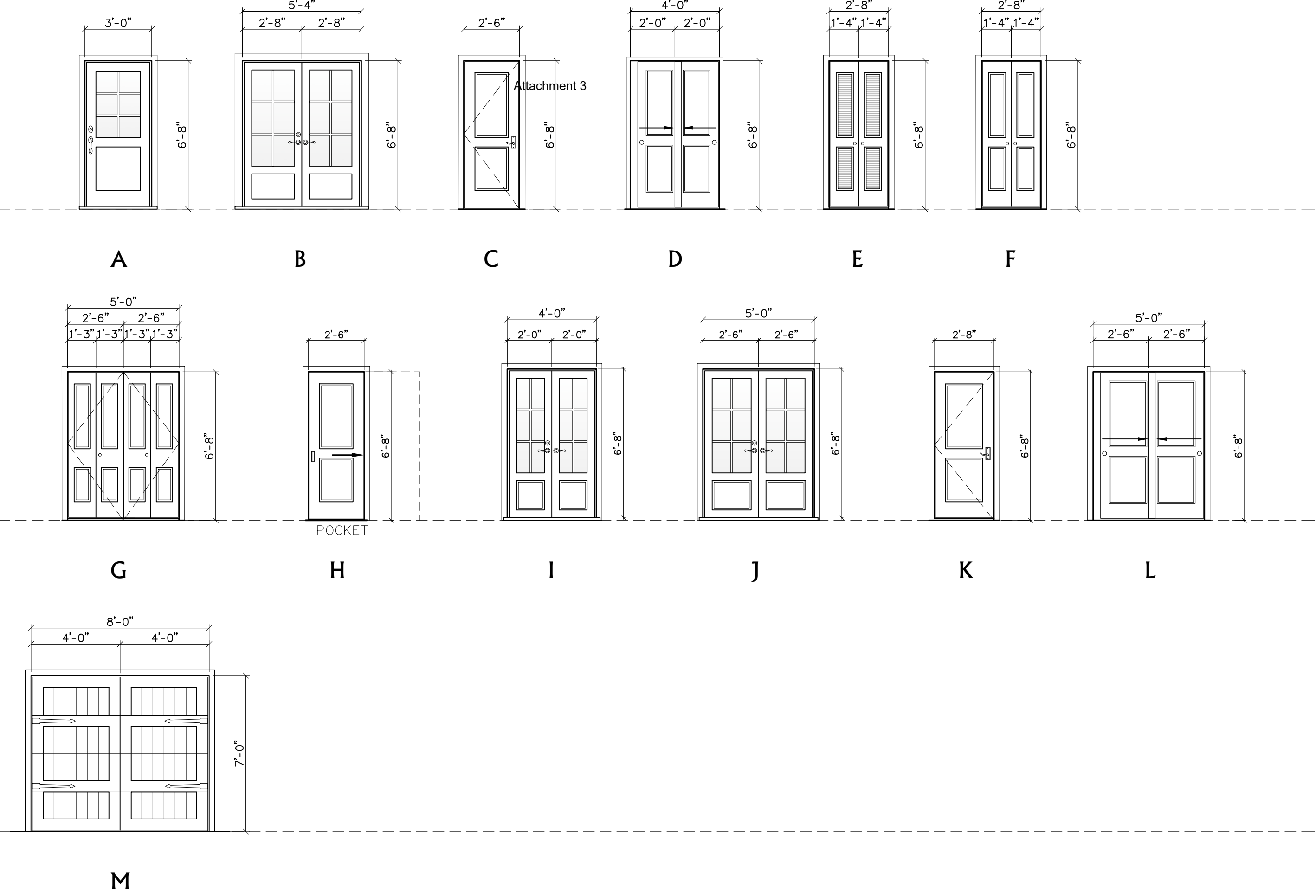
NOTE:
SKYLIGHT SHOULD BE FLAT, AND THE FLASHING SHOULD MATCH THE ROOF COLOR; THEY SHOULD HAVE NON-REFLECTIVE GLASS AND BE EQUIPPED WITH AN INTERIOR SHADE THAT CA BE PULLED ACROSS THE SKYLIGHT TO PREVENT GLARE TO NEIGHBORING PROPERTIES.



Window Elevation Types



Door Elevation Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN LEVEL	1	BEDROOM ONE	A	2'-4" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	2	BEDROOM ONE	A	2'-4" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	3	BATH ONE	B	2'-6" X 2'-0"	FF	AWNING	WOOD-CLAD	YES	YES	YES	NO
	4	CORRIDOR	C	2'-4" X 2'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	5	BEDROOM TWO	C	2'-4" X 2'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	6	BEDROOM TWO	D	3'-4" X 3'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	7	BEDROOM TWO	D	3'-4" X 3'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	8	STAIRS	F	2'-4" X 5'-0"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	9	LIVING ROOM	E	2'-6" X 5'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	10	LIVING ROOM	E	2'-6" X 5'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	11	LIVING ROOM	E	2'-6" X 5'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	12	LIVING ROOM	E	2'-6" X 5'-10"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	13	MASTER BATHROOM	G	2'-4" X 1'-6"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	14	MASTER BATHROOM	H	2'-6" X 1'-6"	FF	CASEMENT	WOOD-CLAD	YES	YES	NO	NO
	15	STAIRS	I	2'-4" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO
E		DINING ROOM	E	VARIES - TO BE REPLACED WITH NEW WINDOWS	FF	FIXED	WOOD-CLAD	YES	YES	NO	NO

FOYER

GLASS / PANELED FRENCH DOOR

Door Schedule

		FOYER								
	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN LEVEL	1	LIVING ROOM	A	3'-0" X 6'-8"	P	GLASS / PANELED	OUTSIDE	WOOD	NO	YES
	2	LIVING ROOM	B	(2) PER- 2'-8" X 6'-8"	FF	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	NO	YES
	3	BEDROOM TWO	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	4	LIVING ROOM	D	(2) PER- 2'-0" X 6'-8"	P	FLUSHED / SLIDER/ PANELED DOOR	INSIDE	WOOD	NO	NO
	5	BATH ONE	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	6	BATH ONE	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	7	HALLWAY	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	8	POWDER ROOM	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	9	LAUNDRY	E	(2) PER- 1'-4" X 6'-8"	P	LOUVERED DOOR	INSIDE	WOOD	NO	NO
	10	HALLWAY	F	(2) PER- 1'-4" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	11	BEDROOM ONE	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	12	BEDROOM ONE	G	(2) PER- 1'-3" X 6'-8"	P	FLUSHED / PANELED / BI FOLDING DOOR	INSIDE	WOOD	NO	NO
	13	BEDROOM TWO	G	(2) PER- 1'-3" X 6'-8"	P	FLUSHED / PANELED / BI FOLDING DOOR	INSIDE	WOOD	NO	NO
	14	WINE STORAGE	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	15	KITCHEN	H	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR / POCKET	INSIDE	WOOD	NO	NO
	16	MASTER BEDROOM	I	(2) PER- 2'-0" X 6'-8"	FF	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	NO	NO
	17	MASTER BEDROOM	J	(2) PER- 2'-6" X 6'-8"	FF	GLASS / PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	NO	NO
	18	MASTER BEDROOM	K	2'-8" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	19	MASTER BATHROOM	C	2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR	INSIDE	WOOD	NO	NO
	20	MASTER CLOSET	L	(2) PER- 2'-6" X 6'-8"	P	FLUSHED / PANELED DOOR / SLIDER	INSIDE	WOOD	NO	NO
	21	GARAGE	M	8'-0" X 7'-0"	P	ROLL-UP WOOD CARRIAGE GARAGE DOOR	OUTSIDE	WOOD	NO	NO
	22	GARAGE	K	2'-8" X 6'-8"	FF	FLUSHED / PANELED DOOR	OUTSIDE	WOOD-CLAD	NO	NO

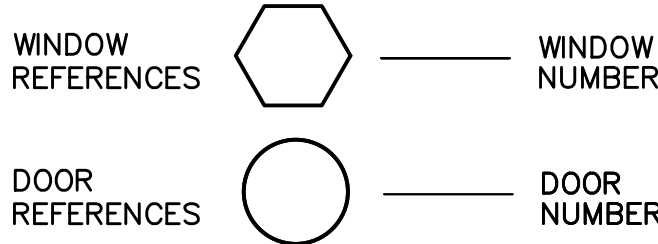
- Door Notes:
1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
 2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
 3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
 4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
 5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
 6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
 7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
 8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
 9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED, AND SEALED.
 10. GARAGE DOORS : SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
 11. THE DOOR FINISH PER CLIENT OR CODG, INC.
 12. THE DOOR STILES TO BE PER PLAN
 13. CHECK FLOOR PLAN FOR HINGES LOCATION
 14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

- Window Notes:
1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
 2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
 3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
 4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
 5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
 6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC POLYSULFIDE OR URETHANE AS REQUIRED.
 7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
 8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
 9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
 10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
 11. DOUBLE PANE LAMINATED GLASS. AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
 12. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
 13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

- Note:
1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
 2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
 3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

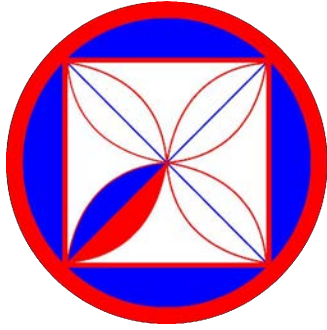
- Tempered Glass Note:
- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:
- A) GLAZING IN DOORS.
 - B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
 - C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
 3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
 - D) GLAZING IN GUARDS AND RAILINGS.
 - E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.
 - F) GLAZING ADJACENT TO STAIRS AND RAMPS.

Symbols



Abbreviations

- N/A NOT APPLICABLE
- G.C. GENERAL CONTRACTOR
- P PAINT
- ST STAIN
- FF FACTORY FINISH
- I.D. INTERIOR DESIGN
- S SEALED
- MFR. MANUFACTURER
- FIN. FINISH
- NAT. NATURAL



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REVISIONS:

PROJECT: DEARBORN RESIDENCE
DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO: 21-06

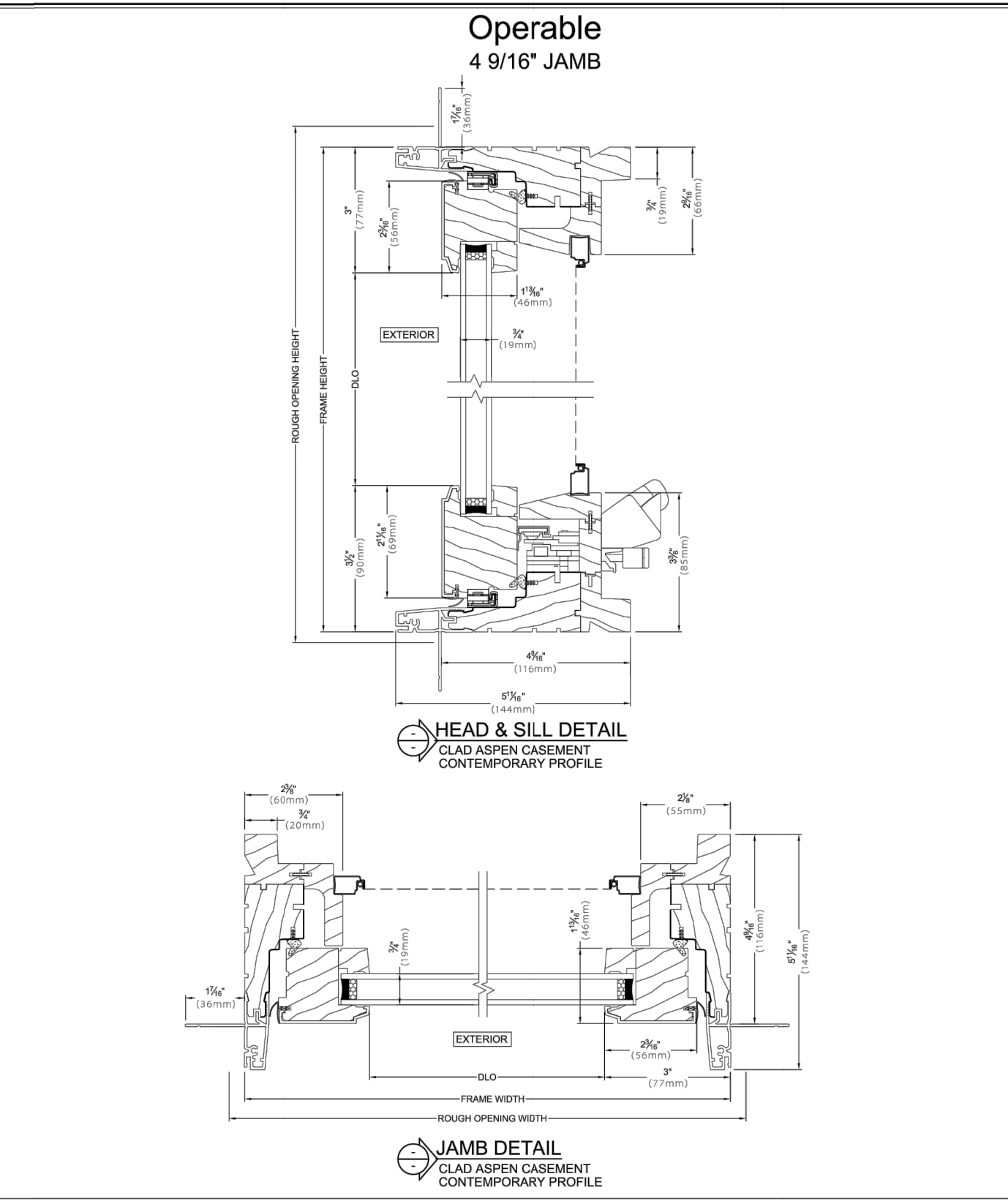
ISSUE: 09-30-2022

DRAWN BY: D.Santana

WINDOW & DOOR
SCHEDULE
(PROPOSED)

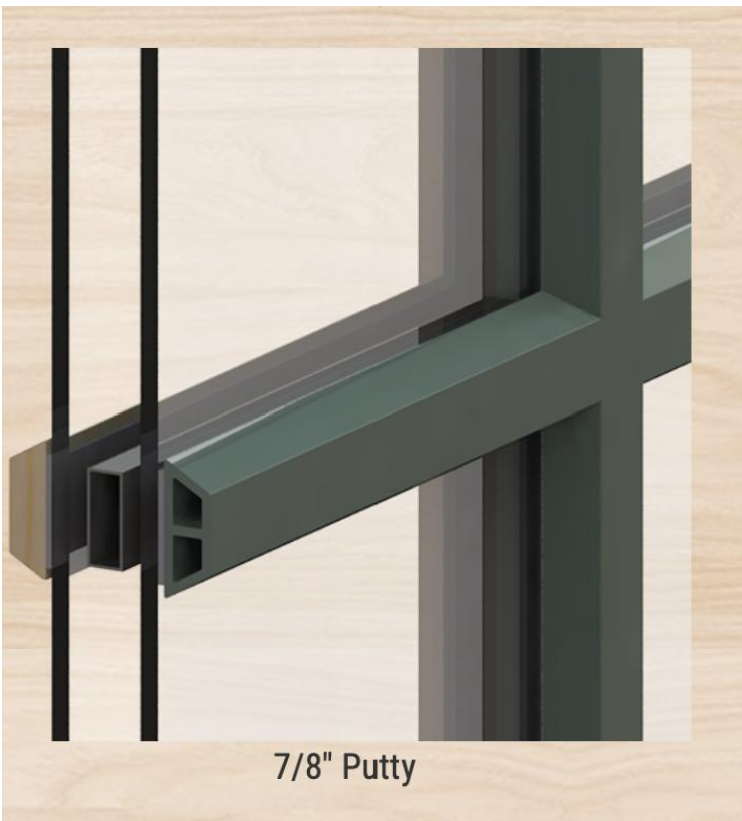
SCALE: 1/4" = 1'

A8.0



WINDOW

MANUFACTURE: SIERRA PACIFIC
MATERIAL: WOOD-CLAD
MODEL: ASPEN
MUNTIN: 7/8" PUTTY
COLOR: DEEP TAUPE 077
GLAZING: DOUBLE PANES



METAL ROOF

MANUFACTURE: TAYLOR METAL PRODUCTS
MODEL: KYNAR 500 STANDARD
COLOR: DARK BRONZE SRI-27
MATERIAL: STANDING SEAM METAL
LRV: 7



WOOD SIDING

MATERIAL: CEDAR WOOD VERTICAL PLANKS
SIZE: 1X6 T&G
GRADE: SMOOTH, TIGHT KNOTS
COLOR: STAINED



COLOR EXTERIOR

MANUFACTURE: CABOT
COLOR: DRIFTWOOD GRAY
OPACITY: SEMI-SOLID



STONE VENEER

MANUFACTURE: BEUCHEL STONE CORP.
GEOLOGY: DOLOMITIC LIMESTONE
COLOR: LIGHT GRAY TO WHITE
PATTERN: ASHLER



GARAGE DOOR COLOR

MANUFACTURE: CABOT
COLOR: DRIFTWOOD GRAY
OPACITY: SOLID STAIN



BULB

MANUFACTURE: PHILLIPS
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: B11 LED SOCKET



FIXTURE A

MANUFACTURE: HAMPTON BAY
T24 COMPLIANT: YES
COLOR: COPPER
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: SEE BULB
DIMENSIONS: 16"H X 10.5"W X 11"



FIXTURE B

MANUFACTURE: WORLD IMPORTS
T24 COMPLIANT: YES
COLOR: ANTIQUE COPPER
WATTS: 4 WATTS
LUMENS: 150
BULB TYPE: SEE BULB
DIMENSIONS: 16"H X 10.5"W



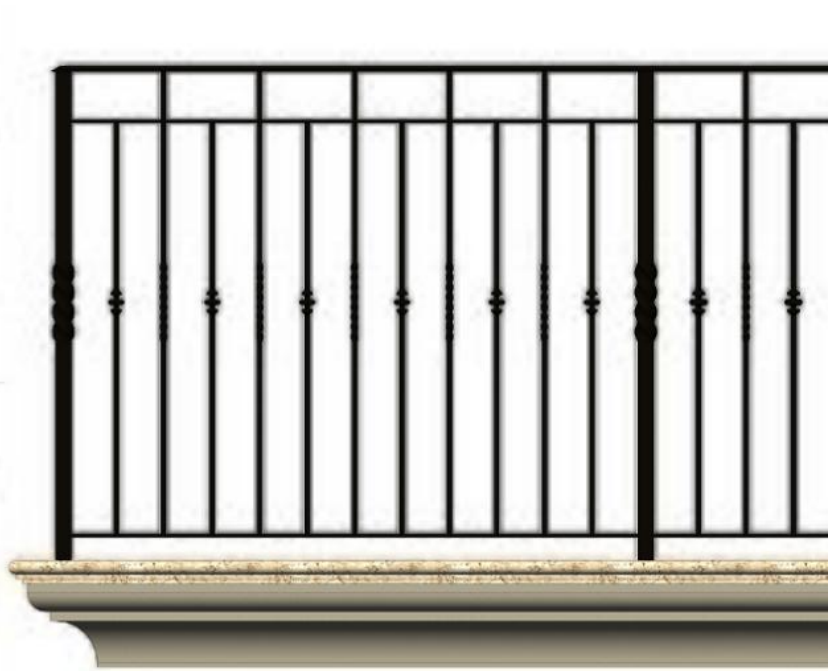
FIXTURE C

MANUFACTURE: WAC LEDme
T24 COMPLIANT: N/A
COLOR: BRONZE
WATTS: 3.9 WATTS
LUMENS: 68
BULB TYPE: LED MODULE
DIMENSIONS: 18"H X 8"W



NEW GUARD RAIL

MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: 40" MIN .



NEW GUARD RAIL

MANUFACTURE: TITAN BUILDING PRODUCTS
MATERIAL: ALUMINUM
FINISH: POWDER COATED BLACK
HEIGHT: 32" MIN.



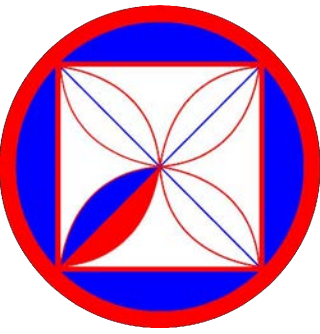
6-FT WOOD FENCE

MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: 6 FEET



4-FT WOOD FENCE

MATERIAL: REDWOOD
FINISH: NATURAL
HEIGHT: 4 FEET



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DOLORES 4 SW OF 10TH
CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO: 21-06

ISSUE: 021-08-2021

DRAWN BY: D.Santana

MATERIALS
(PROPOSED)

SCALE: 1/4" = 1'

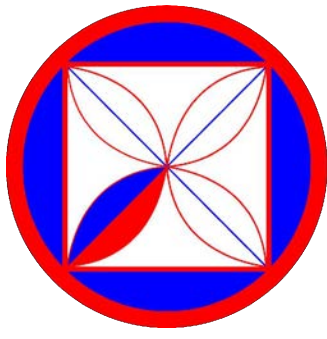
A9.0



Dolores St.
EXISTING EAST ELEVATION



Dolores St.
PROPOSED EAST ELEVATION



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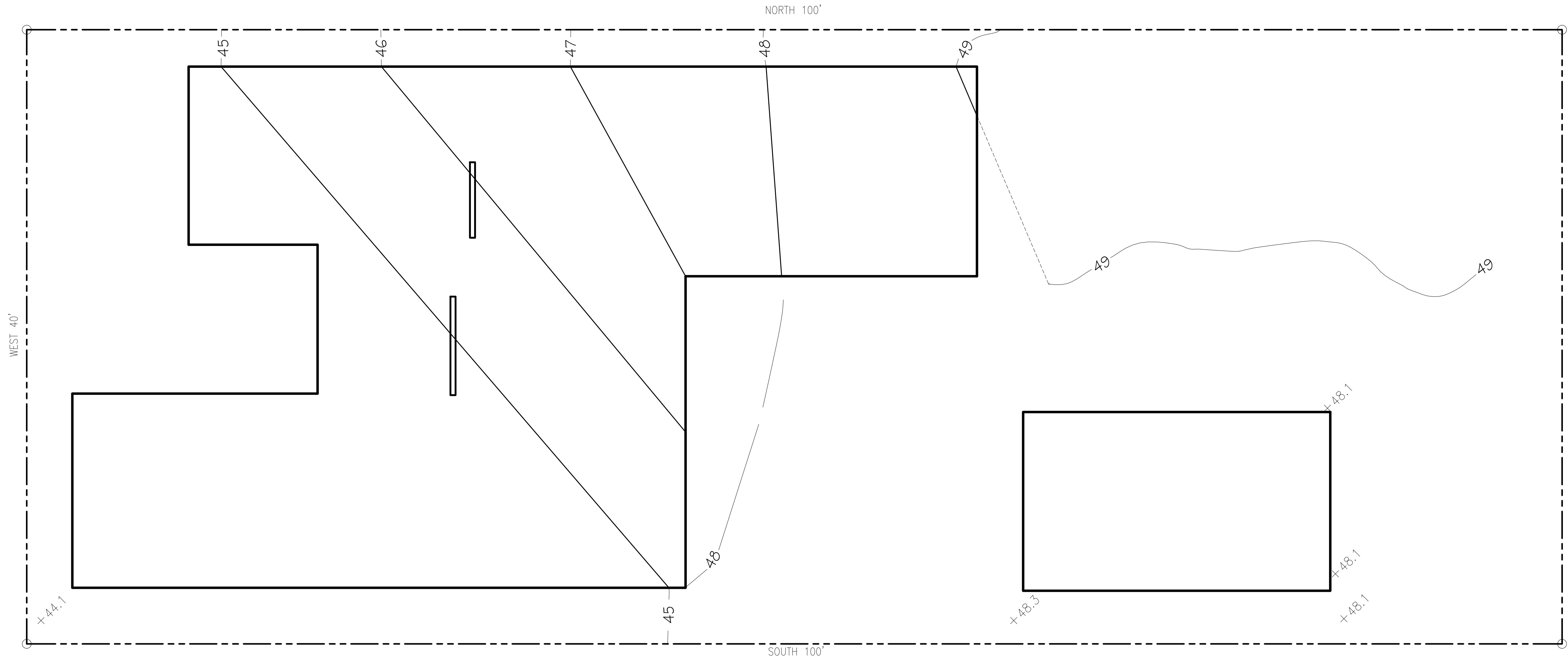
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DOLORES 4 SW OF 10TH
CARMEL, CA, 93921
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PROJECT NO:
21-06

ISSUE:
021-08-2021
DRAWN BY:
D. Santana

STREET SCAPE
SCALE: 1/4" = 1'

A10.0



AVERAGE NATURAL GRADE MAIN DWELLING

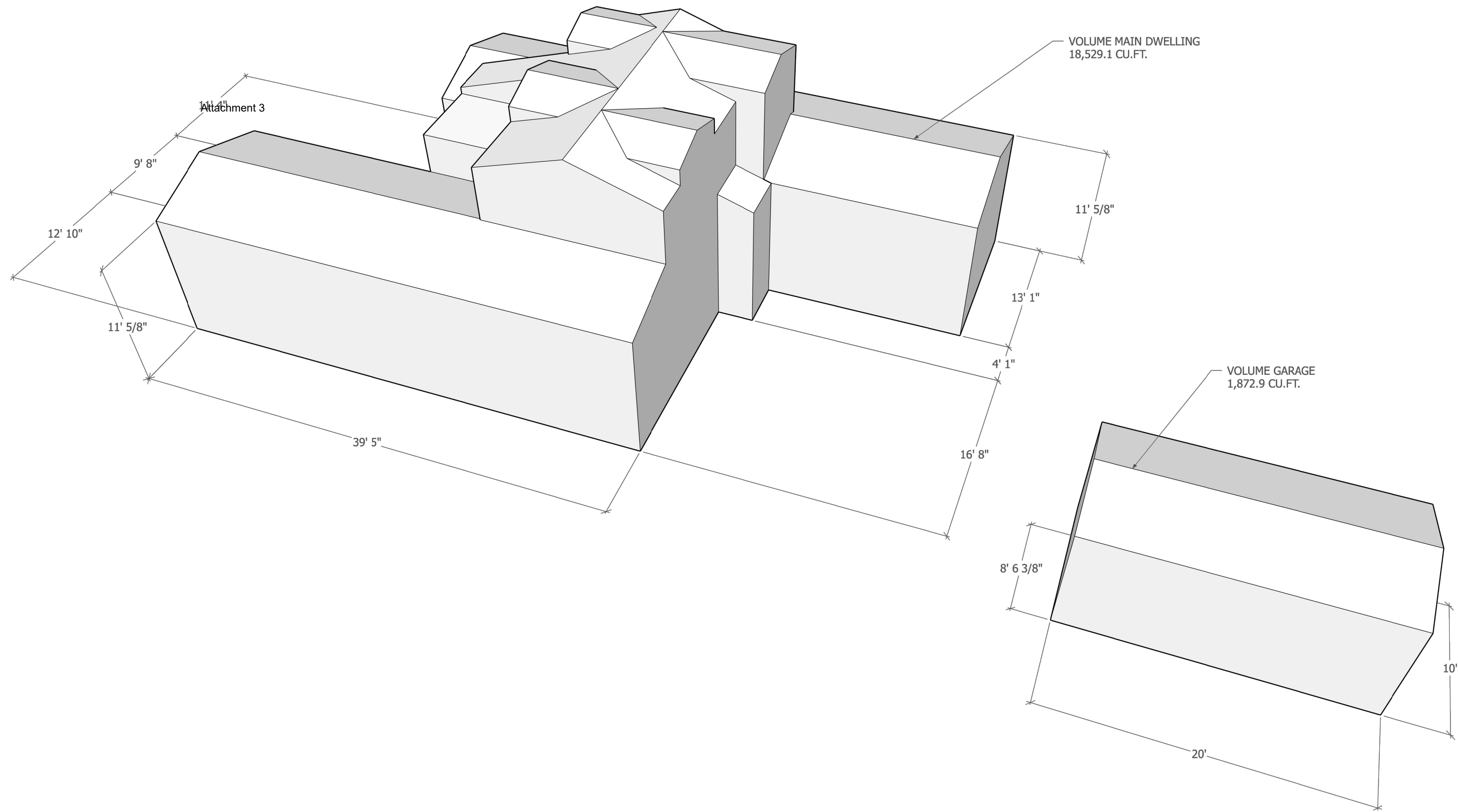
DWELLING AVERAGE NATURAL GRADE			45.6 FT
ELEV.	LINE	LENGTH	TOTAL
45 FT	0	44.8'	0.0
46 FT	1	55.5'	55.5
47 FT	2	49.5'	99.0
48 FT	3	13.7'	41.1
49 FT	4	28.0'	112.0

TOTAL		191.5'	307.6
MATH: 191.5 / 307.6 = 0.62			
FACTOR: = 0.6			
A.N.G. = 45 FT + 0.6 FACTOR = 45.6 FT			

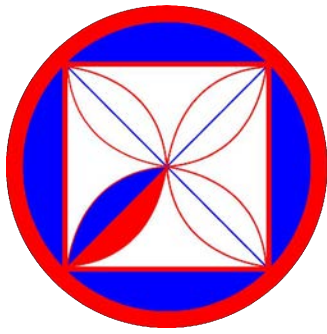
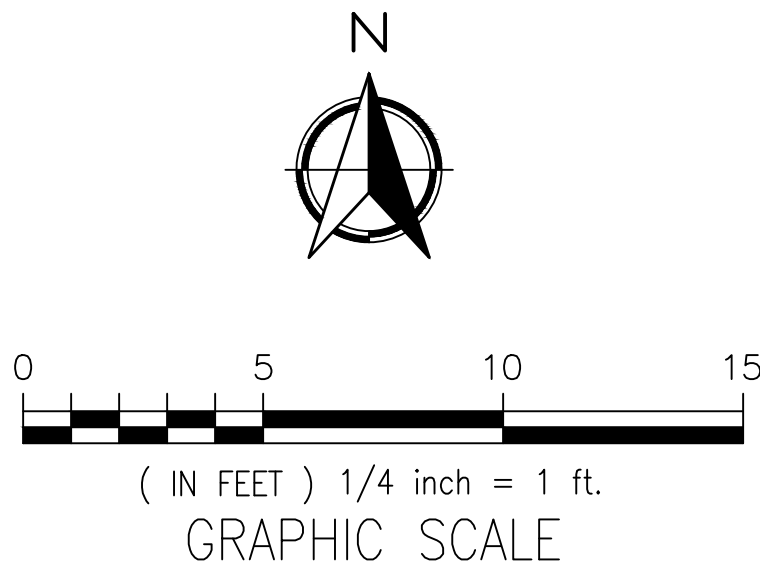
AVERAGE NATURAL GRADE GARAGE

DWELLING AVERAGE NATURAL GRADE			48.0 FT
ELEV.	LINE	LENGTH	TOTAL
48.0 FT	0	0.0'	0.0
TOTAL		0.0'	0.0

MATH: 0.0 / 0.0 = 0.0			
FACTOR: = 0.0			
A.N.G. = 48 FT + 0.0 FACTOR = 48.0 FT			



VOLUME ANALYSIS			
MAIN DWELLING			
ONE STORY PITCHED ROOF	1,240.0 SQ.FT. X12	14,880.0 CU.FT.	100.0%
ONE STORY FLAT ROOF	50.0 SQ.FT. X11	550.0 CU.FT.	
TWO STORY PITCHED ROOF	310.0 SQ.FT. X11	3,410.0 CU.FT.	
TOTAL ALLOWED		18,840.0 CU.FT.	
VOLUME PROPOSED		18,529.1 CU.FT.	98.3%
GARAGE (DETACHED)			
ONE STORY PITCHED ROOF	200.0 SQ.FT. X12	2,400.0 CU.FT.	100.0%
TOTAL ALLOWED		2,400.0 CU.FT.	
VOLUME PROPOSED		1,872.9 CU.FT.	78.0%



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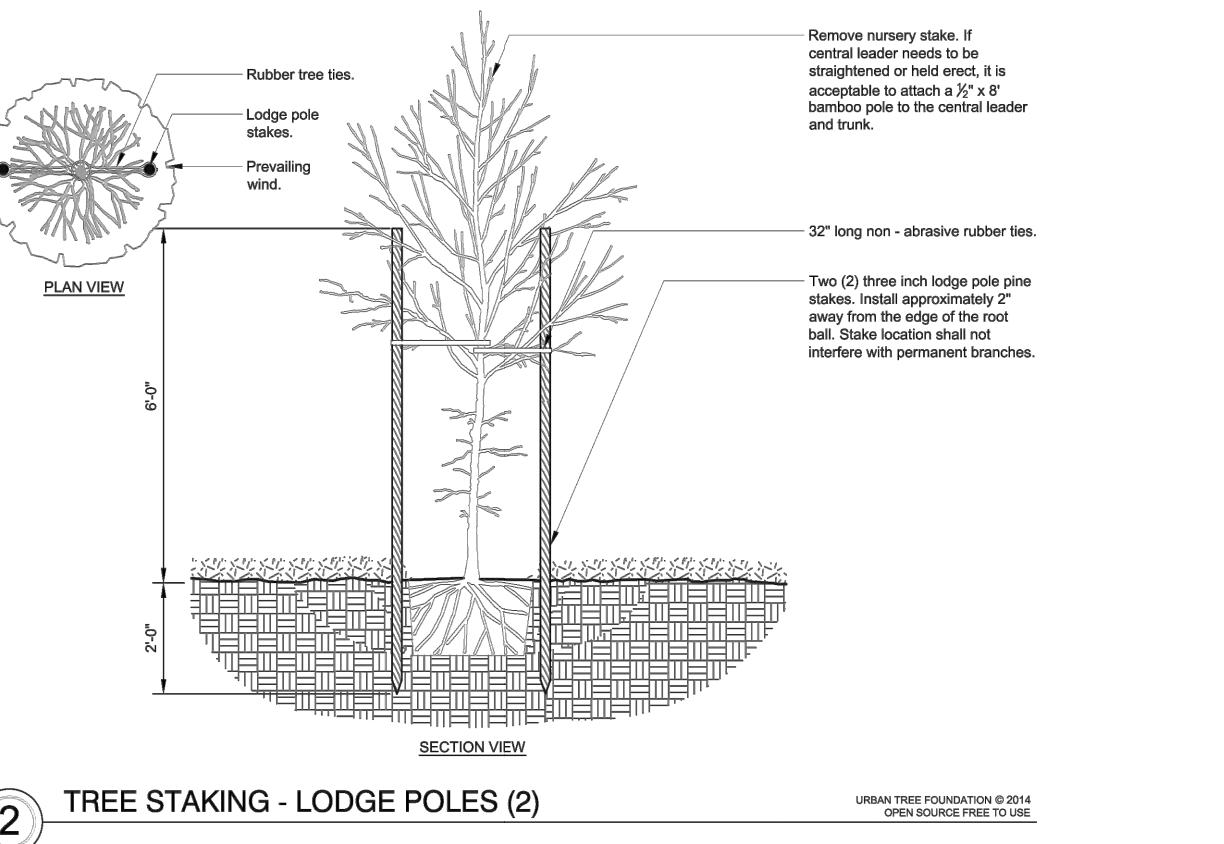
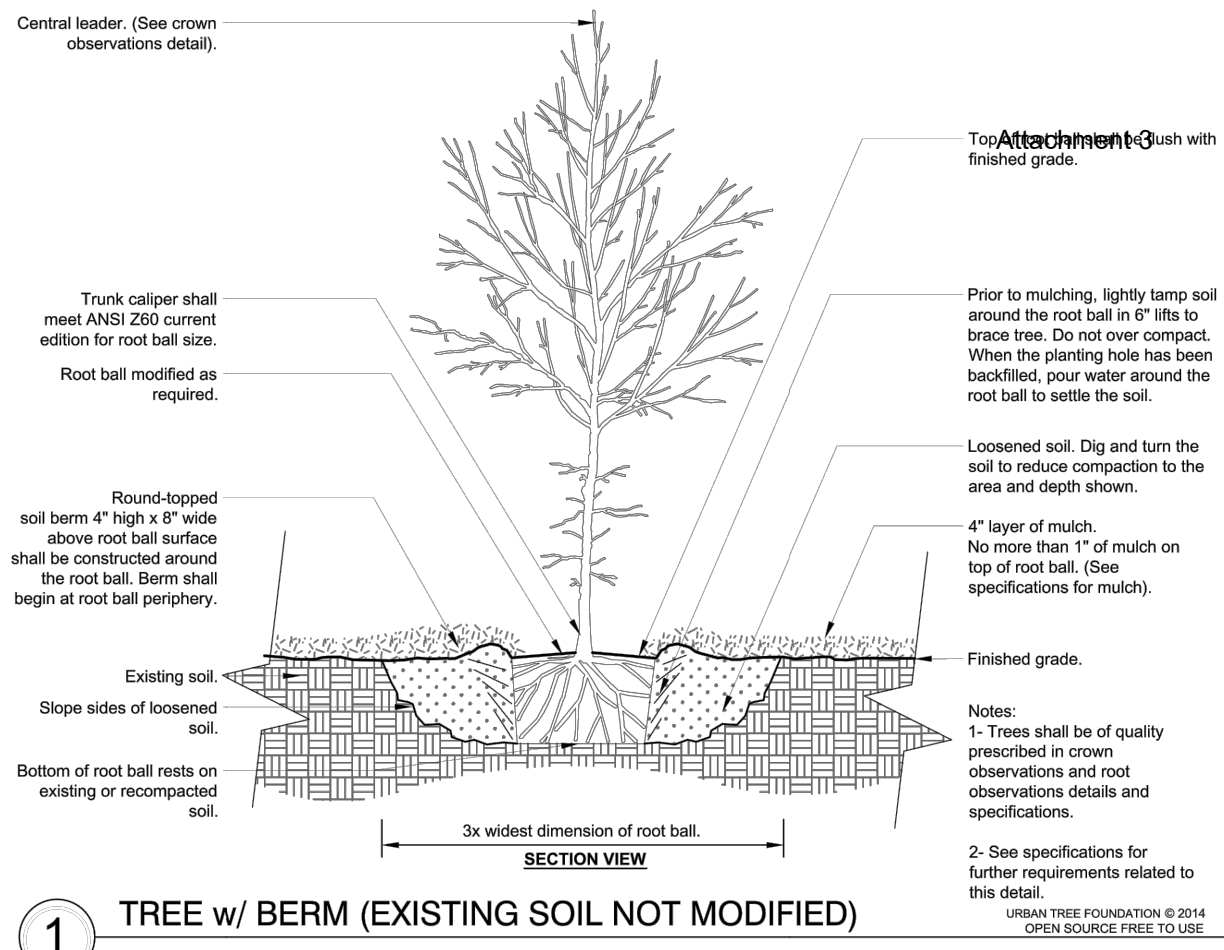
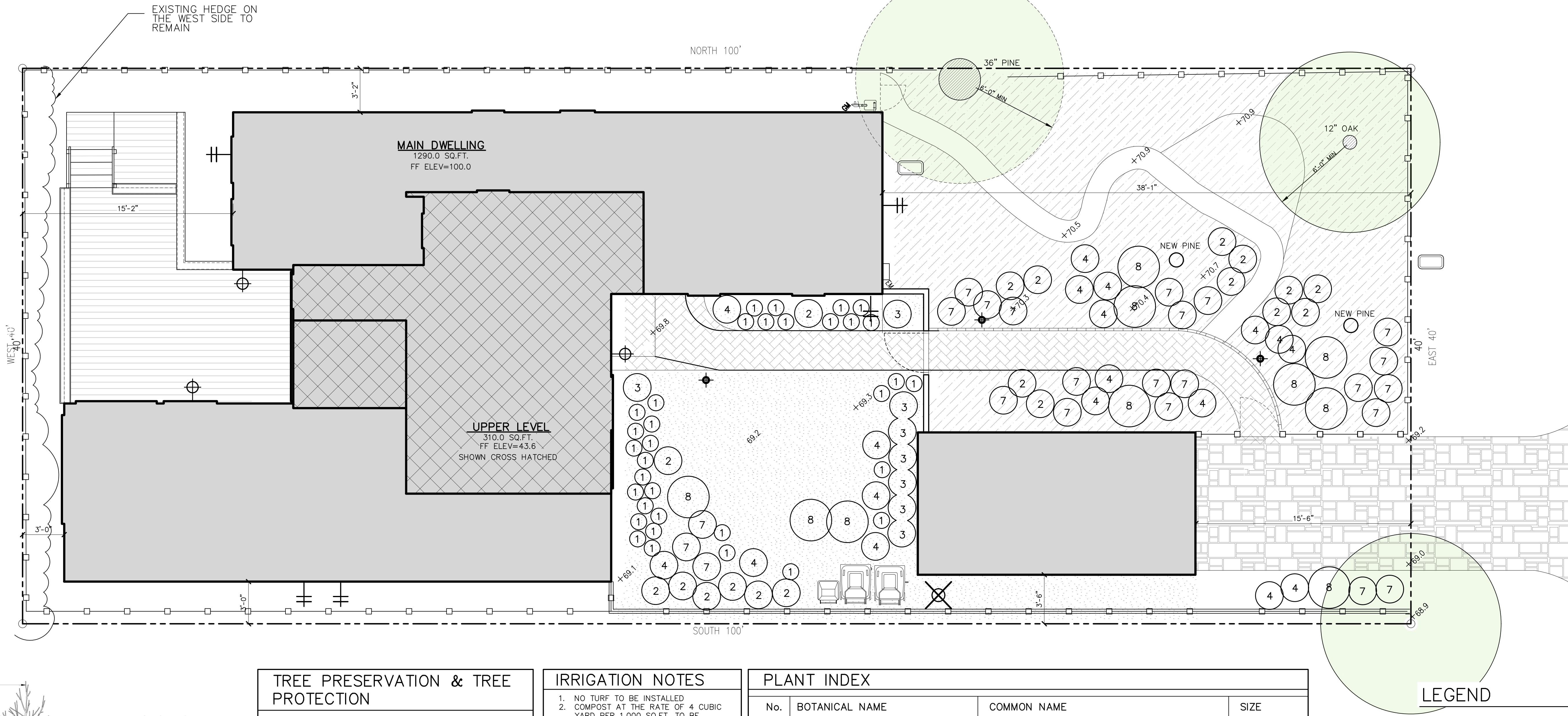
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CARMEL, CA. 93921
BLOCK: 158 LOT: 9
APN: 010-158-005-000
PROJECT NO: 21-06

ISSUE: 09-12-2022
DRAWN BY: C.O.

VOLUME ANALYSIS

SCALE: 1/4" = 1'

A11.0



TREE PRESERVATION & TREE PROTECTION

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6-FEET OF A TREE TRUNK IS NOT PERMITTED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
5. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
6. IF ROOTS ARE LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTAIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

IRRIGATION NOTES

1. NO TURF TO BE INSTALLED
2. COMPOST AT THE RATE OF 4 CUBIC YARD PER 1,000 SQ.FT. TO BE INCORPORATED TO A DEPTH OF 6" INTO THE LANDSCAPE AREA
3. ALL LANDSCAPE AREA TO RECEIVE 3" OF TOP DRESSING MULCH
4. IRRIGATION SYSTEM TO HAVE AN AUTOMATIC RENEGOTIATION CONTROLLER THAT HAS A SOIL MOISTURE SENSING DEVICE AND RAIN SENSOR.
5. IRRIGATION CONTROLLER TO HAVE A BATTERY BACKUP AN NON-VOLATILE MEMORY.
6. IRRIGATION SYSTEM TO BE SUBSURFACE POINT OF DRIP. VALVES TO HAVE PRESSURE REGULATORS TO SYSTEM WITHIN MANUFACTURE'S PRESSURE RANGE. SHUT OFF VALVES TO BE CLOSE TO POINT OF CONNECTION.

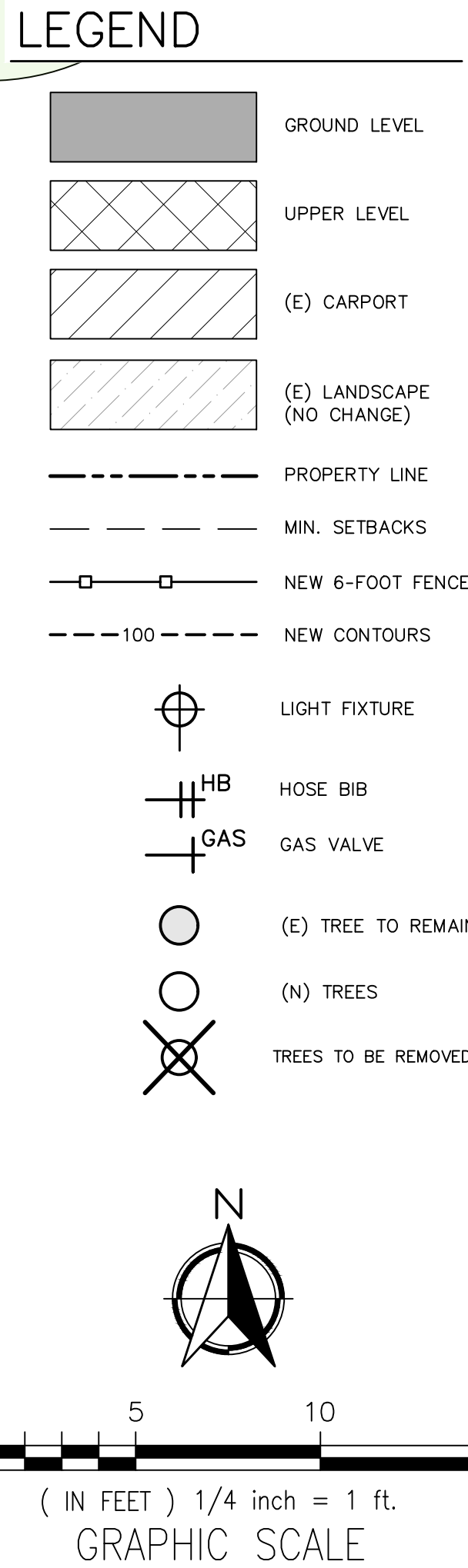
PLANT INDEX			
No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL (TRIM AS HEDGE)	5 GAL
6	EASTERN WHITE PINE TREE	PINE TREE	15 GAL
7	RHAMNUS CALIFORNIA	RHAMNUS CALIFORNIA "EVE CASE"	5 GAL
8	CEANOTHUS	CEANOTHUS "JULIA PHELPS"	5 GAL
PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 6.0 MAY NOT BE SPACED CLOSER THAN 10-FEET APART			

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

CITY FORESTER REQUIREMENTS

1. 6FT SETBACK FROM TREE TO BUILD FOOTPRINT AND STRUCTURE.
2. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONES, 15FT AREA AROUND TREES MIN., SHALL BE BE DUG BY HAND OR PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
3. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF APROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS. THE STORAGE AREA, CONCRETE WASHOUT AND PAINT AND SOLVENT CLEAN OUT AREA NEED TO BE MOVED.
4. ALL MEASUREMENTS FROM THE SETBACK LINE TO PROPERTY BOUNDARY LINE SHALL BE MEASURE FROM THE FINISHED EXTERIOR SURFACE OF THE STRUCTURE.





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

January 11, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

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

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 22-135 (Mei):** Consideration of a Track 1 Design Study application, DS 22-135 (Mei), referred back to the Planning Commission from the City Council to amend Design Study approval, DS 19-128 (Mei), for modifications including a change in roof material, site coverage, and a rear deck modification for a single-family residence under construction on Santa Rita Street 2 southwest of 5th Avenue in the Single-Family Residential (R-1) District. APN 010-038-002

Application: DS 22-135 (Mei)

APN: 010-038-002

Block: 61

Lot: 5

Location: Santa Rita Street 2 Southwest of 5th Avenue

Applicant: Jason Mehringer, Contractor

Property Owner: Mei Jie

Executive Summary:

The proposed project was denied by the Planning Commission on June 8, 2022, and appealed to the City Council. The City Council considered the appeal on August 26, 2022, denying the appeal and upholding the Planning Commission's denial of certain portions of the project and referring the following modifications back to the Planning Commission for consideration: 1) final color selection of a composition shingle roof; 2) site coverage modifications; and, 3) the roof design beyond the rear deck railing.

Recommendation:

Adopt a Resolution (Attachment 1) approving a partially after-the-fact Design Study application DS 22-135 (Mei) referred back to the Planning Commission from the City Council to amend Design Study approval DS 19-128 (Mei) for modifications to the roof material, site coverage, and rear deck located at Santa Rita Street 2 southwest of 5th Avenue in the Single-Family Residential (R-1). APN 010-038-002

Background and Project Description:

On June 12, 2019, the Planning Commission approved Design Study application DS 19-128 (Mei) for the

construction of a new, two-story, 1,800-square-foot, single-family residence on a vacant lot. On November 10, 2020, the Planning Commission approved a site plan modification resulting from the unpermitted removal of significant trees during construction.

On April 26, 2022, the Applicant submitted Design Study application DS 22-135 (Mei) to amend Design Study approval DS 19-128 for the following modifications (some of which had already been constructed):

- 1) Changing the approved OCM painted aluminum roof in “Quartz Ore” (a matte light gray) to a CertainTeed Presidential Shake TL composition shingle roof in “Charcoal Black.” The change had already been implemented.
- 2) Replacing the second-story deck roof material over the first floor from standing seam metal to tile to match the deck surface. This change had already been implemented.
- 3) Replacing the opaque glass railing with a solid wooden knee wall guard rail painted to match the siding of the residence. This change had already been implemented.
- 4) Changing the 288 square foot permeable paver south side yard terrace with a redwood deck.
- 5) Adding an exterior elevator mechanical room on the south side of the elevator shaft.
- 6) Replacing the adjacent master bedroom sliding glass door with two fixed panel windows.

On June 8, 2022, the Planning Commission considered the modifications and denied Design Study application DS 22-135 (Mei). The applicant appealed the denial in part to the City Council, requesting approval of the following:

- 1) Changing the approved OCM painted aluminum roof in “Quartz Ore” (a matte light gray) to a CertainTeed Presidential Shake TL composition shingle roof in “Charcoal Black.”
- 2) Changing the 288 square foot permeable paver south side yard terrace with a redwood deck.
- 3) Adding an exterior elevator mechanical room on the south side of the elevator shaft.
- 4) Replacing the adjacent master bedroom sliding glass door with two fixed panel windows.
- 5) Replacing the opaque glass railing with a solid wooden knee wall guard rail painted to match the siding of the residence.

On July 13, 2022, the City Council denied the appeal in part, referring the following modifications back to the Planning Commission for consideration:

- 1) The City Council supported changing the roof material from OCM-painted aluminum in “Quartz Ore” (a matte light gray) to CertainTeed Presidential Shake TL composition shingle but denied the requested “Charcoal Black” color. The Applicant was directed to return to the Planning Commission for consideration of the composition shingle color.
- 2) The City Council directed the Applicant to return to the Planning Commission for consideration of a roof design.
- 3) The City Council referred the site coverage modifications back to the Planning Commission for review for conformance with the Municipal Code.

In denying the appeal, the City Council denied the following modifications:

- 1) Replacing the opaque glass railing with a solid wood railing painted to match the siding of the residence.
- 2) Changing the 288 square foot permeable paver south side yard terrace with a redwood deck.

- 3) Adding an exterior elevator mechanical enclosure on the south side of the elevator shaft.
- 4) Replacing the adjacent master bedroom sliding glass door with two fixed panel windows to accommodate the elevator mechanical enclosure.

The project was originally scheduled for the December 14, 2022 Planning Commission meeting. The applicant was unable to complete the public noticing requirements resulting in the item being continued to a date uncertain. The project was re-noticed for the January 11, 2023 meeting and the applicant has completed the required public noticing. The Planning Commission is being asked to take action on the color of the roof material, the design of the deck roof, and site coverage modifications.

Staff Analysis:

Roof Material

Residential Design Guideline 9.8 states, *Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood...Composition shingles that convey 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.*

The Applicant has selected the Presidential TL (triple layer) composition shingle roof by CertainTeed in the color "Country Gray" (Attachment 2). The triple-layer shingle conveys the thickness of traditional wood shingles, and the color is consistent with a weathered wood roof. Staff finds the material and color selection to be consistent with the Residential Design Guidelines.

Second Story Deck

Roof Design: The Residential Design Guidelines encourage simple roof forms such as basic gable and hip roofs with a 4:12 to 6:12 pitch. The Applicant has designed a series of partially hipped 4.5:12 pitched roof forms to be constructed over the flat portion of the deck. As proposed, the new roof forms would be supported by the wooden deck railing (see below for further discussion of the deck railing). The roof would be finished with composition shingles to match the primary roof forms. The existing tile surface would be removed while the vapor barrier would be maintained. A corrosion-resistant trough (i.e., gutter) would be installed at the edge of the deck to manage runoff from the deck. Runoff from the roof would be captured and directed by aluminum gutters and downspouts. Staff finds the proposed roof forms consistent with the Residential Design Guidelines.

Deck Railing: The Applicant is requesting reconsideration of the board & batten wooden deck railing that was previously approved by staff and subsequently denied by the Commission in order to support the new roof at the rear of the residence (refer to Attachment 3). Based on the Commission's prior denial, staff has included Special Condition of Approval No. 11, requiring that the railing be restored to the original approval for opaque glass on all sides.

If the Commission would like to reconsider the wooden railing design, the Applicant is amenable to reducing the bulk by replacing the 11" by 11" posts with a smaller integrated posts that are in keeping with the scale of the railing panels (refer to Attachment 3). If the Commission finds the modification does not sufficiently reduce the bulk, the Applicant has provided a proposed elevation that incorporates the opaque glass railing on the east, south, and a portion of the west sides of the deck where it is most visible and requests consideration to keep the wood railing on the remainder of the west elevation to support the new partial hip roofs (refer to Attachment 3).

Staff notes that one of the key principles of architectural design in the Residential Design Guidelines is consistency in design throughout an individual building (refer to Residential Design Guidelines Final Details Review, Key Principles of Architectural Design, No. 3). The Planning Commission should consider whether a mix of railing materials is appropriate. Staff finds that consistency in materials is more in keeping with the Residential Design Guidelines and supports the board & batten railing design with integrated posts.

Site Coverage

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

If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, may be allowed for a total of 556 square feet of site coverage. Permeable and semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

The applicant is proposing 556 square feet of site coverage, with 406 square feet (73%) being semi-permeable sand set pavers (driveway, entry path, and south side yard patio). The project meets the requirements of site coverage.

Paver Colors: The applicant is requesting approval to change the paver colors at the driveway and south side yard patio. The approved driveway paver is Unilock Artline permeable pavers in Granite Fusion, which consists of various hues of gray. The proposed driveway paver is Hydrologic permeable pavers in Tahoe Granite which also consists of various hues of gray, consistent with the original approval (Attachment 4).

The approved south side yard patio paver is Hydrologic permeable pavers in Brown Stone which consists of various hues of brown. The proposed patio paver is also a Hydrologic permeable paver in the color Country Loam. Country Loam has a similar variation of brown hues but also incorporates darker gray tones (Attachment 5). Staff finds the driveway and patio paver selections to be consistent with the original Design Study approval.

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 minor interior and exterior alterations to existing structures and landscapes involving no expansion of the existing use. 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 01.11.23

Attachment 2 - CertainTeed Presidential Shake TL Country Gray

Attachment 3 - Project Plans 12.01.22

Attachment 4 - Approved & Proposed Paver Colors
Attachment 5 - Pacific Interlock HydroFlo Paver Brochure

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

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING
A PARTIALLY AFTER-THE-FACT DESIGN STUDY APPLICATION DS 22-135 (MEI) REFERRED BACK TO
THE PLANNING COMMISSION FROM THE CITY COUNCIL FOR MODIFICATIONS TO DESIGN STUDY
APPROVAL DS 19-128 (MEI) INCLUDING A CHANGE IN ROOF MATERIAL, SITE COVERAGE, AND A
REAR DECK MODIFICATION
LOCATED AT SANTA RITA 2 SOUTHWEST OF 5TH AVENUE
APN 010-038-002**

WHEREAS, on April 26, 2022, Jason Mehringer, General Contractor (“Applicant”) submitted Design Study application DS 22-135 (Mei) on behalf of Connie Jie Mei (“Property Owner”) described herein as (“Application”); and

WHEREAS, the Application was submitted for the property located at Santa Rita Street 2 southwest of 5th Avenue in the Single-Family Residential (R-1) Zoning District (Block 61, Lot 5); and

WHEREAS, the Applicant requested a partially after-the-fact approval of modifications to Design Study approval DS 19-128 (Mei) and in accordance with the project’s conditions of approval, the applicant is required to submit the proposed changes to the Community Planning & Building Department for approval by staff or the Planning Commission; and

WHEREAS, the Applicant requested to change the approved OCM painted aluminum roof in “Quartz Ore” (a matte light gray) to a CertainTeed Presidential Shake TL composition shingle roof in “Charcoal Black”; and

WHEREAS, the Applicant requested modifications to the rear second-floor deck including replacing the roof material on the flat roof over the first floor from standing seam metal to tile to match the deck surface, and replacement of the glass railing with a solid knee wall guard rail to match the board & batten siding of the residence; and

WHEREAS, the Applicant requested to change the 288 square foot permeable paver south side yard terrace with a redwood deck; and

WHEREAS, the Applicant requested to add an exterior elevator mechanical room on the south side of the elevator shaft and replace the adjacent master bedroom sliding glass door with two fixed panel windows; and

WHEREAS, the Planning Commission considered the Applicant’s requests at their June 8, 2022 meeting and denied the modifications; and

WHEREAS, on June 20, 2022, the Applicant submitted an appeal application APP 22-208 (Mei) appealing, in part, the Planning Commission's denial and requesting City Council approval of 1) a change in roof material from standing seam metal to composition shingle, 2) replacement of the approved permeable stone terrace with spaced redwood decking in the south side yard, 3) addition of a cantilevered mechanical room on the south side of the elevator shaft and an associated modification of a sliding glass door to two fixed panel windows, and 4) replacement of the approved opaque glass railing with a board and batten deck railing to match the siding of the house; and

WHEREAS, on July 13, 2022, the City Council denied the appeal in part approving the request to change the metal roof to composition shingle and directing the Applicant to return to the Planning Commission for the final selection of the color; and

WHEREAS, the City Council also directed the Applicant to return to the Planning Commission for a comprehensive review of site coverage for compliance with the Municipal Code and for final approval of a roof design beyond the deck railing; and

WHEREAS, on August 26, 2022, the Applicant submitted revised plans, a roof color board, and a paver stone brochure with color selection for review by staff; and

WHEREAS, on October 19, 2022, the Applicant submitted revised plans in response to the staff's review; and

WHEREAS, on December 1, 2022, the Applicant submitted revised plans in response to the staff's review; and

WHEREAS, the project was scheduled for the December 14, 2022, Planning Commission meeting and was continued to a date uncertain as the Applicant was unable to complete the required public noticing; and

WHEREAS, the project was scheduled for the January 11, 2023, Planning Commission meeting; and

WHEREAS, a notice of the public hearing was published on December 30, 2022, in compliance with state law (California Government Code 65091); and

WHEREAS, on or before December 30, 2022, a notice of the public hearing was mailed to all owners of real property within a 300-foot radius of the project site; and

WHEREAS, on or before January 1, 2023, a notice of the public hearing was posted on the project site by the Applicant, 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 or before January 6, 2023, the meeting agenda and staff report was posted in three locations; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the project, 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 hereinabove set forth and used their independent judgment to evaluate the project; and

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

WHEREAS, pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (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 **Design Study**:

<u>FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL</u>		
For each of the required findings listed below, the staff has indicated whether the application supports the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.B & C	YES	NO
1. Conform to the applicable policies of the General Plan and the Local Coastal Program.	✓	
2. Comply with all applicable provisions of this code.	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

4. 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.	✓	
5. 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.	✓	
6. 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 are minimized or mitigated.	✓	
7. 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 the complexity that would attract undue attention to the site.	✓	
8. 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 the detailing of doors, windows, roofs, and walkways.	✓	
9. 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.	✓	
10. The project is consistent with the City's design objectives for the 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.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study application DS 22-135 (Mei) in part for modifications to Design Study approval DS 19-128 (Mei) for a new single-family residence currently under construction on Santa Rita Street 2 southwest of 5th Avenue (APN 010-038-002), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. Approval of Design Study application DS 22-135 (Mei) authorizes modifications to Design Study approval DS 19-128 (Mei) including, 1) replacing the approved OCM painted aluminum roof in "Quartz Ore" (a matte light gray) to a CertainTeed Presidential Shake TL (triple layer) composition shingle roof in "Country Gray"; 2) construction of partially hipped 4.5:12 pitched roof forms over the flat portion of the second floor deck located beyond the deck railing; 3) replacement of	✓

	the approved Unilock Artline driveway paver in Granite Fusion with Hydrologic permeable pavers in Tahoe Granite; and, 4) replacement of the approved Hydrologic south side yard paver in Brown Stone with Country Loam located on Santa Rita Street 2 southwest of 5 th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Mehringer Construction & Design stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.	
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Modifications. The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued 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.	✓
Landscape Conditions		
5.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
6.	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.	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.	
8.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or another legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceedings, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓

9.	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 the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
10.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
SPECIAL CONDITIONS		
11.	Deck Railing. Prior to the issuance of a building permit revision, the applicant shall submit for review and approval by the Community Planning & Building Department a revised deck railing that reflects the previously approved opaque glass railing.	✓

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 11th day of January 2023 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

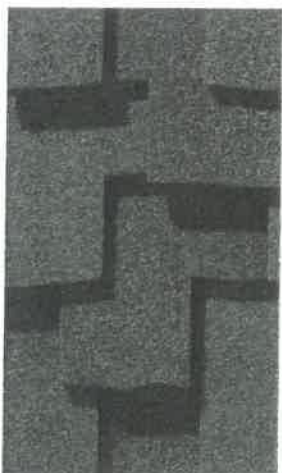
Leah Young
Planning Commission Secretary



PRESIDENTIAL SHAKE® TL COLOR PALETTE



Aged Bark



Autumn Blend



Charcoal Black



Country Gray



Shadow Gray

THE
original
SHINGLE TO REPLICATE
REAL WOOD SHAKES

The WOW Effect

PRESIDENTIAL SHAKE® TL

Luxurious performance that defines an industry. It doesn't come along often, but when you see it, you know it.

- With three layers of material, Presidential Shake TL is the industry's thickest, toughest and heaviest shingle
- Sculpted tabs provide the unique, rustic beauty of hand-split cedar shake roofing
- A wealth of colors capable of achieving any design vision
- Select colors are rated by the Cool Roof Rating Council (CRRC) and can be used to comply with the 2019 California Title 24 Part 6 Cool Roof Requirements
- The colors marked with* can be used to comply with Los Angeles County, California Title 31 cool roof requirements construction.



Presidential Shake TL, shown in Aged Bark



Solaris Autumn Blend*
CRRC Product ID 0668-0127



Solaris Charcoal Black
CRRC Product ID 0668-0132



Solaris Country Gray*
CRRC Product ID 0668-0128



Solaris Shadow Gray
CRRC Product ID 0668-0134

SITE NOTES

1. THIS IS A REVISED SITE PLAN, REFER TO SHEET A1.0 FOR ADDITIONAL INFORMATION

PAVERS

- 1. DRIVEWAY PERMEABLE PAVERS
 - 1.1. PACIFIC INTERLOCK PAVERS HYDRO-FLO
 - 1.2. COLOR TAHOE GRANITE
 - 1.3. STYLE - ESTATE SERIES
- 2. MAIN TERRACE PERMEABLE PAVERS & ENTRY PATH
 - 2.1. PACIFIC INTERLOCK PAVERS HYDRO-FLO
 - 2.2. COLOR - COUNTRY LOAM
 - 2.3. STYLE - ESTATE SERIES
- 3. COVERED FRONT PORCH & COVERED PORCH (IMPERVIOUS)
 - 3.1. PACIFIC INTERLOCK PAVERS
 - 3.2. COLOR COUNTRY LOAM
 - 3.3. STYLE - ESTATE SERIES

SITE COVERAGE TABLE

LOCATION	AREA IN SF
ROOF DECK OVER COVERED PORCH (IMPERVIOUS)	43 SF
LANDING @ BEDROOM 1 CONC. (IMPERVIOUS)	3 SF
REAR PATIO & STAIRS CONC. (IMPERVIOUS)	66 SF
MAIN TERRACE (PERMEABLE) PAVERS	216 SF
COVERED FRONT PORCH PAVERS (IMPERVIOUS)	38 SF
FRONT PATH PAVERS (PERMEABLE)	44 SF
DRIVEWAY 9'-0" PAVERS (PERMEABLE)	146 SF
UTILITY AREA (MULCH) NOT COUNTED	36 SF
TOTAL	556 SF

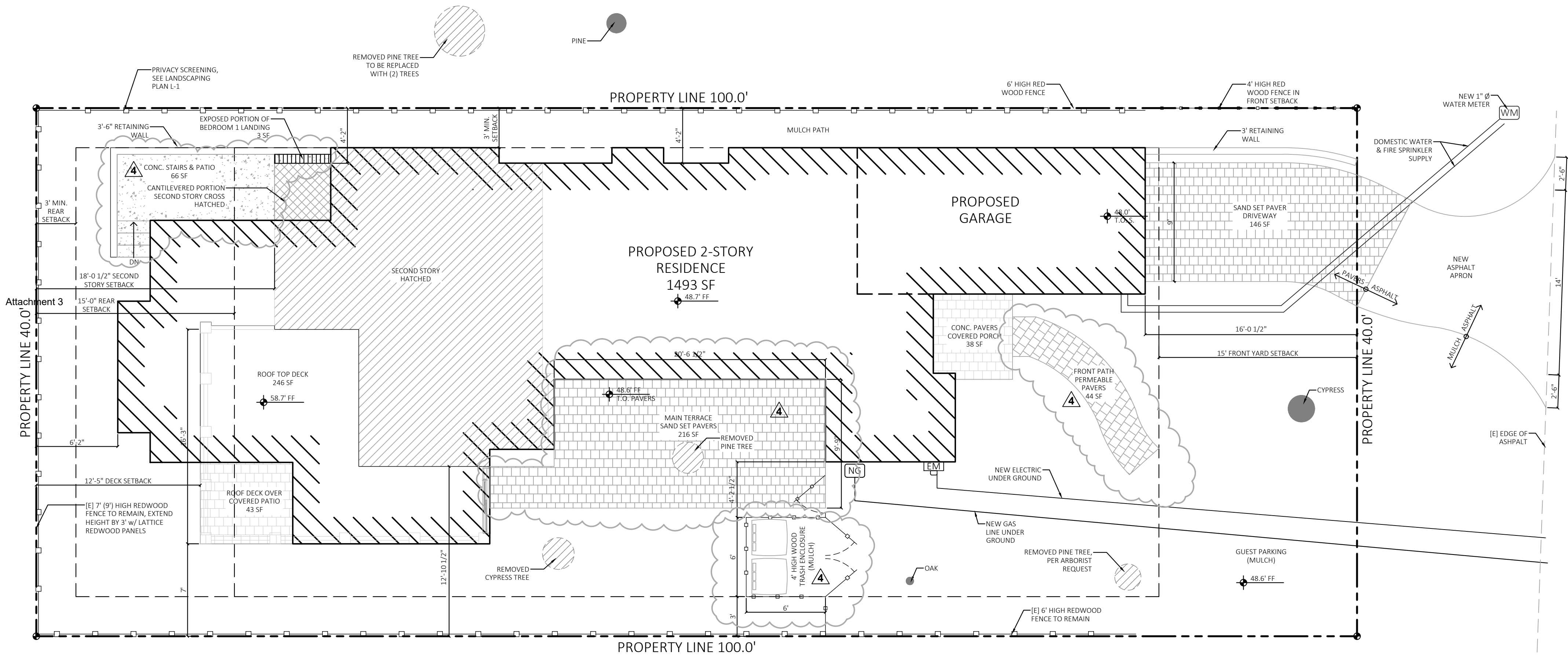
DESIGNER'S SIGNATURE:

MEHRINGER CONSTRUCTION & DESIGN

ADDRESS 481 WATSON ST #6
MONTEREY CA 93940
LICENSE 893553
PHONE 831-760-0275
EMAIL MehringerDesign@gmail.com

MEI RESIDENCE

ADDRESS SANTA RITA 2 SW OF 5TH AVE
CARMEL-BY-THE-SEA CA 93923
APN 010-038-002
OWNER CONNIE MEI
PHONE 408-497-0349
EMAIL ConnieMei@ yahoo.com



REVISED SITE PLAN

SCALE: 3/4" = 1'-0"

CITY APPROVAL STAMP:

SHEET TITLE:

SITE PLAN

DRAWN BY:

JASON MEHRINGER

MARK

PHASE

DATE

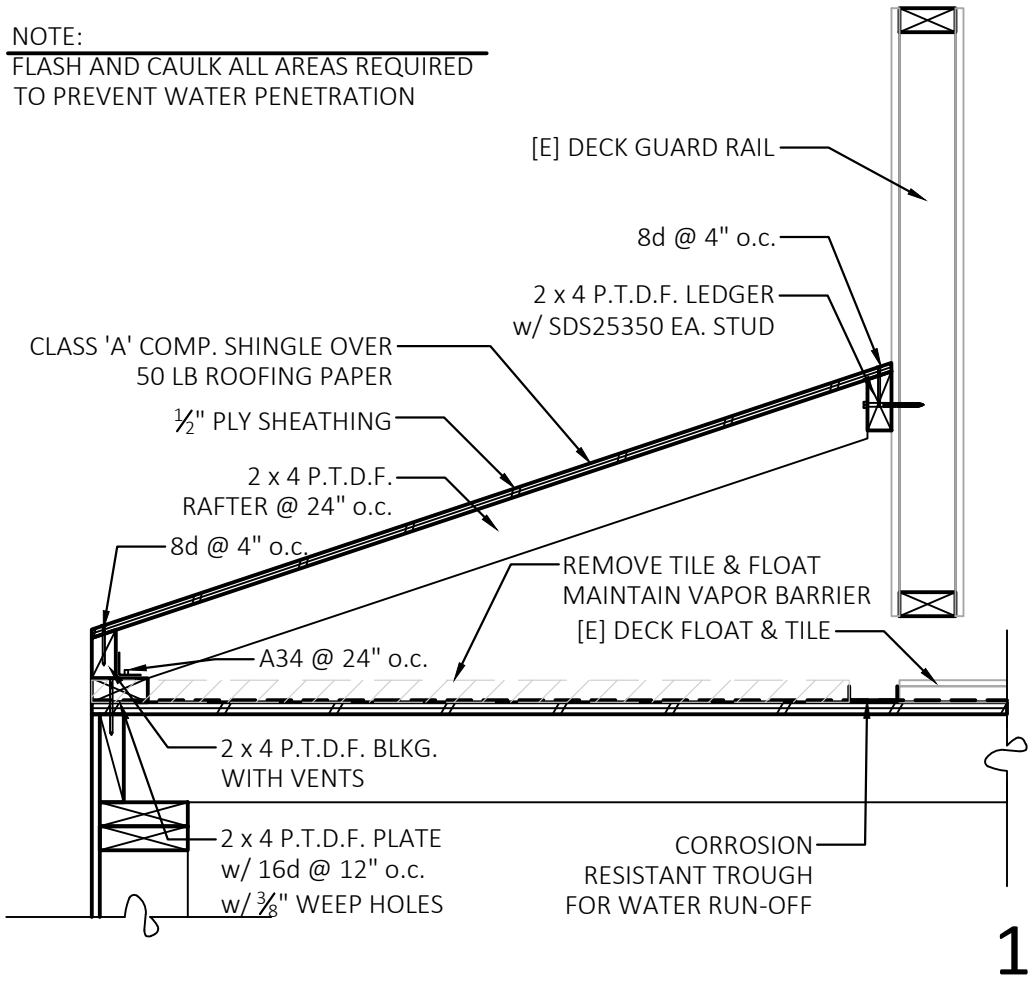
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DESIGN CHANGE

10-19-22

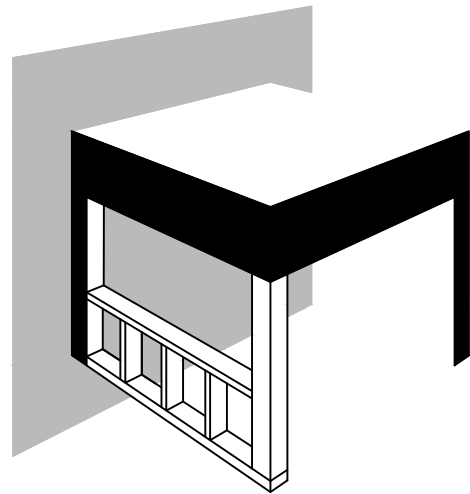
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A1.1



ROOF NOTES

1. ROOF MATERIAL - CLASS 'A' COMPOSITION SHINGLES
- 1.1. CERTAINTED PRESIDENTIAL SHAKE LT - COUNTRY GRAY
2. ROOF SLOPE: 4.5 IN 12 UNLESS OTHERWISE NOTED
3. OVERHANGS: VERY
4. GUTTERS: ALUMINUM GUTTERS AND DOWNSPOUTS
5. VENTING: GANG ALL VENT STACKS TO MINIMIZE QUANTITY OF ROOF JACKS AND LOCATE ROOF JACKS IN THE LEAST VISIBLE LOCATIONS WHERE POSSIBLE.



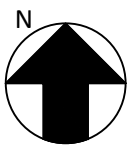
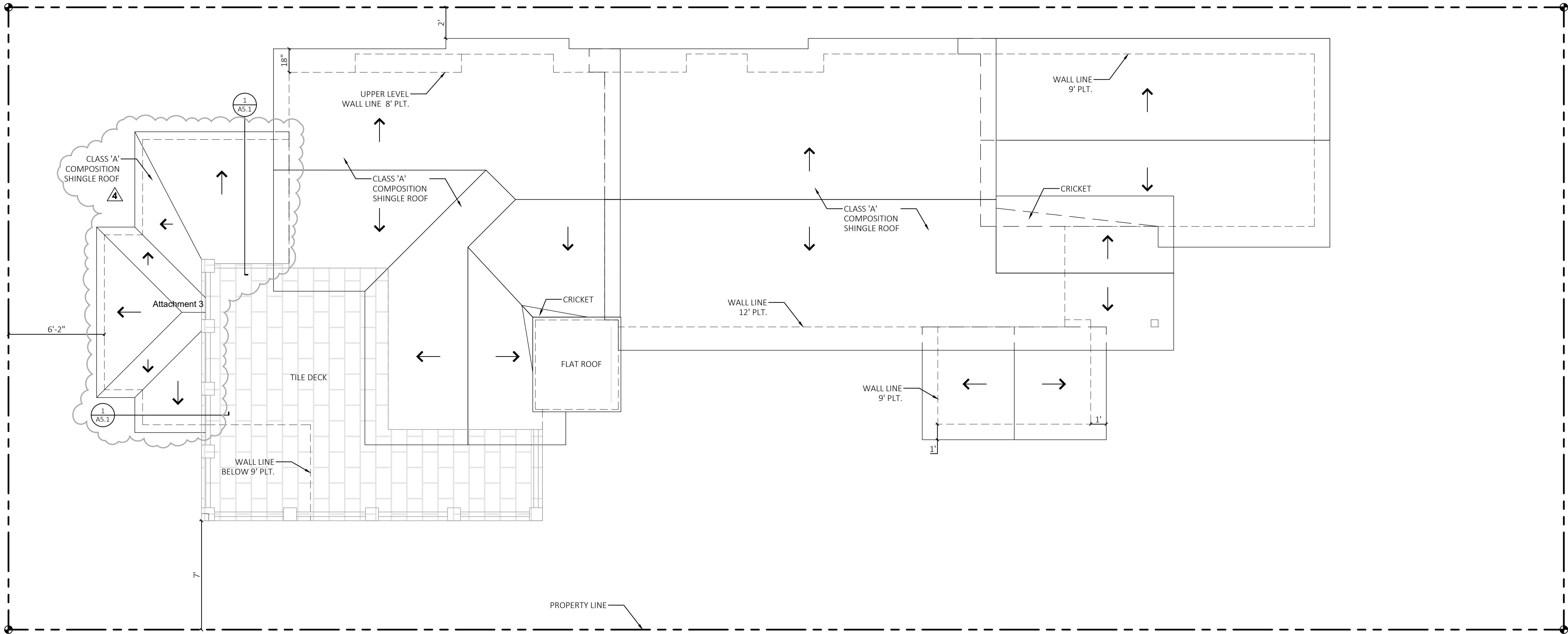
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ROOF PLAN

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

CITY APPROVAL STAMP:

SHEET TITLE:

ROOF PLAN

DRAWN BY:

JASON MEHRINGER

MARK

PHASE

DATE

4

DESIGN CHANGE

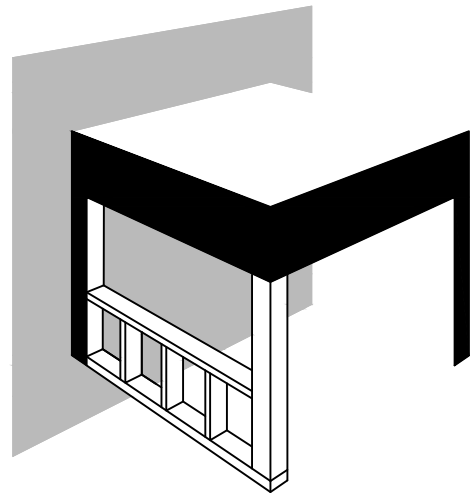
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SHEET NUMBER:

A5.1

ELEVATION NOTES

1. ROOF MATERIAL - CLASS 'A' COMPOSITION SHINGLES
- 1.1. CERTAINTED PRESIDENTIAL SHAKE LT - COLOR COUNTRY GRAY
2. SIDING BOARD & BATTEN - PAINTED
- 2.1. COLOR BENJAMIN MOORE "DISTANT GRAY" OC-68



DESIGNER'S SIGNATURE:

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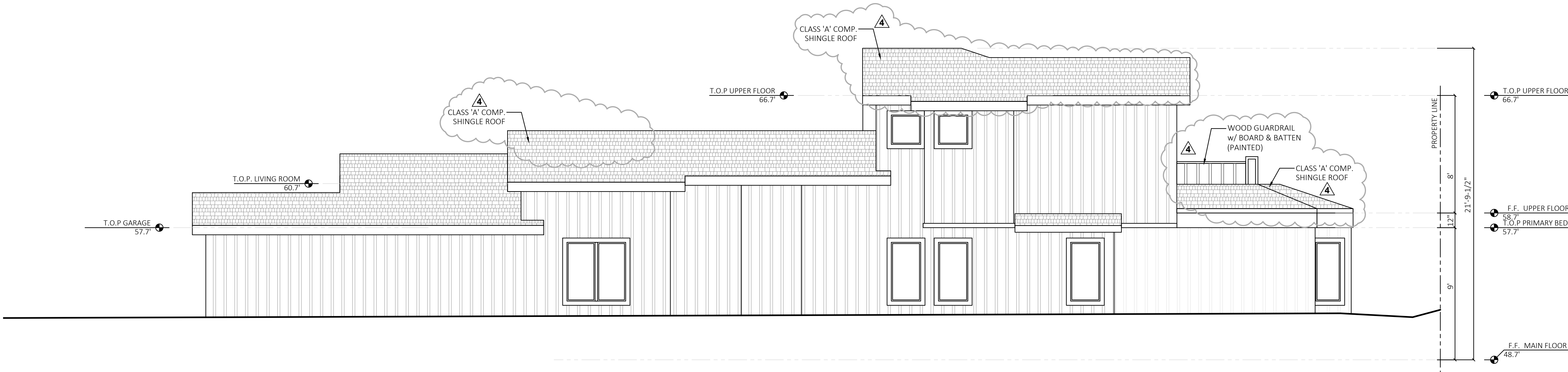
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WEST ELEVATION

SCALE: 3/4" = 1'-0"

Attachment 3



NORTH ELEVATION

SCALE: 3/4" = 1'-0"

CITY APPROVAL STAMP:

W & N ELEVATION

DRAWN BY: JASON MEHRINGER

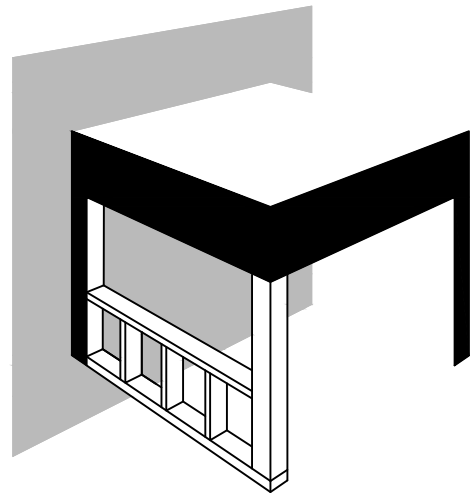
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4	DESIGN CHANGE	10-19-22

SHEET NUMBER:

A6.2

ELEVATION NOTES

1. ROOF MATERIAL - CLASS 'A' COMPOSITION SHINGLES
- 1.1. CERTAINTED PRESIDENTIAL SHAKE LT - COLOR COUNTRY GRAY
2. SIDING BOARD & BATTEN - PAINTED
- 2.1. COLOR BENJAMIN MOORE "DISTANT GRAY" OC-68



DESIGNER'S SIGNATURE:

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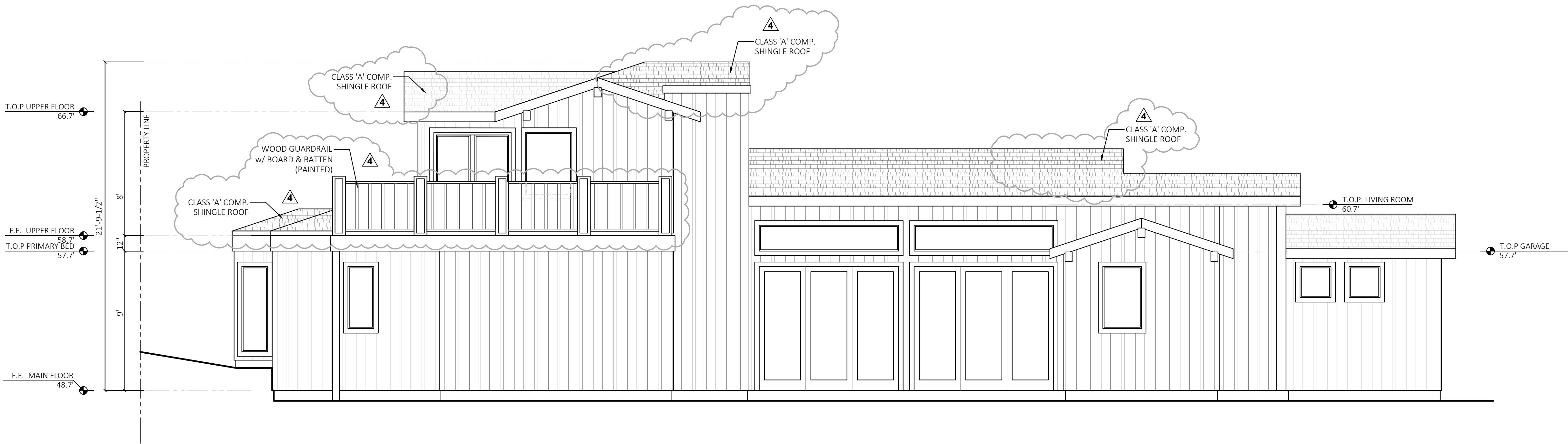
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OWNER CONNIE MEI
PHONE 408-497-0349
EMAIL ConnieMei@ yahoo.com



EAST ELEVATION

SCALE: 3/4" = 1'-0"

Attachment 3



SOUTH ELEVATION

SCALE: 3/4" = 1'-0"

CITY APPROVAL STAMP:

SHEET TITLE
E & S ELEVATION

DRAWN BY:
JASON MEHRINGER

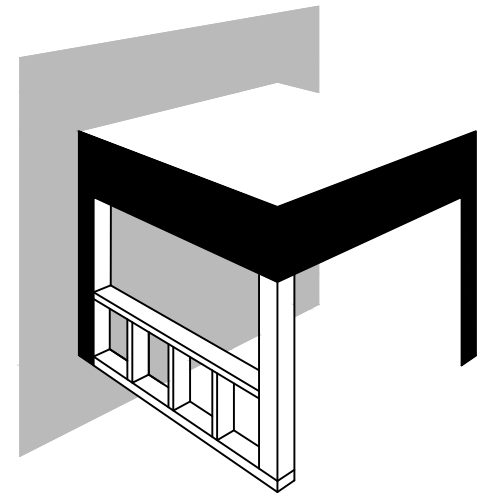
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4	DESIGN CHANGE	10-19-22

SHEET NUMBER:

A6.3

ELEVATION NOTES

1. ROOF MATERIAL - CLASS 'A' COMPOSITION SHINGLES
- 1.1. CERTAINTED PRESIDENTIAL SHAKE LT - COLOR COUNTRY GRAY
2. SIDING BOARD & BATTEN - PAINTED
- 2.1. COLOR BENJAMIN MOORE "DISTANT GRAY" OC-68



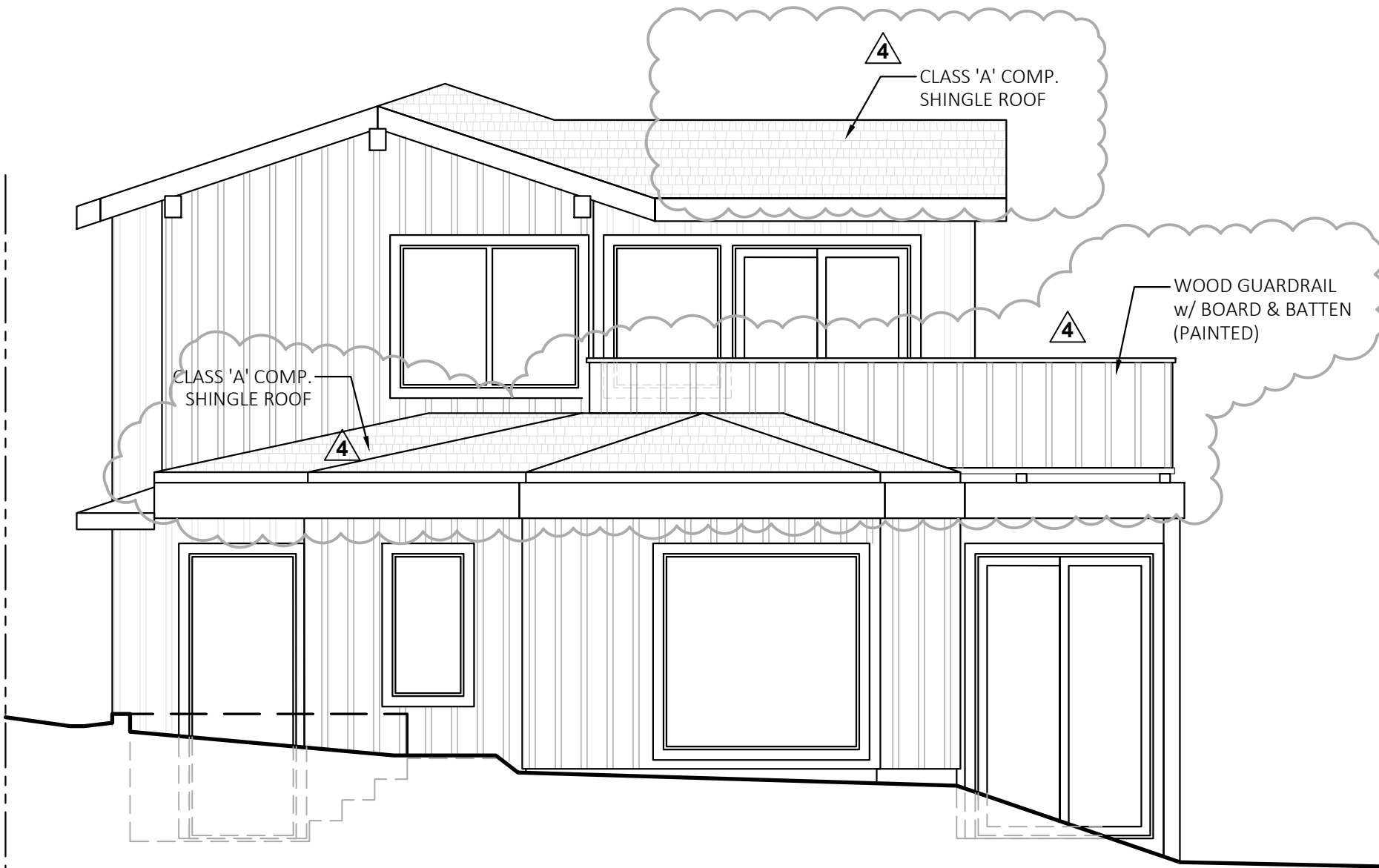
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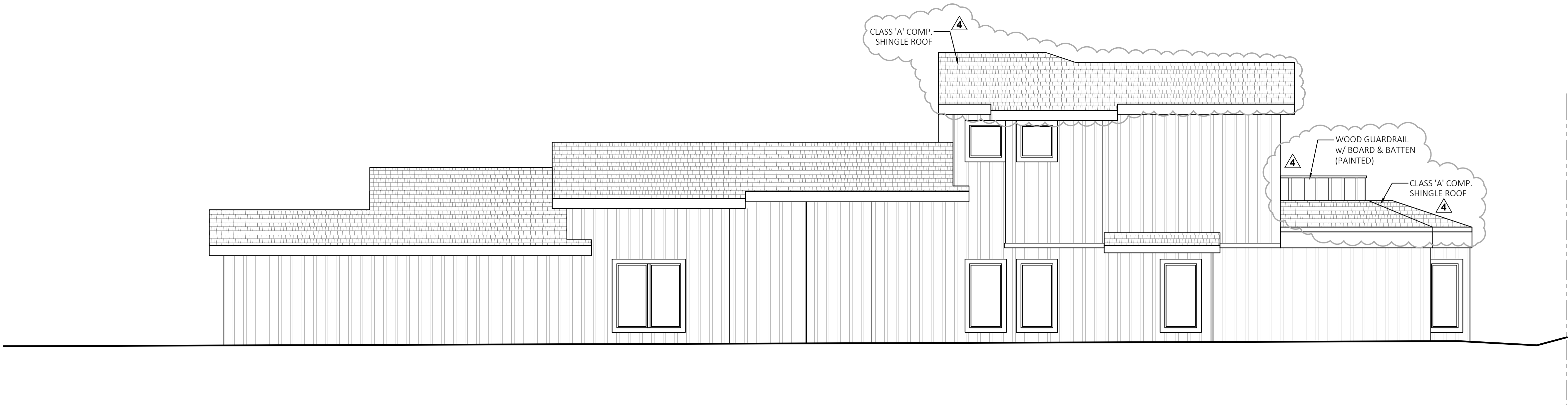
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WEST ELEVATION

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

Attachment 3



NORTH ELEVATION

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

CITY APPROVAL STAMP:

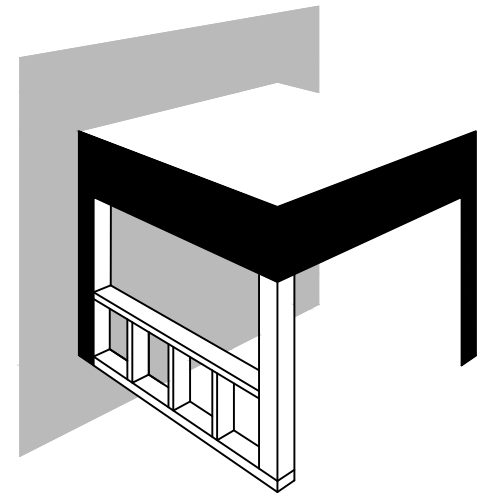
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W & N ELEVATION opt 2		
DRAWN BY:		
JASON MEHRINGER		
MARK	PHASE	DATE
/A	DESIGN CHANGE	10-19-22

SHEET NUMBER:

A6.2

ELEVATION NOTES

1. ROOF MATERIAL - CLASS 'A' COMPOSITION SHINGLES
- 1.1. CERTAINTED PRESIDENTIAL SHAKE LT - COLOR COUNTRY GRAY
2. SIDING BOARD & BATTEN - PAINTED
- 2.1. COLOR BENJAMIN MOORE "DISTANT GRAY" OC-68



DESIGNER'S SIGNATURE:

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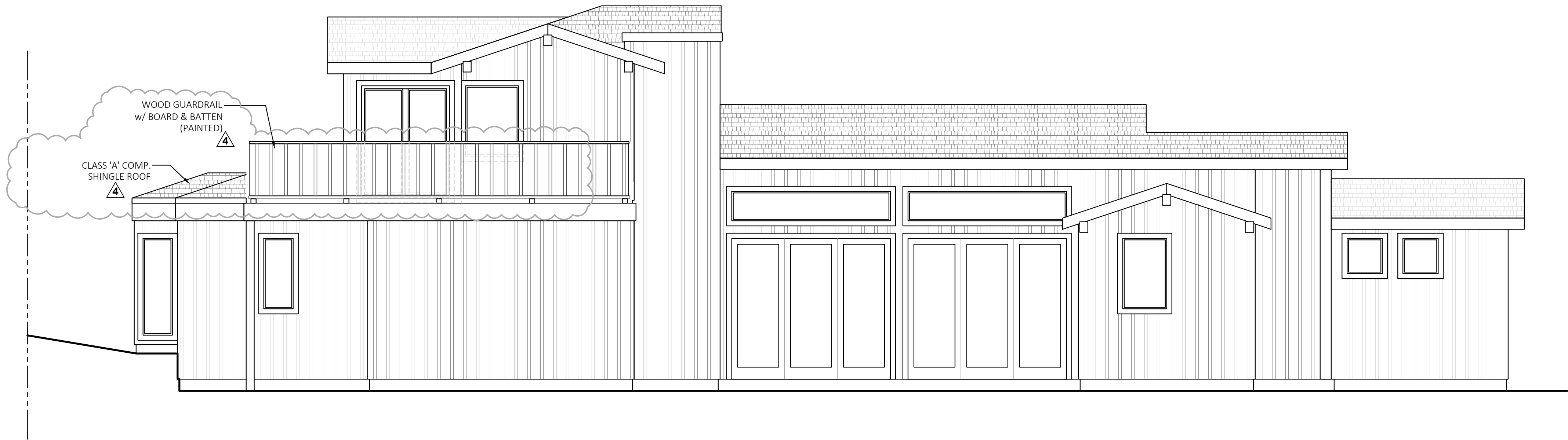
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EAST ELEVATION

SCALE: 3/4" = 1'-0"

Attachment 3



SOUTH ELEVATION

SCALE: 3/4" = 1'-0"

CITY APPROVAL STAMP:

SHEET TYPE:
E & S ELEVATION opt 2

DRAWN BY:
JASON MEHRINGER

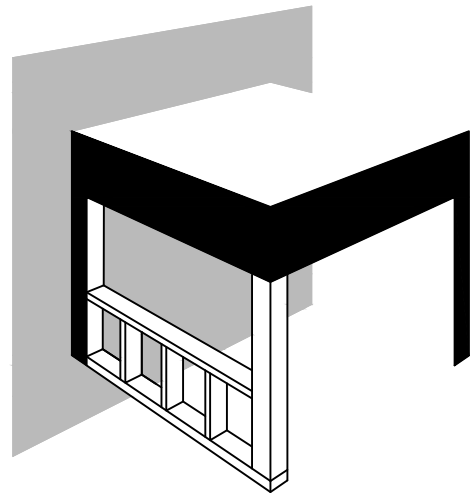
MARK	PHASE	DATE
4	DESIGN CHANGE	10-19-22

SHEET NUMBER:

A6.3

ELEVATION NOTES

1. ROOF MATERIAL - CLASS 'A' COMPOSITION SHINGLES
- 1.1. CERTAINTED PRESIDENTIAL SHAKE LT - COLOR COUNTRY GRAY
2. SIDING BOARD & BATTEN - PAINTED
- 2.1. COLOR BENJAMIN MOORE "DISTANT GRAY" OC-68



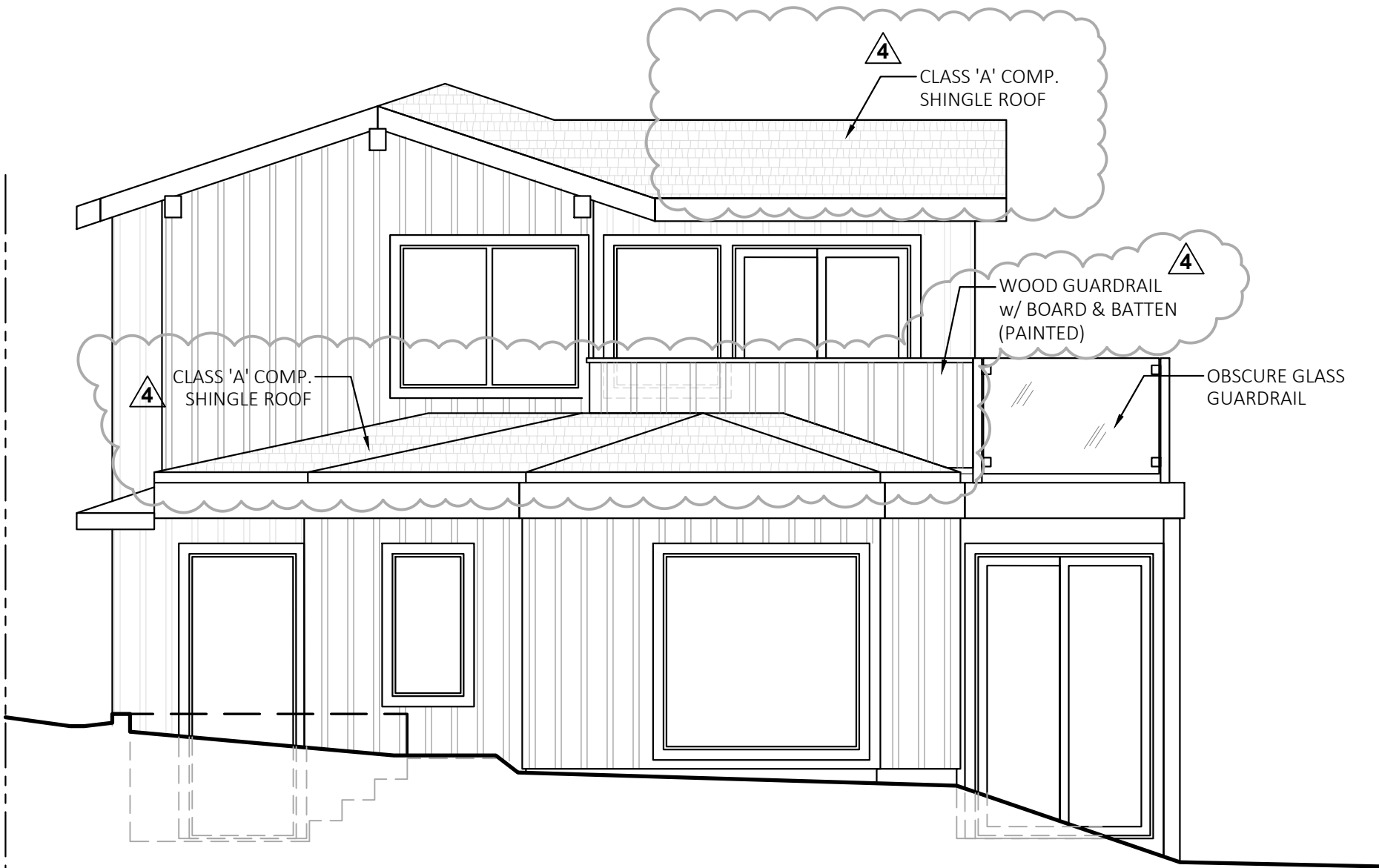
DESIGNER'S SIGNATURE:

MEHRINGER
CONSTRUCTION
& DESIGN

ADDRESS 481 WATSON ST #6
MONTEREY CA 93940
LICENSE 893553
PHONE 831-760-0275
EMAIL MehringerDesign@gmail.com

MEI RESIDENCE

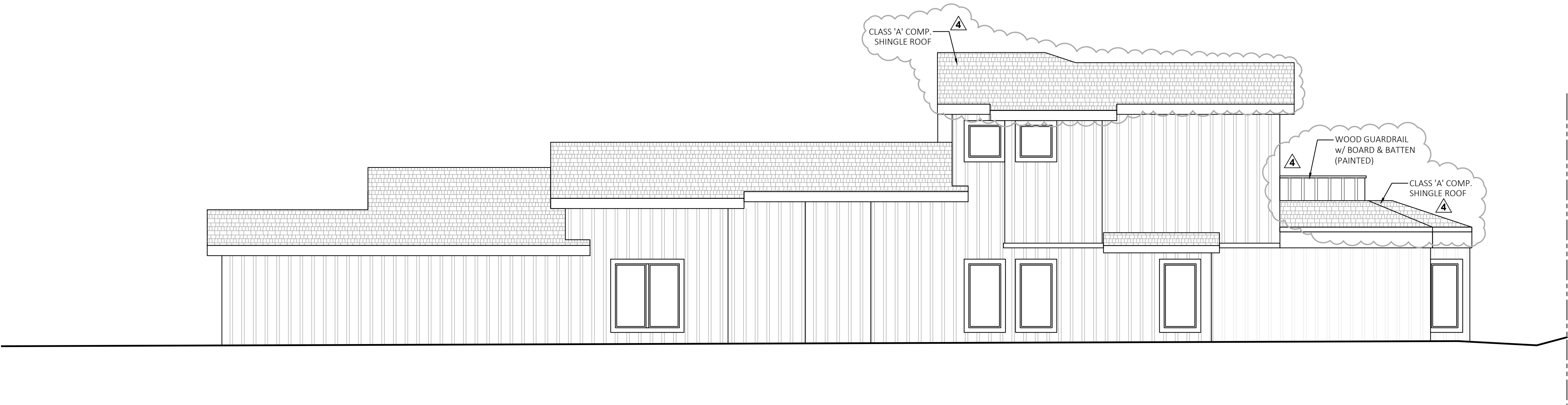
ADDRESS SANTA RITA 2 SW OF 5TH AVE
CARMEL-BY-THE-SEA CA 93923
APN 010-038-002
OWNER CONNIE MEI
PHONE 408-497-0349
EMAIL ConnieMeilie@yahoo.com



WEST ELEVATION

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

Attachment 3



NORTH ELEVATION

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

CITY APPROVAL STAMP:

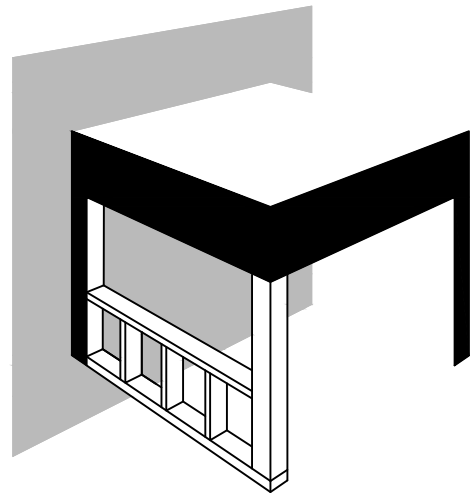
SHEET TITLE: W & N ELEVATION opt 3		
DRAWN BY: JASON MEHRINGER		
MARK	PHASE	DATE
/A	DESIGN CHANGE	10-19-22

SHEET NUMBER:

A6.2

ELEVATION NOTES

1. ROOF MATERIAL - CLASS 'A' COMPOSITION SHINGLES
- 1.1. CERTAINTED PRESIDENTIAL SHAKE LT - COLOR COUNTRY GRAY
2. SIDING BOARD & BATTEN - PAINTED
- 2.1. COLOR BENJAMIN MOORE "DISTANT GRAY" OC-68



DESIGNER'S SIGNATURE:

MEHRINGER
CONSTRUCTION
& DESIGN

ADDRESS 481 WATSON ST #6
MONTEREY CA 93940
LICENSE 893553
PHONE 831-760-0275
EMAIL MehringerDesign@gmail.com

MEI RESIDENCE

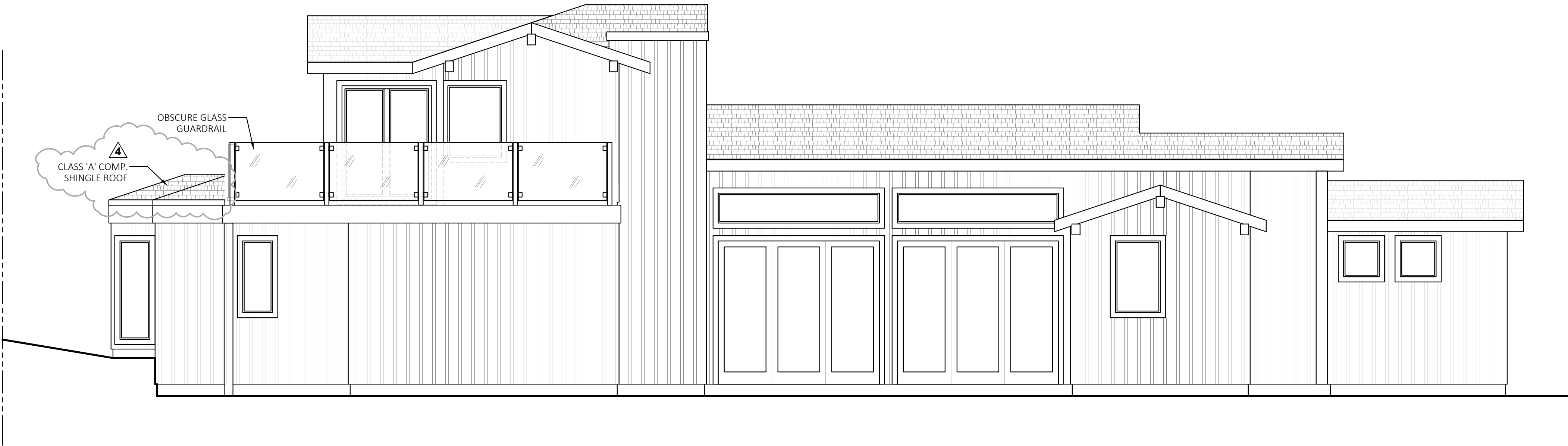
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CARMEL-BY-THE-SEA CA 93923
APN 010-038-002
OWNER CONNIE MEI
PHONE 408-497-0349
EMAIL ConnieMeilie@yahoo.com



EAST ELEVATION

SCALE: 3/4" = 1'-0"

Attachment 3



SOUTH ELEVATION

SCALE: 3/4" = 1'-0"

CITY APPROVAL STAMP:

SHEET TITLE:
E & S ELEVATION opt 3

DRAWN BY:
JASON MEHRINGER

MARK	PHASE	DATE
A	DESIGN CHANGE	10-19-22

SHEET NUMBER:

A6.3

DRIVEWAY PAVERS

Unilock Artline permeable pavers



FRONT PATHWAY AND COURTYARD TERRACE PAVERS

Hidrologic permeable pavers
Color: Brown Stone





Holland
Classic Pavers



Universal
Classic Pavers



Large, Medium &
Small Cobble Stones



Rustic Cobble Stones



Plaza Stone
Patio Stones



City Estate
with Micro Chamfer



Textured
Estate Series



Canyon Rock
Estate Series



Standard
Estate Series

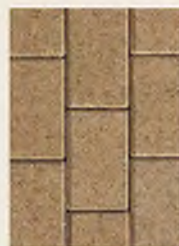


Grand Estate
Patio Stones

Hydro-Flo® Pavers are available in all styles and colors of our standard pavers, in 60mm, 70mm or 80mm sizes. Call for specific information as well as slightly higher pricing for W-Colors which use white cement.



S1 Red
(solid)



S2 Tan
(solid)



S3 Brown
(solid)



S4 Grey
(solid)



S5 Charcoal
(solid)



B1 Shasta Redwood
(red/brown)



B2 Summit Sunrise
(gray/tan/charcoal)



B4 Painted Desert
(red/tan/charcoal)



B5 Mojave Dunes
(tan/brown)



B6 Tahoe Granite
(gray/charcoal)



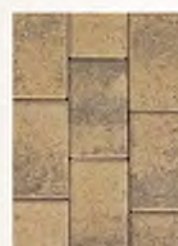
B7 Monterey Sands
(tan/charcoal)



B8 Country Loam
(brown/charcoal)



W1 SB Tan
(Santa Barbara tan)



W2 Sahara Sand
(cream/tan)



W3 Custom Color

driveway to replace
Unilock Artline -
granite fusion

main terrace to replace Hidrologic
Permeable pavers - color Brown Stone



Hydro-Flo[®] Pavers

Presented By

PACIFIC
nterlock
PAVERS, INC

. . . A major breakthrough in the preservation of our most valuable natural resource . . . Water.



Pacific Interlock Pavers created the patented Hydro-Flo® Pavers and manufactures the first and ONLY concrete permeable pavers with up to **100% surface permeability** that is strong enough for both **pedestrian** and **vehicular** use.



Hydro-Flo®
Pavers answer environmental needs...

National concerns about the **loss of ground water, erosion control** and **water retention** demands more of the paving industry.



Allows drainage in excess of 3" per hour

Benefits:

- Greatly reduces the chance of erosion
- Stronger than poured concrete or asphalt
- Returns water to ground aquifers
- Reduces water runoff by as much as 100%
- No large, unsightly gaps like ordinary "permeable paver systems"
- Supports surrounded vegetation by re-hydrating sub-soil
- ADA compliant
- **Exceeds State of California C-3 standards**

Hydro-Flo[®] Pavers



Directives, Programs & Plans:

- **USEPA** – United States Environmental Protection Agency
- **NPDES** – National Pollution Discharge Elimination System
- **SWRCB** – State Water Resource Control Board
- **RWQCB** – Regional Water Quality Control Board
- **SWPPP** – Storm Water Pollution Prevention Program
- **LID Standards** Low Impact Development
- **WPCP** – Water Pollution Control Program
- **BMP** – Best Management Practices





Uses:

Commercial and residential parking
and pedestrian areas
Sloped areas (driveways)
Problem drainage areas
Walkways, crosswalks, plazas and
patios (reduces puddles)
Areas where water runoff or standing
water might be a concern
Places where water needs to be
directed away from or towards a
specific area

***Any area where standard pavers
can be utilized***



*While Hydro-Fl® Pavers are as attractive as our regular pavers and can be used side-by-side, they also share another characteristic. They are **extremely strong...** stronger than poured concrete and strong enough for commercial and vehicular use.*





Holland
Classic Pavers



Universal
Classic Pavers



Large, Medium &
Small Cobble Stones



Rustic Cobble Stones



Plaza Stone
Patio Stones



City Estate
with Micro Chamfer



Textured
Estate Series



Canyon Rock
Estate Series



Standard
Estate Series

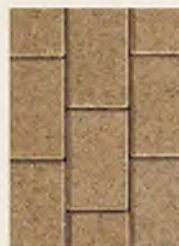


Grand Estate
Patio Stones

Hydro-Flo® Pavers are available in all styles and colors of our standard pavers, in 60mm, 70mm or 80mm sizes. Call for specific information as well as slightly higher pricing for W-Colors which use white cement.



S1 Red
(solid)



S2 Tan
(solid)



S3 Brown
(solid)



S4 Grey
(solid)



S5 Charcoal
(solid)



B1 Shasta Redwood
(red/brown)



B2 Summit Sunrise
(gray/tan/charcoal)



B4 Painted Desert
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B6 Tahoe Granite
(gray/charcoal)



B7 Monterey Sands
(tan/charcoal)



B8 Country Loam
(brown/charcoal)



W1 SB Tan
(Santa Barbara tan)



W2 Sahara Sand
(cream/tan)

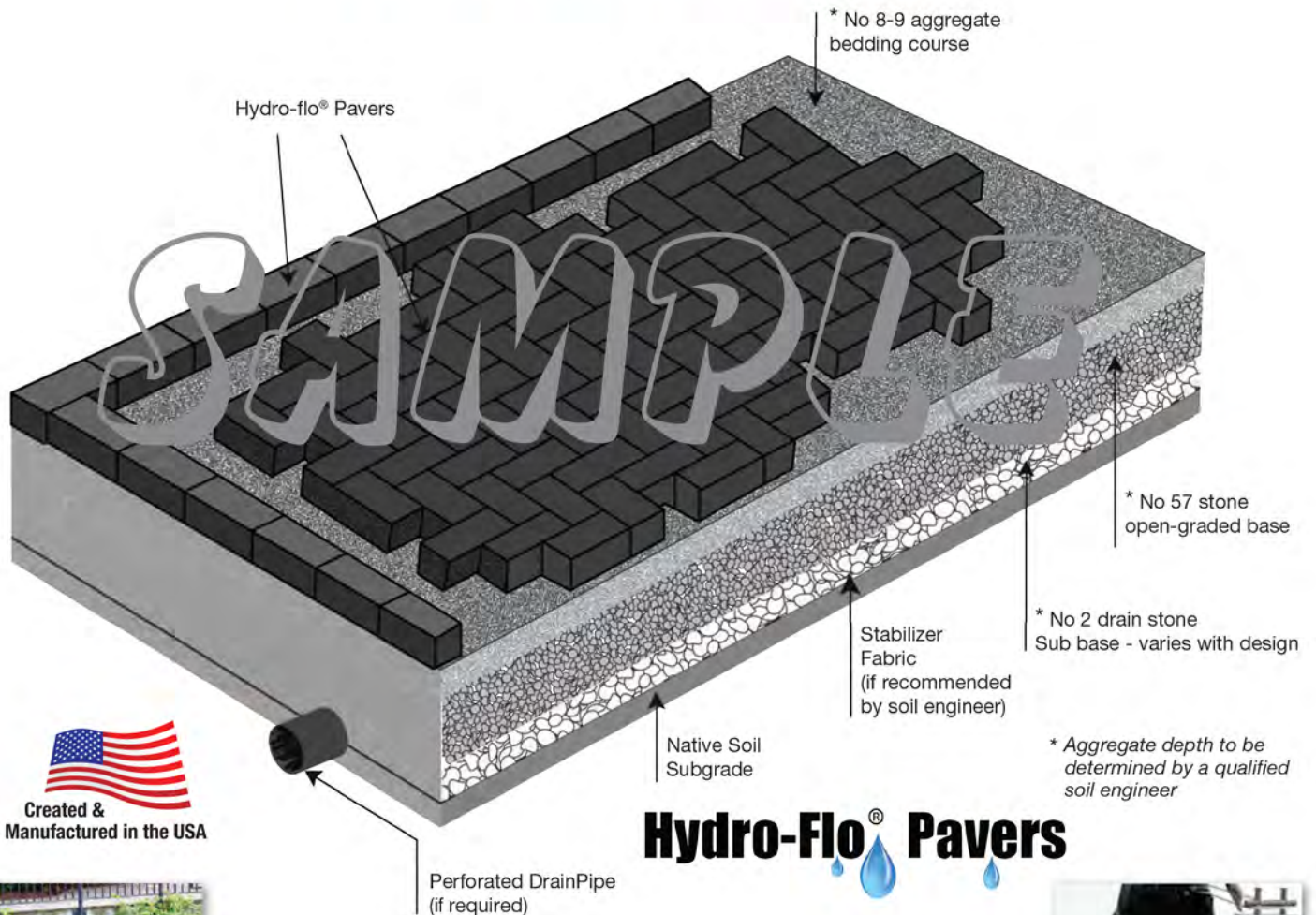


W3 Custom Color

driveway to replace
Unilock Artline -
granite fusion

main terrace to replace Hidrologic
Permeable pavers - color Brown Stone

Just Add Water!



Please consult a certified soil engineer prior to installation of permeable pavers as many things affect drainage. Some of these are:

- Land use • Vegetation • Soil type • Drainage area and pattern • Slope • Basin shape •
- Topography • Natural conditions (ponds, etc.) •

For additional information or samples please contact:

- US Patent # 7927037 B2
- CAN Patent # 2,746,731
- EU Patent # 246284
- AUS Patent # 2010281428

PACIFIC
Interlock
PAVERS, INC.
www.pacinterlock.com

Pacific Interlock Pavers, Inc
1895 San Felipe Road
Hollister, CA 95023
831-637-9163

The **Hydro-Flo**[®] **Paver** Advantage

Attachment 5

Hydro-Flo Permeable Paver
by Pacific Interlock Pavers, Inc

Permeable Paver System
by Our Competitors



This picture was taken shortly after side-by-side installation

- | | |
|---|---|
| *The only “truly” permeable concrete pavers | *A “gap” style paver |
| *Water goes directly through the pavers | *Water goes through the gap |
| *No large gaps (only 3mm) | *Can have gaps 1/4” or more |
| *Will not plug (debris, silt, etc) | *Gaps can plug w/debris |
| *Easy to maintain | *Much harder to maintain |
| *Easier on wheelchairs, heels and walkers | *Potential problems with wheelchairs, heels, etc. |
| *No gravel on which to slip | *Loose gravel, even on new projects. |

The choice is clear.....for the environment, safety and maintenance choose...Hydro-Flo Permeable pavers



1895 San Felipe Rd
Hollister, CA 95023

www.pacinterlock.com

(831) 637-9163

Announcing...

Hydro-Flo[®] Pavers

Our Hydro-Flo Permeable pavers, the only truly permeable concrete paver, has received a patent for the entire European Union covering over 37-countries. Think of how hard it must be to exceed the standards of the all of the various countries.

The unique manufacturing elements plus the environmental benefits and safety advantages made the patent possible. This, along with the US, Canadian and Australian patents has the potential to allow our Hydro-Flo Permeable pavers to keep untold millions of gallons of water on-site, and away from polluting our rivers and oceans around the globe.

Recent projects include parks, K-12, universities, condo projects, shopping centers, streetscapes, residences, parking lots plus dozens more.

For more information, literature, project images or samples please contact us.

For all of you that have been specifying and installing our Hydro-Flo Permeable paver for the last 3-years...

Thank you

Pacific Interlock Pavers, Inc.
1895 San Felipe Road
Hollister, CA 95023
831-637-9163

www.pacinterlock.com

PACIFIC
Interlock
PAVERS, INC.



Joint Finish Aggregate - Partial fill up to 1/2 full

Any combination of the three sizes can be used

U.S. standard mesh sieve sizes and DIN sieve

sieve designation standard	sieve designation alternate "mesh"	nominal sieve opening (in.)	nominal wire diameter (mm)
3.35 mm	No. 6	0.132	1.25
2.8 mm	No. 7	0.11	1.12
2.36 mm	No. 8	0.0937	1



3/8 Stone

Crushed Stone Size: 3/8" stone, #8 Crushed Stone"

Crushed Stone Color: greyish, blue stone

Crushed Stone Uses: 3/8" crushed stone may be used for walkways and decorative use as driveway gravel or landscape gravel, drainage, & can be used to make asphalt.



3/4 Stone

Crushed Stone Size: 3/4" stone #57 Stone"

Crushed Stone Color: greyish, blue stone

Crushed Stone Uses: 3/4" crushed stone may be used as driveway gravel, around trees, landscaping, drainage (french drains), mixed with asphalt, sub base for concrete sidewalks, concrete driveways, and patios,



2-1/2 Stone

Crushed Stone Size: 2 1/2 inch stone #2 Stone"

Crushed Stone Color: greyish, blue stone

Crushed Stone Uses: 2 1/2" crushed stone may be used for septic systems, drainage, road base, dry wells & tracking pads on job sites.



Proj. No.: 42928-1
Lab No.: T-15-079

June 12, 2015

CLIENT: PAUL HATHAWAY
PACIFIC INTERLOCK PAVING STONE CO.
1195 SOUTH DE ANZE BLVD. #B
SAN JOSE, CA 95129

Subject: 6-in. x 6-in. x 3.125 in. thick, HYDRO-FLO Estate Paver with "Estate Set" Finish (Black / Brown)
Specification: ASTM D 2444-99 Impact Resistance - TUP "B"
Source: Submitted to Smith-Emery Laboratories by Client.
Witnessed by: Patrick Lee (LA BOE), June 05, 2015

Report of Tests**IMPACT RESISTANCE TEST (ASTM D 2444-99 - TUP "B")**

Material Age: Over 28 Days; Sample dimensions as tested = 5.90" X 5.90" X 3.14" thick

Sample No.
1
2
3

45 (Ft. Lbs.)	Remarks
Not Broken	Pass
Not Broken	Pass
Not Broken	Pass

**Substrate is No. 8 Aggregate Base*

L.A. S-601-3 Requirements: At least 2 (two) of the 3 (three) tested samples are required to pass
or to be unbroken at set Ft-Lbs.

Remarks: Tested samples passed 45 ft-lbs. strength requirement.

Respectfully Submitted,
SMITH-EMERY LABORATORIES

G. Janeth Quintero, P.E.
Registered Civil Engineer No.: C73066
Registration Expires: 12-31-16



- ☒ Materials Tested Comply With Specifications.
☐ Materials Tested Did Not Comply With Specifications.
☐ No Established Criteria For Acceptable Limits.
☐ For Information Only.

rc



Proj. No.: 42928-1
Lab No.: T-15-079

June 12, 2015

Subject: 6-in. x 6-in. x 3.125 in. thick., HYDRO-FLO Estate Paver with "Estate Set" Finish (Black / Brown)

Test Set-up



After Test - Still Unbroken (See white impact area on center)





Proj. No.: 42928-1
Lab No.: T-15-079

June 12, 2015

Client : PAUL HATHAWAY
PACIFIC INTERLOCK PAVING STONE CO.
1195 SOUTH DE ANZE BLVD. #B
SAN JOSE, CA 95129

Subject: **6-in. x 6-in. x 3.125-in. thick, HYDRO-FLO Estate Paver with "Estate Set" Finish (Black / Brown)**

Test Method: ASTM C 293 (Modified) - *Standard Test Method for Flexural Strength of Concrete*
(Using Simple Beam With Center-Point Loading)

Specification : LA City S-601-3: Minimum Flexural Strength Load is 3,000 Lbs.

Source : Submitted to Smith-Emery Laboratories by Client.

Witnessed by: Patrick Lee (LA BOE), June 05, 2015

Report of Tests

FLEXURAL STRENGTH TEST (ASTM C 293 Modified)

Samples representing materials from job-site were tested for flexural strength by applying a calibrated load on the center span of the paver, using a 1-inch diameter solid steel rod (See attached photo).

Material Age: Over 28 Days; Sample dimensions as tested = 5.90" X 5.90" X 3.14" thick

Results are as follows:

Span Used : 5.0 inches

Sample No.	Thickness (d) inches	Width (b) inches	Maximum Load, lbs.	Flexing Strength, PSI	Average
1.	3.14	5.90	6,620	854	
2.	3.14	5.90	6,900	890	
3.	3.14	5.90	8,600	1,109	951 PSI

L.A. S-601-3 Requirements: At least 2 (two) of the 3 (three) tested samples are required to have a minimum flexing load of 3,000 pounds.

Remarks: Tested samples complies with minimum strength requirement.

Respectfully Submitted,

SMITH - EMERY LABORATORIES

G. Janeth Quintero, P.E.

Registered Civil Engineer No.: C73066

Registration Expires: 12-31-16



- ☒ Materials Tested Comply With Specifications.
- ☐ Materials Tested Did Not Comply With Specifications.
- ☐ No Established Criteria for Acceptable Limits.
- ☐ For Information Only.

rc



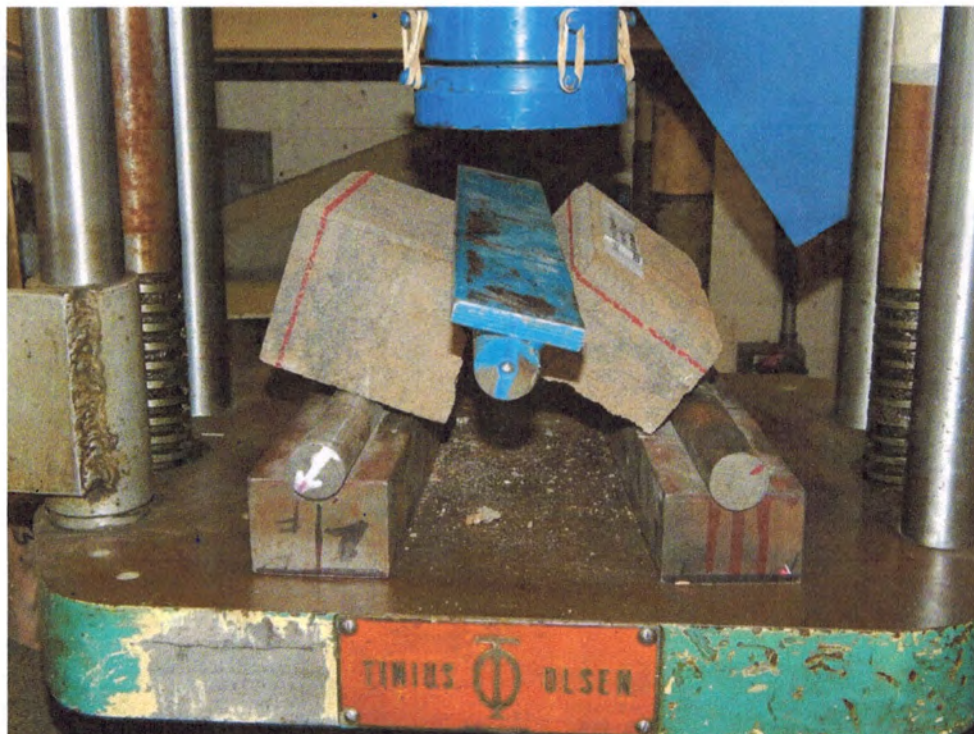
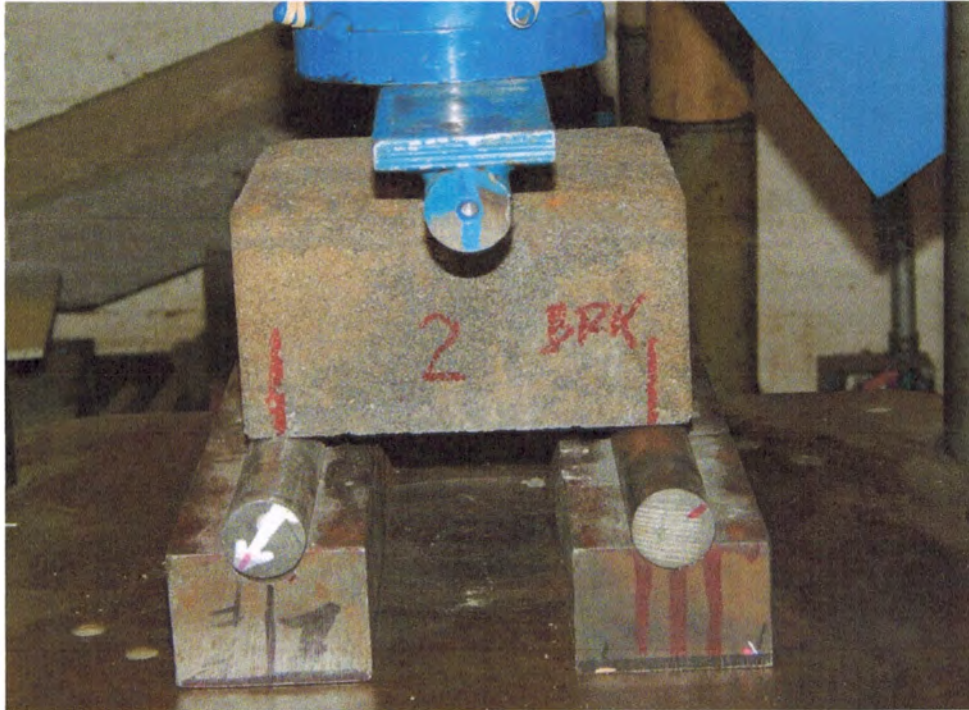
Proj. No.: 42928-1

June 12, 2015

Lab No.: T-15-079

Subject: 6-in. x 6-in. x 3.125 in. thick, HYDRO-FLO Estate Paver with "Estate Set" Finish (Black / Brown)

FLEXURAL STRENGTH Test Set-up





Proj. No.: 42928-1
Lab No.: T-15-079

June 12, 2015

Subject: 6-in. x 6-in. x 3.125 in. thick, HYDRO-FLO Estate Paver with "Estate Set" Finish (Black / Brown)

FLEXURAL STRENGTH Tested Samples





SMITH-EMERY SAN FRANCISCO

An Independent Commercial Testing Laboratory

Proj. No: 67838
Lab No: 13L012

Attachment 5
January 14, 2013

Client : Pacific Interlocking Paving Stones

1895 San Felipe Rd.
Hollister, CA

Subject: **8 X 4 H.F. HOLN 80 mm**
Specification: ASTM C 1028 - 07
Source: Submitted to Laboratory by Client

STATIC COEFFICIENT OF FRICTION (ASTM C 1028-07)

A block of wood with a 3" x 3" x 1/8" section of standard neolite sole liner attached, was placed on the surface to be tested; on top of this assembly, a 50 pound (22kg) weight was placed. Using a dynamometer, the force in pounds required to cause the test assembly to slip parallel to the test surface was measured. Four measurements were taken on each of three test surfaces, each measurement perpendicular to the previous one. The twelve measurements were averaged to obtain the coefficient of friction for each test condition.

A. As Received:

Test Condition	Tile No.	N	E	S	W	Average	Individual Static Coefficient of Friction (fc)	S.C.O.F After Neolite Correction Factor
Dry Neolite	1	48	48	48	47	50.38	(0.98)	0.97
	2	53	55	51	50			
	3	51	52	51	52			
Wet Neolite	1	48	48	48	46	49.97	(0.98)	0.91
	2	53	53	50	48			
	3	51	51	52	52			

B. After Cleaning with Hillyards Renovator. (ASTM C 1028 Standard Cleaner)

Dry Neolite	1	48	49	48	47	50.33	(0.98)	0.97
	2	52	53	52	49			
	3	52	52	51	50			
Wet Neolite	1	44	45	46	45	47.28	(0.92)	0.85
	2	54	50	47	47			
	3	46	47	48	49			

Respectfully Submitted,
SMITH-EMERY SAN FRANCISCO

Wylie Stevenson
Lab Manager

Specification:

Department of Justice ADA Title III Regulation 28 CFR Part 36, Section A4.5.1; Recommends minimum of 0.60 SCOF for horizontal surfaces and 0.80 SCOF on ramps.

☒ Materials Tested Comply With Specifications.

☒ Horizontal; ☒ Ramps or Incline

☐ Materials Tested Did Not Comply With Specifications.

☐ No Established Criteria for Acceptable Limits.



Suggested Maintenance Practices for Hydro-Flo Pavingstones

The best way to maintain the beauty and function of the Hydro-Flo Pavingstones is with regular maintenance. Continued maintenance is required to maintain the permeability of the Hydro-Flo pavers. In general, practices used for maintenance of regular pavements will apply, such as regular dusting or sweeping by either brush or vacuum systems. Cleaning intervals will depend on several factors including traffic type, traffic frequency and environmental factors.

To maintain the long term permeability of the Hydro-Flo paver, an annual light pressure wash is recommended. A 1200-1500 psi pressure washer is adequate. A steam or hot water option will provide better results. Use of a wet vacuum system in conjunction with pressure washing will provide superior results.

Using a fan tip spray nozzle, at 30 degree angle, 14 to 16 inches from the paver and working at a 45 degree angle from the dominant pattern. Start from the highest grade, working in a sweeping motion, downhill to the lowest point of the project. Care must be taken not to allow the nozzle of the pressure washer to come in close contact with the paver as damage may occur. Solvents or cleaners are not required or recommended

PRESERVING A PRECIOUS RESOURCE FOR THE FUTURE!

1895 San Felipe Rd, Hollister, CA 95023



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

January 11, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

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

APPROVED BY: Brandon Swanson

SUBJECT: **DS 22-150 (CRI on Carpenter, Inc. - Lot 2):** Consideration of a Concept Design Study, DS 22-150 (CRI on Carpenter, Inc. - Lot 2), for the demolition of four hotel rooms at the Carmel Resort Inn and construction of a 1,965-square-foot, two-story residence with a basement located on the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-014

Application: DS 22-150 (CRI on Carpenter, Inc. Lot 2) **APN:** 010-021-014-000

Block: 17

Lot: 2

Location: Southeast corner of Guadalupe Street and 1st Avenue

Applicant: Eric Miller Architects, Inc

Property Owner: Santa Rosa Motel CO LP ET AL

Executive Summary:

The project is the demolition of four hotel rooms and the construction of a two-story residence, with a basement and attached garage on Lot 2 of the Carmel Resort Inn property. Three trees and one stump have been approved for removal. The Carmel Resort Inn property was found ineligible for the Carmel historic inventory on October 1, 2007. This determination expired in 2012 and will be reissued prior to final details review.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept design for the demolition of four hotel rooms at the Carmel Resort Inn and the construction of a 1,965-square-foot two-story residence and attached garage located on the southeast corner of Guadalupe Street and 1st Avenue. APN 010-021-014

Background and Project Description:

The Carmel Resort Inn property is comprised of 16 lots of record within Block 17 located between

Carpenter Street to the east, Guadalupe Street to the west, and 1st Avenue to the north. In 2007, Mr. Kent Seavey conducted a historic evaluation on behalf of the City for the entire Carmel Resort Inn property (Attachment 2). Based on Mr. Seavey's report, the property has been used for overnight lodging since circa 1926 when it was originally known as Carmel Cottage Court. The property changed ownership multiple times between 1926 and 1939. Between 1939 and 1956, additional cottages were constructed under the ownership of Noel Van Bibber. According to Mr. Seavey, *all of the cottages have been modified over time by unsympathetic additions or alterations. As a result, the physical integrity of the property has been compromised and no longer conveys the authenticity of its historic identity during the historic period of 1926-1956.*

Use Permit No. 636 was approved on July 17, 1968 for 25 rental units, 1 manager's unit, and 31 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636. Redevelopment of Lot 2 would eliminate four rental units bringing the Carmel Resort Inn closer to compliance with Use Permit No. 636.

In 2019, Eric Miller Architects, Inc. approached the City with a proposal to redevelop the Carmel Resort Inn property consolidating the hotel use to 8 lots fronting on Carpenter Street and proposing 8 single-family residences on the lots fronting Guadalupe Street. A comprehensive inventory and evaluation of all trees on and adjacent to the property was performed by the City Forester. Based on a conceptual site plan, the Applicant submitted a Tree Removal Application for the removal of 40 trees. The Forest and Beach Commission reviewed the application at their January 14, 2021 and February 11, 2021 meetings and approved the removal of 23 trees and requiring each of the eight single-family lots to meet the recommended tree density standards (CMC 17.48.080). The Forest and Beach Commission further moved that no trees be removed until the Community Planning and Building Department has completed the review process and a building permit has been issued and/or authorized by the City Forester (Attachment 3).

On October 7, 2021 and December 16, 2021, the Applicant hosted community meetings to present the Carmel Resort Inn project to the public, answer questions, and receive feedback. Based on community feedback, and the complexities of reconstructing a non-conforming hotel in the R-1 zoning district, the Applicant is exploring a scaled down version of the original project. At this time, the Applicant is only seeking approval to redevelop Lots 2 and 4 with single-family residences. This report focuses on the redevelopment of Lot 2. A separate report will be presented for Lot 4.

Project Description

The project site is a 4,000-square-foot corner lot and currently contains four hotel rooms in two cottages. Each cottage is a little over 700 square feet in size and both encroach slightly onto Lot 4. The Applicant is proposing to demolish the cottages and construct a 1,965-square-foot two-story single-family dwelling inclusive of a basement and attached garage, and west facing second-story deck.

In accordance with the Municipal Code, the construction of new dwellings requires approval of a Residential Track Two Design Study by the Planning Commission. The Code further requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval. The Planning Commission is being asked to review the concept design and provide feedback to staff and the Applicant.

Staff Analysis:

The following sections analyze the projects consistency with the Residential Design Guidelines and Carmel

Municipal Code. Where appropriate, staff has recommended draft conditions to achieve consistency.

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.

Carmel Municipal Code Section 17.48.080, Table 17.48-A includes recommended tree densities for various lot sizes. The recommended tree density for lots up to 4,000 square feet is 3 upper canopy trees and 1 lower canopy tree.

Staff Response: There are five private trees and one stump on the project site and three public trees (Trees 58, 59 & 60) in the adjacent right-of-way. Only one of the private trees was assigned a number during the tree evaluation, Tree 85, along the south property line. The Forest & Beach Commission approved a comprehensive tree removal plan for the entire Carmel Resort Inn property on February 11, 2021, including four of the private trees and the stump. The City removed public trees 58 and 60. One private oak tree and one public pine tree (Tree 59) will be preserved. The Forest & Beach Commission is requiring that the project meet the tree density recommendations set forth in the Municipal Code where possible, as determined by the City Forester, and/or pay in-lieu fees for trees unable to be planted. In-lieu fees are deposited into the City's Tree Reforestation Fund. Additionally, no tree is permitted to be removed until after a building permit is issued for the project or otherwise authorized by the City Forester (refer to Attachment 3). Recommendation/Draft Condition No. 2 requires the applicant to identify on a landscape plan the location of three upper canopy trees on the project site prior to the final details review. With the application of conditions, the project meets the objectives of forest character.

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

Staff Response: Staff did not identify any potential privacy or view impacts.

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

Staff Response: The Applicant is proposing a 200-square-foot attached garage with driveway access on Guadalupe Street. The 10' tall garage would have a 3:12 pitched hipped metal roof. The garage would be set back 15'-6" from the front property line, while the living space is set back approximately 32'. The driveway is proposed to be 8' wide and 125 square feet in area, finished with permeable pavers. The front entry is proposed along 1st Avenue in the street side yard.

The proposed garage is modest in height and size. While more visually prominent along Guadalupe Street, the residence has been sited and designed to have the front entry along 1st Avenue (north elevation), with the west-facing garage seemingly on a secondary elevation. Staff finds the garage to be subordinate to the overall design of the home despite being on the front elevation, as defined by the Municipal Code.

The Applicant is proposing a garage door consisting of a black metal frame with eight glass panels. Residential Design Guidelines 9.16 states that a garage door should be designed either to provide visual interest or to blend with the background materials of the building. Designing a garage door to blend with the building wall is encouraged, while a standard overhead garage door with contrasting colors and materials should be avoided. Staff finds the design of the garage door to be inconsistent with the Residential Design

Guidelines and has included Recommendation/Draft Condition No. 3 requiring the applicant to select an alternative garage door that blends with the background materials of the residence.

Mass and Bulk: *Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; relate to a human scale in its basic forms, and should appear to be no more than two stories in height as viewed from the public right-of-way.*

Staff Response: The project site is a corner lot and is visible from the public way along Guadalupe Street and 1st Avenue. The Applicant has placed the front entry along 1st Avenue (north elevation), making the west elevation (Guadalupe Street) secondary. The second floor is centrally located on the lot with a 42'-8" front setback (32' to the second-floor deck) and a 23'-6" rear setback. The side setbacks would be 9'-4" on the north side (1st Avenue) and 6'-4" on the south side (interior).

The design incorporates varying roof lines, articulated building walls, and two different wall finishes (stone and vertical wood siding) to define breaks in massing. While the Residential Design Guidelines encourage simple and traditional design, it also encourages *"..diversity in housing design, reflecting the eclectic mix of styles that is characteristic of Carmel."* The proposed project is not simple or traditional but rather a modern design that reflects current architectural trends and is intended to add diversity to the neighborhood. The design incorporates natural materials of wood and stone, which is encouraged in the Residential Design Guidelines but applies them in a modern fashion. The Planning Commission is being asked to consider whether the modern design contributes to the eclectic mix of styles that reflect the character of the village.

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

Staff Response: The building form is irregular, divided into four primary forms. Variations in the wall planes break up the massing of the building and add visual complexity. There are three primary hipped roof forms, with a 3:12 pitch and 2'-6" deep eaves. Recommendation/Draft Condition No. 4 requires the applicant to simply the building form prior to final details review.

Finish Details: The Applicant is proposing a light-colored dry stack Carmel stone veneer and dark Walnut vertical wood siding. The roof material is proposed to be painted metal in Antique Bronze, a dark brown color. The metal fascia is proposed to be Antique Bronze as well. Windows, doors, and the deck railing are proposed to be black metal. The garage door is also proposed to be black metal with eight opaque glass panels. A color and materials palette can be found in Attachment 5, Sheet A-7.1.

Right-of-way Character: *Residential Design Guidelines 1.5 through 1.7 encourages maintaining an informal open space character of the right-of-way; maintaining trees and natural vegetation; and, designing parking areas to reinforce the forest image.*

Staff Response: The rights-of-way on Guadalupe Street and 1st Avenue are informal open space areas. An existing asphalt pathway leading to the front door of the west cottage encroaches into the right-of-way. The asphalt driveway along the southern edge of the cottage is located on the adjacent Lot 4. A second asphalt driveway is located off of 1st Avenue along the east side of the east cottage. No other encroachments were identified. Overhead utility lines are located along the front of the property (east side of Guadalupe Street).

The preliminary landscape plan identifies preservation of two trees along Guadalupe Street (Tree No.'s 58 and 60) and new plant material flanking the driveway on Guadalupe Street and the entry stairs on 1st Avenue. The City Forester will review and comment on the plant palette prior to final details review.

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

CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback and the street side yard setback to no more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission. Pillars and gates in the front setback and street side yard setback are limited to 6 feet in height.

Staff Response: The Applicant is proposing a horizontal slat fence with stone columns on the north, south, and west sides of the property. While the material appears to be wood in the colored renderings, it is not called out on the plans. A stone wall is proposed on the east side of the property. Recommendation/Draft Condition No. 5 requires the Applicant to identify the fence material prior to final details review.

The proposed fencing and the wall are shown as being stepped down to follow the slope of the lot. Sheet A-3.5 of the project plans dimensions the spacing between columns and provides a “top of column” elevation. However, the height of the fence in relation to the lowest adjacent finish grade is not provided. Recommendation/Draft Condition No. 6 requires the applicant to provide fence and wall height dimensions prior to final details review. Fences in the front yard setback and street side yard setback that exceed 4 feet in height shall be reduced prior to final details review.

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

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

Staff Response: The Applicant is proposing 556 square feet of site coverage of which half (278 square feet) is proposed to be permeable. Permeable site coverage includes the basement landing, driveway, back patio, and three walkways. Impermeable site coverage includes door landings, site walls, stairs, and fence columns. As noted above in the section on building and roof form, roof eaves greater than 18 inches must be counted as impermeable site coverage. Recommendation/Draft Condition No. 7 requires the Applicant to either reduce the eave depth or include it in the site coverage calculations.

Landscaping: Residential Design Guideline 10.0 states that project sites should “Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way

should be predominantly green foliage plants, in keeping with the design traditions of Carmel.”

Staff Response: The Applicant has provided a preliminary landscape plan prepared by Town and Country Gardening and Landscape, Inc. The plan will be reviewed by the City Forester prior to final details review.

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

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

Staff Response: Town and Country Gardening and Landscape, Inc. also prepared the exterior lighting plan which proposes a wall mounted light, path light, recessed wall/step light, and in ground driveway light. All light specifications can be found in Attachment 6.

The wall mounted light is a linear wash light made of solid brass with a black finish. The light has an up wash option and a down wash option; the Applicant has selected the down wash style. A total of 14 fixtures are proposed, all of which are located at exterior doors. Each fixture emits 400 lumens per foot however the Applicant has specified fixtures that are 6” and 9” wide which emit 200 and 300 lumens, respectively.

The path light is also made of solid brass with a black finish. A total of five path lights are proposed and each fixture emits 250 lumens. The fixture is shielded and directs light downward. Recommendation/Draft Condition No. 8 requires the Applicant to demonstrate that the lights will be spaced at least 10 feet apart prior to final details review.

The recessed wall/step light has a black finish and emits 200 lumens. A total of five wall/step lights are proposed, three at the entry stairs on 1st Avenue and two at the stairs on the south elevation. The fixture does not appear to be shielded and directs light horizontally rather than downward to illuminate the surface of the stairs. Recommendation/Draft Condition No. 9 requires that all light fixtures be shielded and direct light downwards.

The in ground driveway light is made of cast brass with a black finish. A total of four fixtures are proposed, two on each side of the driveway. Each fixture emits 200 lumens. The fixture is shielded but directs light horizontally rather than downward along the surface of the driveway. As noted above, Recommendation/Draft Condition No. 9 requires that all light fixtures be shielded and direct light downwards. As conditioned, the project meets the objectives of exterior lighting.

Skylights: The project does not include skylights.

Other Project Components:

Pursuant to Section 15378 of the CEQA Guidelines, staff recommends the Concept review of the application be found “not to be a project.” Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment.

Attachment 1 - Resolution

Attachment 2 Determination of Historic Ineligibility - Carmel Resort Inn

Attachment 3 Forest & Beach Commission Reports & Minutes

Attachment 4 Project Data Table.rev1

Attachment 5 Project Plans 220926 (mrw)

Attachment 6 Exterior Light Specifications

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING
A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF FOUR HOTEL ROOMS AT THE CARMEL
RESORT INN AND CONSTRUCTION OF A 1,965-SQUARE-FOOT TWO-STORY RESIDENCE LOCATED
ON THE SOUTHEAST CORNER OF GUADALUPE STREET AND 1ST AVENUE
APN 010-021-014

WHEREAS, Eric Miller Architects, Inc. (“Applicant”) submitted an application on behalf of Santa Rosa Motel CO LP ET AL (“Owner”) requesting approval of Track 2 Design Study application DS 22-150 (CRI on Carpenter-Lot 2) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at the southeast corner of Guadalupe Street and 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 2); and

WHEREAS, the Applicant is requesting to demolish two cottages containing four hotel rooms at the Carmel Resort Inn and construct a 1,965-square-foot two-story residence with a basement and 200-square-foot attached garage; and

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

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

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

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

WHEREAS, pursuant to CEQA regulations, the Application is “not be a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any

permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, pursuant to Section 15378 of the CEQA Guidelines, staff recommends the Concept review of the application be found “not to be a project.” Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, a notice of the public hearing was published on December 30, 2022, in compliance with State law (California Government Code 65091); and

WHEREAS, on or before January 1, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before January 6, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the 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 the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY

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

CMC 17.64.080.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.	✓	
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BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study (DS 22-150, CRI on Carpenter-Lot 2) to demolish two, two-bedroom hotel rooms at the Carmel Resort Inn and construct a 1,965-square-foot two-story residence with a basement and 200-square-foot attached garage located on the southeast corner of Guadalupe Street and 1st Avenue (APN 010-021-014), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions		
No.		
1.	Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division for completion of the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.	✓
2.	Tree Planting Requirements. Prior to final details review, the Applicant shall submit a revised preliminary landscape plan that identifies the size, number, species, and location of three upper canopy trees.	✓
3.	Garage Door Design. Prior to final details review, the Applicant shall submit a different garage door design that blends with the background materials of the residence.	✓
4.	Building Form. Prior to final details review, the Applicant shall simplify the building form using restraint in the variation of wall plans.	✓
5.	Fence Material. Prior to final details review, the Applicant shall submit revised plans that identify the proposed fence material.	✓
6.	Fence Height. Prior to final details review, the Applicant shall submit revised plans that include fence and wall height dimensions as measured from the top of fence/wall/column to the lowest adjacent finish grade.	✓
7.	Eave Depth & Site Coverage. Prior to final details review, the Applicant shall submit revised plans that reflect a roof eave depth of no greater than 18 inches OR shall include the additional eave depth in the site coverage calculations.	✓
8.	Path Light Spacing. Prior to final details review, the Applicant shall submit revised plans that identify the spacing of path lights. Lights shall be spaced at least 10 feet apart.	✓
9.	Recessed Wall/Step Light and In-Ground Driveway Light. Prior to final details review, the Applicant shall submit alternative wall/step light and in ground driveway light fixtures that are both shielded and directs light downward, rather than horizontally.	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of January 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For The Carmel Historic Resources Inventory

On 1 October 2007 the Department of Planning and Building determined that the property identified below does not constitute an historic resource.

Assessors Parcel Number: 010-021-001, 002, 003, 004, 009, 010, 011, 012, 013 & 014

Current Owner: KIM TONG PYONG & SOON YI KIM TRS ET AL

Block: 17

Lot: 1-16

Street Location: SW Cor. Carpenter & 1st (Carmel Resort Inn)

The basis for this determination is:

☐ The property lacks sufficient age to be considered historic.

☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.

☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.

☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This determination shall remain valid for a period of five (5) years and shall expire on 1 October 2012.

Brian Roseth, Planning Services Manager



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

On 19 September 2007 the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessors Parcel Numbers: 010-021-001, 002, 003, 004, 009, 010, 011, 012, 013 & 014

Current Owner: KIM TONG PYONG & SOON YI KIM TRS ET AL

Block: 17

Lot: 1 - 16

Street Location: SW Cor. Carpenter & 1st (Carmel Resort Inn)

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This preliminary determination will be circulated for public review beginning 19 September 2007 and ending at 4:00 P.M. on 1 October 2007. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years. If the City receives a written request for further review during the circulation period, the matter shall be placed on an agenda of the Historic Resources Board for a final determination.

KENT L. SEAVEY

Attachment 2

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

September 14, 2007

Mr. Brian Roseth/Principal Planner
Carmel Planning & Building Department
City of Carmel by-the-Sea
P.O. Drawer G
Carmel, CA 93921

Dear Mr. Roseth:

Thank you for the opportunity to review the potential historic significance of the commercial property (Carmel Cottage Court Resort) comprising Blk 17 Lots 1 through 16 inclusive (APN# 010-021-001) in Carmel, as required by the California Environmental Quality Act (CEQA).

According to Carmel building records, and a "Record of Data of Non-Conforming Operation and Illegal Operation of a Business Known as Carmel Cottage Court", prepared by Carmel Building Inspector Floyd Adams in January 21, 1963, the subject property began its use as an overnight auto court in 1926 or 1927. The early transient occupancy use was limited to Lots 9, 11, 13, 14, 15 & 16 at the south end of Block 17.

The record shows that a William McPhillips, who owned Lots 13, 14 & 15 in 1926, constructed single cottages on each of those parcels in May of that year. McPhillips sold the property to a Margaret Baker, who initiated the auto court use in late 1926 or 1927. The first reference to the Carmel Cottage Court appears in the 1930 Polk business directory. As there are no Sanborn insurance maps for this portion of Carmel, it is unknown how many units were on site at the time.

In 1935 Ferdinand Kretz purchased the property from Ms. Baker and added a one-story cottage to Lot 15 (CBP# 6). In 1937 Kretz added a studio to Lot #9 (CBP# 239). He made bath additions to the cottages on Lots #11 & 13 in 1939 (CBP#549) before selling the property to Noel O. Van Bibber in November of that year.

According to Noel Van Bibber's son, also named Noel, there were 7 buildings on the property when the purchase was made in 1939. Approximately 13 further cottages and outbuildings were added by Van Bibber during his occupancy from 1939 to 1956, when the property was purchased by a Harold Wilson (see list of specific buildings attached). Based on the available records, both Ferdinand Kretz and Noel Van Bibber appear to have been their own builders.

There are currently 24 cottages and outbuildings on the property. Exterior wall cladding on the structures range from board-and-batten to wide, horizontal clapboard siding. All of the buildings have been altered in some way, as has the character of the Cottage Court's location.

Unfortunately all of the cottages have been modified over time by unsympathetic additions or alterations. Fenestration, the treatment of windows and doors, has suffered the most by indiscriminate reconfiguration, in fill, and the addition of modern aluminum and anodized windows (possibly in a major remodel in 1990, see CBP# 90-47 & 90-83). The original rustic wooded setting is now covered with asphalt paving that is striped for parking at each unit.

The physical integrity of the subject property has been compromised by these changes to the point that the Carmel Cottage Court Resort no longer conveys the authenticity of its historic identity by the survival of physical characteristics that existed during the auto courts historic period from 1927 to 1956. Because of the changes noted, and the subsequent loss of integrity, the subject property does not meet the necessary criterion for listing in the California Register, and therefore, does not qualify as an historic resource, as defined by the California Environmental Quality Act (CEQA).

If you have any questions, please call me at (831) 375-8739.

Respectfully Submitted,

Kent S. Seavey



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

January 14, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 18 trees (2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 28, 33, 35, 36, 39, 44, and 51.)
Approve the removal of two trees and require mitigation (24 and 25.). Require the removal of four additional trees that are in poor condition (1, 5, 11, and 31.) Deny the removal of 10 trees (3, 24, 25, 34, 38, 40, 41, 42, 45, and 52.).

Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel. Attachment 1 is the conceptual plan for the site and shows the assigned tree numbers.

17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 28 of the 54 on the private property. A listing of all the trees assessed is in Attachment 2. Attachment 3 summarizes the trees in the permit application.

REMOVALS

The applicant is proposing to remove 28 trees numbered 2, 3, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 33, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 51, and 52.

15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, 44, and 51 are assessed as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees are not on the removal permit application, but should be removed.

DENIALS

Six trees numbered 24, 25, 34, 38, 40, 41, and 45 are rated as significant or moderately significant in the assessment. These trees are in good health and are exceptional examples of their species.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures would need to be modified to accommodate the Structural Root Zones.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation that would equate to 24 upper and eight lower canopy trees across the eight lots.

The proposed portion of the site is currently eight single lots that would merge into one property. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 upper and eight lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

TREE COUNT SUMMARY

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	28
Additional trees required to be removed	4
Recommended to remove	19
Recommended to retain on private property	34
Total recommended to retain on private property and the right of way	49
Difference from original number to trees to the recommended to remove	22
Recommended trees to be planted	64
Total number of trees on the site per the	113

recommendation after project completion	
---	--

FISCAL IMPACT:

The applicant has paid the permit application fee. Funds to use the in lieu of planting fee may be deposited in the Reforestation Fund.

ATTACHMENTS:

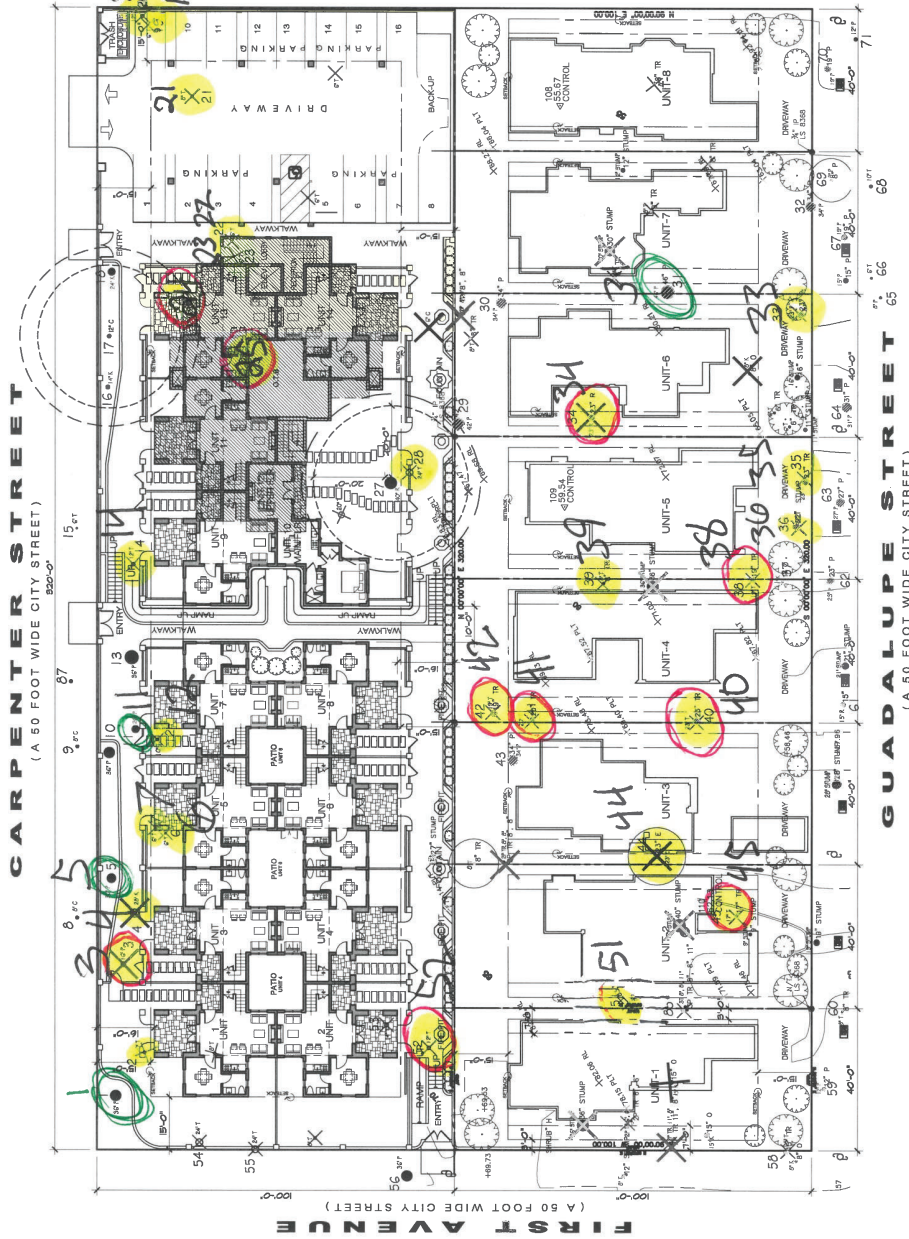
Attachment 1 - Site map

Attachment 2 - Tree assessments

Attachment 3 - Tree assessment summary

Attachment 1

CRI COTTAGES



CRI SINGLE FAMILY RESIDENCE

Green - trees in decline to remove not on the application
Yellow - trees recommended to approve removal
Red - trees recommended to deny removal
Trees not highlighted are to remian.

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

- NOTES:
- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DIAPINE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
 - STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 8" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

Attachment 2 Tree Assessments											
Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes					
	1	Pine	32		Remove	In advanced decline					
	2	Tea tree	9	Remove	Remove	Not rated as significant					
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ					
	4	Acacia	25	Remove	Remove	Not rated as significant					
	5	Pine	29		Remove	Tree is in advance decline					
	6	Tea tree	9	Remove	Remove	Not rated as significant					
	7	Tea tree	9	Remove	Remove	Not rated as significant					
Significant	8	Cypress	9			City tree					
Significant	9	Cypress	9			City tree					
Moderately significant	10	Pine	29								
	11	Pine	19		Remove	Tree in advance decline					
	12	Pittosporum	13	Remove	Remove	Not rated as significant					
Significant	13	Pine	29								
	14	Pittosporum	19	Remove	Remove	Not rated as significant					
	15	Ironwood				City tree					
	16	Oak	22								
Significant	17	Cypress	64								
Moderately significant	18	Oak	19								
	19	Pittosporum	6	Remove	Remove	Not rated as significant					
	20	Tea tree	13	Remove	Remove	Not rated as significant					
	21	Pittosporum	7	Remove	Remove	Not rated as significant					
	22	Tea tree	9	Remove	Remove	Not rated as significant					
	23	Pittosporum	6	Remove	Remove	Not rated as significant					

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Significant	24	Acacia	19	Remove	Deny	Tree is a nice specimen
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
	26	Pine	21			
Significant	27	Redwood	38			
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
	29	Pine	37			
Significant	30	Pine	31			
Significant	31	Pine	40		Remove	Tree is in advance decline
Moderately significant	32	Pine	30			
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump
	37	Oak	11			
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice specimen
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice specimen
Significant	41	Acacia	16	Remove	Deny	Tree is a nice specimen
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	43	Pine	26			
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice specimen
Moderately significant	46	Tea tree	13			
Significant	47	Oak	12			

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	48	Toyon	15			
Moderately significant	49	Oak	12			
	50	Toyon				
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
Significant	53	Acacia	17			
Moderately significant	54	Tea tree	18			
Significant	55	Cypress	21			
	56	Pine	31			City tree
	57					City tree
	58	Oak	8			City tree
Significant	59	Pine				
	60	Loquot				City tree
	61	Redwood	13			City tree
	62	Pine	23			City tree
	63	Pine	26			City tree
	64	Pine	30			City tree
	65	Pine	8			City tree
	66	Pine	13			City tree
	67	Pine	17			City tree
	68	Acacia	13			City tree
	69	Cedar	6			City tree
Significant	70	Pine	19			
Significant	71	Pine	12			City tree

Attachment 3 Recommendation Summary

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant
Significant	24	Acacia	19	Remove	Deny	Tree is a nice specimen
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
Significant	31	Pine	40		Remove	Tree is in advance decline
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice specimen
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice specimen
Significant	41	Acacia	16	Remove	Deny	Tree is a nice specimen
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice specimen
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 11, 2021
CONSENT AGENDA

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBJECT:	Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

RECOMMENDATION:

Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

BACKGROUND/SUMMARY:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

January 14, 2021 Minutes
January 26, 2021 Tour of Inspection

REGULAR MEETING
Thursday, January 14, 2021

VIDEO

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

To attend via Teleconference; Dial in number 1-636-373-8822 PIN: 461 926 817#

The public can also email comments to lsfenton@ci.carmel.ca.us. Comments must be received 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 added to the agenda and made part of the record.

MEETING 3:30 PM

CALL TO ORDER AND ROLL CALL

PRESENT:	Berling, Caddell, Mosley, Myers, Sours
STAFF PRESENT:	Sara Davis, City Forester Robert Harary, Director of Public Works Leslie Fenton, Executive Assistant

EXTRAORDINARY BUSINESS

Item A: Introduction of new Forest & Beach Commissioner Brian Sours

Public Works Director Harary and Chair Caddell introduced new Forest & Beach Commissioner Brian Sours.

Item B: Brown Act Training Video

Public Works Director Harary announced that the video from the Brown Act training on January 7, 2021, was available on the City's YouTube channel and encouraged any Commissioner who may have missed the training to watch the video.

PUBLIC APPEARANCES

Shirley Moon
Dale Bryne

ANNOUNCEMENTS

None

CONSENT AGENDA

Item 1: Approve December 10, 2020 Meeting Minutes as presented

Commissioner Myers moved to approve the December 10, 2020 meeting minutes, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell

NOES: None

ABSENT: None

ABSTAIN: Sours

Item 2: Scenic Pathway renovation efforts by Carmel Cares

Commissioner Myers moved to receive the summary regarding Scenic Pathway renovation efforts by Carmel Cares, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell

NOES: None

ABSENT: None

ABSTAIN: Sours

PUBLIC HEARINGS

Item 3: Approval or denial, with or without conditions, for lifting the Stop Work Order at the Northwest Corner of Junipero Street and Thirteenth Avenue

City Forester Davis presented the staff report.

Applicant Dr. Vivian Price spoke. She requested that any fine for the assessed value of the trees be put towards replanting new trees in her yard.

Public Appearances

None

Commissioner Myers moved to accept the City Forester's recommendation with the modification that the tree less than 10" diameter be removed from the calculation. Applicant to pay the appraised value of two of the three removed trees and the cost of the appraisal in the amount of \$5,803.40 to be deposited in the City's Reforestation Fund, seconded by Commissioner Berling.

Chair Caddell offered an amendment to the motion to include the replanting of three (3) trees and the submittal of a tree management plan and a landscape plan subject to the City Forester's approval.

Commissioners Myers and Berling approved the amendment to the original motion.

The motion carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell
 NOES: Sours
 ABSENT: None
 ABSTAIN: None

Item 4: Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

City Forester Davis presented the staff report.

The applicant's representative Eric Miller spoke.

Public Appearances
 None

Commissioner Berling moved to continue the project to the next meeting so that Commissioner could tour the site as a group or groups of no more than two (2) with the City Forester, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
 NOES: None
 ABSENT: None
 ABSTAIN: None

The Commissioners unanimously agreed to tour the site on Tuesday, January 26, 2021, at 10:00 am.

ORDERS OF BUSINESS

Item 5: Election of Chairperson and Vice-Chairperson for 2021

Commissioner Caddell nominated Commissioner Mosley as Chair, seconded by Commissioner Myers and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
 NOES: None

ABSENT: None

ABSTAIN: None

Commissioner Caddell nominated Commissioner Myers as Vice-chair, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell

NOES: None

ABSENT: None

ABSTAIN: None

The new Chair and Vice-chair will assume their positions at the next meeting.

Item 6: City Forester's Monthly Report for December 2020

City Forester Davis presented the report.

Public Appearances

None

Item 7: Public Works Director's Monthly Report for December 2020

Public Works Director Harary presented the report. Which included an overview of the ongoing problem of placing sand over exposed sandstone just west of Del Mar parking area and the volleyball courts.

Public Appearances

Ramie Allard

FUTURE AGENDA ITEMS

- How to communicate with residents things going on in the forest, messaging platform.
- Where to get replacement trees.
- Alerting community to Oak disease.

ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 5:39 pm. The next Regular Meeting is scheduled for February 11, 2021.

Respectfully submitted,

Leslie Fenton, Executive Assistant

Approved by:

Michael Caddell, Chair

Forest and Beach Commission Special Meeting Minutes

SPECIAL MEETING
Tuesday, January 26, 2021
TOUR
MEETING 10:00 AM

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Caddell, Mosley, Myers, Sours
STAFF PRESENT: Sara Davis, City Forester
Brandon Swanson, Community Planning & Building Director
Marnie Waffle, Senior Planner

TOUR OF INSPECTION

As a follow-up to Public Hearing Item #4 at the January 14, 2021 Regular Meeting, and pertaining to an application to remove 28 trees on 16 parcels, Commissioners toured the project site located at South First Avenue bt. Carpenter & Guadalupe Streets.

ADJOURNMENT

Respectfully submitted,

Leslie Fenton, Executive Assistant

Approved by:

Darlene Mosley, Chair



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 11, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 23 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 23 trees (1, 2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 31, 33, 35, 36, 39, and 44.) Approve the removal of two trees and require mitigation (24 and 25.) Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the City's Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel.

The tree removal permit application first submit was for the removal of 23 trees. Since the Forest and Beach Commission meeting on January 14, 2021, the applicant has amended the application. The new application now requests the removal of 19 trees plus four trees in decline for a total of 23 trees. The new concept plan for the site keeps 8 trees proposed for removal in the previous application and adjusts building footprints to accommodate Structural Root Zones as required by the City Forester.

Attachment 1 is the new conceptual plan for the site and shows the assigned tree numbers. 17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 23 of the 54 on the private property. Attachment 2 is the staff report provided to the Commission for consideration at the January 14, 2021 meeting.

REMOVALS

The applicant is proposing to remove 23 trees numbered 1, 2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24,

25, 28, 31, 33, 35, 36, 39, and 44. 15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, and 44 were evaluated as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees were not on the previous removal permit application and have been added.

DENIALS

Two trees numbered 24 and 25 are rated as significant or moderately significant in the evaluation. These trees are in good health and are exceptional examples of their species. However, the retention of these two trees would not permit the construction of a large portion of the proposed hotel structure. This impact will be mitigated by planting as noted below.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures have been modified to accommodate the Structural Root Zones of these trees.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation, that would equate to 24 new upper and eight new lower canopy trees across the eight lots.

The proposed hotel portion of the site is currently eight single lots that would merge into one parcel. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 new upper and eight new lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	23
Recommended to remove	23
Recommended to retain on private property	31

Total recommended to retain on private property and the right of way	45
Recommended trees to be planted	57
Total number of trees on the site per the recommendation after project completion	113

FISCAL IMPACT:

The applicant has paid the permit application fee. Any funds received in lieu of planting will be deposited in the Reforestation Fund.

ATTACHMENTS:

Attachment 1 Site Map

Attachment 2 1.14.2021 documents

CARPENTER STREET

(A 50 FOOT WIDE CITY STREET)



GUADALUPE STREET

(A 50 FOOT WIDE CITY STREET)

CRI SINGLE FAMILY RESIDENCE

LEGEND	 TREES TO BE REMOVED FOR CH COTTAGES	NO. OF TREES TO BE REMOVED
TREE TYPE & SIZES OF TREES TO BE REMOVED		21 - TREES
(D) TREES	(1) 15, (2) 10, (3) 12, (4) 11, (5) 12, (6) 20, (7) 14	
(E) OAK	(1) 20"	1 - OAK 
(C) CYPRESS	(1) 4"	1 - CYPRESS 
(F) PINE	(1) 20", (1) 30", (1) 36"	3 - PINE 
TOTAL NUMBER OF TREES TO BE REMOVED = 26		

NOTE: TREES #24 (18" T) AND #25 (20" T) WILL REQUIRE MITIGATION - MARKED WITH RED "X"

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE	NO. OF TREES TO BE REMOVED
1. TREE (1) 10' (9) 8' (2) 11' (1) 12' (1) 12' (1) 22'	16 - TREES	
2. OAK (1) 10' (1) 12'	2 - OAK	
3. PINE (2) 9' (9) 8' (1) 11' (1) 12' (1) 22'	10 - PINE	
4. EUCALYPTUS (1) 22'	1 - EUCALYPTUS	
5. STUMP (1) 12' (1) 11' (1) 12' (1) 14' (1) 30' (1) 40'	8 - STUMPS	
TOTAL NUMBER OF TREES TO BE REMOVED = 29		
TOTAL NUMBER OF STUMPS TO BE REMOVED = 8		

TOTAL NUMBER OF TREES TO BE REMOVED = 55

TOTAL NUMBER OF STUMPS TO BE REMOVED = 8

- **TREE PROTECTION ZONE** - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRILLHOLE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- **STRUCTURAL ROOT ZONE** - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

TREE REMOVAL PLAN

SCALE: 1/6" = 1'-0"





CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

January 14, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 18 trees (2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 28, 33, 35, 36, 39, 44, and 51.) Approve the removal of two trees and require mitigation (24 and 25.). Require the removal of four additional trees that are in poor condition (1, 5, 11, and 31.) Deny the removal of 10 trees (3, 24, 25, 34, 38, 40, 41, 42, 45, and 52.). Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel. Attachment 1 is the conceptual plan for the site and shows the assigned tree numbers. 17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 28 of the 54 on the private property. A listing of all the trees assessed is in Attachment 2. Attachment 3 summarizes the trees in the permit application.

REMOVALS

The applicant is proposing to remove 28 trees numbered 2, 3, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 33, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 51, and 52.

15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, 44, and 51 are assessed as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees are not on the removal permit application, but should be removed.

DENIALS

Six trees numbered 24, 25, 34, 38, 40, 41, and 45 are rated as significant or moderately significant in the assessment. These trees are in good health and are exceptional examples of their species.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures would need to be modified to accommodate the Structural Root Zones.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation that would equate to 24 upper and eight lower canopy trees across the eight lots.

The proposed portion of the site is currently eight single lots that would merge into one property. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 upper and eight lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

TREE COUNT SUMMARY

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
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Recommended to retain on private property	34
Total recommended to retain on private property and the right of way	49
Difference from original number to trees to the recommended to remove	22

Recommended trees to be planted	64
Total number of trees on the site per the recommendation after project completion	113

FISCAL IMPACT:

The applicant has paid the permit application fee. Funds to use the in lieu of planting fee may be deposited in the Reforestation Fund.

ATTACHMENTS:

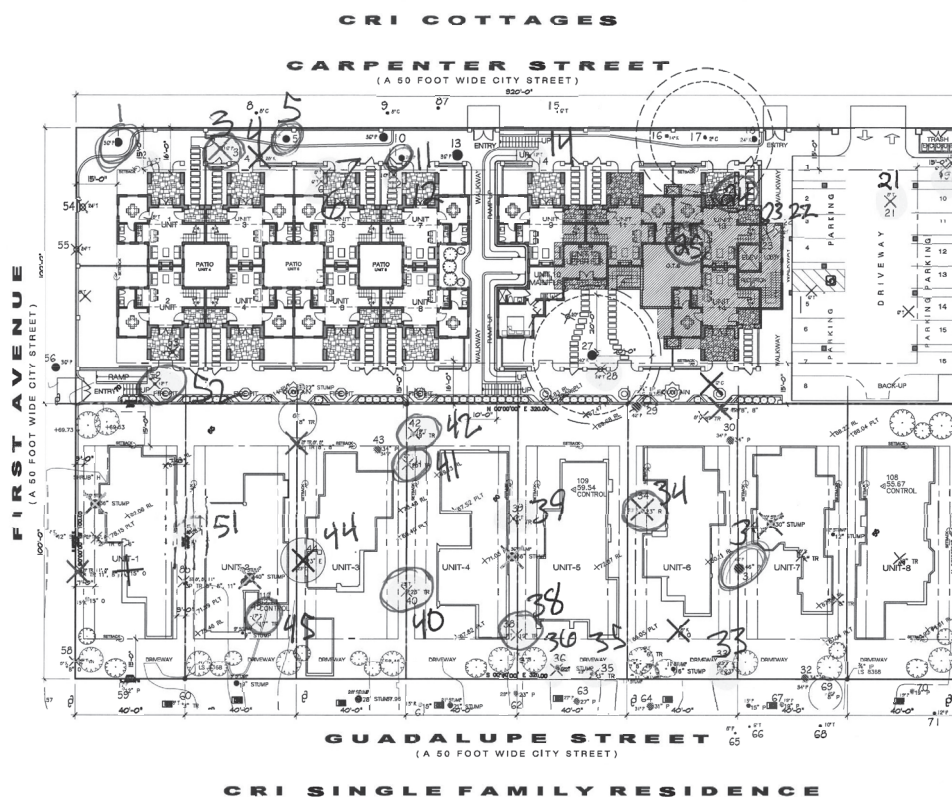
Attachment 1 - Site map

Attachment 2 - Tree assessments

Attachment 3 - Tree assessment summary

Attachment 1

Attachment 1



LEGEND		TREES TO BE REMOVED FOR CR1 COITAGES
TREE TYPE & SIZES OF TREES TO BE REMOVED		NO. OF TREES TO BE REMOVED
(1) TREE	(1) 4", (2) 8", (2) 10", (2) 12", (1) 14", (1) 18", (1) 20", (2) 24"	21 - TREES
(1) OAK (1) 20"		1 - OAK
(1) CYPRESS (1) 8"		1 - CYPRESS
(1) PINE (1) 16"		1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED: 24		

LEGEND		TREES TO BE REMOVED FOR CR SINGLE FAMILY RESIDING
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED	
(1) TREE (1) 10", (1) 1", (1) 17", (1) 17", (1) 20", (1) 20", (1) 20", (1) 20"	18 - TREES	
(2) OAK (1) 10", (1) 17"	2 - OAK	
(3) PINE (1) 6", (1) 8", (1) 11"	6 - PINE	
(4) REDWOOD (1) 2"	1 - REDWOOD	
(5) EUCALYPTUS (1) 2"	1 - EUCALYPTUS	
(6) STUMP (1) 30", (2) 30", (1) 40"	4 - STUMPS	
TOTAL NUMBER OF TREES TO BE REMOVED = 28		
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4		

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

Green - trees in decline to remove-not on the application
Yellow - trees recommended to approve removal
Red - trees recommended to deny removal
Trees not highlighted are to remain. **TREE REMOVAL**

TREE REMOVAL PLAN



NOTES:

- **TREE PROTECTION ZONE** - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DIAPHRANE OR 18" RADIIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- **STRUCTURAL ROOT ZONE** - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 6" RADIIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

Half-Size on 12x18

Attachment 2 Tree Assessments						
Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
Significant	8	Cypress	9			City tree
Significant	9	Cypress	9			City tree
Moderately significant	10	Pine	29			
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
Significant	13	Pine	29			
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	15	Ironwood				City tree
	16	Oak	22			
Significant	17	Cypress	64			
Moderately significant	18	Oak	19			
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Significant	24	Acacia	19	Remove	Deny	Tree is a nice specimen
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
	26	Pine	21			
Significant	27	Redwood	38			
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
	29	Pine	37			
Significant	30	Pine	31			
Significant	31	Pine	40		Remove	Tree is in advance decline
Moderately significant	32	Pine	30			
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump
	37	Oak	11			
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice specimen
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice specimen
Significant	41	Acacia	16	Remove	Deny	Tree is a nice specimen
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	43	Pine	26			
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice specimen
Moderately significant	46	Tea tree	13			
Significant	47	Oak	12			

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	48	Toyon	15			
Moderately significant	49	Oak	12			
	50	Toyon				
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
Significant	53	Acacia	17			
Moderately significant	54	Tea tree	18			
Significant	55	Cypress	21			
	56	Pine	31			City tree
	57					City tree
	58	Oak	8			City tree
Significant	59	Pine				
	60	Loquat				City tree
	61	Redwood	13			City tree
	62	Pine	23			City tree
	63	Pine	26			City tree
	64	Pine	30			City tree
	65	Pine	8			City tree
	66	Pine	13			City tree
	67	Pine	17			City tree
	68	Acacia	13			City tree
	69	Cedar	6			City tree
Significant	70	Pine	19			
Significant	71	Pine	12			City tree

Attachment 3 Recommendation Summary

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant
Significant	24	Acacia	19	Remove	Deny	Tree is a nice specimen
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
Significant	31	Pine	40		Remove	Tree is in advance decline
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice specimen
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice specimen
Significant	41	Acacia	16	Remove	Deny	Tree is a nice specimen
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice specimen
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

March 11, 2021
CONSENT AGENDA

TO: Forest and Beach Commissioners

SUBMITTED BY: Robert Harary, P.E., Director of Public Works

SUBJECT: Approve February 11, 2021 Meeting Minutes as presented.

RECOMMENDATION:

Approve February 11, 2021 Meeting Minutes as presented.

BACKGROUND/SUMMARY:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

February 11, 2021 Minutes

REGULAR MEETING
Thursday, February 11, 2021

VIDEO

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

To attend via Teleconference; Dial in number 1-646-600-9376 PIN: 869 579 342#

The public can also email comments to lsfenton@ci.carmel.ca.us. Comments must be received 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 added to the agenda and made part of the record.

MEETING 3:30 PM

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Caddell, Mosley, Myers, Sours

STAFF PRESENT: Sara Davis, City Forester
Robert Harary, Director of Public Works
Agnes Martelet, Environmental Compliance Manager
Leslie Fenton, Executive Assistant

PUBLIC APPEARANCES

None

ANNOUNCEMENTS

Director of Public Works Harary introduced new Community Planning & Building Director Brandon Swanson.

CONSENT AGENDA

Item 1: Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

Commissioner Caddell moved to approve the January 14, 2021 meeting minutes and January 26, 2021 Tour of Inspection as presented, seconded by Commissioner Myers and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosely
 NOES: None
 ABSENT: None
 ABSTAIN: None

PUBLIC HEARINGS

Item 2: Approval or denial, with or without conditions, of the tree removal permit application of 23 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

City Forester Davis presented the staff report.

The applicant's representative Eric Miller spoke.

Public Appearances
 None

Commissioner Caddell moved to accept the City Forester's recommendation: approve the removal of 23 trees (1, 2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 31, 33, 35, 36, 39, and 44.) Approve the removal of two trees and require mitigation (24 and 25.) Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the City's Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. No trees shall be removed until the Community Planning & Building Department has completed review process and a building permit has been issued and/or authorized by the City Forester, seconded by Myers and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosley
 NOES: None
 ABSENT: None
 ABSTAIN: None

ORDERS OF BUSINESS

Item 3: Proposed Integrated Pest Management Policy

Environmental Compliance Manager Martelet and City Forester Davis presented the staff report.

Public Appearances
None

Commissioner Myers moved that the Commission was presented with proposed Integrated Pest Management Policy and as a Commission support it, seconded by Commissioner Caddell and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosley
NOES: None
ABSENT: None
ABSTAIN: None

The Commission unanimously supported the Integrated Pest Management Policy and its forwarding to the City Council for adoption.

Item 4: City Forester's Monthly Report for January 2021

City Forester Davis presented the report including impacts from the storm of January 27th and 28th.

Public Appearances
None

Item 5: Public Works Director's Monthly Report for January 2021

Public Works Director Harary presented the report.

- Carmel Cares continues working on the Scenic Pathway and have just started upgrades at Devendorf Park.
- An RFP will be issued for the theatrical programming and facility management of the Forest Theater.
- Environmental Compliance Manager Martelet recapped the January Climate Committee meeting.
- Commissioner Myers had approached the volleyball community and they will be donating approximately \$2500 to the City for the movement of sand and temporary protection of the Del Mar sand hill.

Public Appearances
None

FUTURE AGENDA ITEMS

- Ways to communicate with residents and public on things that are going on (ex. Pitch canker)
- Enhance Forestry section of website

ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 5:00 pm. The next Regular Meeting is scheduled for March 11, 2021.

Respectfully submitted,

Leslie Fenton, Executive Assistant

Approved by:

Darlene Mosley, Chair

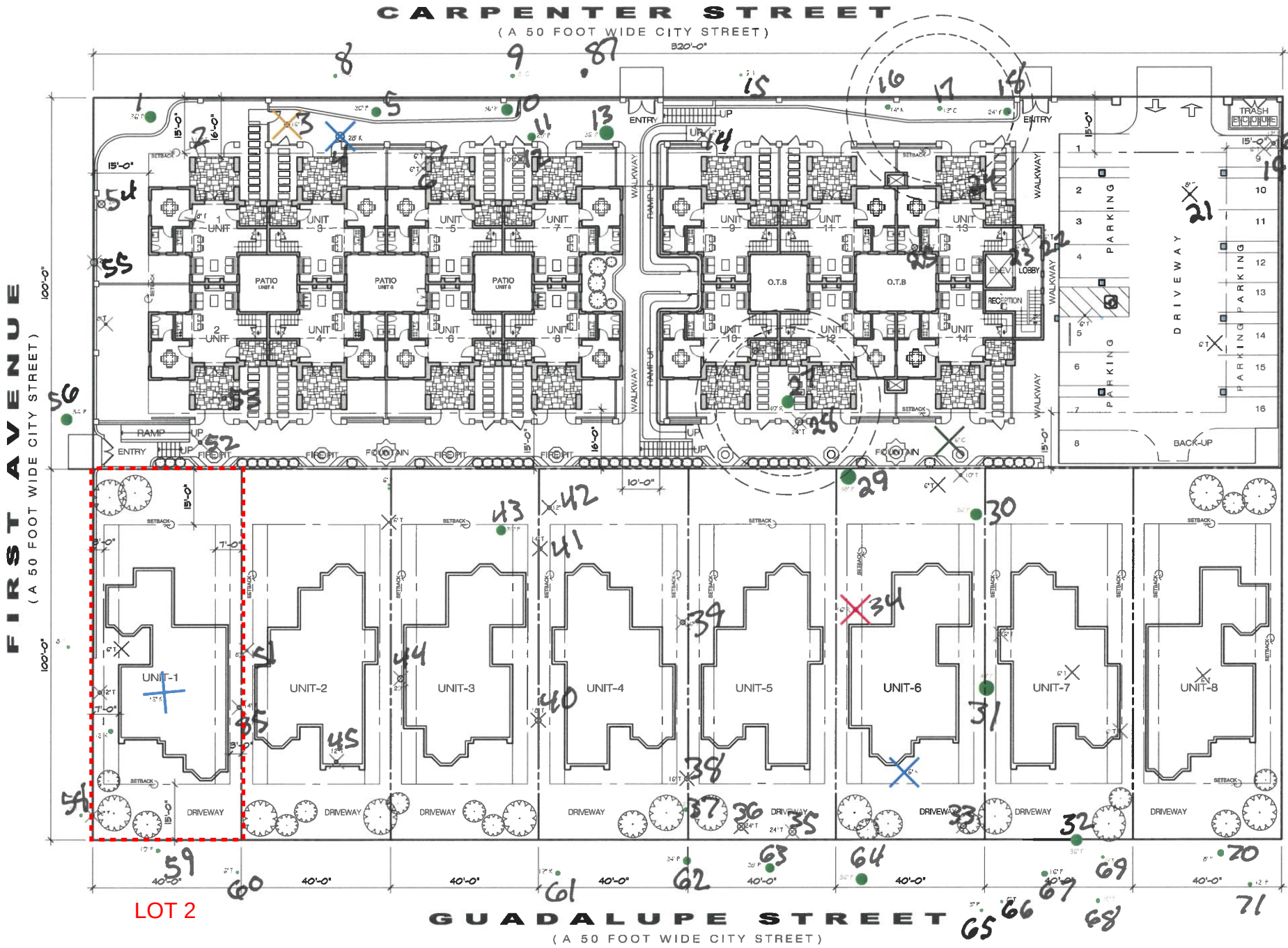
January 11, 2023

Project Data Table

Page 1 of 1

PROJECT DATA FOR A 4,000-SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,425 SF	1,965 SF
Site Coverage	396 SF/556 SF	Unknown	556 SF
Trees (Upper/Lower)	3/1	0/1	3/1
Ridge Height (1 st /2 nd)	18'/24'	Unknown	13'-9"/24'
Plate Height (1 st /2 nd)	12'/18'	Unknown	11'-5"/18'
Setbacks	Minimum Required	Existing	Proposed
Front	15'	9'-6"	15'-6"
Composite Side Yard	10' (25%)	9'-10"	12'-2"
Side Yard	3'	0' (south)	6'-8"
Street Side Yard	5'	9'-10" (north)	5'-6"
Rear	15'/3'*	14'-8"	12'-4"

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



PROJECT DATA	
ADDRESS:	CARPENTER & GUADALUPE STREET BETWEEN 1st & 2nd AVENUE CARMEL - BY-THE-SEA, CA 93921
LOT SIZE:	64,000 S.F.
A.P.N.:	010-021-002-000
BLOCK:	17
LOT:	1 THRU 16
ZONING:	R1
TYPE OF CONSTRUCTION:	(V-B)
FRONT SETBACK:	15'-0" MIN.
SIDE SETBACKS:	25% OF SITE WIDTH (MIN. 3 FT.)
REAR SETBACK:	15'-0" MIN.
MAX. BUILDING HEIGHT:	24'-0"
ONE STORY PLATE HEIGHT:	12'-0"
TWO STORY PLATE HEIGHT:	18'-0"

PROJECT DESCRIPTION:	
CONCEPTUAL DESIGN AND FEASIBILITY STUDY OF THE PROPERTY AT CARPENTER & GUADALUPE STREET BETWEEN 1st & 2nd AVENUE, CARMEL-BY-THE-SEA CA 93921	

LOT AREA	
8 LOTS ALONG CARPENTER STREET	32,000 S.F.
8 LOTS ALONG GUADALUPE STREET	32,000 S.F.
NET LOT SIZE	64,000 S.F.

FLOOR AREA	
RESORT COTTAGES ALONG CARPENTER STREET	
(16) - ONE BEDROOM UNIT @ 900 S.F. PER UNIT	14,400 S.F.
RECEPTION/ELEVATOR/LOBBY @ MAIN FLOOR	350 S.F.
SPA & OFFICE @ BASEMENT	2,060 S.F.

SINGLE FAMILY DWELLING ALONG GUADALUPE STREET	
(8) - RESIDENTIAL UNITS @ 1,800 S.F. PER UNIT	14,400 S.F.

LEGEND	
TREES TO BE REMOVED	
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (5) 24" DIA., (3) 20" DIA., (3) 18" DIA., (2) 16" DIA., (3) 14" DIA., (7) 12" DIA., (3) 10" DIA., (4) 8" DIA., & (14) 6" DIA.	44 - TREE
(K) OAK (1) 28" DIA., (1) 12" DIA., & (1) 6" DIA.	3 - OAK
(C) CYPRESS (1) 6" DIA.	1 - CYPRESS
(P) PINE (1) 16" DIA.	1 - PINE
(R) REDWOOD (1) 16" DIA.	1 - REDWOOD

SITE DEVELOPMENT & TREE REMOVAL PLAN

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

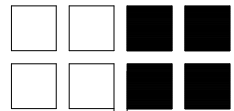


CRI RESIDENTIAL DEVELOPMENT

Lot #2 Guadalupe Street Carmel-By-The-Sea, CA 93921

REVISION	No.

CONSULTANT:



ARCHITECT: **ERIC MILLER ARCHITECTS, INC.**

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

COVER SHEET

CRI RESIDENTIAL LOT #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921

DATE: 9/23/22

SCALE:

DRAWN CS

JOB NO. 2005

A-0.1

SHEET OF

GENERAL NOTES

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE DIRECT INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICE/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2019 C.B.C.)
- CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY, INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/ LOSSES/ AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- EXISTING CONDITIONS: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, CONDITION AND EXISTING, AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
- CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA TITLE-24 ENERGY CODE.

PROJECT DATA

ADDRESS:	LOT #2 GUADALUPE STREET CARME EL BY THE SEA, CA 93921
PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW SINGLE FAS MILY DWELLING WITH ATTACHED GARAGE, CONSISTING OF 660 SF MAIN FLOOR, 875 SF UPPER FLOOR, 200 SF GARAGE, AND 230 SF BASEMENT.
LOT SIZE:	4,000 S.F.
ZONING:	R1
A.P.N.:	010-021-014-000
TYPE OF CONSTRUCTION:	(V-B)
SETBACK	
FRONT	15'
REAR	15'
SIDE	25% OF LOT WIDTH- 10' MAX.
STREET SIDE	5'
INTERIOR SIDE	3'
BUILDING HEIGHT	FIRST STORY PLATE HT.- 12.0' 2ND STORY PLATE HT.- 18.0' MAX ROOF HEIGHT- 24.0'

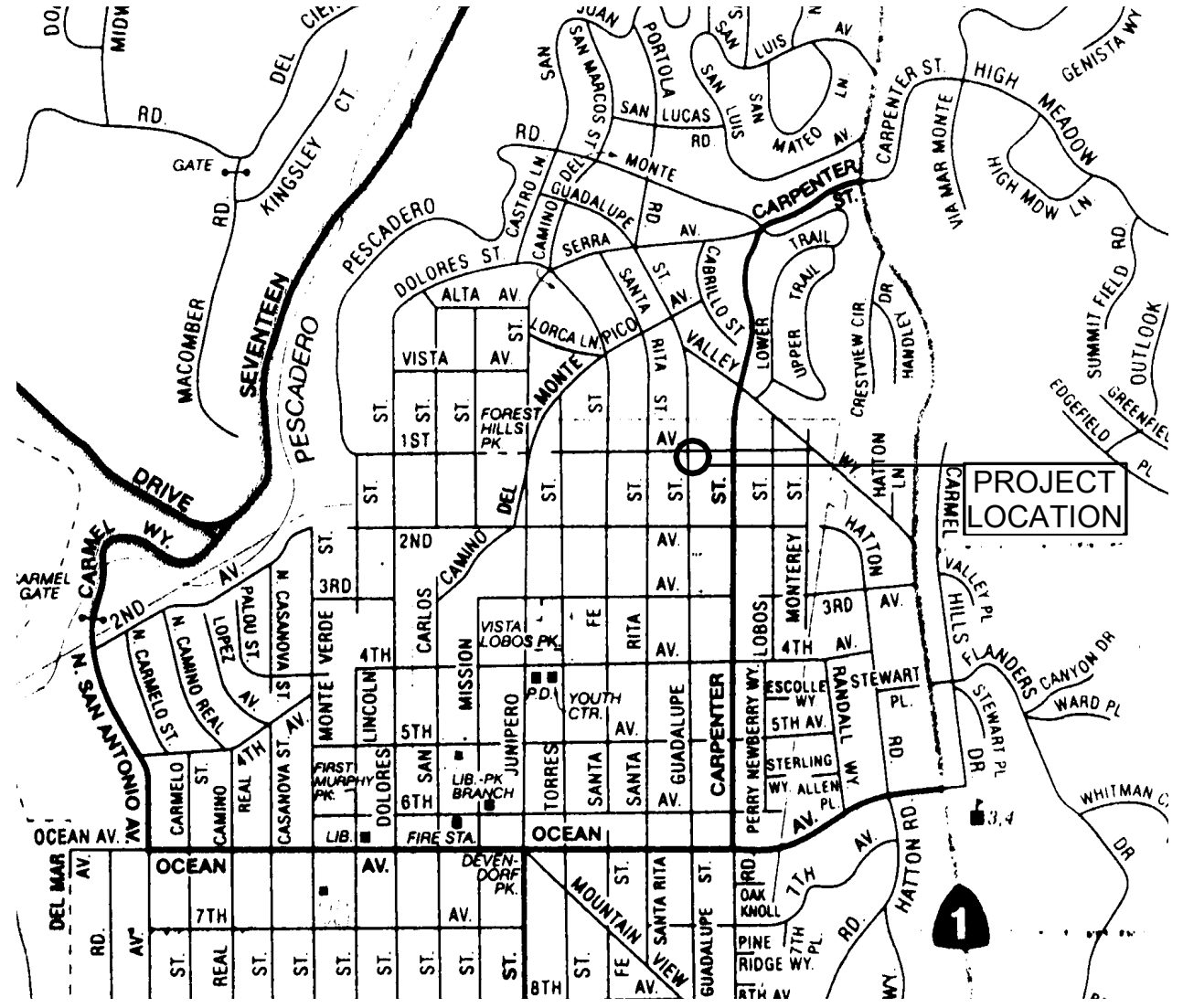
LOT AREA:	4,000 S.F.
BASE FLOOR AREA ALLOWED	1,800 S.F.
MAIN FLOOR AREA	660 S.F.
GARAGE	200 S.F.
UPPER FLOOR AREA	875 S.F.
BASEMENT	130 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,965 S.F.

F.A.R. FLOOR AREA CALCULATIONS
660 S.F. (MAIN LEVEL) + 875 S.F. (UPPER LEVEL) + 200 S.F. (GARAGE) = 1735 S.F. (TOTAL)
1800 S.F. (MAX. ALLOWED) + 130 S.F. BASEMENT + 100 S.F. (BONUS @ BASEMENT)= 2,030 S.F.
PROJECT FLOOR AREA= 1965 S.F.

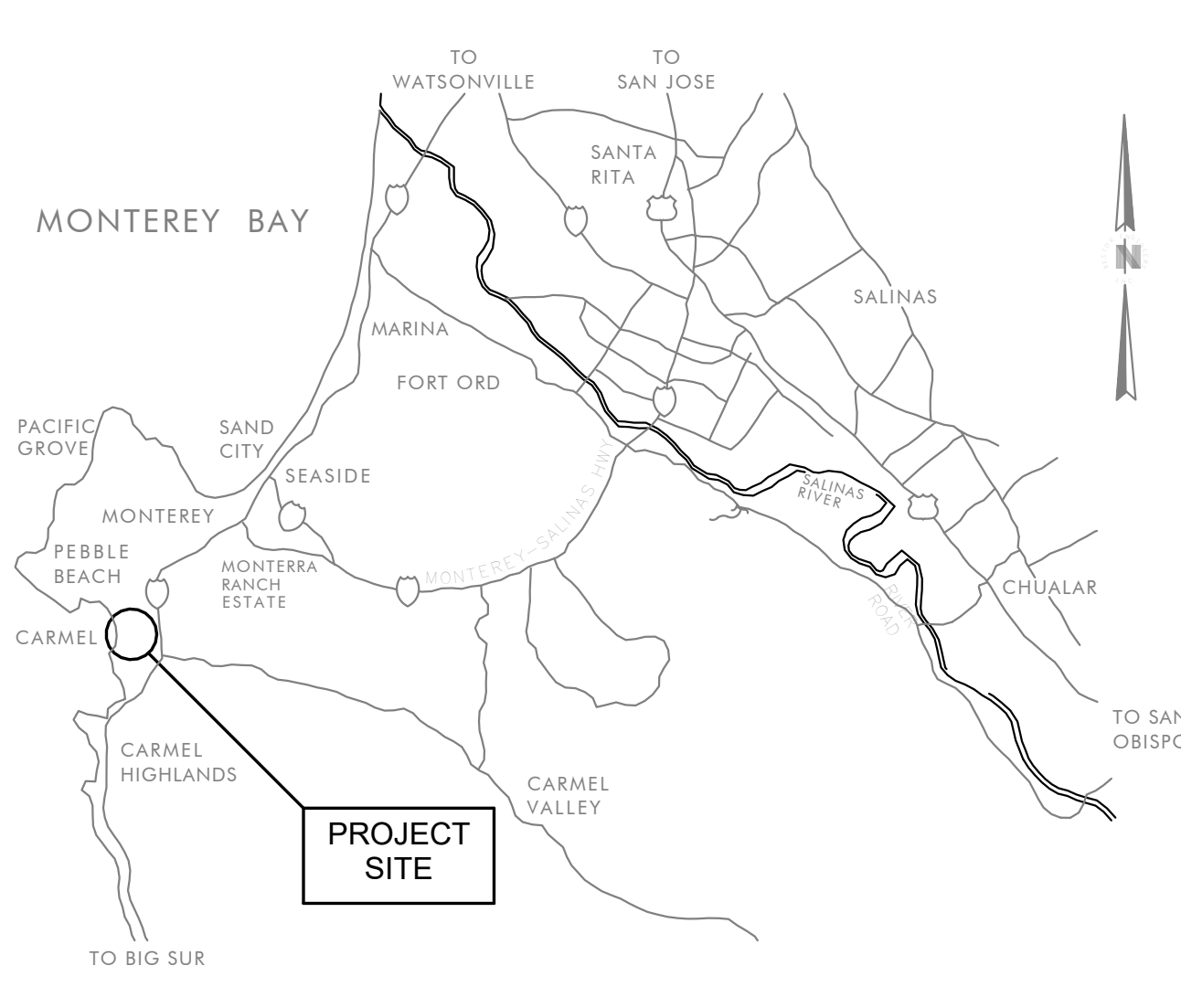
PROJECT TEAM

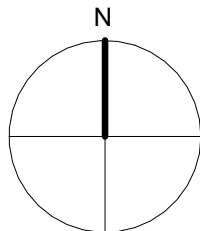
OWNER:	CRI ON CARPENTER, INC. HITESH DESAI - CEO 1240 MUNRAS AVENUE MONTEREY, CA 93940 PH: 510-253-2100
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVE. MONTEREY, CA 93940 PH: 831-372-0410 CONTACT: LUYEN VU
SURVEYOR:	LANDSET ENGINEERING 520-B CRAZY HORSE CANYON ROAD SALINAS, CA 93907 PH: 831-443-6970 CONTACT: GUY GIRAUDO
CIVIL:	
LANDSCAPE:	TOWN & COUNTRY GARDENING & LANDSCAPE P.O. BOX 223748 CARME EL , CA 93923 PH: 831-546-7604 CONTACT: ROBERT LUSTER
ARBORIST:	

LOCATION MAP



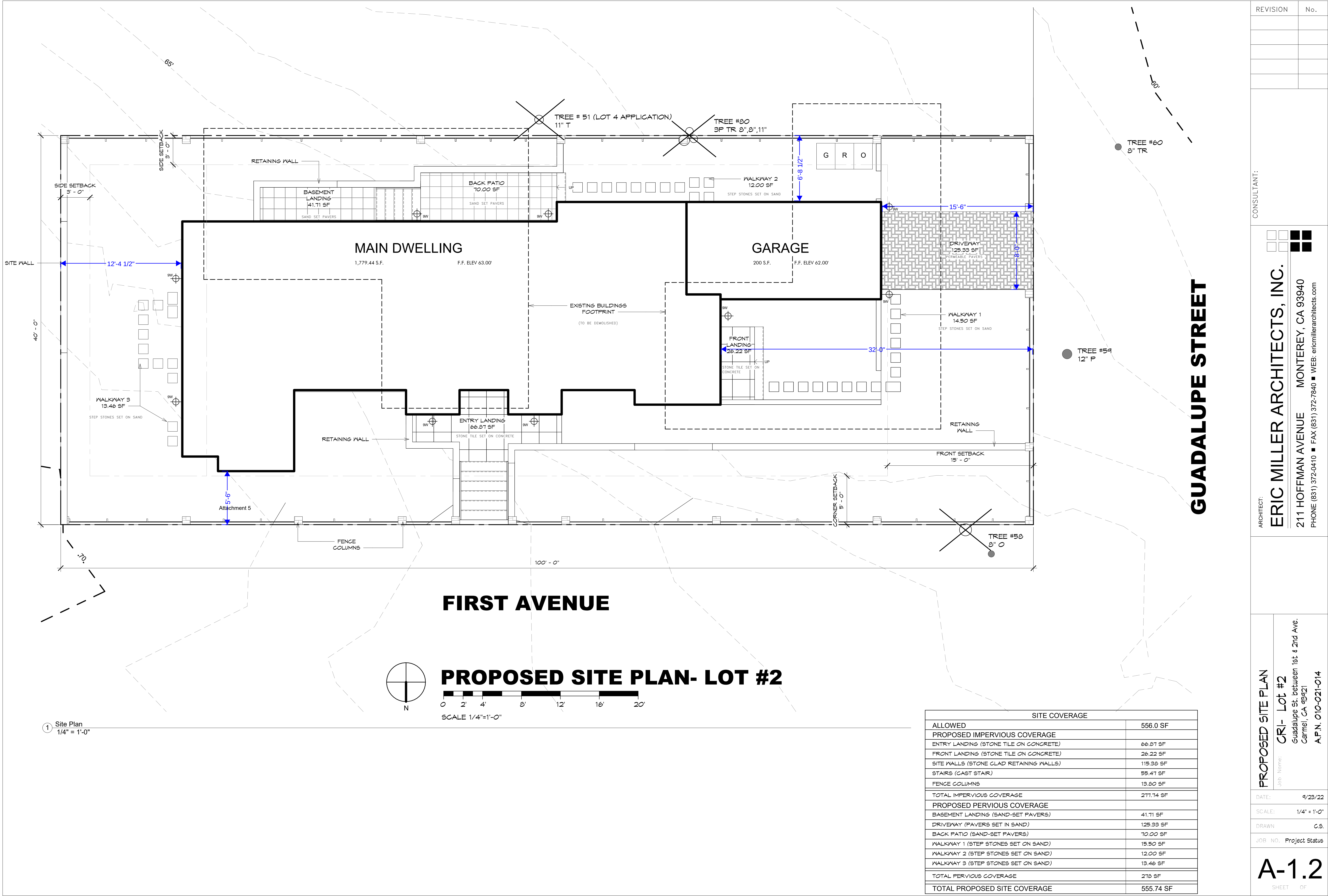
VICINITY MAP





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REVISION

No.

CONSULTANT:

ARCHITECT:

ERIC MILLER ARCHITECTS, INC.

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

PROPOSED SITE PLAN

Job Name:

CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:

9/23/22

SCALE:

1/4" = 1'-0"

DRAWN

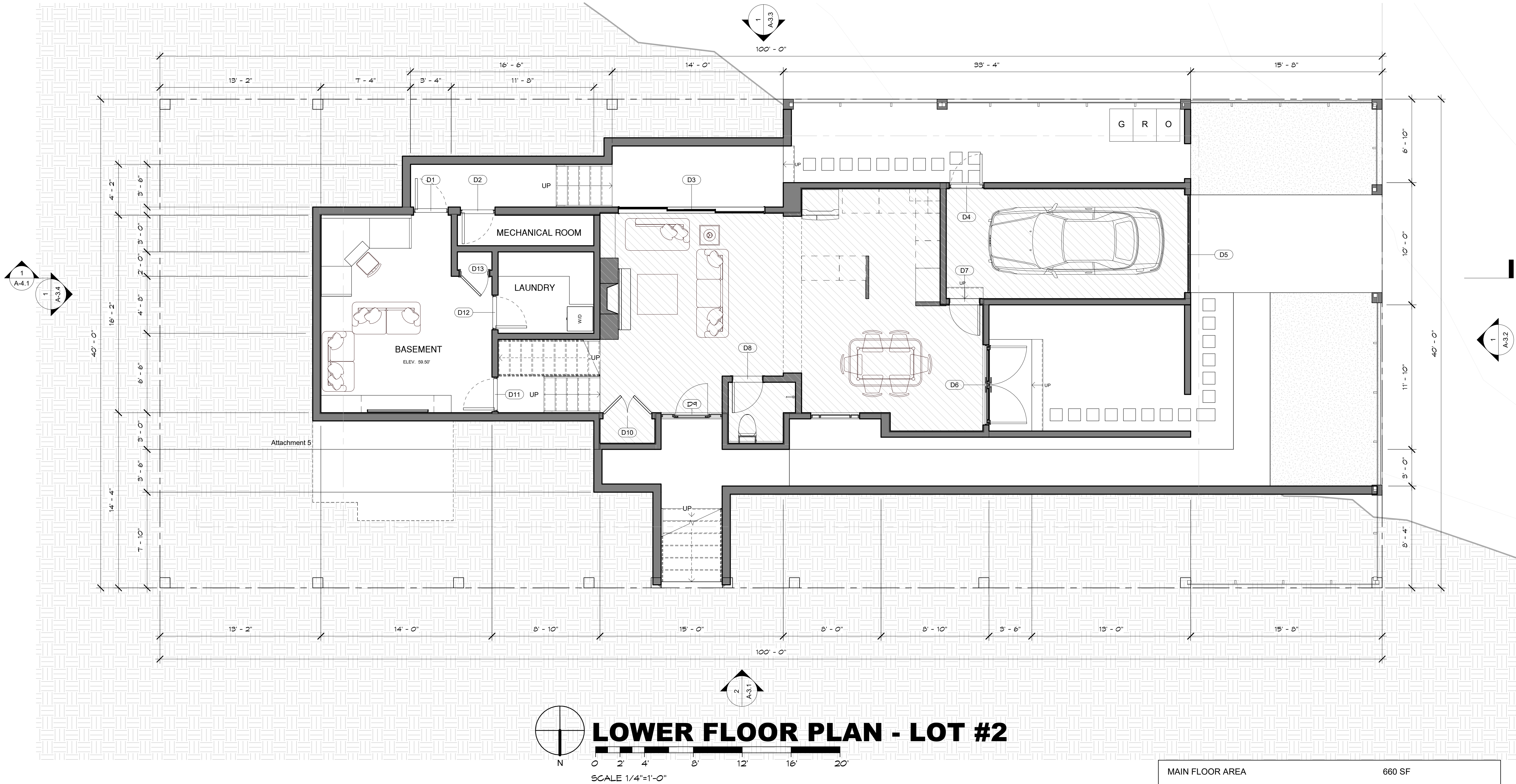
C.S.

JOB NO. Project Status

A-1.2

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MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION

No.

CONSULTANT:

ARCHITECT:

ERIC MILLER ARCHITECTS, INC.

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

BASEMENT FLOORPLAN

Job Name: CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 9/23/22

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

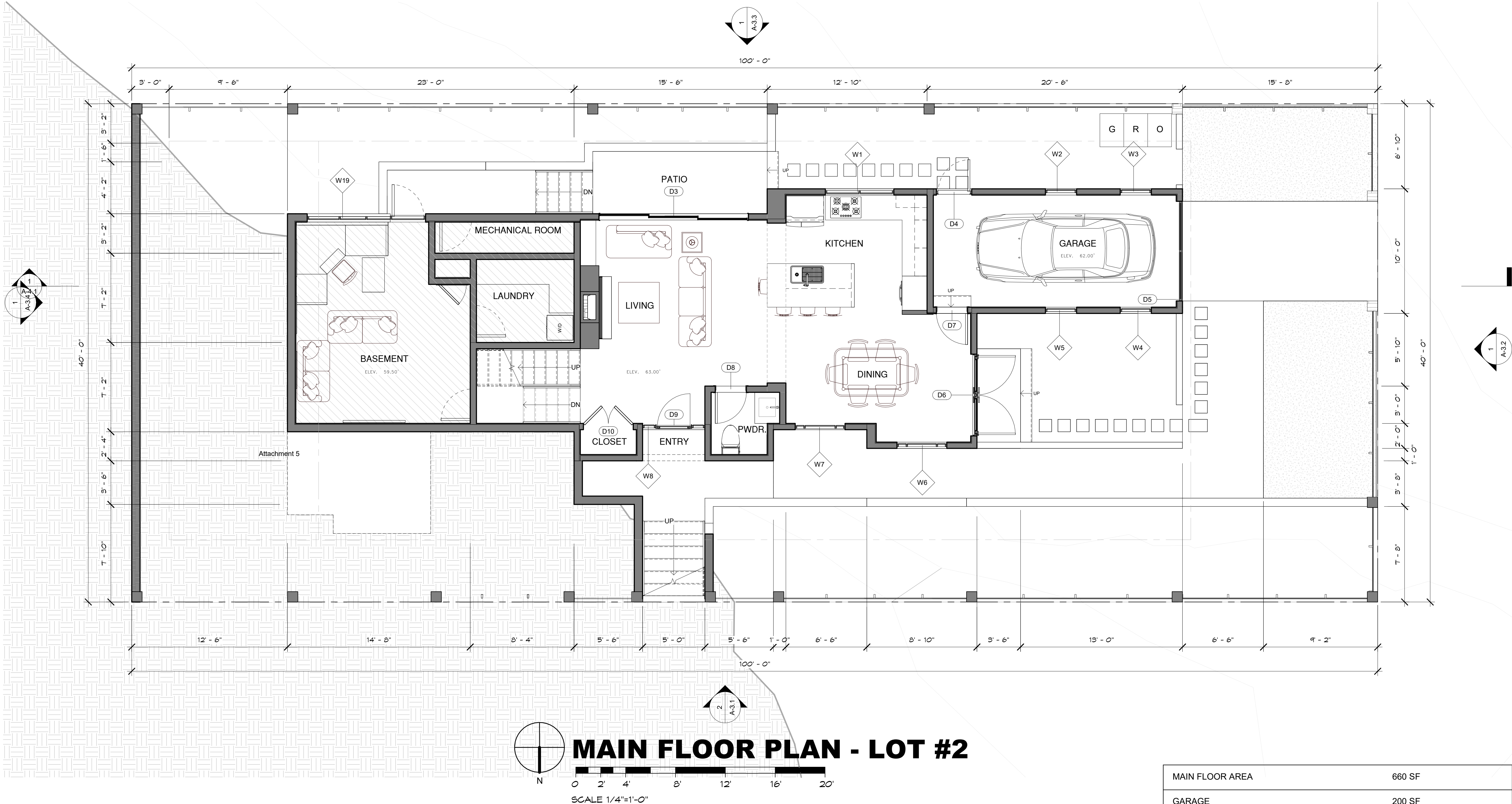
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JOB NO. Project Status

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MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION

No.

CONSULTANT:

ARCHITECT:

ERIC MILLER ARCHITECTS, INC.

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

MAIN LEVEL FLOORPLAN

Job Name:

CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:

9/23/22

SCALE:

1/4" = 1'-0"

DRAWN

C.S.

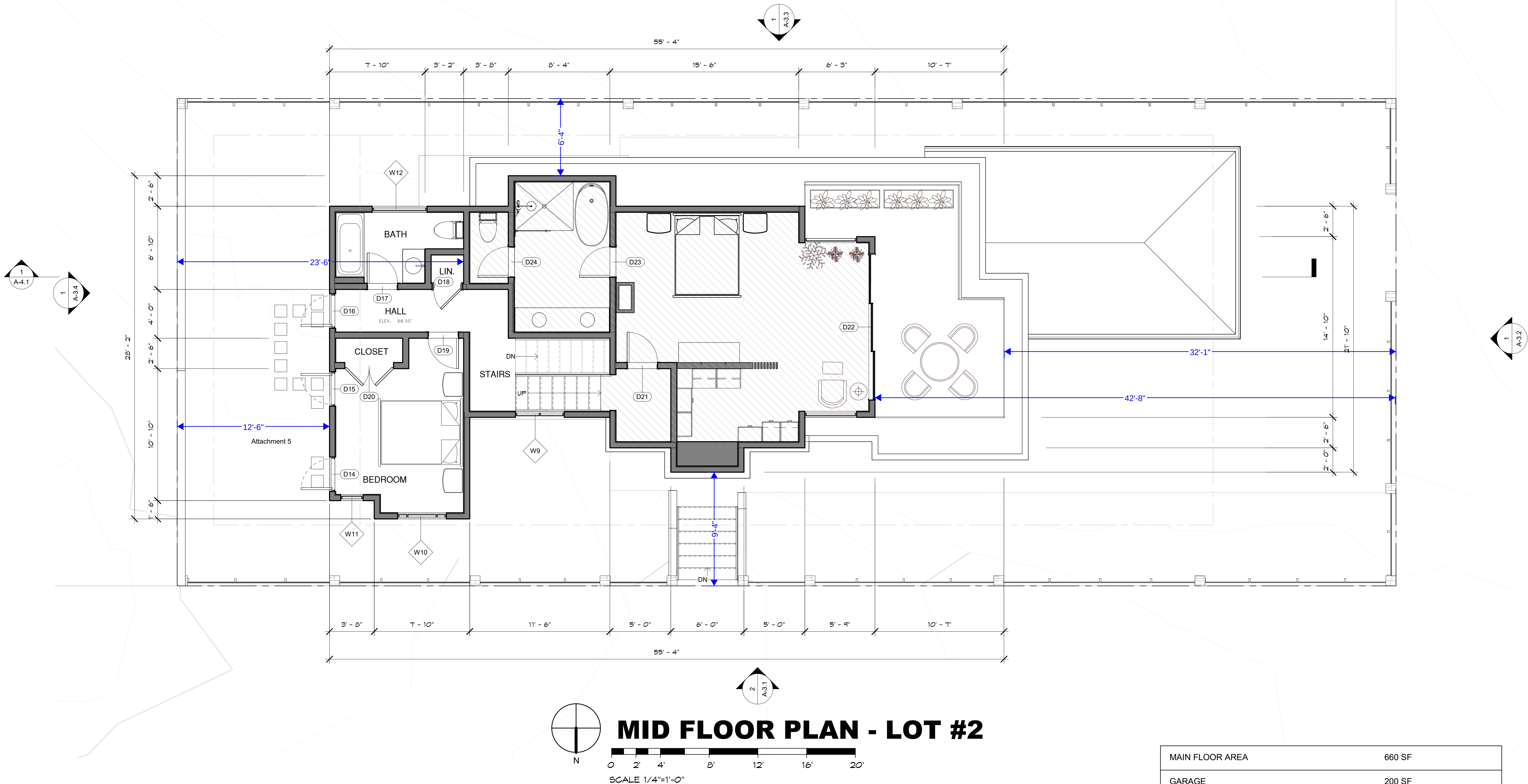
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MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

REVISION

No.

CONSULTANT:

ARCHITECT:

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE
MONTEREY, CA 93940
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MIDDLE LEVEL FLOORPLAN

CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:

9/23/22

SCALE:

1/4" = 1'-0"

DRAWN

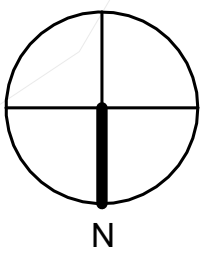
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JOB NO.

Project Status

A-2.3

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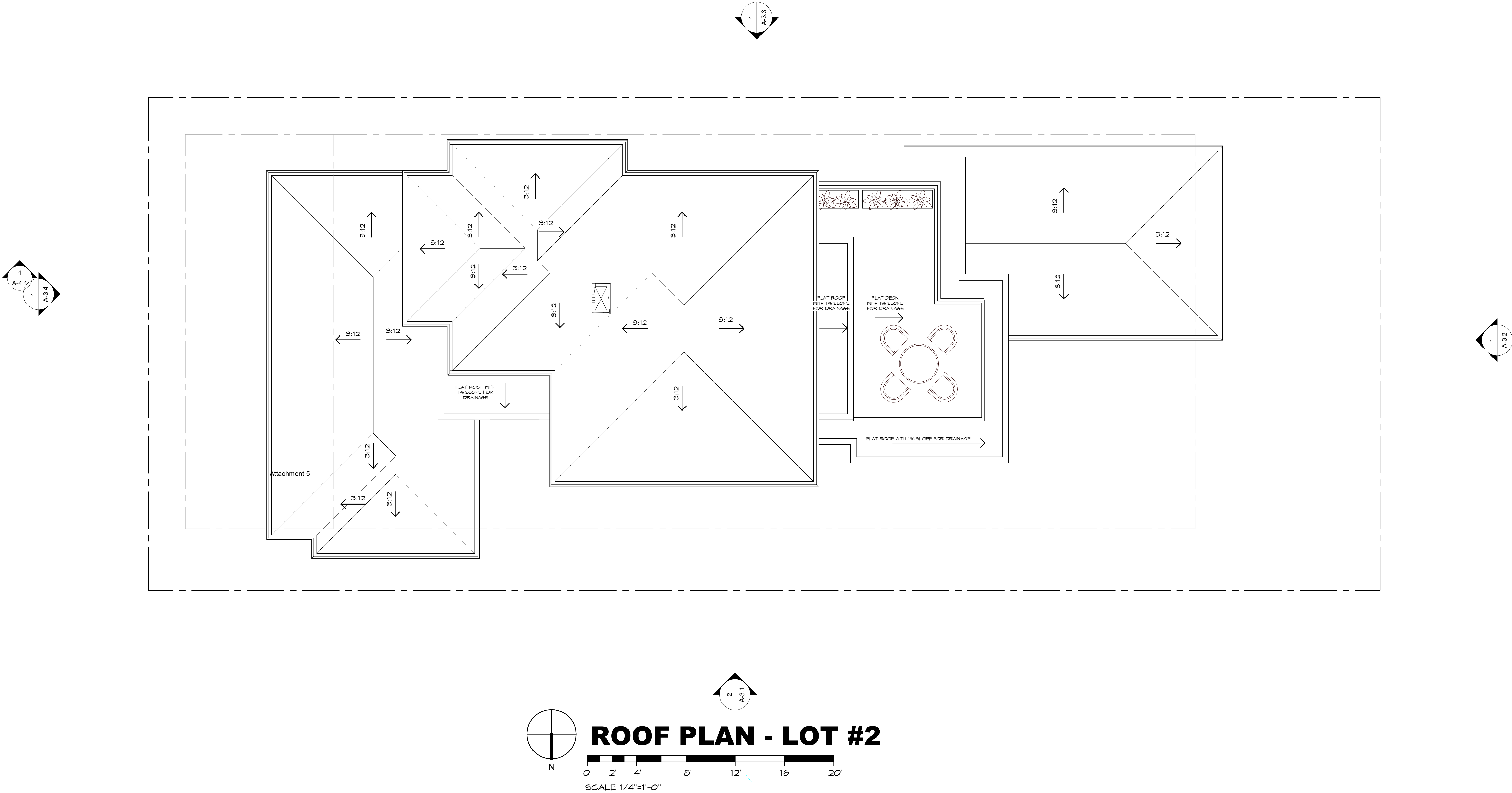


MAIN FLOOR AREA	660 SF
GARAGE	200 SF
MID / UPPER FLOOR AREA	875 SF
BASEMENT FLOOR AREA	130 SF
BASEMENT BONUS AREA	100 SF
TOTAL	1,965 S.F.

A-2.4

2211 HOFFMAN AVENUE MONTEREY, CA 93940
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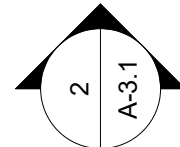
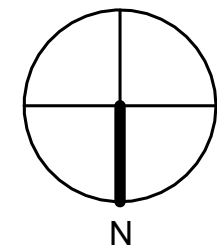
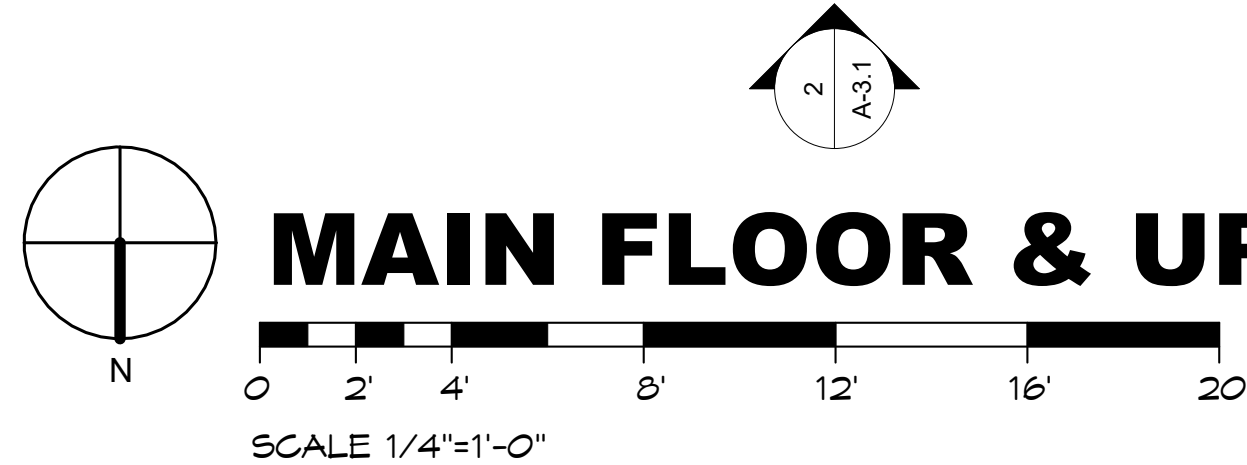
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REVISION		No.	
CONSULTANT:			
ARCHITECT:		ERIC MILLER ARCHITECTS, INC.	
Job Name:		CRI- Lot #2	
DATE:		9/23/22	
SCALE:		1/4" = 1'-0"	
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211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com		■■■■	

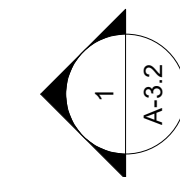
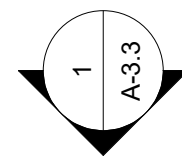
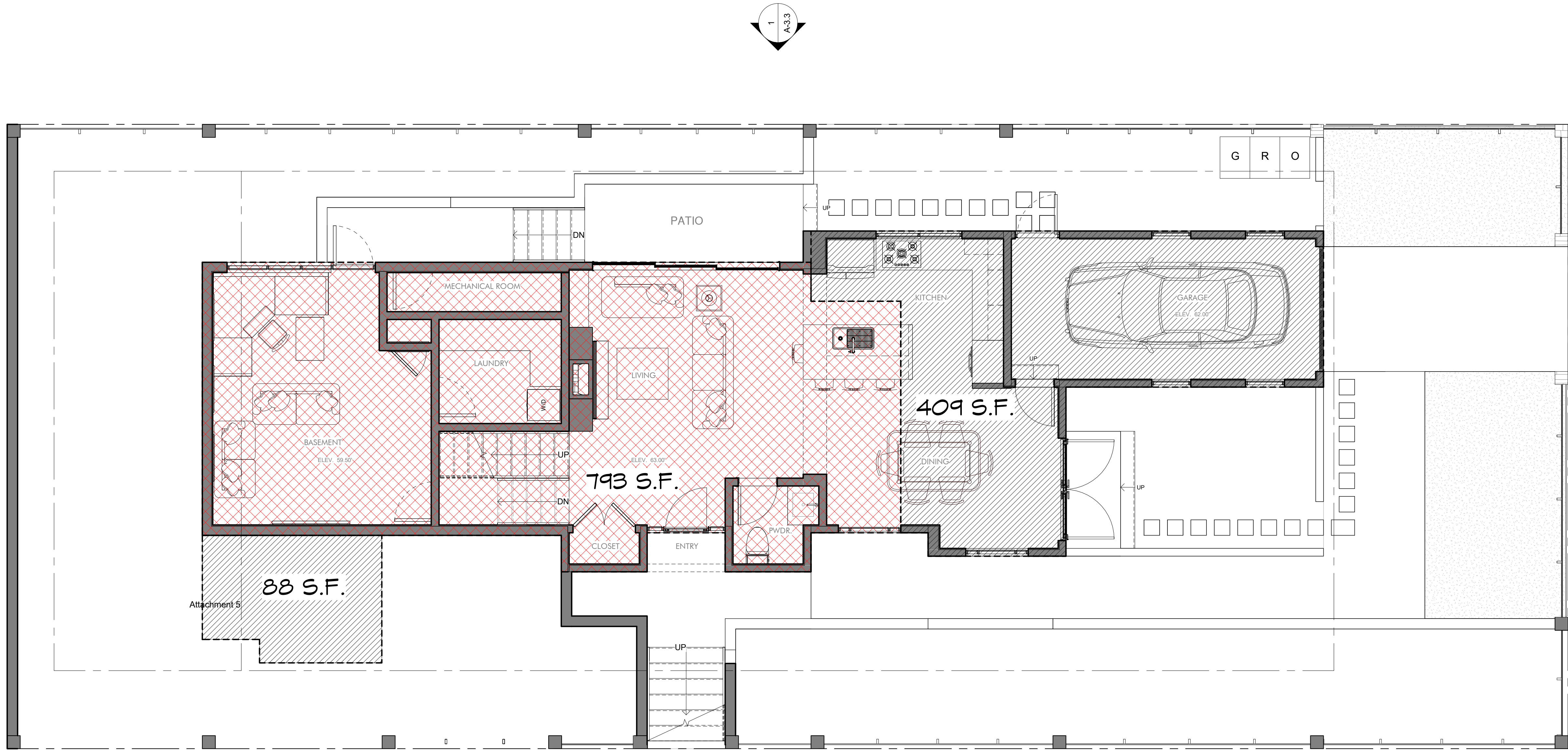
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MAIN FLOOR & UPPER FLOOR OVERLAY

LEGEND		OVERLAPPING & NON-OVERLAPPING FLOOR AREA	
	OVERLAPPING FLOOR AREA	= 793 S.F.	
	NON-OVERLAPPING FLOOR AREA	= 491 S.F.	



MAIN FLOOR & UPPER FLOOR

OVERLAY- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

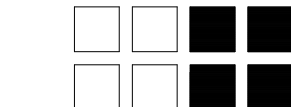
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JOB NO. Project Status

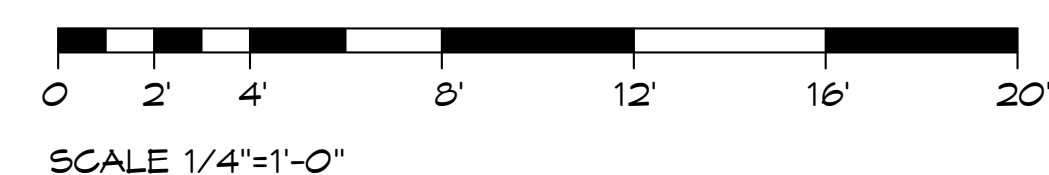
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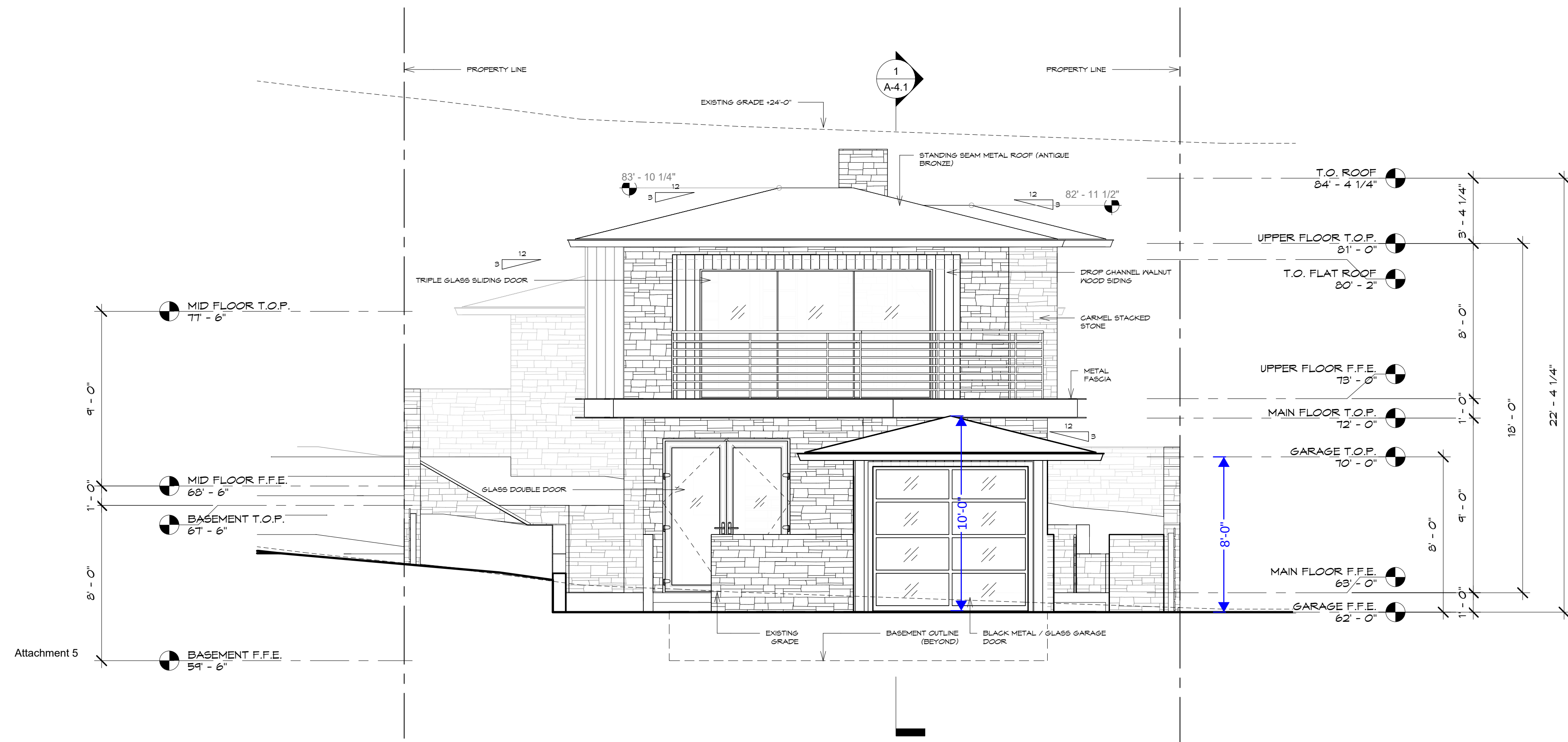
CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.

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



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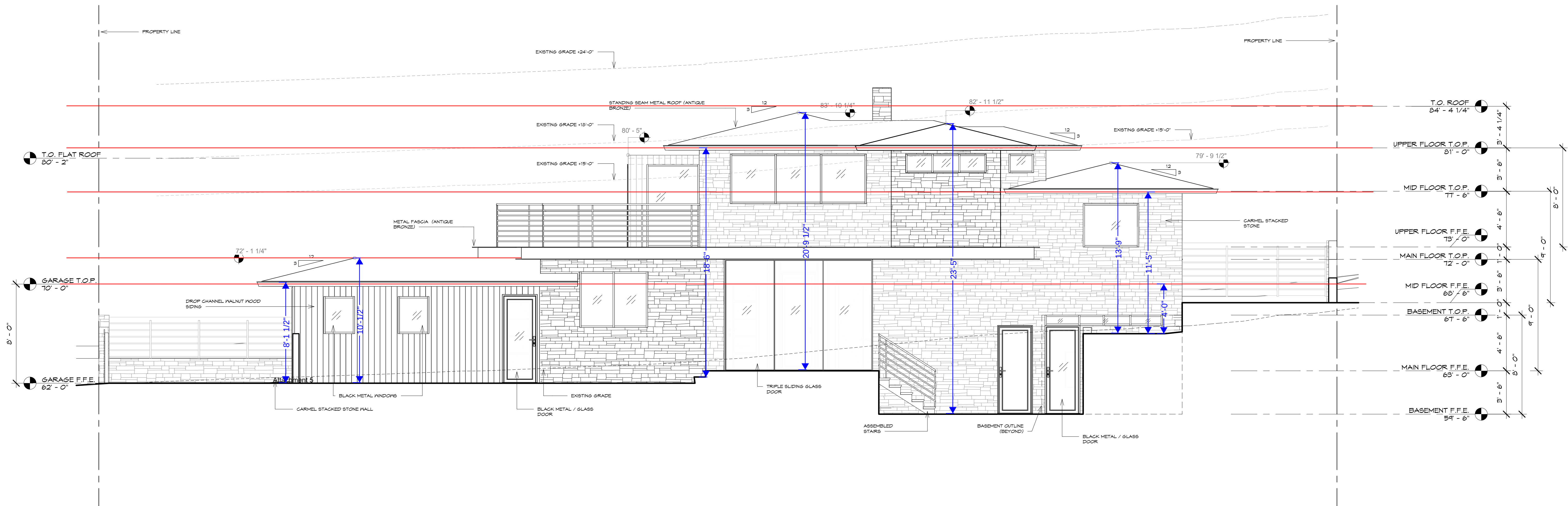


PROPOSED WEST ELEVATION - LOT #2



SCALE 1/4"=1'-0"

[illegible]



PROPOSED SOUTH ELEVATION - LOT #2

A horizontal bar divided into segments of different lengths, representing a 20-foot total length. The segments are labeled 0, 2', 4', 8', 12', 16', and 20'.

SCALE 1/4"=1'-0"

REVISION	No.

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.

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NOTIFICATION

CR|- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921

A.P.N. 010-021-014

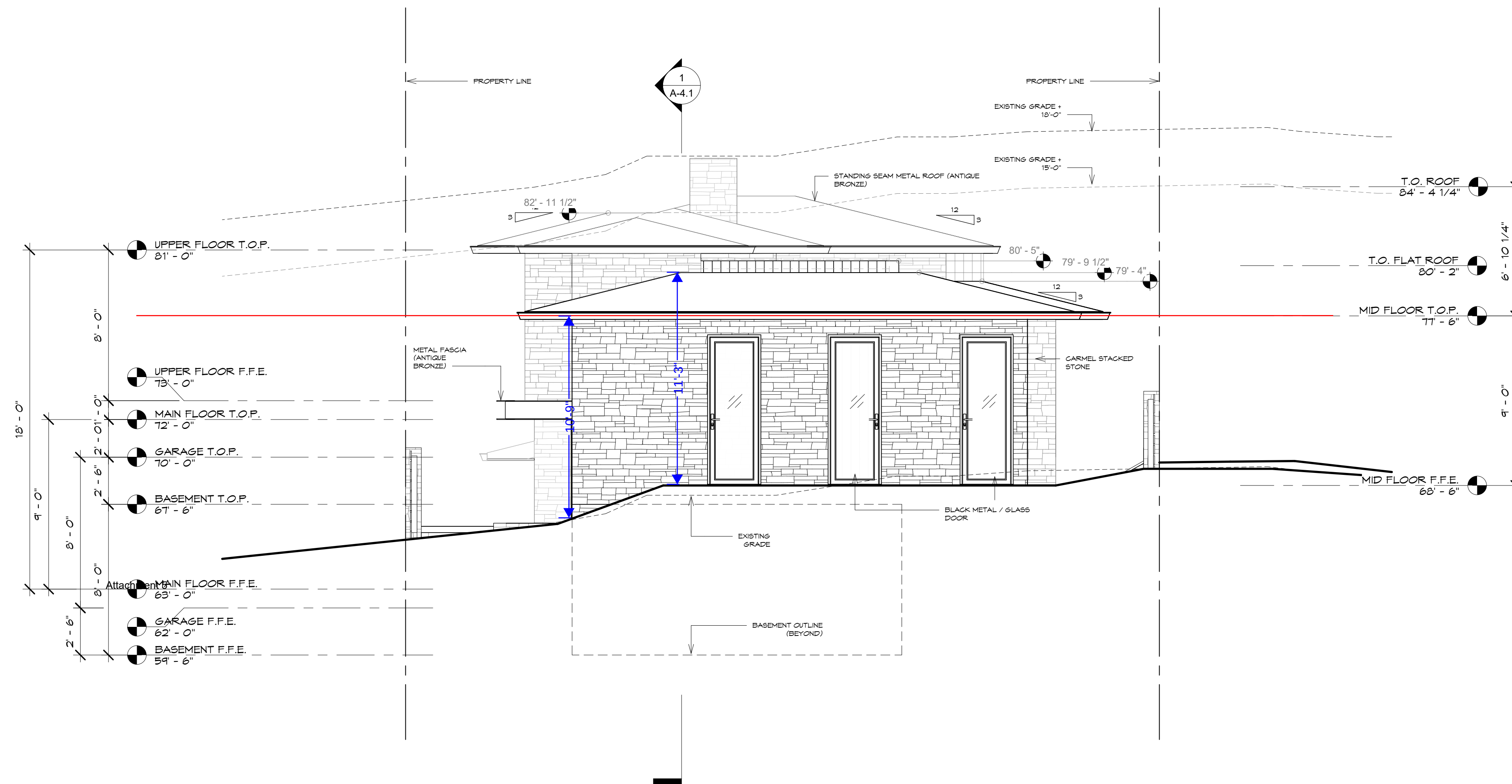
TE: 9/23/22

ALE: $1/4'' = 1'-0''$

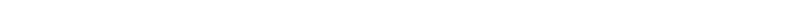
AWN C.S.

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2	2	In Progress
3	3	On Hold
4	4	Cancelled
5	5	Completed
6	6	In Progress
7	7	On Hold
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9	9	Completed
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A-3.3

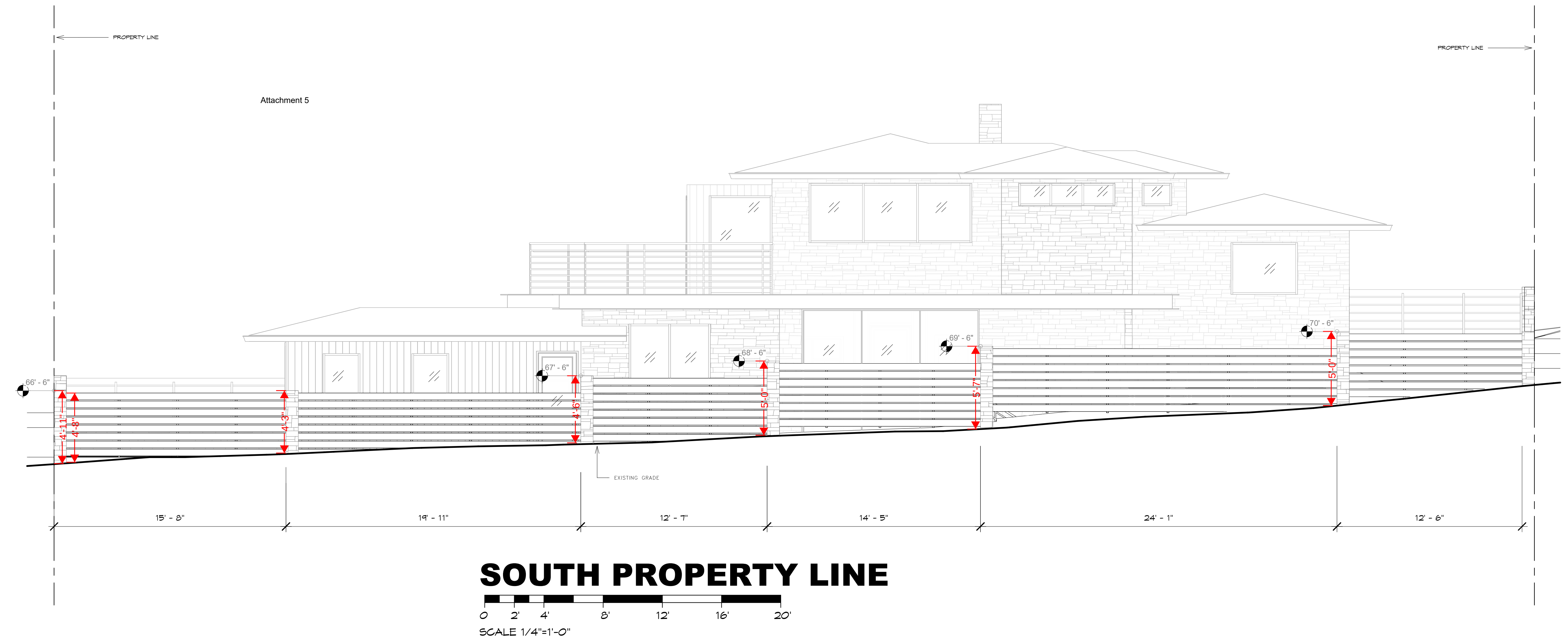
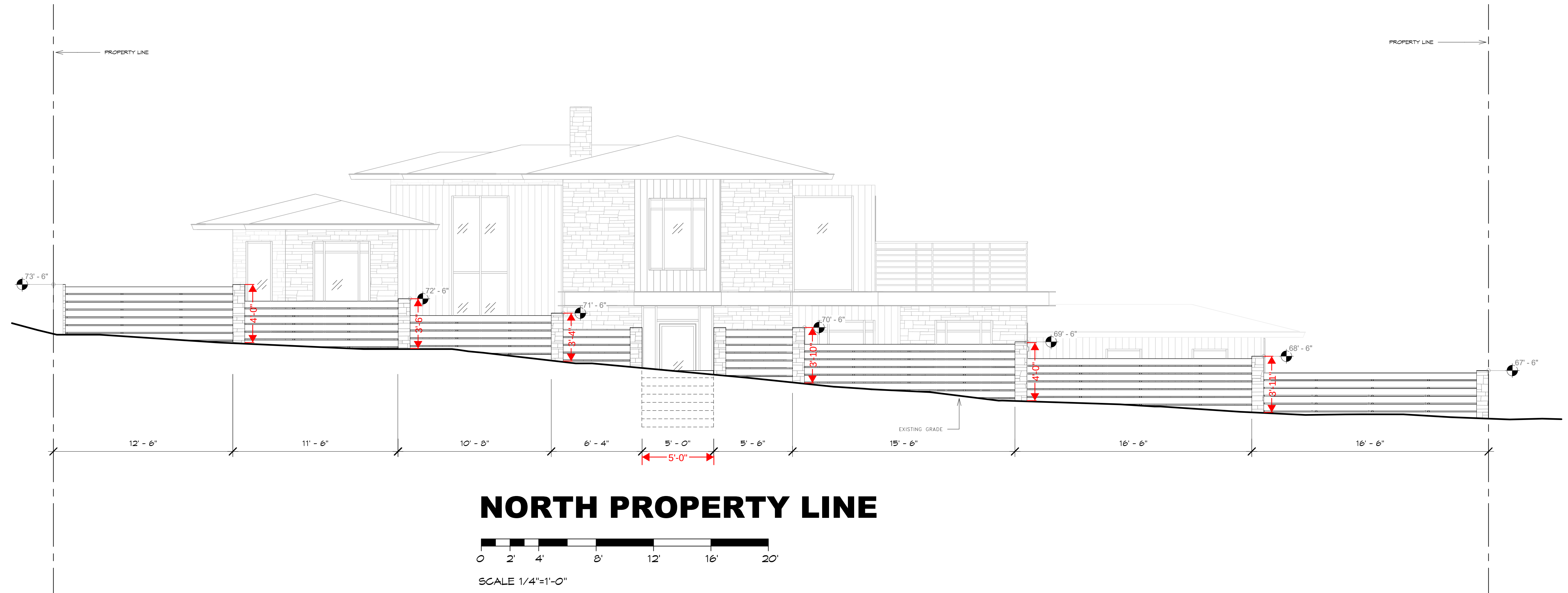


PROPOSED EAST ELEVATION - LOT #2

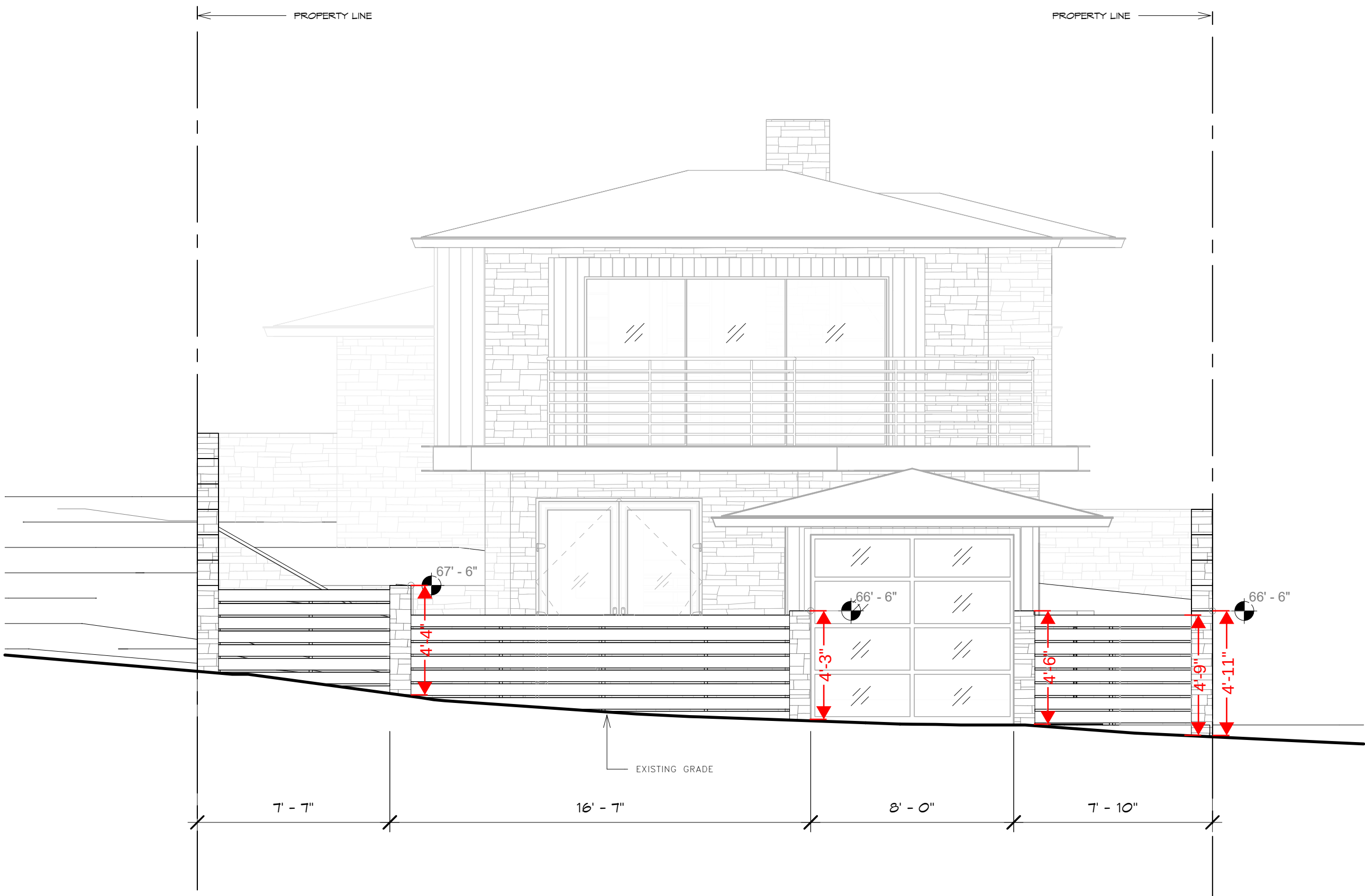


SCALE 1/4"=1'-0"

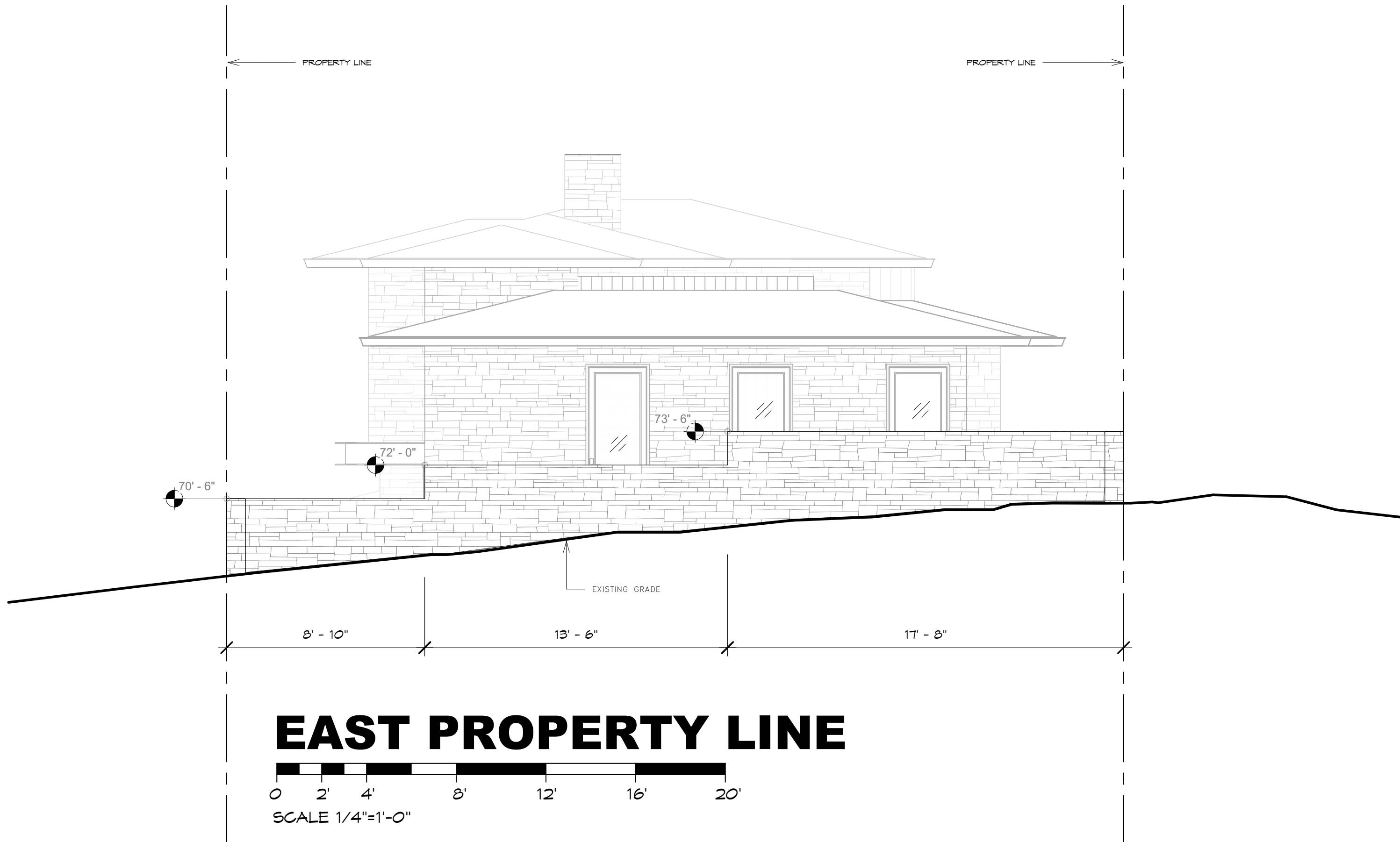
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CONSULTANT:		
ARCHITECT: ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com		
NORTH/ SOUTH FENCING ELEVATION Lot #2 Guadalupe St. between 1st & 2nd Ave. Carmel, CA 95921 A.P.N. 010-021-014		
DATE:	9/23/22	
SCALE:	1/4" = 1'-0"	
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SCALE 1/4"=1'-0"



SCALE 1/4"=1'-0"



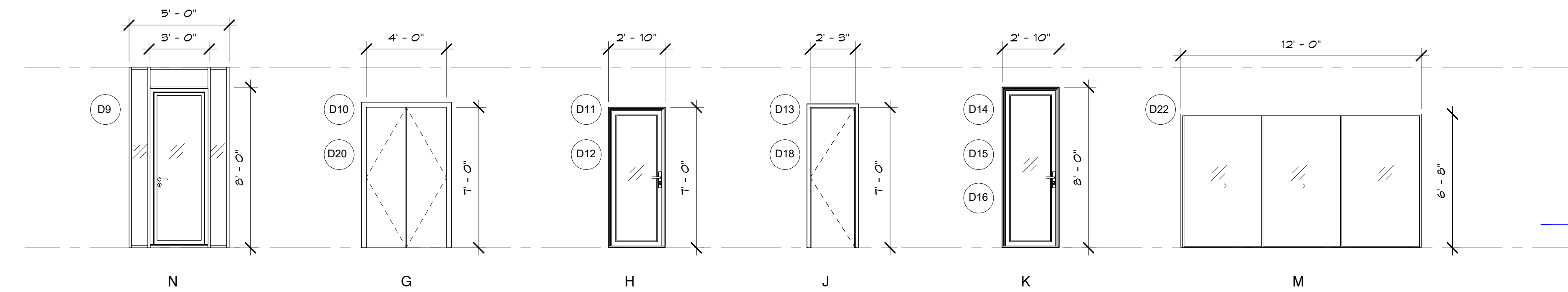
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ARCHITECT: ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com		
SECTIONS Job Name: CRI- Lot #2 Guadalupe St. between 1st & 2nd Ave. Carmel, CA 95021 A.P.N. 010-021-014		
DATE:	9/23/22	
SCALE:	1/4" = 1'-0"	
DRAWN	C.S.	
JOB NO.	Project Status	
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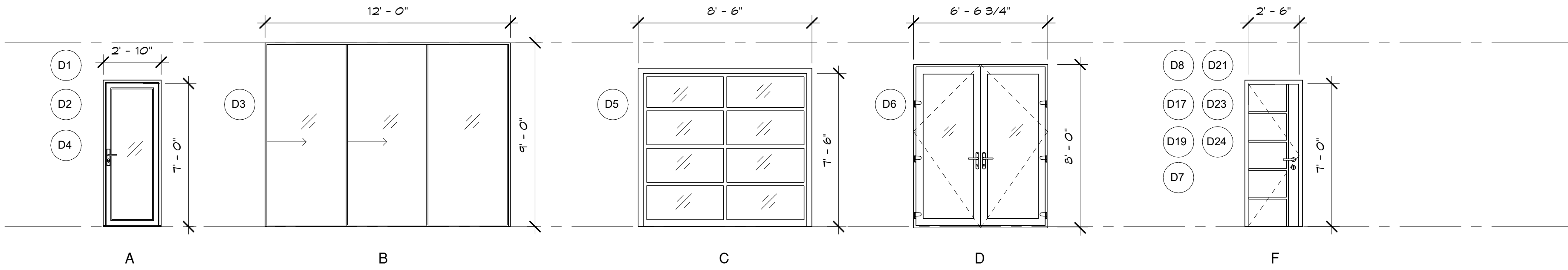
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Door Schedule						
Mark	Type Mark	Width	Height	Level	Door Material	Frame Material
D1	A	2' - 10"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Metal
D2	A	2' - 10"	7' - 0"	BASEMENT F.F.E.	Tempered Glass	Metal
D3	B	12' - 0"	9' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D4	A	2' - 10"	7' - 0"	GARAGE F.F.E.	Tempered Glass	Metal
D5	C	8' - 6"	7' - 6"	GARAGE F.F.E.	Tempered Glass	Metal
D6	D	6' - 6 3/4"	8' - 0"	MAIN FLOOR F.F.E.	Tempered Glass	Metal
D7	F	2' - 6"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D8	F	2' - 6"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D10	G	4' - 0"	7' - 0"	MAIN FLOOR F.F.E.	Wood	Wood
D11	H	2' - 10"	7' - 0"	BASEMENT F.F.E.	Frosted Glass	Metal
D12	H	2' - 10"	7' - 0"	BASEMENT F.F.E.	Frosted Glass	Metal
D13	J	2' - 3"	7' - 0"	BASEMENT F.F.E.	Wood	Wood
D14	K	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D15	K	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D16	K	2' - 10"	8' - 0"	MID FLOOR F.F.E.	Tempered Glass	Metal
D17	F	2' - 6"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D18	J	2' - 3"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D19	F	2' - 6"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D20	G	4' - 0"	7' - 0"	MID FLOOR F.F.E.	Wood	Wood
D21	F	2' - 6"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D22	M	12' - 0"	6' - 8"	UPPER FLOOR F.F.E.	Tempered Glass	Metal
D23	F	2' - 6"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D24	F	2' - 6"	7' - 0"	UPPER FLOOR F.F.E.	Wood	Wood
D9	N	3'-0"	8'-0"	MAIN FLOOR F.F.E.	Glass	Metal

Attachment 5



2 DOOR SCHEDULE 2
1/4" = 1'-0"



1 DOOR SCHEDULE
1/4" = 1'-0"

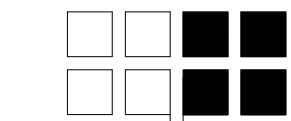
DOOR NOTES

ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.).

- SHALL BE 2'-0" X 7'-0" MINIMUM.
- SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
- THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
- PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
- ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
- ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
- ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
- ALL WOOD DOORS SHALL BE SOLID CORE.
- EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [R337.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.
- ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
- REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
- REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
- EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM 12-7A-1 AND ASTM E2707. [R337.8.3]

REVISION	No.

CONSULTANT:



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

DOOR SCHEDULE

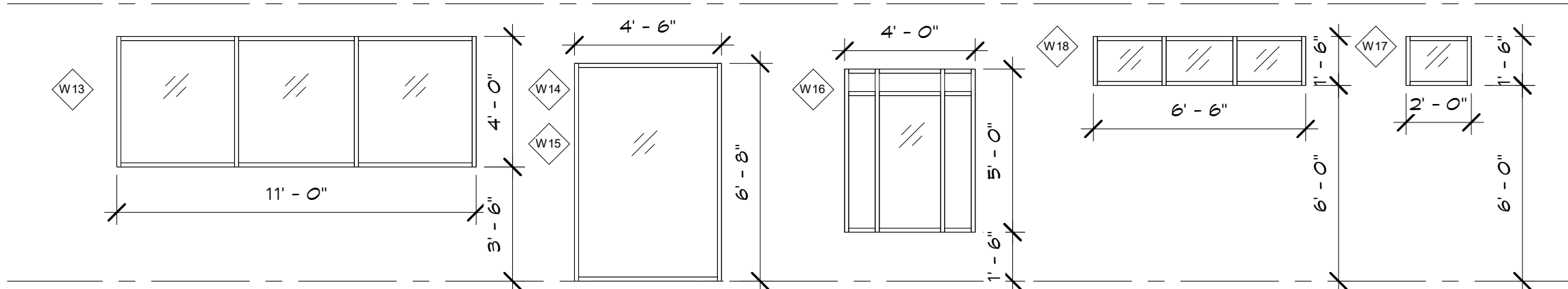
Job Name:
CRI- Lot #2
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE:	9/23/22
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

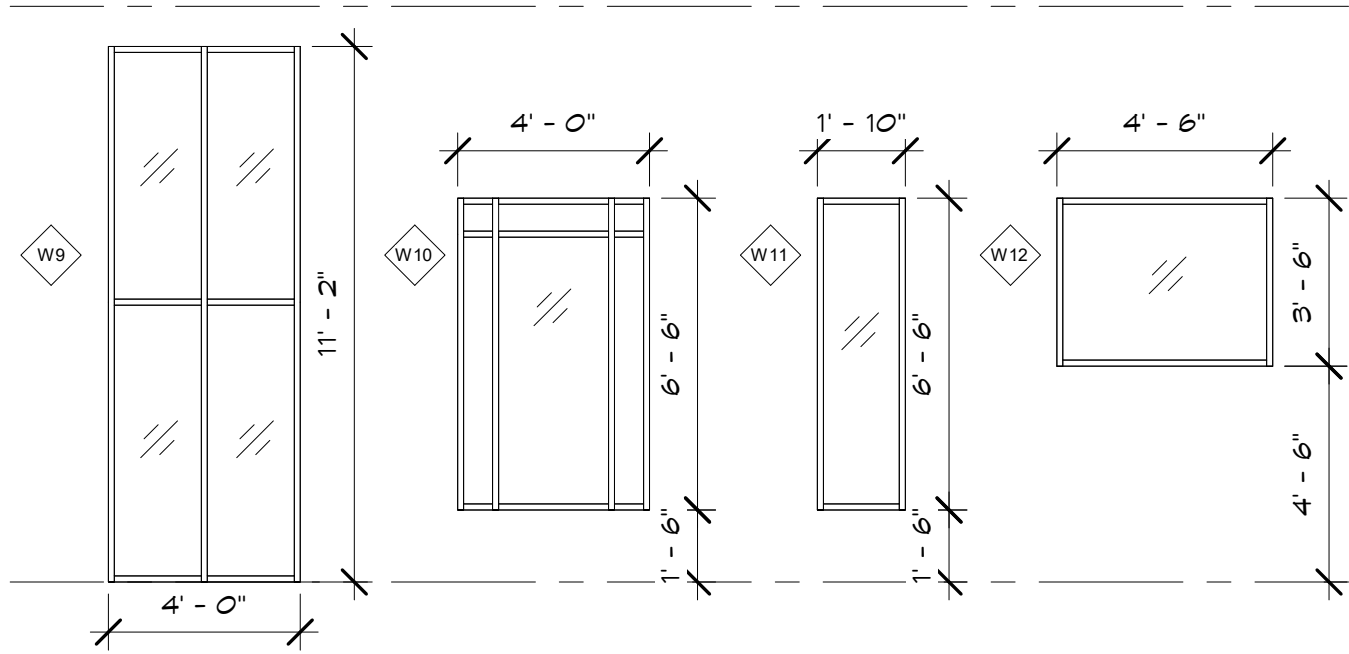
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SHEET OF

9/21/2022 3:24:19 PM C:\Users\Gruen\Documents\New Files\Lot 2\Lot 2 - Submitted revision.dwg THE USE OF THESE DRAWINGS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION IN ANY MANNER, 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.

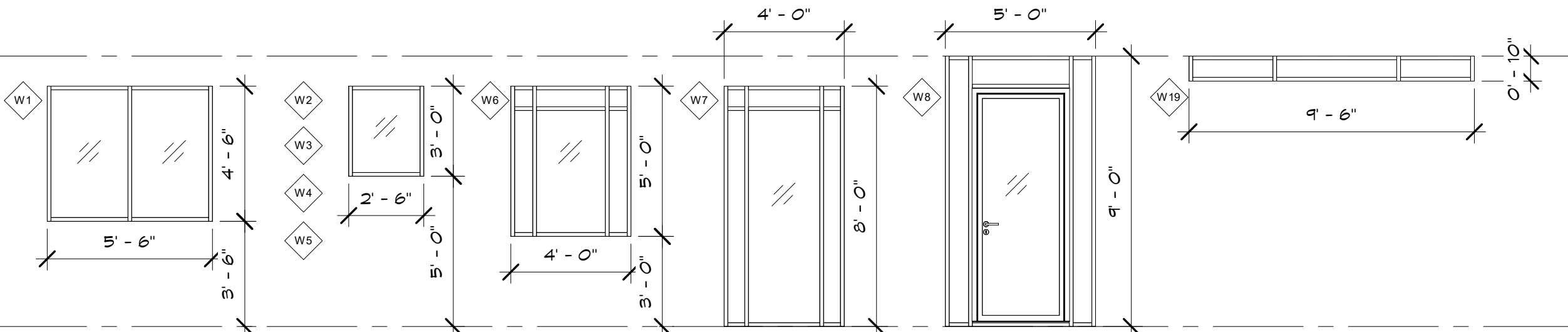
Window/ Glass Wall Schedule									
Mark	Type	Type Mark	Height	Width	Base Constraint	Base Offset	Top Constraint	Top Offset	Comments
W1	Storefront	W2	4' - 6"	5' - 6"	MAIN FLOOR F.F.E.	3' - 6"	Up to level: UPPER FLOOR F.F.E.	-2' - 0"	Double Glazed, Black Metal
W2	Storefront	W2	3' - 0"	2' - 6"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: GARAGE T.O.P.	-1' - 0"	Double Glazed, Black Metal
W3	Storefront	W2	3' - 0"	2' - 6"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: GARAGE T.O.P.	-1' - 0"	Double Glazed, Black Metal
W4	Storefront	W2	3' - 0"	2' - 6"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: GARAGE T.O.P.	-1' - 0"	Double Glazed, Black Metal
W5	Storefront	W2	3' - 0"	2' - 6"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: GARAGE T.O.P.	-1' - 0"	Double Glazed, Black Metal
W6	Storefront	W2	5' - 0"	4' - 0"	MAIN FLOOR F.F.E.	3' - 0"	Up to level: UPPER FLOOR F.F.E.	-2' - 0"	Double Glazed, Black Metal
W7	Storefront	W2	8' - 0"	4' - 0"	MAIN FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR F.F.E.	-2' - 0"	Double Glazed, Black Metal
W8	Storefront	W2	9' - 0"	5' - 0"	MAIN FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR F.F.E.	-1' - 0"	Double Glazed, Black Metal
W9	Storefront	W2	11' - 2"	4' - 0"	MID FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR T.O.P.	-1' - 4"	Double Glazed, Black Metal
W10	Storefront	W2	6' - 6"	4' - 0"	MID FLOOR F.F.E.	1' - 6"	Up to level: MID FLOOR T.O.P.	-1' - 0"	Double Glazed, Black Metal
W11	Storefront	W2	6' - 6"	1' - 10"	MID FLOOR F.F.E.	1' - 6"	Up to level: MID FLOOR T.O.P.	-1' - 0"	Double Glazed, Black Metal
W12	Storefront	W2	3' - 6"	4' - 6"	MID FLOOR F.F.E.	4' - 6"	Up to level: MID FLOOR T.O.P.	-1' - 0"	Double Glazed, Black Metal
W13	Storefront	W2	4' - 0"	11' - 0"	UPPER FLOOR F.F.E.	3' - 6"	Up to level: UPPER FLOOR T.O.P.	-0' - 6"	Double Glazed, Black Metal
W14	Storefront	W2	6' - 8"	4' - 6"	UPPER FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR T.O.P.	-1' - 4"	Double Glazed, Black Metal
W15	Storefront	W2	6' - 8"	4' - 6"	UPPER FLOOR F.F.E.	0' - 0"	Up to level: UPPER FLOOR T.O.P.	-1' - 4"	Double Glazed, Black Metal
W16	Storefront	W2	5' - 0"	4' - 0"	UPPER FLOOR F.F.E.	1' - 6"	Up to level: UPPER FLOOR T.O.P.	-1' - 6"	Double Glazed, Black Metal
W17	Storefront	W2	1' - 6"	2' - 0"	UPPER FLOOR F.F.E.	6' - 0"	Up to level: UPPER FLOOR T.O.P.	-0' - 6"	Double Glazed, Black Metal
W18	Storefront	W2	1' - 6"	6' - 6"	UPPER FLOOR F.F.E.	6' - 0"	Up to level: UPPER FLOOR T.O.P.	-0' - 6"	Double Glazed, Black Metal
W19	Storefront	W2	0' - 10"	9' - 6"	BASEMENT F.F.E.	7' - 2"	Up to level: MID FLOOR F.F.E.	-1' - 0"	Double Glazed, Black Metal



3 WINDOWS UPPER LEVEL
1/4" = 1'-0"



2 WINDOWS MID LEVEL
1/4" = 1'-0"



1 WINDOWS BASEMENT/ MAIN LEVEL
1/4" = 1'-0"

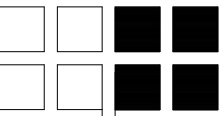
WINDOW NOTES

ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.),

- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.
- WOOD WINDOWS - POWDER-COATED ALUMINUM-GLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
- ALL SLOPED GLAZING SHALL COMPLY WITH CRC SECTION R308.6 FOR INSTALLATION AND MATERIALS.
- SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
- ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
- ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
- TEMPERED SAFETY GLAZING,
 - IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
 - GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
 - GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE)
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 - WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE EITHER MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PAN, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [CRC SECTION R337.8.2.1]

REVISION	No.

CONSULTANT:



ERIC MILLER ARCHITECTS, INC.

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

ARCHITECT:

WINDOW/ GLASS WALL

SCHEDULE- Lot #2

Guadalupe St. between 1st & 2nd Ave.

Carmel, CA 93921

A.P.N. 010-021-014

DATE:	9/23/22
SCALE:	1/4" = 1'-0"
DRAWN	C.S.
JOB NO.	Project Status

A-5.2
SHEET OF

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BLACK METAL WINDOW / GLASS WALL SYSTEMS



1 GLAZING



BLACK METAL GUARDRAIL WITH WALNUT TOP RAIL

2 RAILINGS



PERMEABLE PAVERS



3 DRIVEWAY PAVERS



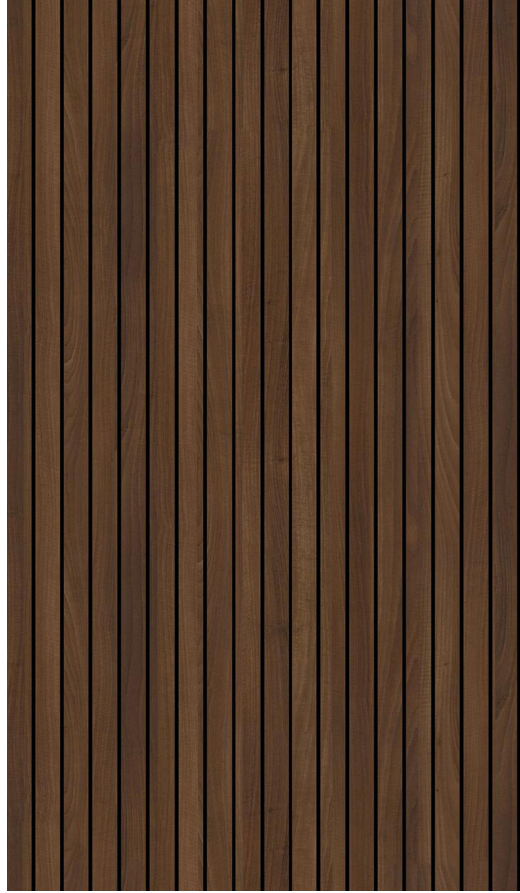
BLACK METAL AND GLASS GARAGE DOOR



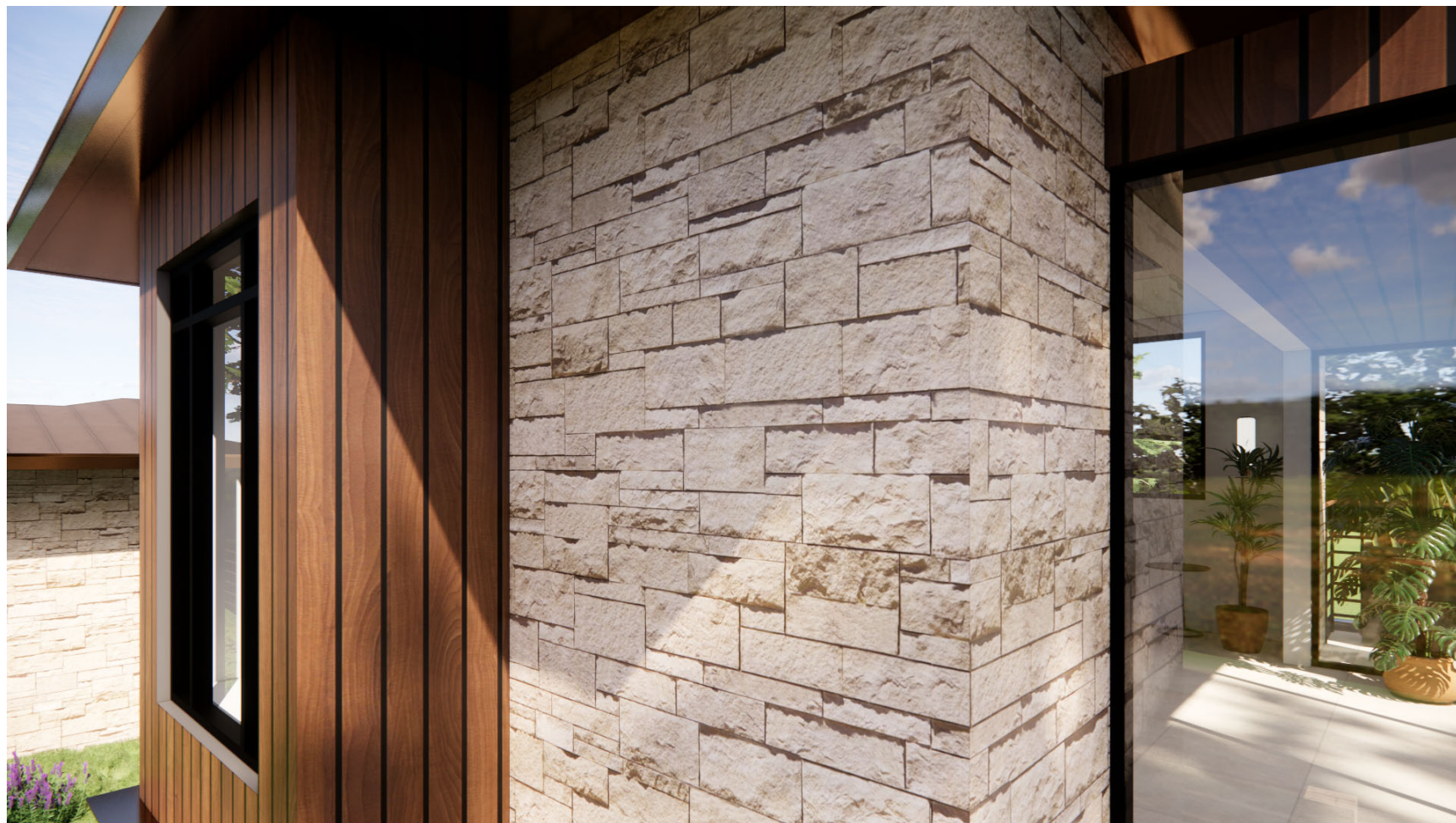
4 GARAGE DOOR



DROP CHANNEL WALNUT VERTICAL SIDING



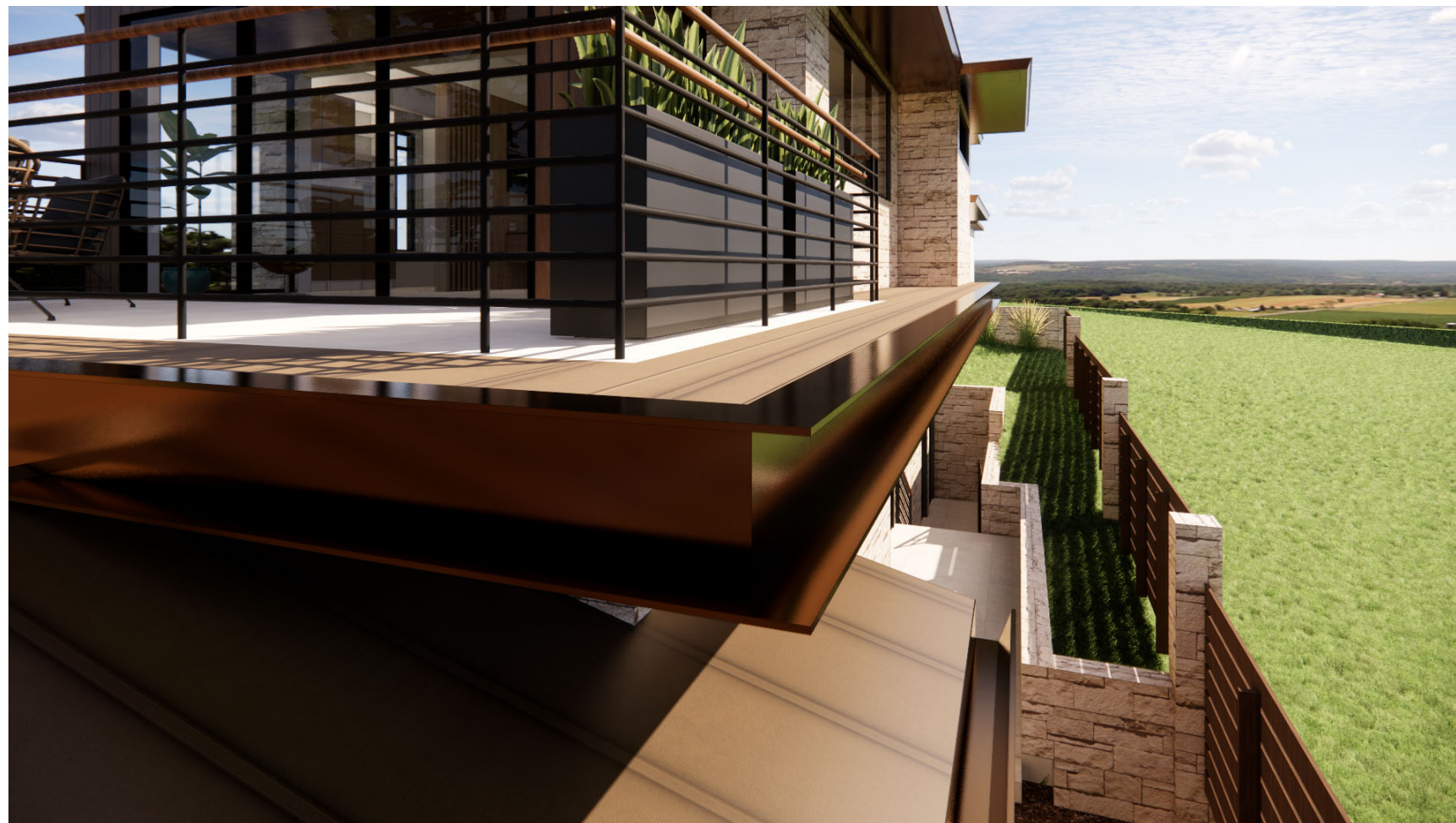
5 EXTERIOR FINISH



CARMEL STONE VENEER

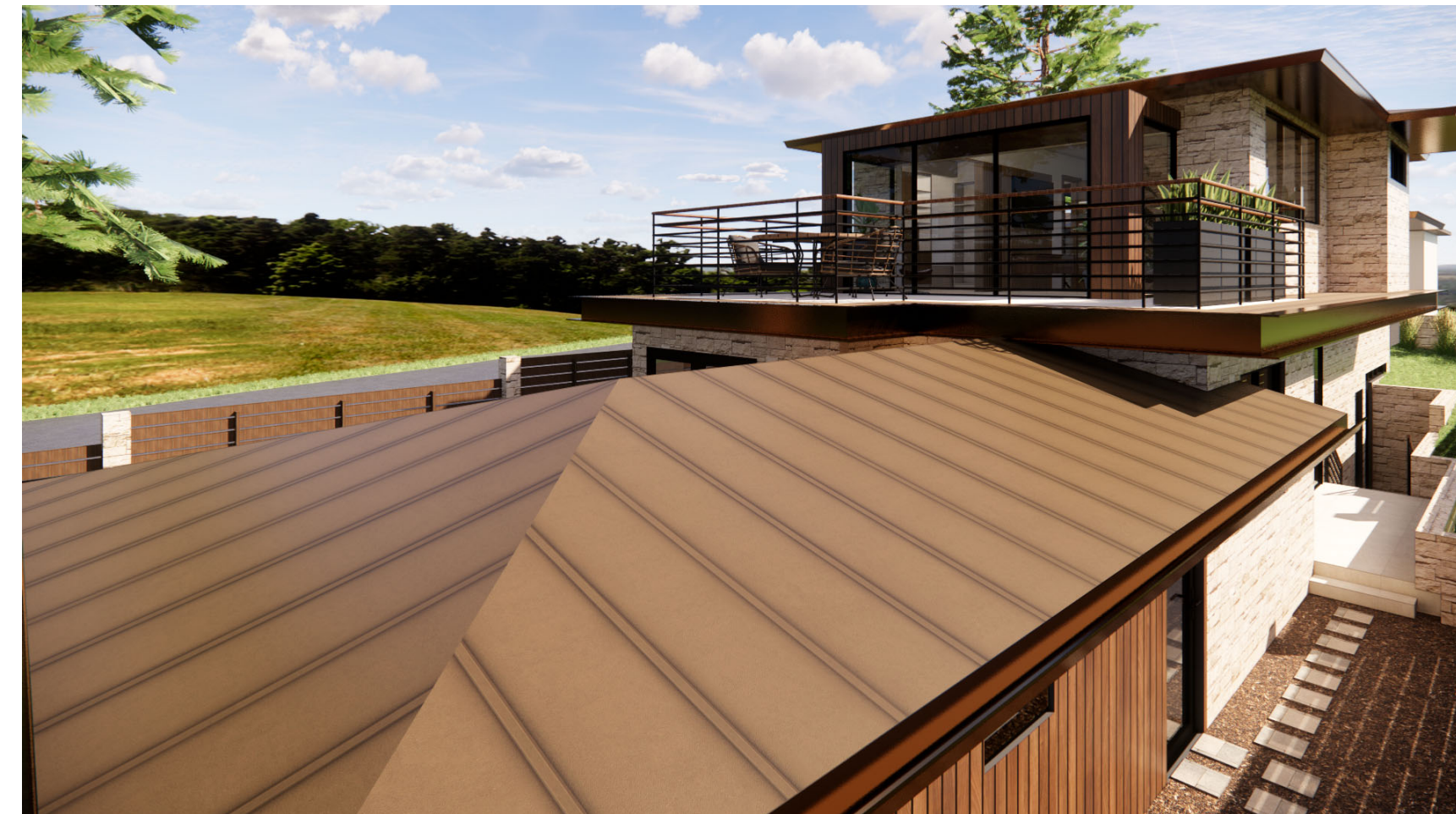


6 EXTERIOR FINISH



ANTIQUE BRONZE COLOR FASCIA

7 FASCIA



FABRAL STANDING SEAM METAL ROOF



Antique Bronze 854

SR: .29 IE: .83 SRI: 27

Siliconized Modified Polyester (SMP)
paint system

Available in Midwest, Northeast /
Mid-Atlantic, Western for
Commercial, Residential systems

8 ROOFING

REVISION	No.

CONSULTANT:

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

☐☐☐☐☒☒☒☒

MONTEREY, CA 93940

MATERIAL SAMPLES
Job Name: **CRI- Lot #2**
Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

DATE: 9/23/22
SCALE:
DRAWN: C.S.
JOB NO. Project Status

A-7.1
SHEET OF

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Attachments



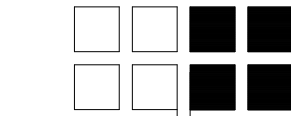
FIRST AVENUE

EMPTY LOT

ADJACENT STRUCTURE

GUADALUPE STREET

CONSULTANT:



ARCHITECT:
ERIC MILLER ARCHITECTS, INC.

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

RENDERED ELEVATIONS

Job Name:

CRI- Lot #2

Guadalupe St. between 1st & 2nd Ave.
Carmel, CA 93921
A.P.N. 010-021-014

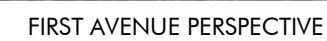
DATE: 9/23/22

SCALE:

DRAWN C.S.

JOB NO. Project Status

A-7.2
SHEET OF

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IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500

1" MAINLINE

1" DWYER FLOW METER

RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER

1" FEBCO SERIES 805V DOUBLE CHECK BACKFLOW PREVENTION DEVICE

6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV- 075 – OR 100-DV

Drip Emitter Schedule

1 gal – 1

5 gal – 2

15 gal – 3

24"- 4

1.0 gph pressure compensating. Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for theCRI RESIDENTIAL LOT #2

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-014-000

by MARY LUSTER (831 625-3105 CONTACT@TNCGARDENSCARMEL.COM)

of Town & Country Gardening & Landscaping 6/10/2022

Maximum allowable landscape irrigation usage for this site is .243 acre ft./ year.

Formula & Calculations:

ETwu = $\frac{ETo \times ETadj \times ALA \times 0.623 \times IEF}{325,851}$

325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

ALA = 1540 sq. ft.

Calculated as: 2 sq ft. / 1 gal. plant
4 sq. ft. / 5 gal. plant
16 sq. ft. / 15 gal. plant

Spec'd plants: Very low water use plant square footage = 0 x 0.1 = 0
Low water use plant square footage = 640 x 0.3 = 192
Medium water plant use square footage= 900 x 0.6 = 540
High water plant use square footage = 0 x 1.0 = 0

IEF = .85 100% drip irrigation

ETWU for this site = $\frac{46.3 \times .80 \times 1540 \times 0.623 \times .85}{325,851}$ = .044 Acre Feet

Attachment 5

325,851

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #2

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-014-000

by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for

Town & Country Gardening & Landscaping 6/10/22.

Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

Formula & Calculations:

MAWA = $\frac{ETo \times ETadj \times LA \times 0.623}{325,851}$

325,851

Where:

Eto = 46.3" / yr (Zone 3)

ETadj = .80

LA = 2364 sq. ft.

Calculated as: 2 sq ft. / 1 gal. plant 12 plants 24 sq ft
4 sq. ft. / 5 gal. plant 26 plants 104 sq ft
16 sq. ft. / 15 gal. plant 27 plants 432 sq ft
20 sq. ft./ 24" box tree 4 80
150 sq ft. for total of flats 6 flats 900 sq ft

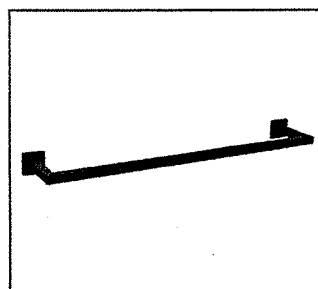
TOTAL 1540 SQ.FT

MAWA for this site = $\frac{46.3 \times .80 \times 1540 \times 0.623}{325,851}$ = .109 Acre Feet

325,851

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	SPI-LW536	BLACK	6"	WALL WASH DOWN	11	2W/200L	
B	SPI-LW536	BLACK	9"	WALL WASH DOWN	2	3W/300L	
C	SPI-SQ200	BLACK	21"x8"x2"	PATH LIGHT	5	4W/250L	
D	SPI-6D6-SQP	BLACK	2"	RECESSED WALL/STEP	5	3W/200L	
E	SPI13-200-180D	BLACK	4 1/2"	RECESSED INGROUND DRIVEWAY	4	3W/200L	

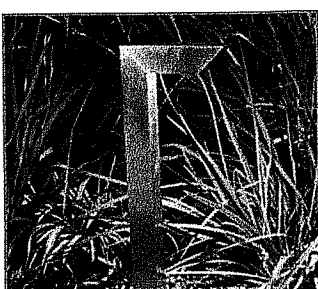


Model: **SPI-LW536**
Finish: BLACK

Linear Wash Light
Up Wash
Down Wash

DESCRIPTION

Model#: SPI-LW536
Material: Solid Brass
Finish: Black
Electrical: 12V
Lumens: 400 Lumens per foot
(36" = 1200 lumens)
Color Temp: 2700K
Option: Integrated LED

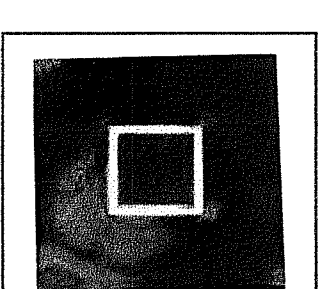


Model: **SPI-SQ200**
Finish: BLACK

Contemporary Path Light

DESCRIPTION

Model#: SPI-SQ200
Material: Solid Brass
Electrical: 9-15V
Engine: 4W
Lumens: 260
Color Temp: 2700K
Mounting: 1/2" NPT.
LED: Nichia



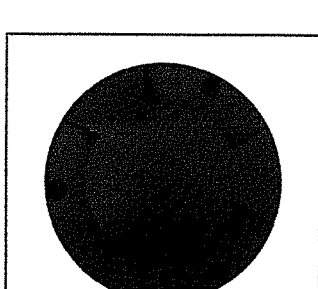
Model: **SPI-GDG-SQP**
Finish: BLACK

The Versatile GDG Series

DESCRIPTION

Model#: SPI-GDG-SQP
Engine: FB-3W-CYL-TA16 (standard)
Lumens: 200
Optic: Wide Angle Flood
Color Temp: 2700K
Electrical: 8-15V, 120V
Mounting: Recessed
LED: Nichia

Ft
SP

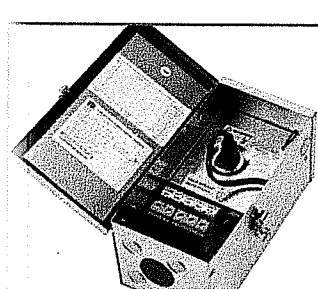


Model: **SPI13-300-180D**
Finish: BLACK

Marker Light

DESCRIPTION

Model#: SPI13-300-180D
Material: Cast Brass
Electrical: 12V or 120V
Engine: FB-3W-CYL-TA16
Lumens: 200
Color Temp: 2700K
Mounting: In-Ground
Key Spec: Clear tempered refractor
lens w/gasket
LED: Nichia



Model: **FB-150-120M12**

Lightpower Transformer

DESCRIPTION

Model#: FB-150-120M12
Housing: Stainless Steel
Electrical Input: 120V
Electrical Output: 12-15V
Max. Watts: 150 Watts
Circuit: 1 Circuit
Dimmable: Yes
TIMER, 24 HOUR REMOVABLE
PHOTOCELL, FIELD INSTALL

TOWN AND COUNTRY GARDENING & LANDSCAPE INC

PO BOX 223798

CARMEL, CA 93923

831-596-7609, 831-625-3105

CRI RESIDENTIAL LOT #2

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL

APN #010-021-014-000

1"=4'

6/10/22

LANDSCAPE LIGHTING SPECS

L-2 IRRIGATION PLAN

SPJ-LWS36

SPECIFICATION FEATURES

Finish:	Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical:	Available in 12V
Labels:	ETL Standard Wet Label C-ETL



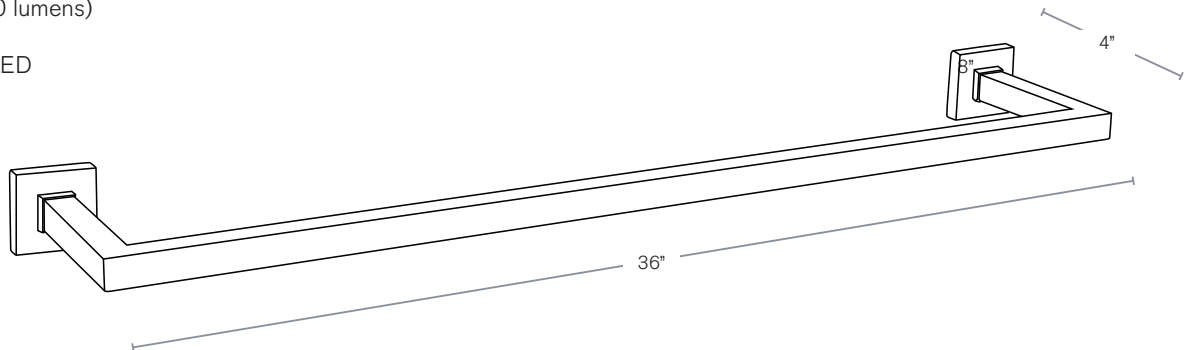
Model: **SPJ-LWS36**

Linear Wash Light
Up Wash
Down Wash

Use Anywhere
Sizes Available: 6" - 48"

DESCRIPTION

Model#:	SPJ-LWS36
Material:	Solid Brass
Finish:	Black
Electrical:	12V
Lumens:	400 Lumens per foot (36" = 1200 lumens)
Color Temp:	2700K
Option:	Integrated LED



Wet Listed

SPJ Approval	Customer Approval

ORDERING INFORMATION

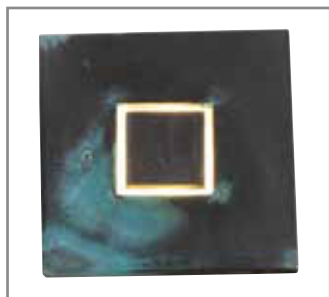
Model#	Finishes	Lumens	Electrical	Color Temp.
SPJ-LWS36	BLACK	1200 SHOWN	12V	2700K

V = Verde	GM = Gun Metal
M = Moss	B = Black
AG = Aged Brass	R = Rusty
MBR = Matte Bronze	PVDP = PVD Polished
SB = Satin Brass	PVDS = PVD Satin

12V

2700K
4000K
6500K

WWW.SPJLIGHTING.COM



Model: **SPJ-GDG-SQP**
Finish: Verde

Forever Bright

SPECIFICATION FEATURES

Finish:	Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical:	Available in 8-15V or 120V
Labels:	ETL Standard Wet Label C-ETL

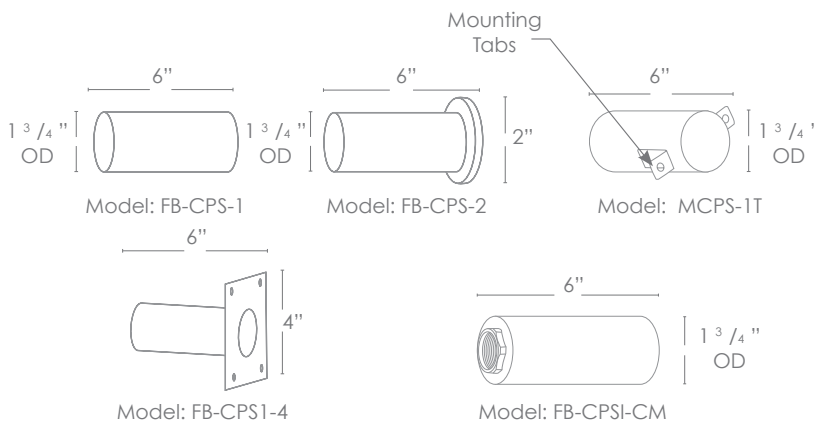
Concrete Pour Sleeves

The Versatile GDG Series

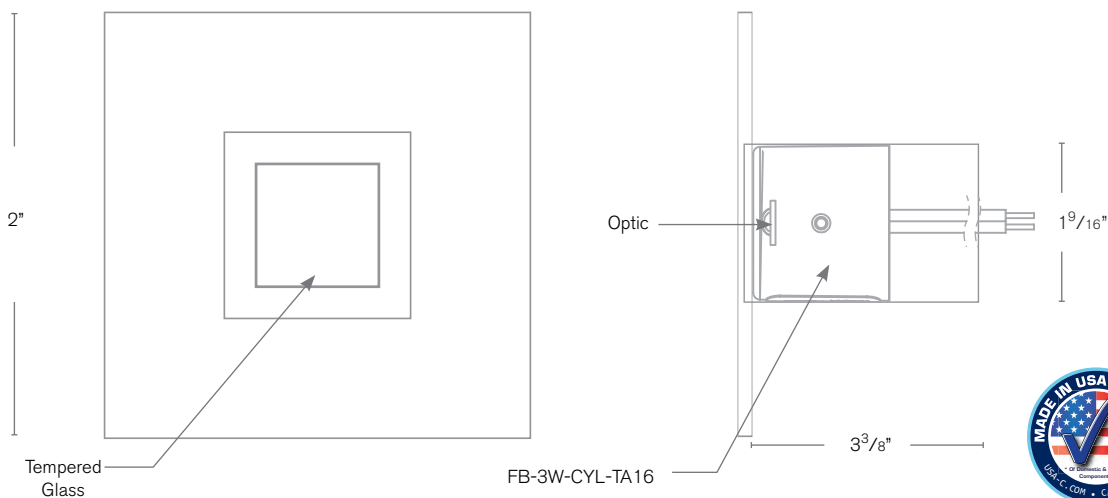
DESCRIPTION

Model#:	SPJ-GDG-SQP
Engine:	FB-3W-CYL-TA16 (standard)
Lumens:	200
Optic:	Wide Angle Flood
Color Temp:	2700K
Electrical:	8-15V, 120V
Mounting:	Recessed
LED:	Nichia

Unlimited LED Lumen Packages & Color Temperatures Available!



Wet Listed



ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
SPJ-GDG-SQP	V	3W	WIDE ANGLE FLOOD	200	2700K	8-15V
V = Verde	GM = Gun Metal	3W	Wide Angle Flood	200	2700K	8-15V
M = Moss	B = Black				4000K	120V
AG = Aged Brass	R = Rusty				5000K	
MBR = Matte Bronze	PVDP = PVD Polished					
SB = Satin Brass	PVDS = PVD Satin					



Model: **SPJ-SQ200**
Finish: PVD

Forever Bright



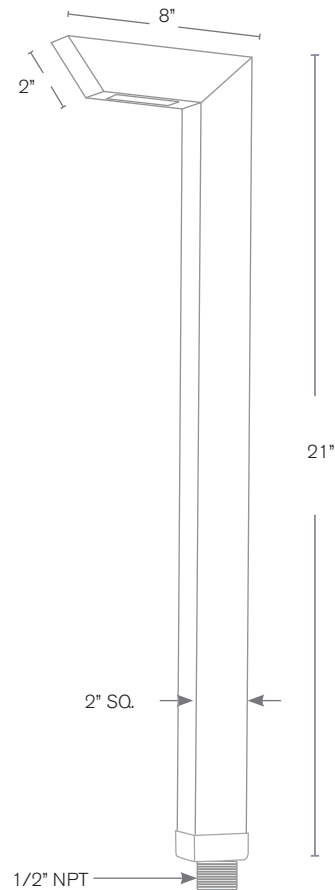
SPECIFICATION FEATURES

Finish:	Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical:	Available in 9-15V
Labels:	ETL Standard Wet Label C-ETL

Contemporary Path Light

DESCRIPTION

Model#:	SPJ-SQ200
Material:	Solid Brass
Electrical:	9-15V
Engine:	4W
Lumens:	250
Color Temp:	2700K
Mounting:	1/2" NPT.
LED:	Nichia



Wet Listed



ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical																														
SPJ-SQ200	PVD	4W	250	2700K	9-15V																														
<table> <tr> <td>V = Verde</td><td>GM = Gun Metal</td><td>4W</td><td>250</td><td>2700K</td><td>9-15V</td></tr> <tr> <td>M = Moss</td><td>B = Black</td><td></td><td></td><td>4000K</td><td></td></tr> <tr> <td>AG = Aged Brass</td><td>R = Rusty</td><td></td><td></td><td>6500K</td><td></td></tr> <tr> <td>MBR = Matte Bronze</td><td>PVDP = PVD Polished</td><td></td><td></td><td></td><td></td></tr> <tr> <td>RC = Raw Copper</td><td>PVDS = PVD Satin</td><td></td><td></td><td></td><td></td></tr> </table>						V = Verde	GM = Gun Metal	4W	250	2700K	9-15V	M = Moss	B = Black			4000K		AG = Aged Brass	R = Rusty			6500K		MBR = Matte Bronze	PVDP = PVD Polished					RC = Raw Copper	PVDS = PVD Satin				
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Forever Bright

SPECIFICATION FEATURES

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 12V or 120V
- Labels:** ETL Standard Wet Label
C-ETL

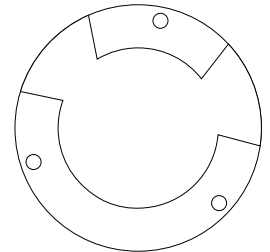


Model: **SPJ13-300-180D**
Finish: Matte Bronze

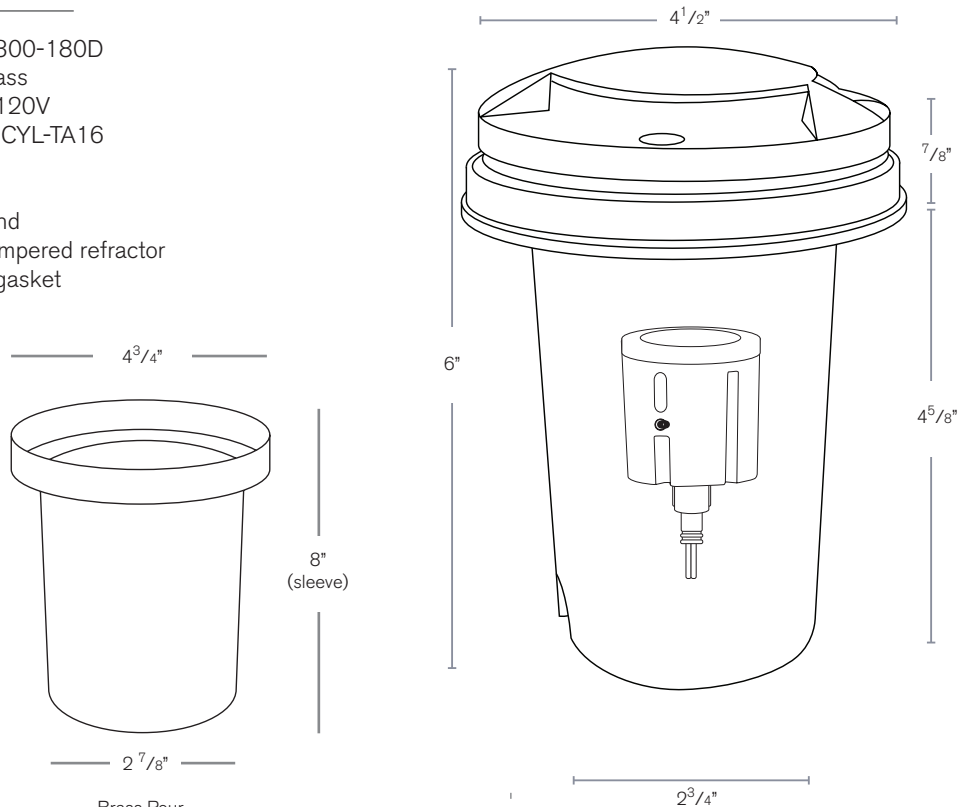
Marker Light

DESCRIPTION

- Model#:** SPJ13-300-180D
Material: Cast Brass
Electrical: 12V or 120V
Engine: FB-3W-CYL-TA16
Lumens: 200
Color Temp: 2700K
Mounting: In-Ground
Key Spec: Clear tempered refractor lens w/gasket
LED: Nichia



180° Light Distribution



Brass Pour Sleeve



Wet Listed



ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ13-300-180D	B	3W	200	5000K	12V
V = Verde	GM = Gun Metal	3W	200	2700K	12V
M = Moss	B = Black	6W	300		120V
AG = Aged Brass	R = Rusty	8W	580		
MBR = Matte Bronze	PVDP = PVD Polished				
SB = Satin Brass	PVDS = PVD Satin				



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

January 11, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie Waffle, AICP, Principal Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 22-151 (CRI on Carpenter, Inc. - Lot 4):** Consideration of a Concept Design Study, DS 22-151 (CRI on Carpenter, Inc. - Lot 4), for the construction of a 1,995-square-foot, two-story residence inclusive of a basement and detached garage located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) District. APN 010-021-014

Application: DS 22-151 (CRI on Carpenter, Inc. Lot 4) **APN:** 010-021-013-000

Block: 17

Lot: 4

Location: Guadalupe Street 2 southeast of 1st Avenue

Applicant: Eric Miller Architects, Inc

Property Owner: Santa Rosa Motel CO LP ET AL

Executive Summary:

The project is the construction of a two-story residence with a basement and detached garage on Lot 4 of the larger Carmel Resort Inn property. One tree and two stumps have previously been approved for removal. The Carmel Resort Inn property was found ineligible for the Carmel historic inventory on October 1, 2007. This determination expired in 2012 and will be reissued prior to final details review.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept design for the construction of a 1,995-square-foot two-story residence inclusive of a basement and detached garage located on Guadalupe Street 2 southeast of 1st Avenue. APN 010-021-013

Background and Project Description:

The Carmel Resort Inn property is comprised of 16 lots of record within Block 17 located between

Carpenter Street to the east, Guadalupe Street to the west, and 1st Avenue to the north. In 2007, Mr. Kent Seavey conducted a historic evaluation on behalf of the City for the entire Carmel Resort Inn property (Attachment 2). Based on Mr. Seavey's report, the property has been used for overnight lodging since circa 1926 when it was originally known as Carmel Cottage Court. The property changed ownership multiple times between 1926 and 1939. Between 1939 and 1956, additional cottages were constructed under the ownership of Noel Van Bibber. According to Mr. Seavey, *all of the cottages have been modified over time by unsympathetic additions or alterations. As a result, the physical integrity of the property has been compromised and no longer conveys the authenticity of its historic identity during the historic period of 1926-1956.*

Use Permit No. 636 was approved on July 17, 1968 for 25 rental units, 1 manager's unit, and 31 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636. Redevelopment of Lot 2 would eliminate four rental units bringing the Carmel Resort Inn closer to compliance with Use Permit No. 636.

In 2019, Eric Miller Architects, Inc. approached the City with a proposal to redevelop the Carmel Resort Inn property consolidating the hotel use to 8 lots fronting on Carpenter Street and proposing 8 single-family residences on the lots fronting Guadalupe Street. A comprehensive inventory and evaluation of all trees on and adjacent to the property was performed by the City Forester. Based on a conceptual site plan, the Applicant submitted a Tree Removal Application for the removal of 40 trees. The Forest and Beach Commission reviewed the application at their January 14, 2021 and February 11, 2021 meetings and approved the removal of 23 trees and requiring each of the eight single-family lots to meet the recommended tree density standards (CMC 17.48.080). The Forest and Beach Commission further moved that no trees be removed until the Community Planning and Building Department has completed the review process and a building permit has been issued and/or authorized by the City Forester (Attachment 3).

On October 7, 2021 and December 16, 2021, the Applicant hosted community meetings to present the Carmel Resort Inn project to the public, answer questions, and receive feedback. Based on community feedback, and the complexities of reconstructing a non-conforming hotel in the R-1 zoning district, the Applicant is exploring a scaled down version of the original project. At this time, the Applicant is only seeking approval to redevelop Lots 2 and 4 with single-family residences. This report focuses on the redevelopment of Lot 4. A separate report will be presented for Lot 2.

Project Description

The project site is a 4,000-square-foot lot and consists primarily of asphalt and landscaping. With the exception of the minor encroachment onto Lot 4 of the two cottages on Lot 2, there are no structures on the property. The Applicant is proposing to construct a 1,995-square-foot two-story residence inclusive of a basement and detached garage.

In accordance with the Municipal Code, the construction of new dwellings requires approval of a Residential Track Two Design Study by the Planning Commission. The Code further requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval. The Planning Commission is being asked to review the concept design and provide feedback to staff and the Applicant.

Staff Analysis:

The following sections analyze the projects consistency with the Residential Design Guidelines and Carmel

Municipal Code. Where appropriate, staff has recommended draft conditions to achieve consistency.

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.

Carmel Municipal Code Section 17.48.080, Table 17.48-A includes recommended tree densities for various lot sizes. The recommended tree density for lots up to 4,000 square feet is 3 upper canopy trees and 1 lower canopy tree.

Staff Response: There are two private trees (Tree No.'s 45 & 51) and two stumps on the project site and one public tree stump in the adjacent right-of-way. The Forest & Beach Commission approved a comprehensive tree removal plan for the entire Carmel Resort Inn property on February 11, 2021, including the removal of Tree No. 51 and the two stumps located on Lot 4. Tree No. 45, a significant Acacia tree, will be preserved. The Forest & Beach Commission requires that the project meet the tree density recommendations set forth in the Municipal Code where possible, as determined by the City Forester, and/or pay in-lieu fees for trees unable to be planted. In-lieu fees are deposited into the City's Tree Reforestation Fund. Additionally, no tree is permitted to be removed until after a building permit is issued for the project or otherwise authorized by the City Forester (refer to Attachment 3). Recommendation/Draft Condition No. 2 requires the applicant to identify on a landscape plan the location of three upper canopy trees on the project site prior to the final details review. With the application of conditions, the project meets the objectives of forest character.

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

Staff Response: Staff did not identify any potential privacy or view impacts.

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

Staff Response: The Applicant is proposing a 210-square-foot detached garage in the front yard setback with driveway access on Guadalupe Street. The garage would be set back 2'-3" from the front property line and 3' from the north (side) property line. The driveway is proposed to be 10' wide and 32.5 square feet in area, finished with permeable pavers. The roof form would be a 4:12 pitched front facing gable finished with slate tile to match the residence.

Detached Garage in Front Setback: CMC Section 17.10.030.A.1 (Detached Garages and Carports) allows detached garages within the front yard setback to encourage variety and diversity in neighborhood design subject to the following standards:

- 1) *The Planning Commission may authorize a single-car, detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height in either the front yard setback or side yard setback facing a street (but not both).*

Staff Response: The proposed garage is a single-car, detached garage located in the front yard setback. The garage would be 10' wide and 210 square feet in area. CMC Section 17.06.020.L (Measuring Height) states that *the height of buildings shall be measured as the plumb vertical*

distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof. The proposed detached garage measures 13'-10" from existing grade, which is the most restrictive in this case. As proposed, the project meets standard no. 1.

2) At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.

Staff Response: The adjacent right-of-way is primarily asphalt with two driveways, one to an off-street parking pad and the other to the larger Carmel Resort Inn property. The proposed garage would utilize the existing driveway access to the parking pad, siting the detached garage where the parking pad is currently located. The second driveway would be removed however the preliminary landscape plan does not include any right-of-way landscaping. Recommendation/Draft Condition No. 3 requires the applicant to provide a right-of-way landscape plan prior to final details review. As conditioned, the project meets standard no. 2.

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

Staff Response: The encroachment of the garage into the front yard setback would not impact any significant or moderately significant trees on the property. However, the driveway approach from the right-of-way would be located within 6' of public Tree No. 60 and could impact the root system of the tree. Recommendation/Draft Condition No. 4 requires exploratory digging using the gentlest means available to expose any significant roots and evaluation of the roots by the City Forester prior to final details review. If significant roots are discovered, the Applicant shall relocate the driveway approach to avoid impacting the root system of public Tree No. 60. As conditioned, the project meets standard no. 3.

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

Staff Response: The detached garage is proposed to be located on the north side of the lot where an asphalt parking pad is currently located. The garage would be set back 2'-3" from the front property line and 3' from the side lot line. The edge of roadway on Guadalupe Street is approximately 16'-9" from the front property line resulting in a total vehicular back up distance of 19'. Staff finds that sufficient room is available for a vehicle to back out safely on Guadalupe Street and not impede the free and safe movement of either pedestrians or vehicles. As proposed, the project meets standard no. 4.

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

Staff Response: The applicant is proposing to raise the grade at the front of the property which increases the prominence of the garage at the front of the property. Recommendation/Draft Condition No. 5 requires the applicant to redesign the garage at the existing grade prior to final details review. As conditioned, the project meets standard no. 5.

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

Staff Response: Garages within the immediate vicinity of the project site are primarily attached and

located outside of the front setback. The construction of a detached garage in the front setback would add diversity to the neighborhood streetscape. As proposed, the project meets standard no. 6.

As conditioned, the proposed garage complies with the requirements for detached garages within the front yard setback and would be subordinate to the overall design of the home. The project is consistent with the objectives of parking and access.

The Applicant is proposing a stained wood overhead garage door with divided light glass panels at the top. Residential Design Guidelines 9.16 states that a garage door should be designed either to provide visual interest or to blend with the background materials of the building. Designing a garage door to blend with the building wall is encouraged, while a standard overhead garage door with contrasting colors and materials should be avoided. The Planning Commission is being asked to consider whether the garage door provides visual interest or should be modified to blend with the background materials of the residence.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; relate to a human scale in its basic forms, and should appear to be no more than two stories in height as viewed from the public right-of-way.

Staff Response: The project site is a 4,000-square-foot lot with 40 linear feet of frontage on Guadalupe Street. The front entry is set back over 35' from the front property line providing a generous amount of open space at the front of the property. The second floor is located at the rear of the residence and maintains a 15' rear yard setback. The side setbacks would be 3' on the north side and 7' on the south side. The second floor also includes a west facing covered patio with fire pit and an uncovered area with a barbeque and built in dining.

CMC Section 17.10.030.B (Height Limits) establishes maximum height standards in the R-1 District. The roof height of a two-story is limited to 24' with a maximum plate height of 18'. The roof height of a one-story is limited to 18' with a maximum plate height of 12'.

On the north elevation, the single-story plate height is 10' and the two-story plate height is 19'. On the south elevation, the two-story plate height is 18'-6". Recommendation/Draft Condition No. 6 requires the applicant to reduce the two-story plate height to no more than 18' prior to final details review.

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

Staff Response: The building form is irregular in plan with some variation in the building planes. The roof form consists of a series of intersecting gables with a consistent 4:12 pitch throughout and 18" deep eaves.[BS1]

Finish Details: The Applicant is proposing painted horizontal siding with a brick veneer wainscot. The roof material is proposed to be a slate tile. Windows and doors are proposed to be wood. The garage door is also proposed to be wood with divided light glass panels at the top. A color and materials palette can be found in Attachment 5, Sheet A-7.1.

Right-of-way Character: Residential Design Guidelines 1.5 through 1.7 encourages maintaining an informal open space character of the right-of-way; maintaining trees and natural vegetation; and, designing parking areas to reinforce the forest image.

Staff Response: The right-of-way on Guadalupe Street is primarily asphalt. No other encroachments were identified. Overhead utility lines are located along the front of the property (east side of Guadalupe Street).

The preliminary landscape plan identifies preservation of public Tree No. 60 on Guadalupe Street. No new plant material is shown for the public right-of-way. Recommendation/Draft Condition No. 3 requires the applicant to include a right-of-way landscape plan prior to final details review.

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

CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback and the street side yard setback to no more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission. Pillars and gates in the front setback and street side yard setback are limited to 6 feet in height.

Staff Response: The Applicant is proposing a 4-foot tall horizontal wood fence and entry gate with brick columns set back 15 feet from the front property line. Along the south (side) yard, the 4-foot high fence would continue for approximately 44 linear feet before transitioning to a 6-foot tall fence. A concrete wall finished with stucco is proposed on the east (rear) portion of the property. Fencing on the north (side) yard will be coordinated with the development of Lot 2.

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

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

Staff Response: The Applicant is proposing 349 square feet of site coverage. Permeable site coverage includes the driveway, wood fence, and walkways. Impermeable site coverage includes porches, landings, site walls, and miscellaneous hardscape. Wood fences are not typically included in site coverage. Additionally, the first floor patio does not appear to be included in the site coverage calculations. Recommendation/Draft Condition No. 7 requires the applicant to review and revise the site coverage calculations prior to final details review.

Landscaping: Residential Design Guideline 10.0 states that project sites should “Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel.”

Staff Response: The Applicant has provided a preliminary landscape plan prepared by Town and Country Gardening and Landscape, Inc. The plan will be reviewed by the City Forester prior to final details review.

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

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

Staff Response: Town and Country Gardening and Landscape, Inc. also prepared the exterior lighting plan which proposes 16 wall-mounted lights and 8 path lights. The wall mounted light is by The New Yorker and has a raw copper finish, and emits 300 lumens. The path light also has a raw copper finish and emits 125 lumens. All light specifications can be found in Attachment 6. Recommendation/Draft Condition No. 8 requires the Applicant to demonstrate that the lights will be spaced at least 10 feet apart prior to final details review.

Skylights: The project does not include skylights.

[BS1]Are we suggesting that it be simplified? What’s our recommendation on this one?

Other Project Components:

Pursuant to Section 15378 of the CEQA Guidelines, staff recommends the Concept review of the application be found “not to be a project.” Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment.

Attachment 1 - Resolution

Attachment 2 Determination of Historic Ineligibility - Carmel Resort Inn

Attachment 3 Forest & Beach Commission Reports & Minutes

Attachment 4 Project Data Table.rev1

Attachment 5 Project Plans 220923 (mrw)

Attachment 6 Exterior Light Specifications

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING
A CONCEPT DESIGN STUDY FOR THE CONSTRUCTION OF A 1,995-SQUARE-FOOT TWO-STORY
RESIDENCE INCLUSIVE OF A BASEMENT AND DETACHED GARAGE LOCATED ON GUADALUPE
STREET 2 SOUTHEAST OF 1ST AVENUE
APN 010-021-013

WHEREAS, Eric Miller Architects, Inc. (“Applicant”) submitted an application on behalf of Santa Rosa Motel CO LP ET AL (“Owner”) requesting approval of Track 2 Design Study application DS 22-151 (CRI on Carpenter-Lot 4) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Guadalupe Street 2 southeast of 1st Avenue in the Single-Family Residential (R-1) Zoning District (Block 17, Lot 4); and

WHEREAS, the Applicant is requesting to construct a 1,995-square-foot two-story residence with a basement and 210-square-foot detached garage; and

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

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing prior to consideration of the final details review for project approval; and

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

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

WHEREAS, pursuant to CEQA regulations, the Application is “not be a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment; and

WHEREAS, a notice of the public hearing was published on December 30, 2022, in compliance with State law (California Government Code 65091); and

WHEREAS, on or before January 1, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before January 6, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on January 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including, without limitation, the 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 the evidence presented to the Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

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

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY		
For each of the required findings listed below, the staff has indicated whether the application supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain	✓	

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study (DS 22-151, CRI on Carpenter-Lot 4) to construct a 1,995-square-foot two-story residence inclusive of a basement and detached garage located on

Guadalupe Street 2 southeast of 1st Avenue (APN 010-021-013), subject to the following Recommendations/Draft Conditions:

Recommendations/Draft Conditions		
No.		
1.	Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division for completion of the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.	✓
2.	Tree Planting Requirements. Prior to final details review, the Applicant shall submit a revised preliminary landscape plan that identifies the size, number, species, and location of three upper canopy trees.	✓
3.	Right-of-Way Landscape Plan. Prior to final details review, the Applicant shall submit a revised preliminary landscape plan that includes landscaping in the public right-of-way.	✓
4.	Exploratory Digging. Prior to final details review, the Applicant shall coordinate with the City Forester to conduct exploratory digging using the gentlest means available to expose any significant roots associated with public Tree No. 60. If the City Forester determines that significant roots are present, the Applicant shall relocate the driveway approach to avoid impacting the root system of public Tree No. 60	✓
5.	Garage Height. Prior to final details review, the Applicant shall redesign the detached garage to be at existing grade to reduce the prominence of the garage at the front of the property.	✓
6.	Two-Story Plate Height. Prior to final details review, the Applicant shall reduce the two-story plate height to no more than 18'.	✓
7.	Site Coverage. Prior to final details review, the Applicant shall review and revise the site coverage calculations consistent with the improvements shown on the site plan.	✓
8.	Path Light Spacing. Prior to final details review, the Applicant shall submit revised plans that identify the spacing of path lights. Lights shall be spaced at least 10 feet apart.	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of January 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary



CARMEL-BY-THE-SEA

NOTICE OF INELIGIBILITY

For The Carmel Historic Resources Inventory

On 1 October 2007 the Department of Planning and Building determined that the property identified below does not constitute an historic resource.

Assessors Parcel Number: 010-021-001, 002, 003, 004, 009, 010, 011, 012, 013 & 014

Current Owner: KIM TONG PYONG & SOON YI KIM TRS ET AL

Block: 17

Lot: 1-16

Street Location: SW Cor. Carpenter & 1st (Carmel Resort Inn)

The basis for this determination is:

☐ The property lacks sufficient age to be considered historic.

☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.

☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.

☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This determination shall remain valid for a period of five (5) years and shall expire on 1 October 2012.

Brian Roseth, Planning Services Manager



CARMEL-BY-THE-SEA

PRELIMINARY DETERMINATION OF INELIGIBILITY

On 19 September 2007 the Department of Community Planning and Building made a preliminary determination that the property identified below does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources.

Assessors Parcel Numbers: 010-021-001, 002, 003, 004, 009, 010, 011, 012, 013 & 014
 Current Owner: KIM TONG PYONG & SOON YI KIM TRS ET AL
 Block: 17
 Lot: 1 - 16
 Street Location: SW Cor. Carpenter & 1st (Carmel Resort Inn)

The basis for this determination is:

- ☐ The property lacks sufficient age to be considered historic.
- ☒ The property has substantially lost its historic integrity through alterations, additions, deterioration, changes in the surrounding environment or other causes.
- ☐ The property does not relate to historic themes or property types established in the Historic Context Statement for Carmel-by-the-Sea.
- ☐ The property has no association with important events, people or architecture that are identified in the Historic Context Statement or that represent the historical/cultural evolution of Carmel-by-the-Sea.

This preliminary determination will be circulated for public review beginning 19 September 2007 and ending at 4:00 P.M. on 1 October 2007. If no requests for further review are received during this period, the determination shall become final and shall remain valid for a period of 5 years. If the City receives a written request for further review during the circulation period, the matter shall be placed on an agenda of the Historic Resources Board for a final determination.

KENT L. SEAVEY

Attachment 2

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

September 14, 2007

Mr. Brian Roseth/Principal Planner
Carmel Planning & Building Department
City of Carmel by-the-Sea
P.O. Drawer G
Carmel, CA 93921

Dear Mr. Roseth:

Thank you for the opportunity to review the potential historic significance of the commercial property (Carmel Cottage Court Resort) comprising Blk 17 Lots 1 through 16 inclusive (APN# 010-021-001) in Carmel, as required by the California Environmental Quality Act (CEQA).

According to Carmel building records, and a "Record of Data of Non-Conforming Operation and Illegal Operation of a Business Known as Carmel Cottage Court", prepared by Carmel Building Inspector Floyd Adams in January 21, 1963, the subject property began its use as an overnight auto court in 1926 or 1927. The early transient occupancy use was limited to Lots 9, 11, 13, 14, 15 & 16 at the south end of Block 17.

The record shows that a William McPhillips, who owned Lots 13, 14 & 15 in 1926, constructed single cottages on each of those parcels in May of that year. McPhillips sold the property to a Margaret Baker, who initiated the auto court use in late 1926 or 1927. The first reference to the Carmel Cottage Court appears in the 1930 Polk business directory. As there are no Sanborn insurance maps for this portion of Carmel, it is unknown how many units were on site at the time.

In 1935 Ferdinand Kretz purchased the property from Ms. Baker and added a one-story cottage to Lot 15 (CBP# 6). In 1937 Kretz added a studio to Lot #9 (CBP# 239). He made bath additions to the cottages on Lots #11 & 13 in 1939 (CBP#549) before selling the property to Noel O. Van Bibber in November of that year.

According to Noel Van Bibber's son, also named Noel, there were 7 buildings on the property when the purchase was made in 1939. Approximately 13 further cottages and outbuildings were added by Van Bibber during his occupancy from 1939 to 1956, when the property was purchased by a Harold Wilson (see list of specific buildings attached). Based on the available records, both Ferdinand Kretz and Noel Van Bibber appear to have been their own builders.

There are currently 24 cottages and outbuildings on the property. Exterior wall cladding on the structures range from board-and-batten to wide, horizontal clapboard siding. All of the buildings have been altered in some way, as has the character of the Cottage Court's location.

Unfortunately all of the cottages have been modified over time by unsympathetic additions or alterations. Fenestration, the treatment of windows and doors, has suffered the most by indiscriminate reconfiguration, in fill, and the addition of modern aluminum and anodized windows (possibly in a major remodel in 1990, see CBP# 90-47 & 90-83). The original rustic wooded setting is now covered with asphalt paving that is striped for parking at each unit.

The physical integrity of the subject property has been compromised by these changes to the point that the Carmel Cottage Court Resort no longer conveys the authenticity of its historic identity by the survival of physical characteristics that existed during the auto courts historic period from 1927 to 1956. Because of the changes noted, and the subsequent loss of integrity, the subject property does not meet the necessary criterion for listing in the California Register, and therefore, does not qualify as an historic resource, as defined by the California Environmental Quality Act (CEQA).

If you have any questions, please call me at (831) 375-8739.

Respectfully Submitted,

Kent S. Seavey



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

January 14, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 18 trees (2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 28, 33, 35, 36, 39, 44, and 51.)
Approve the removal of two trees and require mitigation (24 and 25.). Require the removal of four additional trees that are in poor condition (1, 5, 11, and 31.) Deny the removal of 10 trees (3, 24, 25, 34, 38, 40, 41, 42, 45, and 52.).

Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel. Attachment 1 is the conceptual plan for the site and shows the assigned tree numbers.

17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 28 of the 54 on the private property. A listing of all the trees assessed is in Attachment 2. Attachment 3 summarizes the trees in the permit application.

REMOVALS

The applicant is proposing to remove 28 trees numbered 2, 3, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 33, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 51, and 52.

15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, 44, and 51 are assessed as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees are not on the removal permit application, but should be removed.

DENIALS

Six trees numbered 24, 25, 34, 38, 40, 41, and 45 are rated as significant or moderately significant in the assessment. These trees are in good health and are exceptional examples of their species.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures would need to be modified to accommodate the Structural Root Zones.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation that would equate to 24 upper and eight lower canopy trees across the eight lots.

The proposed portion of the site is currently eight single lots that would merge into one property. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 upper and eight lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

TREE COUNT SUMMARY

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	28
Additional trees required to be removed	4
Recommended to remove	19
Recommended to retain on private property	34
Total recommended to retain on private property and the right of way	49
Difference from original number to trees to the recommended to remove	22
Recommended trees to be planted	64
Total number of trees on the site per the	113

recommendation after project completion	
---	--

FISCAL IMPACT:

The applicant has paid the permit application fee. Funds to use the in lieu of planting fee may be deposited in the Reforestation Fund.

ATTACHMENTS:

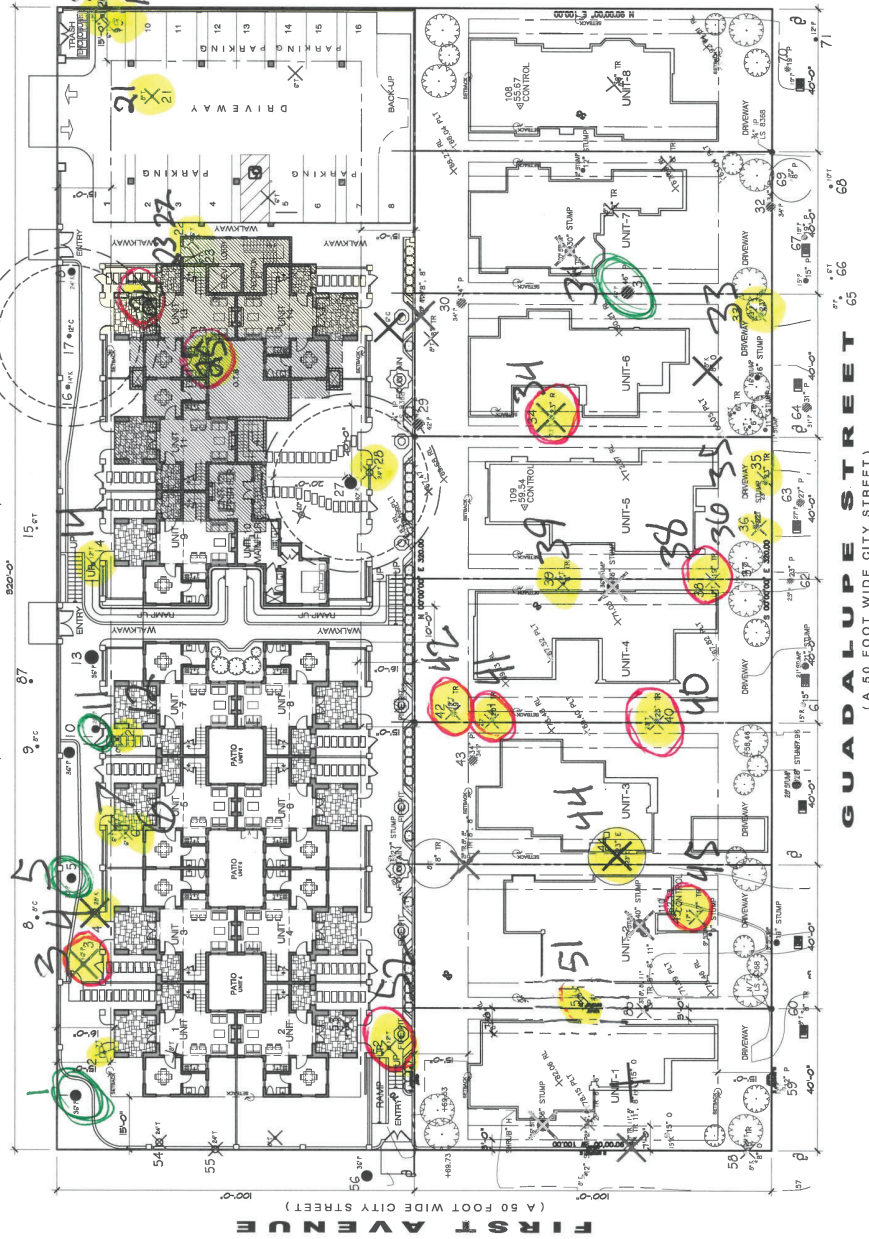
Attachment 1 - Site map

Attachment 2 - Tree assessments

Attachment 3 - Tree assessment summary

CRI COTTAGES

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)



CRI SINGLE FAMILY RESIDENCE

GUADALUPE STREET
(A 50 FOOT WIDE CITY STREET)

Green - trees in decline to remove not on the application
Yellow - trees recommended to approve removal
Red - trees recommended to deny removal
Trees not highlighted are to remain.

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

TREE REMOVAL PLAN

- NOTES:
- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DIAPHRANE OR 18" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
 - STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 6 FEET FROM THE TRUNK OR 8" RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

LEGEND	TREES TO BE REMOVED FOR CRI COTTAGES
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
21 - TREES (1) 4", (2) 6", (3) 10", (4) 14", (5) 18", (6) 22", (7) 26", (8) 30"	21 - TREES
1 - OAK (1) 2"	1 - OAK
1 - CYPRESS (1) 4"	1 - CYPRESS
1 - PINE (1) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND	TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
18 - TREES (1) 4", (2) 6", (3) 10", (4) 14", (5) 18", (6) 22", (7) 26", (8) 30"	18 - TREES
2 - OAK (1) 2", (1) 16"	2 - OAK
6 - PINE (1) 4", (1) 11"	6 - PINE
1 - REDWOOD (1) 23"	1 - REDWOOD
1 - EUCALYPTUS (1) 23"	1 - EUCALYPTUS
4 - STUMPS (1) 20", (2) 22", (1) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

Attachment 2 Tree Assessments											
Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes					
	1	Pine	32		Remove	In advanced decline					
	2	Tea tree	9	Remove	Remove	Not rated as significant					
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ					
	4	Acacia	25	Remove	Remove	Not rated as significant					
	5	Pine	29		Remove	Tree is in advance decline					
	6	Tea tree	9	Remove	Remove	Not rated as significant					
	7	Tea tree	9	Remove	Remove	Not rated as significant					
Significant	8	Cypress	9			City tree					
Significant	9	Cypress	9			City tree					
Moderately significant	10	Pine	29								
	11	Pine	19		Remove	Tree in advance decline					
	12	Pittosporum	13	Remove	Remove	Not rated as significant					
Significant	13	Pine	29								
	14	Pittosporum	19	Remove	Remove	Not rated as significant					
	15	Ironwood				City tree					
	16	Oak	22								
Significant	17	Cypress	64								
Moderately significant	18	Oak	19								
	19	Pittosporum	6	Remove	Remove	Not rated as significant					
	20	Tea tree	13	Remove	Remove	Not rated as significant					
	21	Pittosporum	7	Remove	Remove	Not rated as significant					
	22	Tea tree	9	Remove	Remove	Not rated as significant					
	23	Pittosporum	6	Remove	Remove	Not rated as significant					

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Significant	24	Acacia	19	Remove	Deny	Tree is a nice specimen
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
	26	Pine	21			
Significant	27	Redwood	38			
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
	29	Pine	37			
Significant	30	Pine	31			
Significant	31	Pine	40		Remove	Tree is in advance decline
Moderately significant	32	Pine	30			
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump
	37	Oak	11			
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice specimen
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice specimen
Significant	41	Acacia	16	Remove	Deny	Tree is a nice specimen
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	43	Pine	26			
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice specimen
Moderately significant	46	Tea tree	13			
Significant	47	Oak	12			

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	48	Toyon	15			
Moderately significant	49	Oak	12			
	50	Toyon				
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
Significant	53	Acacia	17			
Moderately significant	54	Tea tree	18			
Significant	55	Cypress	21			
	56	Pine	31			City tree
	57					City tree
	58	Oak	8			City tree
Significant	59	Pine				
	60	Loquot				City tree
	61	Redwood	13			City tree
	62	Pine	23			City tree
	63	Pine	26			City tree
	64	Pine	30			City tree
	65	Pine	8			City tree
	66	Pine	13			City tree
	67	Pine	17			City tree
	68	Acacia	13			City tree
	69	Cedar	6			City tree
Significant	70	Pine	19			
Significant	71	Pine	12			City tree

Attachment 3 Recommendation Summary

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant
Significant	24	Acacia	19	Remove	Deny	Tree is a nice specimen
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
Significant	31	Pine	40		Remove	Tree is in advance decline
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice specimen
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice specimen
Significant	41	Acacia	16	Remove	Deny	Tree is a nice specimen
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice specimen
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 11, 2021
CONSENT AGENDA

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Robert Harary, P.E., Director of Public Works
SUBJECT:	Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

RECOMMENDATION:

Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

BACKGROUND/SUMMARY:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

January 14, 2021 Minutes
January 26, 2021 Tour of Inspection

REGULAR MEETING
Thursday, January 14, 2021

VIDEO

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

To attend via Teleconference; Dial in number 1-636-373-8822 PIN: 461 926 817#

The public can also email comments to lsfenton@ci.carmel.ca.us. Comments must be received 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 added to the agenda and made part of the record.

MEETING 3:30 PM

CALL TO ORDER AND ROLL CALL

PRESENT:	Berling, Caddell, Mosley, Myers, Sours
STAFF PRESENT:	Sara Davis, City Forester Robert Harary, Director of Public Works Leslie Fenton, Executive Assistant

EXTRAORDINARY BUSINESS

Item A: Introduction of new Forest & Beach Commissioner Brian Sours

Public Works Director Harary and Chair Caddell introduced new Forest & Beach Commissioner Brian Sours.

Item B: Brown Act Training Video

Public Works Director Harary announced that the video from the Brown Act training on January 7, 2021, was available on the City's YouTube channel and encouraged any Commissioner who may have missed the training to watch the video.

PUBLIC APPEARANCES

Shirley Moon
Dale Bryne

ANNOUNCEMENTS

None

CONSENT AGENDA

Item 1: Approve December 10, 2020 Meeting Minutes as presented

Commissioner Myers moved to approve the December 10, 2020 meeting minutes, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell

NOES: None

ABSENT: None

ABSTAIN: Sours

Item 2: Scenic Pathway renovation efforts by Carmel Cares

Commissioner Myers moved to receive the summary regarding Scenic Pathway renovation efforts by Carmel Cares, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell

NOES: None

ABSENT: None

ABSTAIN: Sours

PUBLIC HEARINGS

Item 3: Approval or denial, with or without conditions, for lifting the Stop Work Order at the Northwest Corner of Junipero Street and Thirteenth Avenue

City Forester Davis presented the staff report.

Applicant Dr. Vivian Price spoke. She requested that any fine for the assessed value of the trees be put towards replanting new trees in her yard.

Public Appearances

None

Commissioner Myers moved to accept the City Forester's recommendation with the modification that the tree less than 10" diameter be removed from the calculation. Applicant to pay the appraised value of two of the three removed trees and the cost of the appraisal in the amount of \$5,803.40 to be deposited in the City's Reforestation Fund, seconded by Commissioner Berling.

Chair Caddell offered an amendment to the motion to include the replanting of three (3) trees and the submittal of a tree management plan and a landscape plan subject to the City Forester's approval.

Commissioners Myers and Berling approved the amendment to the original motion.

The motion carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Caddell
 NOES: Sours
 ABSENT: None
 ABSTAIN: None

Item 4: Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

City Forester Davis presented the staff report.

The applicant's representative Eric Miller spoke.

Public Appearances
 None

Commissioner Berling moved to continue the project to the next meeting so that Commissioner could tour the site as a group or groups of no more than two (2) with the City Forester, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
 NOES: None
 ABSENT: None
 ABSTAIN: None

The Commissioners unanimously agreed to tour the site on Tuesday, January 26, 2021, at 10:00 am.

ORDERS OF BUSINESS

Item 5: Election of Chairperson and Vice-Chairperson for 2021

Commissioner Caddell nominated Commissioner Mosley as Chair, seconded by Commissioner Myers and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
 NOES: None

ABSENT: None
ABSTAIN: None

Commissioner Caddell nominated Commissioner Myers as Vice-chair, seconded by Commissioner Mosley and carried by the following roll call vote:

AYES: Berling, Mosley, Myers, Sours, Caddell
NOES: None
ABSENT: None
ABSTAIN: None

The new Chair and Vice-chair will assume their positions at the next meeting.

Item 6: City Forester's Monthly Report for December 2020

City Forester Davis presented the report.

Public Appearances
None

Item 7: Public Works Director's Monthly Report for December 2020

Public Works Director Harary presented the report. Which included an overview of the ongoing problem of placing sand over exposed sandstone just west of Del Mar parking area and the volleyball courts.

Public Appearances
Ramie Allard

FUTURE AGENDA ITEMS

- How to communicate with residents things going on in the forest, messaging platform.
- Where to get replacement trees.
- Alerting community to Oak disease.

ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 5:39 pm. The next Regular Meeting is scheduled for February 11, 2021.

Respectfully submitted,

Leslie Fenton, Executive Assistant

Approved by:

Michael Caddell, Chair

Forest and Beach Commission Special Meeting Minutes

SPECIAL MEETING
Tuesday, January 26, 2021
TOUR
MEETING 10:00 AM

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Caddell, Mosley, Myers, Sours
STAFF PRESENT: Sara Davis, City Forester
Brandon Swanson, Community Planning & Building Director
Marnie Waffle, Senior Planner

TOUR OF INSPECTION

As a follow-up to Public Hearing Item #4 at the January 14, 2021 Regular Meeting, and pertaining to an application to remove 28 trees on 16 parcels, Commissioners toured the project site located at South First Avenue bt. Carpenter & Guadalupe Streets.

ADJOURNMENT

Respectfully submitted,

Leslie Fenton, Executive Assistant

Approved by:

Darlene Mosley, Chair



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

February 11, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 23 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 23 trees (1, 2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 31, 33, 35, 36, 39, and 44.) Approve the removal of two trees and require mitigation (24 and 25.) Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the City's Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel.

The tree removal permit application first submit was for the removal of 23 trees. Since the Forest and Beach Commission meeting on January 14, 2021, the applicant has amended the application. The new application now requests the removal of 19 trees plus four trees in decline for a total of 23 trees. The new concept plan for the site keeps 8 trees proposed for removal in the previous application and adjusts building footprints to accommodate Structural Root Zones as required by the City Forester.

Attachment 1 is the new conceptual plan for the site and shows the assigned tree numbers. 17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 23 of the 54 on the private property. Attachment 2 is the staff report provided to the Commission for consideration at the January 14, 2021 meeting.

REMOVALS

The applicant is proposing to remove 23 trees numbered 1, 2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24,

25, 28, 31, 33, 35, 36, 39, and 44. 15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, and 44 were evaluated as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees were not on the previous removal permit application and have been added.

DENIALS

Two trees numbered 24 and 25 are rated as significant or moderately significant in the evaluation. These trees are in good health and are exceptional examples of their species. However, the retention of these two trees would not permit the construction of a large portion of the proposed hotel structure. This impact will be mitigated by planting as noted below.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures have been modified to accommodate the Structural Root Zones of these trees.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation, that would equate to 24 new upper and eight new lower canopy trees across the eight lots.

The proposed hotel portion of the site is currently eight single lots that would merge into one parcel. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 new upper and eight new lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	23
Recommended to remove	23
Recommended to retain on private property	31

Total recommended to retain on private property and the right of way	45
Recommended trees to be planted	57
Total number of trees on the site per the recommendation after project completion	113

FISCAL IMPACT:

The applicant has paid the permit application fee. Any funds received in lieu of planting will be deposited in the Reforestation Fund.

ATTACHMENTS:

Attachment 1 Site Map

Attachment 2 1.14.2021 documents

ERNO MILLER Architects, Inc. Attachment B



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

January 14, 2021
PUBLIC HEARINGS

TO:	Forest and Beach Commissioners
SUBMITTED BY:	Sara Davis, City Forester
SUBJECT:	Approval or denial, with or without conditions, of the tree removal permit application of 28 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

RECOMMENDATION:

Approve the removal of 18 trees (2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 28, 33, 35, 36, 39, 44, and 51.) Approve the removal of two trees and require mitigation (24 and 25.). Require the removal of four additional trees that are in poor condition (1, 5, 11, and 31.) Deny the removal of 10 trees (3, 24, 25, 34, 38, 40, 41, 42, 45, and 52.). Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund.

BACKGROUND/SUMMARY:

The site south First Avenue between Carpenter Street and Guadalupe Street is comprised of 16 parcels. 71 trees were assessed by the City Forester and another Certified Arborist on City staff as a part of a concept plan review which proposed the construction of eight single family residences and a 14 unit hotel. Attachment 1 is the conceptual plan for the site and shows the assigned tree numbers. 17 of the 71 trees are in the City right-of-way; three of the right-of-way trees have been already been removed by City staff leaving 14 City trees. The private property has 54 trees. The applicant is proposing to remove 28 of the 54 on the private property. A listing of all the trees assessed is in Attachment 2. Attachment 3 summarizes the trees in the permit application.

REMOVALS

The applicant is proposing to remove 28 trees numbered 2, 3, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 33, 34, 35, 36, 38, 39, 40, 41, 42, 44, 45, 51, and 52.

15 of the proposed 28 trees to be removed in the application numbered 2, 4, 6, 7, 12, 14, 19, 20, 21, 22, 23, 36, 39, 44, and 51 are assessed as not significant trees. The determination of significance utilizes the method described in Section 17.48.060.A.1 of the Municipal Code.

Tree 28 is rated as significant as a specimen tree but it is crowding a large redwood nearby (tree 27.).

Tree 33 is in advanced decline.

Tree 35 is in conflict with utility lines.

Tree 36 is a stump.

Tree 39 is dead.

Tree 44 has poor form from being topped in the past.

ADDITIONAL TREES TO REMOVE

Since the initial site assessment, trees 1, 5, 11, and 31 have gone into advanced decline. These four trees are not on the removal permit application, but should be removed.

DENIALS

Six trees numbered 24, 25, 34, 38, 40, 41, and 45 are rated as significant or moderately significant in the assessment. These trees are in good health and are exceptional examples of their species.

Trees 3, 34, and 52 are in good health and will require Structural Root Zone protection areas with a radius of 10'. Proposed structures would need to be modified to accommodate the Structural Root Zones.

PLANTING

The site has proposed eight single family lots that are roughly 4,000 square feet in size. Per the recommended tree density for lots of this size, each lot should have three upper canopy trees and one lower canopy tree. Following the recommendation that would equate to 24 upper and eight lower canopy trees across the eight lots.

The proposed portion of the site is currently eight single lots that would merge into one property. If the size of the site is treated with the same planting recommendation as the eight single family lots, 24 upper and eight lower canopy trees could an option in determining how new plantings could meet the tree density recommendations.

TREE COUNT SUMMARY

Total trees on the site	71
Trees in the right of way to be protected	14
Trees removed from the right of way	3
Trees on private property	54
Tree proposed to be removed	28
Additional trees required to be removed	4
Recommended to remove	19
Recommended to retain on private property	34
Total recommended to retain on private property and the right of way	49
Difference from original number to trees to the recommended to remove	22

Recommended trees to be planted	64
Total number of trees on the site per the recommendation after project completion	113

FISCAL IMPACT:

The applicant has paid the permit application fee. Funds to use the in lieu of planting fee may be deposited in the Reforestation Fund.

ATTACHMENTS:

Attachment 1 - Site map

Attachment 2 - Tree assessments

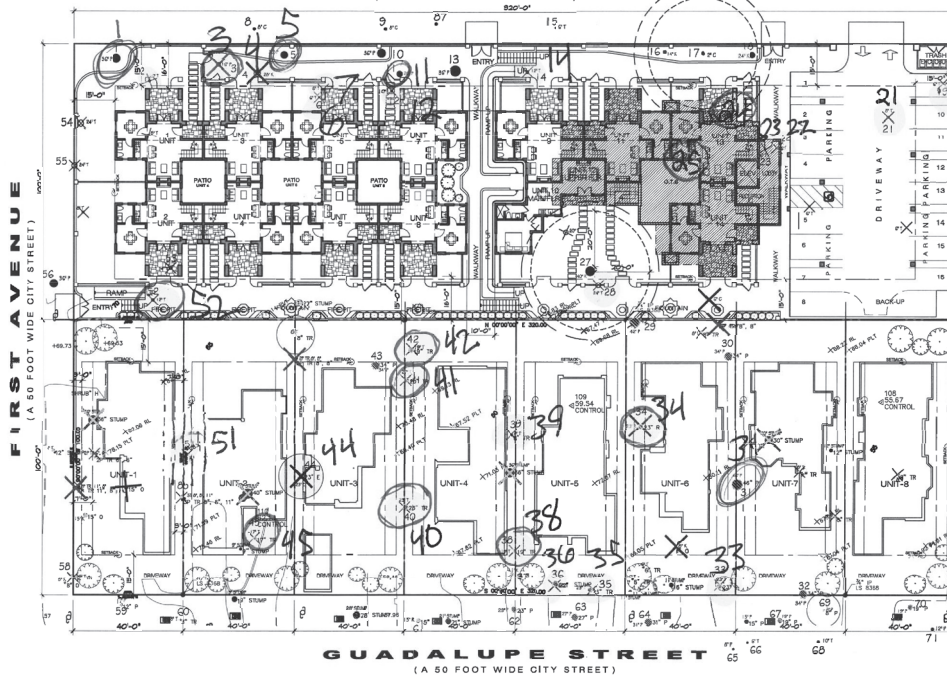
Attachment 3 - Tree assessment summary

Attachment 1

DATE: 1/1/21
DWG: 82/A-1a-Cottages.dwg

Attachment 1

CRI COTTAGES

CARPENTER STREET
(A 50 FOOT WIDE CITY STREET)

LEGEND X TREES TO BE REMOVED FOR CRI COTTAGES	
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(1) TREE (2) 4", (3) 6", (4) 10", (5) 12", (6) 14", (7) 16", (8) 18", (9) 20", (10) 24"	21 - TREES
(11) OAK (12) 8"	1 - OAK
(13) CYPRESS (14) 6"	1 - CYPRESS
(15) PINE (16) 16"	1 - PINE
TOTAL NUMBER OF TREES TO BE REMOVED = 24	

LEGEND X TREES TO BE REMOVED FOR CRI SINGLE FAMILY RESIDENCE	
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(1) TREE (2) 4", (3) 6", (4) 10", (5) 12", (6) 14", (7) 16", (8) 18", (9) 20", (10) 24"	18 - TREES
(11) OAK (12) 8", (13) 10"	2 - OAK
(14) PINE (15) 4", (16) 6", (17) 11"	6 - PINE
(18) REDWOOD (19) 20"	1 - REDWOOD
(20) EUCALYPTUS (21) 20"	1 - EUCALYPTUS
(22) STUMP (23) 20", (24) 34", (25) 40"	4 - STUMPS
TOTAL NUMBER OF TREES TO BE REMOVED = 28	
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4	

TOTAL NUMBER OF TREES TO BE REMOVED = 52
TOTAL NUMBER OF STUMPS TO BE REMOVED = 4

Green - trees in decline to remove not on the application
 Yellow - trees recommended to approve removal
 Red - trees recommended to deny removal
 Trees not highlighted are to remain.

TREE REMOVAL PLAN
 SCALE: 1/16" = 1'-0"

NOTES:

- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DAPLUNE OR 18' RADIALY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- STRUCTURAL ROOT ZONE - STRUCTURAL ROOT ZONE SHALL BE 4 FEET FROM THE TRUNK OR 6' RADIALY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

Attachment 2 Tree Assessments						
Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
Significant	8	Cypress	9			City tree
Significant	9	Cypress	9			City tree
Moderately significant	10	Pine	29			
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
Significant	13	Pine	29			
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	15	Ironwood				City tree
	16	Oak	22			
Significant	17	Cypress	64			
Moderately significant	18	Oak	19			
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Significant	24	Acacia	19	Remove	Deny	Tree is a nice specimen
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
	26	Pine	21			
Significant	27	Redwood	38			
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
	29	Pine	37			
Significant	30	Pine	31			
Significant	31	Pine	40		Remove	Tree is in advance decline
Moderately significant	32	Pine	30			
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump
	37	Oak	11			
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice specimen
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice specimen
Significant	41	Acacia	16	Remove	Deny	Tree is a nice specimen
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	43	Pine	26			
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice specimen
Moderately significant	46	Tea tree	13			
Significant	47	Oak	12			

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	48	Toyon	15			
Moderately significant	49	Oak	12			
	50	Toyon				
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
Significant	53	Acacia	17			
Moderately significant	54	Tea tree	18			
Significant	55	Cypress	21			
	56	Pine	31			City tree
	57					City tree
	58	Oak	8			City tree
Significant	59	Pine				
	60	Loquat				City tree
	61	Redwood	13			City tree
	62	Pine	23			City tree
	63	Pine	26			City tree
	64	Pine	30			City tree
	65	Pine	8			City tree
	66	Pine	13			City tree
	67	Pine	17			City tree
	68	Acacia	13			City tree
	69	Cedar	6			City tree
Significant	70	Pine	19			
Significant	71	Pine	12			City tree

Attachment 3 Recommendation Summary

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
	1	Pine	32		Remove	In advanced decline
	2	Tea tree	9	Remove	Remove	Not rated as significant
Moderately significant	3	Pine	17	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	4	Acacia	25	Remove	Remove	Not rated as significant
	5	Pine	29		Remove	Tree is in advance decline
	6	Tea tree	9	Remove	Remove	Not rated as significant
	7	Tea tree	9	Remove	Remove	Not rated as significant
	11	Pine	19		Remove	Tree in advance decline
	12	Pittosporum	13	Remove	Remove	Not rated as significant
	14	Pittosporum	19	Remove	Remove	Not rated as significant
	19	Pittosporum	6	Remove	Remove	Not rated as significant
	20	Tea tree	13	Remove	Remove	Not rated as significant
	21	Pittosporum	7	Remove	Remove	Not rated as significant
	22	Tea tree	9	Remove	Remove	Not rated as significant
	23	Pittosporum	6	Remove	Remove	Not rated as significant
Significant	24	Acacia	19	Remove	Deny	Tree is a nice specimen
Significant	25	Tea tree	17	Remove	Deny	Tree has an interesting form
Significant	28	Tea tree	35	Remove	Remove	Tree is crowding near by redwood
Significant	31	Pine	40		Remove	Tree is in advance decline
	33	Cedar	20	Remove	Remove	Tree is in advance decline
Significant	34	Redwood	20	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ
	35	Acacia	22	Remove	Remove	Tree is in conflict with power lines
	36	Stump		Remove	Remove	This is a stump

Significance	Tree #	Spp	DBH	Requested action	Forester's recommendation	Notes
Moderately significant	38	Acacia	16	Remove	Deny	Tree is a nice speciman
	39	Dead		Remove	Remove	Tree is dead
Significant	40	Acacia	20	Remove	Deny	Tree is a nice speciman
Significant	41	Acacia	16	Remove	Deny	Tree is a nice speciman
Significant	42	Tea tree	17	Remove	Deny	Tree has an interesting form
	44	Brush cherry	23	Remove	Remove	Tree has poor structure from being topped
Significant	45	Acacia	14	Remove	Deny	Tree is a nice speciman
	51	Pyrocantha		Remove	Remove	Not rated as significant
Significant	52	Oak	11	Remove	Deny	Tree is in good health - adjust structure for a 10' SRZ



CITY OF CARMEL-BY-THE-SEA FOREST AND BEACH COMMISSION Staff Report

March 11, 2021
CONSENT AGENDA

TO: Forest and Beach Commissioners

SUBMITTED BY: Robert Harary, P.E., Director of Public Works

SUBJECT: Approve February 11, 2021 Meeting Minutes as presented.

RECOMMENDATION:

Approve February 11, 2021 Meeting Minutes as presented.

BACKGROUND/SUMMARY:

N/A

FISCAL IMPACT:

N/A

ATTACHMENTS:

February 11, 2021 Minutes

REGULAR MEETING
Thursday, February 11, 2021

VIDEO

Governor Newsom's Executive Order N-29-20 has allowed local legislative bodies to hold public meetings via teleconference and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Also, see the Order by the Monterey County Public Health Officer issued March 17, 2020. The health and well-being of our residents is the top priority for the City of Carmel-by-the-Sea. To that end, this meeting will be held via teleconference and web-streamed on the City's website ONLY.

To attend via Teleconference; Dial in number 1-646-600-9376 PIN: 869 579 342#

The public can also email comments to lsfenton@ci.carmel.ca.us. Comments must be received 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 added to the agenda and made part of the record.

MEETING 3:30 PM

CALL TO ORDER AND ROLL CALL

PRESENT: Berling, Caddell, Mosley, Myers, Sours

STAFF PRESENT: Sara Davis, City Forester
Robert Harary, Director of Public Works
Agnes Martelet, Environmental Compliance Manager
Leslie Fenton, Executive Assistant

PUBLIC APPEARANCES

None

ANNOUNCEMENTS

Director of Public Works Harary introduced new Community Planning & Building Director Brandon Swanson.

CONSENT AGENDA

Item 1: Approve January 14, 2021 Meeting Minutes and January 26, 2021 Tour of Inspection as presented.

Commissioner Caddell moved to approve the January 14, 2021 meeting minutes and January 26, 2021 Tour of Inspection as presented, seconded by Commissioner Myers and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosely
 NOES: None
 ABSENT: None
 ABSTAIN: None

PUBLIC HEARINGS

Item 2: Approval or denial, with or without conditions, of the tree removal permit application of 23 trees on 16 parcels south First Avenue between Carpenter Street and Guadalupe Street.

City Forester Davis presented the staff report.

The applicant's representative Eric Miller spoke.

Public Appearances
 None

Commissioner Caddell moved to accept the City Forester's recommendation: approve the removal of 23 trees (1, 2, 4, 5, 6, 7, 11, 12, 14, 19, 20, 21, 22, 23, 24, 25, 28, 31, 33, 35, 36, 39, and 44.) Approve the removal of two trees and require mitigation (24 and 25.) Require each of the eight single family residence to meet the tree density recommendations per City Code where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the City's Reforestation Fund. Require the hotel portion of the site to plant 24 upper canopy trees and 8 lower canopy trees where possible, as determined by the City Forester, and/or pay in-lieu fees to be deposited into the Reforestation Fund. No trees shall be removed until the Community Planning & Building Department has completed review process and a building permit has been issued and/or authorized by the City Forester, seconded by Myers and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosley
 NOES: None
 ABSENT: None
 ABSTAIN: None

ORDERS OF BUSINESS

Item 3: Proposed Integrated Pest Management Policy

Environmental Compliance Manager Martelet and City Forester Davis presented the staff report.

Public Appearances
None

Commissioner Myers moved that the Commission was presented with proposed Integrated Pest Management Policy and as a Commission support it, seconded by Commissioner Caddell and carried by the following roll call vote:

AYES: Berling, Caddell, Myers, Sours, Mosley
NOES: None
ABSENT: None
ABSTAIN: None

The Commission unanimously supported the Integrated Pest Management Policy and its forwarding to the City Council for adoption.

Item 4: City Forester's Monthly Report for January 2021

City Forester Davis presented the report including impacts from the storm of January 27th and 28th.

Public Appearances
None

Item 5: Public Works Director's Monthly Report for January 2021

Public Works Director Harary presented the report.

- Carmel Cares continues working on the Scenic Pathway and have just started upgrades at Devendorf Park.
- An RFP will be issued for the theatrical programming and facility management of the Forest Theater.
- Environmental Compliance Manager Martelet recapped the January Climate Committee meeting.
- Commissioner Myers had approached the volleyball community and they will be donating approximately \$2500 to the City for the movement of sand and temporary protection of the Del Mar sand hill.

Public Appearances
None

FUTURE AGENDA ITEMS

- Ways to communicate with residents and public on things that are going on (ex. Pitch canker)
- Enhance Forestry section of website

ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 5:00 pm. The next Regular Meeting is scheduled for March 11, 2021.

Respectfully submitted,

Leslie Fenton, Executive Assistant

Approved by:

Darlene Mosley, Chair

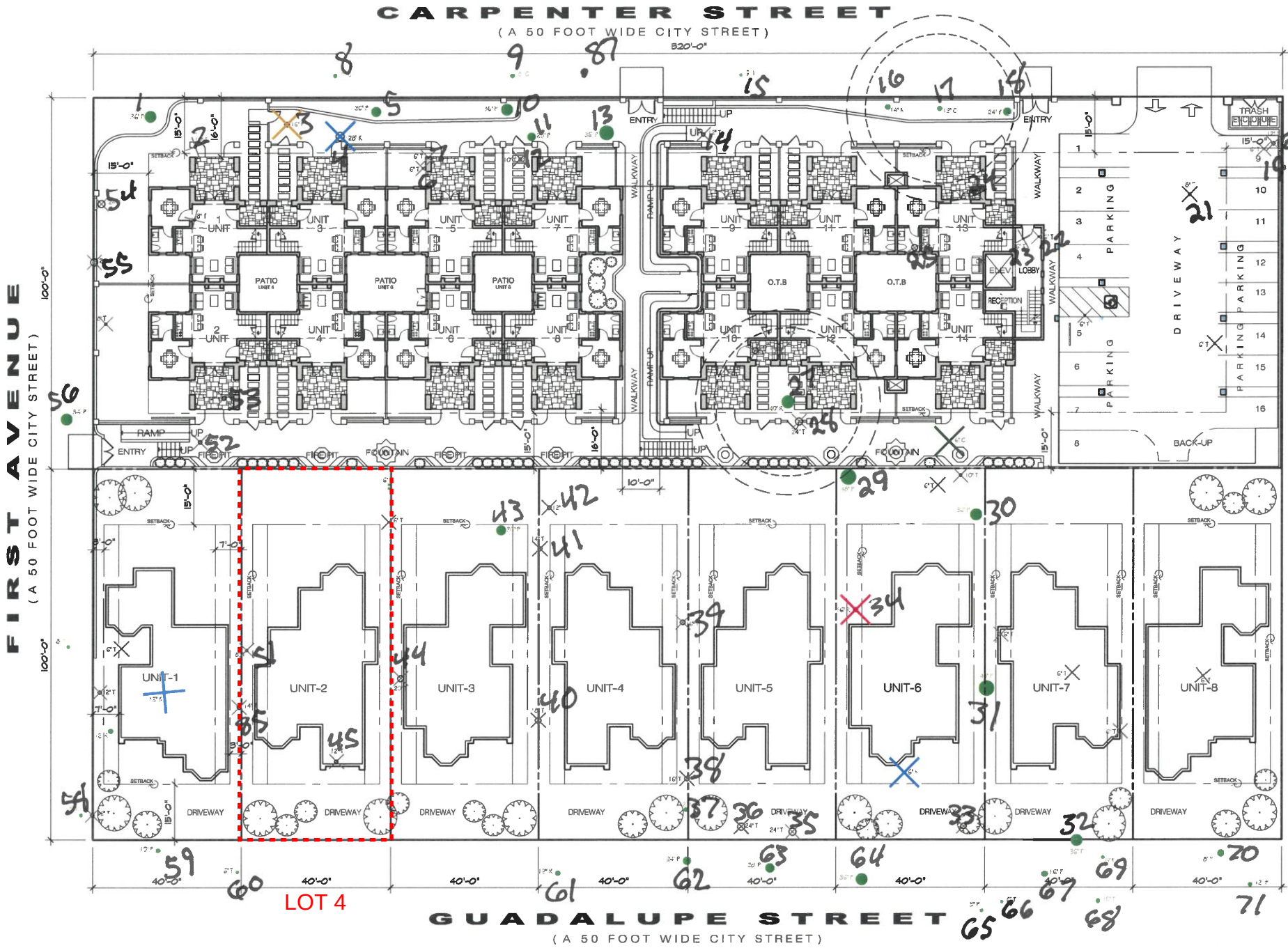
January 11, 2023

Project Data Table

Page 1 of 1

PROJECT DATA FOR A 4,000-SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	0 SF	1,995 SF
Site Coverage	396 SF/556 SF	Unknown	TBD
Trees (Upper/Lower)	3/1	0/1	3/1
Ridge Height (1 st /2 nd)	18'/24'	N/A	12'-7"/21'-11"
Plate Height (1 st /2 nd)	12'/18'	N/A	9'-11"/18'-6"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	N/A	35'
Composite Side Yard	10' (25%)	N/A	10'
Side Yard	3'	N/A	3'
Rear	15'/3'*	N/A	15'

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



PROJECT DATA	
ADDRESS:	CARPENTER & GUADALUPE STREET BETWEEN 1st & 2nd AVENUE CARMEL - BY-THE-SEA, CA 93921
LOT SIZE:	64,000 S.F.
A.P.N.:	010-021-002-000
BLOCK:	17
LOT:	1 THRU 16
ZONING:	R1
TYPE OF CONSTRUCTION:	(V-B)
FRONT SETBACK:	15'-0" MIN.
SIDE SETBACKS:	25% OF SITE WIDTH (MIN. 3 FT.)
REAR SETBACK:	15'-0" MIN.
MAX. BUILDING HEIGHT:	24'-0"
ONE STORY PLATE HEIGHT:	12'-0"
TWO STORY PLATE HEIGHT:	18'-0"

PROJECT DESCRIPTION:	
CONCEPTUAL DESIGN AND FEASIBILITY STUDY OF THE PROPERTY AT CARPENTER & GUADALUPE STREET BETWEEN 1st & 2nd AVENUE, CARMEL-BY-THE-SEA CA 93921	

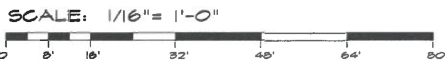
LOT AREA	
8 LOTS ALONG CARPENTER STREET	32,000 S.F.
8 LOTS ALONG GUADALUPE STREET	32,000 S.F.
NET LOT SIZE	64,000 S.F.

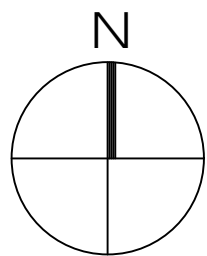
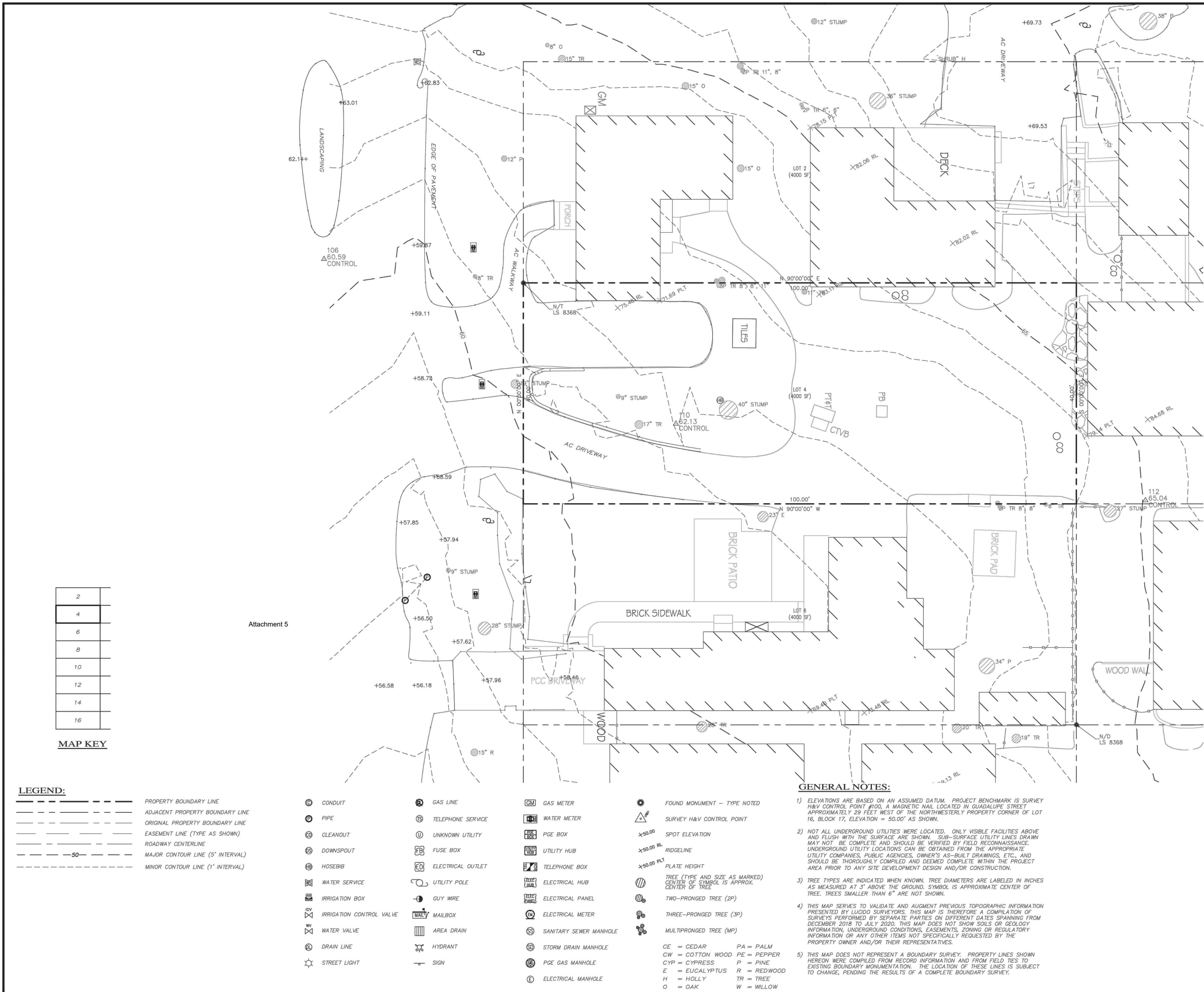
FLOOR AREA	
RESORT COTTAGES ALONG CARPENTER STREET	
(16) - ONE BEDROOM UNIT @ 900 S.F. PER UNIT	14,400 S.F.
RECEPTION/ELEVATOR/LOBBY @ MAIN FLOOR	350 S.F.
SPA & OFFICE @ BASEMENT	2,060 S.F.

SINGLE FAMILY DWELLING ALONG GUADALUPE STREET	
(8) - RESIDENTIAL UNITS @ 1,800 S.F. PER UNIT	14,400 S.F.

LEGEND	
TREES TO BE REMOVED	
TREE TYPE & SIZES OF TREES TO BE REMOVED	NO. OF TREES TO BE REMOVED
(T) TREE (5) 24" DIA., (3) 20" DIA., (3) 18" DIA., (2) 16" DIA., (3) 14" DIA., (7) 12" DIA., (3) 10" DIA., (4) 8" DIA., & (14) 6" DIA.,	44 - TREE
(K) OAK (1) 28" DIA., (1) 12" DIA., & (1) 6" DIA.	3 - OAK
(C) CYPRESS (1) 6" DIA.	1 - CYPRESS
(P) PINE (1) 16" DIA.	1 - PINE
(R) REDWOOD (1) 16" DIA.	1 - REDWOOD

SITE DEVELOPMENT & TREE REMOVAL PLAN





EXISTING TOPOGRAPHIC MAP

SCALE: N.T.S.

CONTACT INFORMATION:

OWNER:
MR. DON DESAI
PO BOX 2106
MONTEREY, CA 93942

ARCHITECT:
ATTN: LUYEN VU
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
GUADALUPE ST. BETWEEN 1ST AND 2ND AVE
CARMEL-BY-THE-SEA, CA 93921

08/18/20	JK	RELEASED TO CLIENT	
No.	DATE	BY	REVISION

TOPOGRAPHIC MAP

OF
LOT 4 IN BLOCK 17
VOLUME 1 OF CITIES AND TOWNS AT PAGE 52
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. DON DESAI

SCALE: 1" = 8'
DATE: AUG 2020
JOB NO. 2143-01

SHEET 3

OF 9 SHEETS

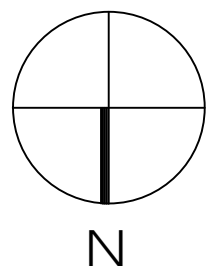
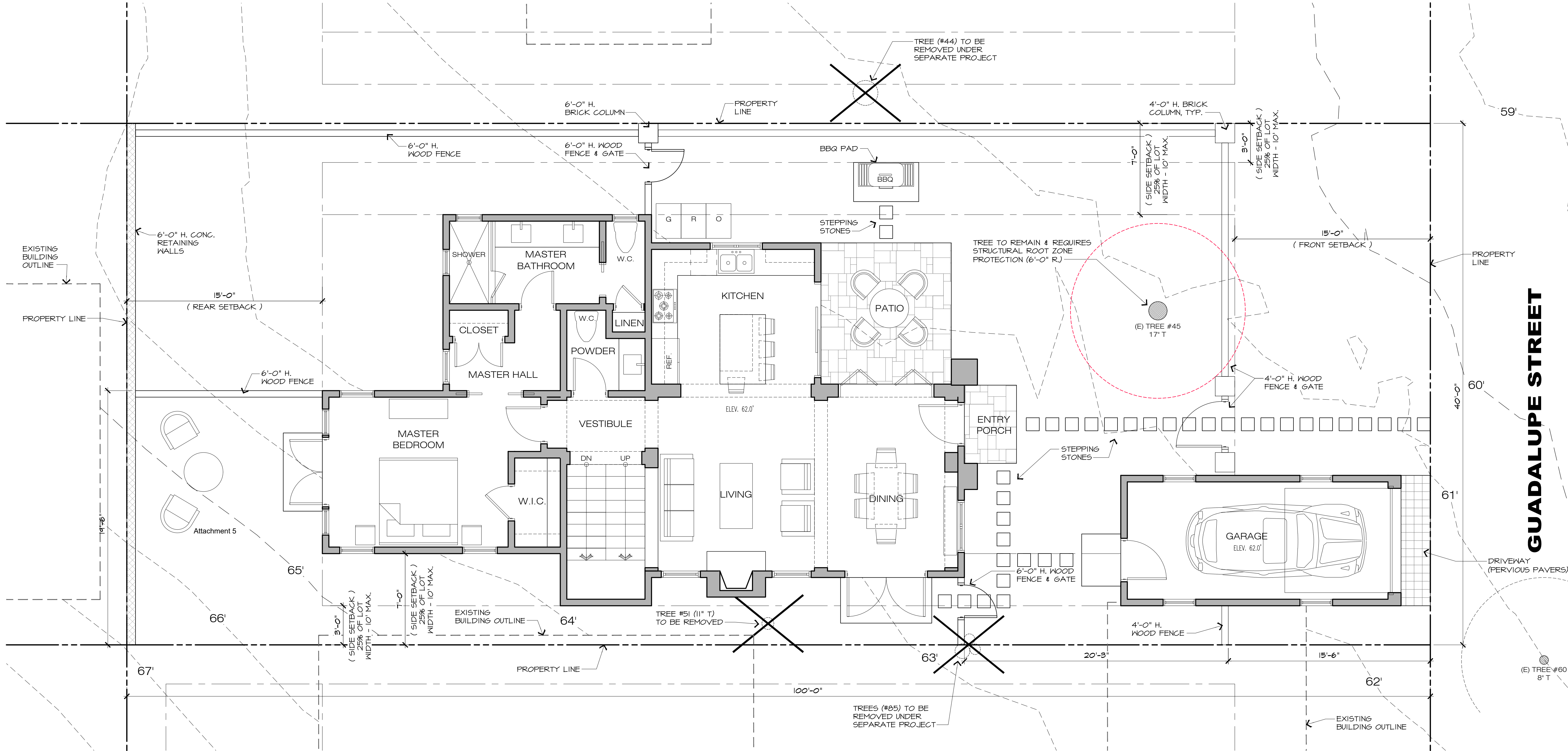


APPROVED BY:

GUY R. GIRAUDO
P.L.S. No. 8703

REVISION	No.
CONSULTANT:	
ARCHITECT	
ERIC MILLER ARCHITECTS, INC.	
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 483-8970 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
EXISTING TOPOGRAPHIC MAP	
JOB NAME:	CRI - Residential House Lot #4 Guadalupe St. between 1st & 2nd Ave. Carmel-by-the-Sea, CA 93921 A.P.N. 010-021-015
DATE:	1/23/22
SCALE:	N.T.S.
DRAWN:	JK
JOB NUMBER:	20.05
A-1.0	
SHEET OF	





PROPOSED SITE PLAN - LOT #4

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



ROOF DECK

ROOF DECK 311.0 S.F.

SITE COVERAGE

ALLOWED	396.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
PORCHES	124.0 S.F.
LANDINGS	45.0 S.F.
SITE WALLS	27.0 S.F.
MISC. HARDSCAPE	27.0 S.F.
TOTAL IMPERVIOUS COVERAGE	223.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	23.0 S.F.
WOOD FENCE	67.0 S.F.
STEPPING STONES & WALKWAYS	36.0 S.F.
TOTAL PERVIOUS COVERAGE	126.0 S.F.
TOTAL PROPOSED SITE COVERAGE	349.0 S.F.

REVISIONNo.

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 SITE PLAN - LOT #4

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE: 1/23/22

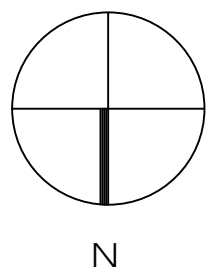
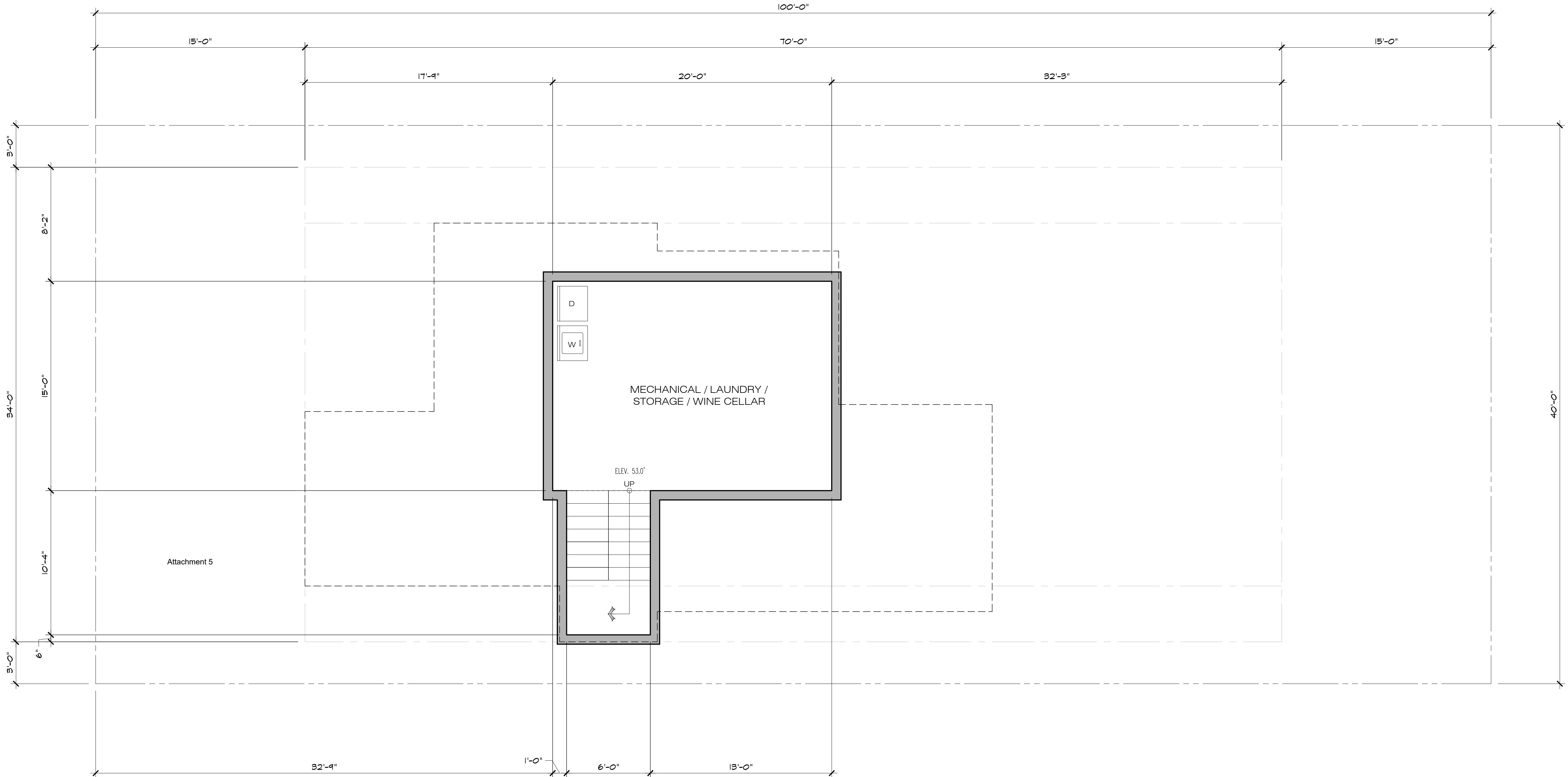
SCALE: 1/4"=1'-0"

DRAWN: JK

JOB NUMBER: 20.05

A-1.2

SHEET OF



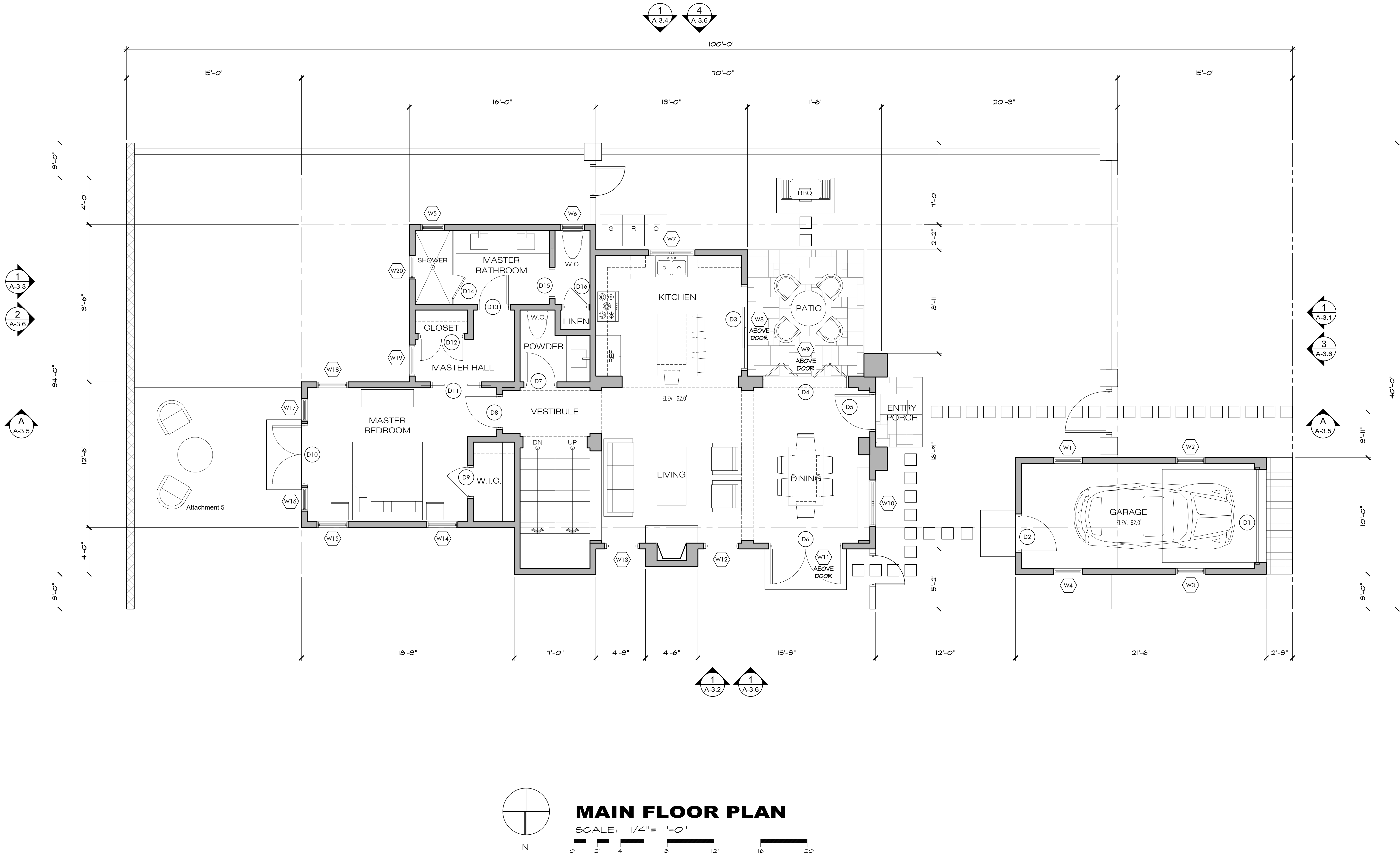
BASEMENT FLOOR PLAN

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

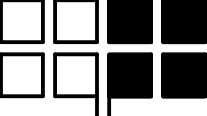


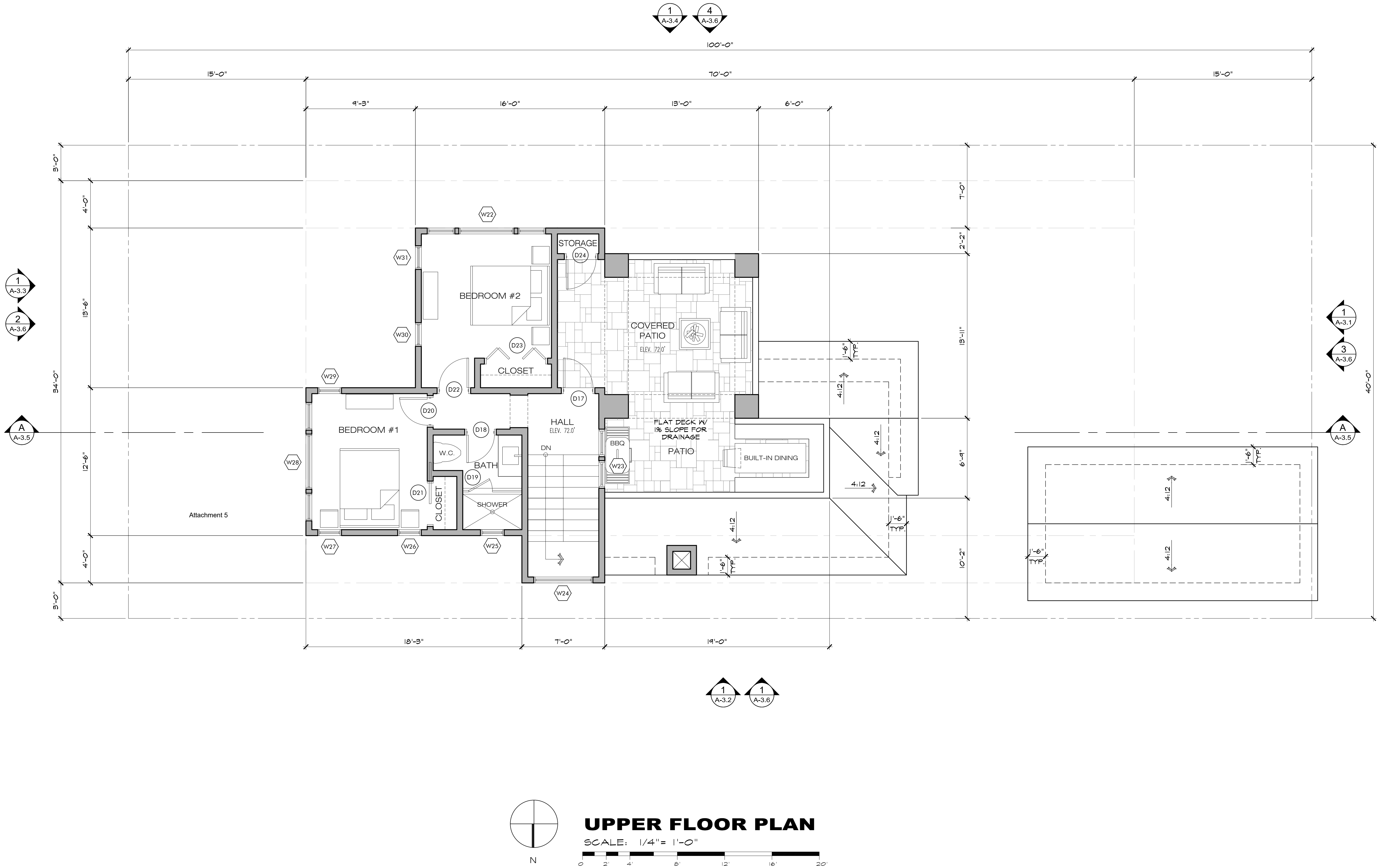
MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

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
BASEMENT - LOT #4		JOB NAME: CRI - Residential House Lot #4 Guadalupe St. between 1st & 2nd Ave. Carmel-by-the-Sea, CA 93921 A.P.N. 010-021-013
DATE:		9/23/22
SCALE:		1/4"=1'-0"
DRAWN:		JK
JOB NUMBER:		20.05
A-2.0		SHEET OF



MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC. 		
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MAIN FLOOR PLAN - LOT #4		
JOB NAME: CRI - Residential House Lot #4 Guadalupe St. between 1st & 2nd Ave. Carmel-by-the-Sea, CA 93921 A.P.N. 010-021-013		
DATE: 9/23/22		
SCALE: 1/4" = 1'-0"		
DRAWN: JK		
JOB NUMBER: 20.05		
A-2.1		
SHEET OF		



MAIN FLOOR AREA	1,051 S.F.
GARAGE	210 S.F.
UPPER FLOOR AREA	434 S.F.
BASEMENT FLOOR AREA	200 S.F.
BASEMENT BONUS AREA	100 S.F.
TOTAL	1,995 S.F.

REVISIONNo.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

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MONTEREY, CA 93940
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UPPER FLOOR PLAN - LOT #4

JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE: 9/23/22

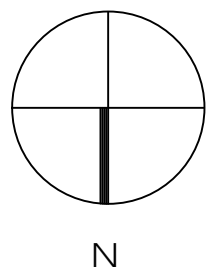
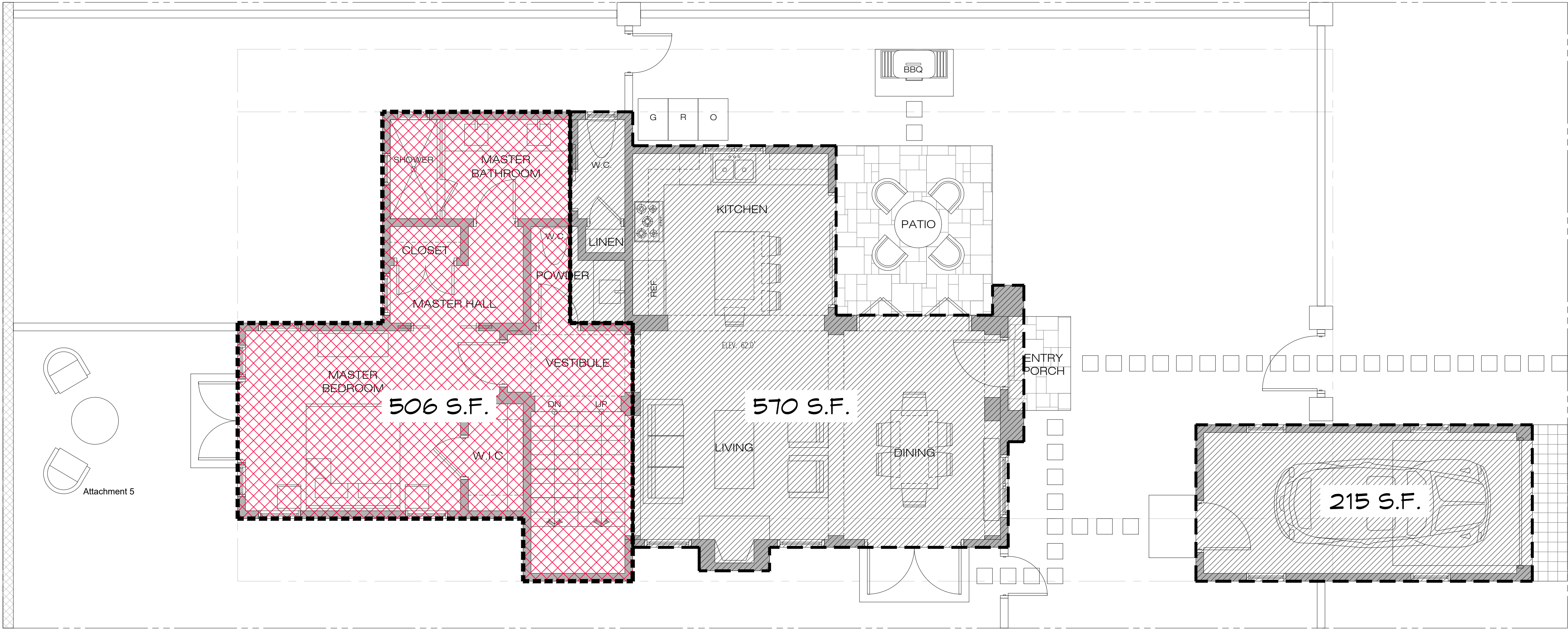
SCALE: 1/4" = 1'-0"

DRAWN: JK

JOB NUMBER: 20.05

A-2.2

SHEET OF



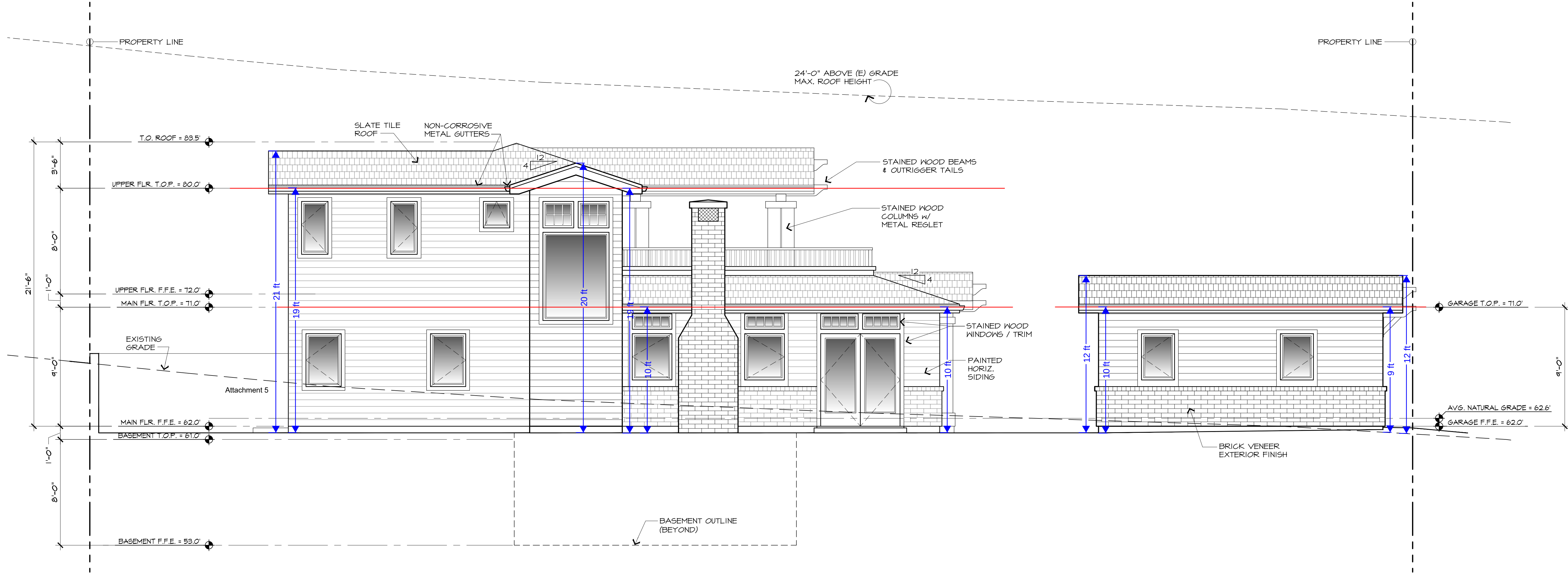
MAIN FLOOR & UPPER FLOOR OVERLAY

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



LEGEND	OVERLAPPING & NON-OVERLAPPING FLOOR AREA
	OVERLAPPING FLOOR AREA = 506 S.F.
	NON-OVERLAPPING FLOOR AREA = 785 S.F.

REVISION		No.
CONSULTANT:		
ARCHITECT		
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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
MAIN & UPPER FLOOR OVERLAY - LOT #4		
JOB NAME: CRI - Residential House Lot #4		
Guadalupe St. between 1st & 2nd Ave.		
Carmel-by-the-Sea, CA 93921		
A.P.N. 010-021-013		
DATE: 9/23/22		
SCALE: 1/4"=1'-0"		
DRAWN: JK		
JOB NUMBER: 20.05		
A-2.4		
SHEET OF		



PROPOSED NORTH ELEVATION - LOT #4

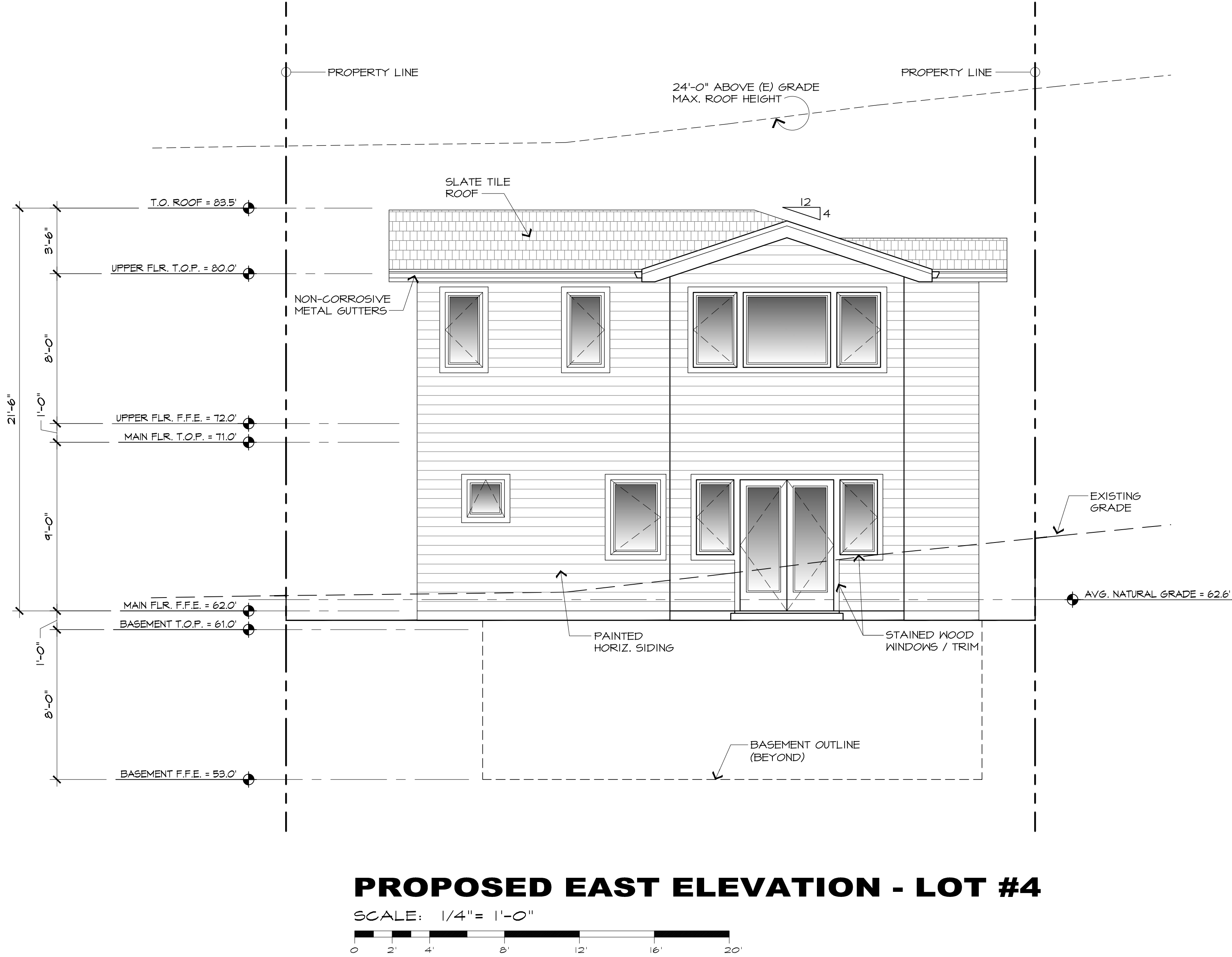
SCALE: 1/4" = 1'-0"
0 2' 4' 8' 12' 16' 20'

REVISION		No.
CONSULTANT:		
ARCHITECT		
PROPOSED EXTERIOR ELEVATIONS		
JOB NAME: CRI - Residential House Lot #4		
Guadalupe St. between 1st & 2nd Ave.		
Carmel-by-the-Sea, CA 93921		
A.P.N. 010-021-013		
DATE: 9/23/22		
SCALE: 1/4"=1'-0"		
DRAWN: JK		
JOB NUMBER: 20.05		
A-3.2		
SHEET OF		

ERIC MILLER ARCHITECTS, INC.

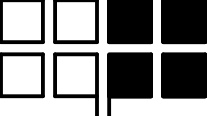
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

Attachment 5

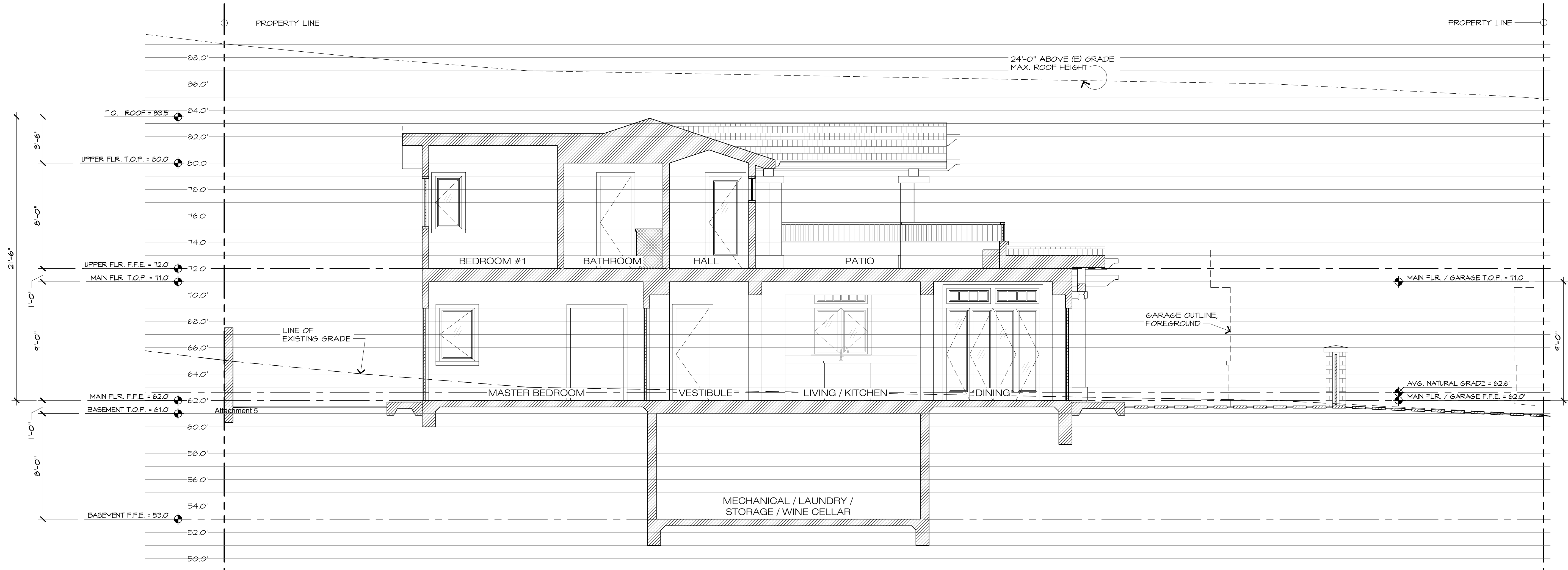


PROPOSED EAST ELEVATION - LOT #4



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 EXTERIOR ELEVATIONS		
JOB NAME: CRI - Residential House Lot #4		
Guadalupe St. between 1st & 2nd Ave.		
Carmel-by-the-Sea, CA 93921		
A.P.N. 010-021-013		
DATE: 9/23/22		
SCALE: 1/4"=1'-0"		
DRAWN: JK		
JOB NUMBER: 20.05		
A-3.3		
SHEET OF		

[illegible]

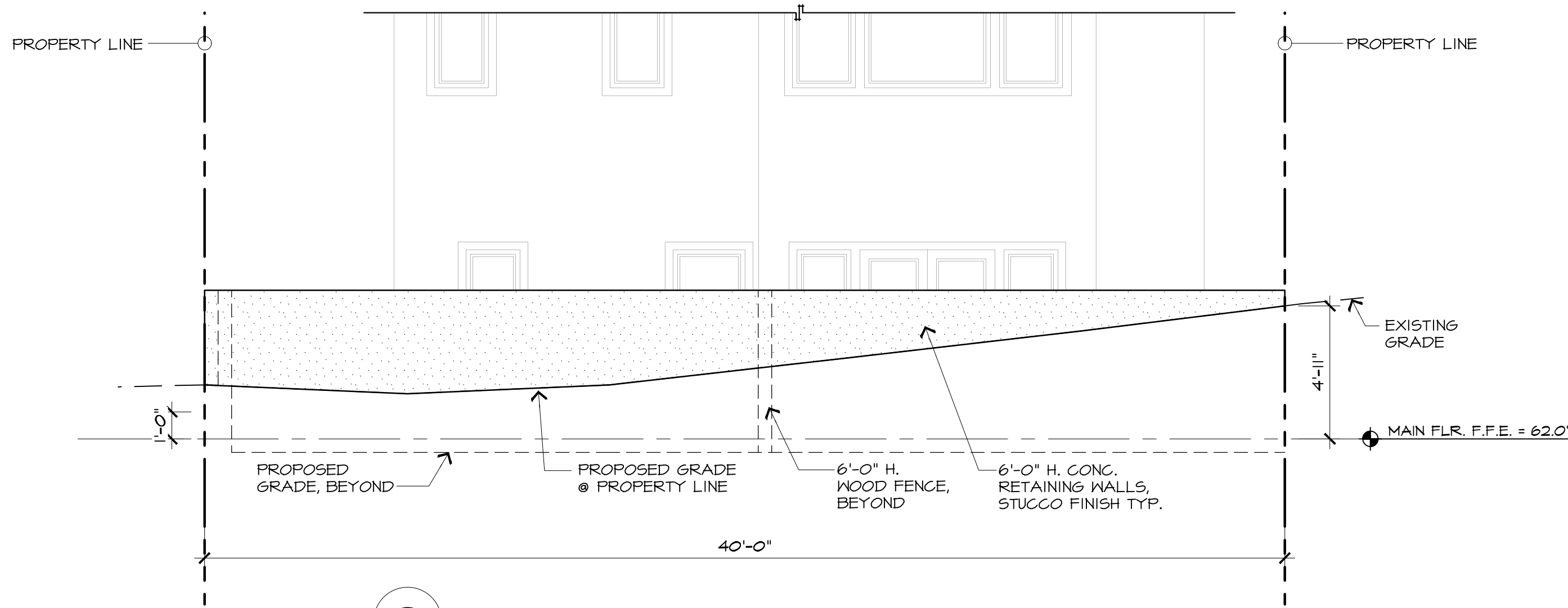


A PROPOSED SITE SECTION - LOT #4
SCALE: 1/4" = 1'-0"
0 2' 4' 6' 12' 16' 20'

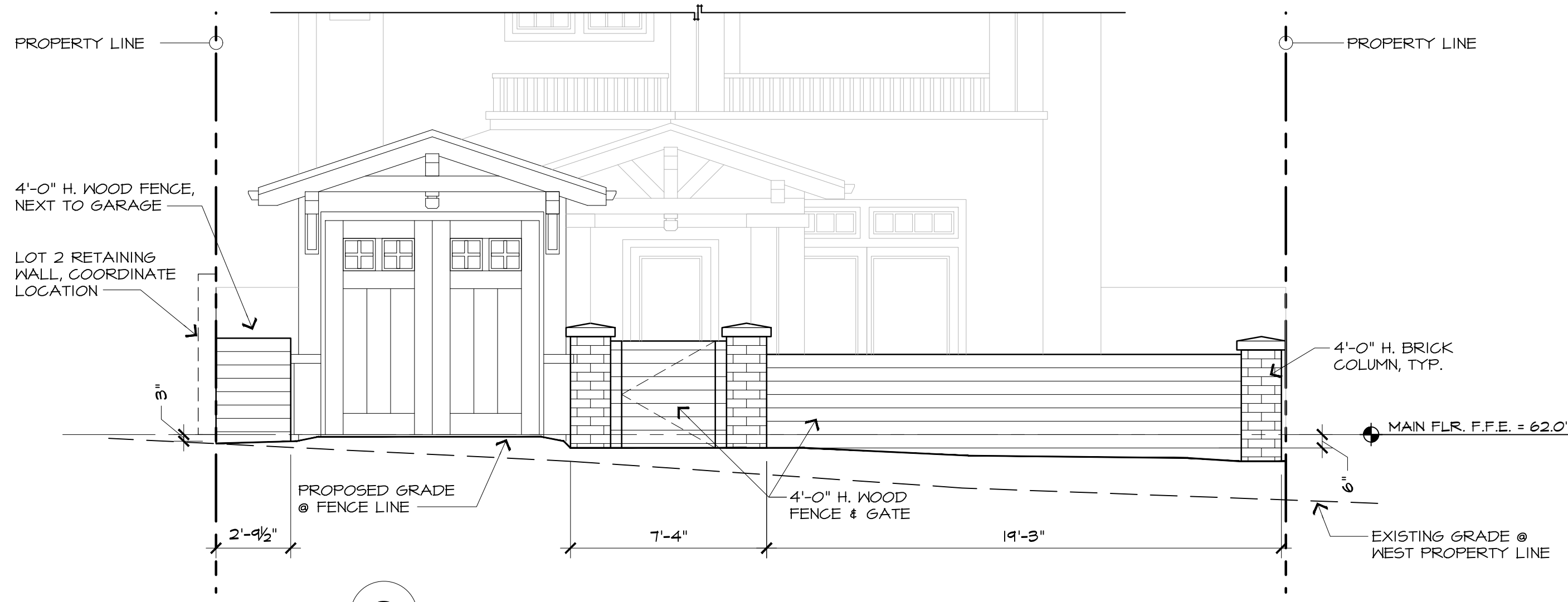
REVISION		No.
CONSULTANT:		
ARCHITECT		
ERIC MILLER ARCHITECTS, INC.		
211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com		
PROPOSED SITE SECTION - LOT #4		
JOB NAME: CRI - Residential House Lot #4 Guadalupe St. between 1st & 2nd Ave. Carmel-by-the-Sea, CA 93921 A.P.N. 010-021-013		
DATE: 9/23/22		
SCALE: 1/4"=1'-0"		
DRAWN: JK		
JOB NUMBER: 20.05		
A-3.5 SHEET OF		



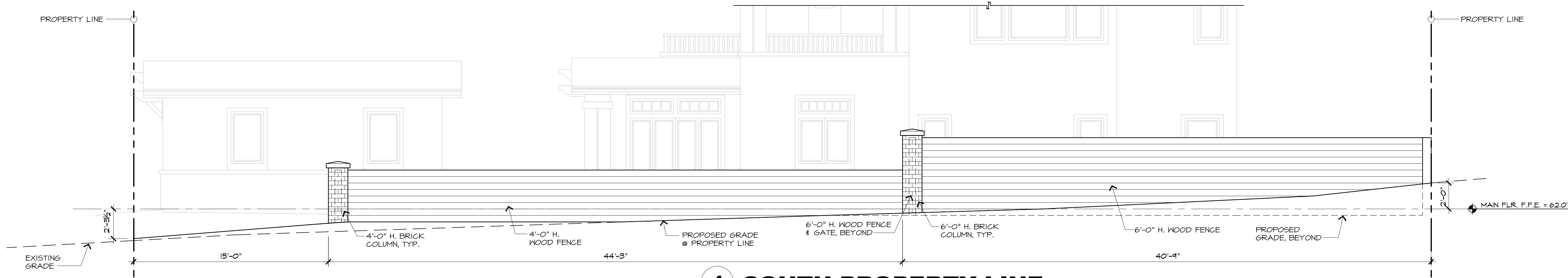
1 SIDE - SOUTH ELEVATION



2 EAST PROPERTY LINE



3 WEST PROPERTY LINE



4 SOUTH PROPERTY LINE

PROPOSED FENCING ELEVATIONS

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



REVISION	No.

CONSULTANT:

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE
MONTEREY, CA 93940
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ARCHITECT

PROPOSED FENCING ELEVATIONS

JOB NAME:
CRJ - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013

DATE: 9/23/22

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

DRAWN: JK

JOB NUMBER: 20.05

A-3.6
SHEET OF

DOOR SCHEDULE

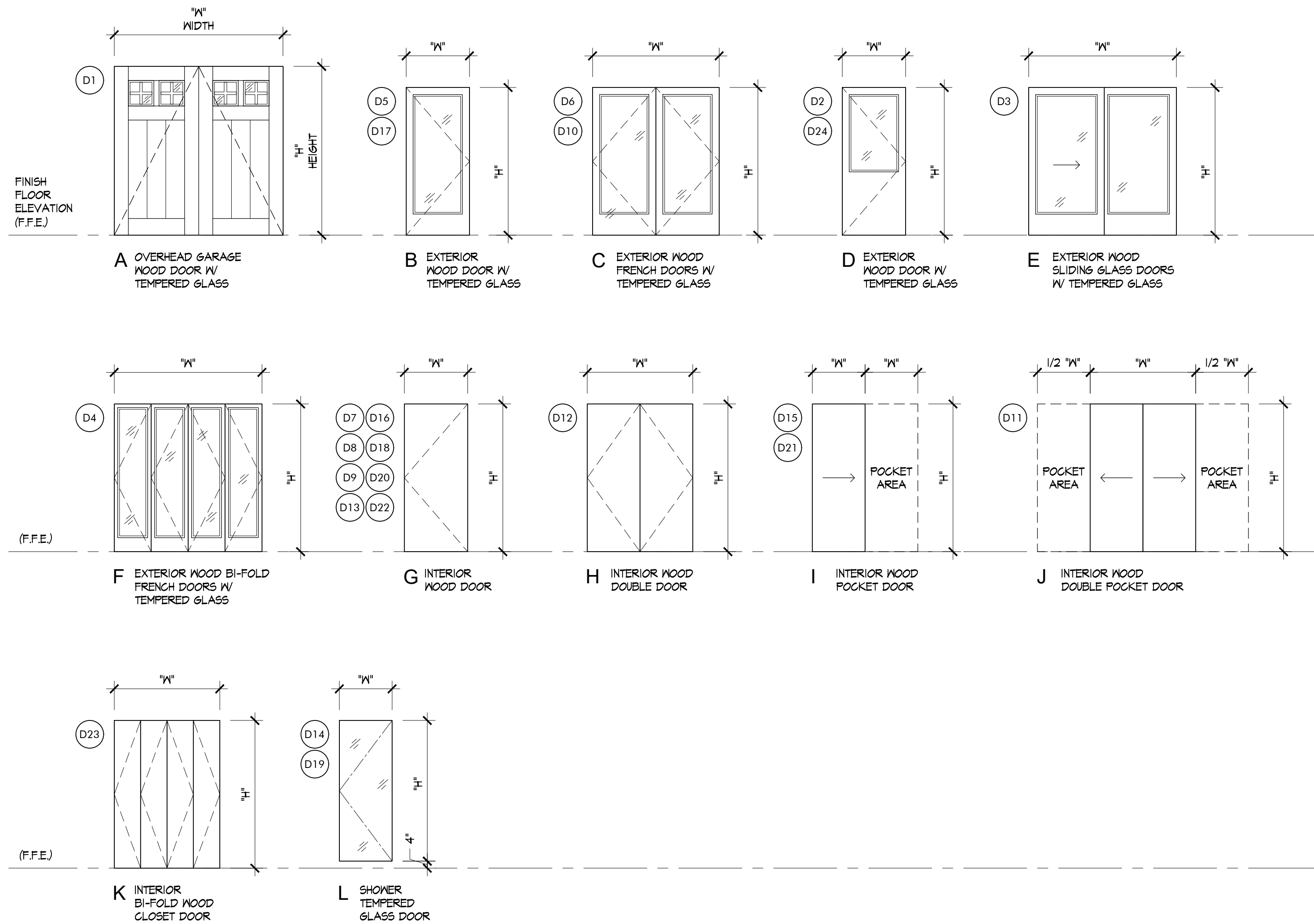
	DOOR NO.	TYPE	"W"-DOOR WIDTH	"H"-DOOR HEIGHT	THKNS.	LOCATION - ROOM NUMBER	DOOR MAT'L.	FRAME MAT'L.	HEAD DETAIL	JAMB DETAIL	THRSHD. DETAIL	REMARKS
Main Floor	D1	A	8'-0"	7'-0"	2-1/4"	GARAGE	ND./GL.	WOOD	--	--	--	OVERHEAD GARAGE DOOR W/ TEMP. GLASS
	D2	D	3'-0"	7'-0"	1-3/4"	GARAGE	ND./GL.	WOOD	--	--	--	TEMPERED GLASS
	D3	E	7'-0"	7'-0"	1-3/4"	KITCHEN	ND./GL.	WOOD	--	--	--	TEMPERED GLASS
	D4	F	7'-0"	7'-0"	1-3/4"	DINING	ND./GL.	WOOD	--	--	--	TEMPERED GLASS
	D5	B	3'-0"	7'-0"	1-3/4"	ENTRY	ND./GL.	WOOD	--	--	--	TEMPERED GLASS
	D6	C	6'-0"	7'-0"	1-3/4"	DINING	ND./GL.	WOOD	--	--	--	TEMPERED GLASS
	D7	G	2'-6"	7'-0"	1-3/4"	POUNDER	WOOD	WOOD	--	--	--	--
	D8	G	2'-8"	7'-0"	1-3/4"	MASTER BEDROOM	WOOD	WOOD	--	--	--	--
	D9	G	2'-6"	7'-0"	1-3/4"	MASTER W.I.C.	WOOD	WOOD	--	--	--	--
	D10	C	5'-0"	7'-0"	1-3/4"	MASTER BEDROOM	ND./GL.	WOOD	--	--	--	TEMPERED GLASS
	D11	J	4'-0"	7'-0"	1-3/4"	MASTER HALL	WOOD	WOOD	--	--	--	--
	D12	H	3'-8"	7'-0"	1-3/4"	MASTER CLOSET	WOOD	WOOD	--	--	--	--
	D13	G	2'-6"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--	--	--
	D14	L	2'-0"	6'-8"	1/2"	MASTER BATH	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D15	I	2'-4"	7'-0"	1-3/4"	MASTER BATH	WOOD	WOOD	--	--	--	--
	D16	G	2'-0"	7'-0"	1-3/4"	MASTER BATH / LINEN	WOOD	WOOD	--	--	--	--
Upper Floor	D17	B	2'-6"	7'-0"	1-3/4"	HALL	ND./GL.	WOOD	--	--	--	TEMPERED GLASS
	D18	G	2'-4"	7'-0"	1-3/4"	BATHROOM	WOOD	WOOD	--	--	--	--
	D19	L	2'-0"	6'-8"	1/2"	BATHROOM	GLASS	--	--	--	--	TEMPERED GLASS; SEE NOTE 10
	D20	G	2'-4"	7'-0"	1-3/4"	BEDROOM #1	WOOD	WOOD	--	--	--	--
	D21	I	3'-6"	7'-0"	1-3/4"	CLOSET #1	WOOD	WOOD	--	--	--	--
	D22	G	2'-6"	7'-0"	1-3/4"	BEDROOM #2	WOOD	WOOD	--	--	--	--
	D23	K	5'-0"	7'-0"	1-3/4"	CLOSET #2	WOOD	WOOD	--	--	--	--
	D24	D	2'-6"	7'-0"	1-3/4"	STORAGE	ND./GL.	WOOD	--	--	--	TEMPERED GLASS

DOOR NOTES

ALL NEW DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED (U.O.N.):

1. SHALL BE 2'-0" X 7'-0" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR. EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
6. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATINGS OF 20 MINUTES, PEMKO 888D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL WOOD DOORS SHALL BE SOLID CORE. Attachment 5
9. EXTERIOR GLAZED DOORS SHALL BE MULTI-PANE INSULATED GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SPM 12-7A-2. [§R37.8.2.1] ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.7 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
13. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SPM 12-7A-1 AND ASTM E2707. [§R37.8.3]

DOOR TYPES



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		□ □ □ □ □ □ □ □
DOOR SCHEDULE JOB NAME: CR1 - Residential House Lot #4 Guadalupe St. between 1st & 2nd Ave. Carmel-by-the-Sea, CA 95021 A.P.N. 010-021-013		
DATE: 9/23/22		
SCALE: 1/4" = 1'-0"		
DRAWN: JK		
JOB NUMBER: 2005		
A-4.1 SHEET OF		



RENDERED STREET ELEVATION - LOT #4

SCALE: N.T.S.

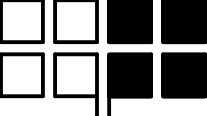
REVISION		No.
CONSULTANT:		
ARCHITECT	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVENUE PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	
RENDERED STREET ELEVATION		
JOB NAME:	CRL - Residential House Lot #4 Guadalupe St. between 1st & 2nd Ave. Carmel-by-the-Sea, CA 93921 A.P.N. 010-021-013	
DATE:	9/23/22	
SCALE:	N.T.S.	
DRAWN:	JK	
JOB NUMBER:	20.05	
A-7.2		
SHEET OF		

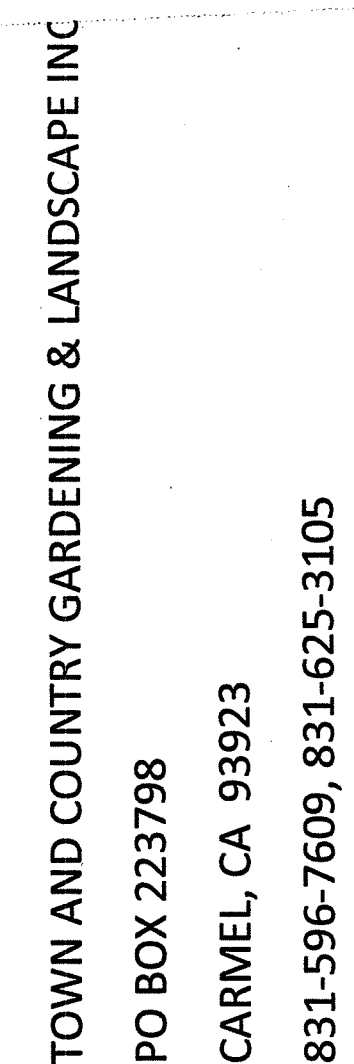
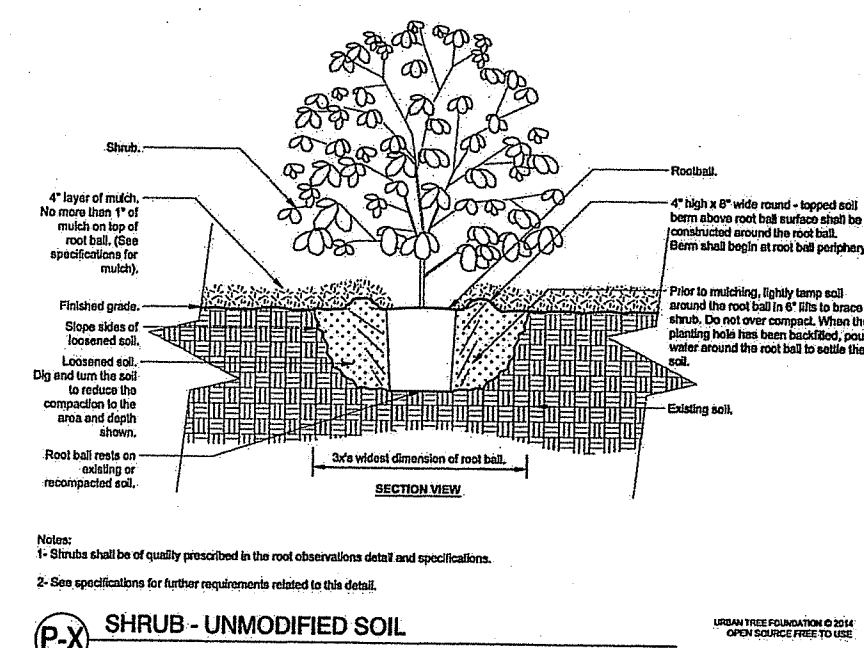
JOB NAME:
CRI - Residential House Lot #4
Guadalupe St. between 1st & 2nd Ave.
Carmel-by-the-Sea, CA 93921
A.P.N. 010-021-013



Attachment 3

COLOR RENDERING - LOT #4
SCALE: N.T.S.

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		
COLOR RENDERING		
JOB NAME: CRI - Residential House Lot #4		
Guadalupe St. between 1st & 2nd Ave.		
Carmel-by-the-Sea, CA 93921		
A.P.N. 010-021-013		
DATE:		9/23/22
SCALE:		N.T.S.
DRAWN:		JK
JOB NUMBER:		20.05
A-7.3		
SHEET OF		



CRI RESIDENTIAL LOT #4
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL
APN #010-021-015-000

z

LANDSCAPE PLAN

6/14/22 L-1

REV. 9/22/22 ML

IRRIGATION

RAIN GAUGE HUNTER IRRITROL RC/RS500
1" MAINLINE
1" DWYER FLOW METER
RAINBIRD ESP-ME SMT SMART IRRIGATION CONTROLLER
1" FEBCO SERIES 80SY DOUBLE CHECK BACKFLOW PREVENTION DEVICE
6 DRIP VALVES ELECTRIC REMOTE CONTROL VALVES SERIES DV- 075 – OR 100-DV

Drip Emitter Schedule
1 gal – 1
5 gal – 2
15 gal – 3
24"- 4
1.0 gph pressure compensating, Rain bird Xeri-Bug / Toro N. G. E. / Netafim WPC (w/bug cap)
Toro T-DL-Mp9 Indicator w/flush valve at end of each zone

MAWA NOTES

Maximum Allowable Water Allocation (MAWA) calculations prepared for the CRI RESIDENTIAL LOT #4
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-015-000
by MARY LUSTER (831-625-3105 CONTACT@TNCGARDENSCARMEL.COM) for
Town & Country Gardening & Landscaping 6/14/22.
Maximum allowable landscape irrigation usage for this site is .243 acre ft. / year

Formula & Calculations:

MAWA = $\frac{E_{to} \times E_{Tadj} \times LA \times 0.623}{325,851}$

Where:

Eto = 46.3" / yr (Zone 3)
ETadj = .80
LA = 2364 sq. ft.

Calculated as:	2 sq ft. / 1 gal. plant	22 plants	44 sq ft
	4 sq. ft. / 5 gal. plant	32 plants	128 sq ft
	16 sq. ft. / 15 gal. plant	14 plants	224 sq ft
	20 sq. ft. / 24" box tree	4	80
	150 sq ft. for total of flats	0 flats	0 sq ft
		TOTAL	476 SQ.FT

MAWA for this site = $\frac{46.3 \times .80 \times 476 \times 0.623}{325,851}$ = .034 Acre Feet

Attachment 5

ETWU NOTES

Estimated Total Water Use (ETWU) calculations prepared for the CRI RESIDENTIAL LOT #4
GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL APN #010-021-015-000
by MARY LUSTER (831 625-3105 CONTACT@TNCGARDENSCARMEL.COM)
of Town & Country Gardening & Landscaping 6/14/2022
Maximum allowable landscape irrigation usage for this site is .243 acre ft./ year.

Formula & Calculations:

ETWu = $\frac{E_{to} \times E_{Tadj} \times ALA \times 0.623 \times IEF}{325,851}$

Where:

Eto = 46.3" / yr (Zone 3)
ETadj = .80
ALA = 456 sq. ft.

Calculated as: 2 sq ft. / 1 gal. plant
4 sq. ft. / 5 gal. plant
16 sq. ft. / 15 gal. plant
20 sq. ft. / 24" box tree

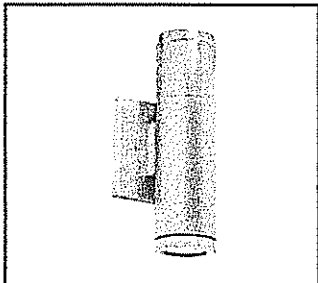
Spec'd plants: Very low water use plant square footage = 84 x 0.1 = 8.4
Low water use plant square footage = 188 x 0.3 = 56.4
Medium water plant use square footage= 204 x 0.6 = 540
High water plant use square footage = 0 x 1.0 = 122.76

IEF = .85 100% drip irrigation

ETWU for this site = $\frac{46.3 \times .80 \times 727.56 \times 0.623 \times .85}{325,851}$ = .044 Acre Feet

EXTERIOR LIGHTING FIXTURES

	MODEL	FINISH	SIZE	TYPE	QUAN	WATT/LUMENS	SYMBOL
A	THE NEW YORKER	RAW COPPER	9.5"	WALL WASH DOWN	16	2W/300L	
B	SPI-DS24S	RAW COPPER	24"X 6 5/8"X 1"	PATH LIGHT	8	3W/300L	



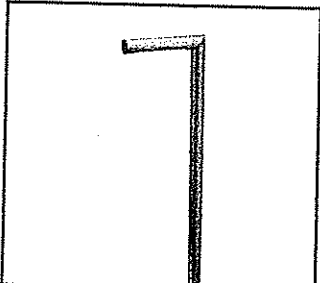
Model: THE NEW YORKER
Shown: Raw Copper

UP / DOWN LIGHT



DESCRIPTION

MODEL: THE NEW YORKER
MATERIAL: RAW COPPER
FINISH: RAW COPPER
ELECTRICAL: 12V OR 120V
ENGINE: (2) 2W LED
LUMENS: 300
MOUNTING: WALL MOUNT

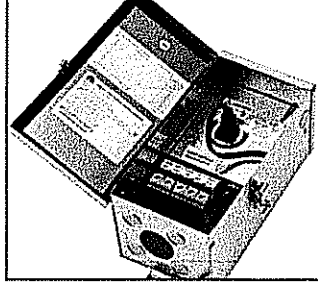


Model: SPI-DS24S
Finish: Raw Copper

Contemporary Path Light

DESCRIPTION

Model#: SPI-DS24S
Material: Raw Copper
Electrical: 9-15V
Engines: FB-2WREC-TA125-2700K
Lumens: 125
Color Temp: 2700k
Mounting: 1/2" NPT, Dual Fin Spike In
LED: Nichia



Model: FB-150-120M12

Nightpower Transformer

DESCRIPTION

Model#: FB-150-120M12
Shown: Stainless Steel
Electrical Input: 120V
Electrical Output: 12-15V
Max. Watts: 150 Watts
Circuit: 1 Circuit
Dimmable: Yes

- * TIMER, 24 HOUR REMOVABLE
- * PHOTOCELL, FIELD INSTALL

TOWN AND COUNTRY GARDENING & LANDSCAPE INC

PO BOX 223798

CARMEL, CA 93923

831-596-7609, 831-625-3105

CRI RESIDENTIAL LOT #4

GUADALUPE ST BTWN 1ST & 2ND AVE CARMEL

APN #010-021-015-000

Forever Bright

SPECIFICATION FEATURES

Finish:	Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical:	Available in 12V-120V
Labels:	UL Wet Label



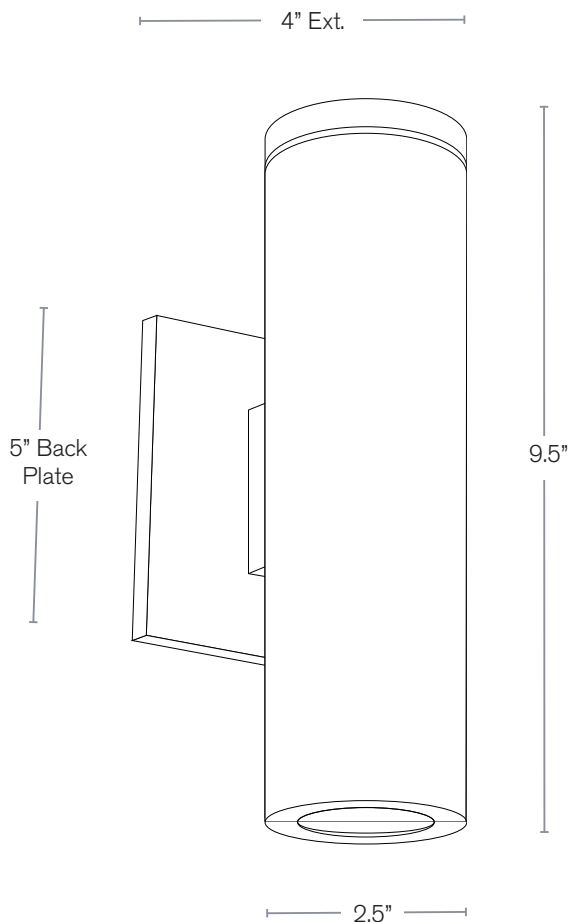
Model: **THE NEW YORKER**
Shown: Raw Copper

UP / DOWN LIGHT



DESCRIPTION

MODEL:	THE NEW YORKER
MATERIAL:	RAW COPPER
FINISH:	RAW COPPER
ELECTRICAL:	12V OR 120V
ENGINE:	(2) 2W LED
LUMENS:	300
MOUNTING:	WALL MOUNT



SPJ Approval	Customer Approval

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
THE NEW YORKER	RC	(2) 2W	300	2700K	120V
V = Verde GM = Gun Metal M = Moss B = Black AG = Aged Brass RC = Raw Copper MBR = Matte Bronze PVDP = PVD Polished SB = Satin Brass PVDS = PVD Satin					
300 2700k RGBW Amber 12V 120V					
WWW.SPJLIGHTING.COM					

LET'S TALK ABOUT YOUR PROJECT

[Contact Us](#)

SPJ-DS24S



Model:	SPJ-DS24S
Shown:	Raw Copper
Material:	Solid Brass or Copper
Finish:	Specify
Electrical:	9-15V
Engine:	FB-2WREC-TA125-2700K
Lumens:	125
Color Temp:	2700K
Mounting:	1/2" NPT. Dual Fin Spike Incl.
LED:	Nichia Forever Bright

Resources:

[Specification Sheet \(download\)](#)



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

January 11, 2023
ADJOURNMENT

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

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

SUBJECT: PUBLIC CORRESPONDENCE: Regarding Public Hearings on Agenda

Application: N/A

APN: N/A

Block: N/A

Lot: N/A

Location: N/A

Applicant: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DS 22-150 (CRI on Carpenter, Inc. - Lot 2) - Letter Dated 01-08-2023 from Carmel Preservation Assoc.

Carmel Preservation Association

**Steering Committee Carmel
Preservation Association**

PO Box 835
Carmel-By-The-Sea CA 93921
United States Telephone
hallnelson@comcast.net
(831) 277-4535

**Planning Commission
City Hall**

Monte Verde St.
Carmel-By-The-Sea, CA 93923

January 8, 2023

Dear Planning Commission,

Carmel Preservation Association's mission is to safeguard the charming historic character of Carmel-by-the-Sea. In an endeavor to do so, we are reviewing upcoming projects. While reviewing the CRI Residential Development Lot #2 Guadalupe Street plans, we noted 30 instances within the existing design guidelines that this house does not respect.

We know that you will pay close attention to the guidelines when guiding and approving this project. Hopefully this assessment will aid you in your important work.

Sincerely,

**Steering Committee
Carmel Preservation Association**



CRI RESIDENTIAL DEVELOPMENT

Lot #2 Guadalupe Street
Carmel—By—The—Sea, CA

Residential Design Guidelines Concept:

Residential Design Guidelines Concept - Page 11 (or 15)

"A primary consideration is that a design be compatible with the design traditions of Carmel..."

Issue: not compatible with Carmel's traditional character

Residential Design Guidelines Concept - Page 19 (or 23)

2.0 Neighborhood Street Character

"The informal image of residential streets in Carmel is one of the most distinctive features of its design traditions."

Issue: does not look residential

Residential Design Guidelines Concept - Page 35 (or 39)

Building Mass, Scale and Form

"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."

"A building should contribute to the character of the neighborhood and should not dominate the street or neighboring properties."

"Keeping the actual building mass in scale with those seen traditionally is the best approach."

"Objectives: To maintain the massing and scale of building characteristic of Carmel. To keep building scale in proportion to the area of the site."

Issue: appears massive, out of scale, and dominates the street

Residential Design Guidelines Concept - Page 36 (or 40)

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." "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."

Issue: building mass does not relate to other homes

Residential Design Guidelines Concept - Page 37 (or page 41)

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."

ISSUE: OVERSIZED WINDOWS AND GRAND ENTRY**Residential Design Guidelines Concept - Page 37 (or 41)**

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."*

Building Height *"Presenting a one-story height to the street is encouraged."*

Issue: building has oversized elements that are not in human scale and presenting a one-story height to street is encouraged

Residential Design Guidelines Concept - Page 37 (or page 41)

Side text under picture

"A building should relate to a human scale in its forms, elements and in the detailing of doors, windows and walkways."

Issue: oversized windows

Residential Design Guidelines Concept - Page 38 (or 42)

Objectives:

"To maintain the range of traditional building forms"

"Traditional building forms were simple. This should be continued."

Issue: does not maintain traditional building forms

Residential Design Guidelines Concept - Page 39 (or 43)

"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."

"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."

"In general, moderately pitched roofs (4:12 to 6:12) are preferred."

"Shallow to moderately pitched roofs are appropriate on one story buildings."

"The wider the area a roof must span, the shallower the pitch should be to avoid excess height or flat roofed elements."

Issue: pitch of roof is too low, not traditional hip roof, a sloping roof skirt that conceals a flat roof is out of character, and the shallow pitched roof with flat section is on the second story which is discouraged

Residential Design Guidelines Final:

Residential Design Guidelines Final - (or Page 4)

Guidelines for Final Details

“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.”

Issue: not within the neighborhood context

Residential Design Guidelines Final - Page 4 (or Page 8)

9.3 *“Building details should be used to provide interest and not exaggerate the scale of the building.”*

“Avoid grand entryways, windows and doors that are out of proportion with the human form. Avoid ostentatious design treatments.”

Issue: ostentatious, grand, and exaggerated entryway and windows

Residential Design Guidelines Final - Page 7 (or Page 11)

“The use of a grand doorway and picture windows on street facing elevations is discouraged.”

“Traditionally, doorways were of a standard dimension that fit the human form and scale. This tradition should be continued.”

“Divided light windows are encouraged.”

Issue: out of scale grand doorway and windows are grand facing the front elevation, and divided light windows are encouraged

Residential Design Guidelines Final - Page 8 (or Page 12)

“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.”

“Provide windows on walls facing the street to help convey a human scale...”

“Limit the use of specialty windows that add to building bulk.”

Issue: use of oversized entry door and large picture windows out of human scale adds bulk



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

January 11, 2023
ADJOURNMENT

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah Young, Administrative Coordinator

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

SUBJECT: PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings

Application: N/A

APN: N/A

Block: N/A

Lot: N/A

Location: N/A

Applicant: N/A

Property Owner: N/A

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: